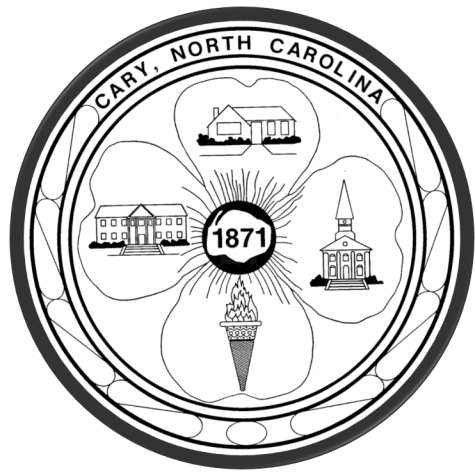


Cary 101

Shaping Cary





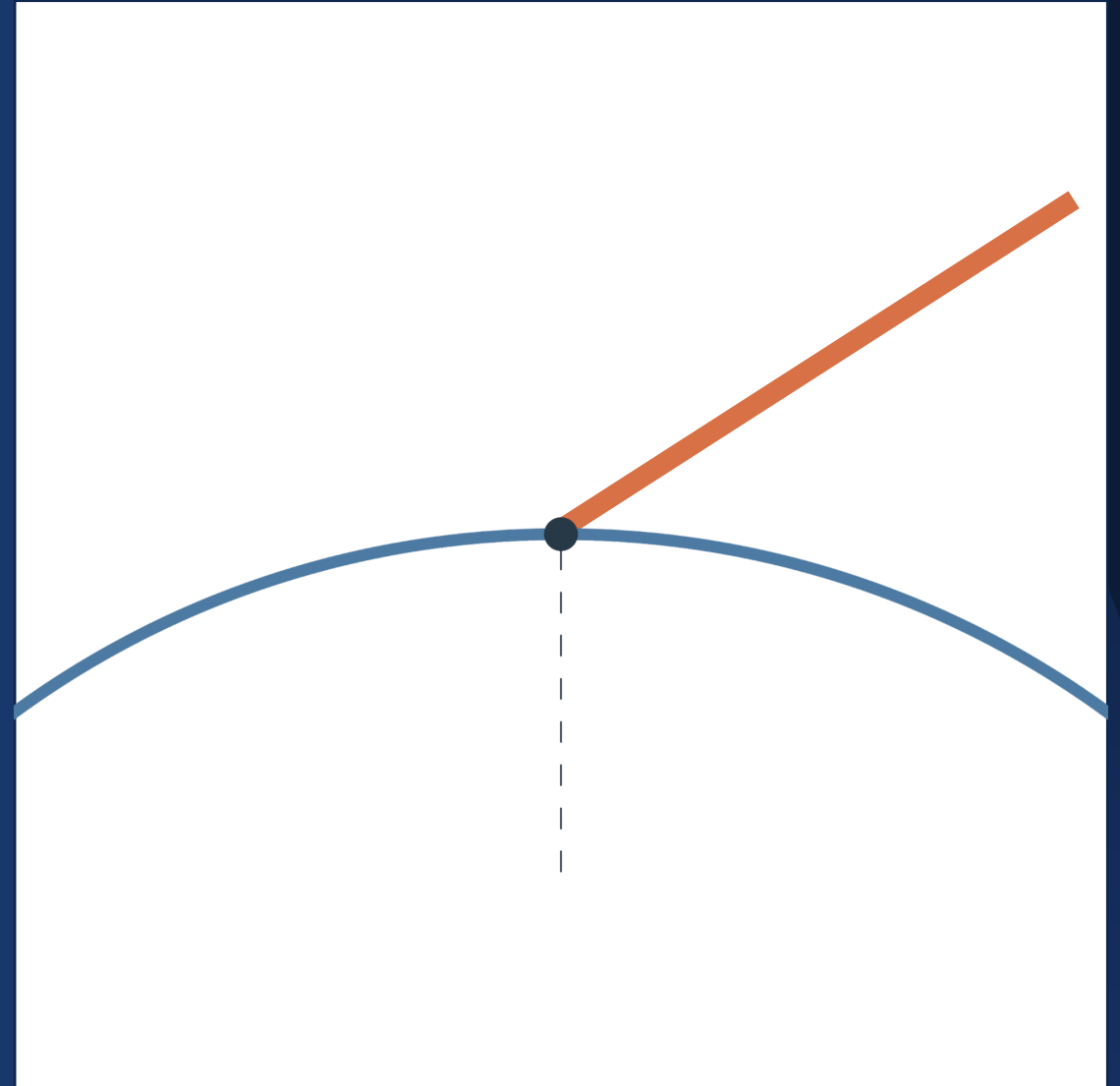
Imagine Cary Community Plan

Spring 2023





- Cary is a well-planned community
- Visionary Leadership
- Plans Create Action





imagine **CARY**
Your Voice > Our Future



THE CARY 2040 → COMMUNITY PLAN

THE COMPREHENSIVE PLAN FOR THE TOWN OF CARY

Adopted on January 24, 2017







2,000+ Citizens
Participated in Planning
for Cary's Future



CHATHAM COUNTY
TOWN OF CARY
JOINT LAND USE

3125 Pop
Raleigh, NC

Adopted by Town Council
June 10, 2004

**2012 Draft
Parks, Recreation &
Cultural Resources
MASTER PLAN**

Town of Cary
Open Space Plan

Adopted August 23, 2001; Amended May 27, 2010
produced by the Town of Cary Planning Department



TOWN OF CARY



ART of the Triangle



**A City Arts and Town of Cary, NC
Public Art Master Plan**

Town of Cary
Area Plan

Adopted by Town Council on September 12, 2002
produced by the Town of Cary Planning Department





Imagining Cary's Future

The purpose of the 2040 Cary Community Plan is to articulate the Town's vision and values and set a course for achieving Cary's desired future. Cary's vision statement below describes the aspirations to continue to be a premier community that will offer new opportunities to live, work, play, shop, and dine in the town we call home.

Our Vision for Cary

The Town of Cary will continue to be the model of a highly-regarded and well-managed community. The interests of residents and businesses will be at the forefront of policies and public investment that foster sustained prosperity.

Since the community is mostly developed, the existing suburban pattern of high quality residential, office, and shopping areas will remain dominant. In strategic and appropriate locations, emerging new development patterns—greater intensity in a walkable, mixed use form—will be encouraged to provide existing and future residents additional choices for living, connecting, working, playing, and shopping.

The attractive physical setting—including both the natural and built environment—strengthens community pride and encourages private investment. This is also true with the consistent delivery of high quality community infrastructure, services and facilities.

The community also continues to prosper through attention to quality and a commitment to a sense of community, culture, and history, revealing the authentic and special Cary.

We Value...

- Leveraging the Town's Regional Context
- Managing Future Land Use
- Encouraging Redevelopment and Infill Efforts
- Fostering Strong and Sustainable Neighborhoods
- Creating a Vibrant Arts and Cultural Environment
- Fostering a Prosperous Economy and Fiscal Health
- Protecting Nature and the Environment
- Providing Comprehensive and Top Quality Facilities and Infrastructure
- Preserving Historic Resources
- Providing Extensive and High Quality Parks and Recreation
- Providing High Quality Public Services
- Providing an Efficient and Well-Designed Transportation System

“The purpose of the 2040 Cary Community Plan is to articulate the Town’s vision and values and set a course for achieving Cary’s desired future.”

“Cary will continue to be the model of a highly regarded and well-managed community. The interests of residents and businesses will be at the forefront of policies and public investment that foster sustained prosperity.”



FOUNDATION
LIVE
WORK
SHOP
ENGAGE
SHAPE
MOVE
SERVE
ACT

A collage of images representing the town of Cary, including a green field, a white building facade, a group of people at an outdoor event, a colorful mural, and a red brick building.

THE CARY 2040 COMMUNITY PLAN

THE COMPREHENSIVE PLAN FOR THE TOWN OF CARY

Adopted on January 24, 2017







WE IMPLEMENTED
ORGANIZATIONAL LEARNING
TO CREATE A
SHARED UNDERSTANDING...



THE CARY 2040
COMMUNITY PLAN

THE CARY 2040
COMMUNITY PLAN

FISCAL YEAR
2023

RECOMMENDED
BUDGET

JULY 1, 2022 - JUNE 30, 2023
Town of Cary, North Carolina

THE IMAGINE CARY COMMUNITY PLAN

SERVE: Meeting Community Needs

Cary Values:
Respecting Nature and the Environment

Cary will preserve and protect our environment. This includes being good stewards of our finite natural resources. Paramount is the conservation of water resources and the protection of watersheds.



Providing Comprehensive and Top-Quality Facilities and Infrastructure

Cary will provide comprehensive facilities and utility services to residents, businesses and institutions. Public infrastructure is provided in conjunction with development, coordinated with private investments, and is well-maintained.

Providing High-Quality Public Services

Cary will provide high-quality public services and customer service that continue the Town's legacy of excellence, including being one of the safest mid-sized communities in the nation. The Town's quality services yield a clean and attractive community, a reputation for open communication and responsiveness, and a supportive environment for residents and businesses.

