Chatham-Cary
Joint Issues Committee
Meeting #19
August 30, 2011
Agenda

I. Call to Order
II. Approval of Agenda
III. Approval of Minutes of June 29
IV. Approval of Minutes of July 19

Plan Discussion
V. Staff Presentation
VI. Committee Discussion

Other Issues
VII. Presentation by Roy Mashburn
VIII. ATT Parking
IX. Voluntary Annexation
X. Future Schedule
XI. Adjournment
V. Map Changes From July 19 Committee Discussion

Lost Corners Changed To All VLDR.

V. Map Changes From July 19 Committee Discussion

Eastern Mixed Use Node Removed

V. Remaining Map Issue: Western Node
The Plan Map allows for a limited amount of LDR and/or MXD uses on west side of NC 751, but…

…only if served by public sewer draining to the east side of NC751.
Properties Opposed To Node, Nov. 2009
V. Remaining Map Issue: Western Node

Opposed To Node (Nov. 2009)  In Support Of Node (Aug. 2011)
V. Remaining Document Issue: Definition of Mixed Use Node

1. Plan Document Definition Is Broad and General, Using Four Comparable Chatham County Mixed Use Areas As Examples:
   
   - The Village Center within Fearrington Village
   
   - Governors Village, within Governors Club
   
   - The Village Center and Town Center within Briar Chapel
“A Mixed-Use Node may be placed within or near the general locations indicated on the map. The node(s) should generally include a mix of non-residential and residential uses, designed in a cohesive, walkable, and pedestrian-friendly manner. The commercial component should be limited to no more than a typical neighborhood-scale shopping center. See Plan Document for details.”
Definition of Mixed Use Node: Plan Document

(Legend Text plus: ) “Residential densities may be higher than in the other land use categories. Institutional uses that are compatible and complimentary to the development of mixed-use areas may also be considered – such as churches, schools, libraries, and daycare facilities.

“Land uses in mixed-use areas may be mixed either side-by-side on adjacent lots, sites, or individual tenant spaces in multi-tenant buildings, or vertically within buildings (e.g., shops on a first floor, with apartments or offices on upper floors). A single use should not substantially dominate an entire Mixed Use Node.”
Definition of Mixed Use Node: Plan Document

“The striped pattern used on the Plan Map .. is intended to convey that a mixed use node is an optional or alternate land use that can be considered for the areas indicated on the map.

“The thematic land use color(s) visible between or underneath the striped “mixed use node” pattern indicates that it would also be acceptable for the area to be developed at the residential densities indicated by the underlying land use designation, namely Low Density Residential...”
“The areas designated Mixed Use Node on the Plan Map are purposely depicted using rounded edges in order to convey that *this plan does not specify the precise boundaries or extent of the mixed use areas.*

“That is, a mixed use node may be placed within or near the general locations indicated on the map, and does not need to strictly conform to those boundaries provided that the node conforms to the intent and definition given in this plan…”
Example: Fearrington Village’s Village Center
Fearrington Village’s Village Center

- 140 ac.
- 200 patio homes
- Shops
- Offices
- Dining
- Lodging
- O/S
Example: Governors Club’s Governors Village
Governors Village

- 138 acres
- Shopping Center
- Office
- 300 apartments
- 158 townhomes
- 152 single family
- Open Space
Example: Briar Chapel’s Mixed Nodes
Briar Chapel’s Village Center

- 60-80 acres
- Retail
- Civic Uses
- Townhomes
- Condos
- Single Fam.
- Civic Uses, School
- Office
Briar Chapel’s Town Center

- 105 acres total
- 65 acres of Office
- Shopping Center (200K s.f.)
- 60 Townhomes
- 20 Units Above Retail
MXD Node: Committee Discussion

1. Should The Western Node At NC 751 Be Retained In The Plan?

2. Are The Descriptions Of The “Floating” Node Boundary And Its Optional Nature Sufficiently Clear?

3. Does The Definition Meet The Committee’s Intent To Shape A More General Plan?

4. Is The Committee Satisfied/Comfortable With The Comparable Examples?
V. Malcolm Riggsbee Property

1. Insert Vicinity Map (zoom-in from Map C, but with parcel lines). Map frame should include Horil/Hodge area, Markham Plantation, edge of Corps land. Outline the Riggsbee parcel, or put a star on it.
V. Malcolm Riggsbee Property

Committee Options:
1. Leave Plan As Is
2. Add text to plan document stating that any properties outside of the Rural Buffer Boundary may be considered for service provided that private connections are made to gravity lines within the Rural Buffer
3. Treat just the Riggsbee property similar to the MXD Node area west of NC 751
4. Extend the Buffer Boundary around the exact property lines.
V. Malcolm Riggsbee Property

3. Treat the Riggsbee property similar to the MXD Node area west of NC 751, on Plan Map and in Document
V. Malcolm Riggsbee Property

4. Extend the Buffer Boundary around the exact property lines. (Note: Inclusion within the Boundary does not assure provision of services.)
V. (c) Plan Document Changes

1. Staff Presents Document Changes Based On Input From Committee At July 19 Meeting.

2. Committee Discussion of Document Changes