



Pittsboro and Chatham County Downtown Property Pre-Development Planning

**Joint Chatham County
Pittsboro Meeting**

September 29, 2025



Project

Project Team



**Grant Meacci, PLA,
FALSA, LEED AP**
Site Due Diligence,
Planning, and Design



Allen Davis, AICP, CNU-A
Project Manager,
Site Due Diligence,
Planning, and Design



Kathleen Rose
Real Estate, Development
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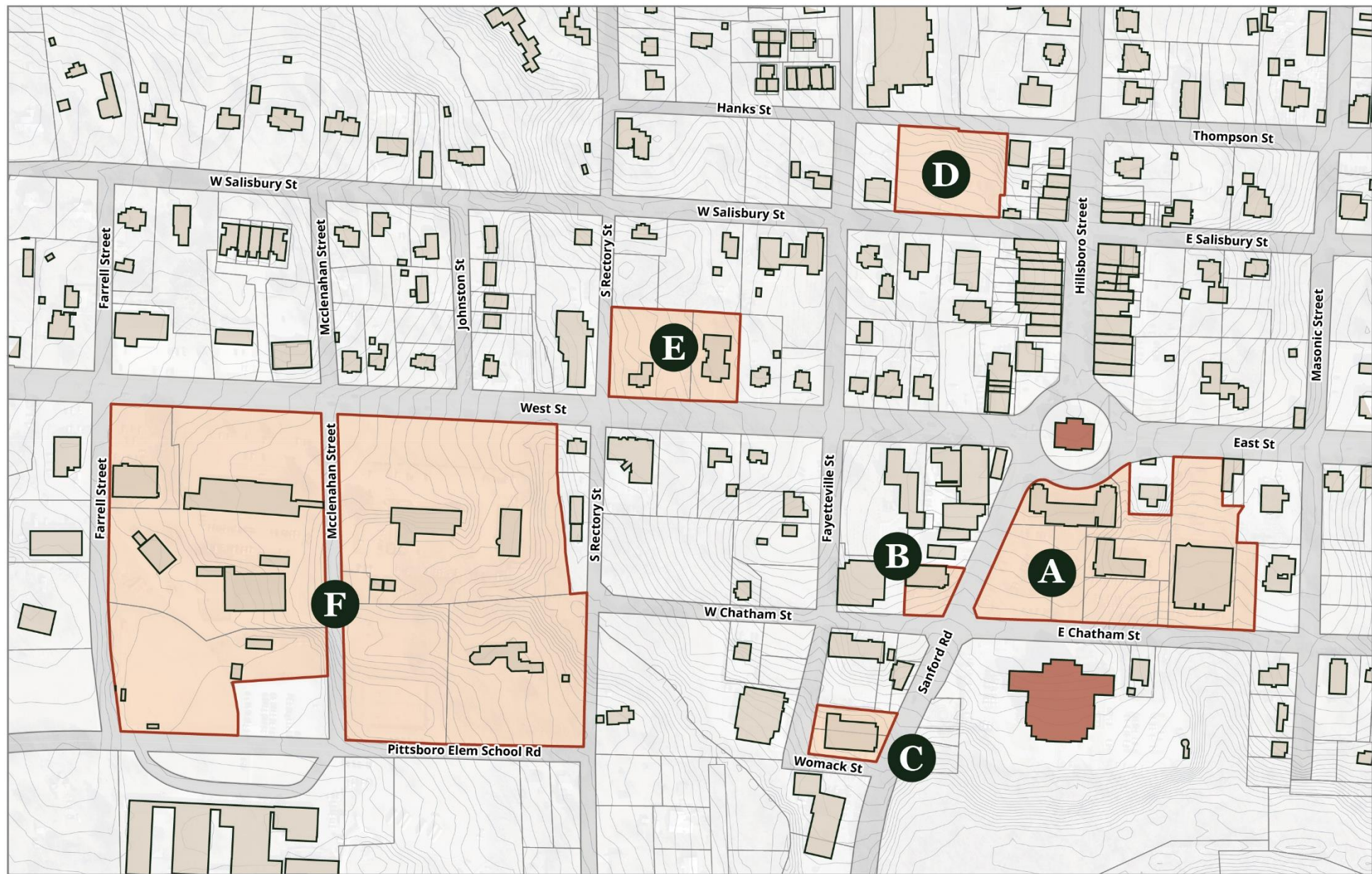
Jeff Bandini
Project Delivery &
Partner Selection