1. Provide Services and Facilities for Current and Future Generations That Balance High Quality and Affordability
2. Provide Safe, Reliable Water and Wastewater Service
3. Encourage Environmentally Responsible Stormwater Management
4. Ensure Long-Term, Cost-Effective, and Environmentally Responsible Disposal of Waste
5. Protect and Restore Open Space and the Natural Environment
6. Improve Air Quality
7. Improve Energy Efficiencies and Sustainable Energy Practices
8. Integrate Concepts of Resiliency and Adaptation into Planning Practices
9. Preserve and Protect the Urban Tree Canopy
10. Support Local Food Systems
11. Support Expansive and Cutting-Edge Information Technology Infrastructure
12. Provide Exemplary and Timely Emergency Services



ACT: Moving from Vision to Reality

1. Apply the Cary Community Plan Policies
2. Monitoring the Cary Community Plan Performance
3. Amending the Cary Community Plan

STAFF REPORTS

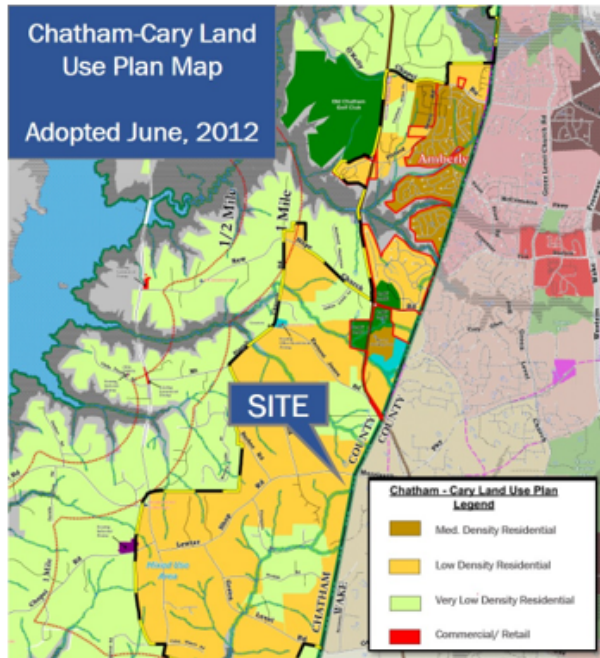
Chatham-Cary Joint Land Use Plan

Chatham-Cary Joint Land Use Plan

The Chatham-Cary Joint Land Use Plan applies to property in Chatham County to the west of Green Level Special Planning Area, between the Chatham County Line and Jordan Lake. The Chatham County-Town of Cary Joint Land Use Plan was adopted in 2012 under an interlocal agreement between Cary and Chatham.

The following Guiding principles of the Chatham-Cary Joint Land Use Plan are applicable to this rezoning request.

- 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 boundary of the plan area and the major transportation facilities and maintain very low intensity and very low density uses westward towards Jordan Lake Reservoir.
- Use the future availability of public utility services to guide and direct growth to minimize water quality impacts on Jordan Lake Reservoir.

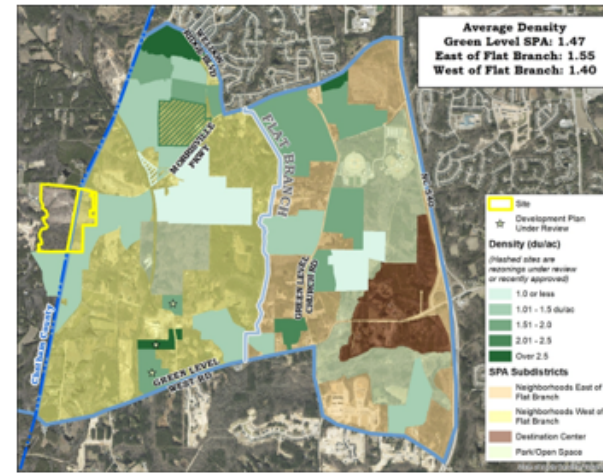


LIVE Policies

LIVE policies respond to the housing challenges and opportunities facing Cary by:

- Providing a variety of housing choices
- Maintaining high quality established neighborhoods

Provide More Housing Choices for All Residents (Policy 2)



Staff Observation:
Conformance with Policy 2. This request would increase housing choices in the area by providing additional detached dwellings. |

Historic Preservation Master Plan Goals

- Preserve, Protect and Maintain Cary's Historic Resources (Goal 2)
- Preserve Historic Contexts (Goal 3)



Background:

The subject property contains the Bartley Yates farm complex which consists of a house and numerous outbuilding. The property is listed in the Cary Historic & Architectural Resources Inventory and was placed on the National Register of Historic Places study list in 1991.

TOWN of CARY



TOWN COUNCIL QUARTERLY REPORT

TOWN OF CARY, NORTH CAROLINA
FY 2022 FOURTH QUARTER

TABLE OF CONTENTS

Q4

Q4

FINANCIAL HIGHLIGHTS
PAGE 3



SHAPE
PAGE 33



LIVE
PAGE 21



MOVE
PAGE 37



WORK
PAGE 25



SERVE
PAGE 41



ENGAGE
PAGE 27



ACT
PAGE 51



SINCE 2017,
WE'VE ACCOMPLISHED
REMARKABLE THINGS...

Let's Celebrate Our Town of Cary Accomplishments!

What are you proud of? Please post here.

Smart & Connected
Community
Committee
#lot #Smart Cities

Wireless Carrier on
Town Property
Program Team #oneCary

Power BI CSIS
Certification
#Security

0365
Deployed
#0365

Win 7 to
Win 10
#ITops

Downtown
Website

Biobots
Expansion
#Smart Cities

Esri Rollout completed
MapInfo Retired
#GIS #oneCary

Established as
IT Service Provider
for TSCOR.

CAM-Merge
#911 #oneCary

2019 Cleantech
Champion of the Year
#CIO

Est. City of Jacksonville
DR Site

Shaping Cary's
Tomorrow

311
Voice!

AERPAW Drone
\$24M Grant
#drones

WMSP WiFi
Contract signed!

Cary-Apex
CAD2CAD

Re-Collect App
Developed & Deployed

Killing 2008
Databases
#Data Mgmt

Education
Campaign

TOC Drone SOP
#Smart Cities #oneCary

Scada Infrastructure
Rebuild
#ITops

Established regional Fiber Network
w/ Morrisville & Holly Springs

Cary / Raleigh / Wake
CAD to CAD
#911 #Regional
collaboration

Connected Vehicle
Work IIF, IIL, IILegal
#oneCary #Smart Cities

NG911
IMPLEMENTED
#911

Eco's
PD Body
Cameras
#publicsafety #oneCary

Marketing
Joined the
IT Department!

Downtown
Parking Deck

ESI.net
#911

Multi-functional Printers deployed
Town wide. Toshiba -> Cannon

Cary/Wake Co
Radio Tower
@ West. Wake

IoT
Integrations

Smart & Connected
Communities web page
Launched

Greenstream
Storage

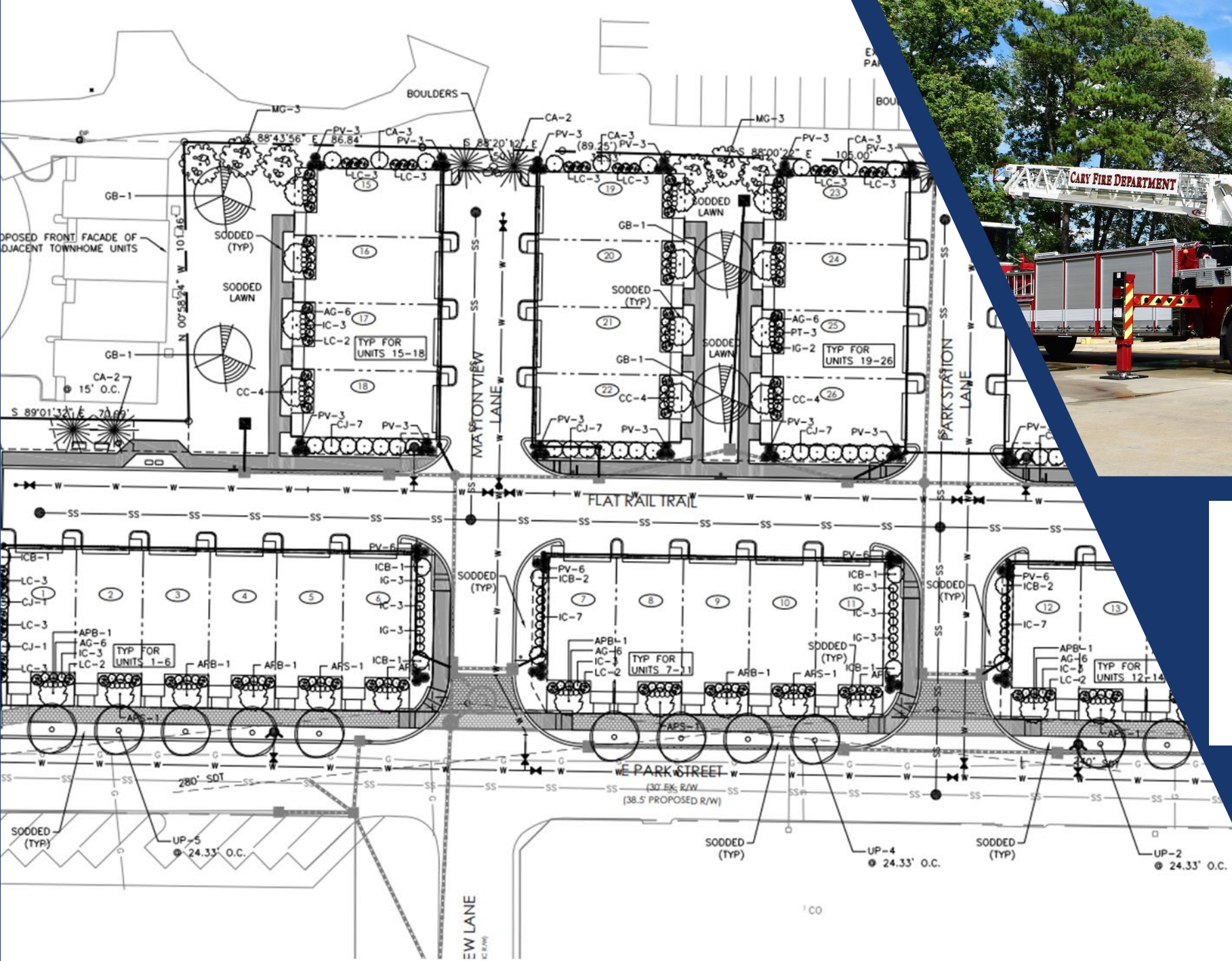
SASVI
Effort

Getting Hired
as a town employee!

