

# Chatham-Cary Joint Issues Committee

Meeting #19

August 30, 2011

# Agenda

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of June 29
- IV. Approval of Minutes of July 19

## Plan Discussion

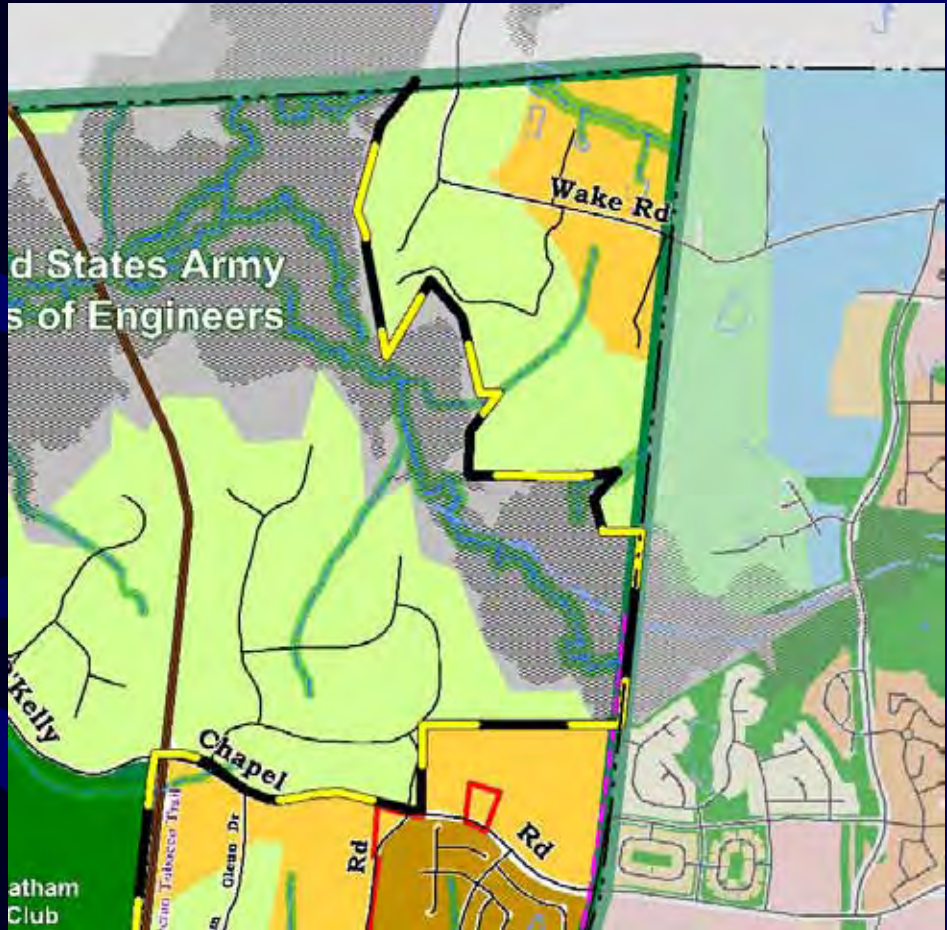
- V. Staff Presentation
- VI. Committee Discussion

## Other Issues

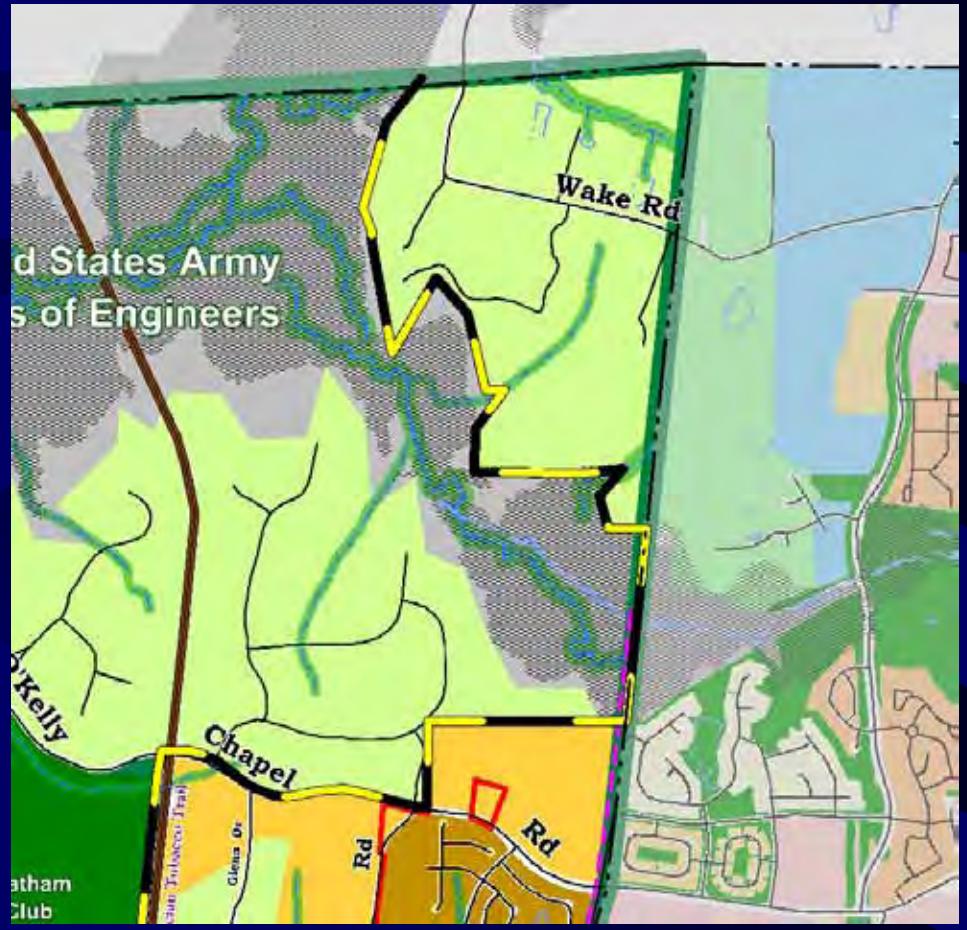
- VII. Presentation by Roy Mashburn
- VIII. ATT Parking
- IX. Voluntary Annexation
- X. Future Schedule
- XI. Adjournment

# V. Map Changes From July 19 Committee Discussion

Lost Corners Changed To All VLDR.



