



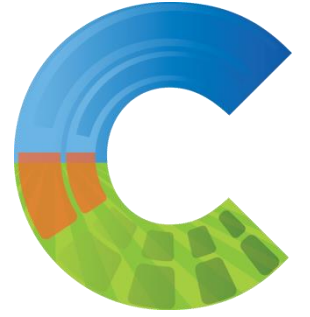
# Economic Development

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CHATHAM COUNTY, NORTH CAROLINA



# Chatham EDC Office Priorities

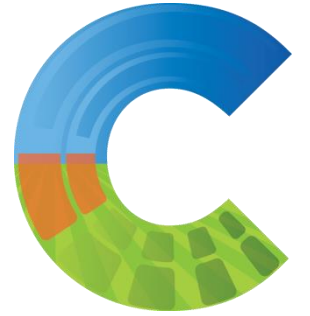


- We market Chatham County to companies across the US and the world
- We recruit targeted industries to the county
- We assist existing industries with issues related to growth and development



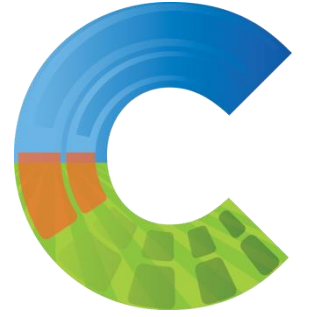


# Benefits of a Strong ED Program



- Many citizens benefit directly from new and expanding industry
- Everyone in Chatham County benefits indirectly from these activities
- Potential lower tax burden on residents
- Job opportunities
- Business opportunities

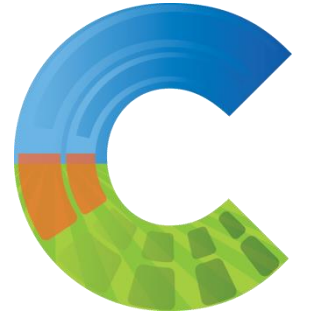
# Cost of Community Services



- Chatham County currently has a heavy dependence on residential tax base
- New residential is an important and necessary part of community growth, but research shows that on average this growth does not pay for itself

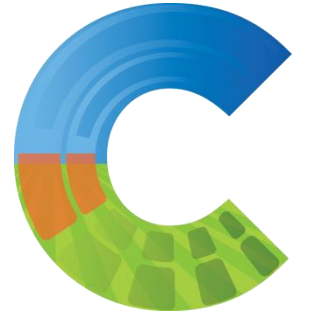


# NCSU Dr. Mitch Renkow



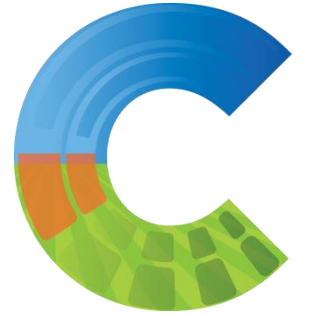
- Dr. Renkow's studies across NC for the past 20 years show a consistent trend
- His 2019 study in Moore County- Residential provided 75 cents for each \$1 of County services
- Commercial/Industrial provided \$2.45 for each \$1 of publicly provided services they received
- This dramatic difference illustrates the value of economic development

# Strategic Plan



- One of the top priorities in the 2020 CEDC Strategic Plan was to help decrease the dependence on residential tax base
- Thanks to the long-time support and partnership between the CECD and Chatham County, 2022 was a record setting year for new jobs and investment

# Comprehensive Plan Progress



- Policy 3- complete!
- Strategy 3.3- ongoing
- Strategy 3.5- ongoing

## ED Policy 3

Continue to develop and promote the Chatham-Siler City Advanced Manufacturing (CAM) Site and the Moncure megasites to ensure future job creation in the County.

### ► Strategy 3.3

Encourage businesses in megasites to utilize low-waste production methods, implement water conservation measures, and minimize emissions.

