



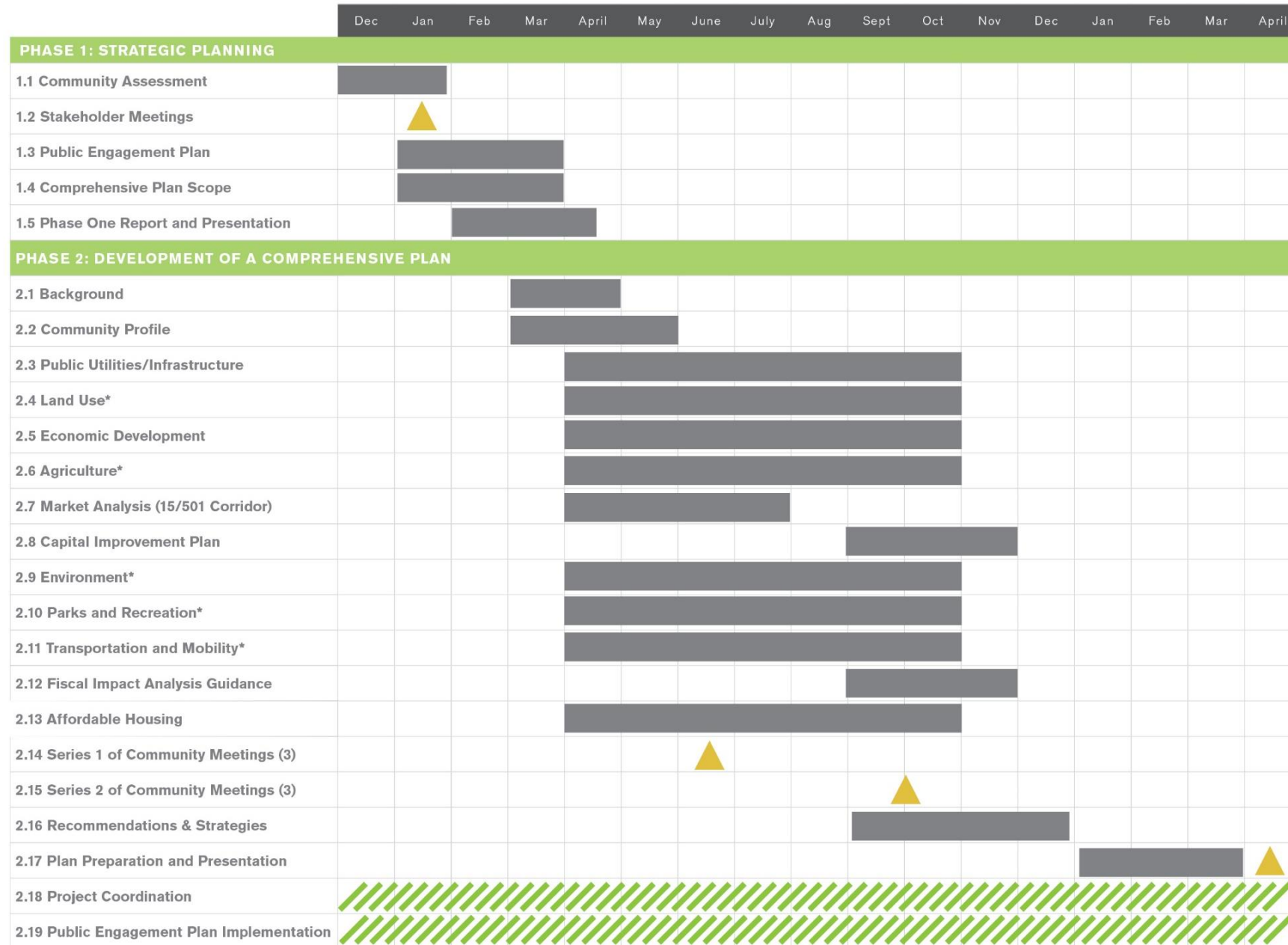
# CHATHAM COUNTY COMPREHENSIVE PLAN

Presentation to the Board of Commissioners 4/18/2016



# Chatham County Comprehensive Plan Draft Schedule

Updated 4/04/2016



\*Existing conditions research, goals and recommendations related to health will be integrated into the Land Use, Agriculture, Environment, Parks and Recreation and Transportation portions of the Plan.

# PHASE 1: SUMMARY

- **PUBLIC ENGAGEMENT PLAN**
- **COMMUNITY ASSESSMENT**
  - **INFORMATION GATHERING**
    - **STAKEHOLDER INTERVIEWS**
    - **REVIEW OF ADOPTED PLANS**
    - **INITIAL DATA SYNTHESIS**
  - **INITIAL FINDINGS (ISSUES AND OPPORTUNITIES)**
- **SCOPE FOR PHASE 2**
- **PHASE 1 REPORT**





