

Joint Meeting of the Chatham County Board of Education and Board of Commissioners

2025-26 OREd Update Planning for the Future

OPERATIONS RESEARCH AND EDUCATION LABORATORY
INSTITUTE FOR TRANSPORTATION RESEARCH AND EDUCATION
CENTENNIAL CAMPUS @ NORTH CAROLINA STATE UNIVERSITY
MARCH 2, 2026



Institute for Transportation Research and Education (ITRE)

Joint Meeting of the Chatham County BOE and BOC

March 2, 2026

- About ITRE and OREd
- Revisiting Land Use Study
 - Process and Results
- Membership Forecast
 - Data and Assumptions
 - Results
- Out-of-Capacity Tables
- Discussion / Questions and Answers

About ITRE and OREd



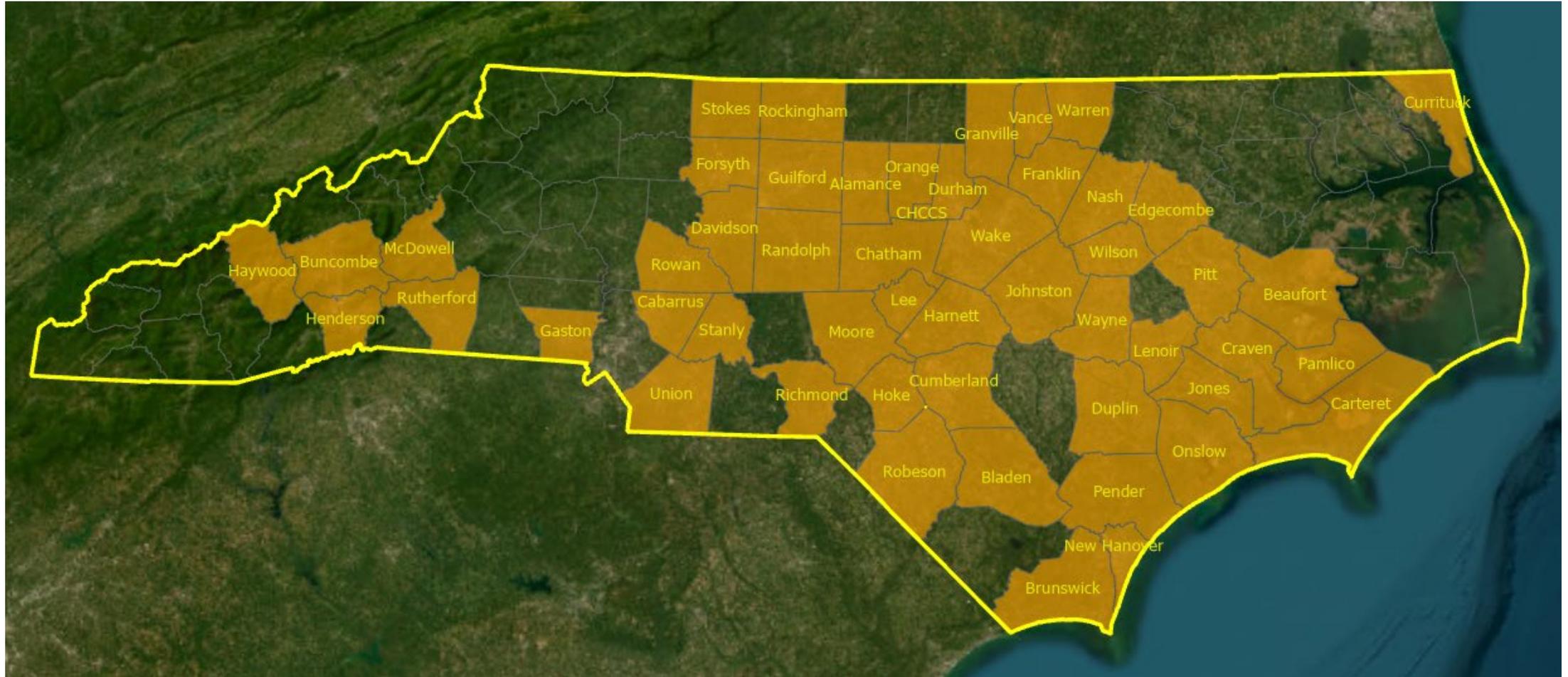
OREd guides districts through data-driven solutions and policies using **stakeholder interviews, GIS analysis, mathematical modeling, and applied decision science.**

OREd is an unbiased, third-party evaluation research group that helps to depoliticize the school planning process.



www.itre.ncsu.edu/OREd

Overview: Client List (1990-2025)



OREd and Chatham County Schools

OREd has been a partner in school planning for Chatham County Schools since 2003 and has assisted CCS staff in the opening of four new schools – Virginia Cross ES, Margaret B. Pollard MS, Chatham Grove ES, and Seaforth HS.