Facility
Safety Team

Deployed IoT
Rodent traps
@ town Hall







**SHAPING
CARY'S
TOMORROW**
2019 BOND REFERENDUM





THE
PARK
LINE

ON
MAGNOLIA
STREET

WELLS FARGO STATE COLLEGE





**COUNT ME IN,
CARY!**

**STEWARDSHIP STRATEGIES
FOR A SUSTAINABLE FUTURE**



Count me in, Cary!

Stewardship Strategies for a Sustainable Future

In Cary, we dare to think differently. We are curious, seek out solutions, and bring bold ideas to life. We inspire one another to make our community and the world a better place. Individuals, businesses, and local government have all



OneCary Culture & Values

PEOPLE FIRST

We exist to build community and take care of people.

EVOLUTION

We seize opportunities to experiment, learn, and adapt to create a better future.

TOWN of CARY

WORKING SMART

We prioritize work on the most important things.

ANYONE CAN LEAD

We differentiate leadership from authority and believe that everyone can find a way to make our community better.



THE CARY 2040 COMMUNITY PLAN

THE COMPREHENSIVE PLAN FOR THE TOWN OF CARY

Adopted on January 24, 2017

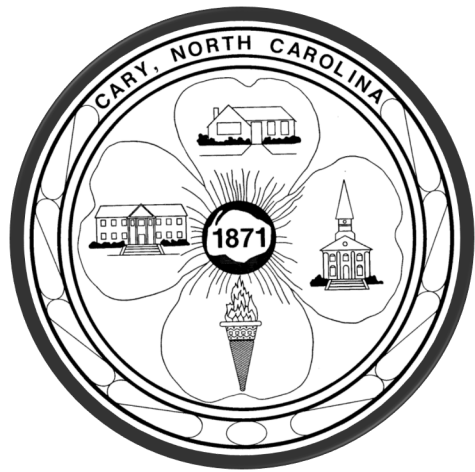
IMAGINE CARY COMMUNITY PLAN

INTERIM UPDATE

2040

Winter 2023-2024

Shaping Cary: The Development Process



The Development Process



Current Environment



Process Overview



Entitlements



Development Plan

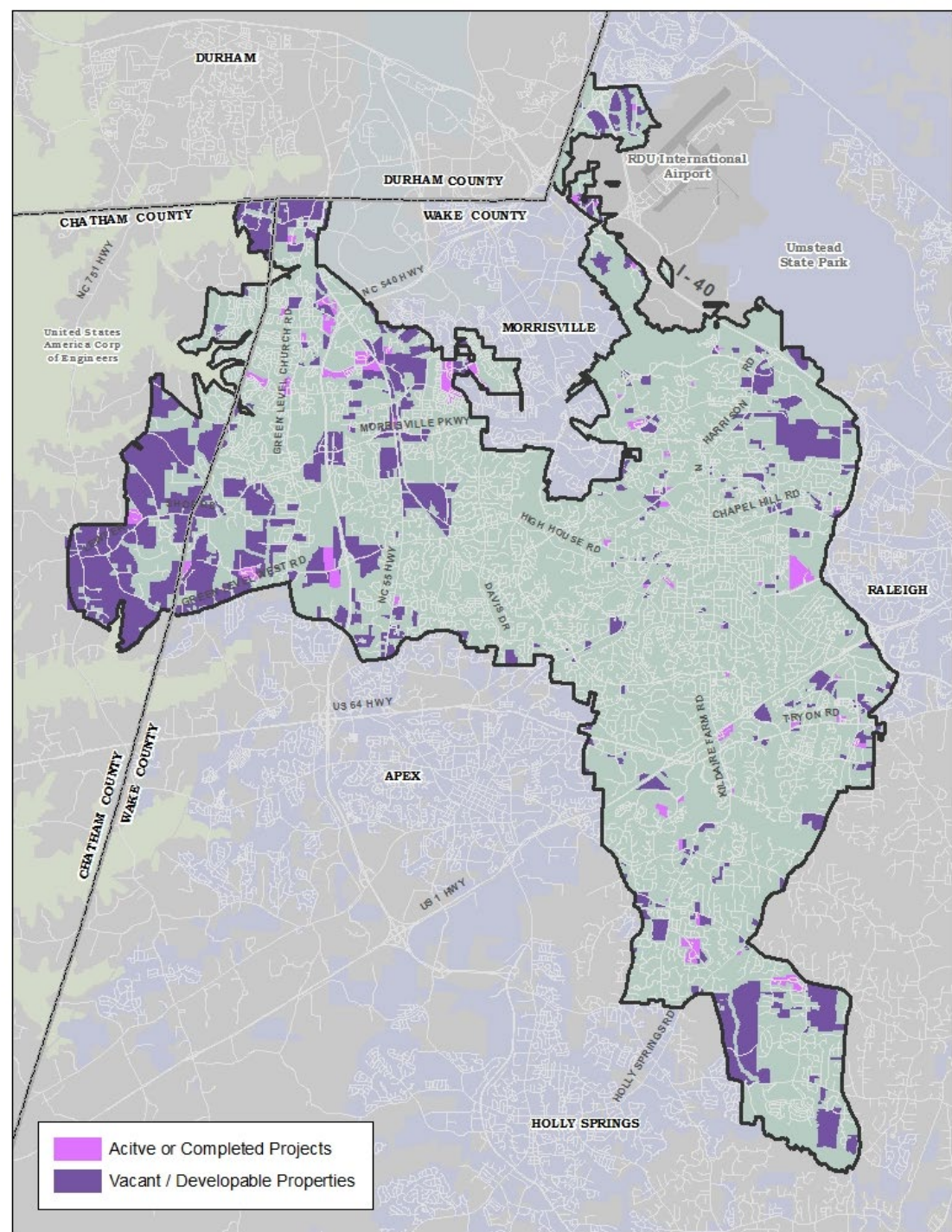


Permitting & Inspections



Code Compliance

Remaining Developable Properties



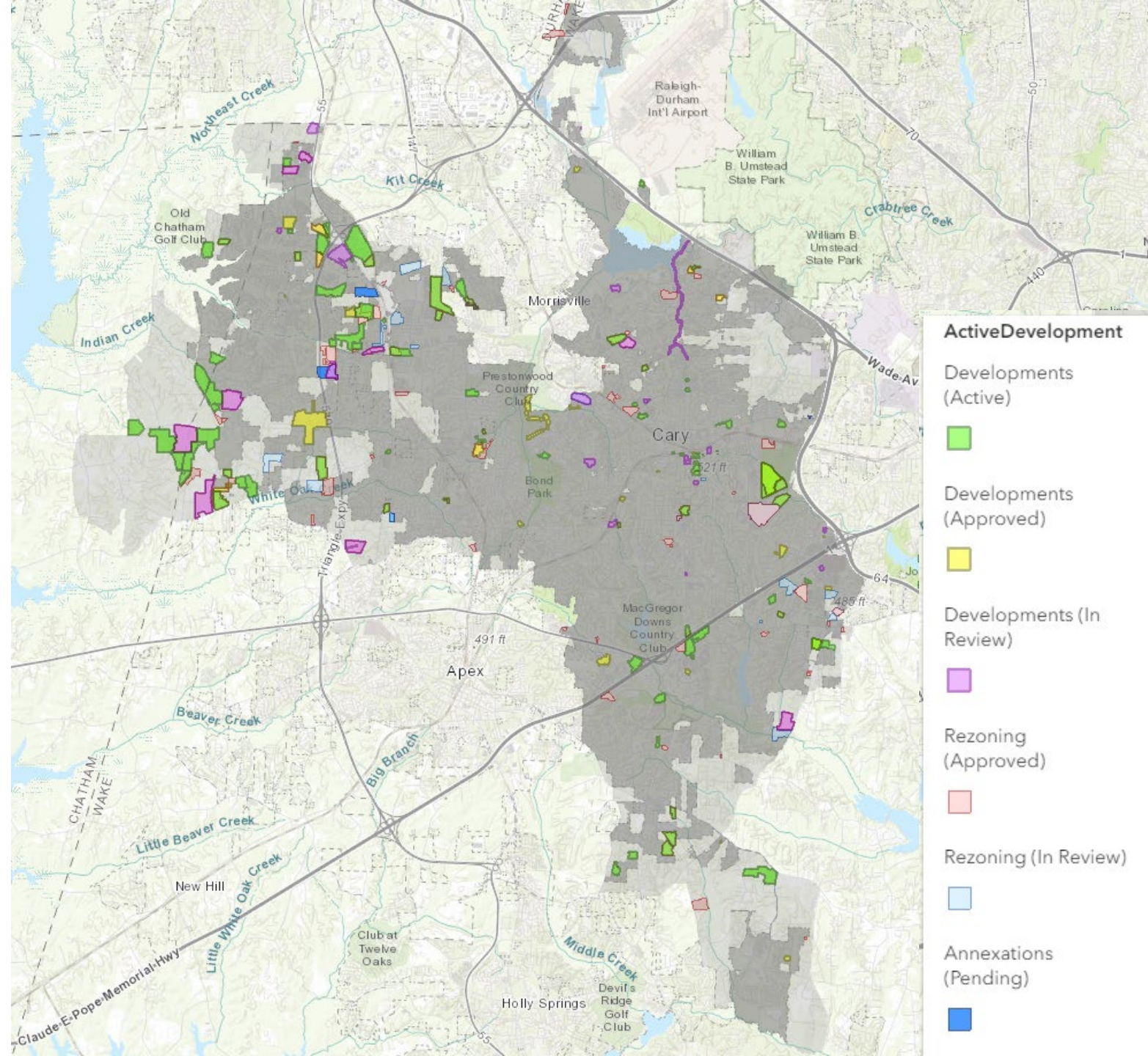
Infill & Redevelopment

Challenges and Opportunities

- Limited new development opportunities
- Future focus on infill and redevelopment as greenfield land disappears
- Demand for new development options (per LIVE, WORK, SHOP)



