Agenda

I. Call to Order
II. Welcome
III. Approval of Agenda
IV. Approval of Minutes
V. Staff Presentation
VI. Public Input
VII. Committee Discussion
What Is The Joint Plan?

1. It is a *Policy Document* that will set forth the official long-range vision for future land uses.

2. It will be used by Chatham County and the Town of Cary to help guide future development and rezoning requests in the area.
   - The local Planning and Zoning Boards will be required to determine whether future rezoning requests conform with the plan.

3. It will also serve as a framework for long-term planning for public facilities.
What The Joint Plan Is Not

1. It is not a development proposal
2. It is not an ordinance
3. It is not a Utility Master Plan
4. It is not a Transportation Plan
5. It is not a Parks and Greenways Plan
6. It is not a Public Schools Master Plan
7. It is not an Annexation Plan
8. It is not a Zoning Proposal...
The Joint Plan
Boundaries

Total of 18,137 ac.
# History of the Joint Land Use Planning Effort

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Joint Resolutions</strong> passed by Chatham and Cary for development of a Joint Plan, plus a moratorium on annexations.</td>
<td>Dec. 2005</td>
</tr>
<tr>
<td><strong>Joint Community Meetings #1 and #2.</strong> Project kick-off; feedback on Plan Options 1 &amp; 2.</td>
<td>June &amp; Oct 2006</td>
</tr>
<tr>
<td><strong>Joint Work Session #1.</strong> Review of a Revised Joint Staff Draft Plan.</td>
<td>Feb. 2007</td>
</tr>
<tr>
<td><strong>Joint Issues Committee Formed; Regular Committee Meetings</strong></td>
<td>May 2009 – Apr. 2011</td>
</tr>
<tr>
<td><strong>Chatham Community Meeting.</strong> Held by Chatham only.</td>
<td>Aug. 2009</td>
</tr>
<tr>
<td><strong>Community Meeting #3.</strong> Public input on Draft Plan #5.</td>
<td>Nov. 2009</td>
</tr>
</tbody>
</table>
Guiding Principles Include…

• Preserve the rural character of the bulk of this area, while allowing for balanced growth and development.

• Focus the most intense land uses close to the eastern side of the plan area and maintain very low density uses westward towards Jordan Lake.

• Protect water quality of Jordan Lake Reservoir.

• Use the future availability of public utility services to guide and direct growth.

• Encourage limited economic development near major employment and population centers and transportation routes.
Geographic Context
Jordan Lake

State classifies Jordan Lake as a WS-IV Water Supply, subject to a ½ mile Critical Area:

**Low Density Option:**
2 du/ac. or 24% impervious

**Hi Density Option:**
24-50% impervious

Corps Land = 6,082 of the study area’s 18,137 acres
Existing Zoning

Most of Study Area is Zoned R1

(Map c. 2007)
Regional & Transportation Context

“Center of the Region” Map (RTP)  Æ

Plan Area
Regional & Transportation Context

“Center of the Region” Map (RTP)

- Plan Area
- Freeways
Regional & Transportation Context

“Center of the Region”

- Plan Area
- Freeways
- Highways
Regional & Transportation Context

“Center of the Region”
Map (RTP)  "

- Plan Area
- Freeways
- Highways
- Major Thoroughfares
NC Wildlife Resources Commission:

Helped the Project Team Identify The Most Critical Natural Areas

- Nature Conservancy’s EcoRegional Portfolio Sites
- NC Game Lands
- Natural Heritage Inventory Sites
- Forest Management Burn Blocks
Conclusions From NC WRC Discussions

- 1-4 acre lot subdivisions are still too small to protect wildlife habitat and movement in the sensitive areas identified near Corps property.
Conclusions From NC WRC Discussions

- Therefore rather than using a very gradual density transition from east to west, transition rapidly from suburban to very low rural densities (5-10 acre lots).
Introduction to the Draft Plan Map
Elements of Joint Plan

The Draft Map Framework Began With Identification Of ...

- Corps Land (6,082 ac. in Study Area)
- ½ Mi. Lake Buffer
- 1 Mi. Lake Buffer
- ¼ Mile Buffer Around the COE Buffer Property.
Elements of Draft Joint Plan

Plan Reflects Areas Where Up-Zonings Have Already Occurred

- Commercial / Retail
- Office & Institutional
- Light Industrial
Elements of Draft Joint Plan

Very Low Density Residential (VLDR) is assigned to all remaining land within 1 Mile of the lake shore.

