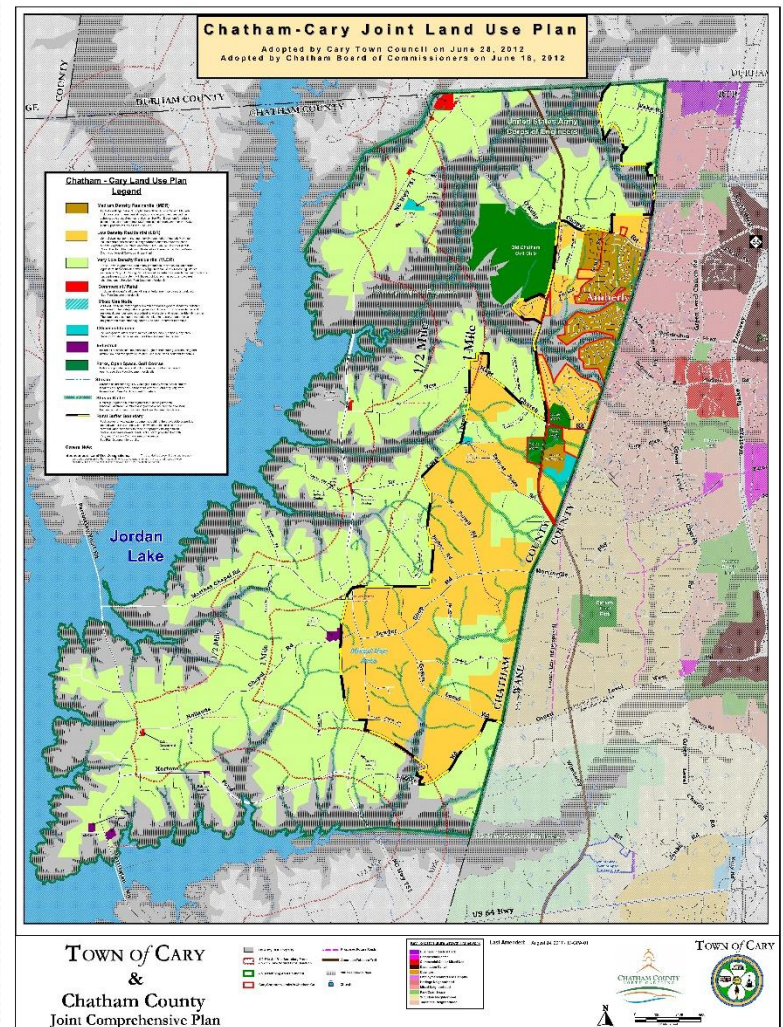


Chatham County Town of Cary Joint Land Use Plan

Five Year Assessment
January 16, 2018

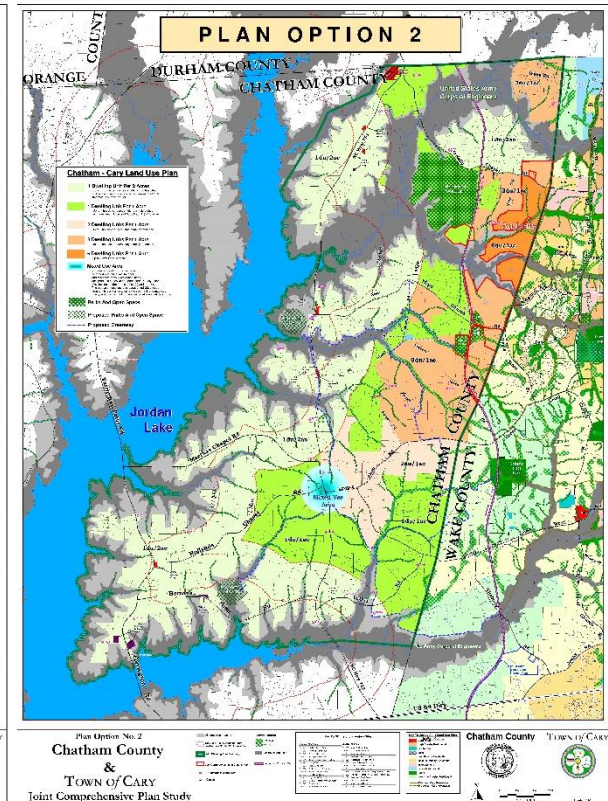
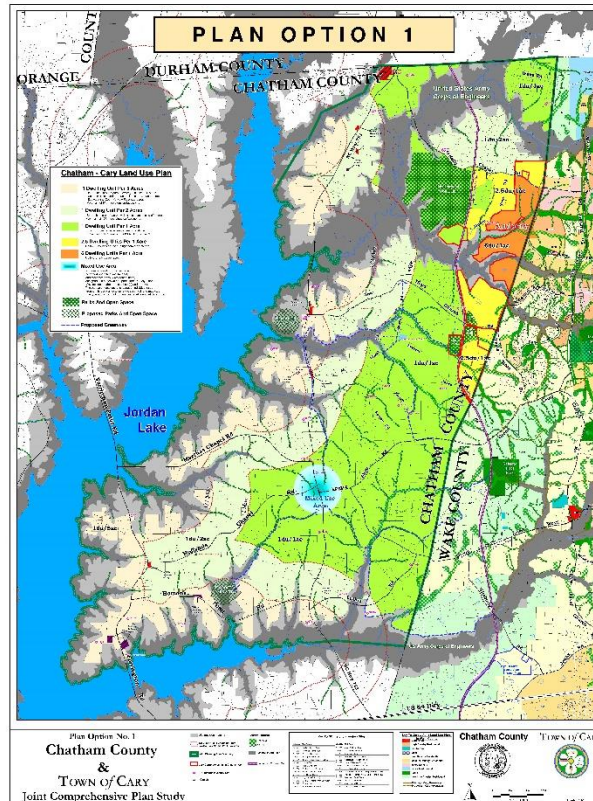
Joint Plan 5 Year Assessment

- Background
- Interlocal Agreement
- Plan & Map Overview
- Activities Since Adoption
 - Plan Interpretations