# PUBLIC ENGAGEMENT PLAN







TOOLS IN

# Public Engagement Plan



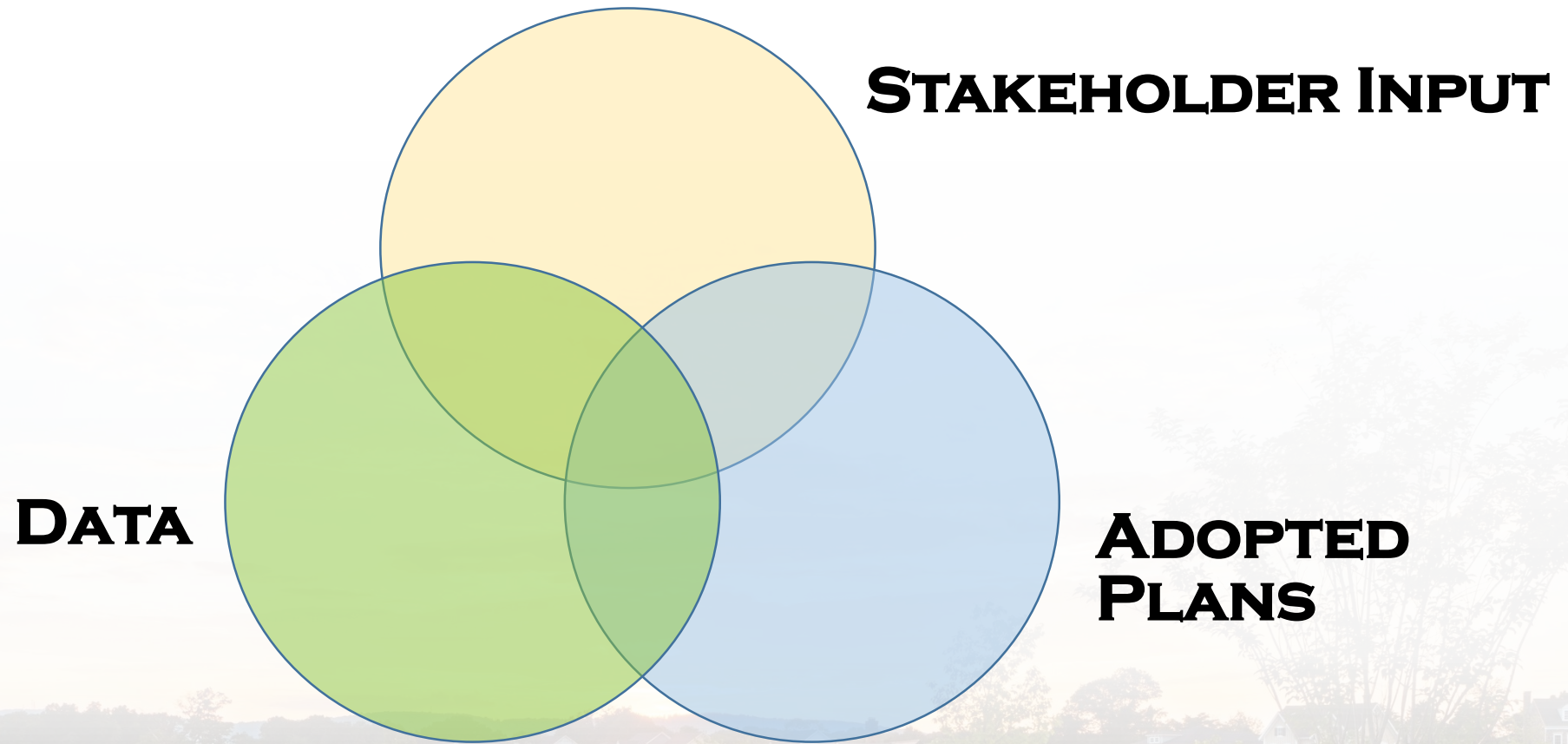


# COMMUNITY ASSESSMENT





# INFORMATION GATHERING



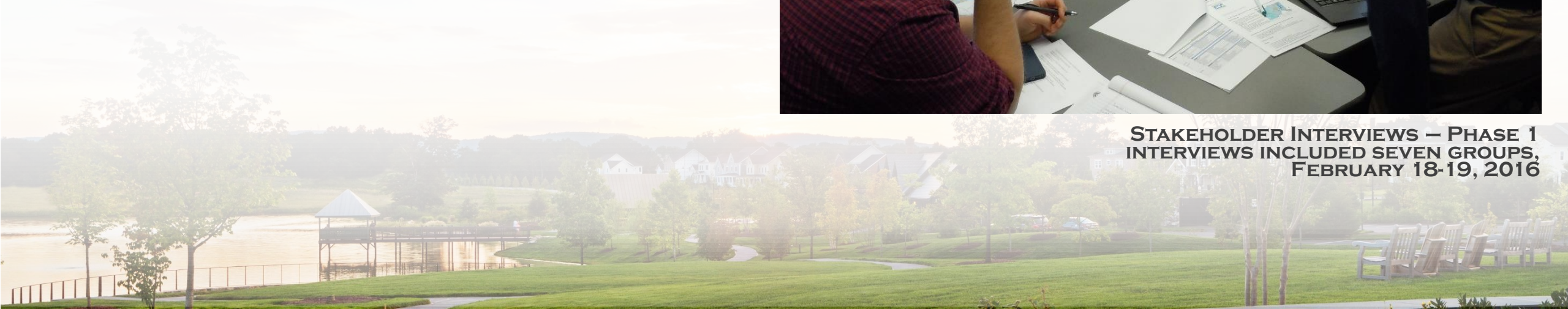


# STAKEHOLDER INTERVIEWS

- LAND USE
- ECONOMIC DEVELOPMENT
- AGRICULTURE
- COMMUNITY & HEALTH
- ENVIRONMENT
- INFRASTRUCTURE



**STAKEHOLDER INTERVIEWS – PHASE 1  
INTERVIEWS INCLUDED SEVEN GROUPS,  
FEBRUARY 18-19, 2016**

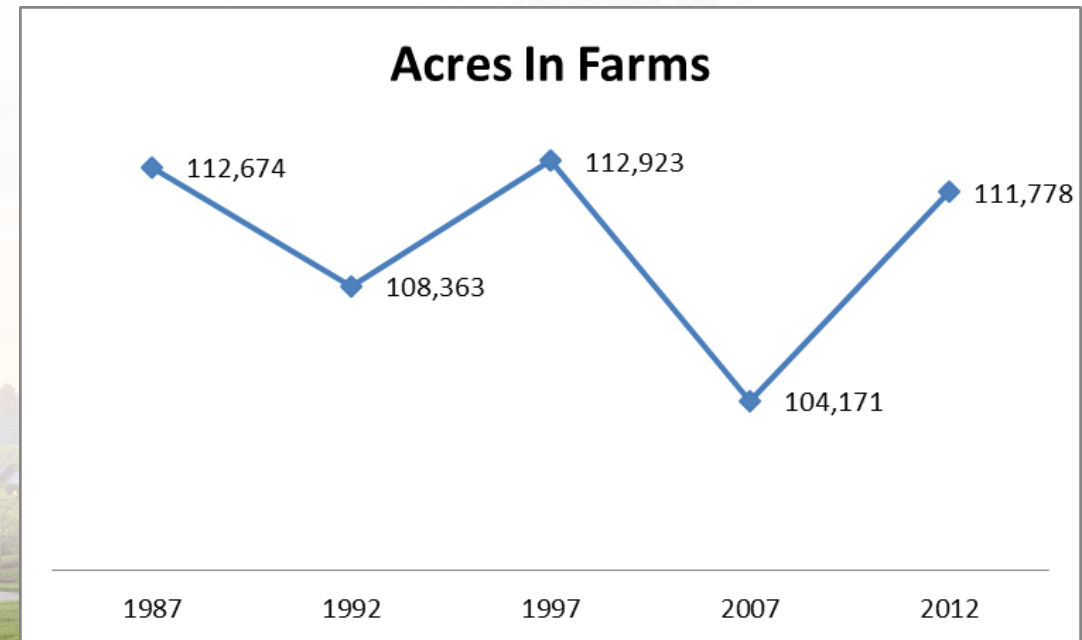
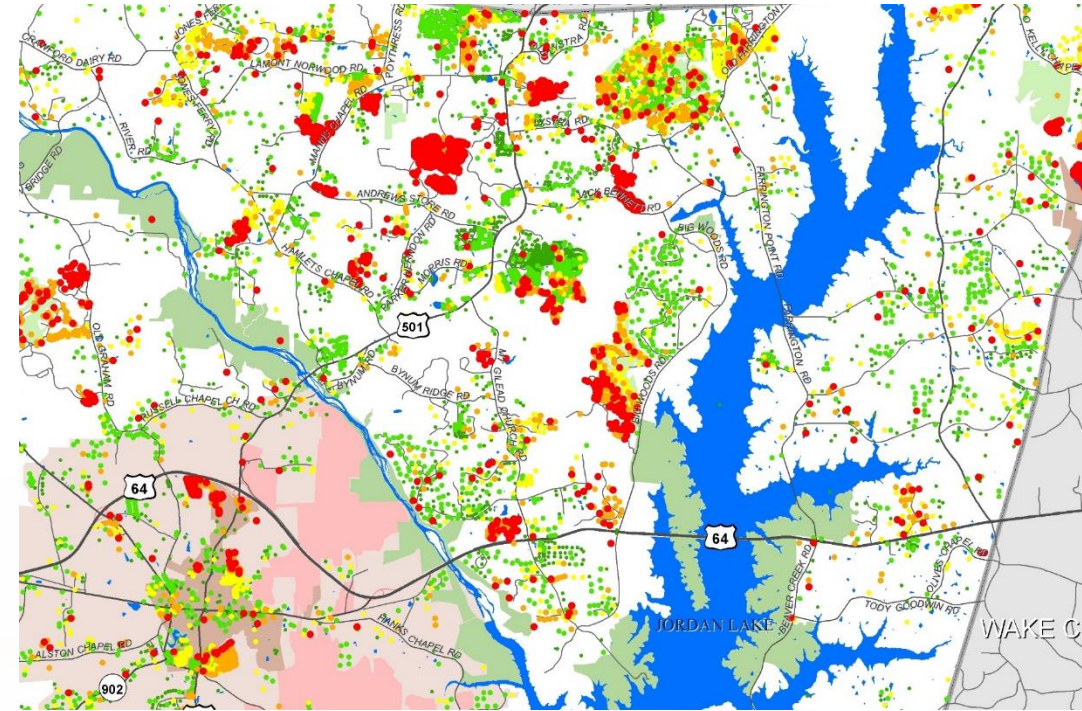
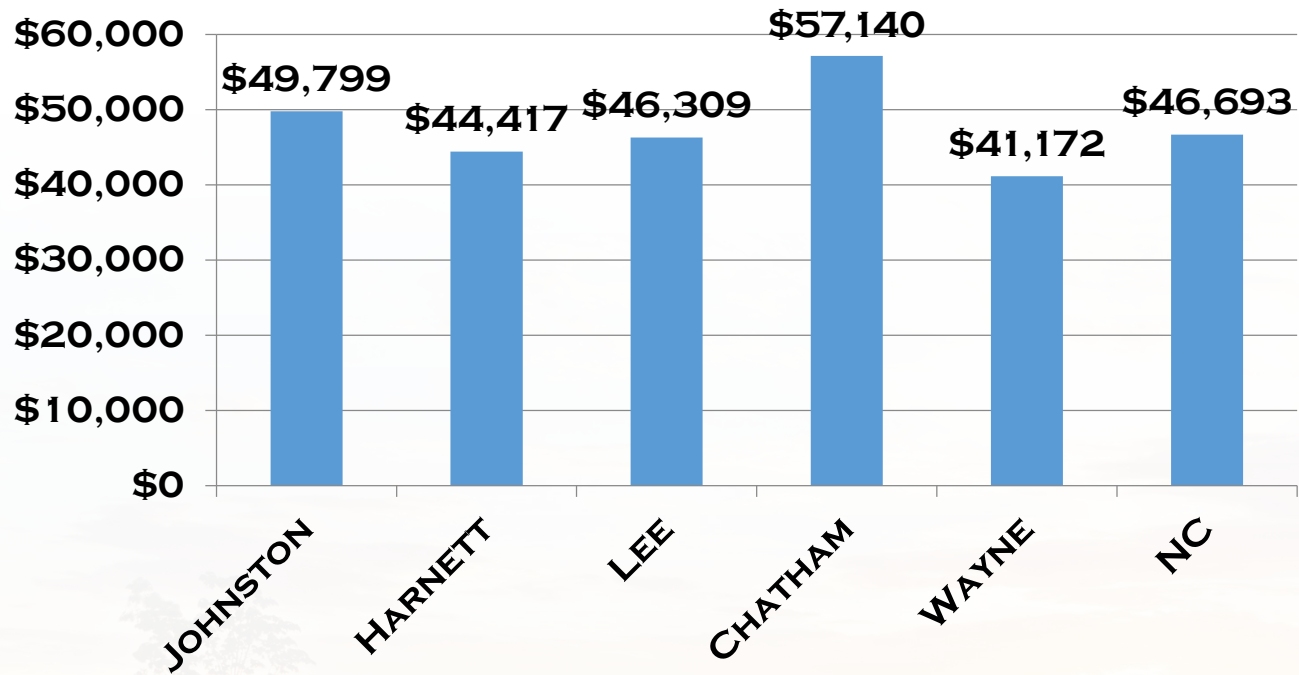