Map v. B (Jul. 2011)

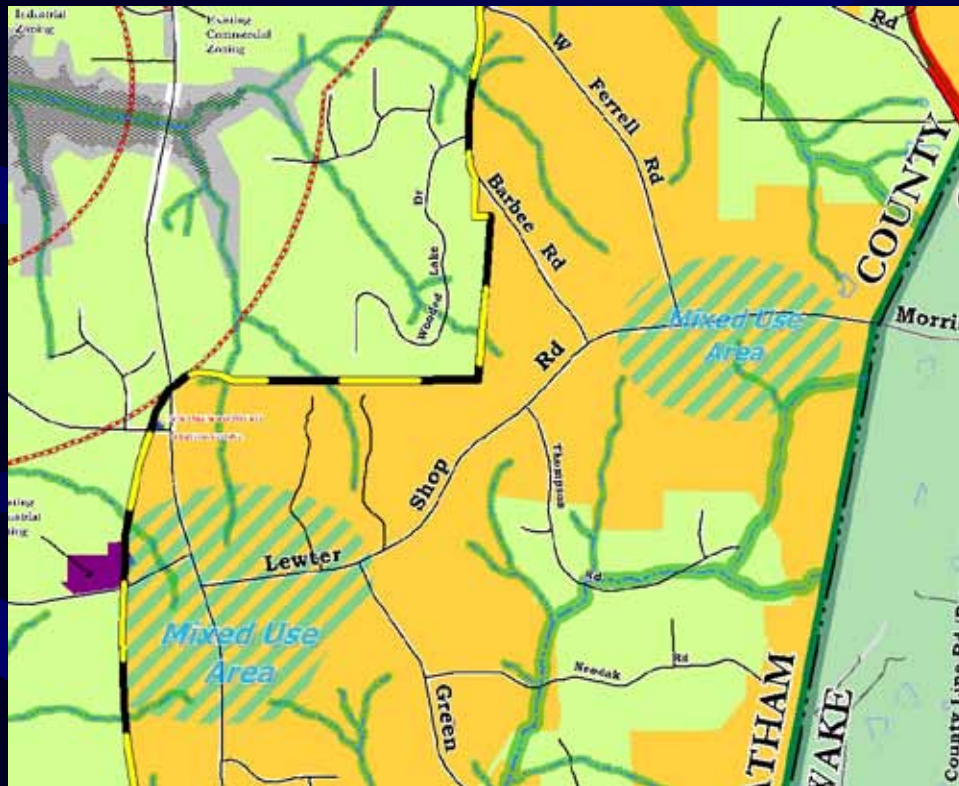


Map v. C (Aug. 2011)

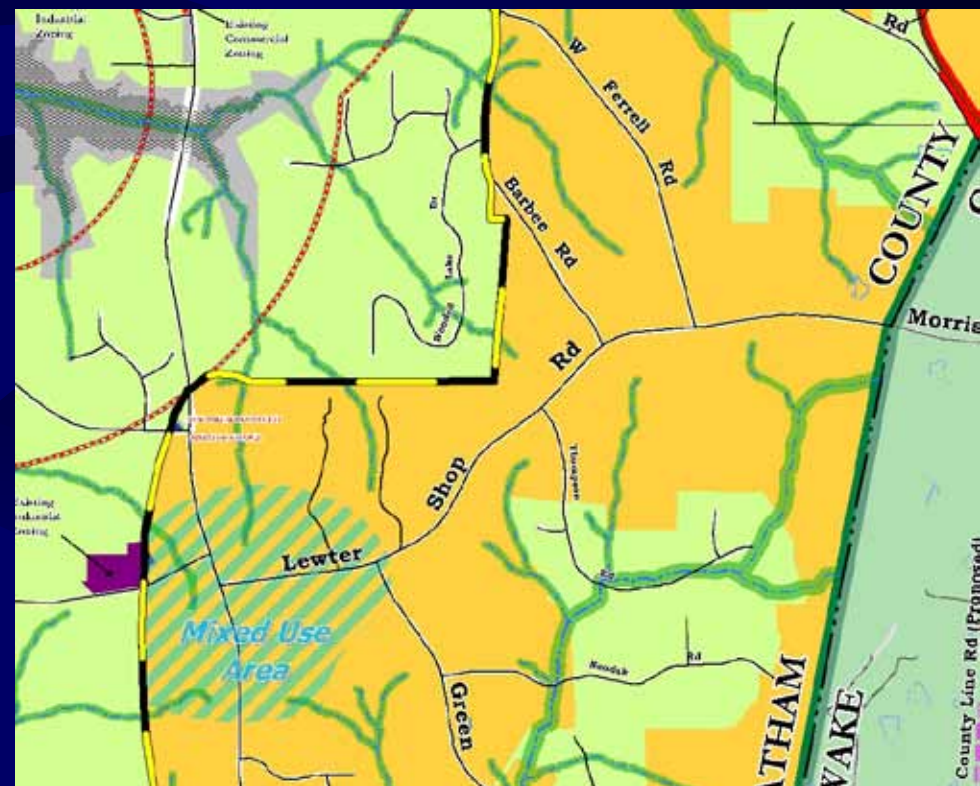
# V. Map Changes From July 19 Committee Discussion

## Discussion

### Eastern Mixed Use Node Removed

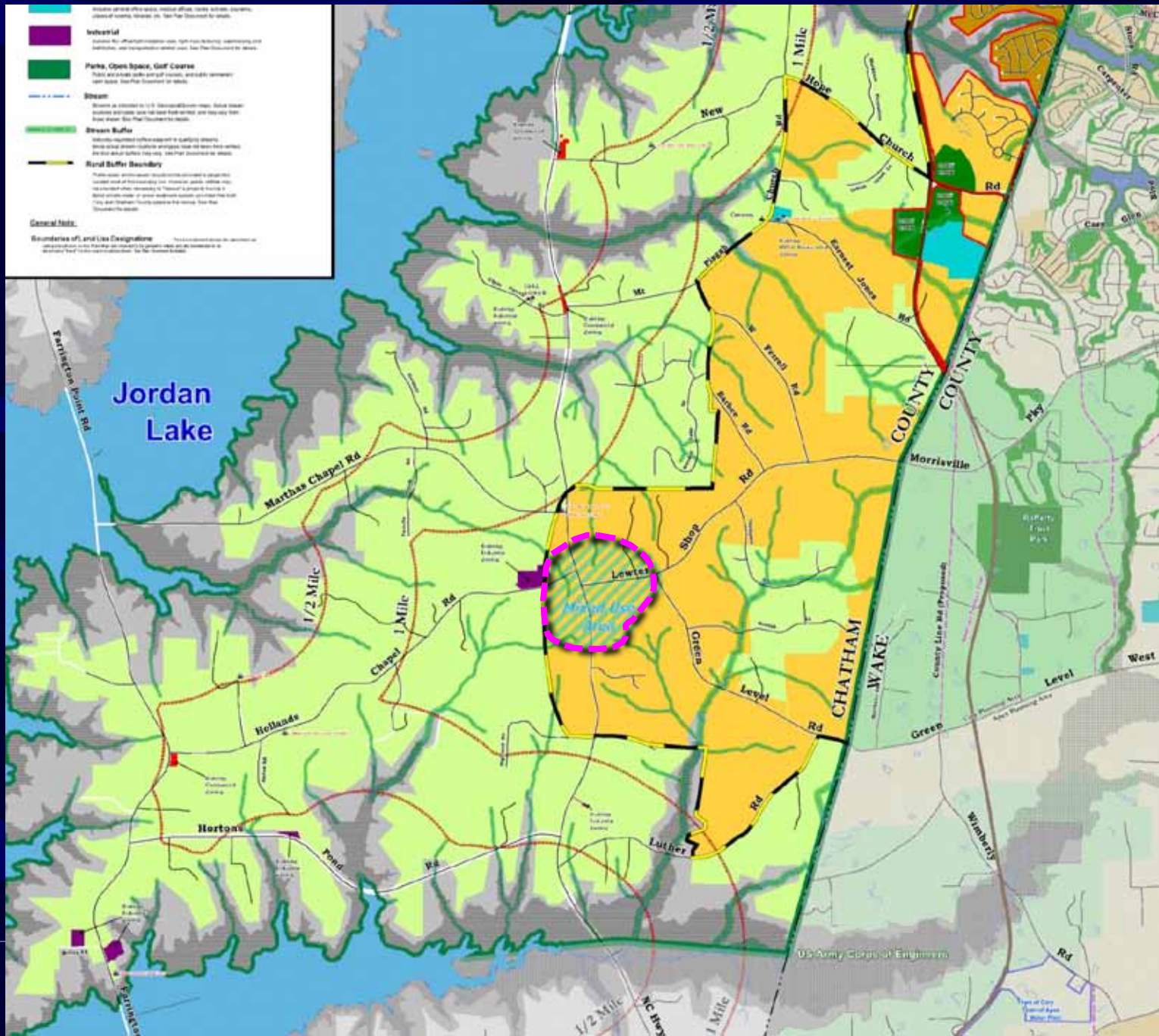


Map v. B (Jul. 2011)