 - Rezoning Cases (both jurisdictions)
 - Major Subdivisions & Annexations
 - Plan Amendments
 - Town Parks, Recreation & Cultural Resources Master Plan Update
 - Transportation Planning
- Questions



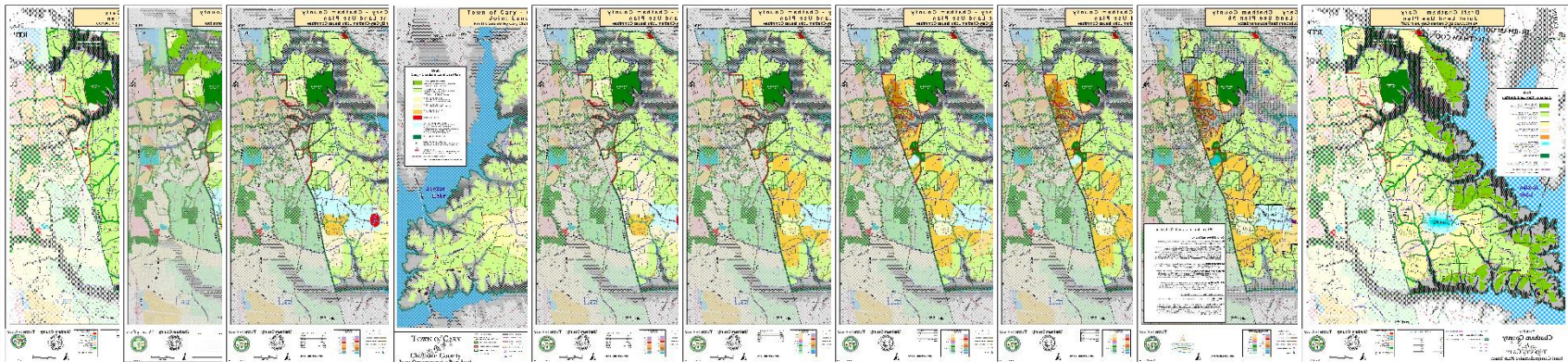
Background

- 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 1st 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.