# DATA SYNTHESIS





# INITIAL FINDINGS





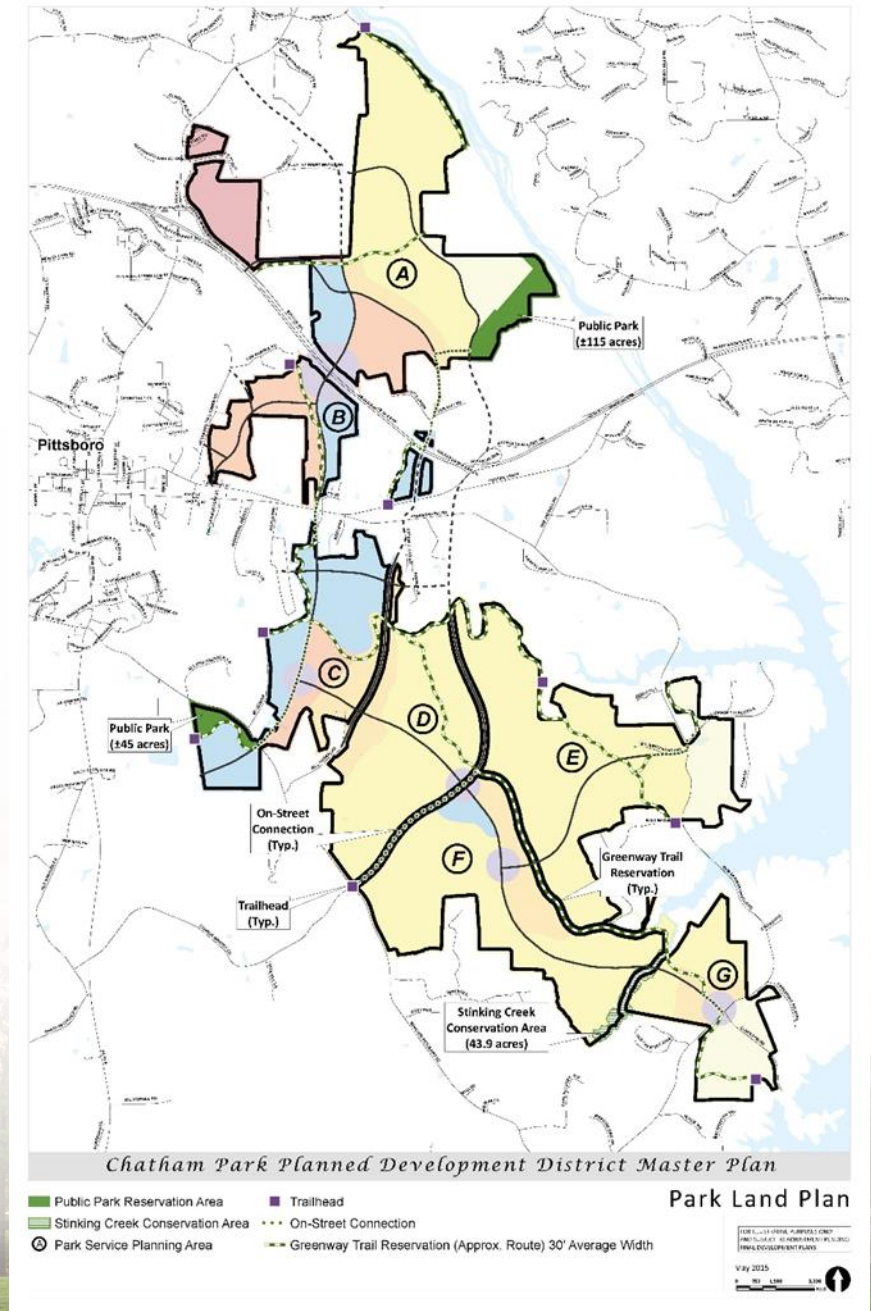
# LAND USE





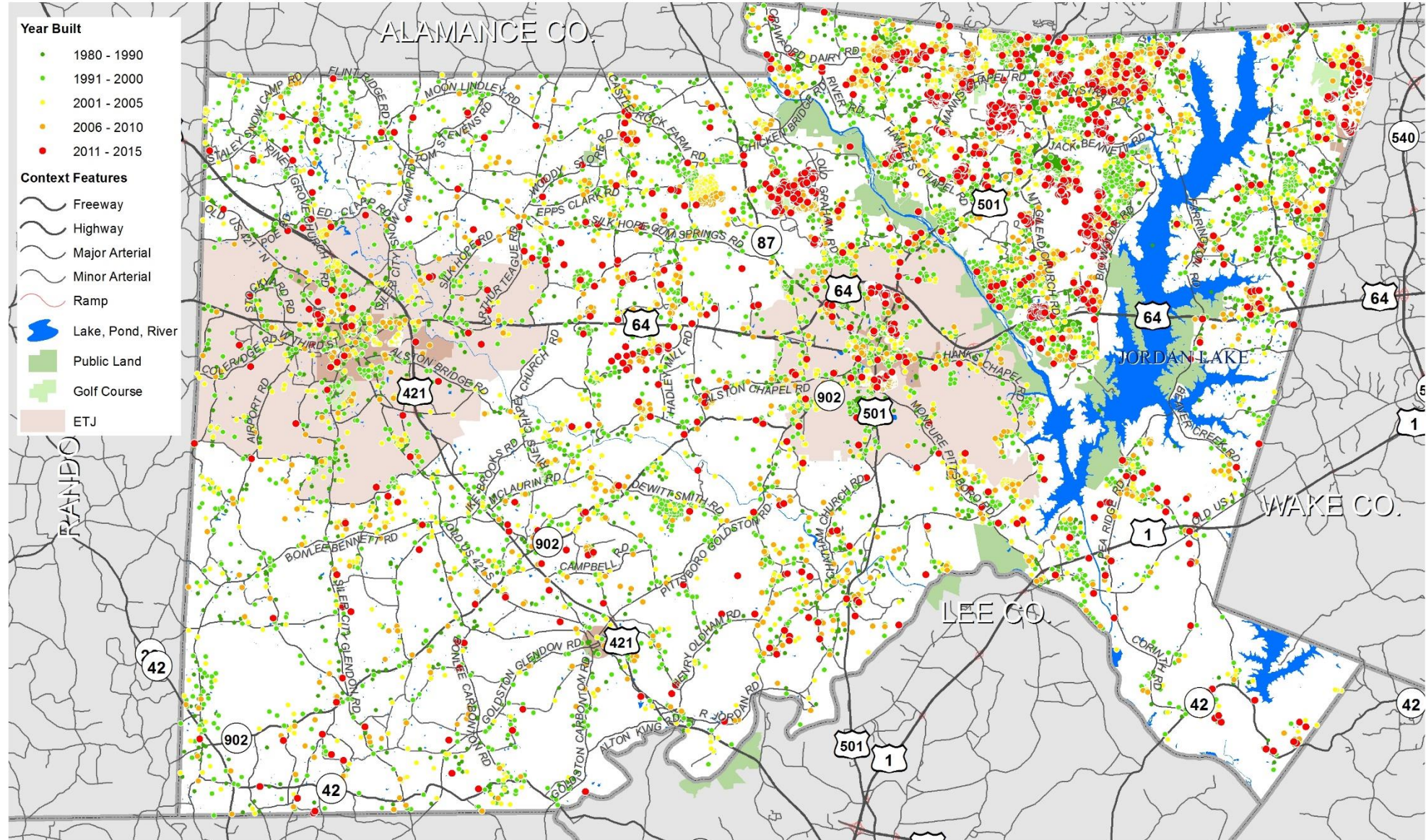
# LAND USE

- RESIDENTIAL GROWTH PRESSURE
- DIVERSITY IN LAND USE
  - HOUSING (CHOICES – TYPE, COST), RETAIL (REDUCE LEAKAGE)
  - EMPLOYMENT (ECONOMIC DEVELOPMENT)
  - RESIDENTIAL VS. NONRESIDENTIAL (TAX BASE)
- DEVELOP IN CORE AREAS; PRESERVE RURAL AREAS
- LAND USE CONNECTION TO TRANSPORTATION
  - FEWER TRIPS OUT FOR WORK OR OTHER PURPOSES
- POTENTIAL FOR MORE ENCROACHMENT: ENVIRONMENT, CULTURE, RURAL CHARACTER



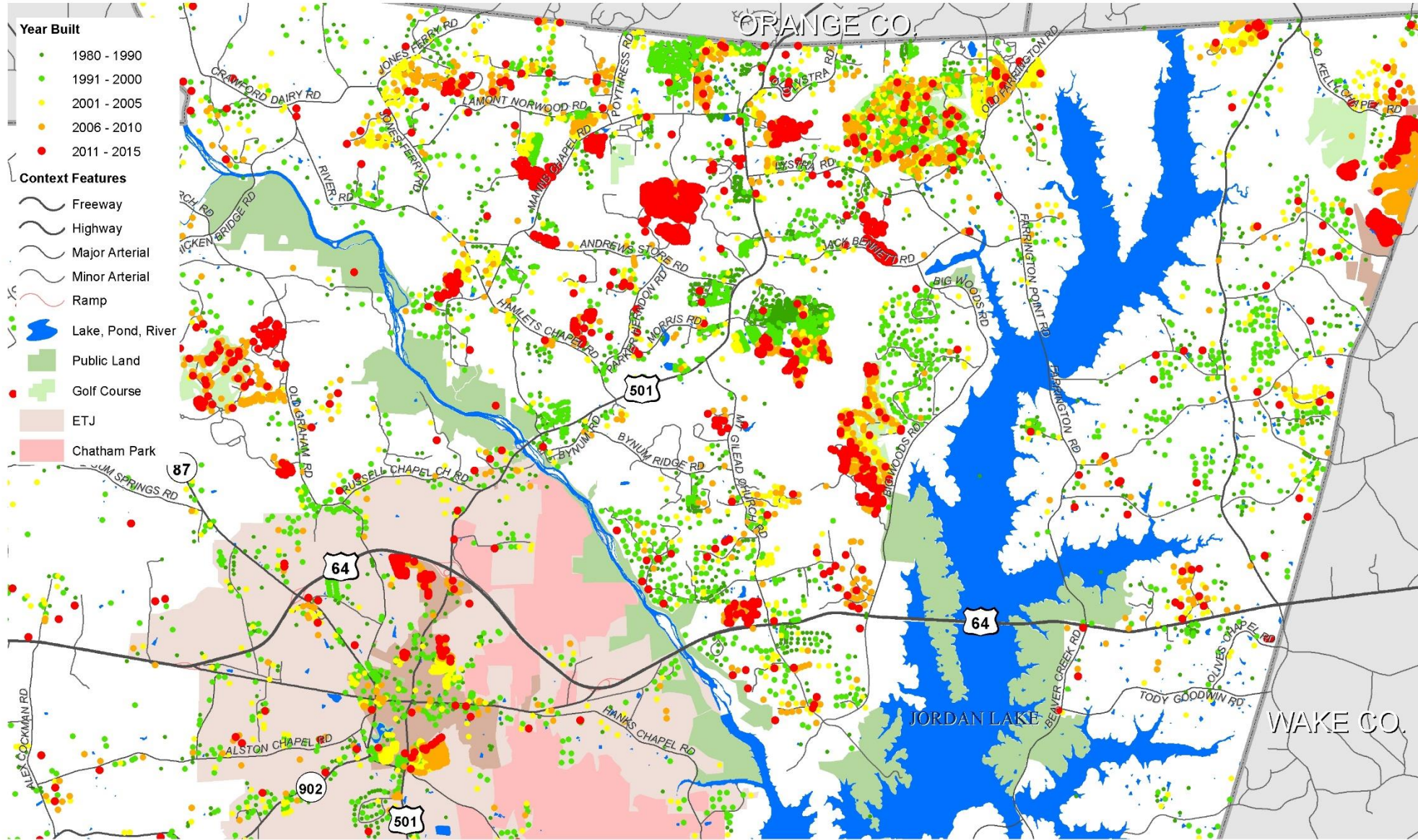


# LAND USE





# LAND USE





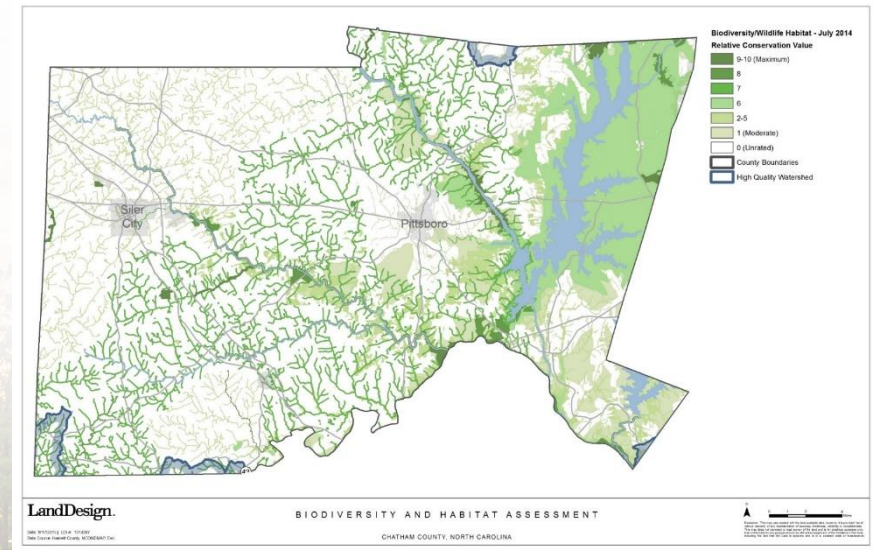
# ENVIRONMENT

A scenic view of a river flowing over rocks, with a dense forest in the background. The image is overlaid with a semi-transparent blue and green gradient. The word "ENVIRONMENT" is written in white, bold, uppercase letters on the left side of the image.



