

Notes from Plan Chatham Meeting – June 15?

- Chatham Park on Map? Small key map on p. 29 + FLU map label & outline
 - **Added to FLU and Conservation Map and added a small key map for the Chatham Park callout in the issues and opportunities section.**
- Farmland Preservation Plan and Chatham Conservation plan should be highlighted, referenced and have an action to update/adopt
 - **Added text to narrative that describes relationship to Agricultural Land Use Plan**
 - **Added a strategy (2.4) to “Update and adopt the Farmland Preservation Plan which includes additional land use recommendations to preserve agricultural operations in the county.”**
 - **Also added strategy and action item to “Evaluate and update real estate notification procedures to include a Real Estate Transfer Disclosure Statement in areas near established Voluntary Agricultural Districts (VADs), in Agricultural Areas identified on the Future Land Use and Conservation Map and/or near other designated working lands.”**
- HiAD approach new – DEFINE
 - **Added text and definition of HiAP to Health Element narrative.**
- Public health priority area – EXPLAIN
 - **Revised text in call out box**
- ROI -> Government dollars spent or cost of services return... reword
 - **Title Changed from “Return on Investment for Land Use Types” to “Revenue for Every Dollar of Public Services by Land Use Type”**
- Action Items – Clarify steps toward open space Goal/Big Idea (Resources or money needed)
 - **Added a direct recommendation and action item to “Study the establishment of a county-led land acquisition program public to assist in local land protection efforts.”**
- Chart or metric needed for AIs
 - **Added Chart and metrics to action items sections.**
- Make design guidelines (can update) an action item
 - **Added an action item.**
- How to address fracking?
 - Heavy Industrial does not fit land use plan
 - How to deal with ancillary effects?
 - Map ? of Cummuck Farm + ...
 - Appendix?
 - Regional work needed to address ancillary impacts
 - Work group across county lines
 - **Added an action item on regional coordination of best practices for site planning development and restoration.**
- Residual tax base will not support plan.
 - Economic development needs to be a priority
- Water and sewer is key
- Land owners need incentives to keep their land
 - Tax benefits

- PDR or can. easements
 - Compensate for development rights
- Legacy/recognition program could be a part of county FPP or other open space preservation efforts
 - **Added text to action item related to a recognition program.**
- Skilled jobs i.e. aerospace tech
- WATER
 - Supply -> groundwater -> recharge->impervious surface ->amount of development -> open space ; protect agriculture ; utilities
 - All policies flow from water
 - **Added sentence to issues and opportunities section: “Protecting water quality was identified as a shared goal and driving force behind land use, natural resources and agricultural recommendations.”**
- Big ideas – too little detail – all sections
- Need metric for how much farmland (gross acreage? Area of agriculture?)
- Haw river and Mount Gilead road
 - More about preservation of rural character here – especially with 15-501 ‘urbanization’
- Preserve rural land – though 50% preservation may be too high for some, consider that ‘protection’ is public and private effort and comes in various forms – clarify ... incentivize
- Preserve function and economic opportunity of 15 -501
- Jobs – big idea goal
 - Ambitious ... good!
 - Relate to workforce population projections and perhaps include (>10k)
 - Don’t include out commuting
 - **Keeping it at 10k for now. Would still move the needle on jobs to housing balance and would begin to reverse trends.**
- Better reference to DOT’s CTP
 - **Added some language for this.**
- Transit – intergovernmental agreements for cost sharing
 - **Added a strategy.**
- Recognition of Cary’s role and responsibility (partner with county)
- Agriculture major is actually protection & growth (conflict does not equal MAJ)
 - **Modified narrative text to be more clear.**
- Include the Chatham County agriculture and Land Use plan (2009) and REC adoption of it with some updates
- Water issues ‘watered down’
 - **Added text to Agriculture narrative and added a strategy: “Consider impacts of new development on ground and surface water resources during development approval process.”**
 - **Also added an action item to “Evaluate development approval processes, conditional use and rezoning requirements in Agricultural Areas to include consideration of impacts on ground and surface water resources. “**

Other Edits Made

- **Changed out images to include images from Chatham Cooperative Extension.**
- **Added quote to Farmers Concerns call out regarding land costs and infrastructure.**
- **New strategy and Action Item based on department of permitting priorities: Provide training for staff to increase capacity to review and permit LEED buildings, alternative energy systems, green stormwater infrastructure (GSI) and other innovative building methods.**
- **Added policy, strategies and action item related to solid waste and recycling.**
- **Added action item for county joint water/sewer plan (priority of Public Works)**