



Pittsboro and Chatham County Downtown Property Pre-Development Planning

**Chatham County Board of
Commissioners Work Session**

March 16, 2025



Work Session Outline

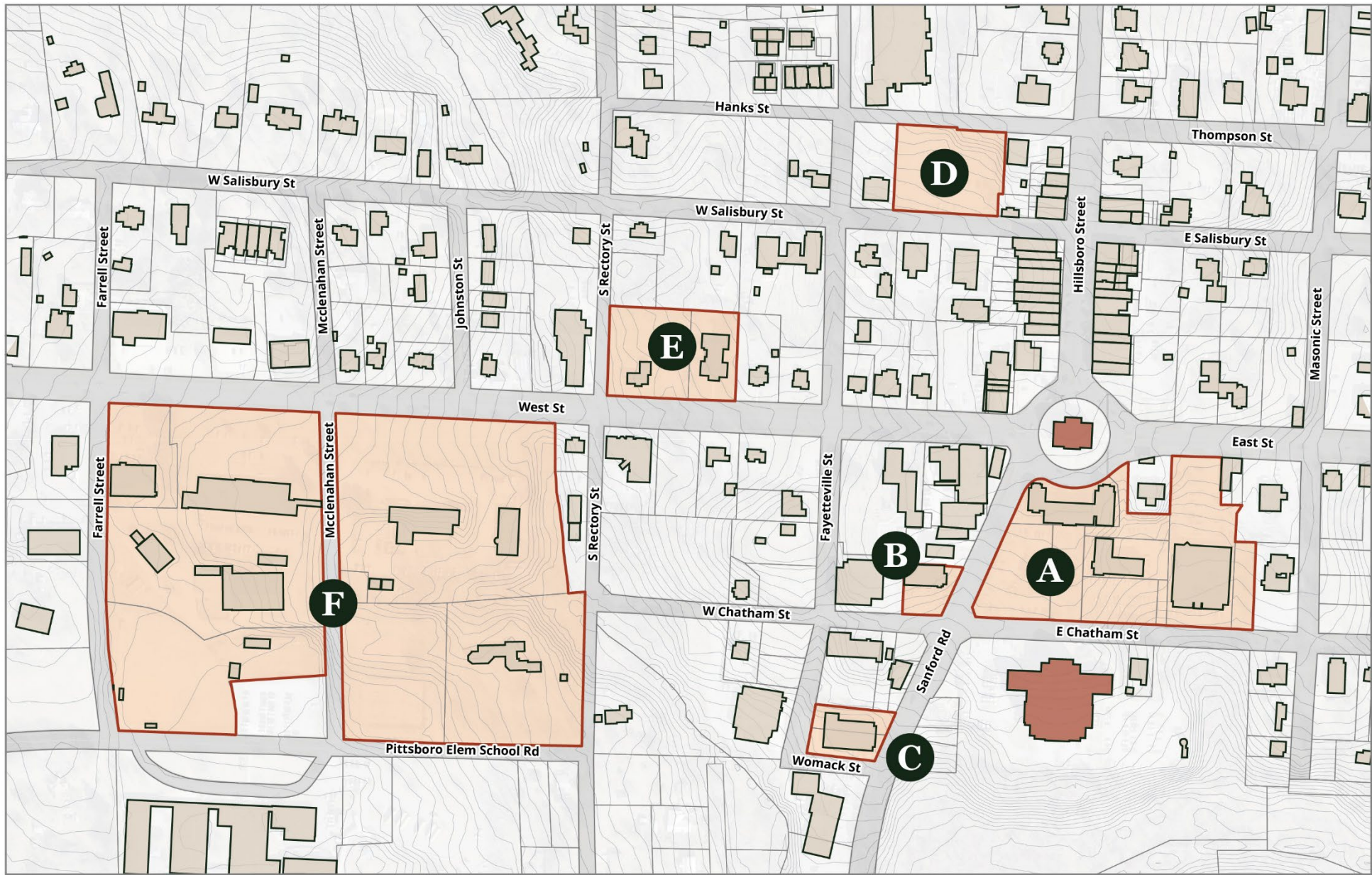
We want this to be a conversation.