# ENVIRONMENT

- **GROWTH PRESSURES IN SENSITIVE AREAS**
- **DEVELOPMENT IMPACTS**
  - **ALTERATION OF TERRESTRIAL AND AQUATIC HABITATS**
  - **WATER POLLUTION (POINT AND NON-POINT SOURCE)**
- **ECOLOGICAL BALANCE / ECOSYSTEM MANAGEMENT**
  - **INVASIVE SPECIES**
  - **FIRE SUPPRESSION**
  - **TICK BORNE ILLNESSES**
- **POTENTIAL POINT SOURCE POLLUTION (FRACKING, COAL ASH)**



Conservation Value  
Source: NC DENR



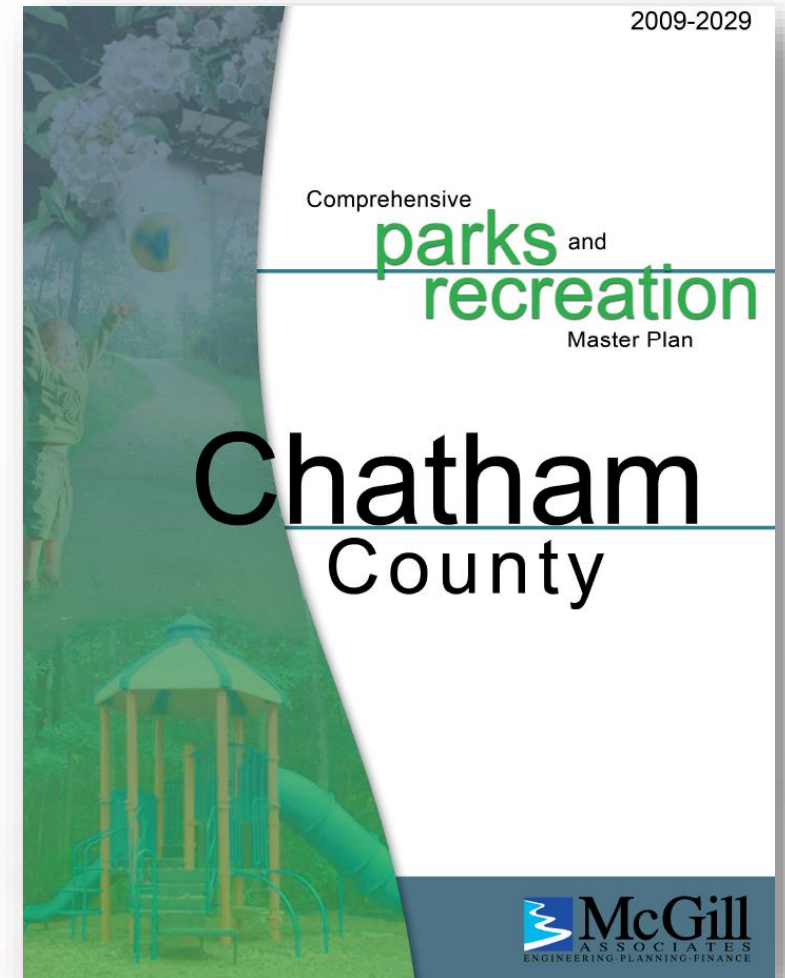
# PARKS AND RECREATION





# PARKS AND RECREATION

- **OPEN SPACE IS PART OF THE CHATHAM COUNTY BRAND**
- **INCREASING DEMAND FOR ACTIVE AND PASSIVE FACILITIES IN THE FUTURE**
- **HAVE BUILT 3 PARKS IN PLAN, OTHERS PROPOSED**
- **PRIORITIES:**
  - **NORTHEAST DISTRICT PARK (PHASES 1, 2 AND 3)**
    - **PARTIALLY COMPLETE**
  - **NORTHWEST DISTRICT PARK**
    - **CONSTRUCTED**
  - **BRIAR CHAPEL COMMUNITY PARK**
  - **GREENWAYS/BLUEWAYS**
    - **HAW RIVER MOU**
- **PRIVATE DEVELOP CAN PROVIDE, MEET DEMAND IN AREA WHERE DEVELOPMENT/POPULATION WILL BE CONCENTRATED**



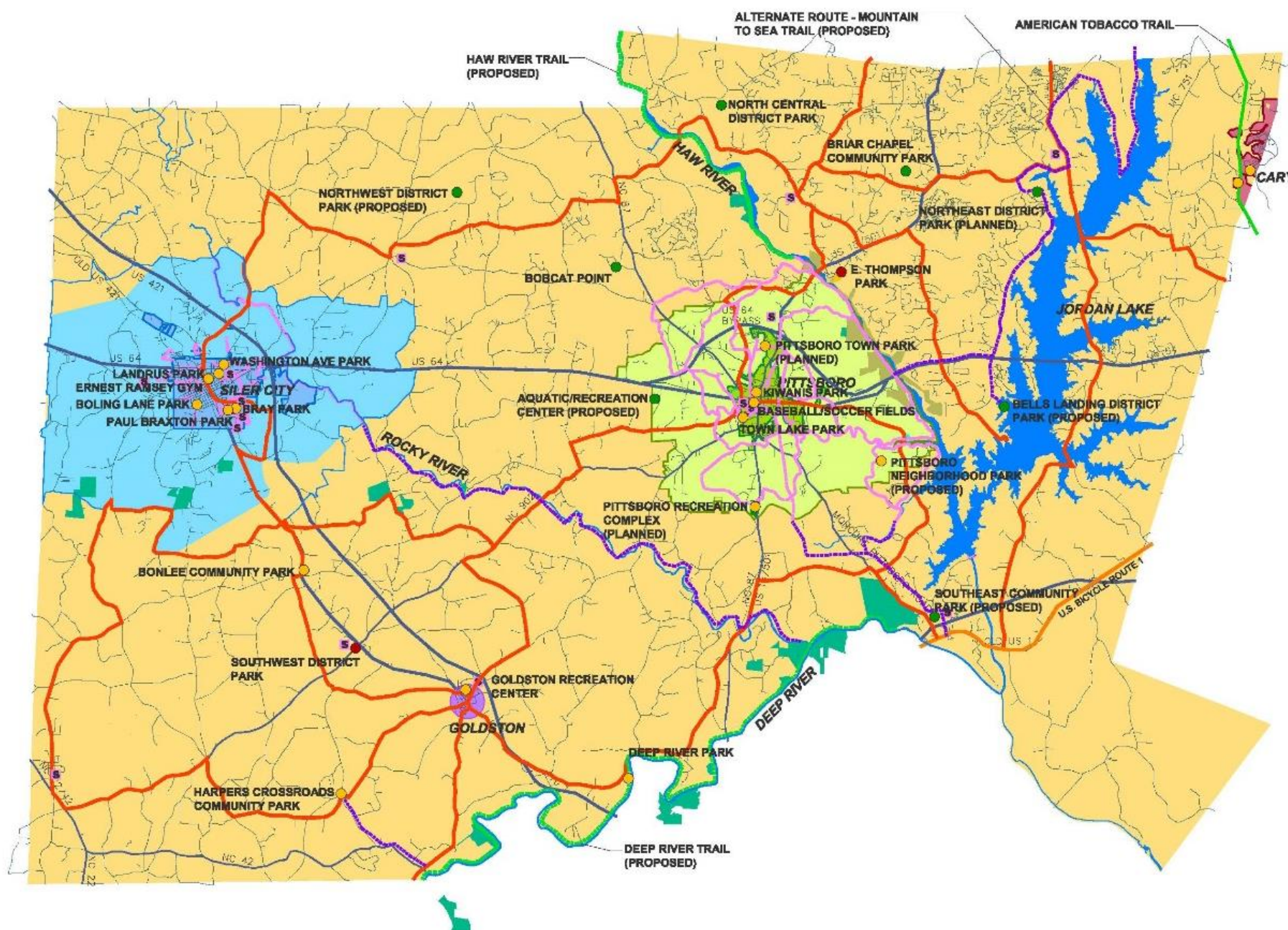
*Plan was not adopted, this impacts PART-F grant funding opportunities*



# Chatham County North Carolina

## Parks and Recreation Master Plan, 2009-2029

Map 3  
Greenways/Trails



- Proposed Parks
  - Existing County Parks
  - Other Owned Parklands
- Existing Trails**
- Pittsboro/Siler City Trails
  - American Tobacco Trail
  - Chatham County Bike Routes
  - National Bike Routes
- Proposed Trails**
- - - Chatham County Greenways/Trails\*
  - - - Pittsboro/Siler City Greenways/Trails\*
  - - - Others\*

\*TRAIL ROUTES SHOWN ARE MEANT TO REPRESENT ONLY THE GENERAL ROUTE OF PLANNED AND EXISTING TRAILS. THE ACTUAL TRAILS MAY EXTEND UP ONE OR BOTH SIDES OF STREAMS/RIVERS AND ROADWAYS.



Note: Though trails are shown as a single line down one side of the river, it is possible that the trail travels down both sides of the river, or down the opposite side of the river. Many of the riverine trails are still under development.





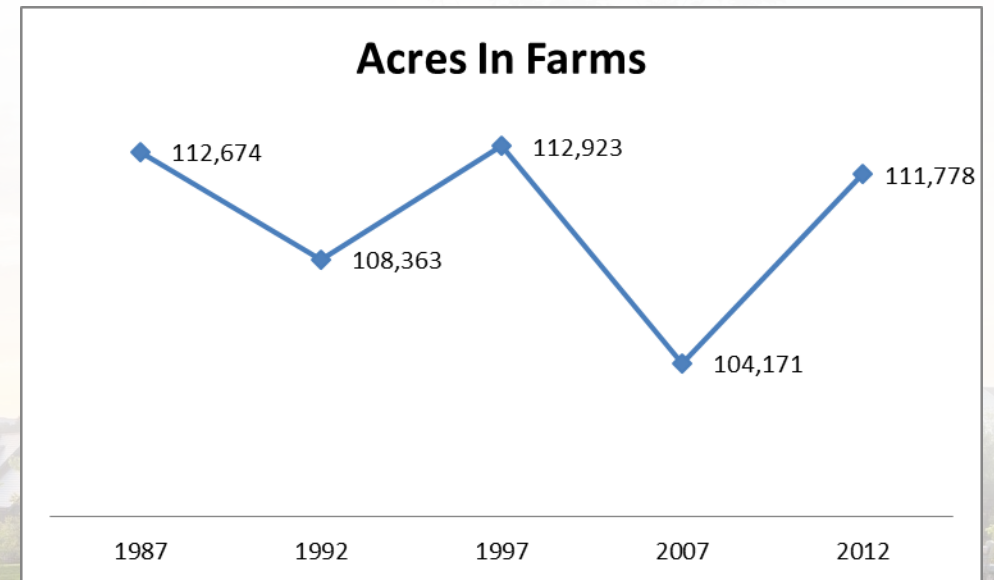
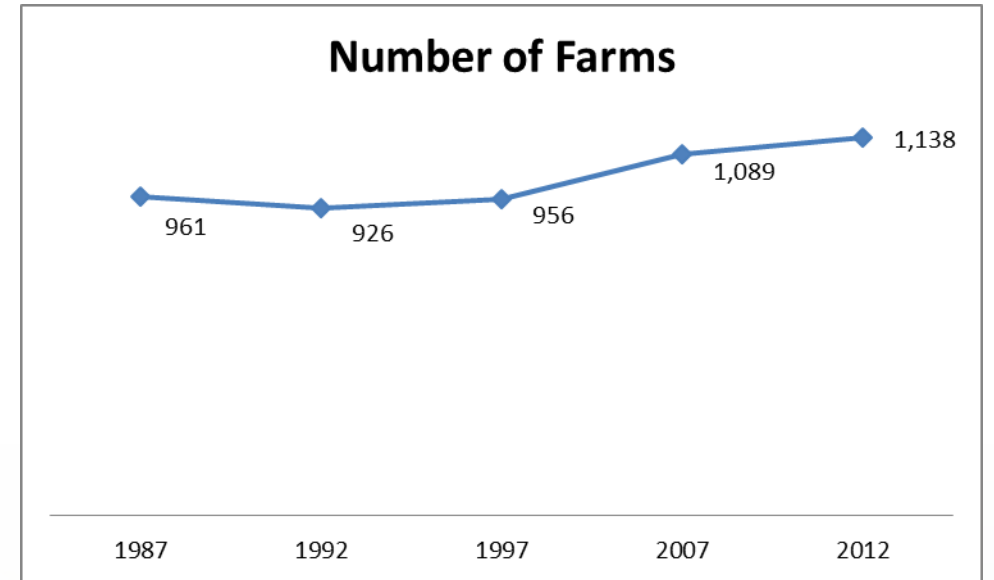
# AGRICULTURE