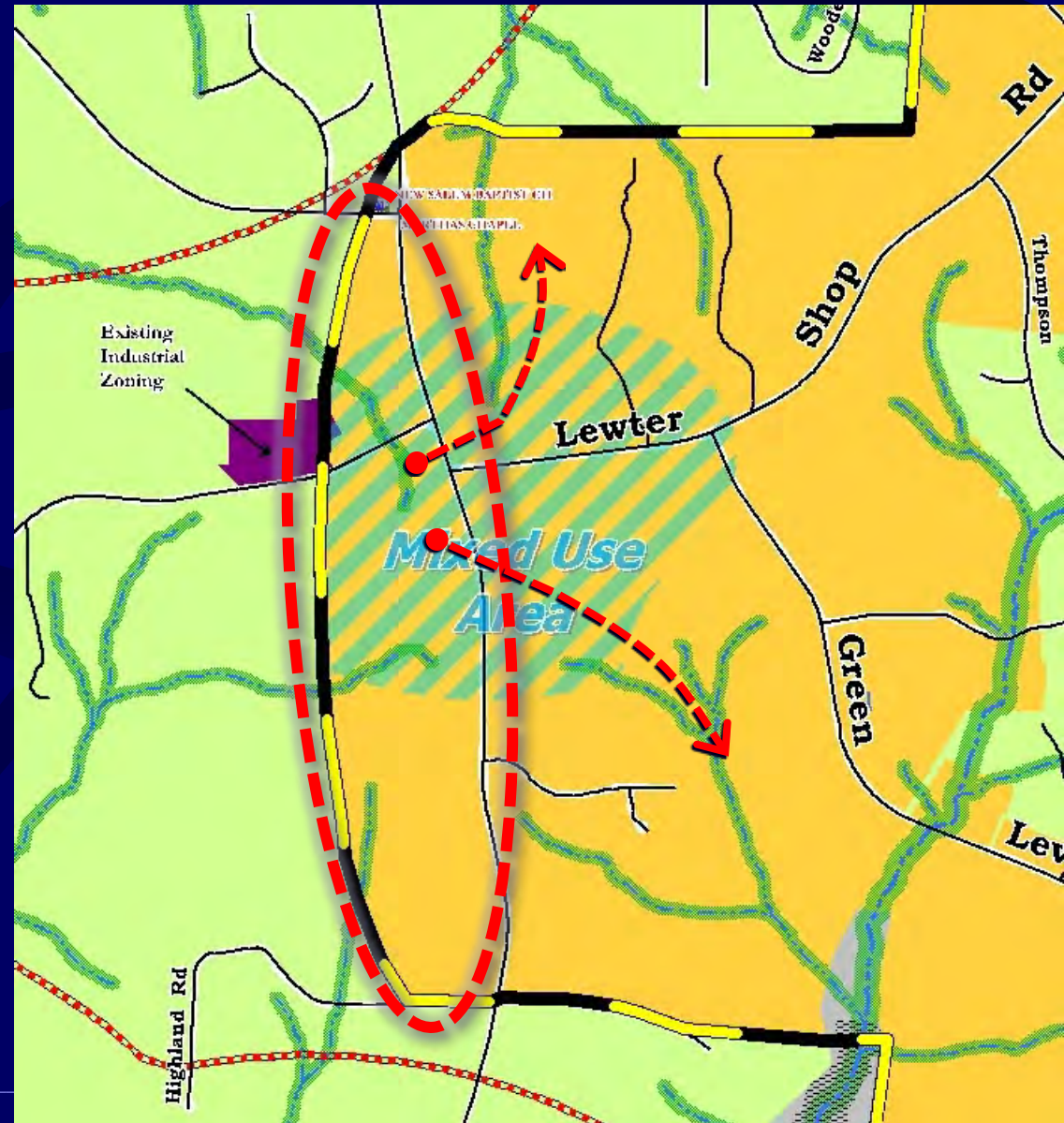
Map v. C (Aug. 2011)