Albert McDonald, AIA
Architectural Evaluation
& Building Program

Project Overview

- Publicly-owned properties located in Downtown Pittsboro; owned by Chatham County and the Town of Pittsboro
- Position site for redevelopment in a manner consistent with community vision, adopted plans, and technical/market feasibility
- Consider both public benefits and private redevelopment (public-private partnership opportunities)



A County Administrative Complex

B ABC Store

C Fire Station 1

D Pop-up Park

E Former Library

F McClenahan Blocks



Parcel #	Owner	Building?	Parking?	Size (Deed Acreage)
Site Collection A - Courthouse Complex				
7886	Chatham County	No	Yes	0.80
Right of Way	Town of Pittsboro	No	Yes	0.43
62419	Chatham County	Yes	No	0.56
62442	Chatham County	No	No	0.29
62439	Chatham County	Yes	No	0.50
7896	Chatham County	No	Yes	0.47
73183	Chatham County	No	Yes	0.05
8176	Chatham County	Yes	Yes	1.41
7892	Chatham County	No	No	0.25
Total				4.76
Site Collection B				
62415	Town of Pittsboro / ABC	Yes	Yes	0.34
Total				0.34
Site Collection C				
7708	Pittsboro Volunteer Fire Department	Yes	No	0.27
62449	Pittsboro Volunteer Fire Department	Yes	Yes	0.28
Total				0.55
Site Collection D				
7906	Town of Pittsboro	No	Yes	1.26
Total				1.26
Site Collection E				
7681	Chatham County	Yes	Yes	1.00
62433	Chatham County	Yes	No	0.55
Total				1.55
Site Collection F				
62426	Chatham County	Yes (3-5)	Yes	5.38
62526	Habitat for Humanity	Yes	Yes	0.94
67218	Chatham County	No	No	0.13
96813	Chatham County	Park	Park	2.55
75073	Town of Pittsboro	Park	Park	2.00
62414	Chatham County	Yes (2)	Yes	5.48
62853	Town of Pittsboro*	Yes	Yes	2.75
Total				19.23
Total				27.68







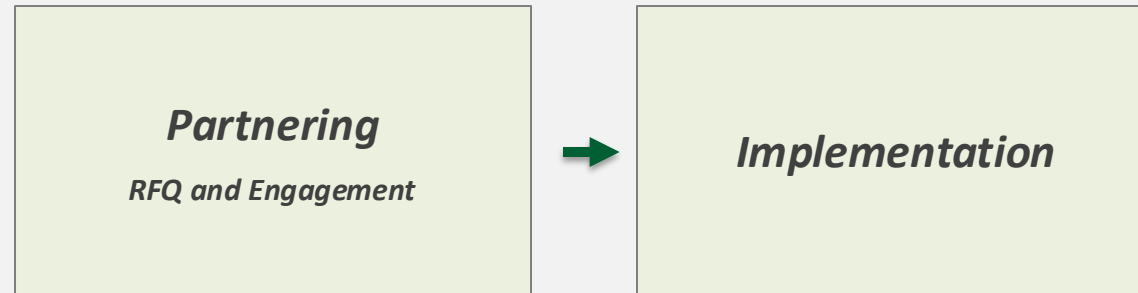
Key Points

- Once in a lifetime opportunity
- Phased, holistic redevelopment strategy
- Ability to leverage public ownership
- Mixed-use and infill development
- Context-sensitive design; reflect the character and charm of downtown Pittsboro
- Explore opportunities for adaptive reuse
- Prioritize walkability, affordability, economic development, and placemaking



Process

Roadmap



Project Schedule

[illegible]

Project Schedule

[illegible]

Site Due Diligence

- Permitted & Prohibited Uses
- Frontages
- Building Placement
- Open Space
- Stormwater Management
- Parking
- Connectivity
- Site Infrastructure
- Environmental

Greater Downtown Plan Focus Area 305 Chestnut Street

KEY STRATEGIES

A Redevelop Vacant City Office Building as a Mixed-use Residential Building

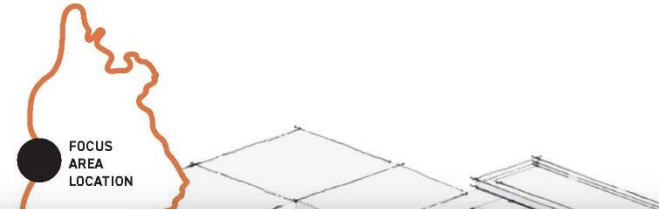
- Enter into a public-private partnership to leverage City-owned property and prominent location to achieve mixed-use development, adding more residences to a location that does not currently have enough 18-hour vibrancy
- Explore financing partnership (subsidy or other incentive) for public benefits: structured shared parking, 10%-20% affordable housing units, and/or ground floor commercial uses
- Improve surrounding streetscape, including a wide sidewalks, street trees, brick street rehabilitation, and curb extensions at the Fourth Street intersection



