



**Orange-Chatham Group
Sierra Club**

P.O. Box 1303
Chapel Hill, NC 27514
www.nc.sierraclub.org/ocg/

**Capital Group
Sierra Club**

P.O. Box 6076
Raleigh, NC 27628
www.nc.sierraclub.org/capital

February 19, 2007

TO: Cary-Chatham Joint Land Use Plan Committee
FROM: Judith Ferster, Conservation Chair, Orange-Chatham Group Sierra Club
1-919-929-6648
Tim Reed, Conservation Chair, Capital Group Sierra Club
1-919-749-9994
RE: Comments on the two planning options

Some of the major goals of the Joint Land Use Plan must be to protect the biodiversity of this sensitive area and to help to solve the problem of excess nutrients flowing into Jordan Lake. The good news is that measures to accomplish one will further the other.

Of the two maps offered at the public meetings, Option 1 is preferable because of its overall lower density. But we agree with the Haw River Assembly and the North Carolina Resources Commission that more needs to be done. In particular, we urge that these steps be taken:

1. Protection of perennial streams with at least 150' forested buffers on each side of the stream. Such buffers serve as corridors for wildlife and slow storm water runoff, decreasing the amount of nutrients flowing into streams and the lake. Such a provision would accord with ordinances in Cary and those currently under review in Chatham County;
2. Protection of the three natural heritage areas;
3. Creation of a Resource Conservation Overlay for the Nature Conservancy's Eco-regional Portfolio sites;
4. Modification of Option 1 to enable residential zoning extremes to avoid fragmenting the area with roads to connect widely spaced houses on large lots; instead, allowing for greater density in very limited areas while maintaining low overall density and preserving more open space; see the "conservation subdivision design" as defined in the Town of Cary's Open Space and Historic Resources Plan;
5. Processing of waste water for no additional nutrient discharge to watershed;
6. Adoption of best practices to minimize storm water runoff, such as Bioretention;
7. Adoption of Low Impact Development principles as developed by the Low Impact Development Center;
8. Adoption of regulations to limit the amount of bare earth exposed at any one time to minimize the problem of silt flowing into Jordan Lake from construction sites.

These measures will help to ensure that growth can coexist with the natural and recreational resources that make the area and attractive and viable.