# V. Remaining Map Issue: Western Node

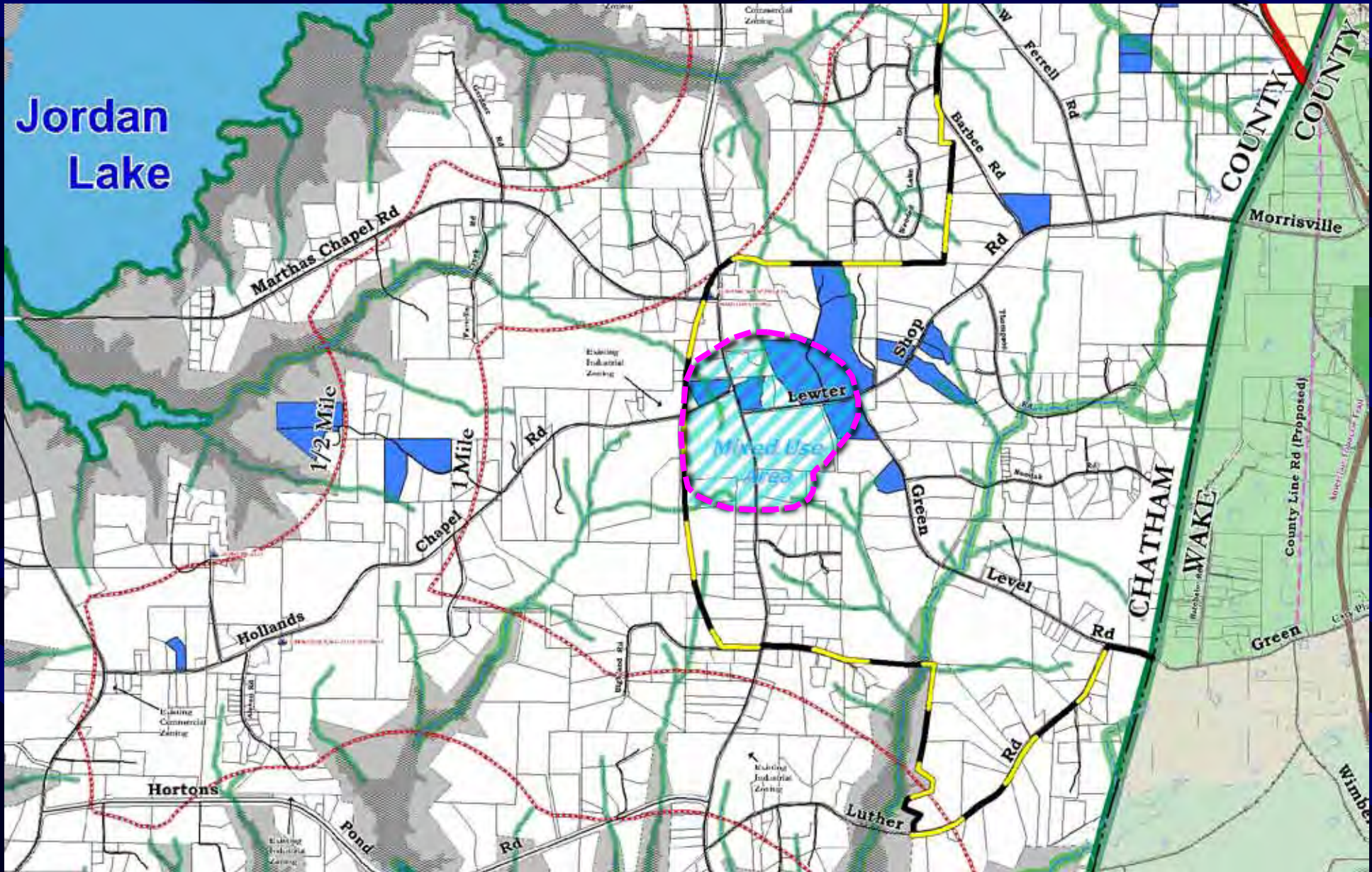


# Current Plan Draft C

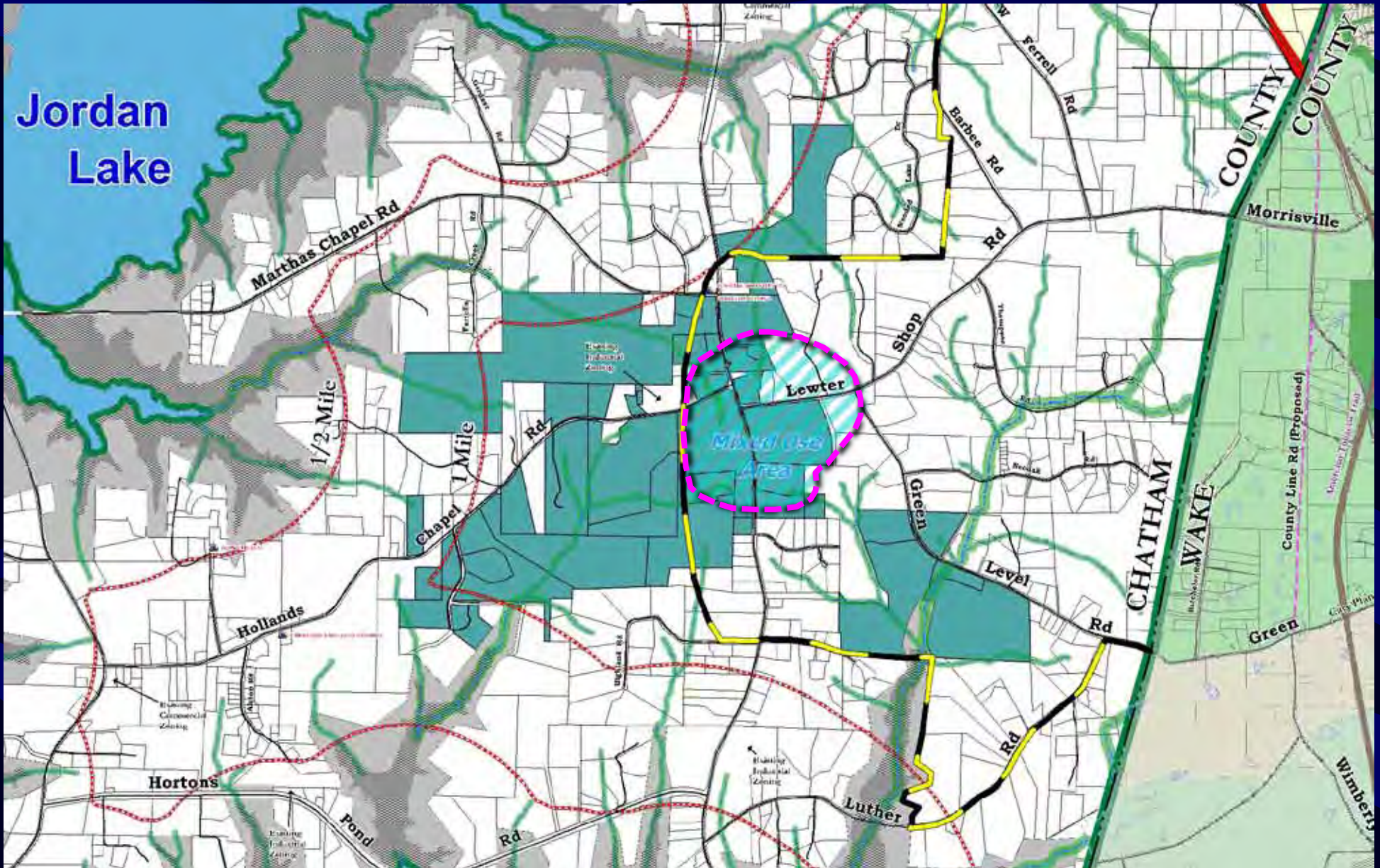
- The Plan Map allows for a limited amount of LDR and/or MXD uses on west side of NC 751, but...
- ...only if served by public sewer draining to the east side of NC751.



