

Chatham-Cary Joint Land Use Plan

Citizen Comments from June 7, 2006, Community Meeting

Introduction

A community meeting was held on June 7, 2006, to kick-off the joint Chatham-Cary planning process. The purpose of the meeting was to introduce the project to the community, to convey background information that has been gathered to date, and to seek out citizen input to help guide the process. At the meeting, citizens were asked to fill out "Comment Cards" with their concerns, ideas, and suggestions. Citizens could also submit comments via e-mail or fax. The following is a verbatim transcript of each of the comment cards and emails that have been received so far. The next step in the process will be for the joint staff to organize the comments by topic.

Transcribed Comments:

- Cary's existing development and current zoning for this study area are a recipe for run-off pollution to already impaired Jordan Lake. Both Cary and Chatham need to look at re-zoning to lower density – or establishing conservation zones.

- Cary's influence is only needed by developers at this time! The only interest the people in East Chatham have in seeing Cary consume and digest any of Chatham is if water and sewer were to come immediately which of course will not happen. It is doubtful the incoming Chatham BOC will support this. The out-going BOC supported anything that had the word growth in its title, regardless of how poorly planned or unnecessary. I am opposed to this encroachment.

- Do not want Cary address if had would have bought in Cary. Do not want tax increase. Do not want to have to pay to change address. If Cary's not doing it for increase tax base then what? We're taxed to death now.

- I prefer nothing be done. I like everything to stay as it is.

- Leave the land as is.

- I would have no problem with 4-5 acre lots, septic, etc. The Yates Store Rd. area is ugly and disgusting. If I wanted S. California I would have stayed there! If I wanted anything from Cary, I would move there! We need no leap frogging or Cary Islands!

- We do not want to pay Cary Taxes. We do not want to use Cary Land Plan. We want to follow Chatham Use Plan. We have elected new commissioners that will lead Chatham in a way we want to go. We do not need Cary's guidance. We want you to stay out of Chatham County. The Town Council Members and Mayor of Cary or nobody present shows they are not planning jointly.

- Let us know who in State Government we should contact to change the existing laws to keep a land grab from taking place. Also to have county commissioners perform the people's will rather than some subdivision promoter that won't tell the whole truth to them. Chatham County – people like to come to this area to enjoy seeing semi-rural life and recreation at lake – fish, swim, boat – don't sell us all out because Cary doesn't know how to handle its own growth. Publish the reports of professional water experts (not the employees of Chatham (or Wake/Cary) to see how much can be taken out in dry times – you will kill the "goose that laid the golden egg" if the lake (one reason people want to be here) is not to fit to be enjoyed for recreation year round! Cary should not be able to take over Chatham County land if the sprawling subdivisions (i.e.-Cary style) is used here – the Cary need for land is because they don't allow greater density in their own town. They can move Cary – its here when they have built tall apartments and lots of condos for their people! Chatham County has its own style. We have huge shopping centers at both ends of this property – no shopping centers are needed – we even have

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the service stations/mini marts scattered all through the area! Chatham County – Be sure to regulate growth so that Cary can't come back later and snatch control of the area from us by force! Annexation! If Cary is getting money benefit from having communities in Chatham County – the State law should be changed to make them pay for, or build, schools for these kids at their expense!

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- Would like for Chatham County to keep control of our area. Keep lot size large at least 1 acre or larger. Would not mind if lake control fell to Chatham County. Hope Cary will stay in Wake! I do not care to live in Cary and will probably move if annexed.
-
- Pretty Maps. I recommend Chatham BOC plan for the land in Chatham County and Cary plan for land in Wake. The new BOC may decide to halt development. Give the new guys with back bone a chance in office. As a tax payer I prefer to leave my area rural. If I choose cluster I can move to Cary! And you call this a joint meeting – where is the Cary Town Council? And my opinion has not changed since the last meeting.
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- I am infuriated at the lack of stewardship that Cary has shown, relating to the upkeep of roads, under such a large const projects in the N.W. Wake Co. How would Mayor McAllister like it if heavy equipment destroyed total lanes with 2 to 4 foot holes “craters” causing damage to our vehicles that we maintain with our hard earned money. Pay up, Fix you mess!!!
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- I- and all of my neighbors – do not want to be part of Cary. For the past 15 years Cary has shown itself to be greedy, arrogant, aggressive and unresponsive to the needs and desires of rural residents. We are where we are because we don't want manicured streets and lawn, “canned” shopping malls and all that signifies Cary. Unfortunately we are in prime annexation territory and will hate Cary forever if they take us over. Also – there are several endangered species and other wonderful wildlife who share this world and land with is. Cary has disregarded this aspect seemingly totally. I vote regularly and so do all the rest of us. Cary has nothing to offer us but higher taxes for things we don't want or need. Stay out of Chatham County.
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- I'm here on behalf of friends on mine affected by this plan. They along with myself are vehemently opposed to the annexation. This is yet another example of how the greed of the few outweighs the desires of the majority. My family has owned land in Chatham for generations. I do not want this or any part of Chatham to be annexed forcibly by outside interests. We do not want the increase in taxes, increase in congestion, sprawl, etc. that will result if this annexation goes through. Although I do not reside in the affected area, I am a lifelong resident, taxpayer and voter who does not want this or any annexation. And by the way, where are the reps from Cary? The meeting format is disorganized.
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- Stay out of Chatham County.
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- We want a Chatham County plan not a SW area plan, etc. Preferable zoned greater than 2-4 acres which will be sort of meshing with existing neighborhoods such as Markham Plantation – Wendy Hill – Woods of Chatham, etc.
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- The vision for Chatham County Land Conservation and Development Plan “The Chatham County Plan,” recently adopted does not have an attached map. Without a map, the plan is of no use to the landowners. We need a map. We need to do this plan so that we can see specifically, “where geographically” the land use policies apply. We may not want a store on the corner of our road, etc.
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- I strongly feel that Cary should not be moving into Chatham County. In fact, Cary should not be planning for the use of land in Chatham County. That use should be developed and regulated by the current residents of Chatham County. Chatham County needs to

