

Public Hearing Comments on Chatham-Cary Joint Land Use Plan

Town Council Public Hearing, January 24, 2012

Person	Comment
1. 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 RTP, the existing Amberly/Del Webb community being built on the opposite side of Pittard Sears Road (as MDR).</p> <p>She also noted that the property has a regulatory streaming running 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 the parcel, and the large-lot county subdivision to the west (Chatham Glen).</p>
2. Pennie Coussit	<p>Ms. Coussit also 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.</p> <p>Stated that the land needs utilities.</p> <p>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>Ms. Coussit acknowledge the goal of having a density transition east to west, but also noted that Amberly is on the opposite side of Pittard Sears Rd., across from her property, as MDR.</p> <p>She provided a handout map for Council that shows how 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 the parcel, and the large-lot county subdivision to the west (Chatham Glen). She said the buffer could be about 350 ft.</p> <p>Ms. Coussit said that the Lester family also wish the plan to be changed to MDR for their 20-acre parcel immediately south of their parcel.</p>
3. Tom Hankins, representing Marquis Homes	<p>Marquis Homes owns the 1.5-acre parcel immediately north of the Coussit property.</p> <ul style="list-style-type: none"> • They would also like their parcel designation changed from LDR to MDR. • They support the Coussit/Buckingham request.

<p>4. Robert Sears</p>	<p>Stated he is opposed to the plan.</p> <p>Mr. Sears said that he'd surveyed a number of owners or residents in the area, and that most opposed the plan.</p> <p>Mr. Sears is opposed to the Mixed Use Node, and does not want the symbol for the Mixed Use Node to touch his property.</p> <p>He expressed concerns about whether there would be impacts on his property taxes, being next to a MXD node.</p> <p>He expressed concerns about whether or not the two local governments would stick to the plan over time.</p> <p>He stated concerns about impacts on Chatham County public schools, and the cost of schools to handle Cary students.</p> <p>He expressed opposition to the recommendation to study ETJ.</p>
<p>5. Sally Kost (Chatham County Commissioner and area resident)</p>	<p>She does not support the implementation task to study ETJ.</p> <p>She felt that decision-makers didn't adequately listen to the citizens.</p> <p>She stated that the plan should include design guidelines as part of the plan, rather than as a post-adoption implementation task. She felt that the presence of design guidelines as part of the plan would have helped to build citizen support.</p> <p>She feels that the plan lacks transitions between densities, and doesn't think that buffer transitions will be sufficient. She'd prefer that design guidelines state lot sizes and other specifics when it comes to transitions.</p> <p>She expressed concerns that "the plan has no teeth," and that in the past the Joint Committee had talked about having a local bill to codify the plan.</p> <p>She requested that the Town revisit its protest petition rules so that Chatham County property owners could file a valid protest at the time of initial annexation and zoning into Cary.</p>
<p>6. Tom Kost</p>	<p>Mr. Kost expressed concerns about whether the proposed plan represented progress, and whether continued growth and development and loss of trees would be progress.</p> <p>Mr. Kost expressed concerns about proposed land uses along New Hope Church Road, and the LDR land use designation around the Horil and Hodge properties.</p> <p>Mr. Kost was concerned that future development will feel more dense than the land use categories imply, since after providing buffers and transitions the remaining buildable area will yield higher net densities.</p> <p>Requests that LDR be classified as no more than 1 dwelling/acre.</p> <p>Mr. Kost feels that if "we don't have better transitions," then even VLDR needs to be less dense than in draft plan.</p>

7. Eileen Evans	<p>Ms. Evans lives in Woods of Chatham subdivision, and expressed concerns about having the LDR land use designation on the Horil/Hodge properties west of them. She cited the large lot sizes in Woods of Chatham and Markham Plantation subdivisions, and felt that the LDR density would not be compatible. She would prefer 1 house per 2-3 acres instead of 2 houses per acre.</p> <p>She also expressed concerns about recent burglaries in her neighborhood.</p>
8. Lynn Contant Fass	<p>Ms. Fass lives in Markham Plantation. She expressed concerns about the designation of the Horil/Hodge properties as LDR, and requested that it be changed to VLDR. She felt that LDR was not compatible with the 5-18 acre lots in Markham Plantation.</p> <p>Ms. Fass also expressed concerns that the Horil/Hodge area LDR seemed to be a “satellite” of LDR, surrounded by VLDR.</p> <p>Ms. Fass expressed concerns about potential traffic impacts on New Hope Church Road, and does not want it to become a 4-lane road.</p> <p>She requested that a natural buffer be provided. (Unclear as to whether buffer was desired along New Hope Church Road, or between Markham and any new development.)</p> <p>She stated concerns that her well was “already challenged.”</p> <p>She expressed concerns about impacts on county schools, and thought that 4-5 more schools might be needed, and raised the question as to who will pay for schools.</p> <p>She expressed concerns about the impact of the plan and/or future development on wildlife and the environment.</p>
9. David Fass	<p>Mr. Fass lives in Markham Plantation. He is opposed to the designation of the Horil/Hodge properties as LDR, and requested that it be changed to VLDR.</p> <p>Mr. Fass was concerned about whether the plan was being responsive to the wishes of the community.</p>
10. Carl Thor	<p>Mr. Thor is a Cary resident, and said he was speaking on behalf of DavisandHighHouse.org.</p> <p>Mr. Thor felt that Cary taxpayers have caused Chatham County property values to rise. He feels that the plan will force farmers to sell.</p> <p>He questioned why a Mixed Use Node is placed next to farms.</p> <p>Mr. Thor asked about the nature of future impacts on Jordan Lake, and did not think there was any information. He felt there were already sediment problems in the lake, and said there were signs at the lake advising against swimming or eating the fish. He stated that as a drinking water source, the lake was already impaired, and felt that any more density in this area will make the situation worse.</p> <p>Mr. Thor discussed the rural nature of the area.</p>

<p>11. David Ferrell</p>	<p>Mr. Ferrell spoke for his family’s land in the plan area, totaling about 175 acres on 4 tracts.</p> <p>He supports the plan’s recommended 400 ft. buffer from Corps of Engineers property on his properties, and using the 255 ft. elevation line, as noted in the plan document, although he did question as to why the plan needs to “buffer the buffer” (i.e., since the Corps land already goes beyond the lake shore some distance in order to provide a natural buffer).</p> <p>Mr. Ferrell expressed support for the plan. He stated that growth is coming to this area. He stated that there used to be 45 tobacco farms in this area, which provided a living, but now there are none. He stated that since tobacco has gone, most farmers have little value left in their land except for development and to house people moving to the area.</p> <p>He stated that the Town needs to be able to do satellite annexations in the area.</p> <p>Mr. Ferrell stated that he didn’t think that current residents should stop future residents from coming to the area.</p> <p>He stated that we need to start planning for future schools and parks, and should land-bank sites now.</p>
<p>12. Alasdair McGregor</p>	<p>Mr. McGregor lives on Shad Lane, off of New Hope Church Road.</p> <p>He is opposed to the LDR designation for the Horil/Hodge properties. He also cited that a large percentage of residents also opposed the LDR.</p> <p>He asks that the Rural Buffer Boundary be changed back to its prior location south and east of the Horil/Hodge properties.</p>