

Town of Cary

Carpenter Community Plan

Adopted by Town Council, September 8, 2005
produced by the Town of Cary Planning Department

A Supplement to
Volume II
of the Town of Cary Comprehensive Plan



Credits

Town of Cary Carpenter Community Plan

A Supplement to Volume II of the Town of Cary Comprehensive Plan

Cary Town Council

Ernie McAlister, Mayor
Jack Smith, Mayor Pro Tem
Marla Dorrel
Michael Joyce
Jennifer Robinson
Julie Robison
Nels Roseland

Town of Cary Staff

William B. Coleman, Jr., Town Manager
Jeff Ulma, AICP, Planning Director
Tim Bailey, PE, Director of Engineering
Mary Henderson, Parks, Recreation, and Cultural Resources Director

Project Staff for the Carpenter Community Plan

Don Belk, AICP, project management, open space and historic resources, report author
Scott Ramage, AICP, project management, land use
Teresa Townsend, project management, land use
Juliet Andes, AICP, transportation planning
Amity Little, maps and GIS support
Doug McRaney, parks and greenways

Planning and Zoning Board

Wally Dawson, Chairperson
Harry Baulch
Christopher Brooks
Lori Bush
Kelly Commiskey
Matthew Danielson
Steven Goodridge
William Lyke
Christy Perrin
Carla Sadtler

Consultants

Jerry Turner & Associates, land planning and design
Elam, Todd, D'Ambrosi, land planning

Table of Contents

Carpenter Community Plan

A Supplement to Volume II of the Town of Cary Comprehensive Plan

1. **Summary and Introduction**
 - 1.1. What is the Carpenter Community Plan?
 - 1.2. Plan Vision and Guiding Principles
 - 1.3. Overview of the Plan
 - 1.4. History of the Planning Process
 - 1.4.1. Carpenter Community Plan

2. **Land Use**
 - 2.1. The Land Use Plan Map and How to Read It
 - 2.2. The Carpenter Historic District
 - 2.2.1. The Wildflower Buffer
 - 2.2.2. The Rural Village

3. **Parks and Greenways**
 - 3.1. Parks Recommendations
 - 3.2. Greenway Corridors and the Trailhead Park

4. **Transportation**
 - 4.1. Roadway Recommendations
 - 4.2. Bicycle and Pedestrian Recommendations

5. **Implementation**
 - 5.1. Overview
 - 5.2. Implementation Recommendations

Appendices (available separately)
Appendix A: Land Use Category Definitions

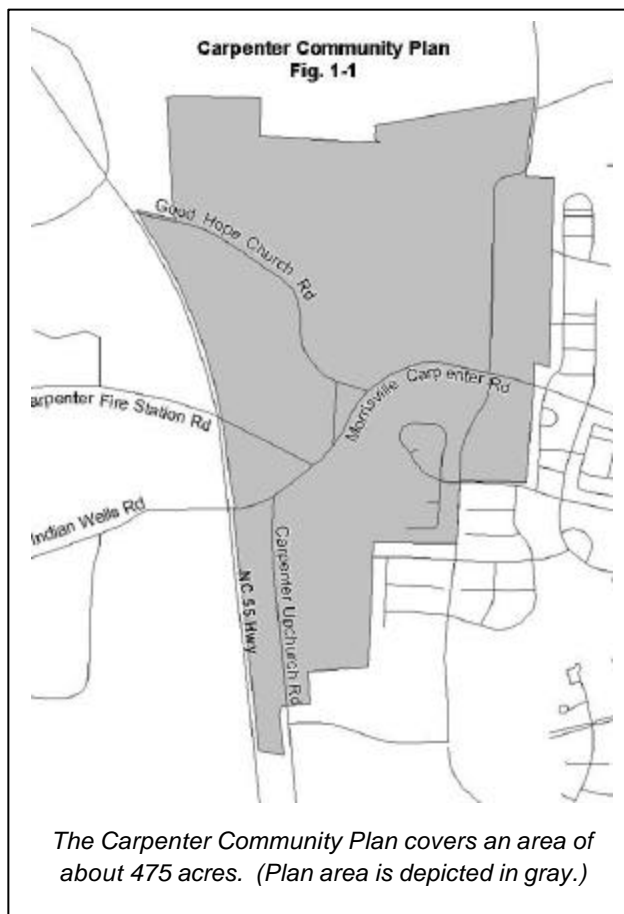
Maps (available separately)
Carpenter Community Plan

CHAPTER 1: SUMMARY AND INTRODUCTION

1.1 What is the Carpenter Community Plan?

The Carpenter Community Plan (CCP) is a master plan for approximately 475 acres (0.74 square miles) in the northwestern portion of Cary's planning area (see [Figure 1-1](#)). It is a policy document that establishes the Town's official long-range vision and recommendations for future land uses, parks, roads, sidewalks, and greenways.