2025-26 Month-1 K-12 = 8,667

2025-26 K-12 Membership Forecast
(2024-25 IPSAC, 1/14/2025)

= 8,796 (error: 1.49%)

2025-26 membership data provided by CCS (12/2025)



Revisiting 2024-25 Land Use Study: Factors

■ Residential Development

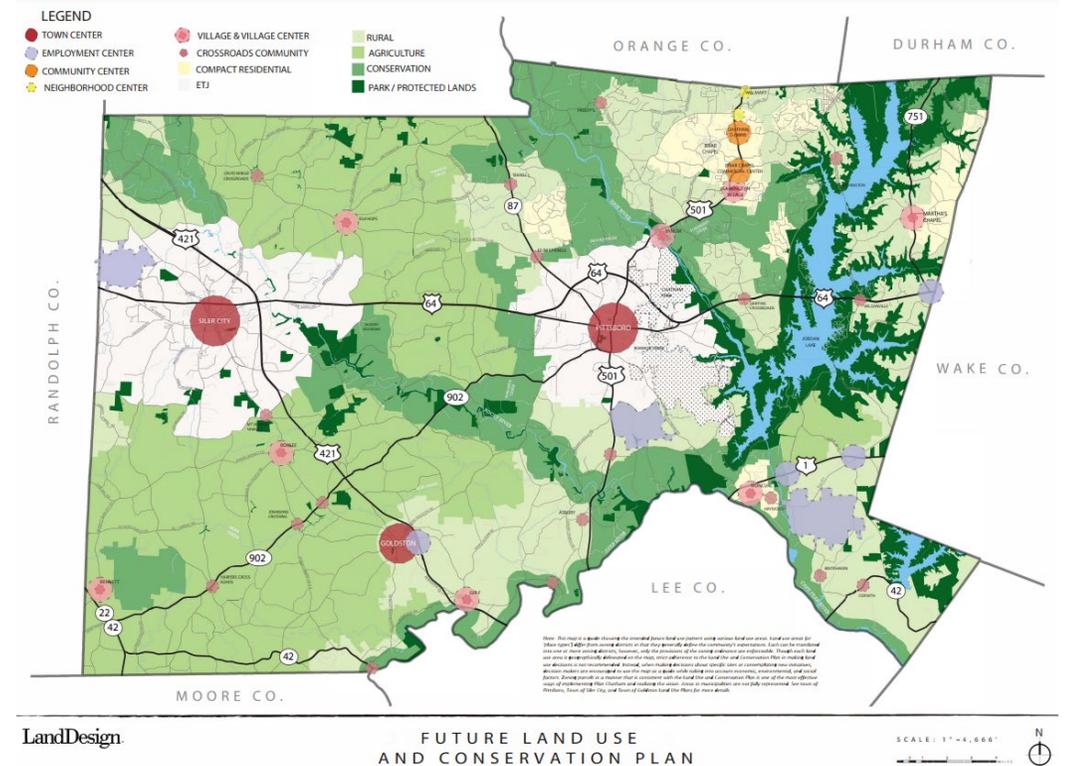
- Considerable pace of development, despite sewer constraints
- New developments continue to be proposed & planned
- Expect significant growth upon completion of sewer improvements in 2027

■ Commercial & Industrial Development

- WolfSpeed
- VinFast
- Innovative Construction Group, MetOx, etc.

■ Infrastructure

- TriRiver Water
- Sewer Improvements (Still projected ~2027)



