

Discussion of the Joint Plan and Action

1. **Summary of Joint Subcommittee meetings** – At meetings on June 16, July 14, Aug. 14, Aug. 31, the Joint Subcommittee worked through numerous plan options: Drafts Plans 1; 2a, 2b and 2c; 3; 4a and 4b; and 5. For each draft plan, the Subcommittee evaluated the breakdown of the acreage by type of land use, and considered buildout forecasts that included number of dwellings, population, public school students, and employment. Through this iterative process, the Subcommittee narrowed in on the recommended Draft Plan #5.
2. **Location and size of the Mixed Use Area** – the subcommittee considered the advice of a number of economic development professionals in selecting the size, location, and recommended mix of uses.
3. **Rural buffer area** – As mentioned, this area is designated for low-density development that averages one dwelling unit per five acres, with no lot smaller than three acres. The rural buffer is also designated as an area where public water and sewer will not be provided.
4. **Design Guidelines** – Design guidelines will be developed that will be used by both jurisdictions to use in the design of new developments. The guidelines seek to ensure that future development is compatible with and helps to preserve the rural character and scenic quality of the joint plan area.
5. **Protection of ephemeral streams** – Chatham County currently requires that ephemeral streams are buffered as part of the subdivision process. The subcommittee recommended that ephemeral streams should also be buffered in the denser areas of the joint plan area (using 30-ft. buffers), specifically within the area designated as 2 dwellings per acre.
6. **Local bill on land use plan amendments** – The subcommittee recommended that both jurisdictions support local legislation that will require any future changes to the plan map or design standards, once adopted, be approved jointly by both boards.
7. **Local bill on transfer of development rights** – Chatham County requests the Town of Cary to support local legislation for a transfer of development rights option for the county and the municipalities.