

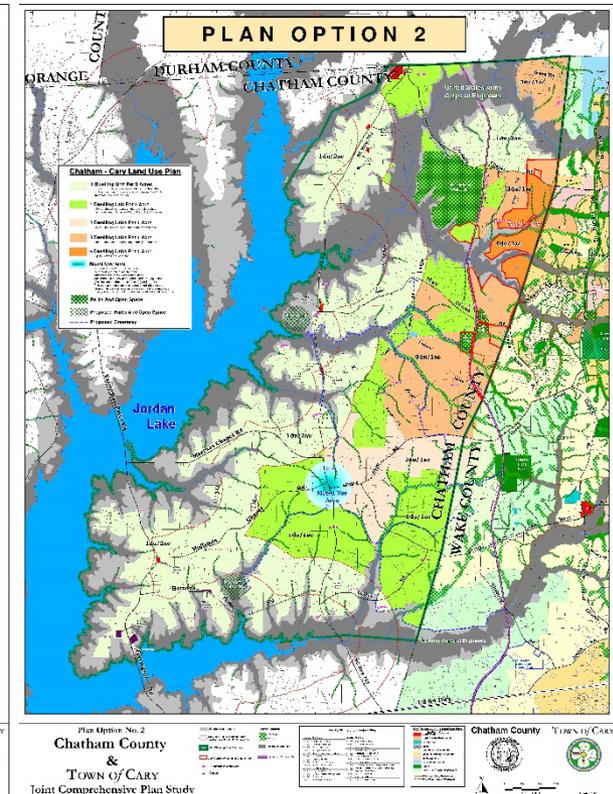
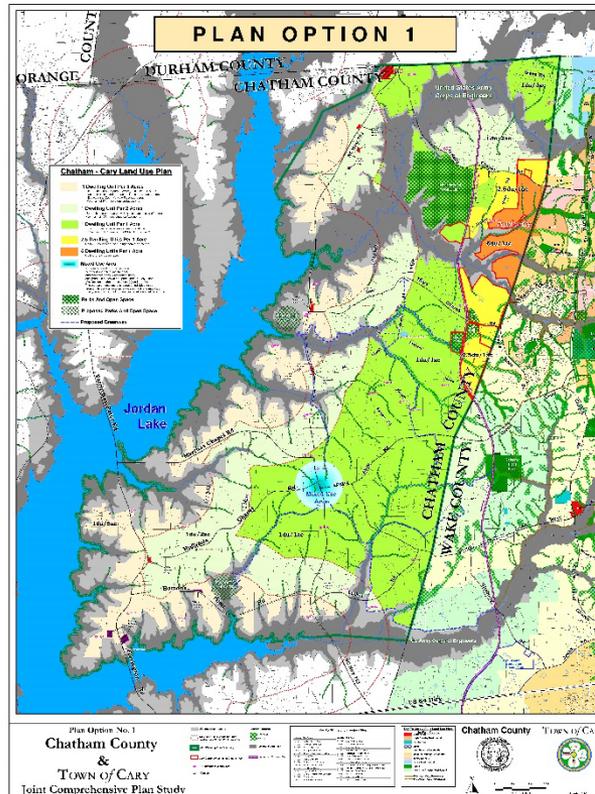
# Chatham County Town of Cary Joint Land Use Plan