Most of the plan area is located south of the future McCrimmon Parkway (south of the existing Old Maynard Road) and north of the Morrisville Parkway. The Plan boundary extends eastward of NC Highway 55 to just beyond the future Louis Stephens Drive (currently Koppers Road). This Carpenter Community Plan fulfills an implementation recommendation contained in the 2002 [Northwest Area Plan](#) (NWAP). This plan constitutes an amendment to the NWAP, as well as to the Town of Cary Land Use Plan, Comprehensive Transportation Plan, and the Parks, Recreation, and Cultural Resources Facilities Master Plan.



The Carpenter Community Plan consists of a map (see [Carpenter Community Plan map](#)) plus this document. The map shows future land use and parks recommendations, greenways, and associated roadway recommendations for the area.

The chapters of this *plan document* provide some supplementary information, and in particular address:

- ?? **the overall plan vision:** includes the plan's guiding principles and project history
- ?? **land use, open space and historic resources:** the recommended location, type, density/intensity of future land uses, specific open space recommendations, and details regarding the historic resources of the area
- ?? **parks and greenways**
- ?? **transportation:** the recommended roadway improvements and pedestrian transportation

recommendations

- ?? **implementation recommendations and strategies:** identifies the follow-up projects, tasks, and strategies necessary to effectively implement the Plan

1.2 Plan Vision and Guiding Principles

The **plan vision** is to make the Carpenter area a unique regional destination and a highly attractive place to live, work, and recreate. The following **Guiding Principles** form the framework around which this plan has been developed. These principles can also provide guidance in interpreting the recommendations of this plan.

Guiding Principles

- ☞☞ Plan for future residential development with appropriate densities and transitions from adjoining land uses.
- ☞☞ Plan for future non-residential development that provides economic growth potential and a diversity of retail, services, and employment opportunities.
- ☞☞ Revitalize the Carpenter crossroads area as a lively, unique historical and cultural destination focus area.
- ☞☞ Preserve the significant architectural resources of the Carpenter Historic District to encourage their adaptation and re-use as a vibrant mix of uses.
- ☞☞ Preserve elements of the rural character of Carpenter by providing streetscapes and open spaces that provide a 'gateway' into the core area of the Historic District
- ☞☞ Plan for a highly-connected system of greenways and parks facilities to serve residents and visitors. Provide sidewalk and greenway connections that extend outside of the plan area, to link pedestrians, joggers, and casual bicyclists with parks in other parts of Cary, and points beyond.
- ☞☞ Ensure public involvement in the planning process, and preserve the property rights of landowners. Communicate early and often with Carpenter area landowners, and acknowledge the realistic expectations of landowners and the value of their land.

The guiding principles, developed by Town staff and project consultants, are not the sole influence on the land use and other recommendations contained in this plan. They have been weighed against citizen comments, council member expressions, and the professional expertise of staff and consultants.

A Vision for the Carpenter Area...

Imagine living in Carpenter area 20 years from now. Convenient to Research Triangle Park, the Raleigh-Durham International Airport, and Interstate 540, Carpenter offers a diverse range of residential housing choices, including single family homes, town homes, condominiums, and even loft apartments within the Rural Village.

The Rural Village offers a lively mix of shopping, dining, and entertainment options within a short walk, bike, or drive from your home. It is a unique destination in Cary, drawing visitors and shoppers from throughout the region, who admire the architecture of the meticulously restored buildings within the Village's core area. Here, people can stroll the open space of the Village Park, and browse, shop or dine in a charming area that contains both National Register landmarks and newer structures that are designed to complement the historic architecture of Carpenter. The C. F. Ferrell Store and Carpenter Farm Supply buildings have become regional shopping destinations in themselves, providing a distinctive array of merchandise rivaling the Mast General Stores of western North Carolina.

The southern portion of the Rural Village is predominately new construction, but the architecture harkens back to the days when Carpenter was one of Wake County's most thriving rural crossroads. It thrives again today, but now housing, shops, restaurants, and services for area residents have replaced the agricultural-based enterprises of yore.

Day-trippers from throughout the Triangle (and beyond) visit Carpenter not only for shopping and dining, but for the recreational opportunities that are available from the Trailhead Park. It's worth an entire day. This park is a 'hub' from where you can hike or bike for miles in any direction, as it connects four of the Town's major greenways, which themselves link to the greenway and trail systems of Raleigh and Durham. For area residents, the multitude of biking and pedestrian facilities provides unparalleled opportunities for 'alternative transportation.' Transit service has even become available along the CSX Railroad corridor from Apex to Research Triangle Park.

These convenient amenities, and the wide array of housing options available, make Carpenter a very special community in which to live.