- Project Overview
- Work to Date
 - Synthesis of Inputs
- Potential Site Uses
- Discussion



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

C Fire Station 1

E Former Library

B ABC Store

D Pop-up Park

F McClenahan Blocks

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



Work to Date

- Leadership Engagement
- Due Diligence
- Market Study
- Community Engagement



Engagement

- Online Survey and Website
- Information at Town of Pittsboro Booth during Community Events
- Pittsboro Downtown Advisory Board
- Community Open House

What the Market Analysis Tells Us

1. Strong, measurable demand in the downtown area

- Retail vacancy ~2.5% (5-mile radius)
- Office vacancy ~0.3%
- Growing multifamily demand
- ~8,000 jobs within 10 minutes (daytime population exceeds residents)

2. Near-term market strength: residential + food & beverage

- Highest-and-best-use findings favor residential
- Ground-floor retail/restaurant feasible when supported by housing
- Some support for new standalone office growth

3. Documented housing gap

- 12,000+ total units needed (rental + for-sale) through 2029
- For-sale gap is predominantly workforce-priced (~79%)
- Downtown sites if fully built out would not begin to meet countywide need

4. County relocation will materially alter demand base downtown

- 500+ employees leaving downtown
- County → ~12.6% of 10-minute employment base
- Alters assumptions for downtown-serving uses

Where Market and Engagement Align

1. Active, mixed-use downtown

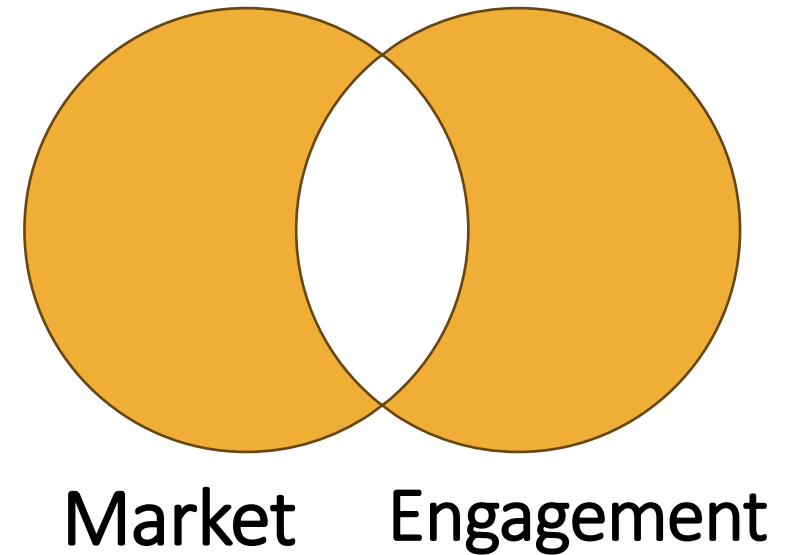
- Community favors restaurants, local businesses, walkability
- Market identifies residential + food & beverage as strongest uses
- Overlap around street-level activity and vibrancy

2. Housing need is widely recognized

- Community identifies affordability concerns
- Market documents 12,000+ unit gap
- Workforce price ranges represent majority of unmet demand

3. Value of existing character and buildings

- Community strongly favors adaptive reuse and preservation
- Market recommends reuse strategies for select properties
- Historic character viewed as an asset, not an obstacle