Active Development Map



Development Stakeholders



Landowner/Business Owner



Land Development Team



Neighbors/Citizens



Town Council



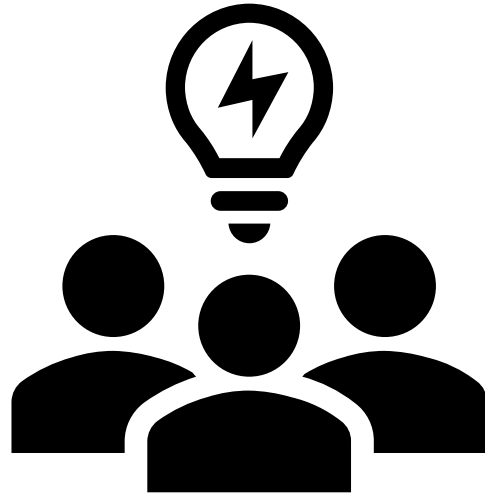
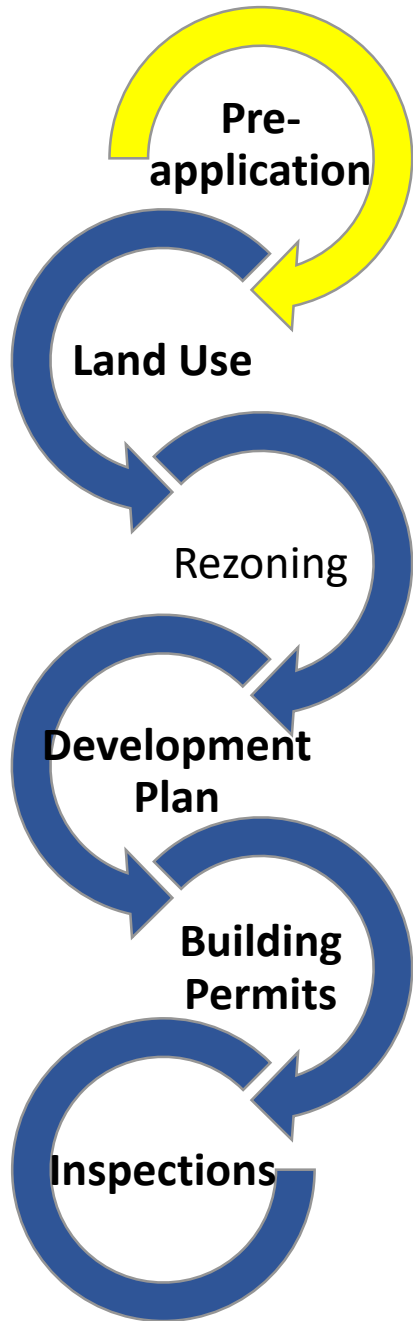
Planning & Zoning Board



Zoning Board of Adjustment

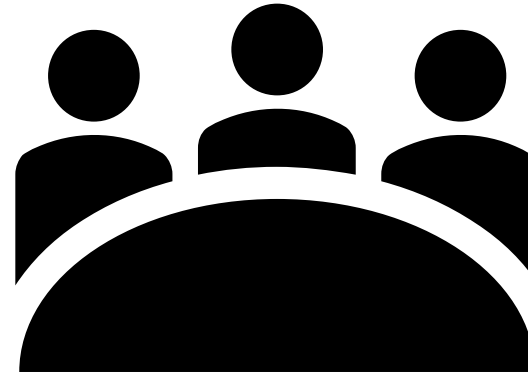
Development Stakeholders





Starts with an Idea

- Landowner
- Developer
- New Business
- New Retailer

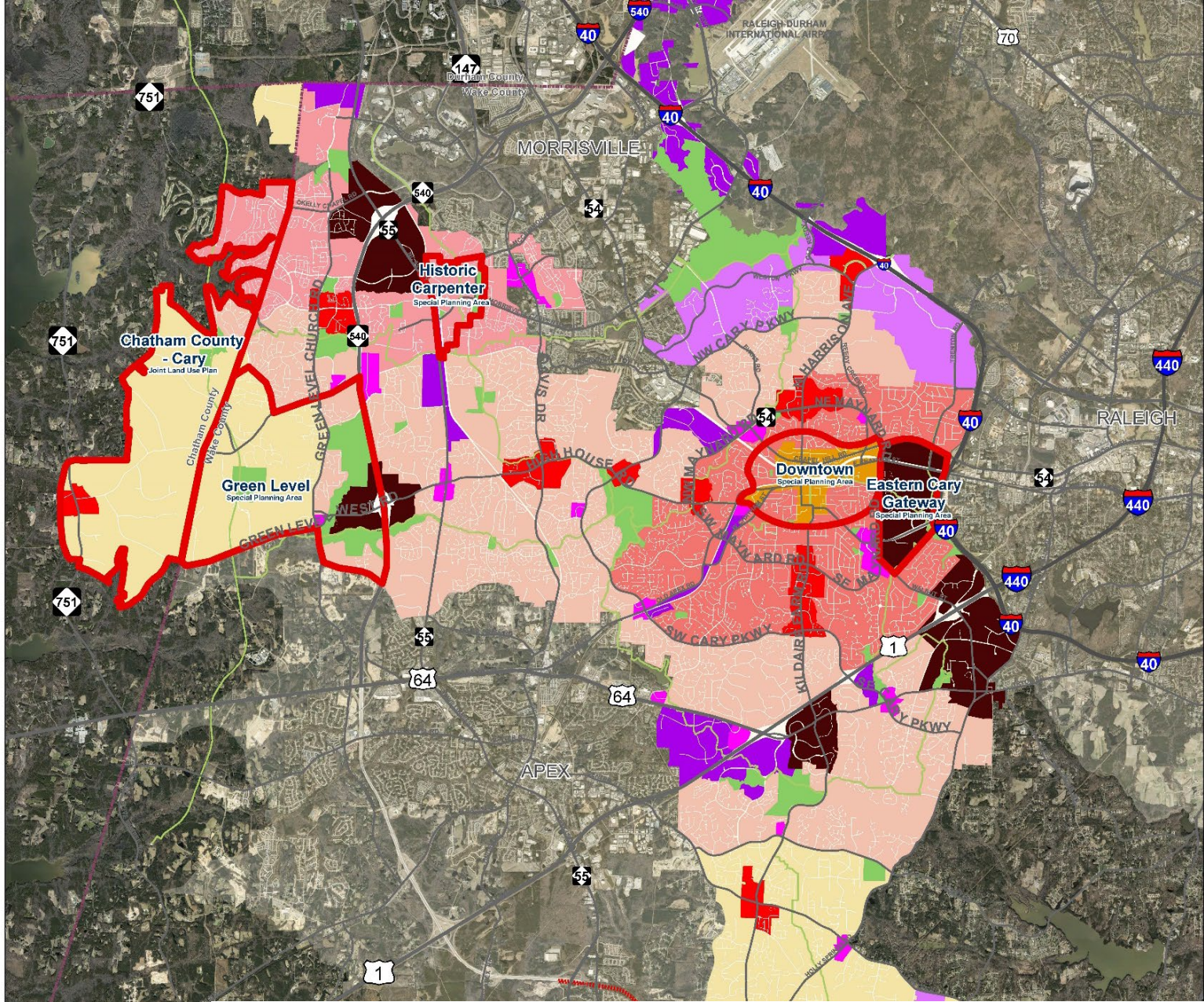
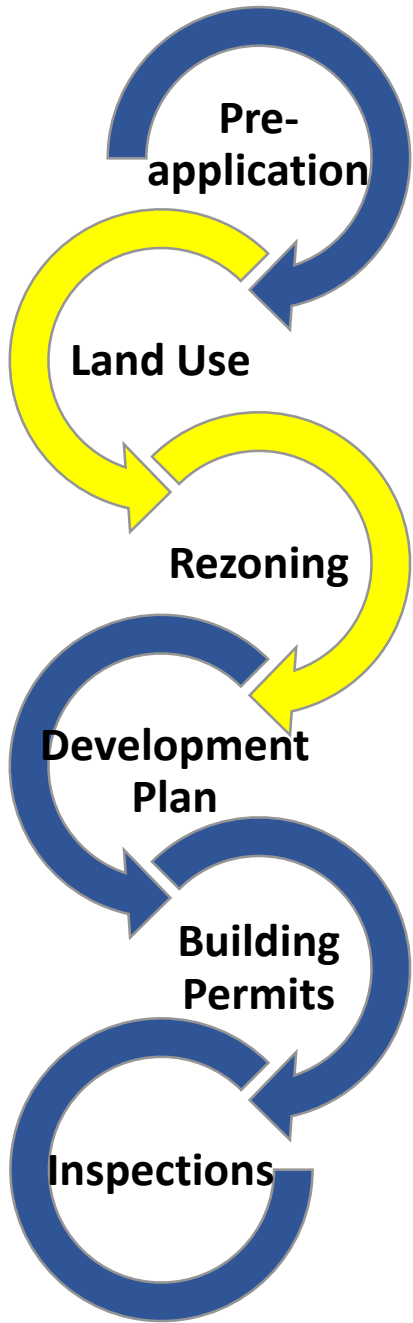


Cary's Development Review Committee (DRC)



