

Chatham-Cary Joint Land Use Plan

Questions & Answers About this Meeting, Plan History, and Citizen Involvement



Q: What is the purpose of today's community meeting?

A: Today's meeting is an opportunity for you to examine the proposed draft of the Chatham-Cary Joint Land Use Plan, to ask questions of staff, and to offer suggestions for changes or clarifications to the plan by filling out the provided Comment Form.

Q: I read that there are two community meetings for this project – one on November 18 and one on November 30. Are these meetings the same?

A. Yes. The two meetings are identical, and you only need to attend one.

Q: Why is this Plan being prepared?

A: In response to increased growth and development pressures in this part of the Triangle over the last several years, the Chatham County Board of Commissioners and the Cary Town Council passed joint resolutions in December 2005 to work as partners in developing a long-range land use plan for this portion of Chatham County. The Joint Plan is vital because, at present, neither Chatham County nor the Town of Cary has an adopted Land Use Plan Map for this area to help guide and direct future growth. (Chatham County does have a countywide Land Conservation and Development Plan, but it does not include a Land Use Map to apply specific policy recommendations to specific geographic areas.) The plan is being developed jointly by both local governments because they share a common interest in environmental protection for the Jordan Lake Reservoir, and in coordinated land use planning.

Q: Who prepared the proposed Joint Plan being presented at this meeting?

A: In May 2009, the Chatham County Board of Commissioners and the Cary Town Council formed a Joint Issues Committee consisting of two Chatham County Commissioners (George Lucier and Sally Kost) and three Cary Council Members (Jennifer Robinson, Julie Robison, and Erv Portman). The Joint Issues Committee developed the proposed Joint Plan in the course of their five meetings during June-August 2009. Their draft plan was reviewed by the full Chatham Board and Town Council at a joint meeting on September 17, 2009. At that meeting, both elected bodies agreed it was now time for public review of the proposed draft plan map.

Q: After today, what are the next steps in the process?

A: Following the Nov. 18 and 30 community meetings, a joint staff team will summarize all public comments by topic, and then present those comments for review and discussion by the Chatham-Cary Joint Issues Committee at their meetings in January and February 2010. The Joint Issues Committee will identify any revisions they feel are necessary to the draft plan, prior to scheduling official public hearings in spring 2010.

Q: Will there be other opportunities for public input?

A: Yes. After the Joint Issues Committee makes final revisions to the draft of the Joint Plan in early 2010, the Chatham County Board of Commissioners and the Cary Town Council will schedule official public hearings on the revised draft – tentatively planned for spring 2010. All citizens will be welcome to speak at those public hearings. Of course, citizens can also communicate directly with their elected representatives, appointed Planning Board officials, and County and Town staff, either in writing, via e-mail, by phone, or in person. Contact information is provided at the end of this handout.

Q: What must happen in order for the Joint Plan to become official?

A: The Chatham County Board of Commissioners and the Cary Town Council must each hold official public hearings on the proposed Joint Plan. Then, the Plan must be reviewed by the Chatham County Planning Board and by the Town of Cary Planning Board. The planning boards will then make official recommendations to their respective elected bodies. Finally, both the Board of Commissioners and the Town Council must vote to approve and adopt the Plan. From beginning to end, this process can take at least 3-4 months.

Q: During the public adoption process described above, can any changes be made to the Joint Plan?

A: Yes. The proposed Joint Plan can continue to change during the public review process, in response to citizen comments, input from the planning boards, recommendations by staff, and direction from the Board of Commissioners and Town Council.

Q: Once completed, how will the Joint Plan be used?

A: The Plan will become an official policy document, expressing both Chatham County's and the Town of Cary's official long-range vision for the area. The Plan will be used by these two local governments to help guide infrastructure planning (roads, water, sewer, parks, etc.) and as the basis for evaluating private development and zoning proposals submitted to either local government. Lastly, private landowners, area residents, and businesses will use the Plan to help guide their own investment decisions.

Q: Where can I see or get copies of the Plan Map displayed at tonight's meeting?

A: The maps are available on the project Web site at www.chathamnc.org/jointchathamcaryplan. Hard copies of the Plan Map can also be obtained from either the Chatham County Planning Division or the Town of Cary Planning Department. (See contact information box below.)

Q. Will I be able to view all the comments that people submit at these November 18 and 30 community meetings?

A. Yes. Once project staff transcribe all the comments that are received, the comments will be posted on the project Web site at www.chathamnc.org/jointchathamcaryplan — probably around mid-December.

To Learn More...

1. Visit the Web page for the Plan at: www.chathamnc.org/jointchathamcaryplan

2. You can contact project staff:

Chatham County Planning Department: Jason Sullivan, Acting Planning Director,
ph. (919) 542-8233; e-mail jason.sullivan@chathamnc.org

Town of Cary Planning Department: Scott Ramage, Principal Planner,
ph. (919) 462-3888; e-mail scott.ramage@townofcary.org

3. Send comments or questions in writing to:

Chatham-Cary Joint Land Use Plan
c/o Chatham County Planning Division
P.O. Box 54
Pittsboro, NC 27312