Ten Year Assessment  
November 21, 2022



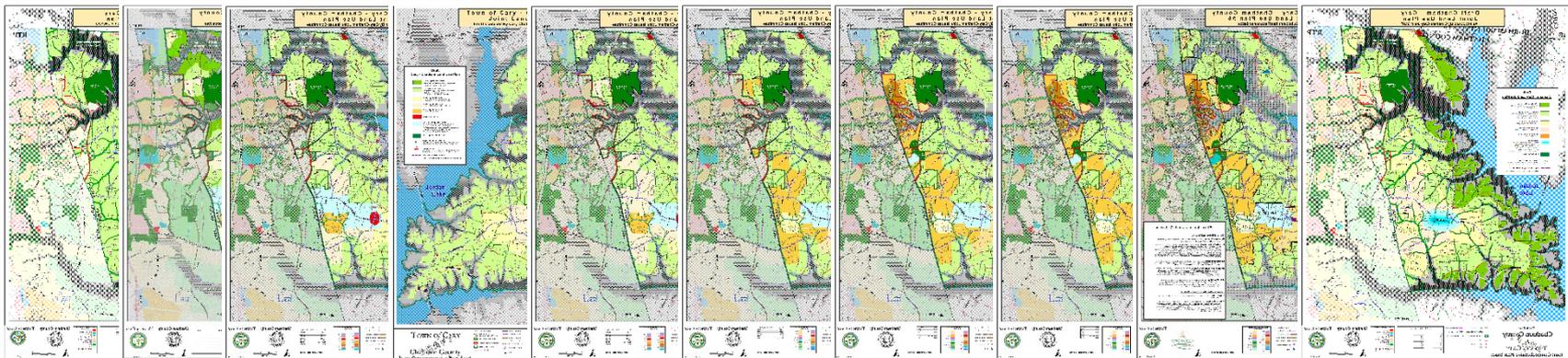
# Background

- December 2005 – Resolution adopted initiating joint planning process
- Community meetings held throughout the process
- Staff generated plan options
- 2006-2007 – Joint meetings of both boards
- Late 2007 – Joint issues committee formed
- Plan Adoption Summer 2012



# Background

- ~23 Map options generated between 2006 and 2012
- Plan history is available online
  - [2011-Adoption](#)
  - [2009-2010](#)
  - 2008 – JIC break while county worked on ordinance amendments and the town commissioned a watershed impact study
  - [2006-2007](#)
  - [Map Versions](#)
- During seven year process the Town did not entertain annexations
- Both jurisdictions requested special legislation regarding involuntary annexations that was approved in 2011 (SL 2011-151)



# Interlocal Agreement

- Provides guidance on plan administration, implementation, and amendment process
  - Plan interpretations
  - Plan amendment process
  - Rezoning determinations
  - Public and Private utilities
  - Annexations
  - Subdivision conformity
  - Information sharing
  - Five year assessment
  - Renewal terms

## Interlocal Agreement Regarding the Chatham-Cary Joint Land Use Plan

This Interlocal Agreement Regarding the Chatham-Cary Joint Land Use Plan ('Agreement') made and entered into this the 1<sup>st</sup> day of July, 2012, by and between **Chatham County**, a political subdivision of the State of North Carolina established and operating pursuant to the laws of the State of North Carolina, ('COUNTY') and the **Town of Cary**, a municipal corporation organized and existing under the laws of the State of North Carolina, ('TOWN')

### WITNESSETH:

WHEREAS, the COUNTY and TOWN have identified the protection of the B. Everett Jordan Lake to be of primary interests to both parties as a source of drinking water, a recreational amenity, wildlife habitat and an area of special environmental concern; and

WHEREAS, in December, 2005 TOWN and COUNTY adopted a resolution calling for joint planning of an area of common interest described as east of Jordan Lake, north of White Oak Creek, west of the Chatham County line with Wake County and south of the Durham County Line ('Joint Planning Area'); and

WHEREAS, after thorough, careful and diligent study and review, and with extensive public input, the parties have jointly prepared the "Chatham County-Town of Cary Joint Land Use Plan" ('PLAN') which consists of a written PLAN Document and PLAN Map, and each find PLAN be an agreeable policy document designed to guide future land use and other planning decisions of both COUNTY and TOWN; and

WHEREAS, the parties desire to provide additional guidance on how PLAN is to be administered, implemented, and from time to time, amended, so that it continues to be a useful and viable document for both the COUNTY and TOWN for land use and other planning decisions within the Joint Planning Area.

# Interlocal Agreement

- **10. Overall Plan Update.** For as long as this Agreement is in effect, TOWN and COUNTY will participate in a Joint Assessment of the PLAN every five (5) years. As part of the Joint Assessment, both parties will evaluate the performance and utility of the PLAN over the preceding five years, and each party will use the assessment to determine whether a joint update is needed. Such an update would occur in a fashion similar to the original development of PLAN, as determined by both governing boards at the respective times.
- **11. Term and Renewal of Agreement.** This Agreement shall exist and continue for ten years from July 1, 2012 ('Effective Date'). This Agreement will then automatically renew for two consecutive five (5) year periods.