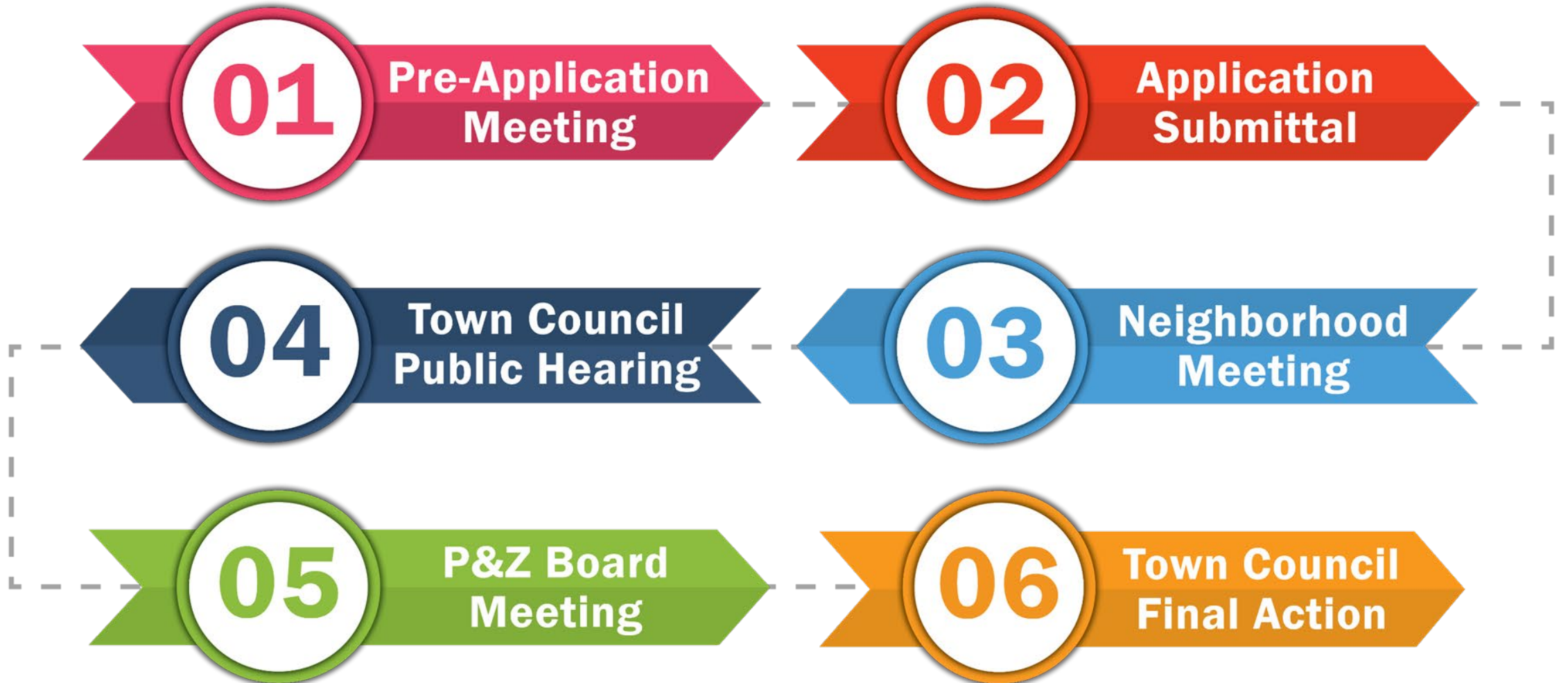
DRC Members

- Planning
- Traffic
- Transportation
- Stormwater
- Utilities
- Building
- Fire



Future Growth Framework Map

Cary's Rezoning Process



Cary's Town Council Public Hearing Process

01

Cary Staff presents report

02

Applicant presents request

03

Public may share comments or concerns
(speakers have 5 minutes)

04

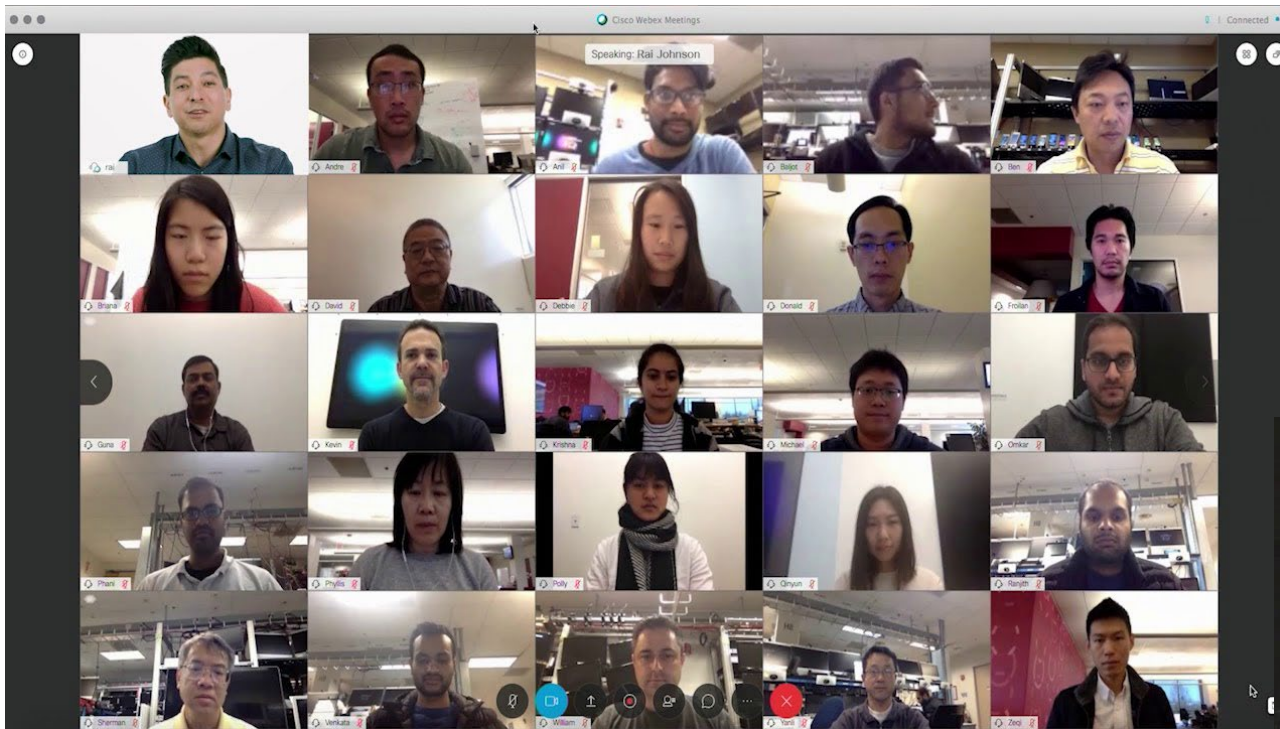
Town Council questions / discussion

05

Rezoning request is forwarded to Planning & Zoning Board



Citizen Input



Rezoning Cases – Staying informed



MAYOR & COUNCIL

Font Size: [+](#) [-](#) [+ Share & Bookmark](#) [Feedback](#) [Print](#)

THE LATEST FROM TOWN COUNCIL

Cary Matters: Celebrating Juneteenth... [Watch later](#) [Share](#)

CARY MATTERS

Watch on **TOWN of CARY** | NORTH CAROLINA

WATCH MEETINGS ONLINE

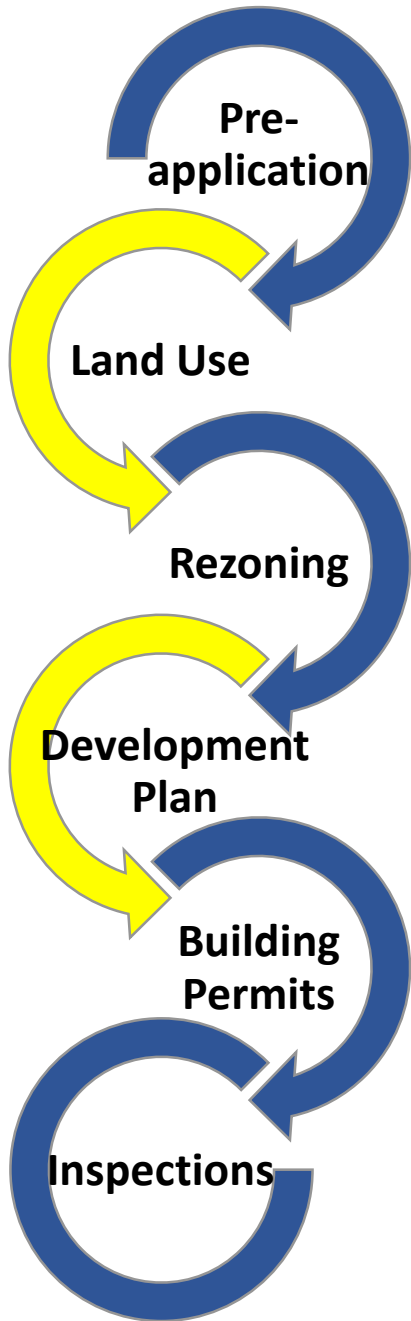
The Cary Town Council typically meets every second and fourth Thursday.

- [Stream Meetings Live](#)
- [View Recordings of Past Meetings](#)

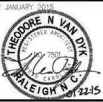
Oops! Something went wrong when trying to fetch the Twitter feed. Please refresh the page or report the issue to the site administrator.

[More Tweets >](#)

NEWS



NOT FOR CONSTRUCTION



- PROCESS PRINT
- HEALTH DEPT. PLAN CHECK
- HEALTH DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET

1/22/15 ■ SUBMITTAL DOCUMENT

- △
- △
- △
- △
- △
- △

UNLESS SPECIFICALLY AND EXPLICITLY NOTED OTHERWISE BY THE ARCHITECT FOR THE PROJECT OR OTHERWISE IN THE PROJECT'S SERVICE FOR USE TOGETHER WITH RESPECT TO THIS PROJECT AND ALL OTHER PROJECTS, THESE DOCUMENTS AND SHALL RETAIN ALL RIGHTS AND RESERVATIONS AND OTHER PROTECTED RIGHTS, INCLUDING COPYRIGHT, THE ARCHITECT'S PRACTICE, PROFESSIONAL OR OTHER RIGHTS AND INTERESTS IN THE PROJECT AND ALL OTHER PROJECTS. FOR ADDITIONAL INFORMATION, CONTACT THE ARCHITECT BY E-MAIL AT THE ADDRESS LISTED BELOW OR BY TELEPHONE AT THE ADDRESS LISTED BELOW.