# AGRICULTURE

- RESIDENTIAL / AGRICULTURAL CONFLICTS
- INCREASING PRICE OF LAND
- GROUNDWATER CONCERNS
- PROXIMITY TO MARKETS / DEMAND FOR LOCAL FOOD
- TRADITIONAL FARMING STRONG IN WESTERN PART OF COUNTY
- ACCESS TO PROCESSING FACILITIES
- SPECIALTY CROP PRODUCTION
- LANDSCAPERS / GREEN INDUSTRY FAST GROWING
- TIMBER PRODUCTION (~30% OF AG LANDS)



Source: 2012 Census of Agriculture, USDA



# AGRICULTURE

- FARMERS MARKETS / CSAs
- VOLUNTARY AGRICULTURAL DISTRICTS (26,000+ ACRES)
- AG EXTENSION PROGRAMS AND STAFF
  - COUNTY SUPPORT FOR STAFFING DURING STATE FUNDING CRISIS
- AG CENTER
  - FUNDED IN 2012, OPEN IN 2016





# ECONOMIC DEVELOPMENT





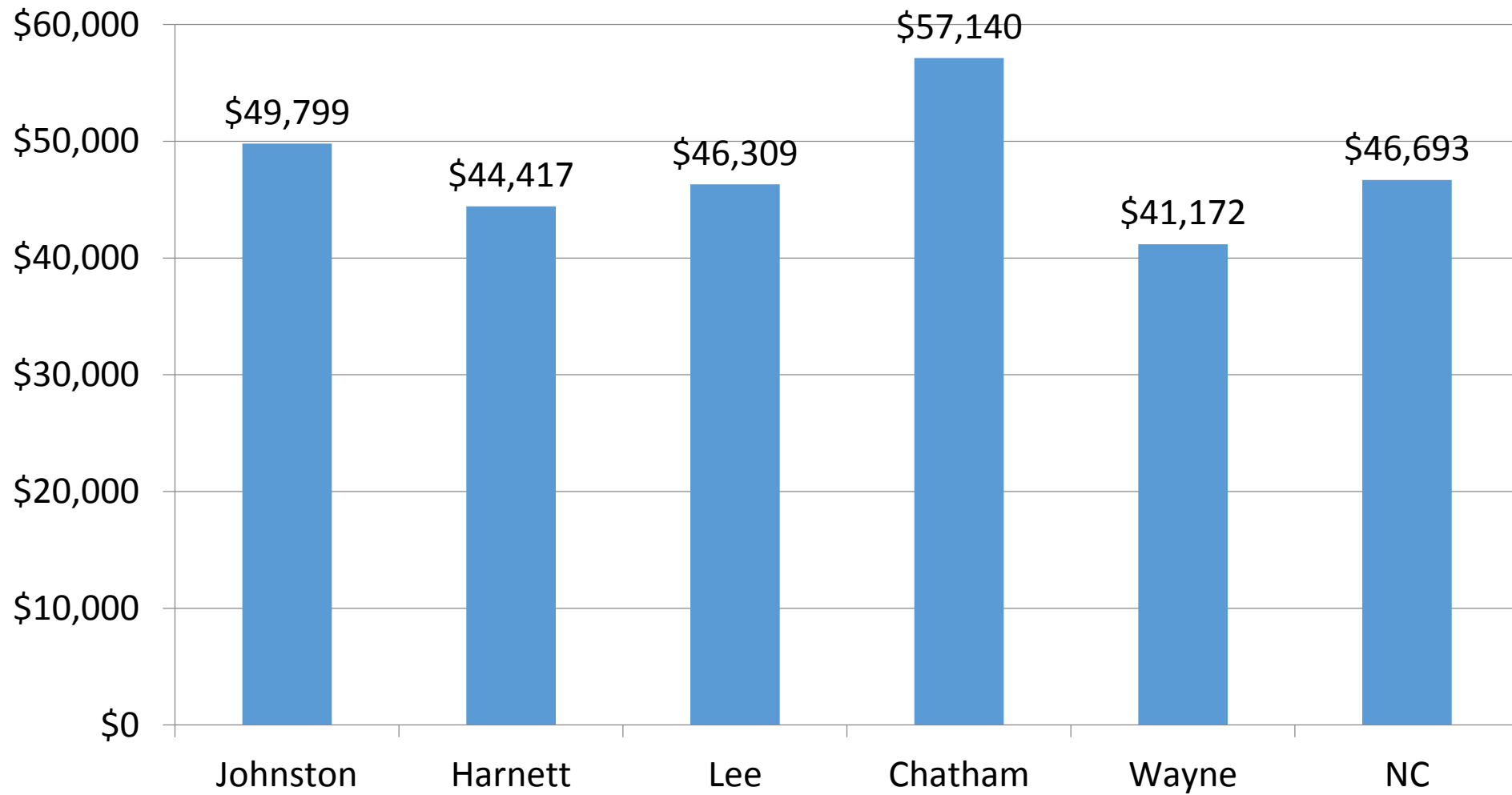
# MARKET CONDITIONS / ECONOMY

- **JOB GROWTH IS DOWN (NEED MORE JOBS, HIGHER-WAGE JOBS)**
- **MEDIAN HOUSEHOLD INCOME IS HIGH (NE)**
- **CONCERNS ABOUT ECONOMIC STRATEGY ALIGNING WITH INFRASTRUCTURE/UTILITY CAPACITY**
- **ECONOMIC STRATEGY SHOULD BE LONG-TERM AND NON-POLITICAL**
- **ORIENTATION - RESIDENTS LOOK OUTSIDE COUNTY**
  - **RETAIL SALES - LEAKAGE**
- **FOCUS ON QUALITY OF LIFE AND COMMUNITY CHARACTER**
- **INEQUITIES ACROSS THE COUNTY**
- **NEED FOR COUNTY-WIDE COLLABORATION**



