

Plan Moncure Implementation Portfolio – Short-Term Projects (Draft, 8/14/23)

Plan Moncure includes a number of action steps to help Chatham County move quickly and effectively from planning to implementation to begin pursuing the shared community vision. The Plan lists 53 different implementation measures organized in 12 categories or “themes” based on input from stakeholders. This is an extensive list that will take years to fully implement. As a result, below is a list of 27 short-term action steps organized under the 12 themes that will serve as an initial focus of work once the plan is adopted. In this way, Chatham County and the greater Moncure community can work together in the years ahead to help manage the forces of change and advance the shared community vision. This is a living document and project details will evolve over time, so Chatham County staff will update this list periodically to reflect the latest information about each project.

NO.	NAME	DESCRIPTION	LEAD STAFF	EST. COST	FUNDING SOURCES	NEXT STEPS
1. Improve Communication and Coordination						
1.1	Use the Plan in Decision Making	Use Plan Moncure as a touchstone when making a range of County decisions. Encourage its use for applicable private decisions.	Board of Commissioners; County Manager’s Office; Planning Dept.	Staff time	N/A	<ul style="list-style-type: none"> • Add to Planning Dept. work plan
1.2	Improve Communication	Actively advertise County number to call to find right staff person. Continue using tools like Community Kiosk at the Moncure Collection Center to post latest information on County projects.	Public Information Officer; Planning Dept.	Staff Time	N/A	<ul style="list-style-type: none"> • Add to PIO work plan • Add to Planning Dept. work plan
1.3	Continue Cross-Jurisdictional Coordination	Actively continue to coordinate with neighboring communities on land use, transportation, utilities, trails, and other topics at staff and elected official level.	Board of Commissioners; County Manager’s Office; Planning Dept.	Staff Time	N/A	<ul style="list-style-type: none"> • Add to County Manager’s Office work plan • Add to Planning Dept. work plan

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2. Protect Rural Character and Rural Lifestyle						
2.1	Update Zoning Map to Implement Plan Moncure Future Land Use Map	Update Chatham County Zoning Map using land use pattern described in Plan Moncure Future Land Use Map. In some parts of the study area, this process will take place over time as private developers propose projects for consideration by Chatham County.	Planning Dept.	Staff Time; UDO project	UDO project	<ul style="list-style-type: none"> Confirm responsibilities of staff and consultants
2.2	Update Unified Development Ordinance to Implement Plan Moncure Zoning Strategy to Protect Rural Character and Lifestyle	Update development standards in Chatham County Unified Development Ordinance (UDO) to implement Plan Moncure Zoning Strategy. Consider measures to encourage context-sensitive design such as promoting vernacular architecture and tree preservation, directing new commercial development to nodes, adopting zoning district appropriate for permanently protected lands, and encouraging agriculture- and forestry-friendly developments.	Planning Dept.	UDO project; staff time	UDO project	<ul style="list-style-type: none"> Confirm that desired topics have been scoped and are being addressed as part of UDO
2.3	Protect Key Viewsheds and Road Corridors	Prepare Road Corridor Protection Overlay Zone as part of UDO and show on Future Land Use Map and Zoning Map.	Planning Dept.; Environmental Quality Dept.	Staff time	UDO project	<ul style="list-style-type: none"> Confirm that topic has been scoped and is being addressed as part of UDO
2.4	Update Chatham County Farmland Preservation Plan	Update 2009 Agricultural Land Use Plan and Agricultural Economic Development Plan. Develop impactful and manageable action plan to guide this work.	Cooperative Extension; Soil & Water Conservation District; Planning Dept.	Staff time; consultant funds?	General fund; grants from USDA, NCDA?	<ul style="list-style-type: none"> Scope project and develop cost estimate