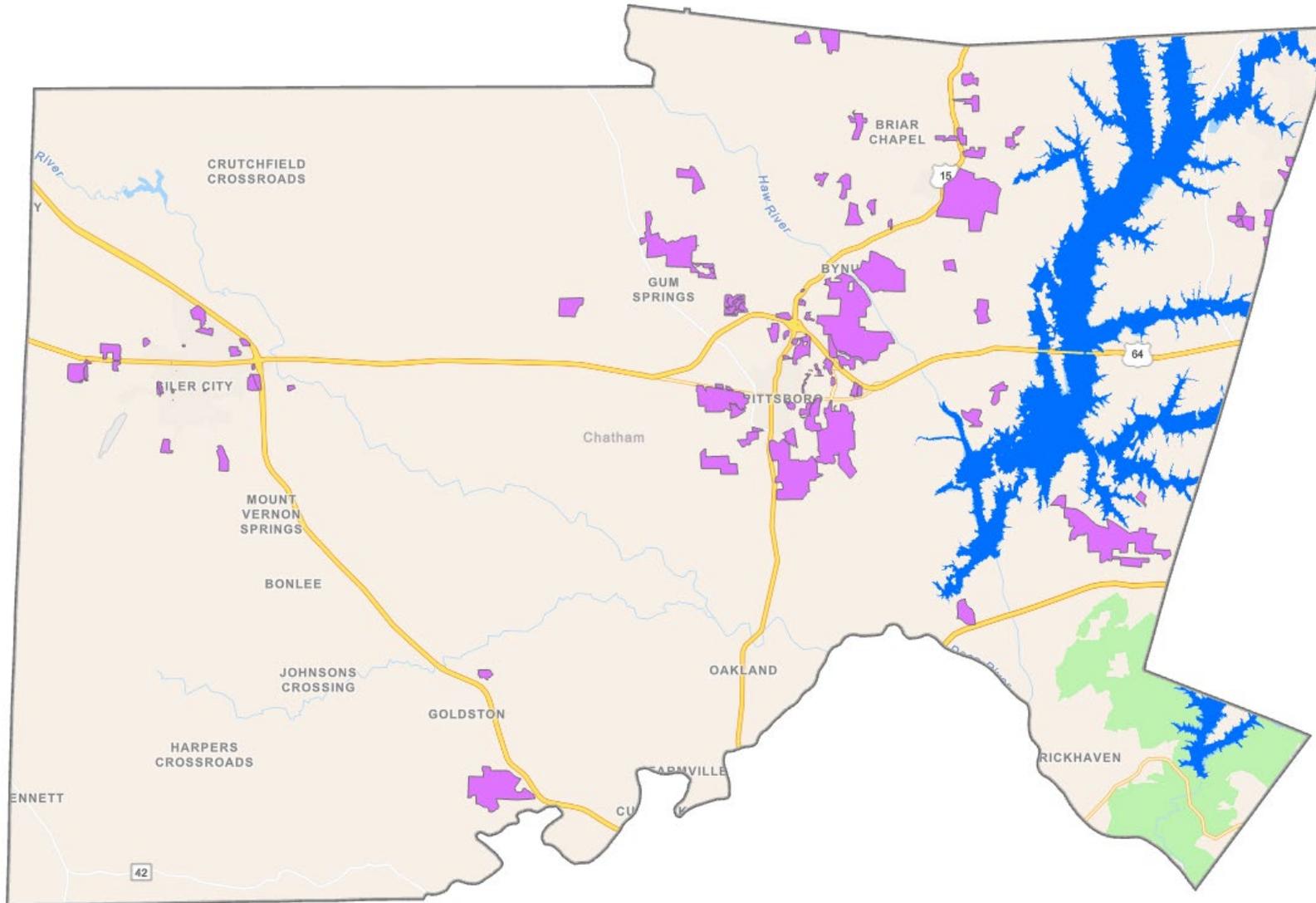
LandDesign

FUTURE LAND USE
AND CONSERVATION PLAN

Chatham County Future Land Use and Conservation Plan

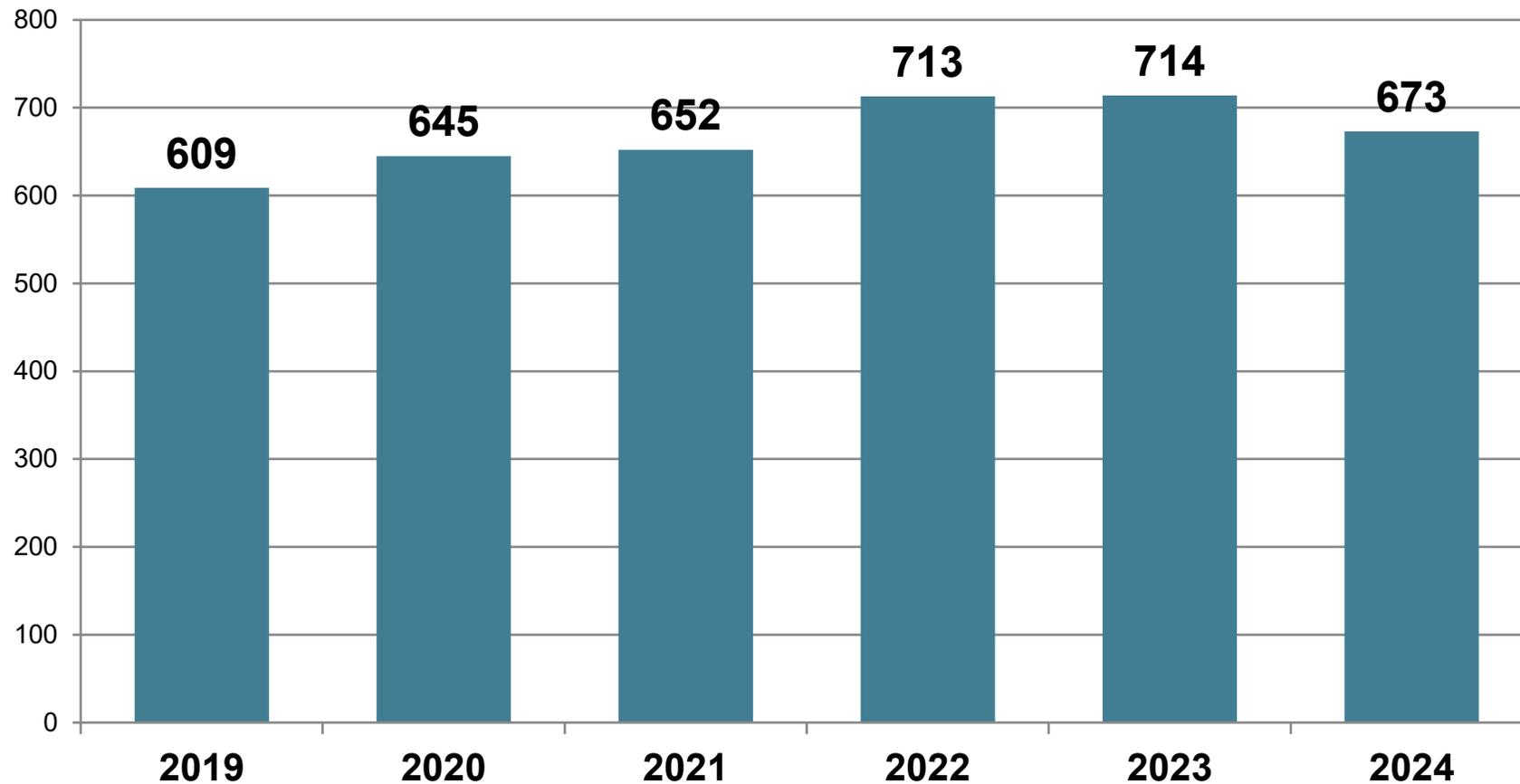


Revisiting 2024-25 Land Use Study: Development Inventory



Membership Forecast: Resident Live Births

Chatham County Resident Live Births

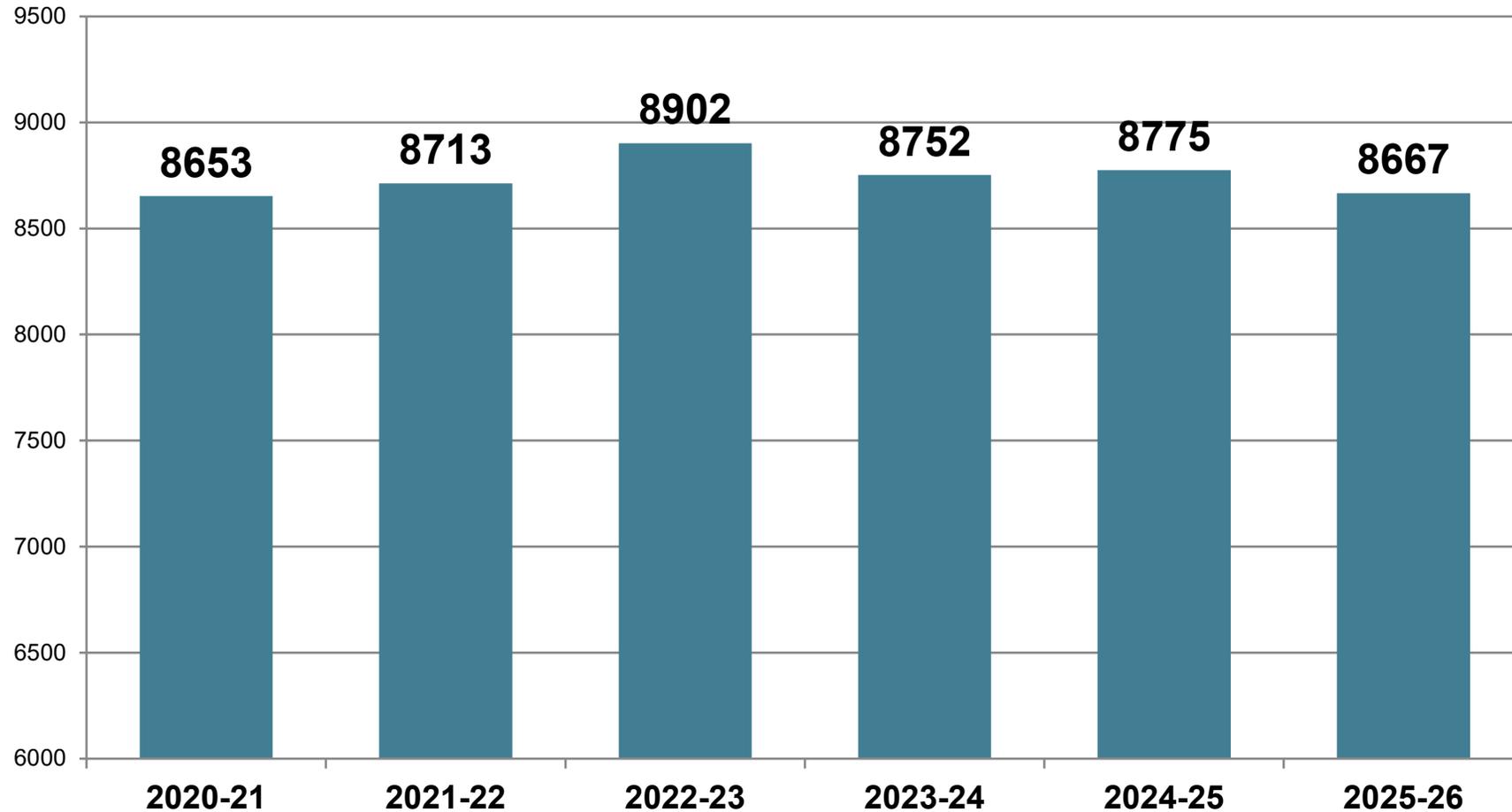


*Data provided by NC DHHS and the North Carolina Center for Health Statistics



Membership Forecast: Membership History

Month-1 Membership



Membership Forecast: Chatham Park Case Study

OREd has conducted an enrollment forecast based on:

1. Development timing information obtained directly from Chatham Park. Lot counts for each year broken down by lot widths for each of seven development phases through 2044.