Midtown Office Building
215 E. Chatham Street
Cary, North Carolina 27511
ELEVATION OVERLAYS

DESIGNER :
DRAWN :
CHECKED :
SCALE : AS SHOWN
JOB NUMBER : 7933
SHEET TITLE :

Rendering
SHEET NUMBER
A302

15-SP-002
HTE #: 15-0886
Approved by the Town of Cary
Development Review Committee

Planner: _____
Date: _____

Development Plan Review Resources



Land Development Ordinance



Community Appearance Manual



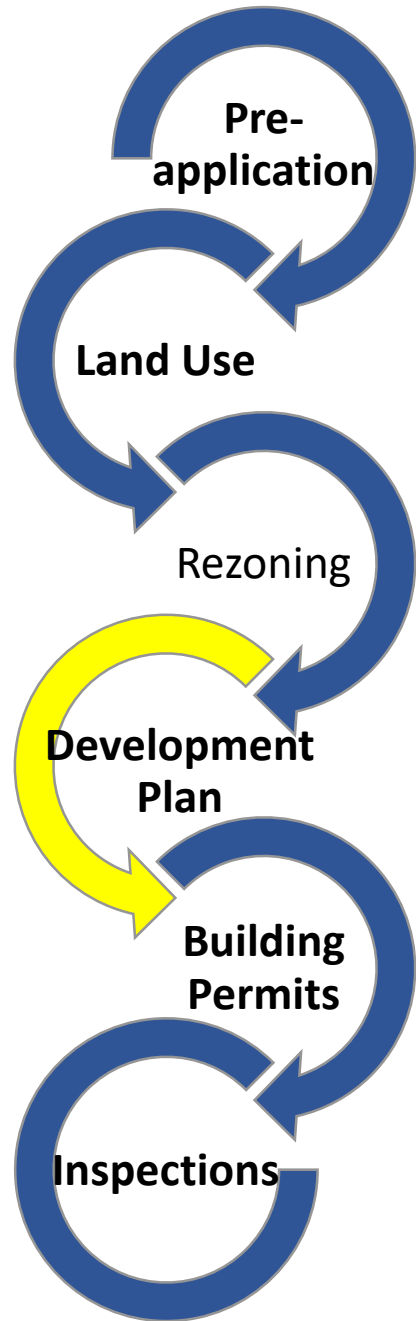
Standard Specification and Details



State Regulations



Planned Roadway Widths



Online Plan Submittal

The screenshot shows the Town of Cary website at the URL <https://townofcary.idtplans.com/secure/>. The page features a navigation menu with links for Site, Public Projects, Projects, Plan Review, Directory, Support, and Contact Us. A user profile for Cassie Schumacher-Georgopoulos is visible in the top right corner. The main content area is titled "THE TOWN OF CARY ELECTRONIC PLAN REVIEW" and contains three primary action boxes:

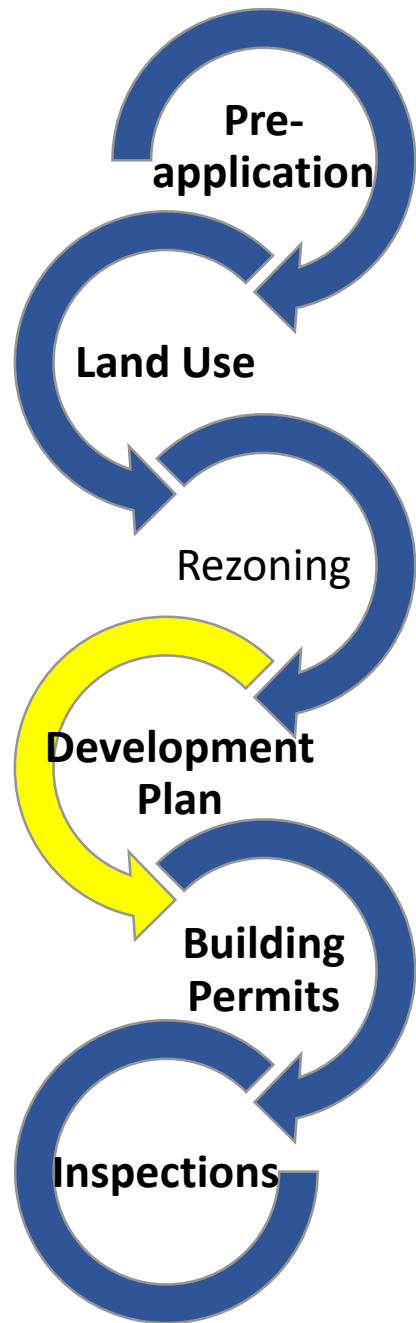
- Search Projects**: Search for active projects within the Town of Cary. Includes buttons for [Bidding Projects](#) and [Development Plans](#).
- Submit a New Project**: Submitting a project for plan review is easy, just click the button below to get started and follow the on screen instructions. Includes a [Submit a Project for Review](#) button.
- View Submitted Projects**: The submittal overview page displays all of your submitted projects, their current status, and also allows you to begin the resubmittal process. Includes a [Submittal Overview](#) button.

At the bottom, there is a filter bar with tabs for [Bidding](#), [Results/Negotiating](#), and [Plan Review Projects](#). Below the filter bar, a message states: **No Projects Found.**

Components of a Plan Review

- Cover
- Existing Conditions
- Landscaping
- Subdivision Details
- Roadway Details
- Water & Sewer
- Stormwater Management
- Grading, Erosion Control
- Elevations
- Other
- Supporting documents

Quasi Judicial





Streetscapes and Buffers



Open Space and Gathering Areas



Champion Trees and Lighting



Architecture (the good and the not so good)

Transportation

- Road Improvements
- Right of Way Dedication
- Access Management
- Sidewalks
- Street Side Trails
- Greenways
- Bus Stops



Transportation Factors to be Considered

Public safety

Lessen congestion

Adequate and safe transportation

Service demands of new development do not exceed capabilities of existing streets