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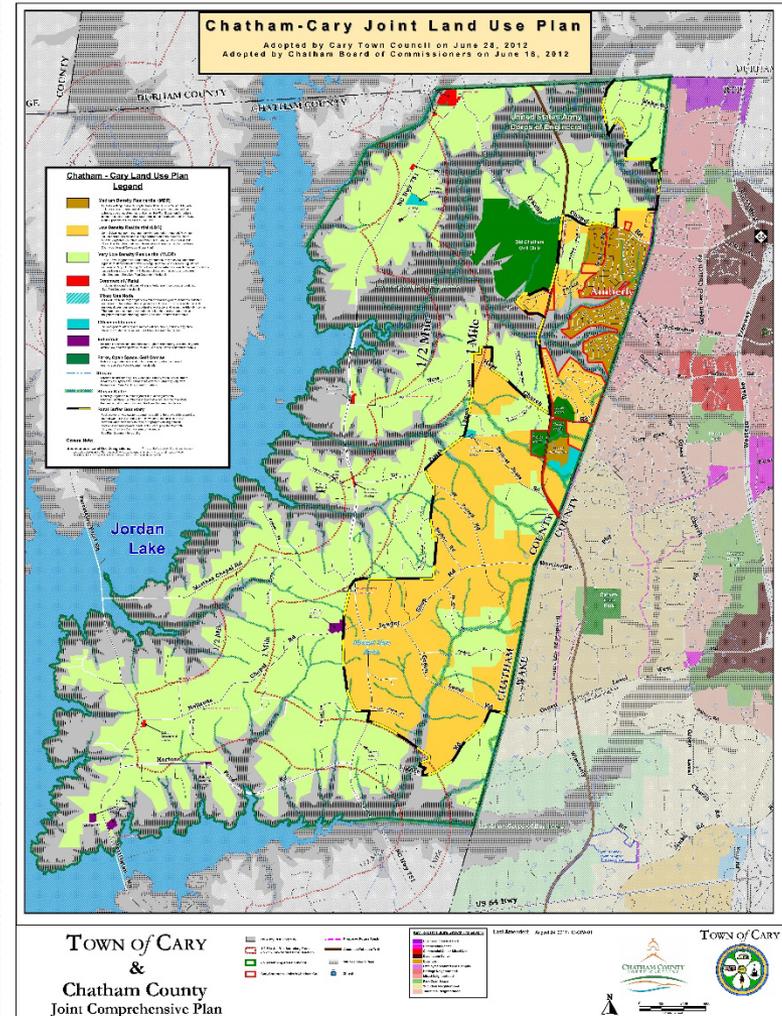
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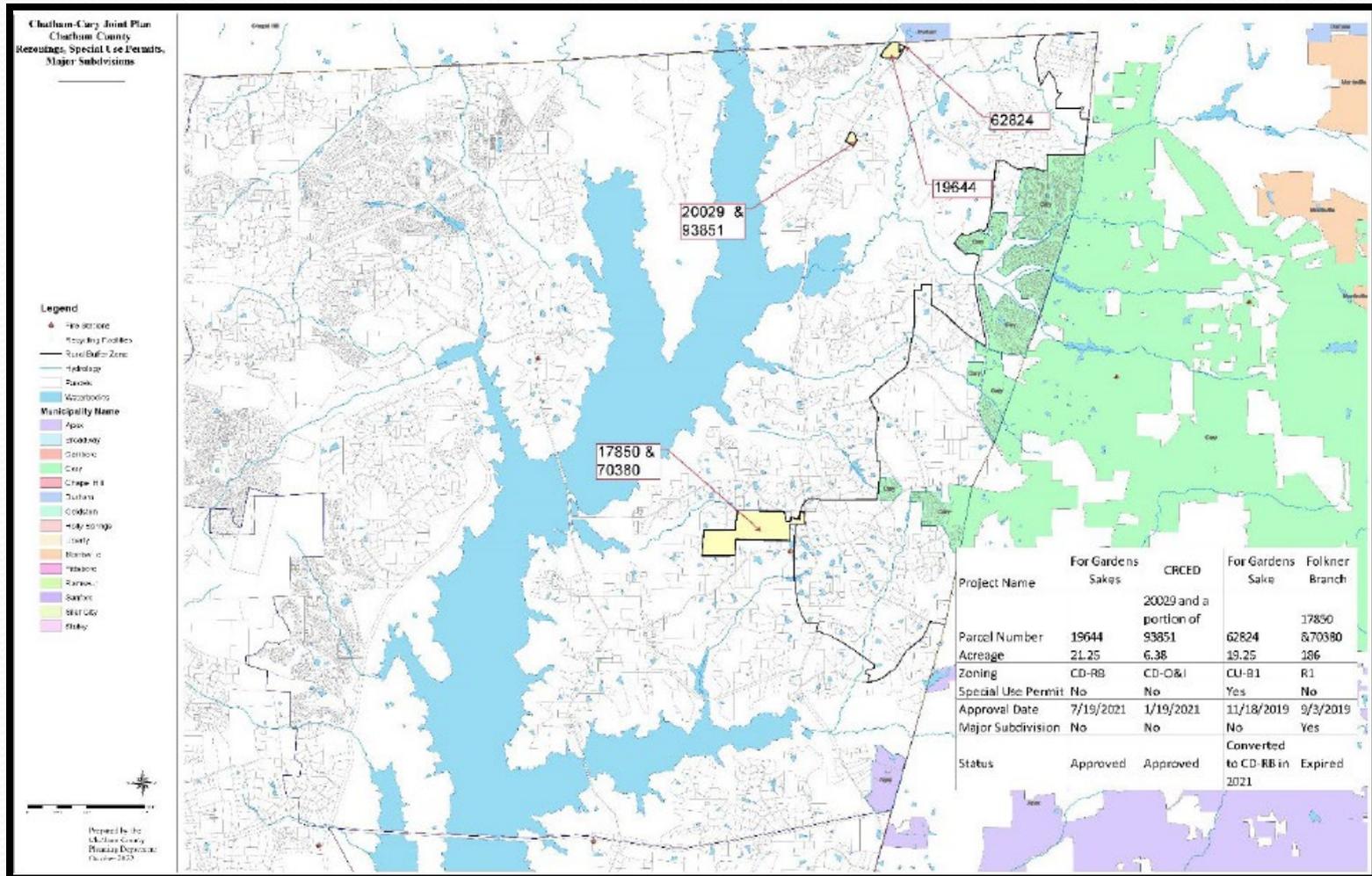
# Plan and Map Overview