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2.6	Allow Home-Based Businesses That Are Compatible With Rural Landscape on Large Lots	As part of UDO, make updates to home-based business standards to continue supporting non-farm activities that are compatible with rural landscape.	Planning Dept.	UDO project; staff time		<ul style="list-style-type: none"> • Confirm that topic has been scoped and is being addressed as part of UDO
3. Protect Natural Resources						
3.1	Continue Considering Updates to Maintain and Improve Resource Protection as Part of UDO	Consider UDO updates intended to increase resource protections for new development, including updating open space requirements, encouraging conservation subdivisions, encouraging integration of open space into new development, continuing policies that discourage mass grading, and encouraging development design that preserves green infrastructure on site.	Planning Dept.; Environmental Quality Dept.	UDO project; staff time		<ul style="list-style-type: none"> • Confirm that topics have been scoped and are being addressed as part of UDO
3.2	Update Natural Heritage Inventory for Chatham County	Update County's Natural Heritage Inventory to develop current understanding of important and endangered plant and animal communities in county.	Planning Dept.; Environmental Quality Dept.	See FY'23-'24 County Budget	General Fund; NC Natural Heritage Fund	<ul style="list-style-type: none"> • Confirm grant award from NC Natural Heritage Fund • Select project team • Organize project
3.3	Prepare Comprehensive Conservation Implementation Plan	Fund Comprehensive Conservation Implementation Plan that includes metrics to measure county conservation goals, public online viewer to monitor progress towards those goals, and actionable implementation plan.	Planning Dept.; Environmental Quality Dept.	See FY'23-'24 County Budget	General Fund	<ul style="list-style-type: none"> • Draft and issue RFQ/RFP • Select project consultant • Finalize scope and contract

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3.4	Continue Working with Builders and Residents of Homeowners Associations to Improve Stormwater Management Continuity for HOAs	Continue helping residential builders transition responsibility for maintaining stormwater management facilities to Homeowners Association (HOA) residents to make sure these facilities continue to function effectively in managing impacts of stormwater runoff.	Watershed Protection Dept.; Planning Dept.	Staff time	N/A	<ul style="list-style-type: none"> • Confirm project status and next steps
4. Provide Needed Community Facilities and Services						
	No short-term projects					
5. Provide Needed Recreational Amenities						
5.1	Build Parker's Ridge County Park	Build Parker's Ridge Park to provide this much-needed recreational facility. A master plan for the park is being developed at the time of Plan Moncure, and the Chatham County Commissioners have allocated funds for park development.	Parks & Recreation Dept.	Staff time; consultant funds	General Fund	<ul style="list-style-type: none"> • Finalize master plan • Prepare construction plans • Begin construction
5.2	Work To Develop New Walking, Hiking, and Biking Trails	Require sidewalks in new developments near or in planned centers and other pedestrian generators.	Planning Dept.	UDO project; staff time	General Fund	<ul style="list-style-type: none"> • Confirm that topic has been scoped and is being addressed as part of UDO
5.3	Require, Encourage, or Incentivize Donation or Reservation of Easements and Construction for Trails and Greenways Shown in Adopted Plans, As Appropriate	In order to develop the planned trail network in a systematic and coordinated manner, work to secure easements and improvements as part of new development.	Planning Dept.	UDO project; staff time	General Fund	<ul style="list-style-type: none"> • Confirm that topic has been scoped and is being addressed as part of UDO

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6. Add Important Community-Serving Infrastructure						
6.1	Continue Working to Partner With Internet Service Providers to Provide Affordable Broadband Service, Within Authority and Resources Available	Continue to actively working to expand broadband service throughout the county, where County can partner with Internet Service Providers and find the necessary resources, such as through state and federal grants.	County Manager's Office	Staff time; depends on project details	General Fund; state and federal grants	<ul style="list-style-type: none"> • Seek and secure ISP partners • Request state and federal funding • Draft project agreements
6.2	Collaborate With Partners to Identify Wastewater Service Needs and Feasibility	Collaborate with public and private partners to design and fund new wastewater infrastructure as users come forward with service needs.	County Manager's Office; Public Works Dept.; Planning Dept.	Staff time; consultant funds?	General Fund?; funding from private partners?	<ul style="list-style-type: none"> • Confirm user needs • Develop and review service options • Determine infrastructure funding sources
7. Maintain Affordability						
7.1	Work With Non-Profit Organizations to Continue Providing Home Repair and Weatherization Assistance to Residents in Need	Continue existing collaboration with non-profit organizations to provide home repair and weatherization assistance to qualifying residents throughout the county, including in greater Moncure area.	Affordable Housing Dept.	Staff Time; annual budget allocation	General Fund?	<ul style="list-style-type: none"> • Advertise availability of program • Explore particular needs in greater Moncure area
7.5	Explore Possible Zoning Provisions for Affordable Housing with Contribution Options and Incentives	Consider making it easier to build a range of housing types to provide more living options. Explore development contributions to help fund this needed resource.	Planning Dept.	UDO project; staff time	General Fund	<ul style="list-style-type: none"> • Confirm that topic has been scoped and is being addressed as part of UDO