1.3 Overview of the Plan

The Carpenter Community Plan introduces a new tier in the Town of Cary's hierarchy of land use plans: the community plan. The overall Land Use Plan contains several *area plans*, such as the Northwest Cary Area Plan, the Town Center Area Plan, etc; likewise, an area plan could contain one or more *community plans* as neighborhood-scale implementation of the Land Use Plan takes place.

The land use recommendations of this plan are centered on the principle objective of this plan: to revitalize the Carpenter crossroads area as a destination focus area. The Rural Village, the centerpiece of the Carpenter Area Plan, represents a new type of activity center for Cary: smaller in scope than a traditional Neighborhood Activity Center (NAC), but one that contains diverse uses, housing types, and in the case of Carpenter, the significant historic resources of a National Register Historic District. (As a follow-up to this study, it is recommended that the Land Use Plan be amended to create a new activity center category to address special mixed use areas such as this.)

The Rural Village (RV) retains the Mixed Use (MXD) designation of the current Northwest Cary Area Plan, but residential uses comprise most the Plan area. Areas designated as Low Density Residential (LDR) have expanded from the 2002 Northwest Area Plan. Good Hope Baptist Church, an Institutional (INS) use, lies at the geographic center of the Carpenter Area. The Plan retains areas designated as Office and Industrial (OFC/IND) from the 2002 plan, but adds the option of Office and Institutional (OFC/INS). The Rural Village is bordered north and south by Medium Density Residential (MDR).

The prevalence of LDR provides greater opportunities for creative designs to preserve open space and protect the historic resources that are so vital to the rural character of Carpenter. The Plan calls for the retention of most of the farm ponds in the area, ensuring that substantial portions of stream and pond buffers will be preserved. The Carpenter Community Plan introduces a unique open space concept for roadside open space: streetscape 'meadows' and 'wildflower buffers' that will enhance a rural 'character' as one proceeds to the Rural Village along the major east-west and north-south roads within the area. These open spaces also provide opportunities to preserve

historic structures along these roads. The use of [conservation subdivision design](#) can ensure that allowable development densities can be achieved along with preservation objectives.

1.4 History of the Planning Process

Carpenter has been a distinctive crossroads community since the 19th century, and has long been a place of special interest to the surrounding area. Recent Town of Cary planning initiatives involving Carpenter are summarized as follows:

- ✍ The 1996 Land Use Plan designated the Carpenter crossroads area as *Special Opportunity Site*, an area with significant historic structures capable of serving as focal points for creative redevelopment.
- ✍ In 1999, the State Historic Preservation Office awarded a grant to the Wake County Historic Preservation Commission to prepare the nomination of Carpenter to the National Register of Historic Places. The Town of Cary partnered with Wake County to provide grant matching funds. The nomination was prepared by Kelly Lally Molloy, author of *The Historic Architecture of Wake County, NC*.
- ✍ On May 26, 2000, the Carpenter Historic District was entered into the National Register of Historic Places by the National Park Service.
- ✍ On August 23, 2001, the Town of Cary adopted its Open Space and Historic Resources Plan (OSHRP). The OSHRP included the Carpenter Historic District in its assessment of historic landscapes. To conduct this phase, the Town contracted with the Design Research Laboratory of the NC State University College of Design to perform a [Historic District Visioning Initiative](#). This study identified the visual extent of the landscapes associated with the historic architecture of Carpenter, and developed photo-realistic simulations to demonstrate conservation design techniques.
- ✍ The Northwest Area Plan, adopted in September 2002, recommended Carpenter as an *area of special land use recommendations* and called for a master design plan for the Carpenter area. The Plan also designated Carpenter as the location of the ‘terminus amenity’ – the junction of the Northwest’s proposed open space/greenway corridors.

1.4.1 Carpenter Community Plan

Town of Cary staff initiated the Carpenter Community Plan in early 2004 following guidance from Town Council in implementing the recommendations of the Northwest Area Plan. Jerry Turner and Associates and Elam Todd d’Ambrosi (ETd) assisted the Town staff in the development of the Plan.

To garner stakeholder input to the planning process, three community ‘open houses’ were held in the area, in March and October 2004, and in April 2005. Following each community meeting, staff and consultants further refined the draft.

CHAPTER 2: LAND USE, OPEN SPACE, AND HISTORIC RESOURCES

2.1 The Land Use Plan Map and How to Read It

The [Carpenter Community Plan \(CCP\) map](#) depicts the future land uses recommended for the Carpenter community. Different color shadings are used on the map to indicate different categories of recommended future land uses, with the color shadings defined in the map's legend. Transitions between different land uses shown on the map generally occur along key geographic features, such as roads, streams, and open spaces, but in some cases they transition at existing lot lines. Development will normally follow these boundaries. However, the final boundaries may vary according to the merits of a development proposal and whether it meets the intent of the plan vision as a whole.