- Plan ([link to documents](#))
  - Detailed land use designation descriptions
  - Examples for comparison
  - Utility extensions & rescue provision
  - Watershed protection
  - Plan implementation
- Map
  - MDR – Medium Density Residential
    - Up to 4 DU per acre
  - LDR – Low Density Residential
    - Up to 2 DU per acre
  - VLDR – Very Low Density Residential
    - Up to 1 DU per acre
  - MXD - Mixed Use Node
    - Mix of residential and non-residential
    - Walkable, pedestrian friendly
    - Neighborhood scale shopping center
  - Existing Uses
    - Office & Institutional
    - Commercial/Retail
    - Light Industrial



# Activities Since 2018 Update

- Rezoning Cases – County (3)

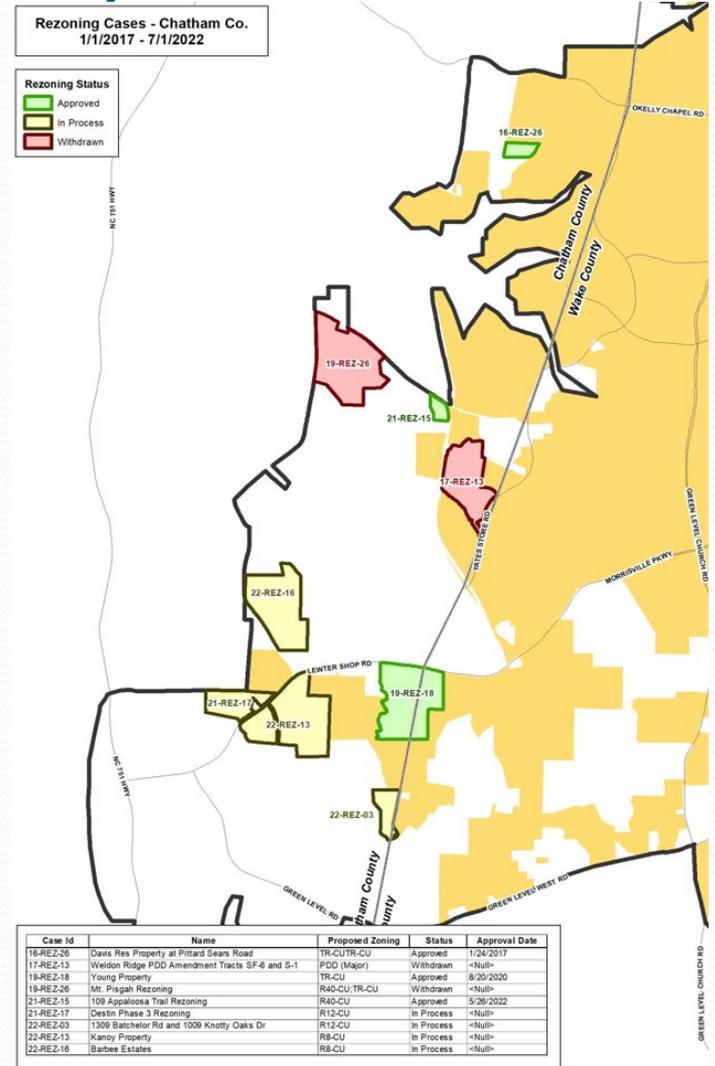


# Plan Activities since 2018

- Plan Amendments
  - December 2020 – Amendment to the joint plan map to extend the commercial/retail designation on property adjoining For Garden’s Sake nursery to incorporate the former O’Kelly Chapel Church building into the nursery site.
- Plan Interpretations
  - December 1, 2020 – Interpretation regarding the expansion of a treatment facility located within the county’s planning jurisdiction and whether an office/institutional rezoning was compatible with the VLDR designation.