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7.6	Continue to Encourage Developers to Partner with Nonprofit Affordable Housing Developers	Continue to encourage market-rate developers to partner with non-profit affordable housing organizations to increase the production of new affordable units in Chatham County, including the greater Moncure area. Use resources as appropriate to encourage this activity, including surplus County land and funds from Chatham County Housing Trust Fund.	Affordable Housing Dept.; Planning Dept.	Staff time	N/A	<ul style="list-style-type: none"> Look for opportunities in greater Moncure area
7.7	Explore Preservation of Existing Mobile Home Parks to Help Preserve Affordability	Review examples of other communities that have worked to preserve existing mobile home parks to help maintain affordability for residents, and evaluate possible use of appropriate techniques in Chatham County.	Affordable Housing Dept.; Planning Dept.	Staff time	N/A	<ul style="list-style-type: none"> Review examples from other places Scope applicability in Chatham County Explore potential opportunities in Chatham County
8. Support Desired Land Uses and Development Amenities						
8.1	Work With Property Owners and/or Retailers and Restaurants to Consider Locating Stores in Moncure Area	Provide information and other technical assistance as requested to property owners, commercial real estate brokers, retailers, and restaurants to help them consider locating stores in greater Moncure area.	Planning Dept.	Staff time	N/A	<ul style="list-style-type: none"> Share Plan Moncure materials with property owners, commercial real estate brokers, retailers, and restaurants
9. Enhance Historic Villages, Create Walkable Downtown						
9.1	Evaluate Zoning Designations in Historic Villages such as Historic Moncure as Part of UDO to Help Facilitate Appropriate Infill	As part of UDO, evaluate zoning designations in longstanding villages such as Historic Moncure and Haywood with the help of the Plan Moncure zoning strategy. Explore possible code revisions to support compatible infill development.	Planning Dept.	UDO project; staff time	General Fund	<ul style="list-style-type: none"> Confirm that topic has been scoped and is being addressed as part of UDO

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10. Improve Transportation Safety and Mobility						
10.2	Continue to Facilitate Communication Between Residents and NCDOT Regarding Transportation Concerns	Continue to help residents access the latest information on transportation projects from NCDOT by tracking these projects and the appropriate NCDOT contacts.	Planning Dept.; PIO	Staff time	N/A	<ul style="list-style-type: none"> Continue to track latest projects and information from NCDOT, and confirm appropriate NCDOT contacts
10.3	Continue the Process to Join CAMPO to Improve Support for Addressing Transportation Needs	Participation in Capital Area Metropolitan Planning Organization (CAMPO) brings added transportation collaboration and technical assistance for areas previously served by Triangle Rural Planning Organization. As a result, Chatham County will continue process of expanding portion of Chatham County that participate in CAMPO.	Planning Dept.	Staff time; new transportation planner position; annual dues	General Fund?	<ul style="list-style-type: none"> Complete CAMPO participation process Identify key transportation opportunities to discuss with CAMPO
10.4	Conduct Microtransit Feasibility Study for Chatham County	This topic will be addressed, at least in part, by the Alternative Transportation Demand Study that has been funded by the County. This analysis will look at areas of need for transit service, and how it can be provided efficiently and effectively.	Planning Dept.	Consultant; staff time	General Fund?	<ul style="list-style-type: none"> Draft and issue RFQ/RFP Select consultant Confirm scope and contract Conduct study
11. Protect Historic Resources						
	No short-term projects					
12. Help Residents Access New Employment Opportunities						
12.1	Continue Working with CCCC on Job Skills Development Partnership to Help Train Local Residents	Continue working with Central Carolina Community College (CCCC) to offer skills training for local residents, using funds from VinFast incentives package and other sources.	Economic Development Corporation; County Manager's Office	Staff time	N/A	<ul style="list-style-type: none"> Coordinate with CCCC on use of VinFast incentive skills training funds Consider creative opportunities such as creating Good News Garage to help residents develop electric vehicle repair skills