# Properties Opposed To Node, Nov. 2009

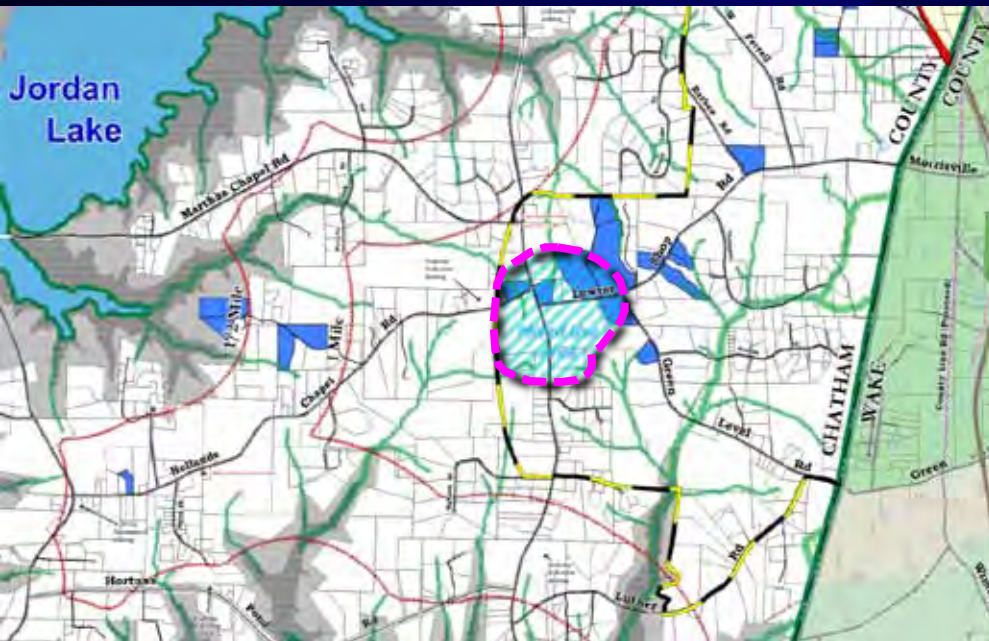


# Properties In Support Of Node, Aug. 2011

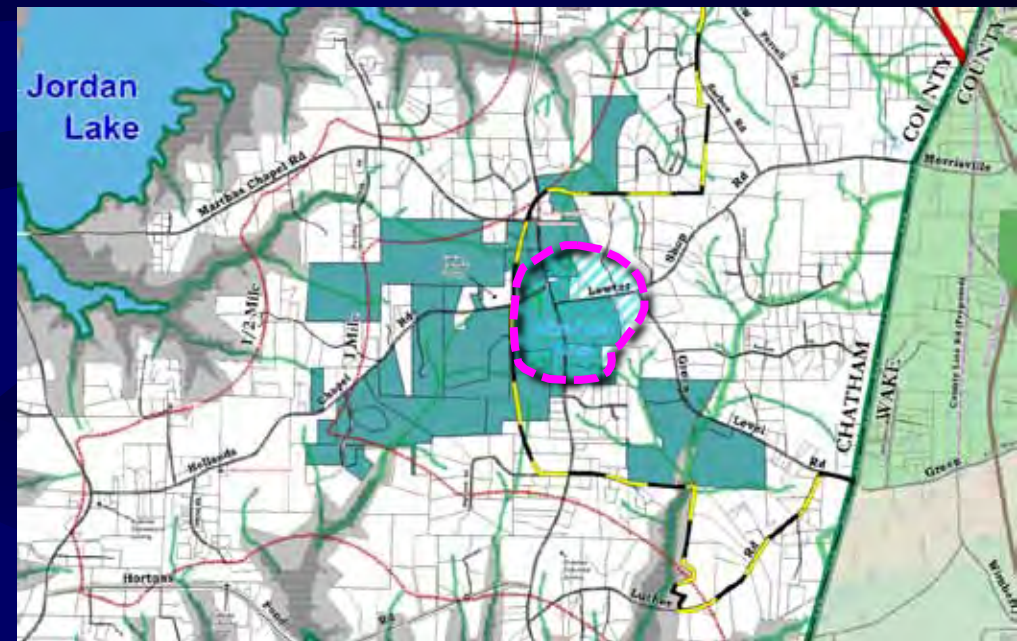




# V. Remaining Map Issue: Western Node



**Opposed To Node  
(Nov. 2009)**



**In Support Of Node  
(Aug. 2011)**

# V. Remaining Document Issue: Definition of Mixed Use Node

1. **Plan Document Definition Is Broad and General, Using Four Comparable Chatham County Mixed Use Areas As Examples:**
  - The *Village Center* within Fearington Village
  - *Governors Village*, within Governors Club
  - The *Village Center* and *Town Center* within Briar Chapel

## Definition of Mixed Use Node: Map Legend

“A Mixed-Use Node may be placed within or near the general locations indicated on the map. The node(s) should generally include a mix of non-residential and residential uses, designed in a cohesive, walkable, and pedestrian-friendly manner. The commercial component should be limited to no more than a typical neighborhood-scale shopping center. See Plan Document for details.”

# Definition of Mixed Use Node: Plan Document

(Legend Text plus: ) “Residential densities may be higher than in the other land use categories. Institutional uses that are compatible and complimentary to the development of mixed-use areas may also be considered – such as churches, schools, libraries, and daycare facilities.

“Land uses in mixed-use areas may be mixed either side-by-side on adjacent lots, sites, or individual tenant spaces in multi-tenant buildings, or vertically within buildings (e.g., shops on a first floor, with apartments or offices on upper floors). A single use should not substantially dominate an entire Mixed Use Node.”

# Definition of Mixed Use Node: Plan Document

“The striped pattern used on the Plan Map .. is intended to convey that a mixed use node is an optional or alternate land use that can be considered for the areas indicated on the map.

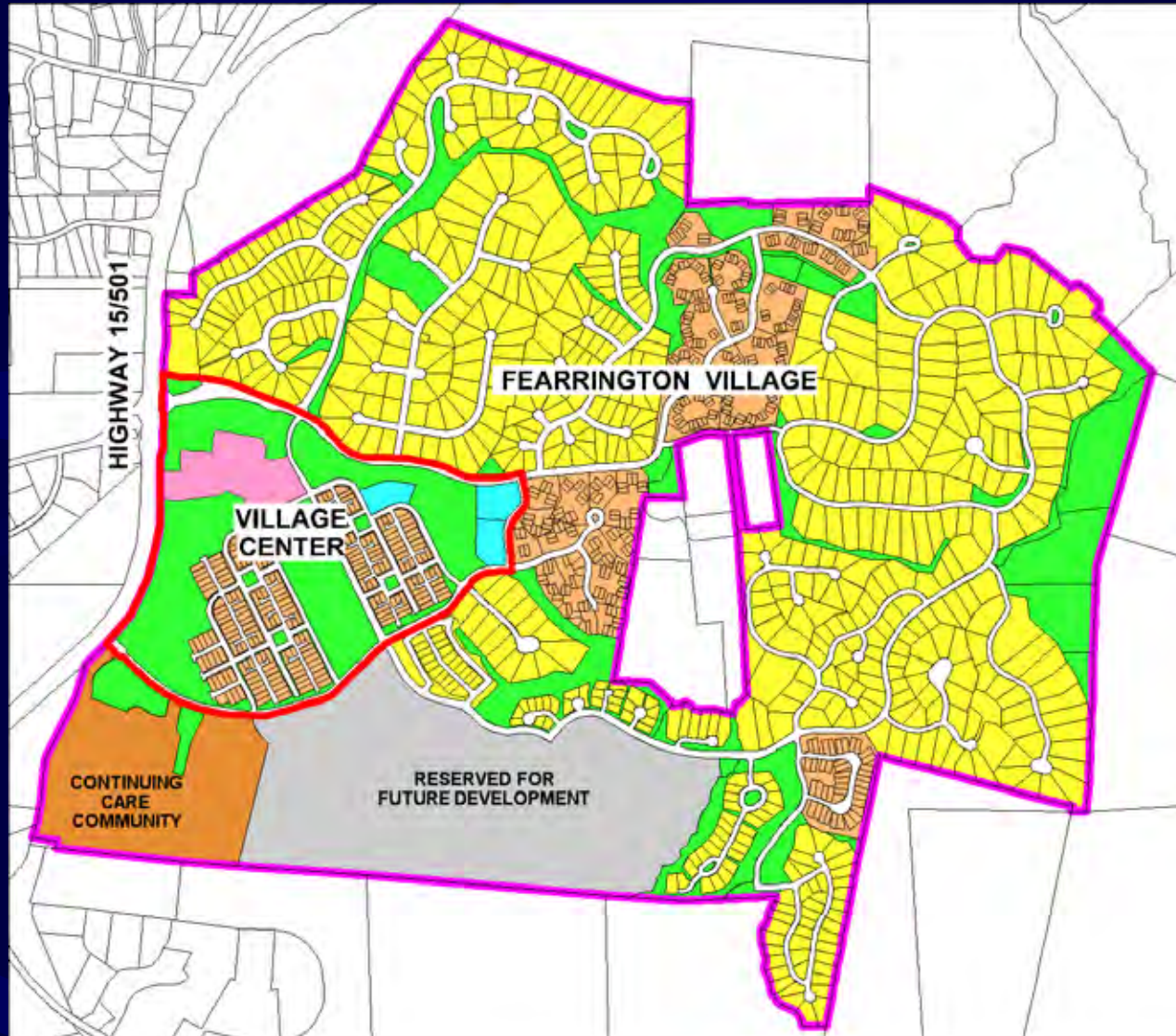
“The thematic land use color(s) visible between or underneath the striped “mixed use node” pattern indicates that it would also be acceptable for the area to be developed at the residential densities indicated by the underlying land use designation, namely Low Density Residential...”