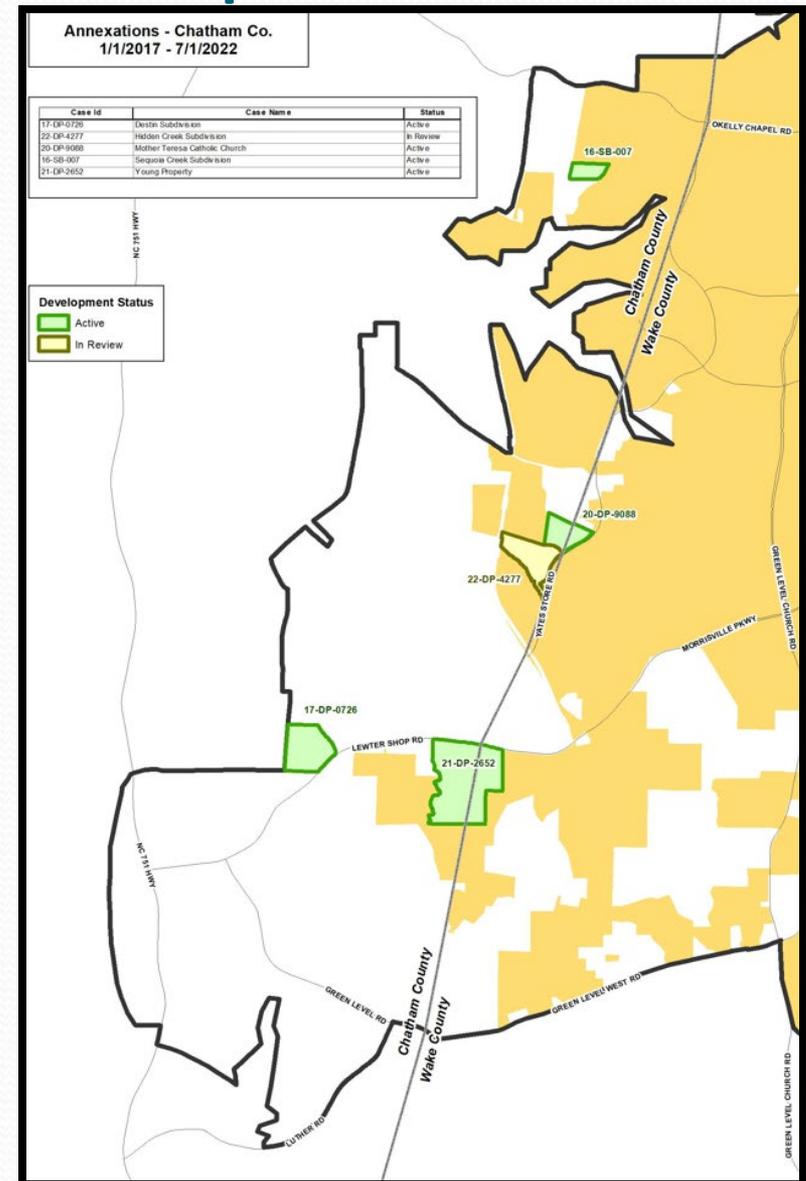
# Zoning Cases Since 2018 Update

- Rezoning Cases – Town (7)
  - Young Tract- Rezoning and Subdivision (19-REZ-18)
  - Hogan Annexation/109 Appaloosa Trail Rezoning (21-REZ-15)
  - Goodwin Annexation / Destin Phase 3 Rezoning (21-REZ-17)
  - Batchelor Road (22-REZ-03)
  - Kanoy Tract (22-REZ-13)
  - Barbee Estates (22-REZ-16)



# Annexations Since 2018 Update

- Annexations: 4 (1 in Review)
  - Destin
  - Mother Teresa Catholic Church
  - Sequoia Creek
  - Young Property
  - Hidden Creek (in Review)



# Activities Since Adoption

- Comprehensive plans adopted by the Town and County
  - Both plans reflect the joint plan
- Town Parks, Recreation & Cultural Resources Master Plan Update
- Transportation Planning
  - Bicycle Signage Study (2016)
    - Evaluated bicycle signage options (DCHC MPO area)
    - Reviewed the multi-use American Tobacco Trail crossing at O'Kelly Chapel Road
  - American Tobacco Trail
    - Rectangular Rapid Flashing Beacons



# Questions