2. Students per developed lot estimates were modeled from an in-depth case study of Briar Chapel over its development timeline.

Brick-and-Mortar Out-of-Capacity Table (with Chatham Park)

Elementary Schools (K-5 / K-8)

Bennett School
Bonlee School
Chatham Grove Elementary
J S Waters School
Moncure School
North Chatham Elementary
Perry W Harrison Elementary
Pittsboro Elementary
Siler City Elementary
Silk Hope School
Virginia Cross Elementary

	Capacities		Month-1 2025-26	Forecasted Month-1 ADM									
	2026-27	Pre-K Adj.		2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Bennett School	212	190	169	179	177	168	157	152	158	154	156	165	167
Bonlee School	344	344	304	293	311	318	307	307	306	292	303	306	309
Chatham Grove Elementary	750	728	625	611	595	611	603	615	635	647	650	653	660
J S Waters School	403	403	215	220	226	229	229	234	236	230	233	236	237
Moncure School	444	444	156	143	142	162	187	216	328	401	522	677	879
North Chatham Elementary	548	548	534	519	507	510	508	516	527	535	536	538	549
Perry W Harrison Elementary	614	574	269	379	549	627	809	963	1099	1260	1349	1479	1501
Pittsboro Elementary	654	594	454	455	452	450	462	471	493	506	537	552	561
Siler City Elementary	587	587	534	519	528	538	547	557	583	598	603	613	628
Silk Hope School	344	344	268	273	280	279	279	279	283	279	280	289	292
Virginia Cross Elementary	801	721	447	457	454	469	468	496	504	521	534	545	565
Totals	5701	5477	3975	4048	4221	4361	4557	4806	5150	5422	5701	6054	6348