The land use categories shown on the *Carpenter Community Plan* map are described briefly on the map key. Text labels and numbered notes on the maps are used to clarify recommended land uses for certain areas, or to specify limitations, exceptions, or alternatives to the standard land use category given by the color shading for the property. Land Use category definitions are detailed in [Appendix A](#).

Alternate Uses: In some areas on the *Carpenter Community Plan, Future Land Use*, labels such as "LDR or MDR" or "OFC/IND or OFC/INS" are used to indicate that either of two types of land uses is appropriate – such as Low Density Residential or Medium Density Residential, in this example.

2.2 The Carpenter Historic District

The Carpenter Historic District is the fundamental organizing component of the Community Plan and the focal point of the Plan Vision and Guiding Principles. The boundary of the Carpenter Historic District was established for the nomination of

Carpenter to the National Register of Historic Places (see [Figure 2-1](#)). It was drawn in an attempt to incorporate the greatest possible number of contiguous and historically or architecturally- significant structures and sufficient adjacent acreage to define the structures in their historic rural context. The Historic District boundary encompasses the commercial 'core' area at the intersection of Carpenter-Upchurch Road and Morrisville-Carpenter Road. It extends eastward to the C.F. Ferrell house and farmstead and includes several farmhouses along the north side of Morrisville-Carpenter Road.

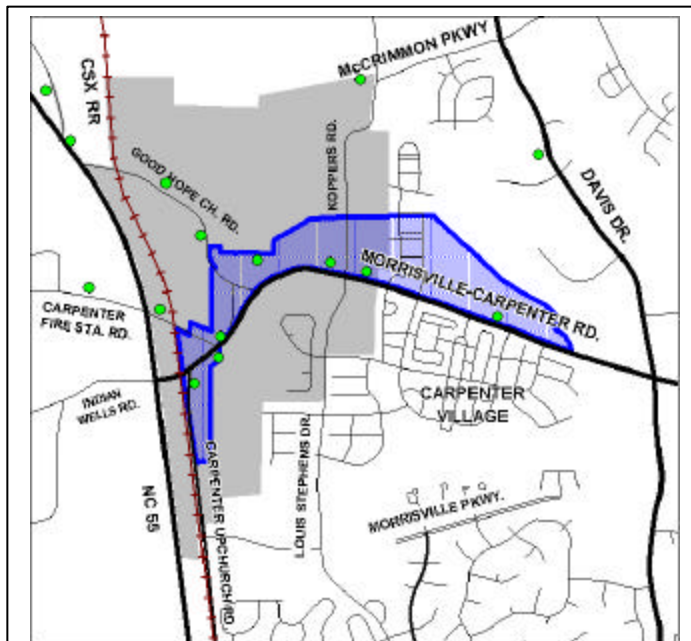


Figure 2-1. The Carpenter National Register Historic District is shown in blue above. Historic Inventory sites are shown as green dots. The region covered by the Carpenter Community Plan is shown in gray.

The Carpenter Historic District is a designation from the Department of the Interior, the federal body that maintains the National Register of Historic Places. Although a prestigious honor for the area, it is not a regulatory designation and imposes no regulatory restrictions on landowners. However, significant federal and state rehabilitation investment tax credits may be available to some landowners within the District (see box below: ‘Contributing Structures within the Carpenter Historic District’).

Although the ‘official’ Carpenter Historic District Boundary is not delineated on the *Carpenter Community Plan*, it nonetheless represents an essential framework for determining future land uses and addressing the preservation of historic resources, open space, and the rural heritage of the Carpenter community. The land use elements of the Wildflower Buffer and the Rural Village, described below, are a result of this determination.

Contributing Structures within the Carpenter Historic District

The Carpenter Historic District is listed on the National Register of Historic Places, a prestigious honor signifying the significance of the area to the cultural history of the United States. The Carpenter Historic District is an assemblage of individual buildings that, collectively, meet the Secretary of the Interior’s standards for inclusion on the Register. *Contributing Structures* refer to those buildings that meet specific criteria for listing on the National Register of Historic Places, including a structure’s quality of significance in American history, architecture, archeology, engineering, or culture. Contributing structures possess integrity of location, design, setting, materials, workmanship, feeling and association. For the Carpenter Historic District, contributing structures are determined to:

- /// have been associated with events that have made a significant contribution to the broad patterns of our history;
- /// embody the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Contributing Structures within a National Register Historic District are eligible for federal and state rehabilitation tax credits. Contributing Structures may also be eligible for Local Historic Landmark designation through the Town of Cary and Wake County, which could qualify them for a 50% property tax deferral.