POTENTIAL REDEVELOPMENT SITES

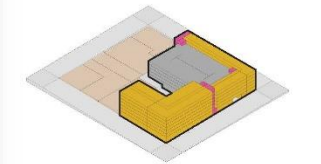
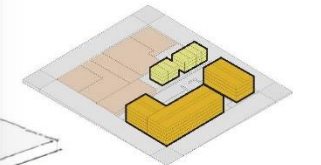
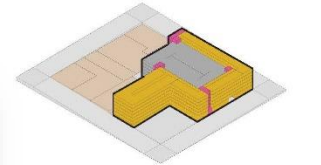
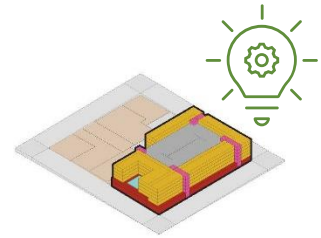
- SITES OWNED BY PUBLIC ENTITY
- SIGNIFICANT REDEVELOPMENT SITES
- ADAPTIVE REUSE SITES
- INFILL DEVELOPMENT SITES (URBAN FABRIC)

Greater Downtown Plan Focus Area 305 Chestnut Street



Specific Strategies

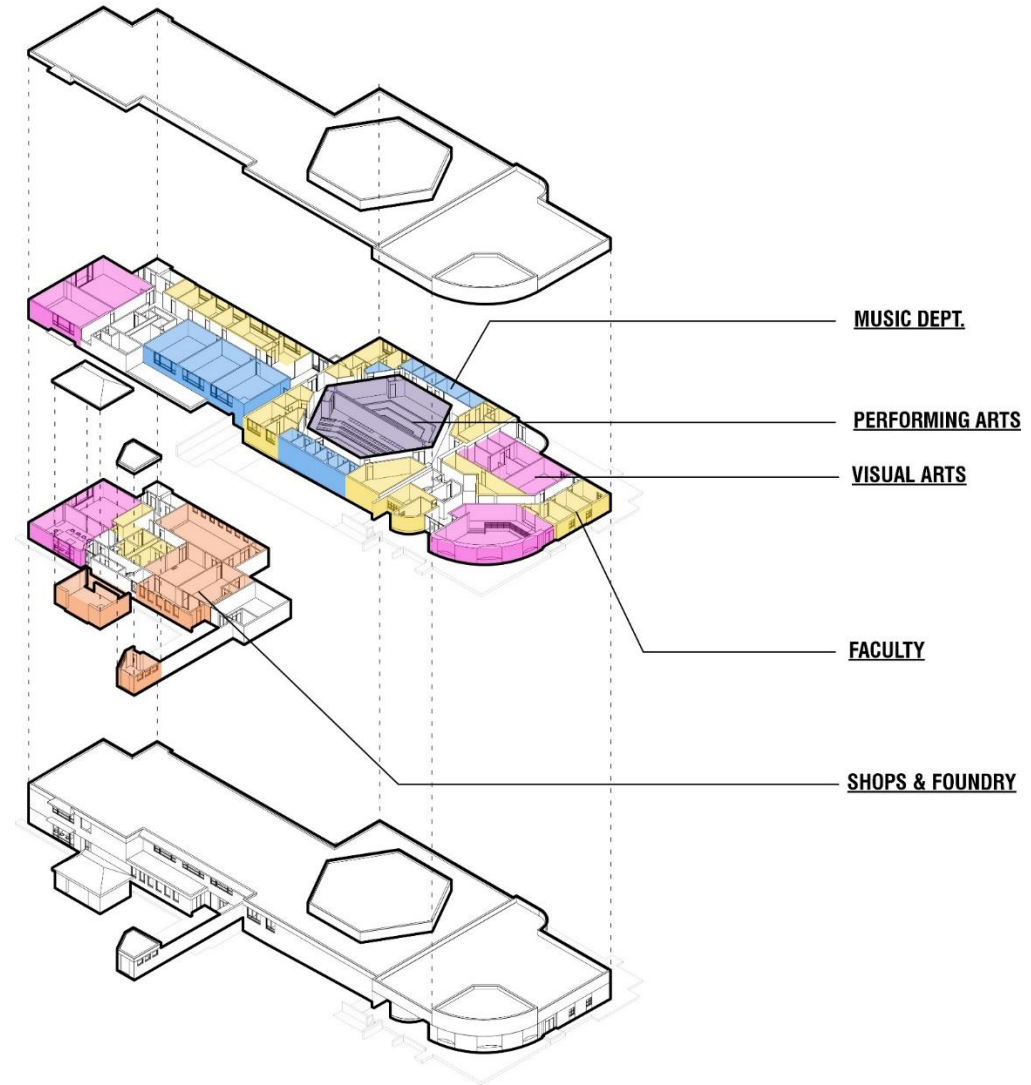
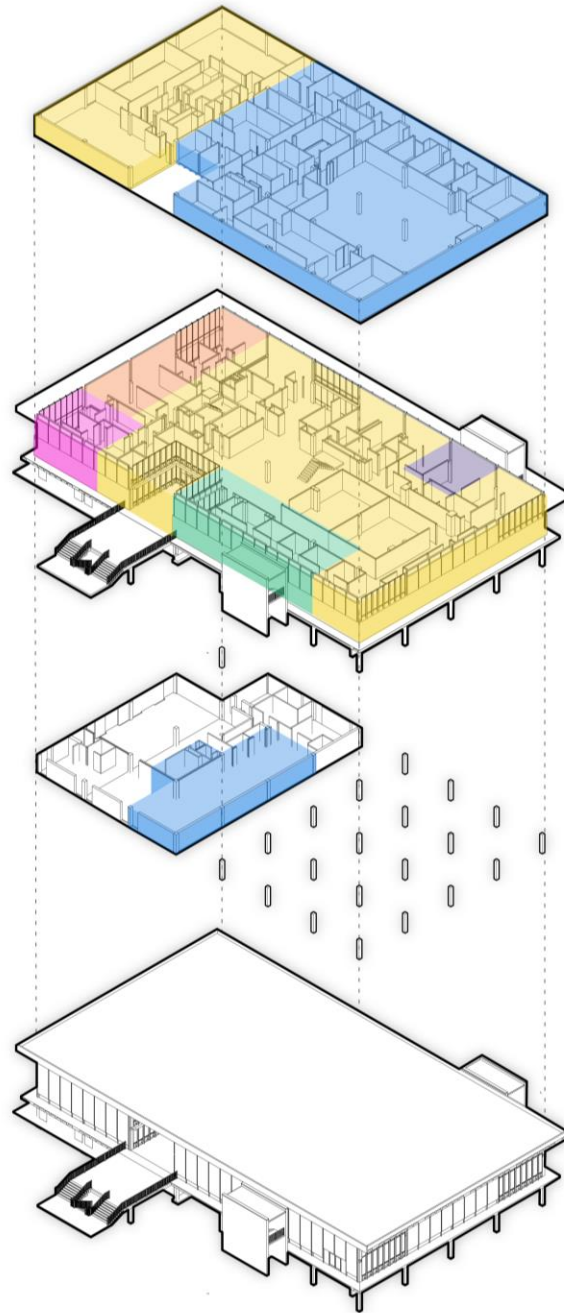
- 1 Ground Floor Commercial along Third/Chestnut
- 2 Mixed-income Housing (5 Stories)
- 3 Housing and Active Ground Floor on Fourth Street
- 4 Structured Parking
- 5 Balconies with Views of Cape Fear River
- 6 Typical Urban Multifamily Amenities
- 7 Parking Deck Entrance
- 8 Updated Streetscape and Intersections



Variety of Potential Configurations for Mixed Use Development

Building Due Diligence

- Building Re-use Evaluation
- Building Program testing
- Height & Massing
- Architecture Character
- Building Typology testing





ENGAGEMENT

MEMORABLE ENGAGEMENT EXPERIENCES



Engagement Events

- Online Survey and Website
- Information at Town of Pittsboro Booth during Community Events
- Pittsboro Downtown Advisory Board (11/7)
- Public Open House with Presentations / Q&A (11/13)
- Mayors & Chairs (Winter 2026)
- Present to Boards of Commissioners (Winter 2026)



Questionnaire Results

Questionnaire Topics

- Strategic Goals for Downtown
- Targeted Uses for Downtown
- Outcome Priorities
- Parking Strategies
- Development Clusters
- Significant Features and Known Infrastructure Issues



Key Direction

- Courthouse complex is the most important site for engagement and repositioning, followed by the McClenahan blocks and the pop-up park.
- Mixed-use development is a top priority. Community engagement and support, alignment with adopted plans, high quality design are also highly important.
- Parking strategies consistent with Downtown Parking Study – focus on walkability, public parking, on-street parking, and shared parking.