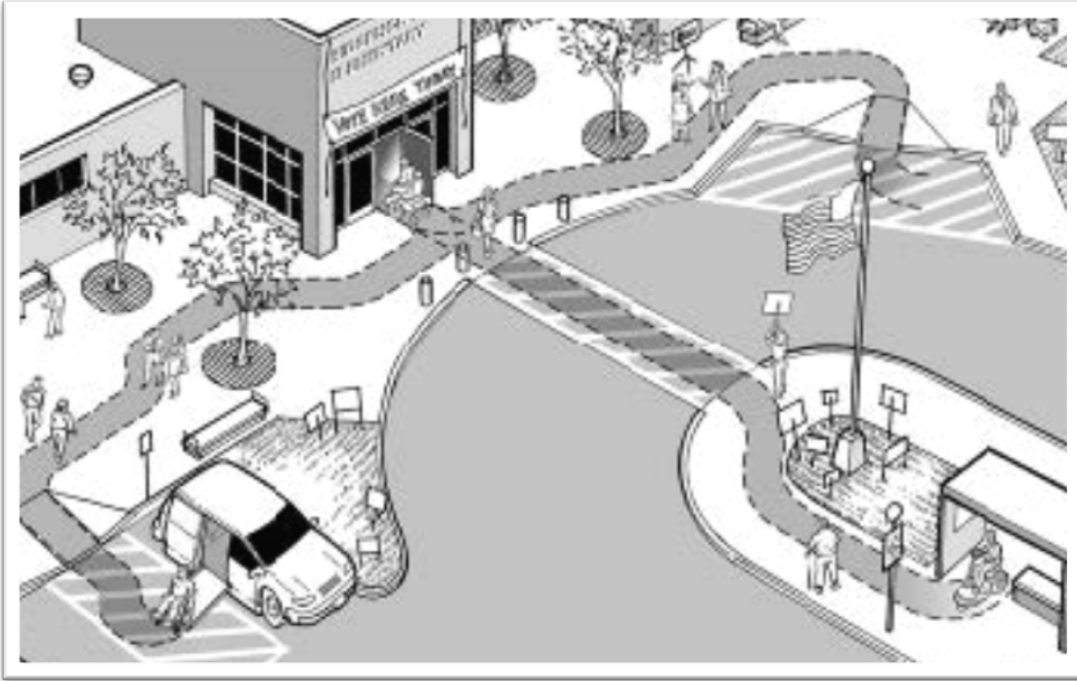




Streets and Sidewalks



Access Management



- ADA Compliance



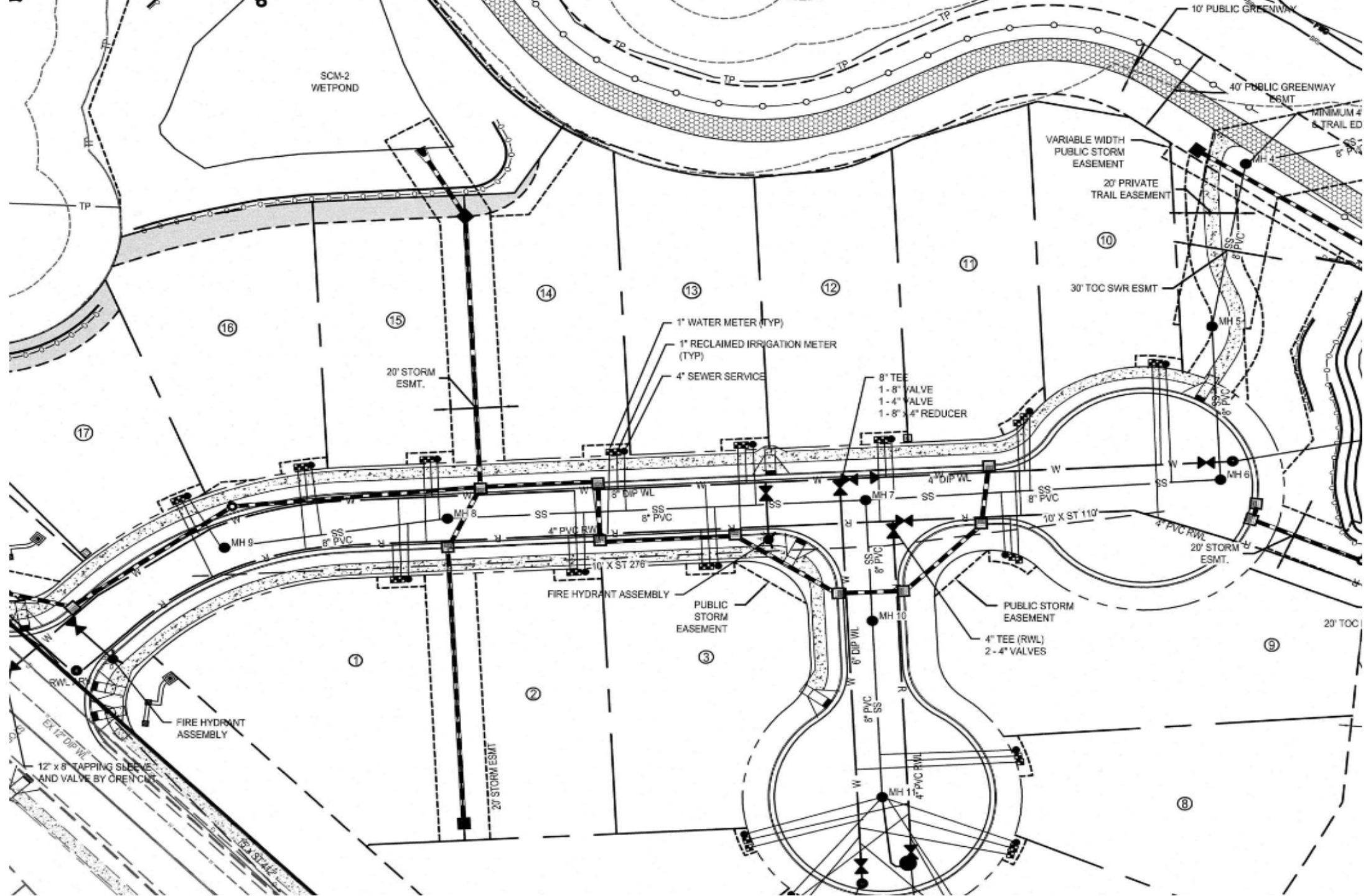
- Fire Code Review

Site Compliance

Utility Infrastructure & Stormwater

- Potable Water
- Sanitary Sewer
- Reclaimed Water
- Stormwater Management





SCM-2
WETPOND

VARIABLE WIDTH
PUBLIC STORM
EASEMENT

20' PRIVATE
TRAIL EASEMENT

30' TOC SWR ESMT

PUBLIC STORM
EASEMENT

- 1" WATER METER (TYP)
- 1" RECLAIMED IRRIGATION METER (TYP)
- 4" SEWER SERVICE

- 8" TEE
- 1- 8" VALVE
- 1- 4" VALVE
- 1- 8" x 4" REDUCER

FIRE HYDRANT ASSEMBLY

PUBLIC STORM
EASEMENT

PUBLIC STORM
EASEMENT

4" TEE (RWL)
2 - 4" VALVES

FIRE HYDRANT
ASSEMBLY

12" x 8" TAPPING SLEEVE
AND VALVE BY CRENCO

Regulated by Federal, State
and Local Government

Relies on Public Involvement
and Regulations

✓ The mitigation of
impacts to water quality
from new development

✓ To protect drinking
water and natural
resources

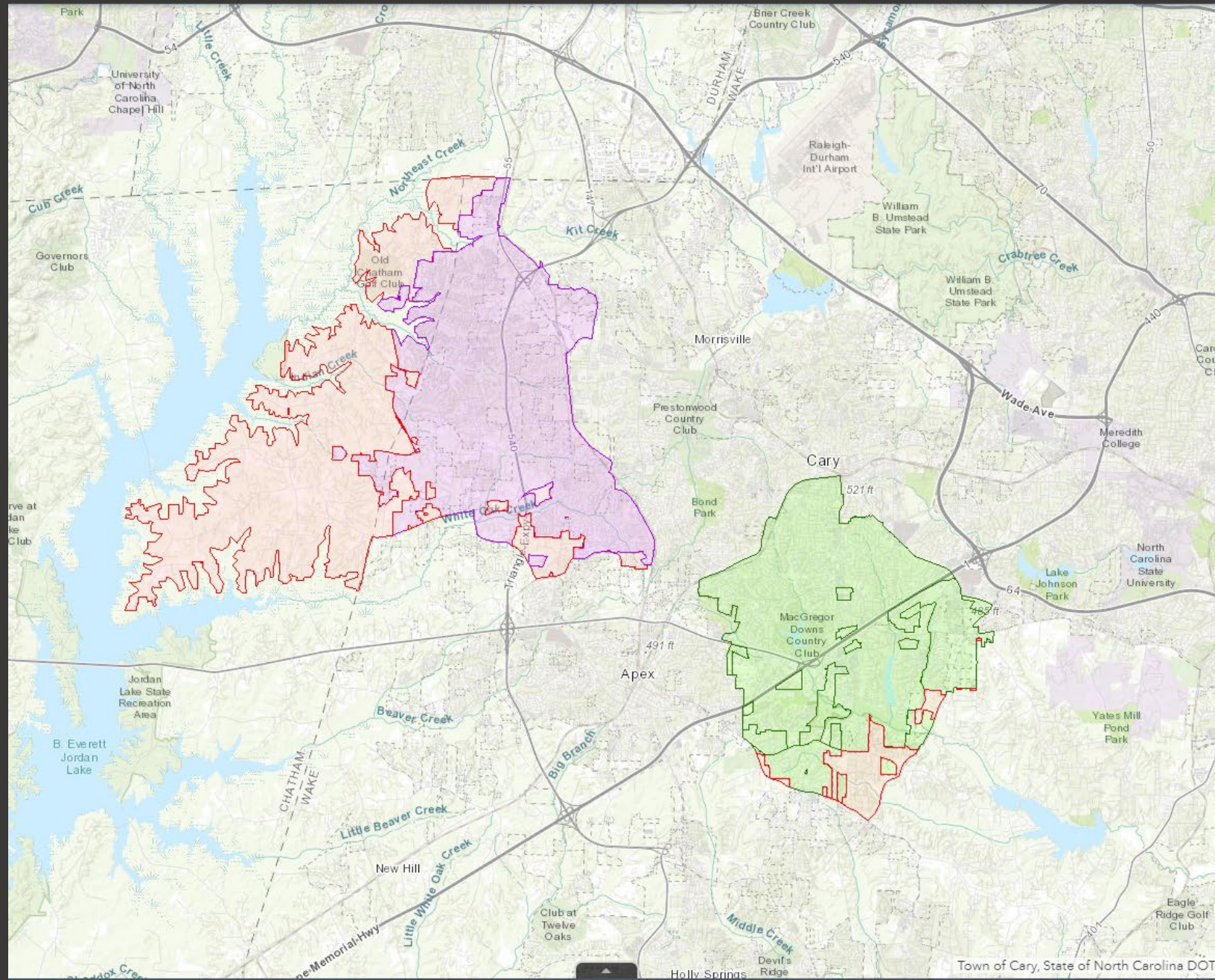
Stormwater Management

Legend

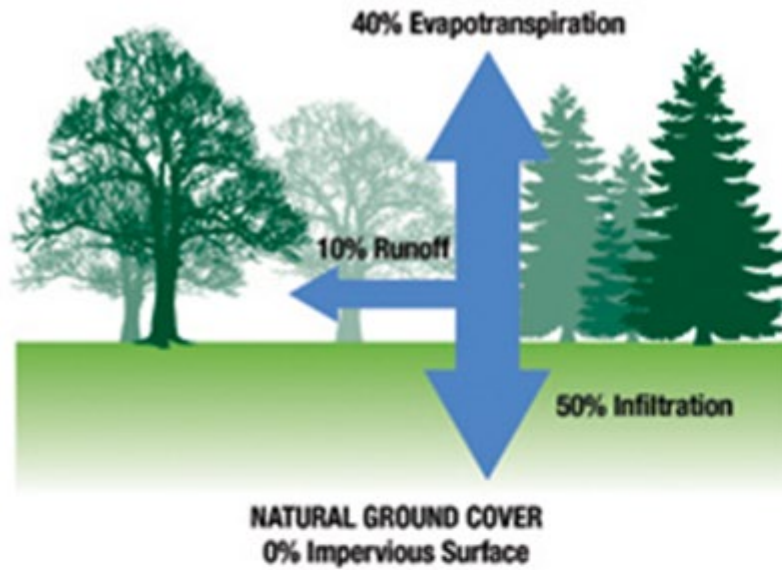
Zoning

Overlays

- Watershed Protection Overlay
- FUTURE Jordan Lake Watershed District
 - FUTURE Swift Creek Watershed District
 - Jordan Lake
 - Swift Creek