Interlocal Agreement Regarding the Chatham-Cary Joint Land Use Plan

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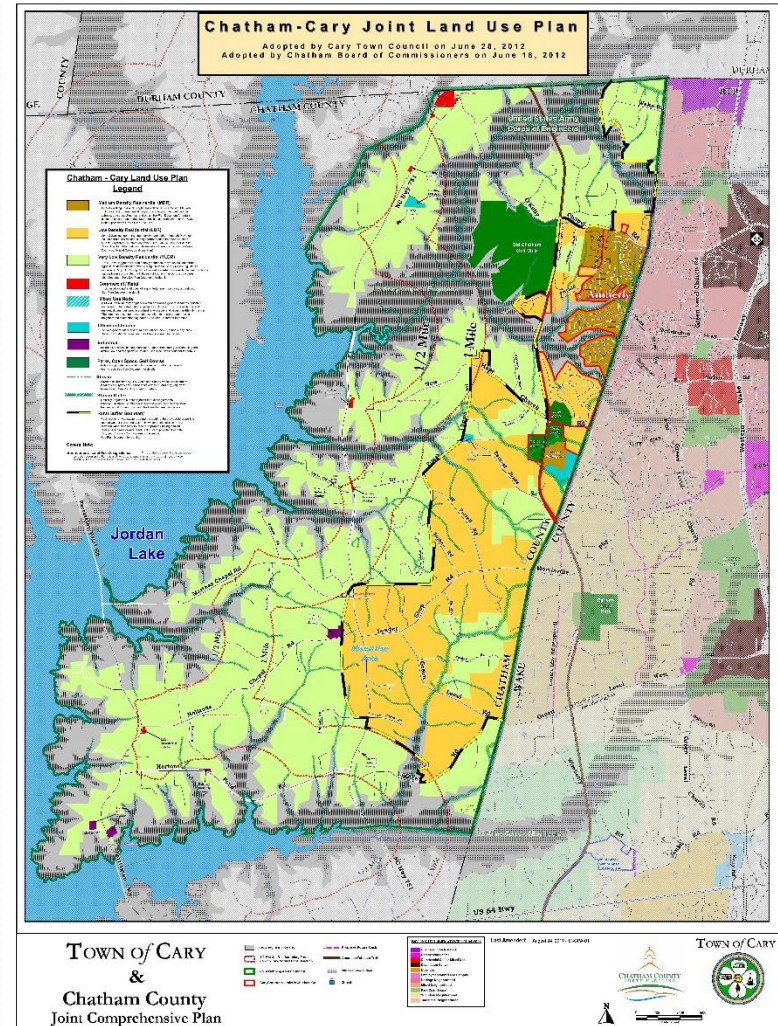
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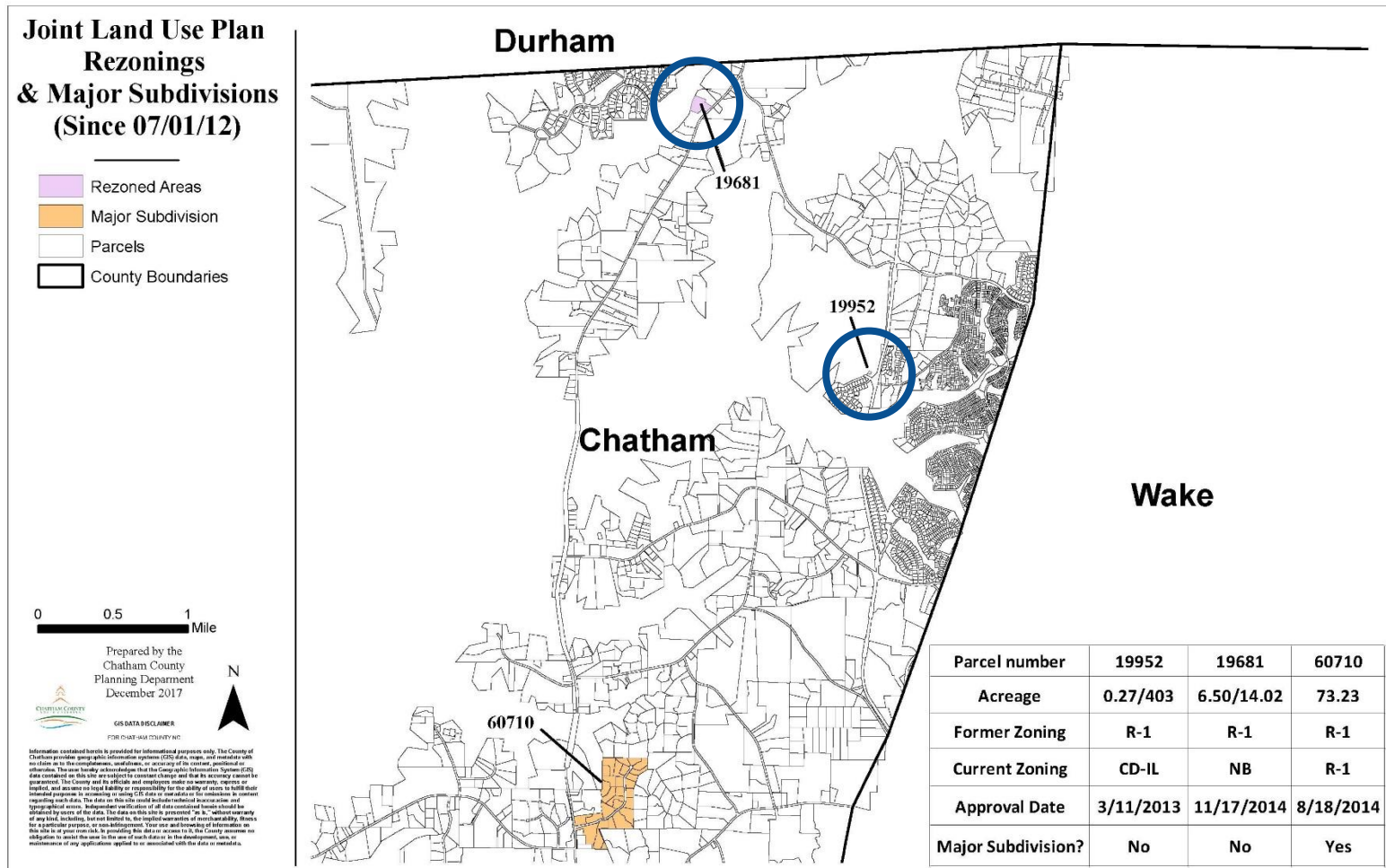
Plan and Map Overview