Structural Variables & Areas of Tension

1. “Highest and Best Use” - What it means

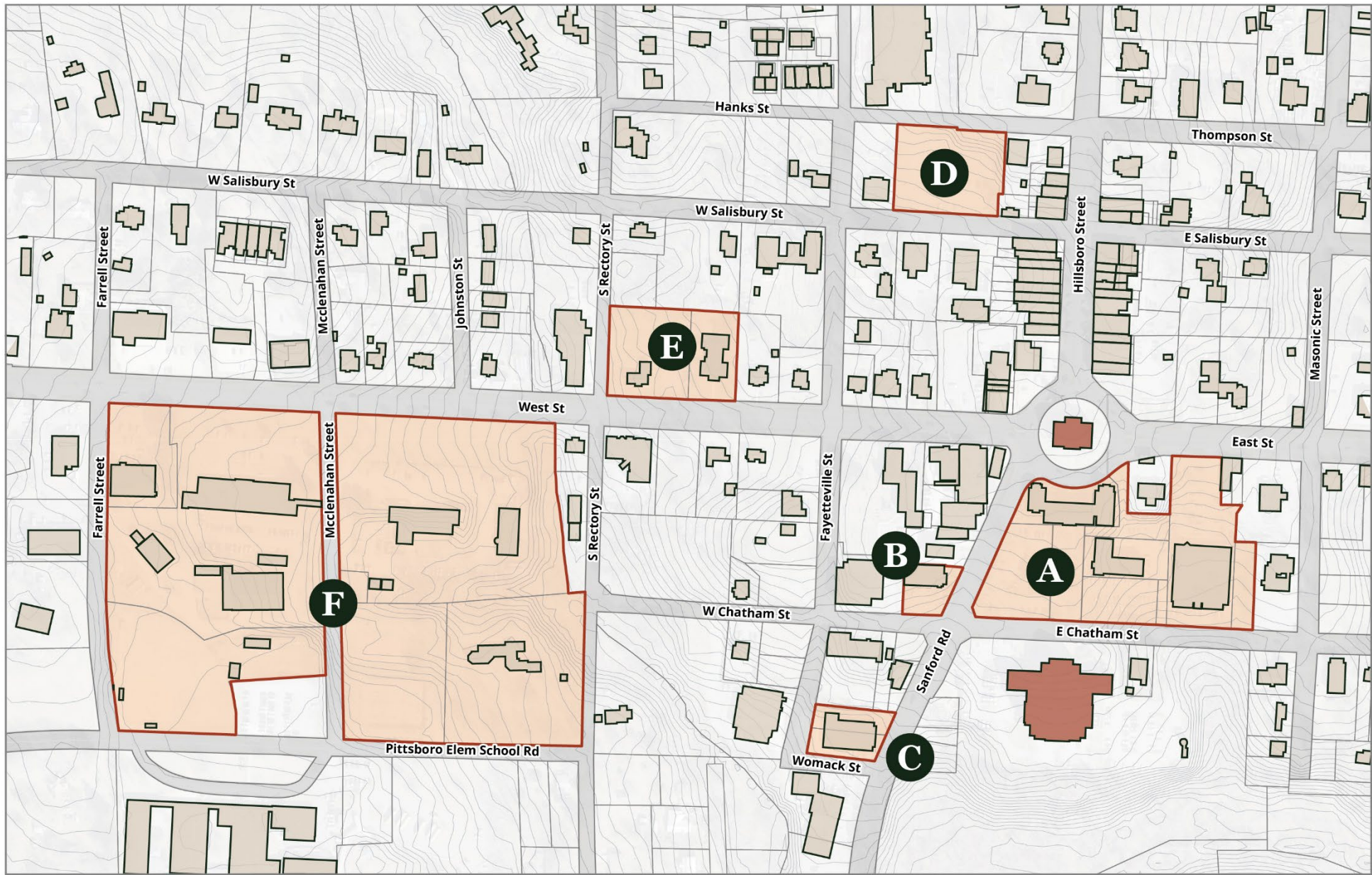
- Market definition: financially maximized use under current conditions
- Public definition may include civic, cultural, or preservation goals
- Market analysis reflects market feasibility, not public policy preferences

2. County relocation

- 500+ employees leaving downtown
- Represents ~12.6% of local employment base
- Independent planning variable affecting retail assumptions

3. Across all three sources of input and analysis:

- Commissioners ranked the central courthouse blocks highest in priority
- Community engagement generated the greatest volume of input there
- Market analysis assigned some of the strongest feasibility scores to that grouping