Middle Schools (6-8 / 5-8)

Chatham Middle
George Moses Horton Middle
Margaret B. Pollard Middle

Chatham Middle	582	582	535	535	527	513	511	486	495	499	541	575	605
George Moses Horton Middle	816	816	429	459	537	579	640	696	727	784	859	924	960
Margaret B. Pollard Middle	748	748	780	797	821	778	784	750	736	732	762	794	803
Totals	2146	2146	1744	1791	1884	1869	1935	1932	1959	2015	2161	2293	2369

High Schools (9-12)

Chatham Central High
Jordan Matthews High
Northwood High
Seaforth High
Chatham Center For Innovation

Chatham Central High	715	715	295	287	287	299	337	335	348	377	345	338	334
Jordan Matthews High	924	924	753	711	703	675	709	730	717	763	769	801	852
Northwood High	1025	1025	620	644	709	757	824	901	974	1038	1049	1076	1083
Seaforth High	1200	1200	1093	1059	1063	1095	1132	1151	1148	1141	1158	1158	1179
Chatham Center For Innovation	264	264	174	174	174	174	174	174	174	174	174	174	174
Totals	4128	4128	2935	2876	2937	3000	3176	3292	3361	3492	3494	3547	3621

System Total

System Total	11975	11751	8654	8715	9042	9231	9669	10029	10471	10929	11356	11894	12339
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Utilization

< 95%
95% - 100%
100% - 105%
> 105%

1. 2025-26 Month-1 provided by CCS.
2. Capacities provided by Chatham County Schools (1/2026), mobile units not included.
3. Includes the forecasted impact of Chatham Park
4. Pre-K impact included. Each classroom dedicated to Pre-K or other non-school use reduces school capacity by 20 at elementary schools, by 22 at Pre-K to 8th schools, and by 26 at Middle and High schools.

Note: Modular classrooms add school capacity by 20 at elementary schools, by 22 at Pre-K to 8th schools, and by 26 at Middle and High schools.



Serviceable Out-of-Capacity Table (with Chatham Park)

Elementary Schools (K-5 / K-8)

	Capacities		Month-1	Forecasted Month-1 ADM									
	2026-27	Pre-K Adj.		2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Bennett School	256	234	169	179	177	168	157	152	158	154	156	165	167
Bonlee School	432	432	304	293	311	318	307	307	306	292	303	306	309
Chatham Grove Elementary	750	728	625	611	595	611	603	615	635	647	650	653	660
J S Waters School	425	425	215	220	226	229	229	234	236	230	233	236	237
Moncure School	444	444	156	143	142	162	187	216	328	401	522	677	879
North Chatham Elementary	808	748	534	519	507	510	508	516	527	535	536	538	549
Perry W Harrison Elementary	734	694	269	379	549	627	809	963	1099	1260	1349	1479	1501
Pittsboro Elementary	674	614	454	455	452	450	462	471	493	506	537	552	561
Siler City Elementary	807	767	534	519	528	538	547	557	583	598	603	613	628
Silk Hope School	432	432	268	273	280	279	279	279	283	279	280	289	292
Virginia Cross Elementary	801	721	447	457	454	469	468	496	504	521	534	545	565
Totals	6563	6239	3975	4048	4221	4361	4557	4806	5150	5422	5701	6054	6348

Middle Schools (6-8 / 5-8)

Chatham Middle	686	686	535	535	527	513	511	486	495	499	541	575	605
George Moses Horton Middle	842	842	429	459	537	579	640	696	727	784	859	924	960
Margaret B. Pollard Middle	904	904	780	797	821	778	784	750	736	732	762	794	803
Totals	2432	2432	1744	1791	1884	1869	1935	1932	1959	2015	2161	2293	2369

High Schools (9-12)

Chatham Central High	715	715	295	287	287	299	337	335	348	377	345	338	334
Jordan Matthews High	1080	1080	753	711	703	675	709	730	717	763	769	801	852
Northwood High	1389	1389	620	644	709	757	824	901	974	1038	1049	1076	1083
Seaforth High	1200	1200	1093	1059	1063	1095	1132	1151	1148	1141	1158	1158	1179
Chatham Center For Innovation	264	264	174	174	174	174	174	174	174	174	174	174	174
Totals	4648	4648	2935	2876	2937	3000	3176	3292	3361	3492	3494	3547	3621
System Total	13643	13319	8654	8715	9042	9231	9669	10029	10471	10929	11356	11894	12339

Utilization
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95% - 100%
100% - 105%
> 105%

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Note: Modular classrooms add school capacity by 20 at elementary schools, by 22 at Pre-K to 8th schools, and by 26 at Middle and High schools.