A night scene featuring a clock tower, a street lamp, and a tree, all illuminated by warm, glowing bokeh lights. The clock tower is the central focus, with a clock face visible. The street lamp is on the left, and the tree is on the right. The background is a dark blue sky. The bokeh lights are large, circular, and have a warm orange-yellow glow.

THANK YOU

Source: Our State Magazine

Sites

Reference / Discussion



West St

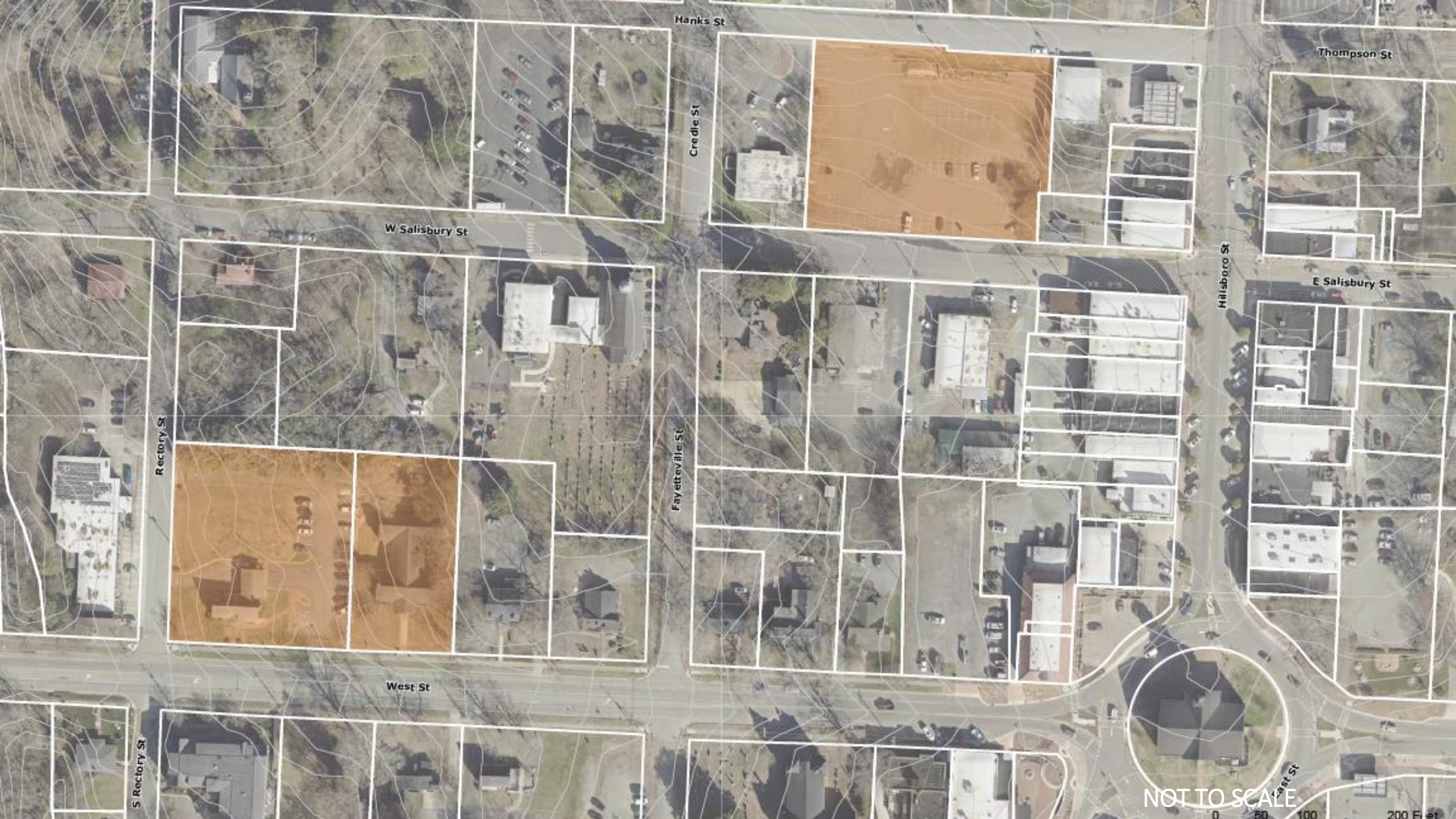
N Magnolia St

W Chatham St

E Chicago St

NOT TO SCALE





Hanks St

Thompson St

Credle St

W Salisbury St

Hillsboro St

E Salisbury St

Rectory St

Fayetteville St

West St

S Rectory St

NOT TO SCALE

0 50 100 200 Feet



Fayetteville St

Sanford Rd

Womack St

Lockville St N

NOT TO SCALE