The following buildings are designated Contributing Structures according to the Carpenter Historic District nomination report:

William Henry Carpenter Boarding House	William Henry Carpenter House	Adelaide Carpenter Page House
Carpenter Farm Supply Company	D. Judson Clark Machine/Garage	C. F. Ferrell Rental House
C. F. Ferrell Store	Ferrell Warehouse	Byrd-Ferrell House
Byrd Tenant Houses (2)	Mallie and Cora Butts Farm	Bill Sears House
A. M. Howard Farm	Carpenter Farm Supply Warehouse (Farmers’ Union Hall)	
C. F. Ferrell Farm*	Barbee-Williams Farm* ¹	

*outside of Carpenter Community Plan area

¹demolished 2004

2.2.1 The Wildflower Buffer

A 100-foot “wildflower buffer” along Morrisville Carpenter Road and Good Hope Church Road is proposed to create a larger road setback and a more ‘open’ visual experience along these roads (see [CCP map](#)). The buffer also preserves the rural character and ‘feel’ of the area and attempts to keep historic structures within a rural context. The buffer may be enhanced by plantings of native trees and shrubs and includes an opaque hedgerow at the outer edge of the buffer to screen new development behind it. Multi-use paths/greenways slated for Morrisville-Carpenter Road should meander through this corridor.

The Wildflower Buffer will preserve roadside open space, but it also provides an opportunity to preserve the historic resources of the Carpenter Historic District. The following strategies are recommended:

- ✍ The width of the Buffer may vary, provided the average width is at least 100 feet. The buffer may be increased when additional open space is desired to incorporate and preserve *contributing* historic structures along Morrisville-Carpenter Road (see *Contributing Structures* box above).
- ✍ Development density that is otherwise attainable in the open space of the wildflower buffer reserved for historic preservation may be transferred elsewhere on the property.
- ✍ To create an incentive for open space/historic preservation, a density 'bonus' may be attained in exchange of preserving the structure (see *Chapter 5 – Implementation*).
- ✍ Contributing historic structures within the buffer that are preserved and rehabilitated in accordance with accepted State Historic Preservation Office standards may become any use-type permitted within a Neighborhood Activity Center Overlay (see [Land Development Ordinance, Chapter 5, Table 5.1-1, Table of Permitted Uses](#)).

2.2.2 The Rural Village

The Rural Village (RV) is intended to be the focus of non-residential land uses within the Carpenter Community Plan area (see [CCP map](#)). The RV will contain a mix of residential, commercial, and office and institutional uses, built at a pattern, scale, and architectural style that is compatible with the 'rural vernacular' tradition of the area.

The objective of the Rural Village designation is to preserve the existing, contributing buildings of the Carpenter Historic District while integrating them appropriately among new structures. Scale, mass, and materials are critical elements in the build-out of the RV area. (See [Figures 2-2](#) and [2-3](#).) Adjacent to and within the 'historic core area' – the portion of the Rural Village within the National Register Historic District - the quantity of new infill development is a vital consideration. Maintaining an appropriate balance between the existing contributing buildings and the amount and type of new development is essential in order to maintain the historic integrity of the core area and keep Carpenter's National Register status intact.



Architecture and site planning in the Rural Village will be governed by a separate Design Guidelines document to ensure that new development is compatible with existing buildings. The Guidelines should also pertain to the areas immediately adjacent to the RV, including lots in the Low Density Residential (LDR) and Medium Density Residential (MDR) areas along the east/south side of Good Hope Church Road, and in the Mixed Use (MXD) area on the west side of the railroad and south of Morrisville-Carpenter Road. Creation of Carpenter Design Guidelines and a Rural Village Illustrative Plan are the top priorities for Plan implementation (see Chapter 5).

Village Park and Trailhead Park. Another objective of the RV is to retain the existing Ruritan Park. This park has functioned as a neighborhood park and gathering place for decades, and retaining it will help preserve the 'openness' that is characteristic of the historic core area today. It would be expanded to Carpenter Fire Station Road to create a 'Village Park' and connect to a trailhead park that would serve as the junction of several major greenway corridors. For more details on these parks, see Chapter 3.



CARPENTER AREA HISTORIC VILLAGE CONCEPT PLAN

JANUARY 12, 2005

Figure 2-3. Artists rendering of the contextually-sensitive mixed-use infill buildings within the Rural Village. This is a

CHAPTER 3: PARKS AND GREENWAYS

3.1 Parks Recommendations

As can be seen on the [Carpenter Community Plan map](#), three parks are recommended for the area: (1) the Village Park, which represents an expansion of the existing Ruritan Park within the Rural Village core area; (2) the adjoining Trailhead Park; and (3) a conventional Neighborhood Park to be located in the northern half of the Plan area.