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CIVIC /
COMMUNITY
FACILITY



GREEN SPACE,
PARK, OR PLAZA



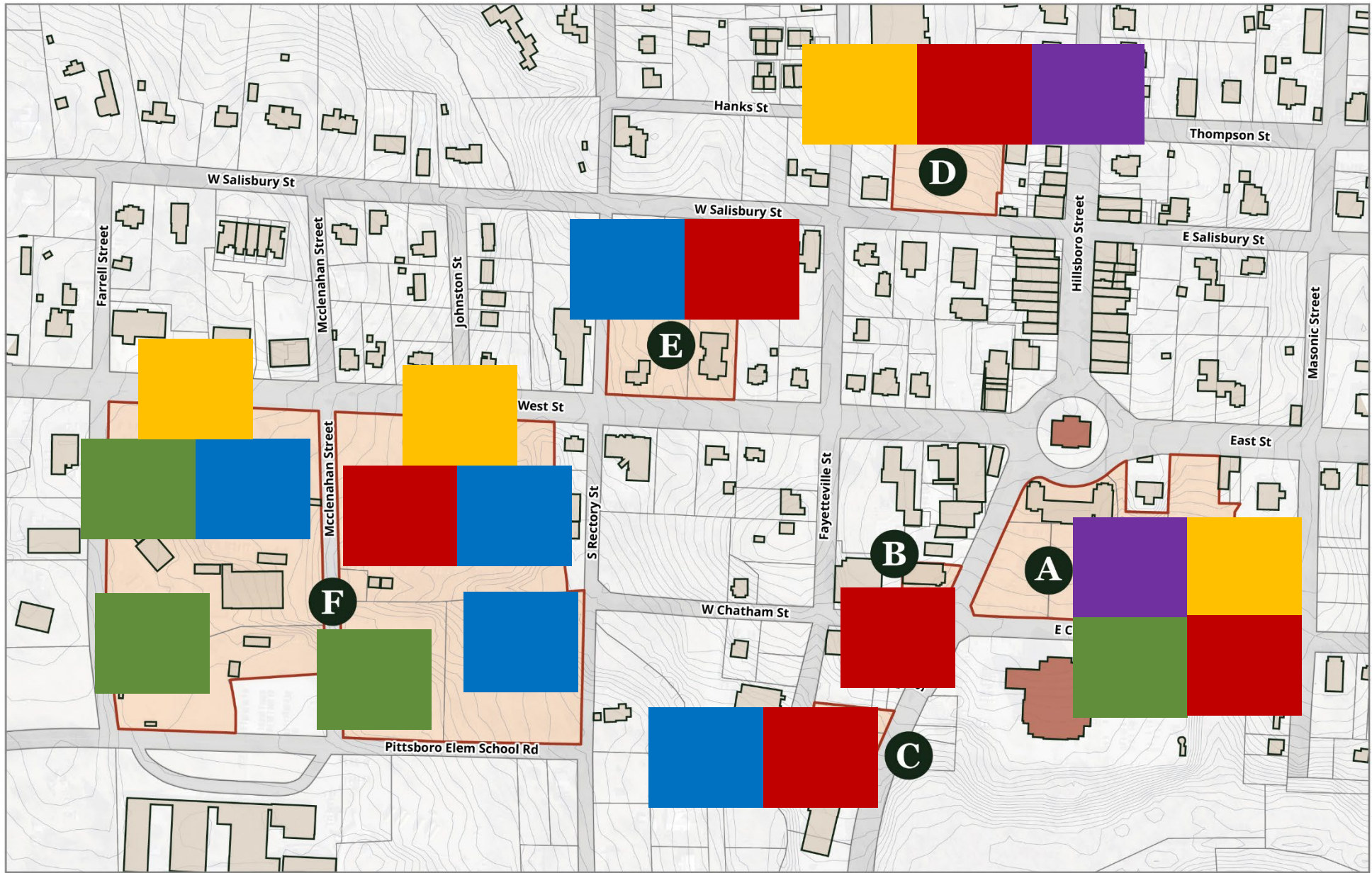
COMMERCIAL:
OFFICE / RETAIL



RESIDENTIAL



HOTEL*



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Questions / Thoughts?

