

Land Use Stakeholders Meeting

Chatham County Comprehensive Plan

2/18/2016

Location: Dunlap Classroom

Introductions / Attendees:

George Lucier, Chatham County Planning Board Chair

Bill Arthur, Chatham County Planning

Jeff Jones, Town of Pittsboro Planning Director

Dan Sundberg, Chatham County Appearance Commission

Chuck Smith, Chatham Park

Tim Cannup, Town of Goldston Mayor

Staff:

Hillary Pace, Chatham County Planning Department

Jason Sullivan, Chatham County Planning Director

Angela Birchett, Chatham County Zoning Administrator

Jake Petrosky, LandDesign

Don Bryson and David Head from VHB

What keeps you up at night?

- Potential growth at and from Chatham Park
- Community development, downtown revitalization
- Siler City- recruiting more density in Siler City. Recent business/industry loss is a major issue. Lack of growth and need of job creation.
- Doesn't want strip malls. Lack of plan to address this type of development
- Lack of land use planning and transportation planning, needs to be connected
- Briar Chapel groundbreaking, turn lane, affects traffic
- Jobs and how to plan where folks live and work
- How will maps be explained to western Chatham to be understood
- Explanation of land use planning needs to be part of the process
- Jake- Mentioned zoning the unzoned county and how the comprehensive plan is a separate process and will guide future land use decisions (i.e. approval or denial of rezonings)
 - Recommendations may come out of plan that could create changes in existing ordinances.
- 2nd fastest growing county in the state, excludes Chatham Park, that does not include any growth from megasites, growth from adjacent jurisdictions (Apex, Cary and Chapel Hill)
- Current land use plan not constructed to address impending growth
- Chatham Park (55k population) doubling county population at build out.
 - Concerns for schools, facility planning. Transportation planning
 - i.e. Does that mean we need 17 new schools
- Coordination with Cary
 - Jake- meeting with adjacent jurisdictions to come.
 - Bill- encouraging coordination with Cary.

- Jake- JLUP will be incorporated into comp plan. Other areas need attention, areas outside PBO ETJ and 15/501
- Chatham so big and diverse. Bennett identifies with Randolph.
- Concerns about Ag, approaching folks in the western side of the county.
 - Jake- messaging is important, what's the brand of the plan?
- County is at critical mass implementation of a plan. Goldston a bedroom community to PBO. Next decade very interesting.
- Chuck Smith, Landscape Architect with Preston Development (Chatham Park), Worked in planning 40 years in Cary, etc. has seen the region grow and change
 - N. 2200 acres above Hwy 64 comp plan will be submitted within the next 6 weeks. Parks/rec, utilities and transportation detail are being worked out.
 - These elements will be beneficial to the chatham comp plan. Ex. Parks and rec planning.
 - Chuck- positioning with Haw River trail, greenway plans: mountains to sea trail and future east coast greenway trail, Jordan Lake are important parts of green/open space that will define the county
- Confident in the planning process
- Plan is not creating Cary, but making the best of Chatham county
- Wake county is adding 100 people a day
- Plan offers an opportunity to be proactive

What has been accomplished recently which is the right direction? Plan will look back and will mention successes since last plan.

- Goldston has sewer now.
- Strategic economic development plan, Siler City UDO, UDO in Pittsboro, Cary/Chatham JLUP. This comp plan will fold all plans that gives guidance, achieving vision.
 - Jake- Chatham is progressive in many ways- compact community ordinance, etc.
- Zoning is a divisive issue, but deciding to pursue it on a countywide basis was an accomplishment
- Briar Chapel was divisive for the community, but will pay off.
- How developments address community concerns is important
- Plan will allow pressures to ease.
- Dan provided list of appearance commission suggestions for goals/policies for the inclusion into the plan. These are listed below:
 - Ensure that historical background is strongly considered in design.
 - Respect and maintain the feel and character that defines Chatham County
 - Create attractive, distinct view corridors leading into and throughout the County.
 - Develop a set of Design and Development Guidelines for the County which encourages unique, creative and quality development.
 - Encourage the most desirable and efficient use of land, while enhancing the physical environment through compatible planned and existing land use configurations.
 - Create future development is sensitive to the natural topography, views, drainage patterns, existing vegetation, and historic or agricultural structures which serve as landmarks for the County.
 - Encourage high quality, distinct and creative residential development.
 - Protect existing neighborhoods by ensuring appropriate residential land use designations adjacent to established neighborhoods.