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do two things: (1) Chatham County needs to develop a clear land-use policy; and (2) for new developments, Chatham County needs to establish clear and strict regulations.

- If I wanted to live in Cary I would have. Stay out of Chatham. Any planning needs to be approved by the Chatham residents. I want the zoning on Lewter Shop Rd. to remain the same that it is today. I own eight acres of land and do not want 2 or 3 houses per acre just down the street. I don't want Cary water, sewer and taxes!

- We purchased our property in 2003, which is located in pleasant rural setting. I am concerned about adjacent farmland being gobbled up by a development. We live very near Jordan Game Land and enjoy the wildlife. Therefore I am concerned about rampant logging of adjacent lots. I commute to work on O'Kelly Church Rd./New Hope Church Rd. and do not enjoy dodging potholes. The increased traffic from developments in Amberly and on Carpenter Fire Station in the near future is also a concern. Chatham County needs a sustainable development plan that respects property rights and the rural character. And there definitely needs to be real input from the concerned citizens.

- Please Cary, don't come in Chatham and take our home. We are 72 years old and the Jordan Lake took our home (75 acres). Bells Community has been my home for 54 years. Ask God what to do, please. Please no E.T.J.

- Very informative. Thanks for the joint effort.

- (1) Water, sewage, house on 1 acre of land and park and community center for all people. We would like to see zoning to stay as it is. We don't want to pay taxes in 2 jurisdictions. We also think there should be some type of grandfathering. (2) We prefer that Cary doesn't come, but if so, these are the things we desire.

- (1) Light pollution – very bad around the new ball parks in Green Level. Don't put up all night lights (remember "rural character" – dark nights – so beautiful). (2) Road destruction from dirt trucks – horrible – some truck drives are dangerous and speeding. (3) Traffic is bad on 2 lane country highways. Highway 751 is gridlock in the mornings and afternoons. What to do?

- What exactly does this do for me?? I do not agree with the development of Chatham County and especially with Cary crossing County lines. I see nothing in this to benefit me or the other residents of Chatham County. Higher taxes and more traffic will be the only things I get out of this!

- I would rather be part of Durham than Cary! I moved to Chatham County to get away from places like Cary. Cary has nothing to offer me but higher taxes. I'm annoyed with Chatham County for giving in to Cary's ambitions – and I vote. Just tell Cary to slow down! They don't have to turn the entire area into subdivisions and strip malls.

- We have no desire to have anything to do with Cary. They are not able to take care of their own. We do not need any help from Cary. With our newly elected County Commissioners we feel things will change, or at least you will know where Chatham County stands. We do not need to pay your taxes or support anything you have. We are capable of taking care of ourselves. Please stay in Wake County – we need none of your business.

- I think that it is very important that the Town of Cary listen to the citizens of Chatham County and to their elected officials, the County Commissioners. Chatham County is known for its open spaces, clean air and sense of peace, all three aspects not found in Cary. We the citizens of Chatham wish to keep it that way, otherwise we would have moved to Cary in the 1st place. Please listen to our elected officials as they voice our concerns. Slow managed growth is what we would like.

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- Does this mean the only alternative is development? What about parks? Some people (maybe many) have no interest in development. It takes land to develop so what if people are not willing to sell their land for development? Does this mean the Town of Cary or Chatham County can condemn your land to make a few people rich and the quality of life much poorer? How about poor people living there.

- I have personal experience dealing with Cary for the last 23 years including having my home under assault from Cary and their developers to take land such that it made the home unlivable and offering a fraction of the actual value. Chatham County should have no dealing with Cary and control both ETJ and development themselves.

- We do not want Cary in Chatham. We are not going to sell our land to developers. We plan to keep it as a farm. The land that does get developed should be at least 5 acres. No Annex! We want to keep our country country. Keep developers out!

- This "joint" meeting is a farce. My suggestion is to let Cary plan for Wake County and leave Chatham to do its own planning. I know my voice means nothing and my major contribution is property tax which increased by \$900 last year.

- I am not for Cary. You can keep Cary. I am all right like I am. Go somewhere else.