Feedback for Path Forward



THANK YOU

Source: Our State Magazine

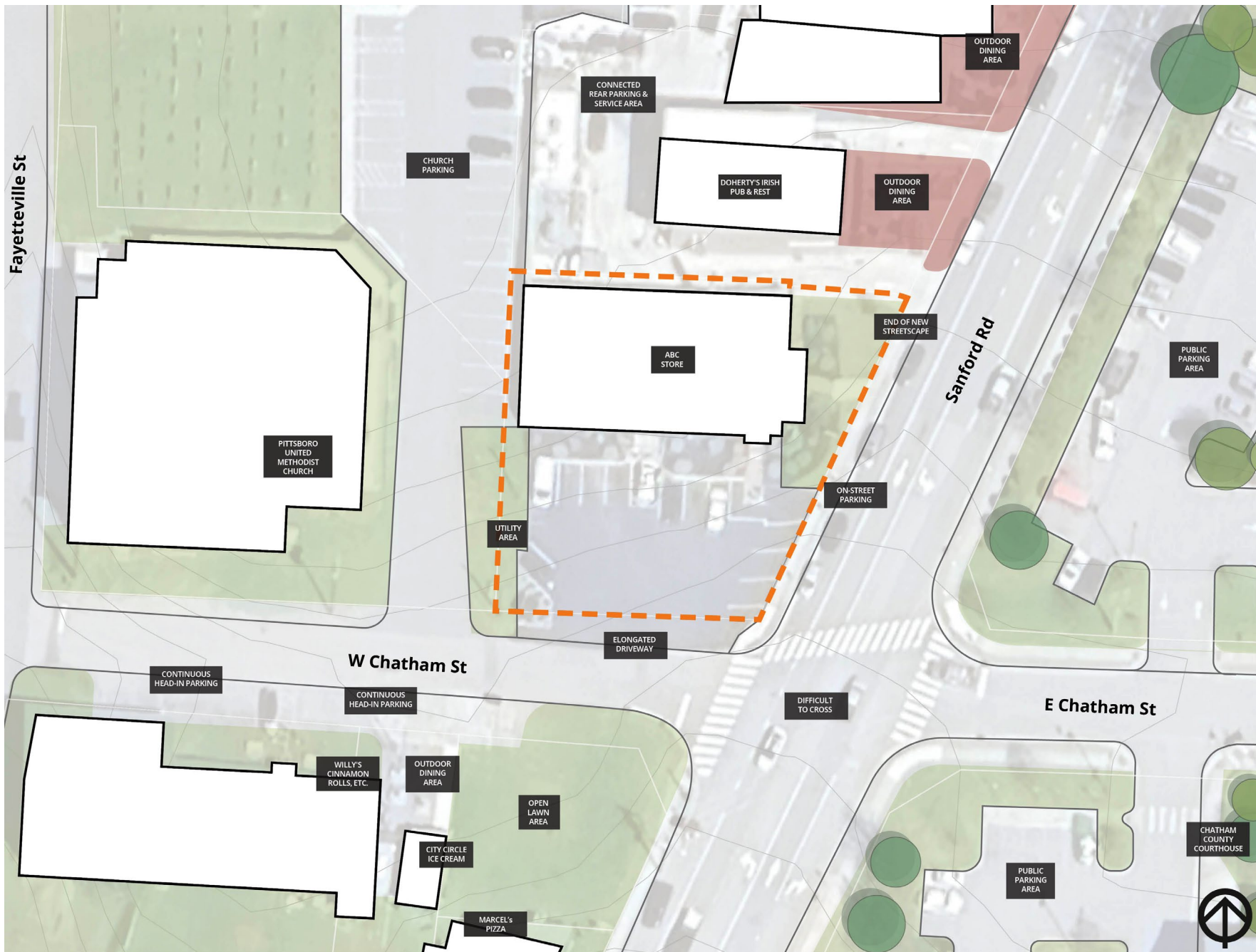
Sites

Reference / Discussion



NOT TO SCALE







Fayetteville St

Sanford Rd

Womack St

Locustville St N

NOT TO SCALE





Hanks St

Credle St

W Salisbury St

Rectory St