Both the Village Park and the Trailhead Park are envisioned as passive facilities, with no formal active recreation areas. While the Trailhead Park will function as a terminus point for several major Town of Cary greenway corridors and will include parking areas and restroom facilities, the Village Park is seen as a gathering place that complements the open space and historic resources present in the core area of the Rural Village. This park could also host small-scale festivals or a farmers market.

The density of future residential development within the Carpenter area and environs will support development of a conventional neighborhood park, ideally to be located between McCrimmon Parkway and Morrisville-Carpenter Road. The Town will explore cooperative efforts with the Good Hope Baptist Church for the planning and development of this park, possibly as a shared-use facility with the Church.

3.2 Greenway Corridors and the Trailhead Park

A key feature of the Northwest Area Plan is the four open space/greenway corridors that follow Kitt Creek, Nancy Branch, Morris Branch, and Panther Creek. The Northwest Area Plan envisions two “terminus amenities” – one at either end of the open space/greenway corridors. The intent is to provide special destinations at the western and eastern points where all four greenways (the Kitt Creek, Nancy Branch, Morris Branch, and Panther Creek greenway trails) converge – the western terminus being located in Amberly (perhaps at the public park), and the eastern terminus being in the historic Carpenter area. The Carpenter Community Plan recommends that the Trailhead Park serve as this terminus amenity. The Trailhead Park will also provide greenway/pedestrian connectivity to the NC-55 multi-use path (which will run along the west side of the highway), the Hatcher Grove Trail, and the meandering sidewalks recommended in Chapter 4.

CHAPTER 4: TRANSPORTATION

4.1 Roadway Recommendations

The roadway improvements described in this plan are recommended in order to (a) solve existing traffic problems, (b) provide adequate roadway capacity for traffic that will result from future development within the area, and (c) provide adequate capacity for the anticipated growth in regional traffic passing through the Carpenter area (out to about 2025). Roadway recommendations are depicted on the [Carpenter Community Plan map](#), and summarized as follows:

- ✍ The planning area for the Community Plan is bordered roughly by four major thoroughfares: McCrimmon Parkway to the north, Morrisville Parkway to the south, NC 55 to the west, and Louis Stephens Drive to the east. These roads will become

4-lane, median-divided thoroughfares, and a 6-lane, median-divided thoroughfare in the case of NC 55.

- ✍ Morrisville-Carpenter Road bisects the planning area. The CCP map depicts a conceptual, recommended realignment of the road in order to: (a) bypass the core of the Historic District; and (b) provide a direct and thru-connection to Carpenter Fire Station Road west of NC 55.
- ✍ Good Hope Church Road is realigned to become the major north-south collector (2-3 lanes) through the planning area, extending from McCrimmon Parkway south to Carpenter-Upchurch Road. The new southerly extension of Good Hope Church Road is intended to provide a collector 'bypass' around the Rural Village to divert thru-traffic away from the RV historic core area. The section of the existing road, which travels northwesterly to NC-55, may be closed if no longer needed after the adjacent parcels redevelop, but the existing bridge over the railroad will be retained for pedestrian/greenway use.
- ✍ At its future junction with Good Hope Church Road, Carpenter-Upchurch Road will become a minor access road serving the Rural Village. It will remain a 2-lane road.
- ✍ Carpenter Fire Station Road (east of the railroad) will become a vehicular access road for the Village-Trailhead parks.

Rural Road Treatments. Segments of certain collectors and thoroughfares within the Plan area will be constructed to create a 'rural character' to the road as one approaches the Rural Village. Roadway design within the Rural Village core area will be addressed in the forthcoming Rural Village design guidelines.

Morrisville-Carpenter Road from Louis Stephens Drive west to NC 55 will be constructed at the 'Rural Thoroughfare' standard specified in the Southwest Area Plan. This alternative design allows the thoroughfare to be built without curb and gutter or sidewalks. Paved shoulders will comfortably accommodate bicyclists. Good Hope Church Road will be constructed at the 'Rural Collector' standard specified in the Southwest Area Plan.

While the elimination of street lighting would enhance the rural character of the of Morrisville-Carpenter and Good Hope Church Road corridors, lighting may be preferable for safety reasons, particularly along the meandering pedestrian paths within the Wildflower Buffer. An appropriate style of street light fixtures should be investigated during development of the aforementioned Design Guidelines.

On-Street Parking. Within or adjacent to the Rural Village, Carpenter-Upchurch Road and Good Hope Church Road may be able to accommodate some on-street parking south of Morrisville Carpenter Road. Carpenter Fire Station and Indian Wells Road may also be able to accommodate some on-street parking. Recommended locations and treatments for on-street parking and parking lot access within and adjacent to the Rural Village will be addressed in the forthcoming Rural Village design guidelines. The Guidelines will include recommended street cross-sections for on-street parking.