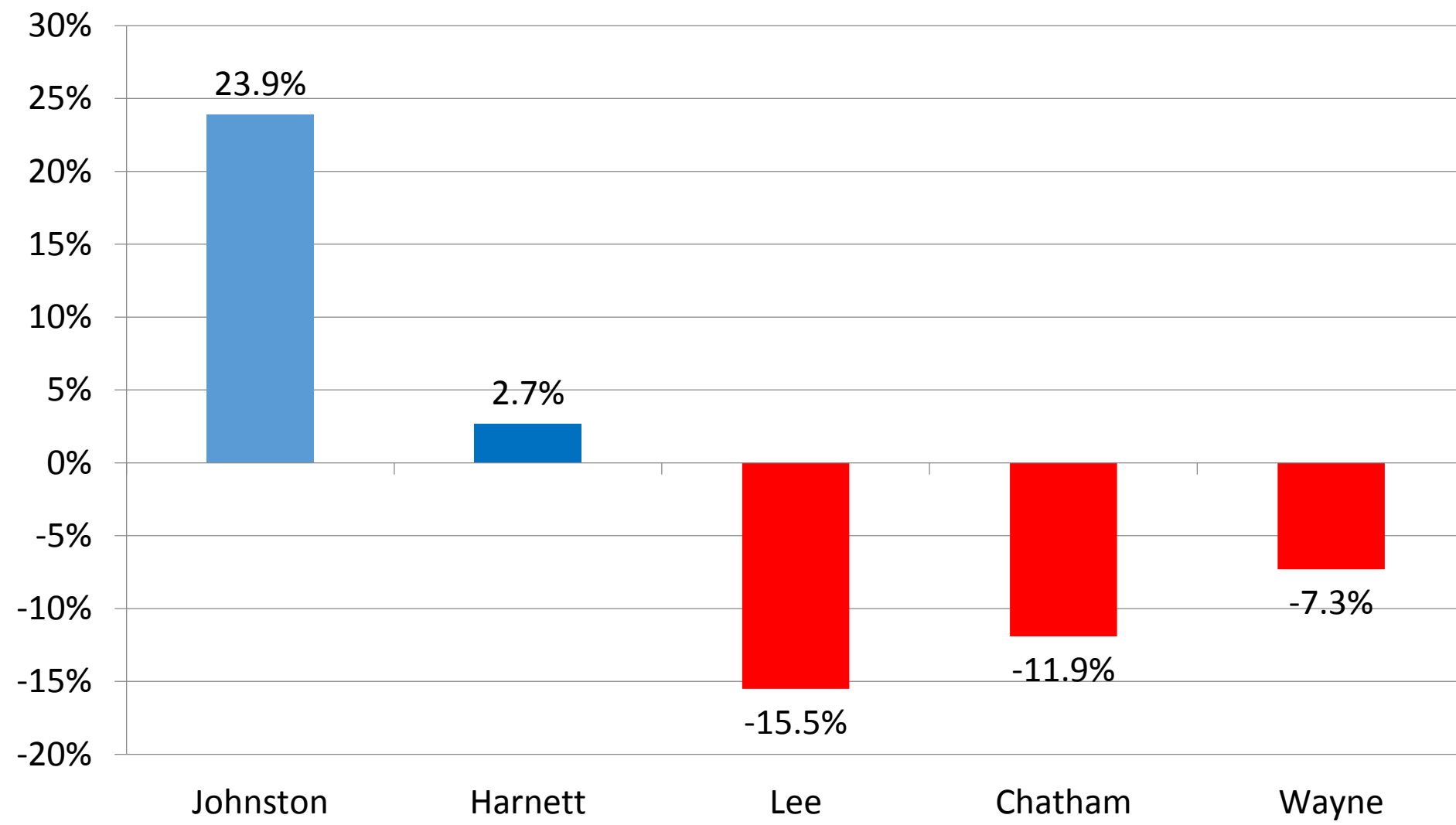


# MEDIAN HOUSEHOLD INCOME



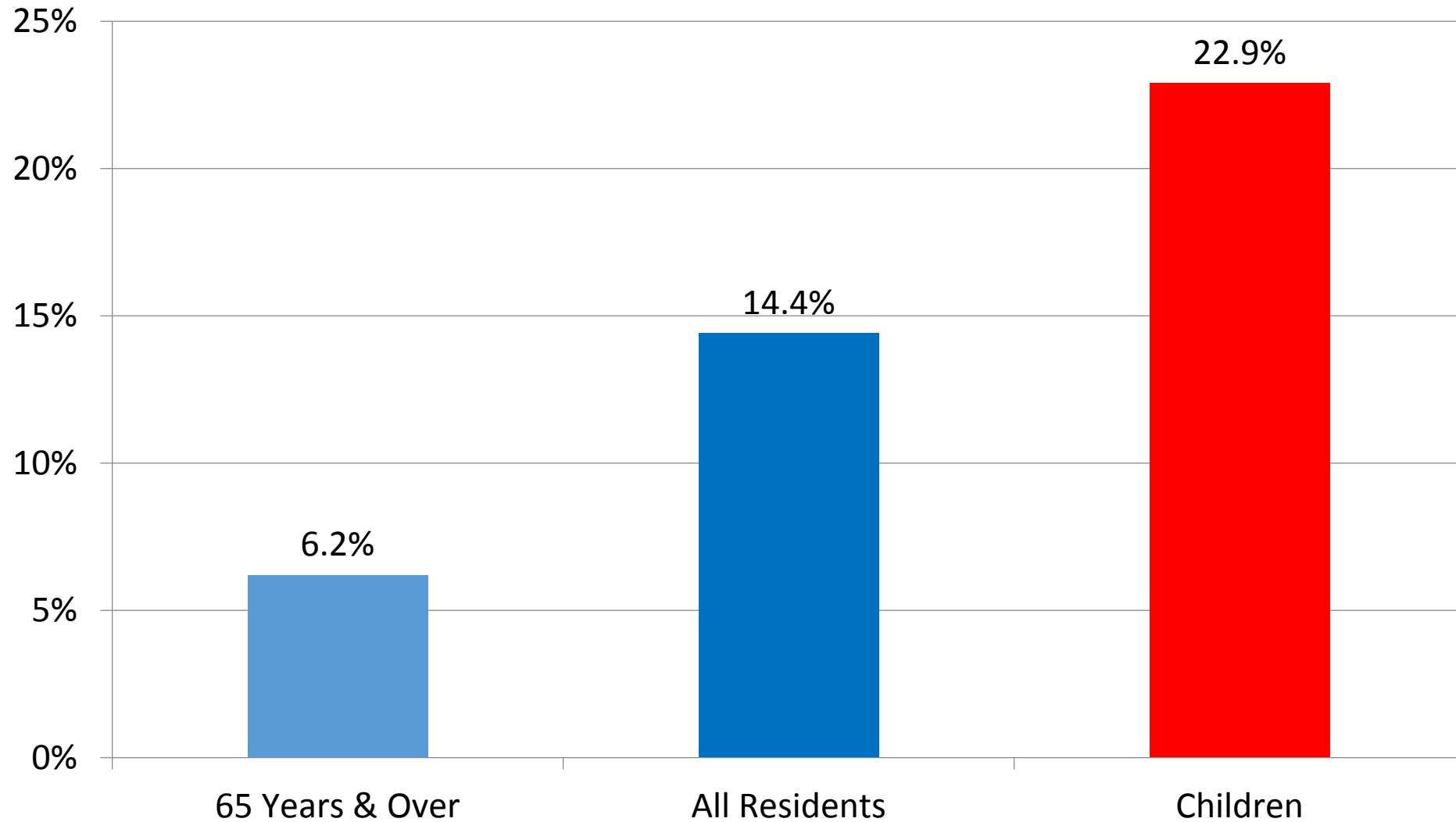


# COUNTY JOB GROWTH 2000-2014





# CHATHAM COUNTY POVERTY RATES 2014





# TRANSPORTATION

Connecting all points of the Triangle

GO Triangle

SPECIAL

GO Triangle





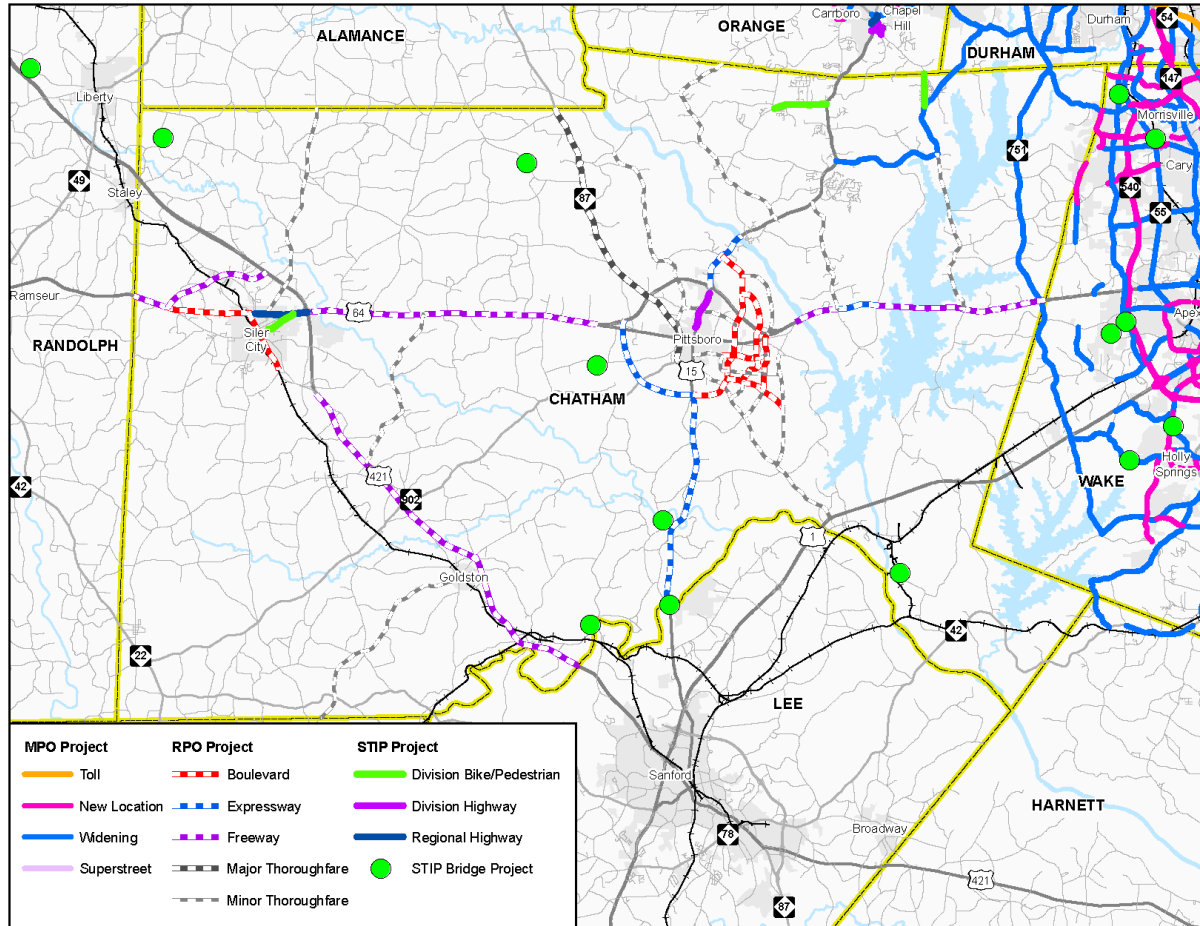
# TRANSPORTATION

- **PLANNING FOR GROWTH FROM ORANGE, DURHAM, WAKE AND CHATHAM PARK**
  - IMPACTS TO MAJOR ROADS (US 15/501, US 421, AND US 64 IN PARTICULAR)
  - IMPACTS TO MINOR ROADS
  - NEED FOR MULTIMODAL SOLUTIONS
- **CONNECTIVITY FOR ALL OF CHATHAM COUNTY**
  - LINKING CITIES – SILER CITY, GOLDSTON, PITTSBORO
  - PROVIDING MOBILITY THROUGHOUT THE COUNTY
- **FREIGHT, GOODS MOVEMENT, AND EMERGENCY AND DISASTER RESILIENCE**
- **PEDESTRIAN AND BICYCLE FACILITIES**
  - RECREATIONAL AND NON-RECREATIONAL FACILITIES



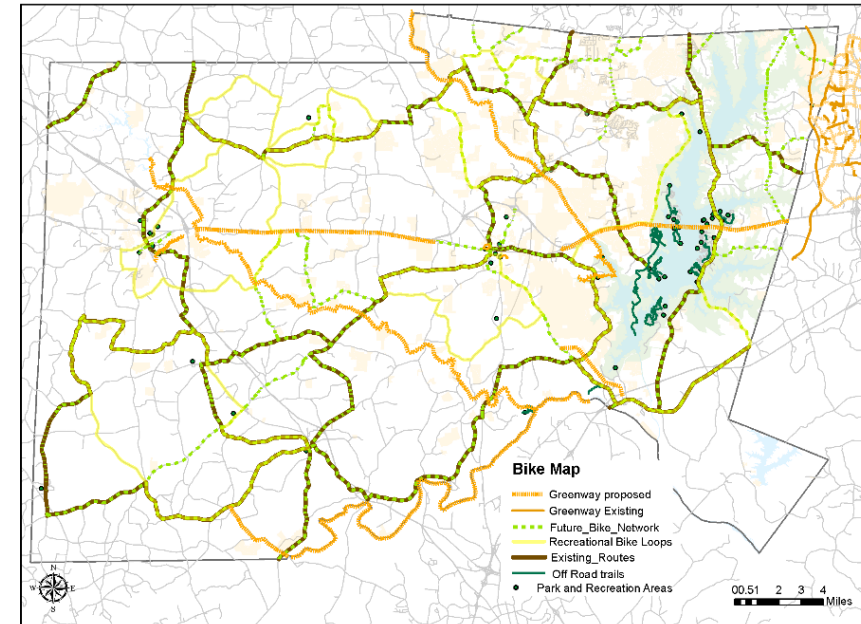
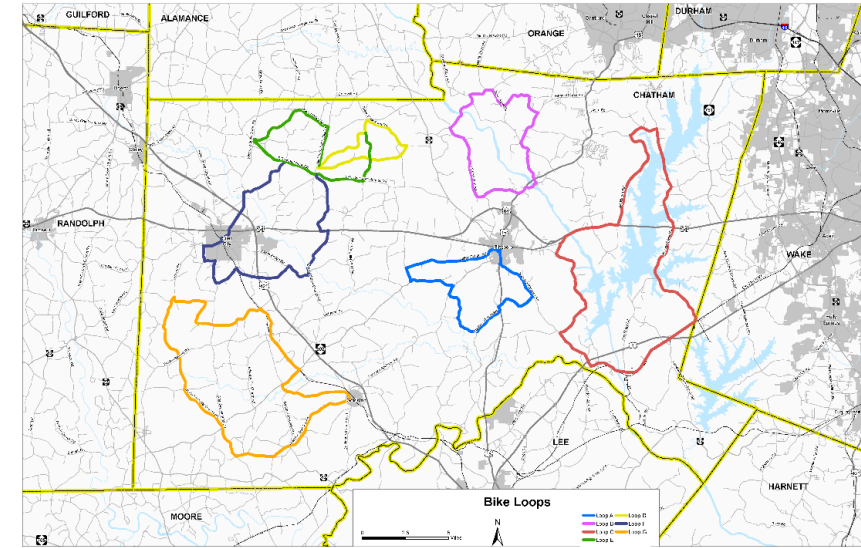