Brick-and-Mortar Out-of-Capacity Table (with Chatham Park) by Zone

Chatham Central Zone

Bennett School
Bonlee School
J S Waters School
Chatham Central High

Totals

Capacities		Month-1	Forecasted Month-1 ADM									
2026-27	Pre-K Adj.	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
212	190	169	179	177	168	157	152	158	154	156	165	167
344	344	304	293	311	318	307	307	306	292	303	306	309
403	403	215	220	226	229	229	234	236	230	233	236	237
715	715	295	287	287	299	337	335	348	377	345	338	334
1674	1652	983	979	1001	1014	1031	1030	1047	1053	1037	1045	1047

Jordan Matthews Zone

Siler City Elementary
Virginia Cross Elementary
Silk Hope School
Chatham Middle
Jordan Matthews High

Totals

587	587	534	519	528	538	547	557	583	598	603	613	628
801	721	447	457	454	469	468	496	504	521	534	545	565
344	344	268	273	280	279	279	279	283	279	280	289	292
582	582	535	535	527	513	511	486	495	499	541	575	605
924	924	753	711	703	675	709	730	717	763	769	801	852
3238	3158	2537	2496	2492	2474	2514	2547	2582	2659	2726	2824	2942

Northwood/Seaforth Zone

Perry W Harrison Elementary
Chatham Grove Elementary
North Chatham Elementary
Pittsboro Elementary
Moncure School
George Moses Horton Middle
Margaret B. Pollard Middle
Northwood High
Seaforth High

Totals

614	574	269	379	549	627	809	963	1099	1260	1349	1479	1501
750	728	625	611	595	611	603	615	635	647	650	653	660
548	548	534	519	507	510	508	516	527	535	536	538	549
654	594	454	455	452	450	462	471	493	506	537	552	561
444	444	156	143	142	162	187	216	328	401	522	677	879
816	816	429	459	537	579	640	696	727	784	859	924	960
748	748	780	797	821	778	784	750	736	732	762	794	803
1025	1025	620	644	709	757	824	901	974	1038	1049	1076	1083
1200	1200	1093	1059	1063	1095	1132	1151	1148	1141	1158	1158	1179
6799	6677	4960	5066	5374	5569	5951	6279	6668	7043	7419	7851	8176

System Total

11711	11487	8480	8541	8868	9057	9495	9855	10297	10755	11182	11720	12165
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Serviceable Out-of-Capacity Table (with Chatham Park) by Zone

Chatham Central Zone

Bennett School
Bonlee School
J S Waters School
Chatham Central High

Capacities		Month-1	Forecasted Month-1 ADM									
2026-27	Pre-K Adj.	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
256	234	169	179	177	168	157	152	158	154	156	165	167
432	432	304	293	311	318	307	307	306	292	303	306	309
425	425	215	220	226	229	229	234	236	230	233	236	237
715	715	295	287	287	299	337	335	348	377	345	338	334
1828	1806	983	979	1001	1014	1031	1030	1047	1053	1037	1045	1047

Jordan Matthews Zone

Siler City Elementary
Virginia Cross Elementary
Silk Hope School
Chatham Middle
Jordan Matthews High

807	767	534	519	528	538	547	557	583	598	603	613	628
801	721	447	457	454	469	468	496	504	521	534	545	565
432	432	268	273	280	279	279	279	283	279	280	289	292
686	686	535	535	527	513	511	486	495	499	541	575	605
1080	1080	753	711	703	675	709	730	717	763	769	801	852
3806	3686	2537	2496	2492	2474	2514	2547	2582	2659	2726	2824	2942

Northwood/Seaforth Zone

Perry W Harrison Elementary
Chatham Grove Elementary
North Chatham Elementary
Pittsboro Elementary
Moncure School
George Moses Horton Middle
Margaret B. Pollard Middle
Northwood High
Seaforth High

734	694	269	379	549	627	809	963	1099	1260	1349	1479	1501
750	728	625	611	595	611	603	615	635	647	650	653	660
808	748	534	519	507	510	508	516	527	535	536	538	549
674	614	454	455	452	450	462	471	493	506	537	552	561
444	444	156	143	142	162	187	216	328	401	522	677	879
842	842	429	459	537	579	640	696	727	784	859	924	960
904	904	780	797	821	778	784	750	736	732	762	794	803
1389	1389	620	644	709	757	824	901	974	1038	1049	1076	1083
1200	1200	1093	1059	1063	1095	1132	1151	1148	1141	1158	1158	1179
7745	7563	4960	5066	5374	5569	5951	6279	6668	7043	7419	7851	8176