**VLDR:** Single family detached or agricultural only. No more than 1 dwelling per 5 acres. No lot smaller than 3 acres.
Identification of Rural Buffer Boundary

Rural Buffer Boundary: No public utilities are to be provided on the lake side of the boundary line.
Elements of Draft Joint Plan

Designate all remaining land between the 1-mile lakeshore buffer and the Rural Buffer Boundary also as Very Low Density Residential.
Elements of Draft Joint Plan

Designate the 4 existing large-lot subdivisions east of the Rural Buffer Boundary as VLDR, plus the portion of the Lost Corners that’s within ¼ mile of Corps land.

**VLDR east of the Rural Buffer Boundary:** Single family detached or agricultural only. No more than 1 dwelling per 3 acres. No lot smaller than 1.5-2.0 acres.
Elements of Draft Joint Plan

Designate most of the remaining land east of the Rural Buffer Boundary as Low Density Residential (LDR).

LDR: 1-2 dwellings per acre. Single family detached or attached.
Elements of Draft Joint Plan

Reflect the approved density for Carolina Preserve: Medium Density Residential (MDR).

MDR: 2-4 dwellings per acre. Single family detached or attached.
Elements of Draft Joint Plan

Golf Course and Town Parks Were Shown As Open Space
Elements of Draft Joint Plan

Optional Mixed-Use Nodes Were Placed At NC 751 & Lewter Shop Road; and at Lewter Shop Road & W. Ferrell Road.

Mixed Use Node: A mix of nonresidential and residential uses, designed in a cohesive, walkable, and pedestrian-friendly manner.
**Elements of Draft Joint Plan**

*Optional* Mixed-Use Nodes Were Placed At NC 751 & Lewter Shop Road; and at Lewter Shop Road & W. Ferrell Road.

The MXD Nodes are optional: The striped shading pattern indicates that LDR uses are an acceptable alternative.
## Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>% of Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>US Corps</td>
<td>6,082</td>
<td>33.5%</td>
</tr>
<tr>
<td>1 du/3-5 ac.</td>
<td>7,595</td>
<td>41.9%</td>
</tr>
<tr>
<td>1-2 du/ac.</td>
<td>2,983</td>
<td>16.4%</td>
</tr>
<tr>
<td>Road ROW</td>
<td>556</td>
<td>3.1%</td>
</tr>
<tr>
<td>Golf/Park/OS</td>
<td>486</td>
<td>2.7%</td>
</tr>
<tr>
<td>2-4 du/ac.</td>
<td>316</td>
<td>1.7%</td>
</tr>
<tr>
<td>Office/Inst.</td>
<td>69</td>
<td>0.4%</td>
</tr>
<tr>
<td>Commercial</td>
<td>26</td>
<td>0.1%</td>
</tr>
<tr>
<td>Light Ind.</td>
<td>24</td>
<td>0.1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>18,137</td>
<td>100%</td>
</tr>
</tbody>
</table>

Excl. MXD Node(s)

Incl. COE Land
### Excl. COE Land

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<td>0.6%</td>
</tr>
<tr>
<td>Commercial</td>
<td>26</td>
<td>0.2%</td>
</tr>
<tr>
<td>Light Ind.</td>
<td>24</td>
<td>0.2%</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>12,055</td>
<td>100%</td>
</tr>
<tr>
<td><strong>US Corps</strong></td>
<td>6,082</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>18,137</td>
<td></td>
</tr>
</tbody>
</table>

Excl. MXD Node(s)
1. **Definition:** A mix of nonresidential and residential uses, designed in a cohesive, walkable, and pedestrian-friendly manner.
   - The commercial/retail component should be no bigger than a typical supermarket-anchored shopping center

2. The Plan Document provides examples of comparable Mixed Use Nodes
Mixed Use Node
Mixed Use Node – Fearrington Village
Mixed Use Node – Fearrington Village Center
Mixed Use Node – Governors Club
Mixed Use Node – Governors Village
Mixed Use Node – Briar Chapel
Mixed Use Node – Briar Chapel Village Center
Mixed Use Node – Briar Chapel Town Center
Mixed Use Node – Briar Chapel Town Center
## Comparable Mixed Use Nodes