- (1) Maintain independence from the municipalities of Cary, Apex or Durham. No involuntary annexation of property in Chatham County. (2) Preserve the wonderful rural nature of NE Chatham County with very low density housing zoning ordinances (R-40 or greater). (3) Increase green areas, including community parks, bike trails (especially on main roads where many bikers travel), expansion of the Tobacco Trail into Chatham County. (4) Chatham County to consider adding water sewer services to certain areas, independent of being annexed.

- I have lived in the county for the past 34 years and enjoy the peaceful country living. I have major concerns with allowing Cary to continue to invade with their wants and demands (info. Received last night doesn't appear to be all correct) to help their growth in NC. If growth is to be done in the county keep all decisions to the people in the county, not Cary! Do not allow this joint plan to continue.

- I enjoy living in a rural setting and have done so all of my fifty seven years. Now within four miles of my home there are town homes and high density housing, which is allowed by Cary ordinances. I fear that Cary will take over this portion of Chatham County, and allow development that will do away with the current rural feel of the area. I personally feel that Chatham County should control its development and not Cary.

- Build, build, build schools and roads first. Build schools so they can be added on to later. Don't put children in trailers. Widen roads, 751 needs to be 4 lanes now. Farrington Road soon. I live in Cary and hate it. High House Rd. should have been 4 lanes 5-7 years ago. Also don't come in with all these ordinances. We are country people. You can't put signs up at businesses, putting limits on animals, what you can and can't do with your land. Put the people first and not the money. We want the growth and development, just do it in a way that's best for the people and not the developers and a town trying to make an extra dollar. That's how this plan will be judged. Build schools that can be added on to later and roads first.

- (1) How do I follow each step in the planning process to know what decisions are pending? What decisions have been made? (2) Your planning website needs a great deal of work – it is the public face of this process and it is an ugly face. Maps need to be much better – planning details must be made available. (3) Whatever planning criteria; development requirements (density, construction regulations, building codes, traffic

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control, etc.) are being considered need to be available. (4) Whatever studies or “actual” information is available regarding impact on property value should be included on the website or links provided.

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- There is nothing that the Town of Cary can offer that we need. We are perfectly content living in Chatham County and hope that the Chatham County Board of Commissioners will support us.
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- Being that Jordan Lake is a natural boundary, it is very clear that Cary is the only municipality that can adequately serve this area East of the Lake. I would like to see Cary develop on to the West and service these outlying areas.
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- More: Cows, birds, chickens, owls, fox, woods, green fields, peaceful serenity. Less: Cookie-cutter subdivisions, shopping malls, traffic, noise and light pollution, cement. Thank you for the informative meeting!
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- We live off East Stone Rd (on the lake) we moved here because we did not want to live in a congested area such as Cary. Everyone in our area thinks that it is incredibly arrogant of Cary to try and include us in their growth plan (tax base). We are not interested in your sewer/water/tax – building plan. Building and planning in Chatham County should be handled by Chatham County.
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- (1) What is the plan to protect wildlife? (2) What is the plan to protect Jordan Lake water quality? (3) What is the plan to maintain the natural beauty of the area? (4) How will increased traffic be managed? I believe Chatham County should develop their own plan.
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- I don't see or understand why Cary wants to come over in Chatham County. They already have taken control of Wake County with growth. Chatham does need more outgoing activities. There is much land that can be used, but we don't need Cary to come in with ideas for us. The Board of Commissioners and Planning Board of Chatham County should have enough foresight and education to make future and necessary plans for Chatham. No joint suggestions. We don't need Cary. Stay in Wake County!
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- Will property owners be in this, to help plan for Chatham. No ETJ
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- So what exactly are all the pretty maps trying to tell those of us living in the affected area? Does this meeting constitute actioning plans for future annexation? Will the construction of the new Cary water pumping station on Green Level Road potentially provide service into Chatham County side of Green Level?
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- What are the future plans for road expansion along Green Level, Lewter Shop, Luther and other roads in the affected area?
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- (1) Why is Cary interested in making development decisions for Chatham County? (2) How would this be better than our ability to develop ourselves? (3) How can an essentially urban place affectively make conservation decisions for a rural county? (4) What is the time line of going from being a study to being annexed? (5) How empowered will the residents be (via votes that county meetings without set conclusions)?
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- I got a small business on 751 and I want to know if this is going to affect my business or will I have to move? I don't want Cary to tell me what I can do with my property or business!
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- Would love to know time frame for sewer/water to my property. I cannot develop until sewer is provided. I cannot sell at higher rates without septic access.
-
- I am interested in a highway and road development plan. Please let me know what happens with this.
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- I have lived on Sexton Road all my life, my father had land under the lake and was made to sell. I think it is a disgrace for another county (town) to come where it is not wanted. There are persons in this area that can not afford high taxes and so forth. I am inside the so-called critical area. What does this mean for me and my family? Is my property going to go down in value? What exactly can we do not to be annexed which will come later it always does.

- I do not want Cary to tell me what to do in Chatham County. No annexing! I am in critical land use area. Exactly what does this mean? Is this annex a done deal? Why not let the people vote on this land use plan-annex? Why not let the newly elected commissioners have the say in this matter? Why is it being rushed?? Let it rest until 1st of the year.