- 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 Adoption

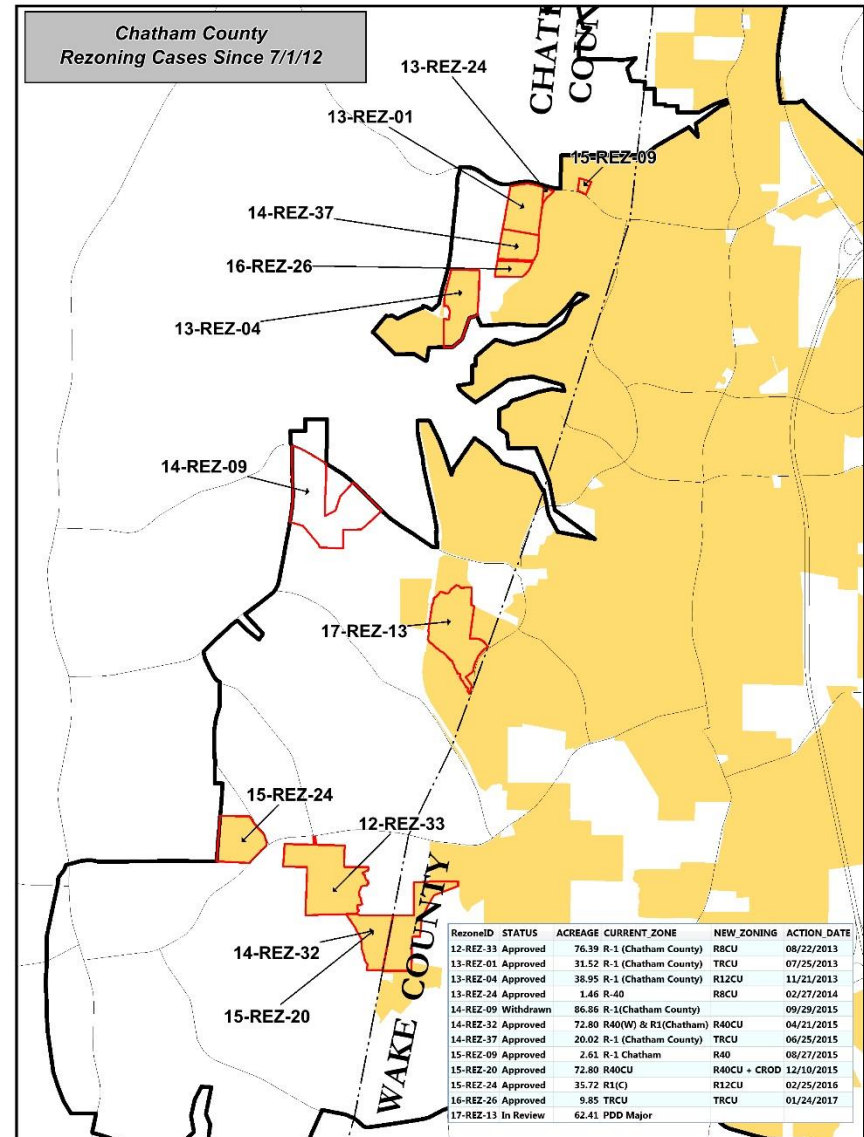
- Rezoning Cases – County (2)



