

Public Hearing Comments on Chatham-Cary Joint Land Use Plan

Planning and Zoning Board Public Hearing, February 20, 2012

Person <small>(red = also spoke at TC Hearing)</small>	Comments
<p>1. Tom Kost</p>	<p>Mr. Kost described development that has occurred in Amberly PDD, and felt that the buffers provided adjacent to The Peninsula subdivision were very good, but that the buffers next to Del Webb's Carolina Preserve project were less substantial. He would like future development to use deep buffers.</p> <p>Mr. Kost expressed opposition to the LDR designation for land on the southeast quadrant of the intersection of New Hope Church Road and Mt. Pisgah Church Road, north and west of the Woods of Chatham subdivision. He requested that the LDR area be changed to VLDR.</p> <p>Mr. Kost also asked that the Plan Document be amended to remove having institutional and civic uses (churches and schools) as part of the definitions for LDR and VLDR.</p>
<p>2. Larry Ballas</p>	<p>Mr. Ballas felt that overall it is a good plan. He feels that development in Cary's Northwest Area is polluting Jordan Lake. He also had concerns about the cost of providing schools in the study area, and felt that all Chatham taxpayers would be supporting schools in the area.</p> <p>Mr. Ballas felt that the land designated as LDR on the southeast quadrant of the intersection of New Hope Church Road and Mt. Pisgah Church Road should be changed to VLDR.</p>
<p>3. Eileen Evans</p>	<p>Ms. Evans expressed opposition to the LDR designation for land on the southeast quadrant of the intersection of New Hope Church Road and Mt. Pisgah Church Road, north and west of the Woods of Chatham subdivision. She requested that the LDR area be changed to VLDR. Ms. Evans felt that the current LDR designation did not fit with the surrounding area, and that it presented too abrupt of a density transition from the surrounding VLDR.</p> <p>She also expressed concerns for the safety of horseback riders in the area, due to the increasing levels of traffic, and the potential conflicts with riders along the roadside.</p>
<p>4. Lynn Contant Fass</p>	<p>Ms. Fass lives in Markham Plantation. She expressed opposition to the LDR designation for land on the southeast quadrant of the intersection of New Hope Church Road and Mt. Pisgah Church Road, north and west of the Woods of Chatham subdivision. She felt that LDR was not compatible with the very large lots in Markham Plantation.</p> <p>She also expressed concerns about potential school impacts and public safety impacts. She also stated concerns about traffic on New Hope Church Road, and does not want to see the road become 4 lanes or more. Ms. Fass also stated concerns about potential impacts on the existing property owners' wells.</p>
<p>5. Joanne Boltja</p>	<p>Ms. Boltja stated that she was the president of the Woods of Chatham</p>

	<p>homeowners association. She stated the residents' opposition to the LDR designation for the property at the southeast quadrant of the intersection of New Hope Church Road and Mt. Pisgah Church Road, north and west of the Woods of Chatham subdivision. She requested that the LDR area be changed to VLDR. She felt that LDR posed too abrupt a transition to their subdivision.</p>
6. Karl Thor	<p>Mr. Thor is a Cary resident, and said he was speaking on behalf of a number of citizen groups/organizations. Mr. Thor expressed a wide variety of concerns relating to water quality in Jordan Lake.</p> <p>Mr. Thor also expressed concerns about future fiscal impacts and public costs that might be associated with the Plan. He also expressed concerns about school impacts. Mr. Thor requested that the entire plan area be designated at no more than one house per 5 acres. (Mr. Thor also submitted two letters prior to the Planning Board public hearing. Those letters are recorded with the written comments.)</p>
7. Steve Stevenson	<p>Mr. Stevenson expressed opposition to the LDR designation for the property at the southeast quadrant of the intersection of New Hope Church Road and Mt. Pisgah Church Road, north and west of the Woods of Chatham subdivision. He requested that the LDR area be changed to VLDR. Mr. Stevenson noted that an earlier draft of the plan shown to the community had that area as VLDR, not LDR. He stated that he was concerned that the net density that might occur with LDR would have the appearance of a much denser type of development.</p> <p>Mr. Stevenson also expressed concerns about the water quality of Jordan Lake.</p>
8. Pennie Coussit	<p>Ms. Coussit spoke regarding her family's 33-acre property at the SW corner of Pittard Sears Road & O'Kelly Chapel Road (PIN#0726327074).</p> <p>She also asked that the property's land use designation be changed from LDR to MDR. The land was in the family for generations, and has now passed to the heirs since her mother died. The family was late to participate in the early stages of plan development, during which her mother was in ill-health and declining.</p> <p>She described that a stream runs north-south near the western side of her property, which would be subject to stream buffers, thereby forming a substantial buffer between MDR on the eastern buildable portion of her parcel, and the large-lot county subdivision to the west (Chatham Glen).</p>
9. Cheryl Stroud	<p>Ms. Stroud expressed opposition to the LDR designation for the property at the southeast quadrant of the intersection of New Hope Church Road and Mt. Pisgah Church Road, north and west of the Woods of Chatham subdivision. She requested that the LDR area be changed to VLDR. She felt that LDR surrounded by VLDR did not make sense.</p> <p>Ms. Stroud also expressed concerns about the water quality of Jordan Lake, the need for schools in the area, and her desire to retain the</p>

	rural character of the area.
10. Kathryn Butler	Ms. Butler was concerned that the VLDR density designations west of the Rural Buffer would have the effect of devaluing property west of the Rural Buffer.
11. Peggy Buckingham	<p>Ms. Buckingham spoke regarding her family's 33-acre property at the SW corner of Pittard Sears Road & O'Kelly Chapel Road (PIN#0726327074).</p> <p>She asks the property be designated as MDR, not LDR. In support of her request, she cited the parcel's proximity to the existing Amberly/Del Webb community being built on the opposite side of Pittard Sears Road (as MDR).</p>
12. N.L. Griggs	Ms. Griggs stated that she lives on Hollands Chapel Road, and does not think that the mixed use node at NC Hwy 751 and Lewter Shop Road would fit in well with the rural character of the area west of NC 751. She also requested that the Rural Buffer Boundary be set firmly at NC Hwy 751, rather than extending west of the highway at the mixed use node. She also stated concerns about whether there might be impacts on taxes.