- If I wanted to live in Cary, I would have built my house there. We have given up a lot for this lake to be built. I am 67 years old and there was a fight to stop the lake. This was when I was 8 years old. Now don't you think my family has had enough problems with the lake? We do not want you to be part of Chatham County. Why do you need our land? What is the purpose of this? Who started this? Why is this being rushed through? Why not put it up to a vote with the land owners? Why not let new commissioners have a chance to put their input in this matter?

- What is meant by critical area?

- Comments are difficult to make – Cary has no proposal for the study area. Chatham County shows “proposed” water lines that the representative “Roy” said there are no plans to build. If Cary incorporates this area in their ETJ will I be able to harvest my timber? Will I still be able to have livestock?

- What is the time line for being Cary's ETJ? Where will the boundaries for the ETJ run? How will being in Cary's ETJ affect our farming operations? How much will it cost when sewer and water are run?

- We prefer not to be annexed. We feel this is being pushed by the City of Cary for additional revenue and by builders for profit. Neither of these will help Chatham County in any way but will harm our county in many ways. The open spaces we now have but are growing more scarce; will be chopped up into tiny lots with 10' between houses. We need some open green spaces. Could we specify 100' x 200' lots? My biggest worry is schools. You're (Cary) is taking all this property tax while loads of kids move into Chatham County to go to school. Who is going to pay for those schools? Chatham County? There should be some equitable formula derived between Chatham and the City of Cary to make this school building problem fairer for Chatham.

- Current Chatham County zoning should be recognized and carry weight in any land use planning designation. Densities should gradually decrease from Wake County line west to Jordan Lake. A Community Commercial Activity Center (CAC) should be located on NC 751 near intersection of Lewter Shop Road.

- We don't see a need for a "joint" plan. Chatham County proposed a conservation and development plan several years ago and it was approved by the citizens. If followed, it stands a chance of preserving many of the characteristics that Chatham County residents enjoy such as open space and agricultural activities. As far as we can see, Cary's expansion into northeastern Chatham County will bring increased population which means increased traffic; noise, air, and water pollution; increased burdens on an already overtaxed water supply; and loss of habitat for wildlife. We live 16 miles from the center of Cary. How far does Cary need to expand in order to be content?

- Cary go home-we want a Chatham land plan. Cary promised retirement homes in Amberly (to prevent school impact) but approved single family homes. Chatham County

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taxpayers will pay the cost for schools. Cary is not to be trusted. Durham could provide services to this peninsula as well-why not have a Durham-Chatham plan instead of a Cary Land grab.

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- Cary stay out of Chatham County.
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- If you had sent out Chatham-Cary "Question and Answer" sheets prior to this meeting it would have alleviated a whole lot of anguish and ire on the part of many Chatham County residents who do not want to be annexed by Cary.
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- We don't want to be a part of CARY, period.
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- Stop clear cutting. Large lot sizes, minimum 4 acres. No leap frogging. Developers keep dirt on job site/weight limits. Listen to Chatham County owners on roads, no forced annexation.
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- Cary is not needed, wanted, or welcome in Chatham County. Cary is a Wake County City and they should stay there. County officials should be dealing with Chatham County land.
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- Why does Cary not use water from Sharon Harris Lake?
 - It's important to us to preserve the rural/agricultural nature of the area in question. Low density residential areas should be preserved. Also, we don't think that this area is "culturally" compatible with the Town of Cary, and we do not support annexation.
 - I don't like the idea of high density housing in this area. This will spoil the local beauty of this end of this county. The roads and schools can not be kept up with the rate of growth now. Pot holes are abundant and tearing up automobiles everyday. I would like to see Cary stopped where they are now.
 - I do not want Cary to bring anything closer to Jordan Lake/Pittsboro then it already is. Chatham County does not need anything that is Cary related. Stay on your side (meaning east) of Wake County-Chatham County line.
 - We don't want Cary in the area. More traffic and keep the roads torn up. Pot holes are everywhere and not getting fixed.
 - People of North East Chatham do not want Cary in our County. We are just saying "NO" to Cary.
 - Only if someone wanted to open a small business in the area. Growth is inevitable but it needs to be controlled by Chatham.
 - Chatham County residents have tried many times to stop what is being projected. The last election voted out these pro-growth Commissioners. This proposed plan is not wanted by the "people," only a few individuals (3 according to one presenter, Scott) want annexation for the returns provided by developers.
 - We don't want Cary and their growth policies in Chatham County. We voted out of office Chatham's representatives and will continue to make our voices heard in Cary and Chatham. We moved out of Cary onto Chatham for very clear reasons-including land use, rural neighborhoods and choices. Cary provides none of these.
 - The Town of Cary has been a terrible steward of the roads while they cause destruction.
 - Information session is good, but Chatham County Commissioner's need to be stronger to stand up to Cary. Most residents do not want any part of Cary.
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- I do not feel that Cary should be allowed to annex land in Chatham County. I do not like it that elected leaders in Cary where I do not vote, can have any say so about my land. If they annex me it is taxation without representation. Sounds like what we fought the war over.

- How will you choose citizen committee members from both Cary and Chatham County? What processes will you use to impart programs, issues, and problems to the public? How often do you plan to meet? Since Chatham County has a land use plan (presently on the shelf) what safeguards will be built in to make sure what develops is actually used?