Fayetteville St

West St

S Rectory St

Hillsboro St

Thompson St

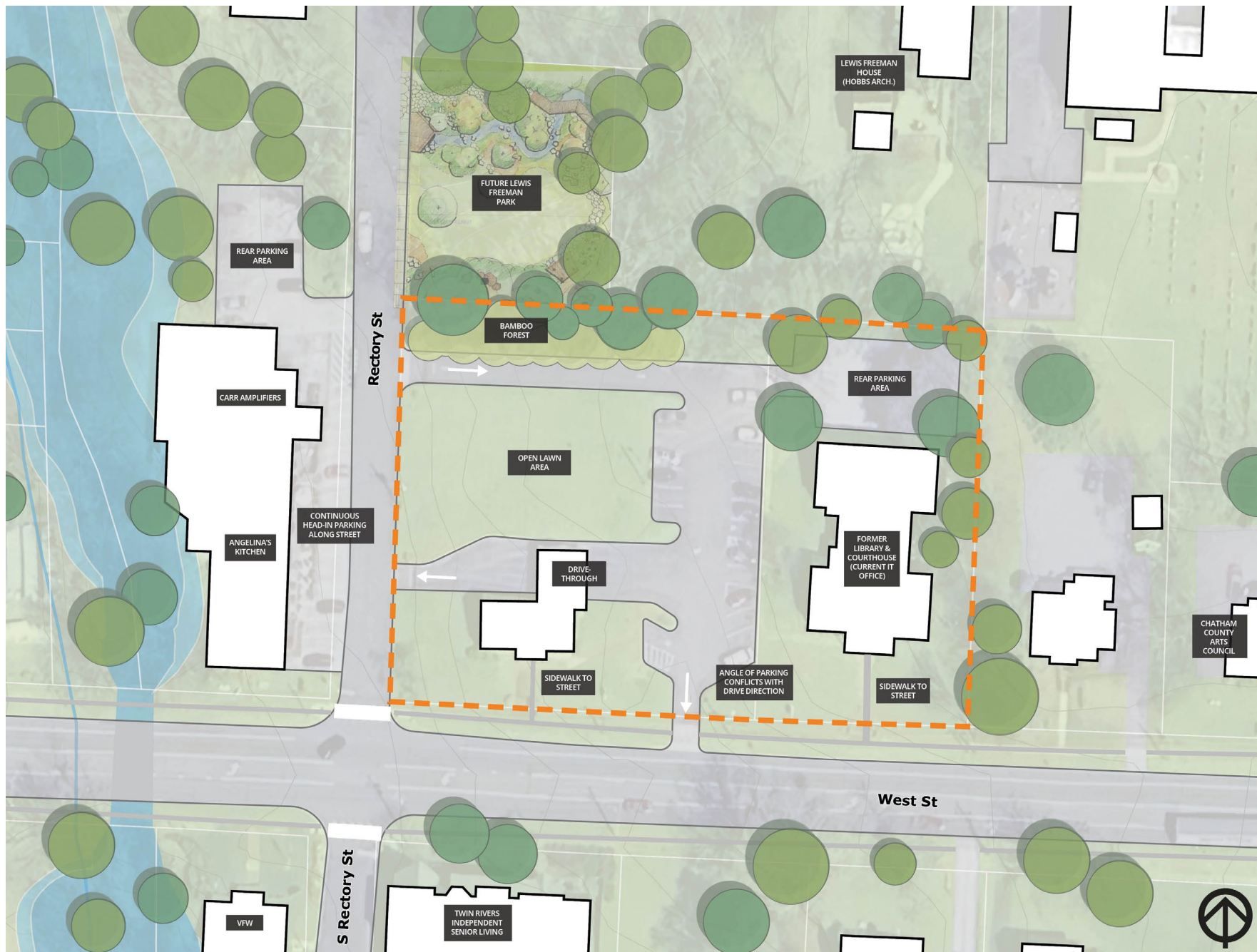
E Salisbury St

West St

NOT TO SCALE

0 50 100 200 Feet







West St

Parent Dr

Middleway St

S. Williams St

W. Williams St

Pittsboro Elem School Bldg

NOT TO SCALE