4.2 Bicycle and Pedestrian Recommendations

The *Carpenter Community Plan* map depicts the network of greenways and multi-use paths recommended for the Carpenter area. Most destinations within the Carpenter area will be accessible via a combination of sidewalks and greenways.

Along Morrisville-Carpenter Road (west of Louis Stephens) and Good Hope Church Road, in lieu of sidewalks, pedestrians will travel along meandering greenway trails to be constructed within the Wildflower Buffer (see *CCP* map).

Except as otherwise specified in this plan, roadways and sidewalks should be constructed according to Town standards.

CHAPTER 5: IMPLEMENTATION

5.1 Overview

In order for the vision and recommendations expressed by this plan to be realized, specific implementation steps will need to be taken by the Town of Cary and others. Many of the implementation steps seek to provide the conditions under which the plan vision can be achieved, by way of providing sensible land use regulation, necessary public investments, the development of appropriate programs and policies, and other actions.

Controlling Factors

The implementation of the plan will depend on action being taken to:

- ✍✍ revise existing development and zoning regulations,
- ✍✍ undertake more detailed studies to refine the general recommendations that have been identified by this plan, and
- ✍✍ make infrastructure improvements.

The execution of the implementation steps listed below will likely be phased and is subject to a variety of factors, which will determine their timing. These include:

- a.) The availability of the personnel and financial resources necessary to implement the specific proposals.
- b.) Whether an implementation step is a necessary precursor to or component of the rational evaluation of a new development project.
- c.) The interdependence of the various implementation items, in particular, the degree to which implementing one item is dependent on the successful completion of another item.
- d.) The relative severity of the problem which a particular implementation item is designed to remedy.

Schedule

In view of the above factors, it is not possible to put forward a precise timetable for the various implementation items. The following schedule lists the principal implementation tasks for the Plan, including an indication of the agency expected to implement the proposal, together with an indication of timing divided into three categories:

- ☞☞ **Short-term** tasks should start within a timeframe ranging from immediate to one year from plan adoption.
- ☞☞ **Medium-term** tasks should start within about one to two years from plan adoption.
- ☞☞ **Long-term** tasks should be performed starting two or more years from plan adoption.

The Carpenter Community Plan was developed over an 18-month period in consultation with stakeholders in the community: landowners, residents, developers, and historic preservationists. The specific intent of several landowners regarding planned developments, as well as the expectations of the community regarding the plan vision and guiding principles, makes clear to Town staff that implementation must proceed quickly following adoption of the Plan. Therefore, short-term tasks also include those steps deemed *immediate* for successful implementation. Furthermore, because of the expected pace of change in the Carpenter area, there are no implementation items listed as ‘long-term.’

5.2 Implementation Recommendations

Implementation Task	Agency	Timing
<p>1. Prepare Design Guidelines for the Rural Village</p> <p>Prepare Design Guidelines that will apply to all new construction and to repair, rehabilitation, and modification of all existing buildings within the area designated as Rural Village. The Guidelines will also apply to the cover landscaping, parking areas, streetscape treatments, street lighting, for the RV area.</p>	Town of Cary	Immediate
<p>2. Create a Master Plan for the Rural Village</p> <p>Prepare a illustrative master plan for the RV area that complies with the RV Design Guidelines</p>	Town of Cary	Immediate
<p>3. Establish an Activity Center Overlay District for the Rural Village</p> <p>Initiate procedures to establish an Activity Center Overlay District for the Rural Village, and to amend the Land Development Ordinance as necessary to create a new type of ‘village’ Activity Center category.</p>	Town of Cary	Immediate
<p>4. Develop a density bonus/clustering provision for properties adjacent to the Wildflower Buffers to obtain additional open space and preserve historic structures.</p> <p>The provision could also be used for preserving farmland or open space beyond the wildflower buffer, such as the strawberry farm along Good Hope Church Road (see CCP map, Note #13). The approach would be similar to that described in the Southwest Area Plan for Conservation Residential areas.</p>	Town of Cary	Immediate
<p>5. Evaluate existing zoning within the Community Plan area.</p> <p>Specifically, determine if areas already zoned Office/Research & Development (ORD) could allow for uses that run counter to the objectives of the Plan. Evaluate whether limited proactive town-initiated rezonings are advisable.</p>	Town of Cary	Short
<p>6. Develop incentives to encourage preservation and rehabilitation of historic structures.</p>	Town of Cary	Short