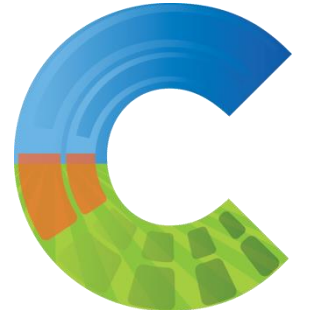
### ► Strategy 3.5

Conduct small area plans and/or develop design principles and standards to give guidance to developers of sites within and at the edges of the megasites.

- Such guidance should inform decisions about relationships between buildings (orientation, placement, scale); architecture (building materials, fenestration); transportation network (vehicular, bike, pedestrian, and transit facilities – placement, capacity, materials, furnishings, etc.); streetscape; public and publicly-accessible spaces and amenities.



# Comprehensive Plan Progress



- Policy 4- underway, with a full-time dedicated employee hired April 2023
- Strategy 4.1- ongoing
- Strategy 4.4- ongoing, see Gaines Oil and Arauco for example

## ED Policy 4

Support existing businesses, including small and medium-sized firms.

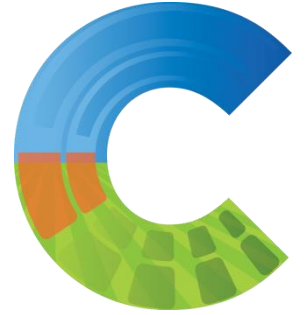
### ► Strategy 4.1

Support Chatham EDC and the community college in carrying out an expanded business visitation program, engaging an increasing number of medium-sized and smaller businesses.

### ► Strategy 4.4

Permit existing commercial and industrial uses that are appropriately zoned to continue to operate, and allow for reasonable expansion, contingent upon meeting environmental and transportation requirements.

# Comprehensive Plan Progress



- Policy 5- ongoing
- Strategy 5.1- ongoing
- Strategy 5.2- complete!

## ED Policy 5

Strengthen Chatham EDC's capacity to carry out business retention, recruitment, workforce development, and data gathering and dissemination activities.