- Add plenty of 50 foot buffers and commercial nodes of evergreen screenings. Minimize commercial nodes on Hwy 751 and Fearrington Road.

- Citizen involvement at every meeting of the planning process is crucial. Chatham citizens don't trust their government or elected officials to represent their concerns. No closed room deals. Public hearings are for show and to let people vent. We want meaningful input. Don't want Cary density. Don't want Cary Republicans. Don't want or like Cary traffic.

- In the study area on Green Level Road (near Lewter Shop end), we seem to have a mix of small acreage 5 - 15 acres plus some 1 acre lots. Concern for planning I have is ability of land to handle safely the wells and septic systems in the area. A consideration needs to be study of this capacity versus centralized water and sewer service to the area.

- I do not agree with this study. I do not understand what value this brings for the residents in this study area.

- Will you follow our Land Use Plan? We do have one! New incoming Commissioner's will lead Chatham without Cary's assistance. We want you to stay out of Chatham! The Town Council Members and Mayor of Cary, not being present, show's they are not planning jointly!

- We do not need Cary's Land Use Plan. Chatham has their "Land Use Plan." Farmers know how to take care of our land. We will move forward with our new incoming Commissioners. We want to live our life in Chatham not Cary. Please leave us alone.

- I am not for the redeveloping of Chatham County. In my area there many elderly residents that worked hard to acquire the home they have. I would hate to see the result of new development that might cause a hardship on them, which might result in them losing their dreams.

- Any development in the proposed study area should be low density due to this area's proximity to Jordan Lake. This area has traditionally been a close-knit farming community. Our roads in the proposed study area are currently being devastated as a consequence of development in the outlying areas that surround this study area. Overloaded trucks are breaking up the asphalt and creating hazards for these that travel this area daily and we need relief in the form of better roads.

- I do not want Cary to take over the Eastern part of the county. Raise impact fee to slow down growth.

- Let's have a Chatham County only Area Land Use Plan! Why was the feedback from the 2003 "Southwest Area Plan" virtually ignored? If Cary recalls, the bottom line feedback from we Chatham County residents was to let us be governed by the Chatham County Boards of Commissioners – and Cary stay our of Chatham County. The Cary method of running rip shod (or trying) over communities such as Green Level, Holly

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Springs and now rural Chatham County is not appreciated. We need to keep Chatham County as a rural community as much as practical.

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- No commercial nodes on Hwy 751 at Lewter Shop Road, Hortons Pond Road, Holland Chapel Road or Martha's Chapel Road. Keep Cary out of Chatham County!!!
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- Keep Cary out of Chatham County, incorporate Chatham County.
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- Any proposed roads connecting to Bellock Lane (in the North East corner of the area discussed) needs to be brought up with all of the people in that area. The connection of Kitt Creek Road to Wake Road will destroy the valuable property of a current resident. We are greatly concerned about Cary or the State using eminent domain to take part of his property, basically ruining its entire value.
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- We want the NE area of Chatham County (aka Lost Corners) to remain undeveloped/RA-40. We oppose any road changes to Wake Road and Grandale, including any additions like the County Line Road. We also oppose the extension of Kitts Creek beyond Alston. There is a proposal to join it to Wake Road.
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- Whats up? No presentation Cary – Out of Chatham County!
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- Cary stay out of Chatham County – Stop Cary. Leave our land to us to build and progress. Build, but do it smart!! You all know the feelings of many, but don't care.
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- I believe that Chatham County should do all of the planning for infrastructure to be provided within Chatham County. Therefore, Cary should stay out of Chatham County. Since there exists age old legislation that enables a town like Cary to annex land outside of their existing boundaries without others having an interest in the land to be annexed, that out-of-date legislation needs to be changed right away. If you need help in fighting this encroachment into Chatham County by the Town of Cary!
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- Controlled growth under Chatham County plan, keep Cary out of our county. Have minimal commercial nodes on NC Hwy. 751.
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- We would prefer that Cary would not come, but if they decided to come this is something I would like to happen, 1) A house on 1 acre of land, 2) water and sewage, 3) pay taxes only in one place or collect in one place, 4) a park for the community, 5) what area will develop first?
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- I can't help but think that this is the first step in Cary's advance into Chatham County. I hope joint land use studies will be a study of how to keep Cary out!
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- Cary please stay in Wake County and leave Chatham County alone!
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- My primary concern is in future planning that drastically reduces wildlife habitat-such as the clear cutting that was done on O'Kelly Chapel Road near Rt. 55. Lack of trees, green areas don't allow for proper water seepage into the ground- negatively affecting the water table. Protect species of turtles, lizards, etc. – are not protected by over zealous developers – then the trees/shrubs that have been cut down are burned, further damaging our environment with harmful smoke. Other concerns are – over developing without proper roadways in place.
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- I do not want any part of Cary. Please stay away. I do not need your water or sewer. I will not hook up to it and I will not pay Cary taxes. I can not afford to pay Cary taxes. If I wanted to live in Cary I would have bought in Cary. I worked hard for what I have and want no part of Cary.
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- Do not want the rural character of the Green Level Community destroyed by encroaching development. If the taxes are pushed up by ugly Cary expansion it fuels the cycle- many families won't be able to afford their family farms and homes; thus the

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developers step in. It is sad that the "leadership" of Cary likely from other areas of the country, can do this to our farms/community. It's lip service to maintaining rural character. 1 house per acre is not rural!! Do not impact the ability of current farms to continue their activities!!