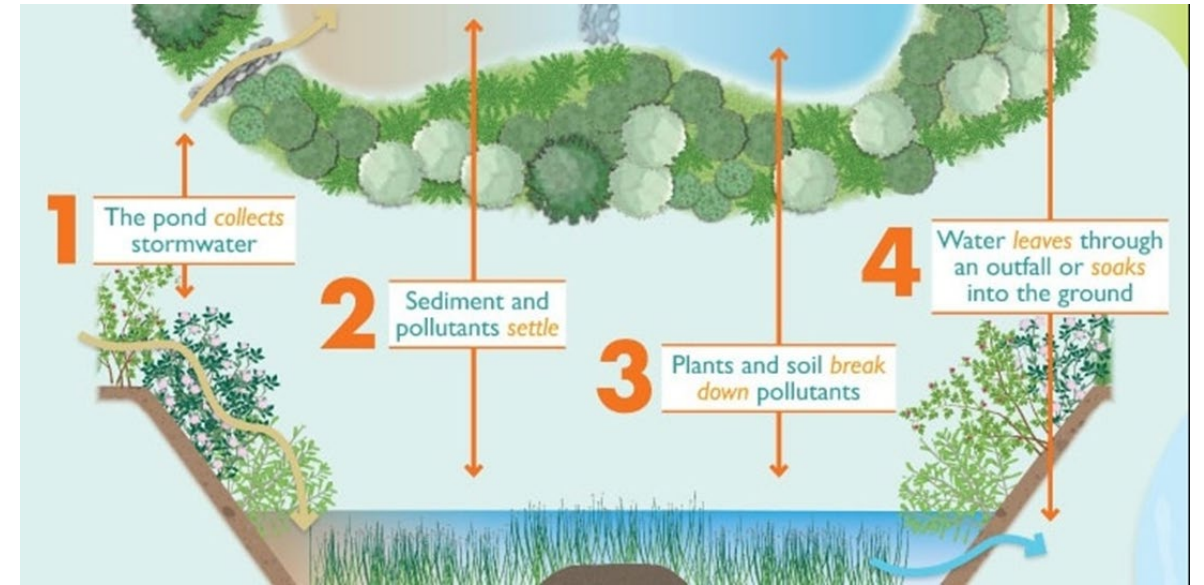
The Effects of Imperviousness on Runoff and Infiltration



Collects Rain Water



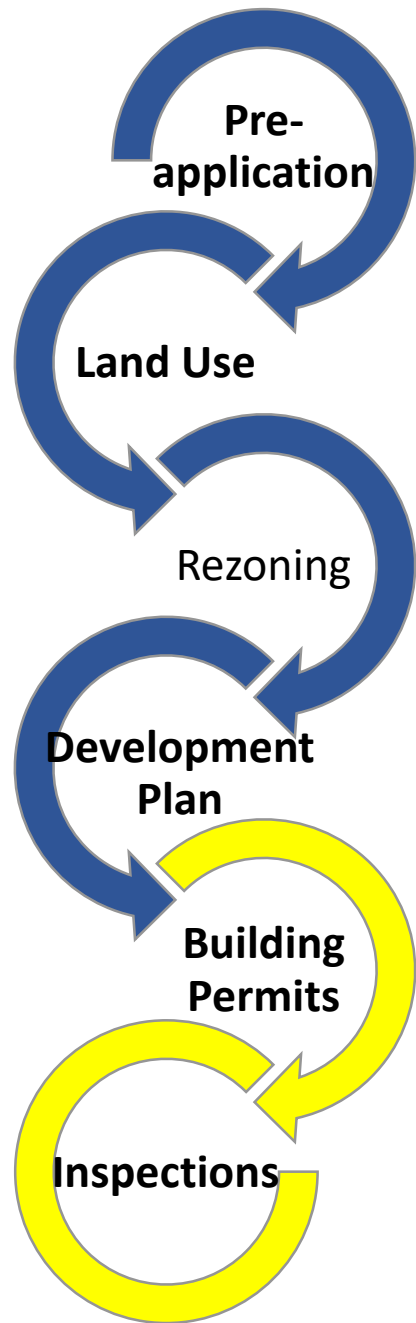
Filters Pollutants/Discharges Treated Water



How Stormwater Management Works



Green Stormwater Infrastructure (GSI)



Building Permits and Inspections

Building Codes



Building Codes are state mandated minimums.



Municipalities have a duty to....
Issue permits and perform inspections.



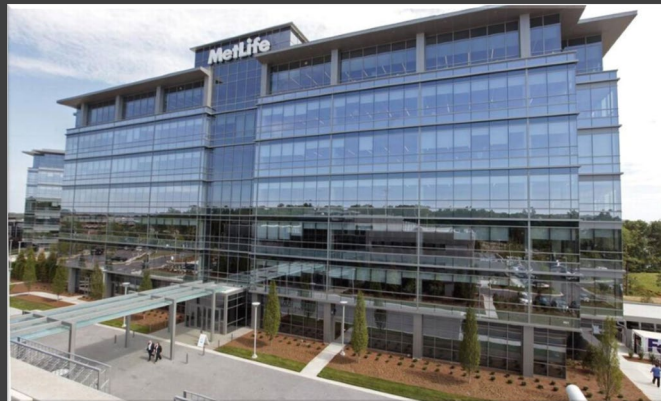
Primary focus of life **safety**, practical safeguarding of people and property, and preservation of the general welfare of the occupants or inhabitants.

Inspections & Permits

Residential



Non-Residential



Commercial Mixed Use



Residential Multi-Family





NC Building Codes = 3200+ pages

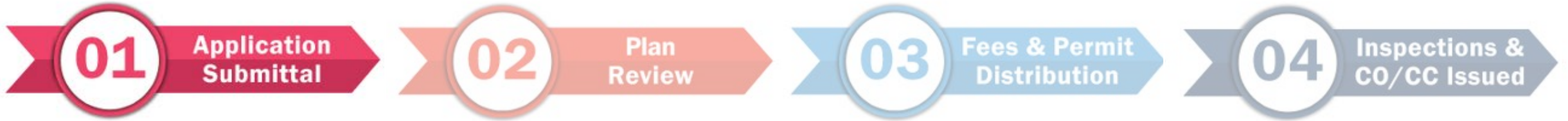


BUILDING PERMIT PROCESS



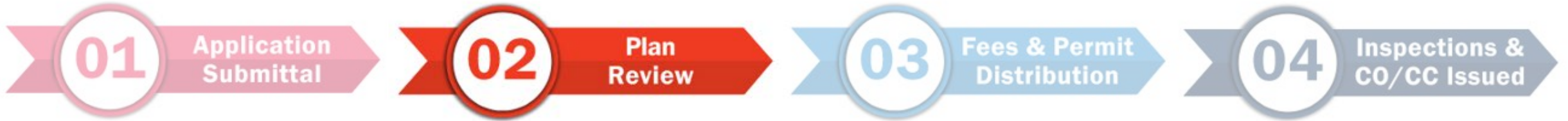


BUILDING PERMIT PROCESS





BUILDING PERMIT PROCESS



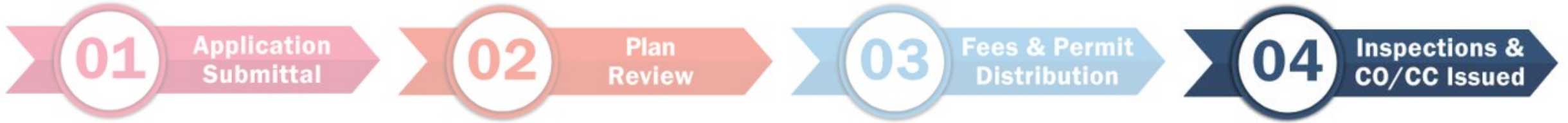


BUILDING PERMIT PROCESS





BUILDING PERMIT PROCESS



Development Compliance

- Residential Site Inspections
- Non-residential Site Inspections
- Monitors construction activities
- Pre-construction
- Tree protection fence
- Final site inspection



Residential Inspections

■ Subdivision Requirements:

- Streetscape & Perimeter Buffers
- Pavement Markings
- Common Area Amenities
- Signage
- Zoning Conditions

■ Lot Requirements:

- Landscaping
- Ground Cover
- Fencing/Retaining Walls
- Driveways/Sidewalks
- House Number Posted



Non-Residential Inspections

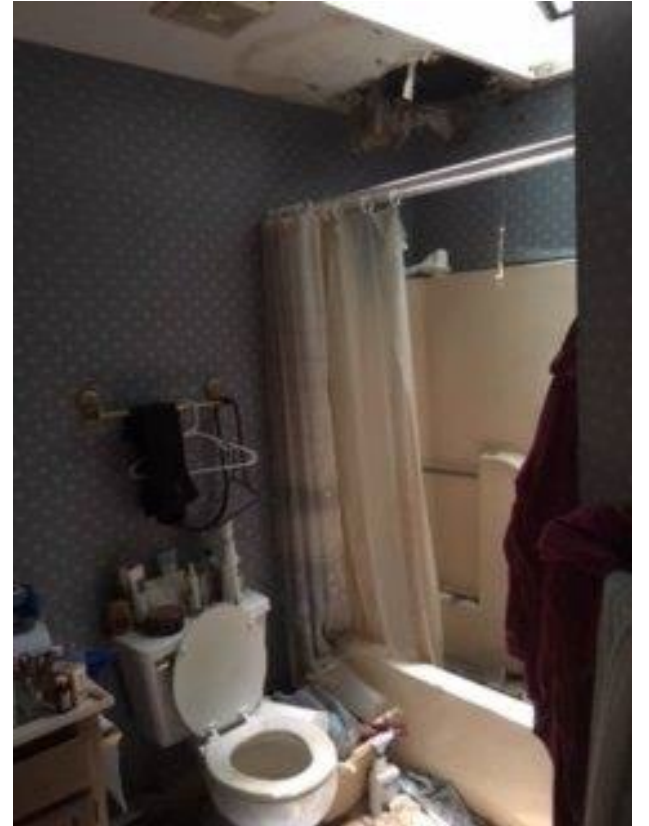
- Landscaping
- Lighting
- Pavement Markings
- Internal Signage
- Building Facades
- Retaining Walls
- Dumpster Enclosures
- Curb & Gutter
- Private Sidewalks/Ramps



Code Compliance

- Minimum Housing
- Nuisances & Zoning





Minimum Housing



Nuisances & Zoning



Nuisances & Zoning

Process Review



Initial Idea



Zoning



Development Plan



Building Permit



Inspections



Certificate of Occupancy



Code Compliance



Thank You!