### ► Strategy 5.1

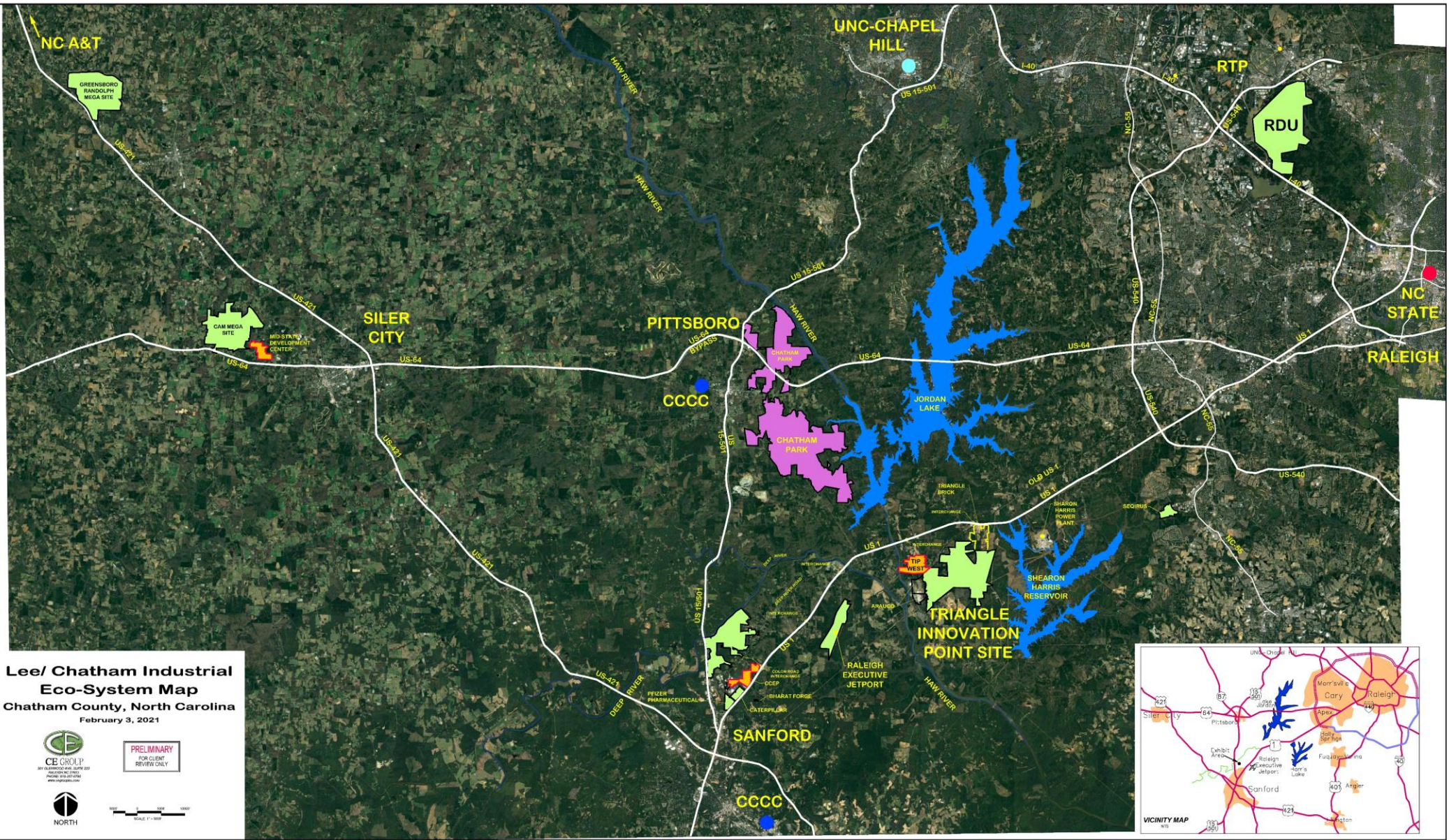
Support and enhance the EDC's ability to market Chatham County and recruit businesses, and determine if funding or staffing adjustments are needed.

- Target existing businesses in the Research Triangle and Piedmont Triad regions. Funding and/or dedicated staff time may be needed to increase involvement in Triangle and Triad business groups and market Chatham to existing businesses.
- Promote appropriate targeted industries and commercial uses at Megasites and Employment Centers. To increase job opportunities and tax base throughout the County, suitable industry targets should be matched with the most appropriate locations and sites. Industry targets should reflect the priorities of Chatham EDC, Research Triangle Regional Partnership, Piedmont Triad Partnership, and the Economic Development Partnership of North Carolina.

### ► Strategy 5.2

Develop more complete databases and distribute current information on commercial properties and land.