Activities Since Adoption

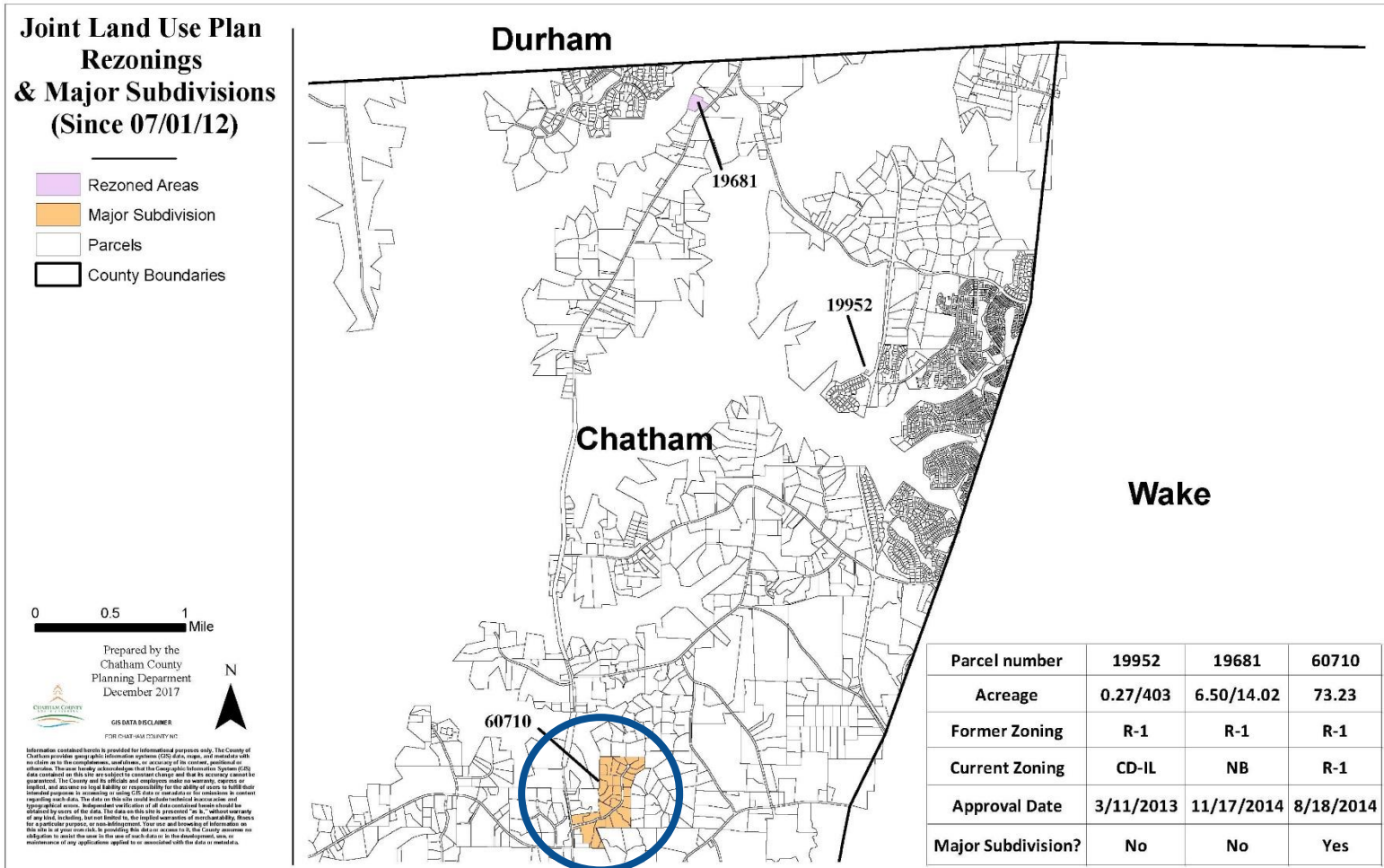
- Rezoning Cases – Town (12)
 - 10 approved, incl. 1 for a fire station, and 1
 - 1 withdrawn
 - 1 in review