# Definition of Mixed Use Node: Plan Document

“The areas designated Mixed Use Node on the Plan Map are purposely depicted using rounded edges in order to convey that *this plan does not specify the precise boundaries or extent of the mixed use areas.*

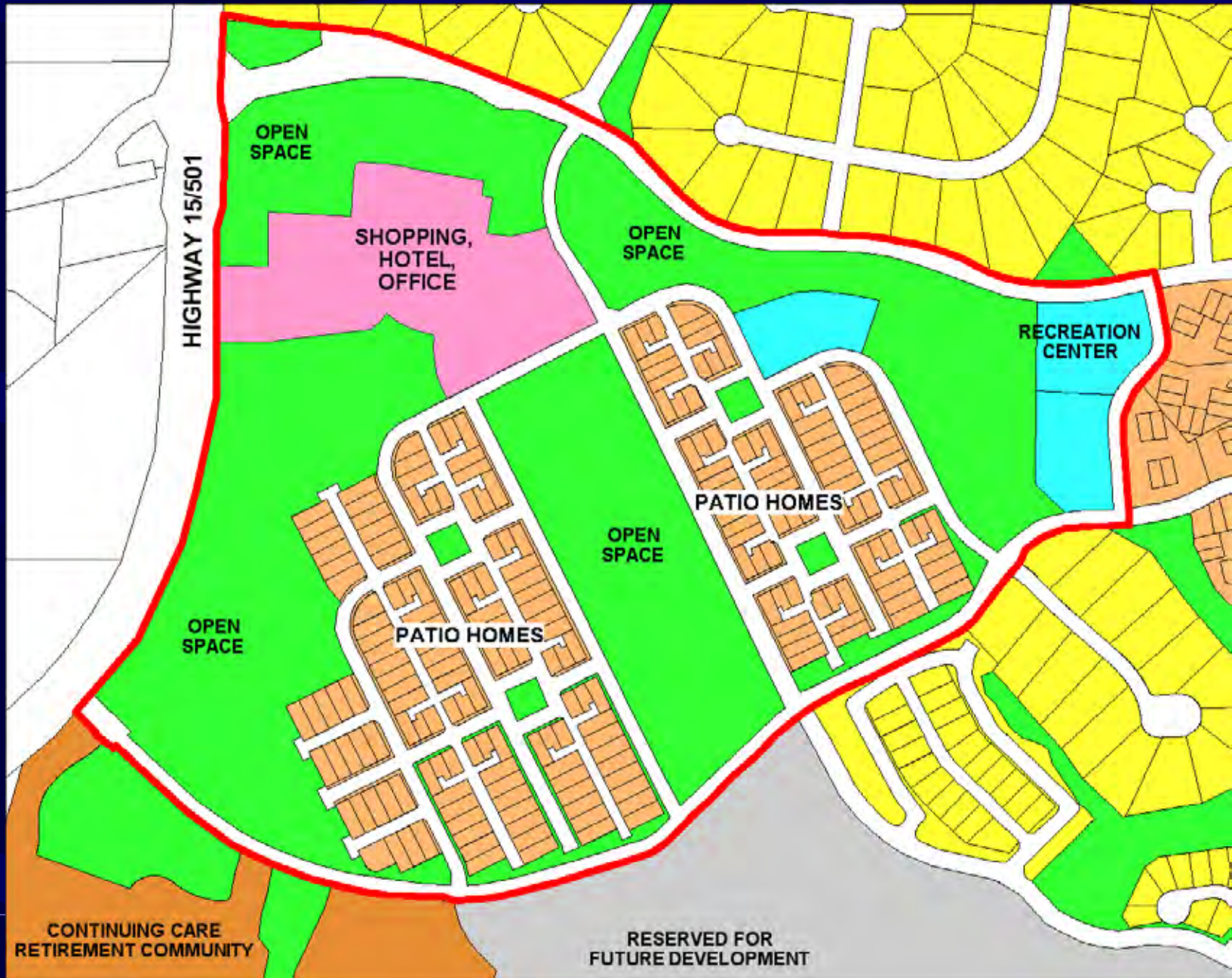
“That is, a mixed use node may be placed within or near the general locations indicated on the map, and does not need to strictly conform to those boundaries provided that the node conforms to the intent and definition given in this plan...”

