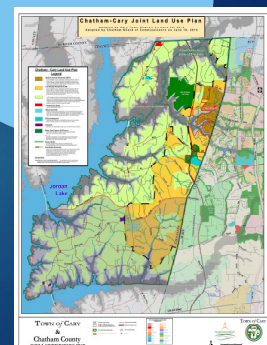


Joint Chatham-Cary Plan Amendment

REQUEST TO REPEAL SECTION 3.4.2

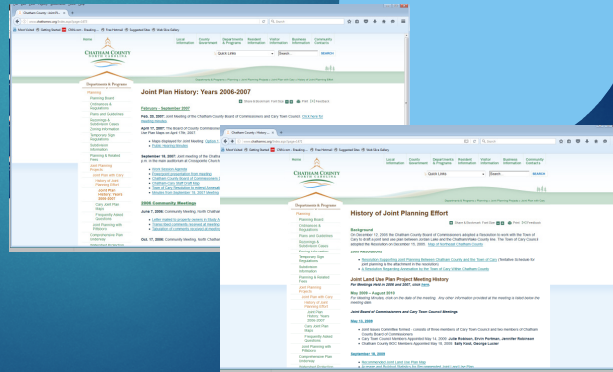
Application & Amendment Process

- ▶ Application submitted to repeal Section 3.4.2 – Water Quality Buffers Adjacent to Jordan Lake
 - ▶ Section 3.4.2 – "Special buffers should be provided adjacent to U.S. Army Corps of Engineers property associated with the Jordan Lake Reservoir, for the portion of the plan area located south of Lewter Shop Road and Martha's Chapel Road. Any future development in this portion of the plan area that is served by public utilities should provide a 400 ft. undisturbed buffer adjacent to Corps property in order to provide additional watershed protection in the White Oak Creek drainage basin."
 - ▶ Public Hearing (Chatham County) – March 21, 2016
 - ▶ Planning Board – April 5 and May 3, 2016
- ▶ Simultaneous submittal to the Town of Cary
 - ▶ Public Hearing (Town of Cary) – April 28, 2016
 - ▶ Planning Board – June 20, 2016
- ▶ Interlocal Agreement requires that both jurisdictions approve an amendment for it to be effective
- ▶ Chatham County must take action on an amendment prior to the Town of Cary



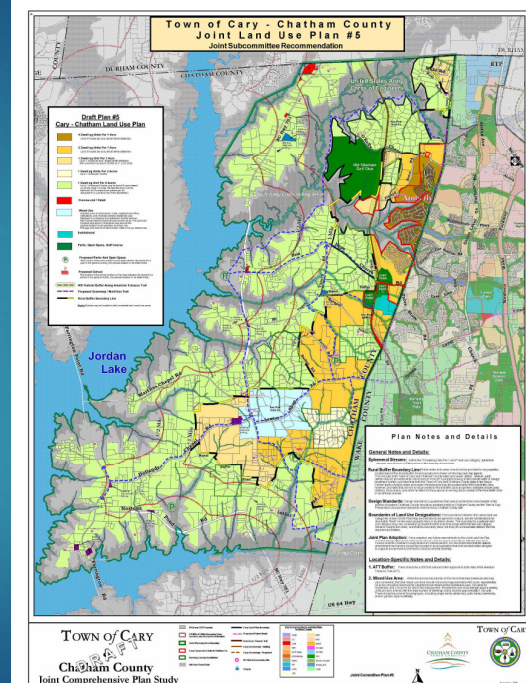
Background

- ▶ Joint Plan adopted June 12 and effective July 1, 2012
- ▶ Resolution to initiate joint plan adopted in December 2005
- ▶ Break taken in 2007
- ▶ Discussions resumed in 2009



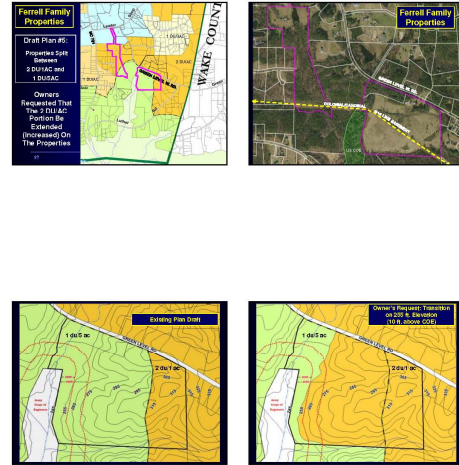
Background

- ▶ 2009
 - ▶ Updated plan option #5
 - ▶ 1 du/5 acres within 1 mile of normal pool elevation of Jordan Lake or ¼ mile of Corps of Engineers property, whichever greater.
 - ▶ Included a rural buffer boundary that restricted the extension of public water or sewer west of the rural buffer boundary.
 - ▶ Areas east of the rural buffer boundary included densities ranging from 1 du/3 acres to 4 du/acre.



Background

- ▶ 2010
 - ▶ Owner adjacent to Rocky Ford Branch suggested using 255' topographic elevation as the boundary instead of ¼ mile from Corps property.
- ▶ Additional discussions
 - ▶ Plan option revised to shift rural buffer boundary and Low Density Residential designation (1 du/1acre).
 - ▶ ¼ mile from Corps property ultimately eliminated.