# TRANSPORTATION



## PLANNED ROAD PROJECTS

## Recreational Bike Loops



## Planned Bike Facility Improvements



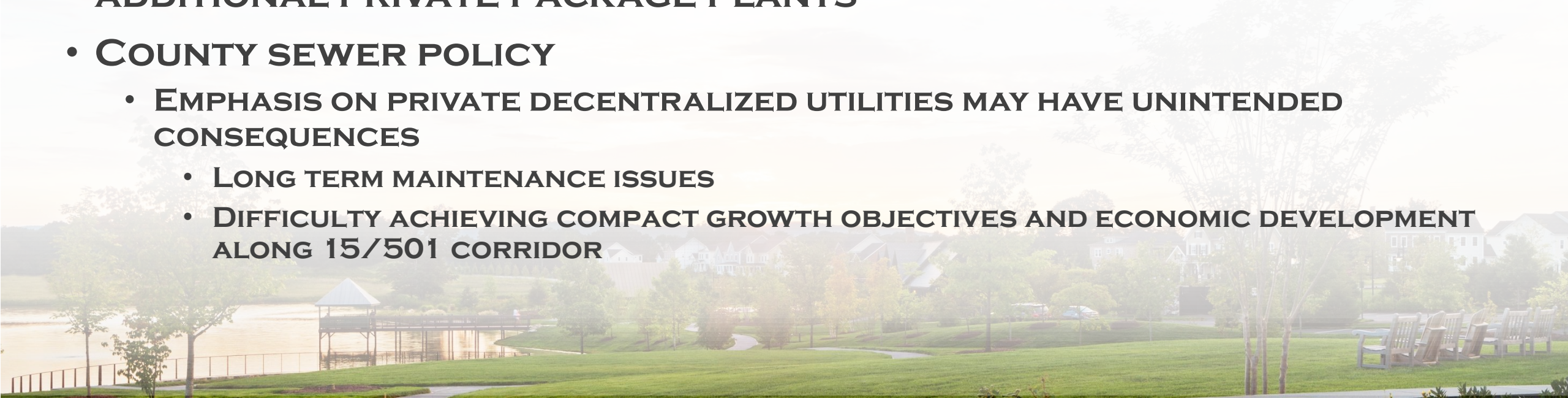
The background consists of a dense, overlapping pattern of blue and green plastic caps, likely from water bottles. A semi-transparent diagonal band, transitioning from light blue to light green, runs across the image from the top-left to the bottom-right. The word "UTILITIES" is printed in white, bold, sans-serif capital letters on the left side of this band.

# UTILITIES



# UTILITIES

- **WATER AVAILABILITY IS A CONCERN IN SOME AREAS**
- **WATER QUALITY IS AN ISSUE, SINCE IT IS A WIDE-SPREAD RURAL WATER SYSTEM (MORE INTERCONNECTS NEEDED)**
- **SEWER TREATMENT WILL REQUIRE COORDINATION WITH MUNICIPALITIES (I.E. PITTSBORO, SILER CITY AND SANFORD) AND/OR ADDITIONAL PRIVATE PACKAGE PLANTS**
- **COUNTY SEWER POLICY**
  - **EMPHASIS ON PRIVATE DECENTRALIZED UTILITIES MAY HAVE UNINTENDED CONSEQUENCES**
    - **LONG TERM MAINTENANCE ISSUES**
    - **DIFFICULTY ACHIEVING COMPACT GROWTH OBJECTIVES AND ECONOMIC DEVELOPMENT ALONG 15/501 CORRIDOR**





# HOUSING





# HOUSING

## BOC PRIORITIES

- **AFFORDABLE RENTAL HOUSING**
  - LIMITED IN THE MARKET EVEN PRIOR TO 2010 FOR BOTH SINGLE FAMILY AND MULTIFAMILY.
- **AFFORDABLE HOME OWNERSHIP**
  - LAND VALUES LIMIT AFFORDABILITY.
  - CHATHAM COUNTY HAS HAD THE HIGHEST AVERAGE PRICE IN THE FIVE COUNTY AREA.
  - AVERAGE HOME PRICE AT BRIAR CHAPEL \$385,000 vs \$312,465 FOR THE MSA.
- **TRANSITIONAL/SUPPORT HOUSING**

## MF PERMITS

CHATHAM COUNTY	RALEIGH-DURHAM
2015 - 0	2015 - 1913
2014 - 0	2014 - 1534
2013 - 8	2013 - 1678
2012 - 10	2012 - 1689
2011 - 6	2011 - 1128
2010 - 24	2010 - 1141





# PHASE 2 SCOPE: AREAS OF EMPHASIS





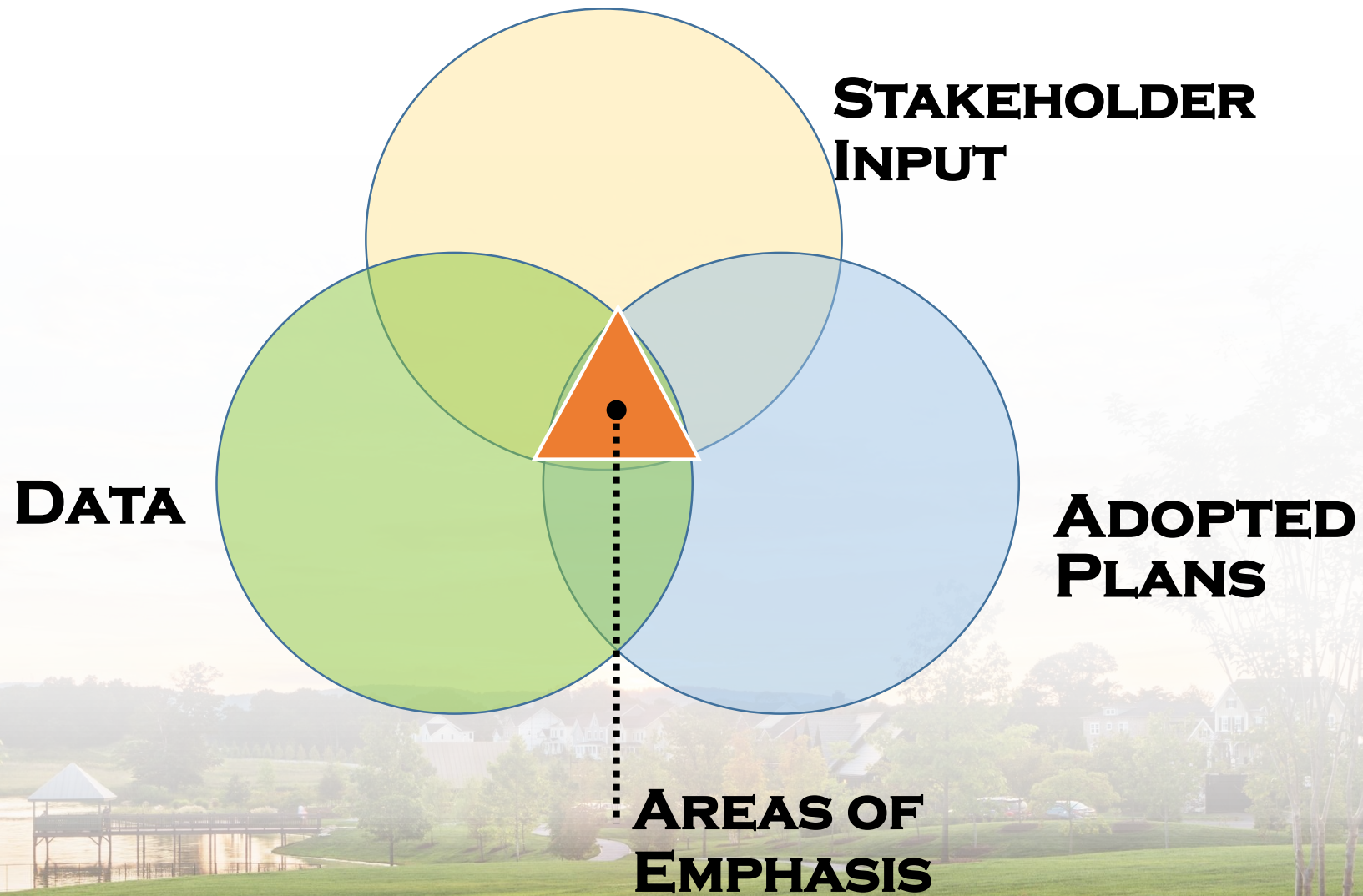
# PHASE 2: SUMMARY

- **PUBLIC ENGAGEMENT ACTIVITIES (MEETINGS, WEB SITE, ETC)**
- **DETAILED ANALYSIS (ALL ELEMENTS)**
  - **OPTIONAL TOPIC-SPECIFIC WORKSHOPS**
- **FUTURE LAND USE PLAN MAP**
  - **CONCEPTUAL DEVELOPMENT ILLUSTRATIONS**
- **STUDY OF 15-501 CORRIDOR**
- **POLICY RECOMMENDATIONS + IMPLEMENTATION STRATEGIES**
- **COMPREHENSIVE PLAN (REPORT)**





# INFORMATION GATHERING





# PUBLIC ENGAGEMENT

- **OUTREACH SHOULD BE EDUCATIONAL**
  - **LU VS. ZONING**
  - **AGRICULTURE (% OF ECONOMY, GROWING, ETC)**
  - **MULTIPLE METHODS OF OUTREACH TO REACH UNDERSERVED AND DIVERSE CITIZENS**
    - **TRADITIONAL MEETING/ONLINE ENGAGEMENT**
    - **RUNNING LIST OF ORGANIZATIONS AND CONTACTS**
    - **SPEAKERS BUREAU**
    - **“MEETING IN A BOX”**
  - **UNDERSTANDING PERCEPTIONS (I.E. SERVICES AVAILABLE IN COUNTY—ORIENTATION)**
    - **HOSPITAL IN SILER CITY**
    - **RETAIL**





# LAND USE

- **FUTURE LAND USE MAP AND CONCEPTUAL DEVELOPMENT ILLUSTRATIONS**
- **ENCOURAGE GROWTH IN CERTAIN AREAS, BE SENSITIVE TO NATURAL RESOURCES AND BE COGNIZANT OF UTILITY AVAILABILITY**
- **LAND USES IN AND AROUND 2 EMPLOYMENT PARKS – HOW TO MAKE THEM COMPETITIVE**
- **MORE ON AGRICULTURAL ANALYSIS**
  - **DEVELOPMENT ENCROACHMENT**
  - **INTEGRATION OF COMPATIBLE AGRICULTURE WITH OTHER DEVELOPMENT**
- **MORE LAND USE DETAIL IN 15-501 CORRIDOR STUDY TO ADVANCE TRANSPORTATION SOLUTIONS**
- **ADDRESS PUBLIC HEALTH IN LAND USE AND OTHER ELEMENTS**
  - **HEALTH ALLIANCE AND OBESITY SUB-COMMITTEE**





# ENVIRONMENT

- **DETAILED POLICY AND ORDINANCE REVIEW**
  - **CURRENT POLICIES AND REGS TO LOCAL, REGIONAL AND NATIONAL BEST PRACTICES**
    - **SOURCES INCLUDE THE COMPREHENSIVE CONSERVATION PLAN, GREEN GROWTH TOOLBOX, RURAL BY DESIGN, ETC.**
- **ANALYSIS TO UNDERSTAND THREATS / CONFLICTS**
  - **GIS SUITABILITY ANALYSIS – DEVELOPMENT PRESSURE AND CONSERVATION VALUE BOTH HIGH**
  - **WATERSHED STUDY TO EVALUATE FOREST COVER AND IMPERVIOUS SURFACE COVER IMPACTS & POTENTIAL TARGETS**
  - **NATURAL GAS IMPACTS STUDY (PARALLEL EFFORT, FOCUSING ON DESIGN AND POLICY BMPs, CONTRACT UNDER NEGOTIATION W/WVU PROFESSOR)**
- **CONSERVATION SUITABILITY / GREEN INFRASTRUCTURE MAP**
  - **INFLUENCE LAND USE, UTILITY AND NATURAL RESOURCE POLICIES**
- **GOALS AND RECOMMENDATIONS TO PRESERVE KEY NATURAL ASSETS**