RezoneID	STATUS	ACREAGE	CURRENT_ZONE	NEW_ZONING	ACTION_DATE
12-REZ-33	Approved	76.39	R-1 (Chatham County)	R8CU	08/22/2013
13-REZ-01	Approved	31.52	R-1 (Chatham County)	TRCU	07/25/2013
13-REZ-04	Approved	38.95	R-1 (Chatham County)	R12CU	11/21/2013
13-REZ-24	Approved	1.46	R-40	R8CU	02/27/2014
14-REZ-09	Withdrawn	86.86	R-1(Chatham County)		09/29/2015
14-REZ-32	Approved	72.80	R40(W) & R1(Chatham)	R40CU	04/21/2015
14-REZ-37	Approved	20.02	R-1 (Chatham County)	TRCU	06/25/2015
15-REZ-09	Approved	2.61	R-1 Chatham	R40	08/27/2015
15-REZ-20	Approved	72.80	R40CU	R40CU + CROD	12/10/2015
15-REZ-24	Approved	35.72	R1(C)	R12CU	02/25/2016
16-REZ-26	Approved	9.85	TRCU	TRCU	01/24/2017
17-REZ-13	In Review	62.41	PDD Major		



Activities Since Adoption

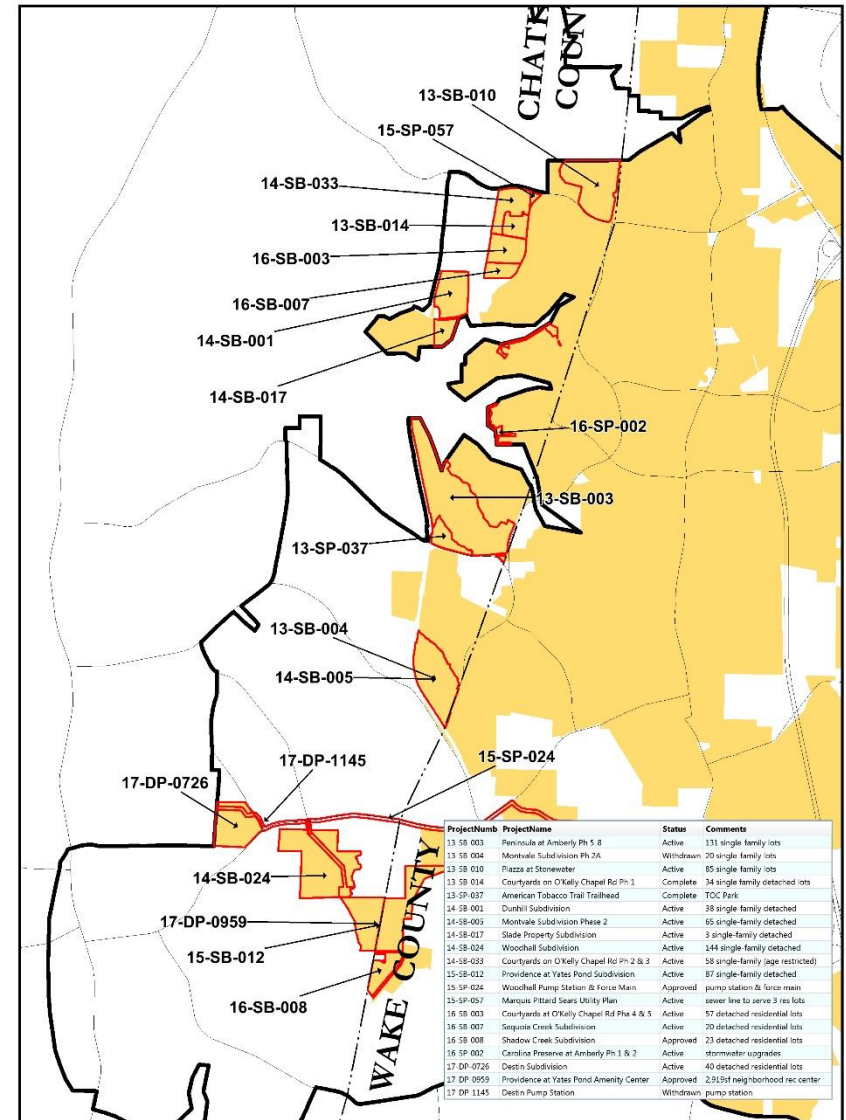
- Major Subdivisions – County



Activities Since Adoption

- Major Subdivisions – Town

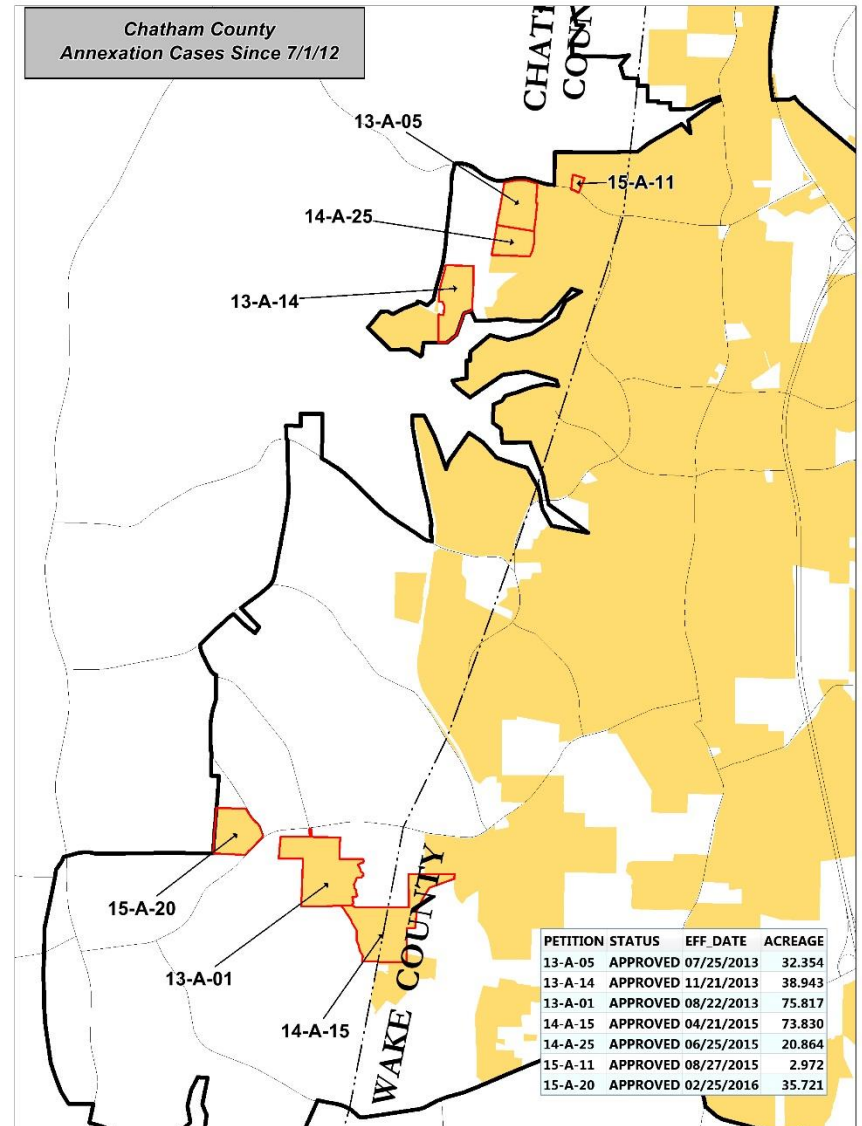
ProjectNumb	ProjectName	Status	Comments
13-SB-003	Peninsula at Amberly Ph 5-8	Active	131 single-family lots
13-SB-004	Montvale Subdivision Ph 2A	Withdrawn	20 single-family lots
13-SB-010	Piazza at Stonewater	Active	85 single-family lots
13-SB-014	Courtyards on O'Kelly Chapel Rd Ph 1	Complete	34 single family detached lots