15

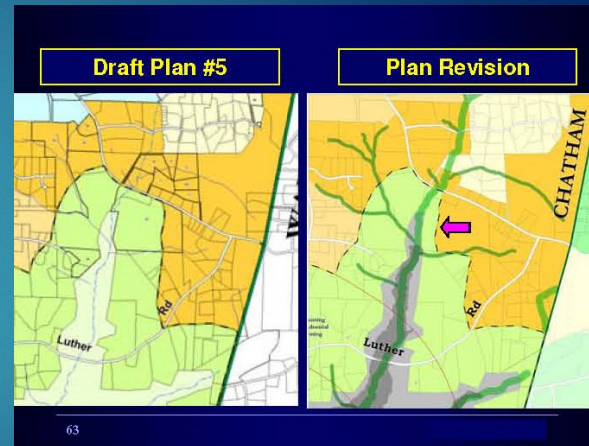
Background



16

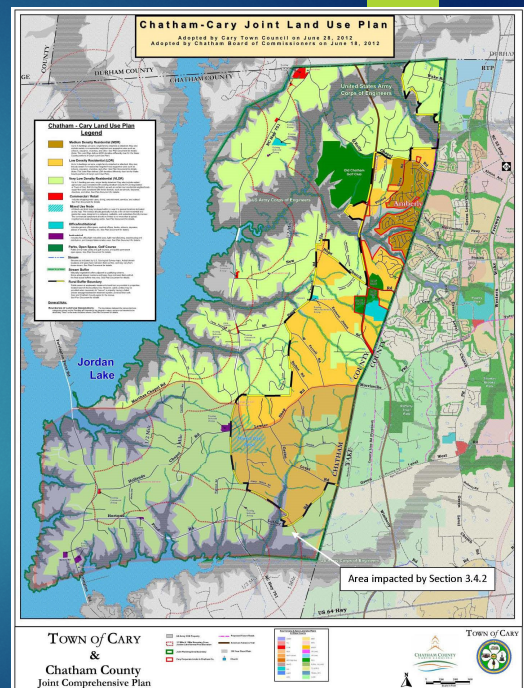
Background

- ▶ Text revisions were made to the joint plan to address 2010 map changes.
- ▶ Section 3.4.2 was drafted to establish a 400' buffer adjacent to Corps property where public utilities were provided.
 - ▶ At this time Section 4.1, The Rural Buffer Boundary, was worded as "Areas west of the rural buffer boundary should not be eligible to receive public water or sewer, regardless of provider [emphasis added]."
 - ▶ If both sections activated, the 400' buffer would have only applied to areas east of the rural buffer boundary, and only impacted a small number of properties.



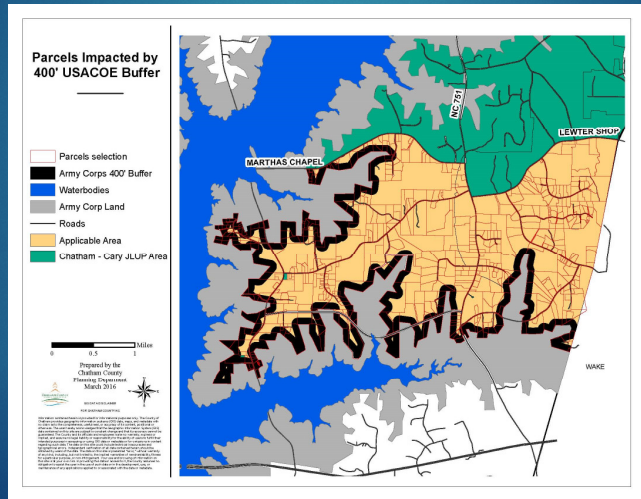
Background

- ▶ Fast-forward to 2012
 - ▶ Rural buffer boundary and Low Density Residential designation extended to 1 mile from normal pool elevation in the Rocky Ford Branch area.
 - ▶ Section 4.1 revised to delete "public water" and reads as "Areas west of the rural buffer boundary should not be eligible to receive public sewer, regardless of provider."
 - ▶ Accommodation to allow extensions of county water in areas west of the rural buffer boundary.
 - ▶ When coupled with Section 3.4.2 it extends the potential 400' buffer to all properties adjacent to Corps property located south of Lewter Shop Road and Marthas Chapel Road.



Background

- Potential impact if public water extended to properties.



Planning Board Discussion & Recommendation

- April 5, 2016
 - Board requested additional information on density transfers allowed by the Town of Cary and steep slopes and streams in the joint plan area.
- May 3, 2016
 - Recommendation to approve the request to the joint plan to repeal Section 3.4.2 by a 5-3 vote.

Links

- ▶ Adopted Joint Plan and Interlocal Agreement - <http://www.chathamnc.org/index.aspx?page=441>
- ▶ Joint Plan History - <http://www.chathamnc.org/index.aspx?page=738>
 - ▶ 2009-2010 - <http://www.chathamnc.org/Index.aspx?page=1472>
 - ▶ 2006-2007 - <http://www.chathamnc.org/Index.aspx?page=1473>
- ▶ Map Iterations - <http://www.chathamnc.org/index.aspx?page=742>