<p>Approaches to be evaluated may include local landmark designation for individual, contributing structures, density bonuses, waived/reduced development fees for renovation and reuse of existing buildings, or even creation of a special TDF Fee Zone for Carpenter RV, where reduced fees are conditioned upon adherence to architectural and design standards and building restoration.</p>		
<p>7. Update the Capital Improvements Plan to include parkland acquisition for the Village Park, Trailhead Park, and a neighborhood park.</p> <p>Pursue public/private partnerships with the Ruritan Club and Good Hope Baptist Church and explore opportunities for cost-sharing, joint use, and maintenance agreements for the Village Park and a Carpenter Neighborhood Park.</p>	Town of Cary	Medium
<p>8. Capital Improvement Program (CIP), Transportation Improvements Program (TIP):</p> <p>Update the Town's CIP and TIP to reflect this plan's recommendations for roadways, greenways, sidewalks, and multi-use paths. The update should specify timing and funding for the Morrisville-Carpenter Road realignment, at-grade greenway crossings, and bridge crossings.</p>	Town of Cary	Annual
<p>9. Investigate the procurement of Transportation Enhancement Funds for design/treatment of the Morrisville-Carpenter Road/NC 55 bridge, and for plantings/pedestrian facilities within the Wildflower Buffers.</p> <p>Determine if funds are available under the NCDOT Enhancement program or other sources.</p>	Town of Cary	Medium
<p>10. Investigate options for preserving the existing strawberry farm on Good Hope Church Road.</p> <p>Work with the farm owner and adjacent landowners to explore mechanisms for preserving the strawberry farm as an important amenity and rural character element for the Carpenter area. Options may include: agricultural conservation easement, purchase of development rights, development master plan with a transfer of density, purchase of farmland as a community cooperative, etc.</p>	Town of Cary	Medium

Town Of Cary
Carpenter Community Plan

Appendix A: Land Use Category Definitions

The land use categories used on the plan *Map* are described briefly on the map key, and are defined in more detail in this appendix. These definitions reflect and build on land use category definitions used in other area plans, and in the town-wide Land Use Plan.

Land Use Category Definitions

The following definitions apply to categories recommended within the Carpenter Community Plan:

Office & Institutional (OFC/INS): Includes all types of office and institutional uses. Examples include corporate and professional offices (large and small), general business offices, clinics, nursing homes, banks, churches, schools, daycare, government offices, and so forth. A limited selection of commercial uses (such as banks, restaurants, personal services) supporting the actual office and institutional uses in an area designated as OFC/INS on the *Carpenter Community Plan* may also be acceptable within buildings whose primary use is office or institutional, as long as such uses do not dominate the area designated as OFC/INS, and as provided for in the Land Development Ordinance (LDO) for the OI zoning district. Depending on the size and intensity of the particular site or area, provision of a bus transit stop may be appropriate.

Office & Industrial (OFC/IND): This classification includes a wide range of employment-generating office, light industrial, research and development, and “clean” manufacturing uses. A limited selection of institutional and commercial uses (such as banks, personal services, hotels/motels) supporting large office/industrial regions on the *Carpenter Community Plan* may also be appropriate, but should not dominate the areas designated as OFC/IND. The level of onsite activity and the degree of external impacts associated with Office & Industrial sites tend to be more intense than for the Office & Institutional category. OFC/IND areas should be developed in a manner compatible with nearby properties to minimize potential nuisances or damage to the environment. Depending on the size and intensity of the particular site or area, provision of a bus transit stop may be appropriate. Examples of office and industrial uses include general offices, light manufacturing, warehousing and distribution, research laboratories, prototype and production plants, automotive repair and bodywork, trade schools, auto dealers with display and lot storage/inventory, and so forth.

Institutional (INS): Includes uses such as schools, colleges, hospitals, daycare centers, municipal community centers, libraries, places of worship, cemeteries, municipal buildings, and post offices. (Note: Institutional areas shown on the *Carpenter Community Plan* represent property owned by Good Hope Baptist Church.)

Mixed Use (MXD): This land use category indicates that a mix of commercial, office, and medium to high density residential uses are desired for these land areas. 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 a multi-tenant building, 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 area designated as Mixed Use on the *Carpenter Community Plan*. Residential uses are not required for MXD areas west of the CSX railroad.

Medium-Density Residential (MDR): Includes housing densities between 3 and 8 dwellings per acre and can include a mixture of dwelling types including single-family detached and semi-detached units, single-family attached units, patio homes, duplexes and triplexes, and townhouses. A variety of neighborhood-compatible and complimentary institutional uses may also be considered such as churches, schools, and daycare facilities.

Low-Density Residential (LDR): This category refers to existing regions of single-family detached residential dwellings with density ranges from 1 to 3 dwelling units per acre and lot sizes typically ranging from approximately 10,000 square feet to 1 acre. Smaller lot sizes are acceptable when using conservation subdivision design. Institutional uses that are compatible and complimentary to the surrounding neighborhood and the development of single-family residential dwellings may be considered such as churches, schools, libraries, and daycare facilities.