13-SP-037	American Tobacco Trail Trailhead	Complete	TOC Park
14-SB-001	Dunhill Subdivision	Active	38 single-family detached
14-SB-005	Montvale Subdivision Phase 2	Active	65 single-family detached
14-SB-017	Slade Property Subdivision	Active	3 single-family detached
14-SB-024	Woodhall Subdivision	Active	144 single-family detached
14-SB-033	Courtyards on O'Kelly Chapel Rd Ph 2 & 3	Active	58 single-family (age restricted)
15-SB-012	Providence at Yates Pond Subdivision	Active	87 single-family detached
15-SP-024	Woodhall Pump Station & Force Main	Approved	pump station & force main
15-SP-057	Marquis Pittard Sears Utility Plan	Active	sewer line to serve 3 res lots
16-SB-003	Courtyards at O'Kelly Chapel Rd Pha 4 & 5	Active	57 detached residential lots
16-SB-007	Sequoia Creek Subdivision	Active	20 detached residential lots
16-SB-008	Shadow Creek Subdivision	Approved	23 detached residential lots
16-SP-002	Carolina Preserve at Amberly Ph 1 & 2	Active	stormwater upgrades
17-DP-0726	Destin Subdivision	Active	40 detached residential lots
17-DP-0959	Providence at Yates Pond Amenity Center	Approved	2,919sf neighborhood rec center
17-DP-1145	Destin Pump Station	Withdrawn	pump station