# PARKS AND RECREATION

- **CONNECTIONS (BIKE/PED, GREENWAYS, BLUEWAYS)**
- **PUBLIC/PRIVATE PARTNERSHIPS**
- **COMMUNITY AND NEIGHBORHOOD PARK NEEDS**
- **INTEGRATION OF PASSIVE RECREATION AND NATURAL AREAS**
- **CONNECTION TO HEALTH**





# AGRICULTURE

- **AGRICULTURAL EXTENSION SURVEY**
  - TAP DIVERSE STAKEHOLDERS (CONVENTIONAL, SPECIALTY, OLD, YOUNG, ETC.)
- **STRATEGIC FARMLAND MAP (BUILD ON REGIONAL EFFORT, TAILOR FOR CHATHAM)**
- **FOOD DESERT/OUTLET OPPORTUNITIES**
- **CONSIDER RECOMMENDATIONS IN AG LAND USE PLAN AS COMP PLAN IS DEVELOPED**
  - INTEGRATE STRATEGIC RECOMMENDATIONS RELATED TO LAND USE PLANNING
  - ENHANCED VOLUNTARY AG DISTRICTS & AGRICULTURAL ZONING
    - → STRATEGIC FARMLAND MAP IS KEY TO LOCATION SPECIFIC PROTECTIONS
  - OUTREACH / EDUCATION EFFORTS
- **RELATE TO LAND USE, ENVIRONMENT AND UTILITIES**



# ECONOMIC DEVELOPMENT

- **ADDRESS DIFFERENCES ACROSS SUBAREAS OF THE COUNTY**
- **ECONOMIC STRATEGIES AND LAND USES – ALIGNMENT WITH INFRASTRUCTURE, UTILITIES, AND PLANNED CAPITAL IMPROVEMENTS**
- **SURVEY(S) – INCLUDE ECONOMIC COMPONENT TO GAUGE CITIZEN & STAKEHOLDER PRIORITIES, ANY CHANGES FROM PRIOR PLANS**
- **15/501 CORRIDOR – EXPLORE OPPORTUNITIES FOR APPROPRIATELY-LOCATED DEVELOPMENT TO DIVERSIFY THE TAX BASE AND INCREASE LOCAL EMPLOYMENT**
- **FISCAL IMPACTS AND COST OF SERVICES (PAST AND POTENTIAL FUTURE)**





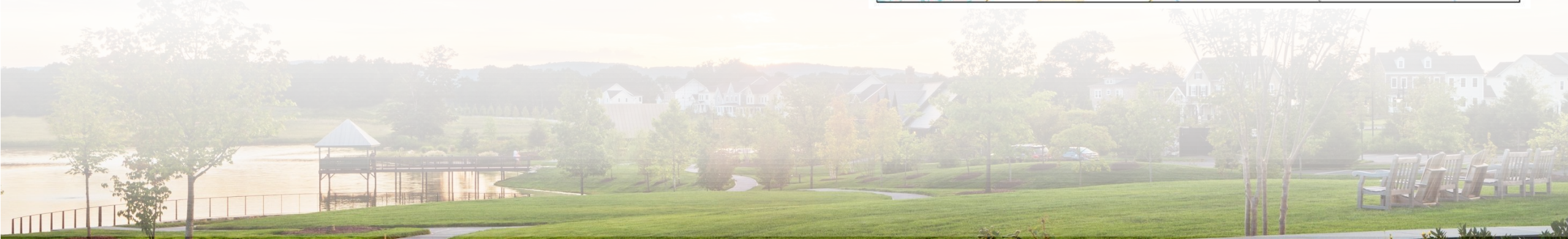
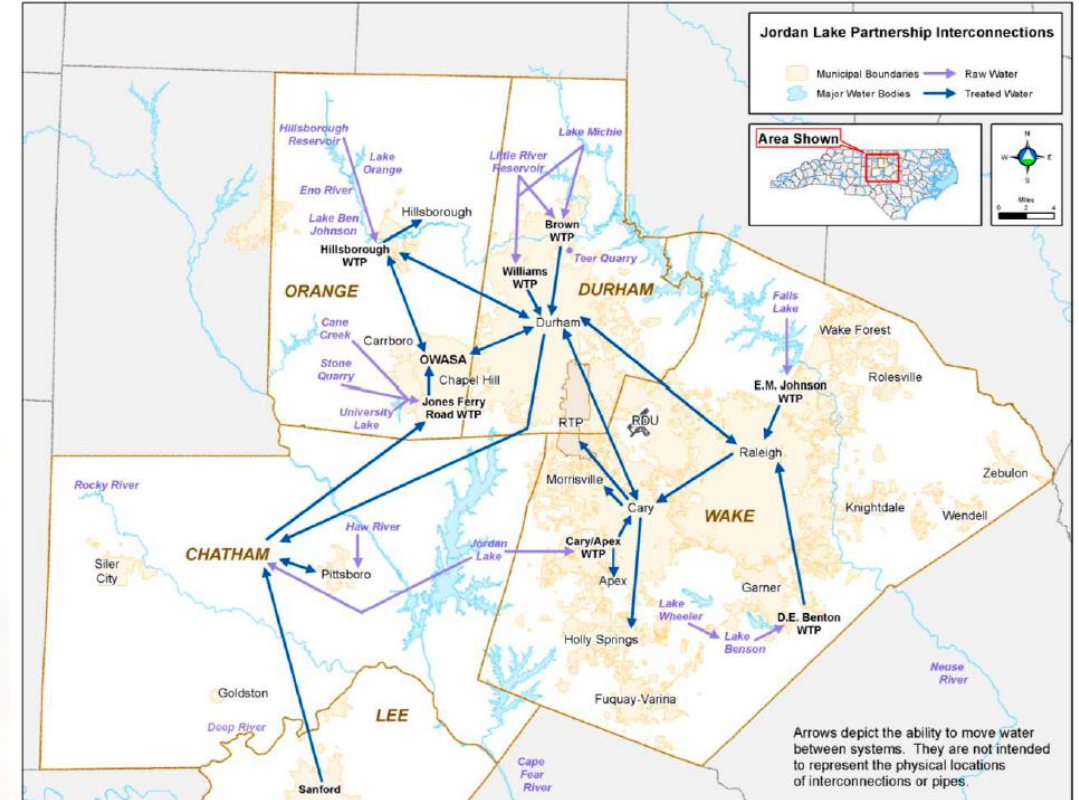
# TRANSPORTATION

- **MODEL FUTURE GROWTH AND TRAFFIC AND CONGESTION IMPLICATIONS**
  - **HOW CAN WE MAINTAIN MOBILITY WHILE ACCOMMODATING NEW GROWTH?**
- **REASSESS SUFFICIENCY OF ROADWAY PLANS**
  - **IDENTIFY DEFICIENCIES, BOTTLENECKS, CRASH HAZARDS**
  - **BUILD ON WORK ACCOMPLISHED DURING CTP PLANNING PROCESS**
- **TOOLS IN THE TOOLBOX**
  - **HOW CAN PROBLEMS BE ADDRESSED (SHORT TERM / LONG TERM)?**
  - **15/501 FOCUS**
- **MULTIMODAL SOLUTIONS**
  - **OPPORTUNITY FOR PEDESTRIAN, BICYCLE, AND TRANSIT IMPROVEMENTS**
- **FREIGHT AND ECONOMIC DEVELOPMENT ISSUES AND SOLUTIONS**



# UTILITIES

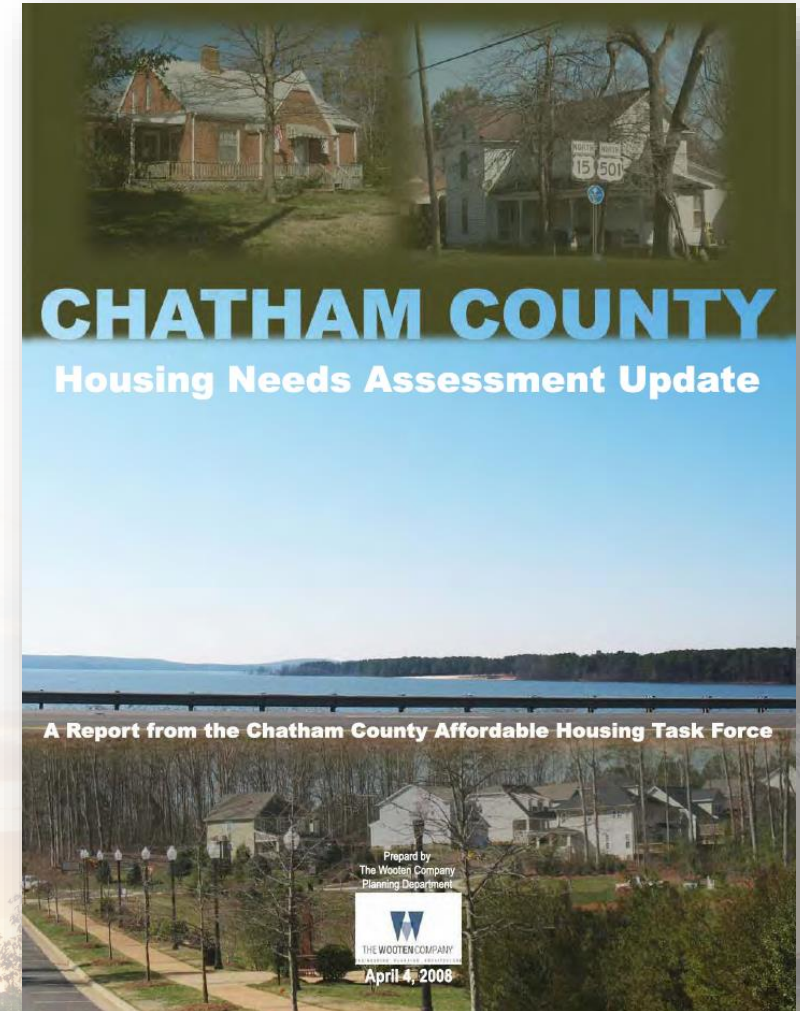
- **STRATEGIC POLICY DIRECTION**
- **INC. WATER, SEWER AND OTHER UTILITIES (STORMWATER AND BROADBAND)**
- **SUPPORTIVE OF LAND USE, ECONOMIC DEVELOPMENT, AGRICULTURE, AND NATURAL RESOURCE GOALS**





# HOUSING

- **BUILD ON HOUSING NEEDS ASSESSMENT AND ACTIVITIES OF MUNICIPALITIES AND COUNTY**
  - **UNDERSTAND AFFORDABILITY, HOUSING TYPES AND NUMBERS NEEDED (TODAY/FUTURE), OTHER ISSUES (I.E. HOMELESS YOUTH)**
- **AFFORDABLE HOUSING GOALS/POLICIES**
  - **INTEGRATED APPROACH / FEE IN LIEU**
- **PARTNERSHIPS WITH MUNICIPALITIES**





# PROJECT IDENTITY





# PLAN BRANDING / LOGO (3 OPTIONS)



A

B

C