<table>
<thead>
<tr>
<th>Mixed Use Example</th>
<th>Acres</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fearrington Village Center</td>
<td>140</td>
<td>Shops, offices, lodging, dining, patio homes, community recreation</td>
</tr>
<tr>
<td>Governors Village</td>
<td>138</td>
<td>Shopping center, offices, apartments, townhomes, single family</td>
</tr>
<tr>
<td>Briar Chapel Village Center</td>
<td>60-80</td>
<td>Civic uses, retail, elementary school, townhomes, condos, single family, second floor office</td>
</tr>
<tr>
<td>Briar Chapel town Center</td>
<td>105</td>
<td>Shopping center, townhomes, residential over retail, offices</td>
</tr>
</tbody>
</table>
Example: 140 Acre Node (Circle)
Example: 80 Acre Node (circle)
West Side of NC 751

- The Plan Map allows for a limited amount of LDR and/or MXD uses on west side of NC751, but...
- ...only if served by public sewer draining to the east side of NC751.
West Side of NC 751

- The location of the Rural Buffer Boundary line shown on the map is therefore conceptual only;

- The final location of the Boundary Line will depend on individual site topography/ elevation and feasibility of gravity sewer service from lines on east side of NC 751.

- Buildings should be close to NC751, w/ most parking west of the buildings.
Other Plan Policy Recommendations
Corps Area Buffers

- There should be a 50 ft. natural buffer adjacent to both sides of the ATT. Approved and/or platted subdivision lots, and approved Planned Unit Developments, are exempt.

- There should be a 400 ft. buffer adjacent to USACOE property south of Lewter Shop Road

- Whenever possible, provide a 150-yard buffer adjacent to State Game Lands

- Whenever possible, provide a $\frac{1}{2}$ mile buffer around controlled burn areas
- 150-Yard Hunting Buffer Next To NC Game Lands
- Jordan Game Land Burn Blocks and ½ Mi. Buffer
Transitions Between uses

• All new development should provide appropriate transitions to adjacent/nearby properties & uses
• An appropriate transition between two different types of adjacent developments can be achieved using one or a combination of these four techniques:
  – Provide a vegetated buffer between the developments;
  – Provide greater building setbacks between developments;
  – Use similar building height, mass, materials, colors, and architecture;
  – Use similar development densities or intensities.
Public Utilities

For areas west of the Rural Buffer Boundary:

• Public water and sewer should not be provided to any properties west of the Rural Buffer line, by either Cary or Chatham.

• Certain types of utility infrastructure may be located west of the buffer line, provided that no properties are served. Examples: Pump Stations, Force Mains, Interceptors, Storage
Public Utilities

For areas east of the Rural Buffer Boundary:

• Properties are not obligated to connect to utilities
• Properties are eligible to request Cary utilities, but Cary is not obligated to agree to requests
• Properties area not guaranteed to have major service lines within close proximity -- There are no planned utility line extensions
• Cost of utility extension borne by property owner
• Cary usually requests annexation in order to receive utilities, but there are exceptions
Public Utilities “Rescue” Policy

• An entire subdivision or individual lot west of the Boundary can be considered for a public utilities rescue…
  – …even if some of the lots in the subdivision have not yet failed
  – … even if it is technically possible to repair the well/septic failures, *if* the cost of repair exceeds the cost of public connection;
  – …for public safety reasons such as fire suppression

• Both Boards must agree to a rescue request
Watershed Protection

- Jordan Lake is a regional water supply facility, owned and managed by the U.S. Army Corps of Engineers.
- The entire land area that eventually drains or seeps towards the lake is called the Jordan Lake Watershed.
- The Joint Plan Area is within the Jordan Lake watershed.
- The Jordan Lake watershed drains an area of about 1,686 square miles, covering 10 counties.
- The Joint Plan Area, excluding Corps land, covers about 1.1% of the watershed.
The state has designated Jordan Lake as a nutrient sensitive watershed (NSW) since the year of the lake’s original impoundment in 1983.

In response to those conditions in 2009 the state adopted special watershed protection regulations into law – the Jordan Water Supply Nutrient Strategy (the Jordan Lake Rules).

The Jordan Lake Rules include requirements and standards that local governments must follow in order to attempt to reduce the amount of nitrogen and phosphorous reaching the lake.
Watershed Protection

• The land development and watershed protection ordinances adopted by Chatham County and the Town of Cary either meet or exceed the new *Jordan Lake Rules*

• Chapter 5 of the Plan Document describes the range of watershed protection and mitigation measures currently used by Chatham and Cary.
Plan Implementation Steps

1. Rezone area west of Rural Buffer
2. Study options for developing and implementing design guidelines
3. Joint transportation planning
4. School facilities planning
5. Joint parks & greenways planning
Public Input Session