System Total

13379	13055	8480	8541	8868	9057	9495	9855	10297	10755	11182	11720	12165
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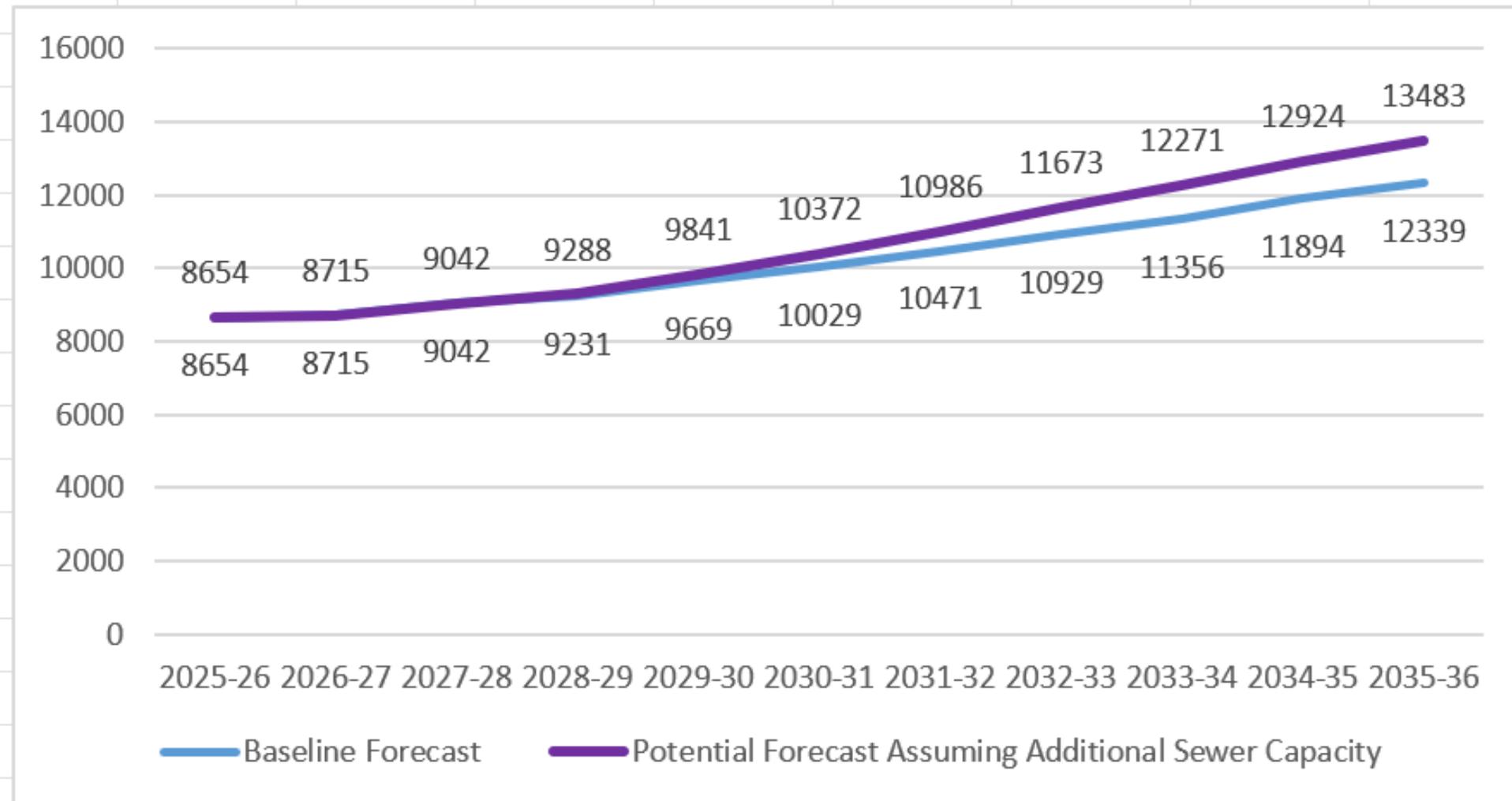
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Chatham County Water and Sewer Capacity Effects



Questions and Answers / Further Board Discussion