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- Please keep Cary out of Chatham or at least minimize its impact! Rather be part of Durham than Cary!
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- High density development in the study area would have to have a negative impact on the environment. We live within the study area and moved where we are to get out of town where we could be in our yard and not hear traffic, be able to visit friends and run errands on roads without traffic jams, and enjoy nature. Development would compromise wildlife habitats and change the appeal of what we consider to be a peaceful setting. Development will put many who have lived in Chatham County for a long time in a position where they could no longer afford to stay there. We do not want Cary in our backyard. Adding more houses would ruin the rural setting that should be protected. The roads are already being destroyed by construction traffic.
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- I attended the first meeting at Green Hope School. My feelings about Cary have not changed since then and I have spoken before or e-mailed CTC on many occasions. My desire as a resident (lifetime 47 years) of Chatham County is for the rural character to be preserved. I understand development must occur, but Cary's "cluster" near the county line is unacceptable. I suggest a minimum of 1 acre lots where Cary has already annexed into Chatham and from there; increasing lot sizes up to 5-10 or more acres as you approach Jordan Lake. Such developments would/should be presented before both planning departments for approval, with Chatham having final approval. Just recently new BOC members have been elected that I hope will have more backbone for the good of all of Chatham County and not just developers. Since this meeting is late, I surely hope that CTC will not grant any future annexation requests until the final process is complete. It was also my understanding that there would be citizen involvement with the development of the plan. I do not see that mentioned in your 2 page handout. I welcome the opportunity to help in the planning process if need be. Otherwise, I'm sure I will be back before the CTC again as soon as the flood gates for development are open again. By the way...Sally Kost had a wonderful display which truly shows the "True Cary".
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- It is essential that Cary & Chatham cooperate and be open to citizen input. This is a good start. Many of us in Chatham fear "Cary-ization." I do not want the kind of development that has occurred there. Please listen to us and our concerns.
-
- We are for annexation to Cary mainly because of the need for sanitary sewer and properly treated water supply. We are close to Amberly and would like to avail ourselves of all of the advantages of a modern planned community. Our part of Chatham County is not longer rural!
-
- Provide 50' buffer on all portions of American Tobacco Trail in study area. Provide parking area/access for American Tobacco Trail at O'Kelly Chapel Road and Pittard Sears Farm Road and on New Hope Church Road. 1st of 2 are not on plan. Provide access parking that is equestrian capable at American Tobacco Trail and New Hope Church Road. Build more trails/greenways/sidewalks to connect ATT and each other in study area. Allow trails/greenways in all stream buffers in study area. Plan lower density the closer you get to Jordan Lake. Limit annexation and encourage developers to contribute to Chatham County infrastructure. Require developers to construct trails/greenways/parks and ball fields in study area and open to public and turn over to public.
-

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- “Land Use Plan”, “Annexation”, “Land Grab”! Don’t piss down my back and then tell me it’s raining! Sorry for the last statement, but call it what you may. Annexation by Cary will not benefit the majority of people living in your study area. I will further complicate the lives of people who have chosen to live in a rural setting as opposed to the city sprawl found in place like Cary. We the people, as a majority don’t want this.

- This is at best a timely veiled first step at Cary continuity to “land grab”! No one believes that this is not the first step to annexation-frankly- no one believes that the people in the affected areas will be heard. I do not agree with this as a landowner in the affected area. I am appalled that Cary so poor at planning to avoid sprawl-would assist my area of Chatham to lay out long range plans. In short - if I had wanted to live in Cary or an area planned with their assistance, I would have moved there!

- I fully support growth and development. I’m unable to build anything on 19.7 acres which is ridiculous. We need water and sewer. I support the plan and hope it will not take forever to complete the development.

- I would like 1 acre for building, not 3 acres. If you had a school in this area, then can one tap to the water and sewage. Have recreational center for all people with no charge. Not interested in housing developments coming in this area. Will I really have my choice to move or not move? Will there be plans made and decided on before the property owner’s know about the plans and see maps of these plans? Want to have my rights in making plans for my property.

- The meeting of smoke and mirrors... Why is Cary assisting Chatham in development plans? At the Page Walker Hotel the citizens who attended the meeting were told that there was to be citizens included in the planning. Is today’s extravaganza considered public input? Let’s face the fact’s, builders are the landowners requesting annexation not residents of Chatham. Where ‘s the Mayor and the Cary Council? This meeting was proof that Cary only wants the land in Chatham County and has no indication of representing the citizens of Chatham.

- I have no desire to have our property or any section of this county taken in by Cary. I have no love for Cary at all.

- We are happy to be Chatham County residents and do not want to be associated with Cary. Chatham needs to remain a county that is enjoyed for its history and quiet nature.

- I have no desire to join Cary.

- Slow down—too much to fast. Stop clear cutting. Large lot sizes 3-4 acres at a minimum, no forced annexation. Retain sense of community. Walk and bike paths, not sidewalks, no forced annexation in to Cary if utilities are taped in to.