# Example: Fearrington Village's Village Center



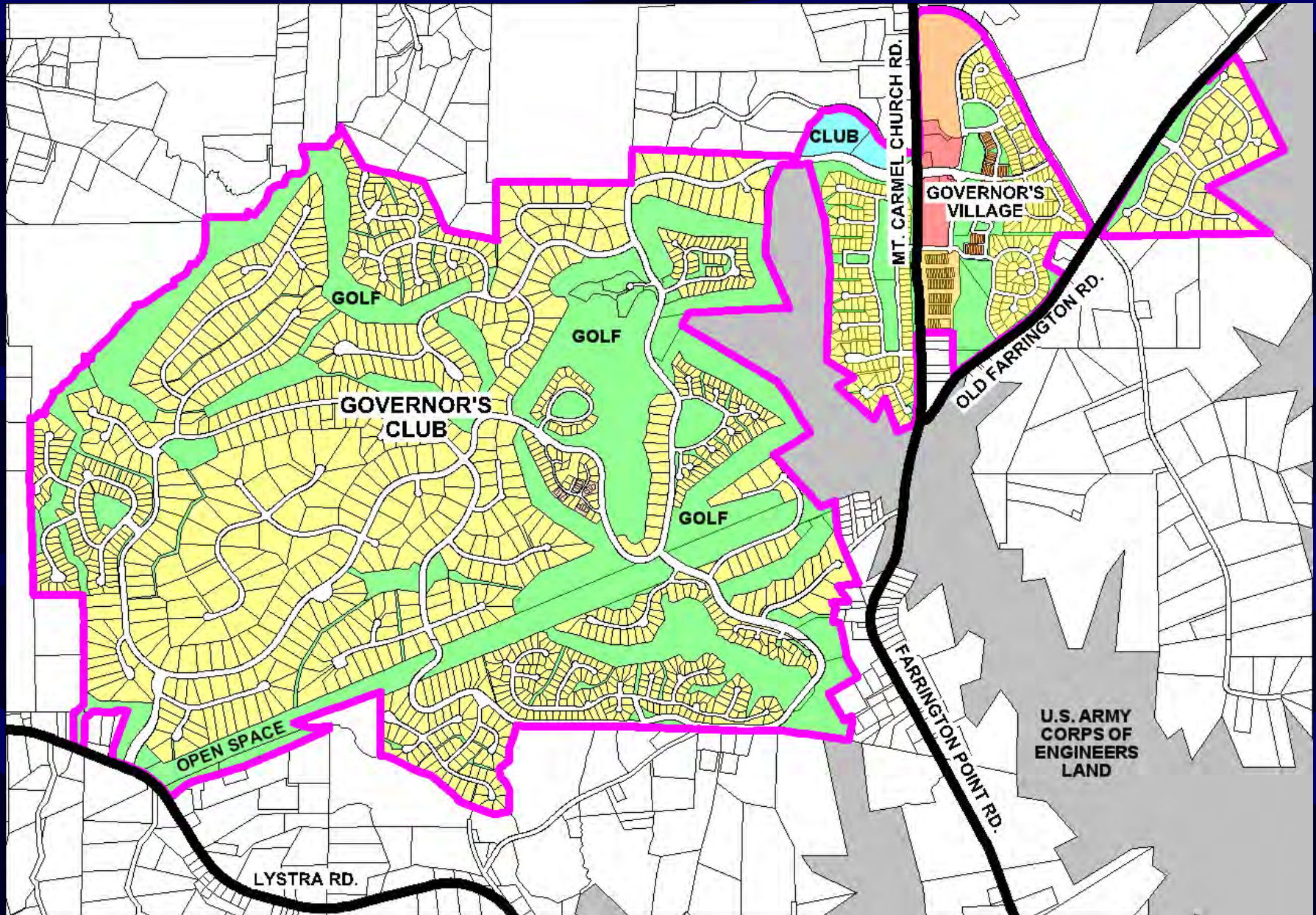
# Fearrington Village's Village Center

- 140 ac.
- 200 patio homes
- Shops
- Offices
- Dining
- Lodging
- O/S



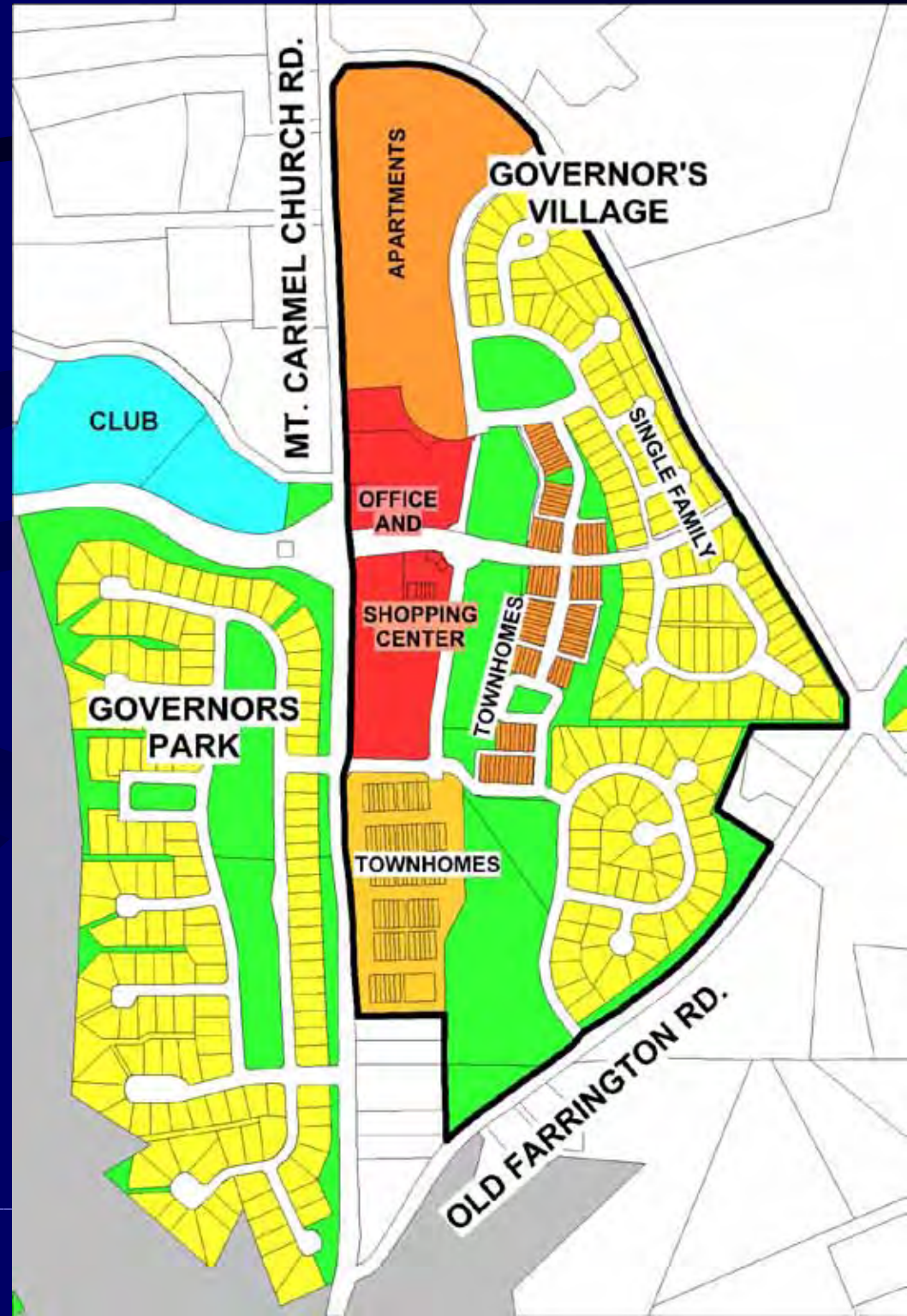


# Example: Governors Club's Governors Village

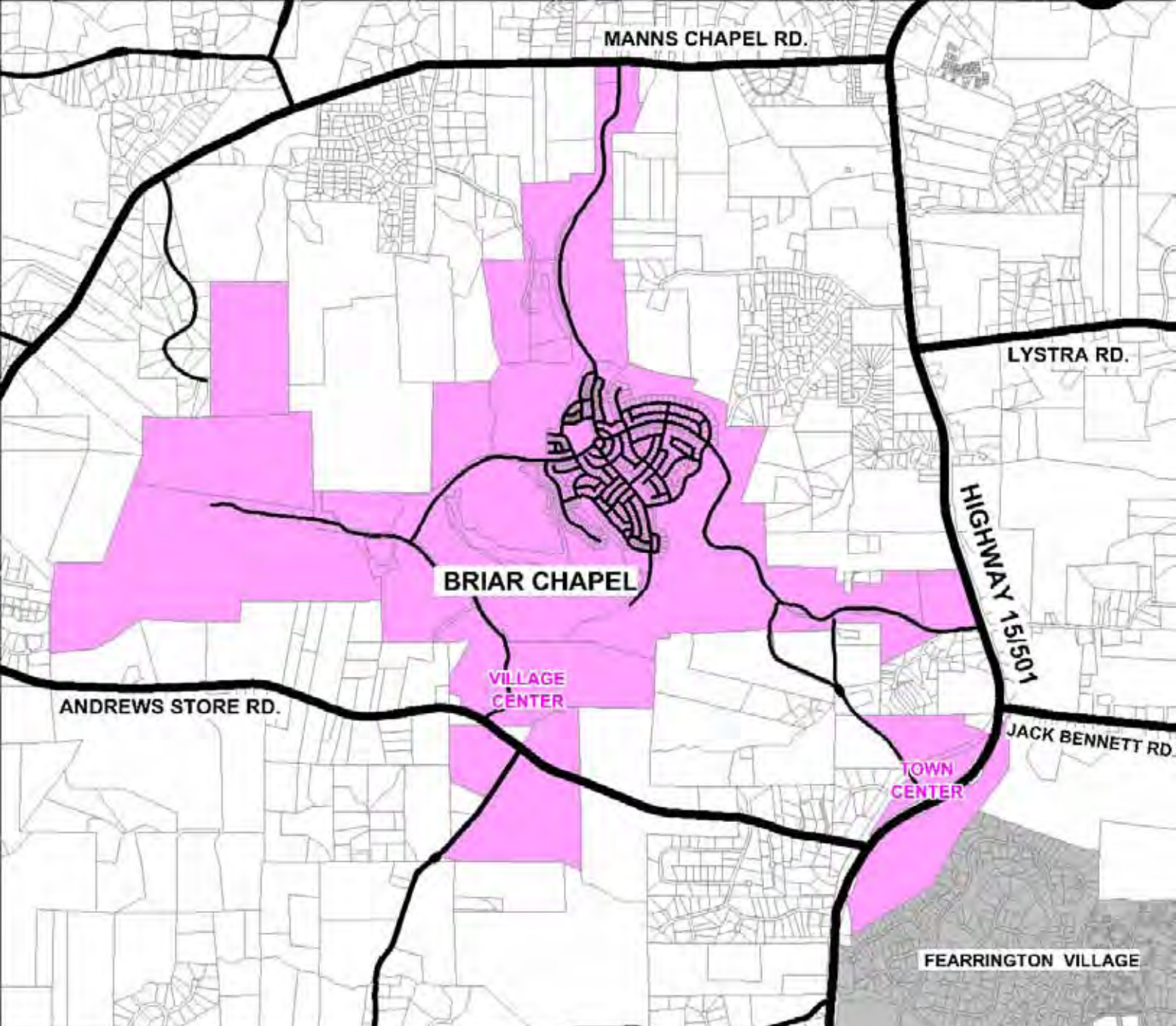


# Governors Village

- 138 acres
- Shopping Center
- Office
- 300 apartments
- 158 townhomes
- 152 single family
- Open Space



# Example: Briar Chapel's Mixed Nodes



# Briar Chapel's Village Center



- 60-80 acres
- Retail
- Civic Uses
- Townhomes
- Condos
- Single Fam.
- Civic Uses, School
- Office

# Briar Chapel's *Town Center*

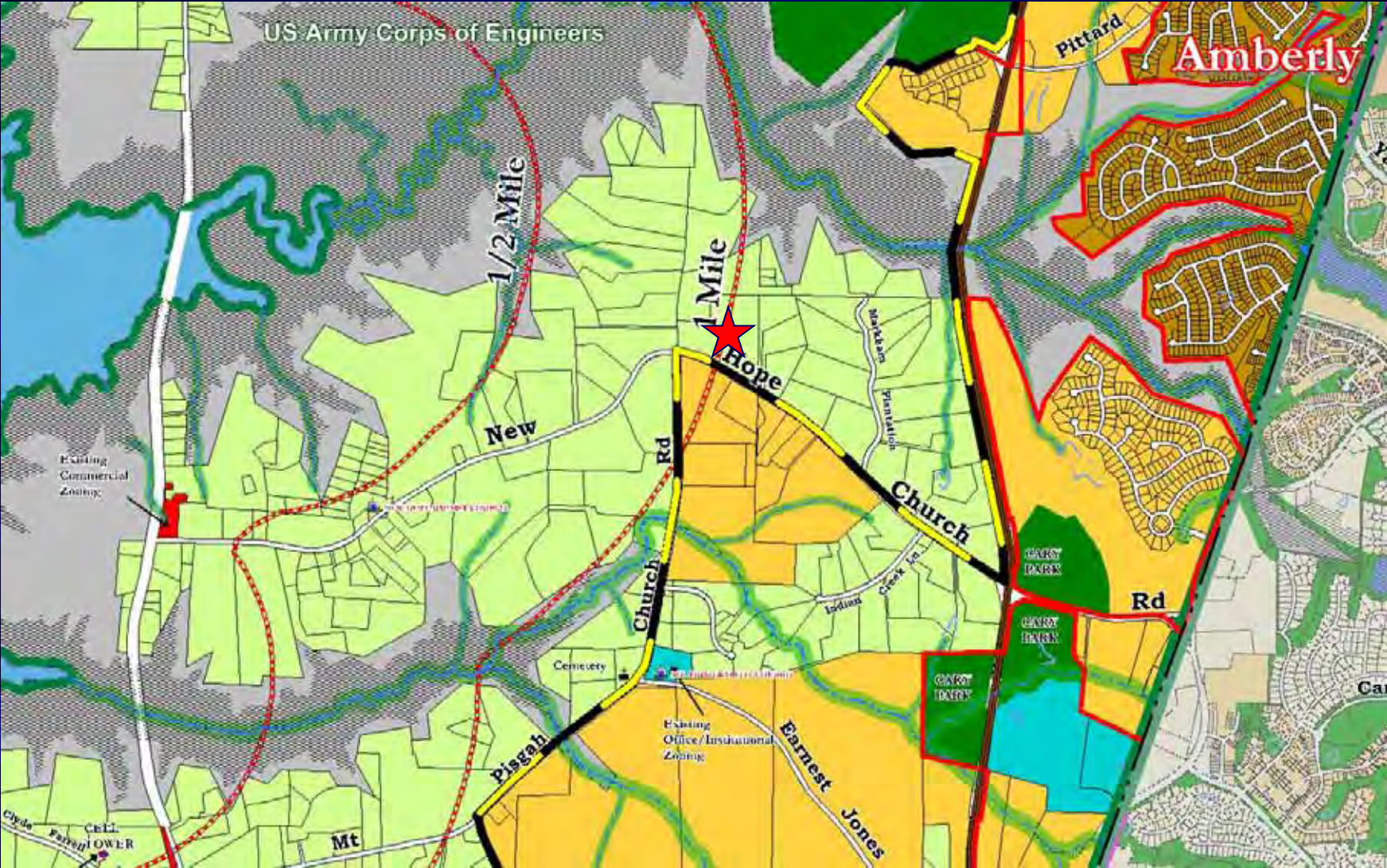
- 105 acres total
- 65 acres of Office
- Shopping Center (200K s.f.)
- 60 Townhomes
- 20 Units Above Retail



# **MXD Node: Committee Discussion**

- 1. Should The Western Node At NC 751 Be Retained In The Plan?**
- 2. Are The Descriptions Of The “Floating” Node Boundary And Its Optional Nature Sufficiently Clear?**
- 3. Does The Definition Meet The Committee’s Intent To Shape A More General Plan?**
- 4. Is The Committee Satisfied/Comfortable With The Comparable Examples?**

# V. Malcolm Riggsbee Property



# V. Malcolm Riggsbee Property

## Committee Options:

1. Leave Plan As Is
2. Add text to plan document stating that any properties outside of the Rural Buffer Boundary may be considered for service provided that private connections are made to gravity lines within the Rural Buffer
3. Treat just the Riggsbee property similar to the MXD Node area west of NC 751
4. Extend the Buffer Boundary around the exact property lines.





## V. Malcolm Riggsbee Property

4. Extend the Buffer Boundary around the exact property lines. (Note: Inclusion within the Boundary does not assure provision of services.)



## **V. (c) Plan Document Changes**

- 1. Staff Presents Document Changes Based On Input From Committee At July 19 Meeting.**
- 2. Committee Discussion of Document Changes**