Activities Since Adoption

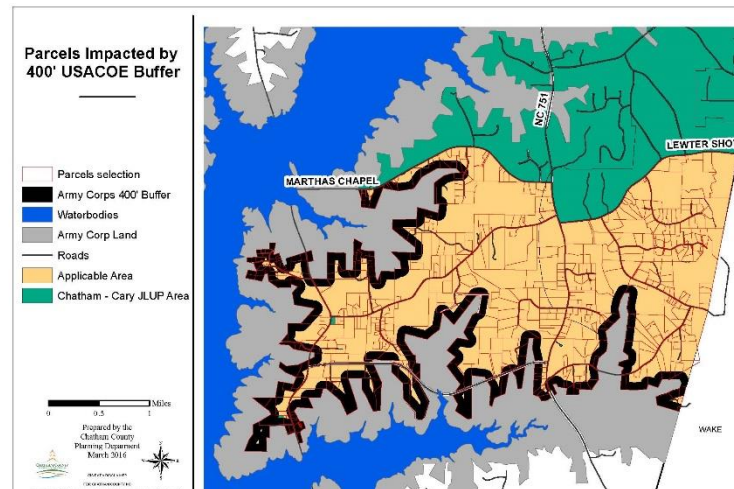
- Annexations

PETITION	STATUS	EFF_DATE	ACREAGE
13-A-05	APPROVED	07/25/2013	32.354
13-A-14	APPROVED	11/21/2013	38.943
13-A-01	APPROVED	08/22/2013	75.817
14-A-15	APPROVED	04/21/2015	73.830
14-A-25	APPROVED	06/25/2015	20.864
15-A-11	APPROVED	08/27/2015	2.972
15-A-20	APPROVED	02/25/2016	35.721



Activities Since Adoption

- Plan Amendments
 - June 2016 – Delete section 3.4.2 which established a 400 foot buffer adjacent to the Corps of Engineers property when public utilities are utilized for development.
 - August 2017 – Amendment to the joint plan map to reconfigure the MDR, Medium Density Residential, and Office/Institutional designations on a portion of parcel 19865.



Currently Adopted Joint Plan

Requested Joint Plan Amendment

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