- Growth is uncontrollable. But controlled growth makes sense! Stop the clear cutting at Amberly. Give the property larger lots which will dictate the land price. Provide bypass, water and sewer. The People in East Chatham have no voice in Cary politics.

- Development seems inevitable. My goal is that it be done in such a way as to maintain the rural nature of the Chatham County study area. It is noted that in the South Western Wake County area there is a zoning of R-80. This area seems similar to the study area. It is suggested that a maximum density of R-80 be adopted for the study area. This would prevent eyesore like Cary Park and Amberly from taking this area over. A low density zoning would also help with protection of water quality in Jordan Lake. Further, any higher density would create an impossible burden on the Chatham County schools.

- They took my father’s land, and now they are after my land. I would like for Cary to stay in Wake County and not come in to Chatham County. We like life as it is.

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- Please leave the people of Chatham County alone. You have nothing that we need.
-
- Chatham County people have a need and a right to determine their own future and retain the rich healthy rural environment of our homes and property. We need to be much more informed and have greater opportunity for input into the planning process. Cary has offered us nothing but increased population and housing density, taxes and traffic. We think the total absence of Cary Commissioners at this meeting, even though they selected the date, is an inexcusable insult to Chatham County residents.
-
- This was not very informative, just a bunch of maps. Need to have a structured, facilitated meeting with citizens to begin to develop a vision of how Chatham citizens would like to see the Wake/Chatham border land developed or not developed?
Question: If Cary Council is approachable for a voluntary annexation, why would the Council choose to vote yes? None of the planners at the meeting were able to answer this question.
-
- We would like to see Cary stay out of Chatham County, both as Cary citizens and Chatham landholders.
-
- Cary's growth into Chatham County must be stopped at all costs. Cary is a cancer on the body of Wake County.
-
- Why not change full impact fees for schools, police, fire and social services? You could exempt 1 time home builders who have been Chatham residents for 4 years. I would like to see others concerns and questions.
-
- Disappointed this meeting was not important enough for the Town of Cary to attend. We moved to Chatham County to get away from Cary. It is very unattractive and sad what Cary is doing to the land around us. Each day I pass land that has been raped by Cary and the developers. I wish that Chatham County would stand up and defend the residents.
-
- This open house was a joke! With no Cary Council representatives here, it is had to voice our anger. Apparently the Cary people do not value our input. As I ride down Green Level Church Road and see all the destruction of the environment. If I wanted to live in Cary, I would move. Let Chatham have their own "Land Use Plan."
-
- I find it very disappoint Cary could not (Would not!) join this meeting tonight. I find it disturbing how Cary has bulldozed 100+ year old land, disturbing wildlife and forestry – just for \$! We do not want to be part of Cary. We are very proud to be a Chatham County citizen who is unaffiliated with Cary. What would annexation gain us? Just water and sewer? No thanks!
-
- I don't want Cary coming in this area. It will be more taxes and more traffic.
-
- I would be very interested to see what the minimum lot sizes would be for Horton's Pond Road. Lots anywhere close to the lake should be a minimum of 2 acres! Where is the Cary Town Council? Is this really a joint effort?
-
- My wife and I moved to Chatham County because we wanted to live in a quiet area away from subdivisions and heavy traffic. If we had wanted to live in Cary we have bought property in Cary. I appreciate that the plan of the current time does not call for any involuntary annexation, but I am concerned that this is exactly what will happen once Cary gains a foot hold in this county. There is already too much new development approved here and I do not want to see any more.
-

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- I would propose the county adopt a Land Use Plan that doesn't change current zoning. When moving to the area, my family chose to live in rural Chatham, not Cary. If zoning remains residential, then Cary will find the area less desirable as they will not also be able to build facilities needed for their subdivisions growth. We along with everyone else we have talked with would like Chatham to remain its own entity, separate from Cary.

- No to all of it! Do not agree with any of this!

- I would like for Cary's plan to be better explained by area in detail. I live in Chatham County for the fact I do not want to live in the city limits of Cary or any other city. What will I get for being in Cary? HIGHER TAXES. I can not see a benefit. Keep Chatham rural.

- Planning should reflect the obvious will of the majority of residents. This area should be low density residential only, 3 acres or larger should be the minimum building lot.

- I do not want Cary to annex my property. Build at least 5 acres per family if developed.

- Do not agree with Cary coming into Chatham. What does Cary have to offer, nothing? When will the residents be asked to participate? Who was involved in the joint resolution? Unless Cary can offer new schools, which they can't. Because they can't build enough for the Cary residents. Fact is Cary just needs more land. As a resident of Chatham for 37 years I like my land and place just like it is.

- Town Council and Mayor are not at our meeting, showing how much Cary thinks of us. We do not want to pay Cary taxes. We do not need Cary input on our land. We have survived this long without you. If we wanted to live in Cary we would move. Cary only wants our taxes. They just cut the Fire Dept. because they could not pay. Now crime is going up also. Stay out of Chatham and we will stay out of Cary.