- Provide significant commercial uses so that future economic development opportunities provide the
 - County with a positive fiscal outlook.
 - Encourage the development of commercial “nodes”, (centers).
 - Identify key future roadway corridors.
 - Promote coordinated site planning efforts between adjacent developments to reduce the number of access points and traffic signals along major roadway corridors.
 - Provide for alternative modes of transportation, including pedestrian connectivity and realistically planned bicycle accommodation.
 - Identify key scenic view corridors which define the character of the towns and County.
 - Provide areas for future parks, in order to provide open space and recreation in close proximity to all residents.
- Design will be an important component of ensuring quality growth and needs to be addressed in the plan.
- Town redevelopment should concentrate on history. Lots of missed opportunities. Lots of future opportunities
- Concern for pollinators and native plants
 - Planning manual needs guidance on this
- The character of Chatham should be preserved—not anywhere USA, make Chatham special
- Question- Is EDC plan (concept plan with title of Rural Preservation with Targeted Employment Growth) is a good basis to use to move forward as input into the plan
 - Idea of Pittsboro and Siler City as centers, viewsheds in between, all roads lead to Pittsboro, Siler City
 - Future land use map to be developed in plan
 - Existing document is text based, a map with more detail is needed.
 - Thoughts on the need for a land use map? And thoughts on EDC plan?
 - Lack of map is the greatest weakness of the existing LU plan.
 - Walmart, self-storage facilities. Where does growth stop? Map is essential
 - Happy with EDC plan, incorporate smaller communities as well if they want to be developed. Likes centers of growth.
 - Future land use map developed for PBO and looked at existing conditions. Your vision should drive the zoning map.
 - Town maps and county maps should be compatible. Consistency with plans.
 - Mentioned future land use planning efforts and edge matching with municipalities’ plans.
 - Town of Clayton plan example provided. Land use plans should be visionary and flexibility if necessary. Not just zoning map repackaged.
 - Siler City plan in 2003 supports EDC concept plan

Accomplishments thus far?

- Chatham is progressive in terms of the environment. Mentioned compact communities ordinance. Stream buffers and open space.
- Infrastructure a major issue with development. Waste water concerns. Water treatment plant on Lake Jordan and future connections. Water issue OK, but waste water is a bigger limitation.
- Concerns about subdivision approval with well water and effect on farming operations

Water and Sewer discussion, what is the vision of the county going forward?

- Partnership strong with Lee County and Sanford. Regional partnerships are essential.
- Partnership in Orange County (Orange Water and Sewer Authority) as a precedent
- Infrastructure issue is huge. Water treatment plant? On Western side of Jordan lake.
- Infrastructure not needed in all parts of the county (Water and sewer)
- Pittsboro sewer has some capacity, \$7.5 million to connect to Sanford. More for expansions or new waters/sewer plant
- Siler city, 4 mgd plan, 1.5 used for sewer. Plenty of capacity.
- Annexation of Cary into the county and sewer lines. Working with the towns to coordinate quantity.
- Urban Service Areas in Wake County. Anticipated utility extensions 5-10 years. An approach to lessen wells. Pittsboro close to maxing out.
 - Regionalism is happening with utilities and should be encouraged.
- Sanford a big player. Extra capacity available and cheaper to access than build. Won't serve the county forever, but will serve for a while.
- Reclaim water issue. Sustainable use. Purple pipe in the ground (in Chatham Park) in anticipation of uses to come.

Question: What does the new plan need to address?

- Concentrating development in existing communities is important. Cities and cross road communities.
- This areas [RTP] added more jobs than Silicon Valley and Boston due to housing availability.
- Live, work, play to be a main part of Chatham Park
- If people are going to visit a place three times then they are likely to retire there
 - Airport access and walking trails are big attractors
- Influences- 17% Cary left for development
 - Apex is slowing development down. Close to built out. All this impacts development pressure in Chatham. Coordination with Apex needed in new plan. Maybe a joint land use plan needed in the future.
- Western Chatham concerns.
 - Support ag preservation
 - Drinking watershed is north of siler city is important
 - CAM site. Has needs related to neighborhoods, etc. Vibration, dust, noise is a concern.
 - LU activity north of SC important to coordinate with the County.
 - Siler City has 200ft buffers within 2500ft of rocky river.
- Amenities and housing types important to consider for the plan.
- Big housing need to come via Millennials and Babyboomers
- Need to lay conduit for broadband when extending waterlines.
- Randolph electric extending service in western Chatham and Goldston
- New comers and existing residents have different expectations
- Go Triangle transportation should include Chatham.
- Growth down 15/501 and 64. Jordan Lake is going to be Central park- big open space feature.
- Visitors to Jordan Lake and lack of \$ being made from visitors
- Schools, RDI, study of where student growth is expected needs to be factored in
- Parks and Rec: Shared facilities agreements needed with school
- Greenways and connectivity with municipal plans important.

Vision for the plan? Tagline?

- Planning for growth and recognizing diversity in the county.
- EDC guiding principles plan. Balance, preservation, economic prosperity, collaboration and flexibility