- The voters of Chatham County spoke clearly when 3 new commissioners were elected. Cary should take note of this and realize that Chatham BOC will have a different agenda now that Mr. Morgan will be gone. People in this area have historically been tied to either Apex or Chapel Hill. This plus the way Cary goes about telling you how things will be (the Green Hope meeting in 2002 for example) tends to rub people the wrong way. What we do not want is houses stuck right next to each other (Amberly, Old Green Hope School) because it starts to look like New Jersey South. The rural flavor of Chatham needs to be considered when planning for this area. Of course, the developers that ask for annexation want the highest density possible for this area. Of course, the developers that ask for annexation want the highest density possible to make more money. This rural flavor is served by larger lots (2-5 acres). If we can keep out the water and sewer (especially sewer) this will naturally limit the density of housing. The ironic this is Cary could not keep growing if they did not suck all of the water of Jordan Lake. The lack of foresight by the Chatham BOC by not putting in an intake is very apparent now.

- I moved here to live in the country. The development going on all around me is destroying Chatham County's rural appeal! Go away Cary!

- We don't want Cary in Chatham County! We don't want the taxes, regulations, subdivisions, shopping centers, traffic, stoplights, or bright-as-day night sky. And we don't need the services offered by the town – we have that covered, thank you. We just want Chatham County to maintain its rural character and follow its Land Use Plan and protect Jordan Lake.

- Please do not turn Chatham County into another crowded Cary. Thank you

- I reside in the "study area" Chatham County, having left Cary in 1998 after living there for 12.5 years. Here, within the proposed "study area" I enjoy and value being

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surrounded by a buffer of mature trees which offer both a comforting view and insulation from noise and the lack of need for covenants that control what one grows and does on one's land that might annoy neighbors in a more densely populated setting. I enjoy and value the stars at night, which become increasingly difficult to view as the city lights overcome their lesser brightness. I enjoy and value the remaining wildlife that that have not yet become road kill seeking increasingly scarce food and shelter as less and less forested area remain. Many of these creatures are considered pests to be eradicated in the city. I enjoy and value the native plants, many of whom are considered weeds to be eradicated in the city. I did not have these things in Cary, and I see those things vanishing in the areas that are developed under the Cary jurisdiction and do not wish Cary to invade my community any further.

I see many acres of land that have been clear cut near my home and I feel the loss of the things I value that disappear with the loss of trees. I have seen the developments spring up in rural areas around 55 and in the Carpenter and the Tryon Road areas. I regret the loss of rural character in areas adjacent to Cary. This has all the feel of developers and land speculators buying less expensive rural land to turn into high density developments by connecting to city Cary) septic and sewer). I fear the destruction of all I enjoy about being here as high density development creeps closer. The expansion also has the feel of the centuries old power struggle to control water supply which is tied into the desire for development. I would find interesting a true accounting of the ties of each of the members of the Chatham County board of Commissioners and the Cary Town Councils to real estate and development ventures.

I feel the desire for profit should not disregard the desires of those who already life in a place. I applaud the meetings seeking input from current residents and hope our desires will be seriously considered.

My family pays the price to provide for our own needs for water and also for sewer that meets the governmental requirements to maintain safe discharge into the Jordan Lake watershed. I would suggest that if Cary needs to "walk through my community to get a drink of water" from Jordan Lake that it should walk respectfully and cooperate with the state and the communities it's path crosses to improve the quality of the water. I did not ask Cary to grow beyond it's ability to provide water for its citizens. I am however pleased that Chatham has a water line plan as I do have concerns for the adequacy of the underground water supplies that feed the current residents wells as developments arise.

I would like to have any further development in Chatham County to be a Chatham-only project subject to Chatham regulations. I would like for those regulations to include regulations that individual lots be a minimum of 2 acres and that the average acreage per person in the development be 5 or more acres, with the average including public spaces. I would also like a regulation requiring any new development to include AT LEAST 25% wooded acreage with plans for wildlife corridors. The wildlife corridors are the one thing I would like to be developed as a cooperative effort among all the counties. Could this possibly even enhance public safety by decreasing collisions between wildlife and automobiles?

I would NOT like to have street lights or other all night lighting and I would like to have effective woodland buffers around each residential and commercial development. I am very worried that Chatham will allow development to continue until the noise, light and other problems of high density human habitation will surround my home. I do NOT accept that

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development and or Cary MUST move in my direction. I can see why it's attractive to developers.

I would like to see clear cutting limited and less destructive selective cutting in areas that need to be cut encouraged. I would like to see "malls" limited to stores meeting DEMONSTRATED UNMET CURRENT NEEDS grouped in small tree-buffered areas. There are already too many large shopping centers surrounding this area. I do not want more built to meet ANTICIPATED high density development to thereby encourage that development.

The concept of "joint land use" opens the door to everything I would like to avoid including Cary taxes. I am approaching retirement. My family has looked around a bit to see what might be available within our budget and within a reasonable commute from my job and what we found had been clear cut and therefore unacceptable. I am too old to have the energy or desire to "start over" and too old to see trees to grow to maturity within my lifetime. I basically want Cary to "stay on it's side of the fence" and leave me alone and I vote for those who will support the desire of those who, like me, wish Chatham county, including the "study area" in which I live, to remain rural and Chatham.