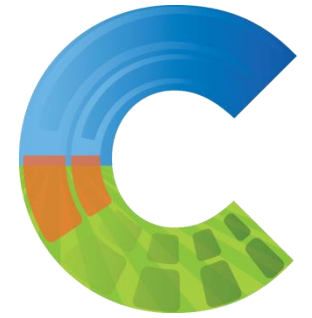
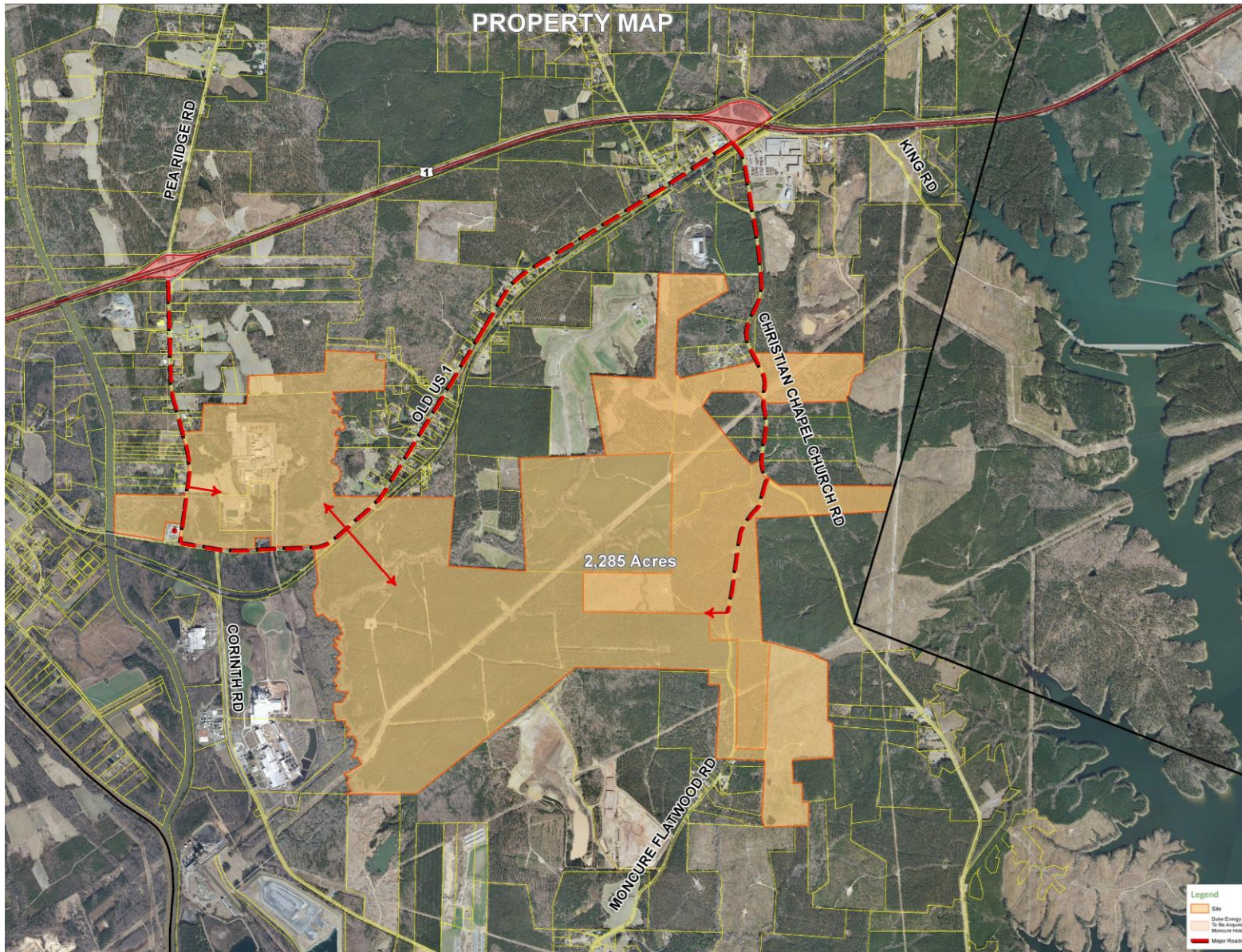
- There is no complete inventory or database of all commercial/industrial buildings and land in the County, and thus no reliable vacancy rates or complete listing of available properties. Because Chatham is a small and fragmented commercial real estate market, the EDC should strive to be THE source of property information. A project/partnership between the municipalities, county planning department and tax office will be needed. Once a database is completed, staff could update and publish data and space availability semi-annually.





Triangle  
Innovation  
Point



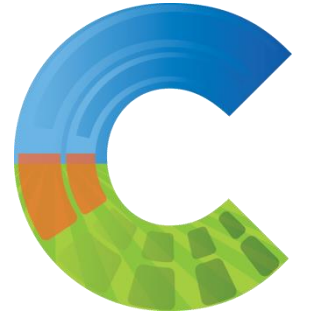


- TIP East: 2,200+ Acres
- TIP West: 300+ Acres

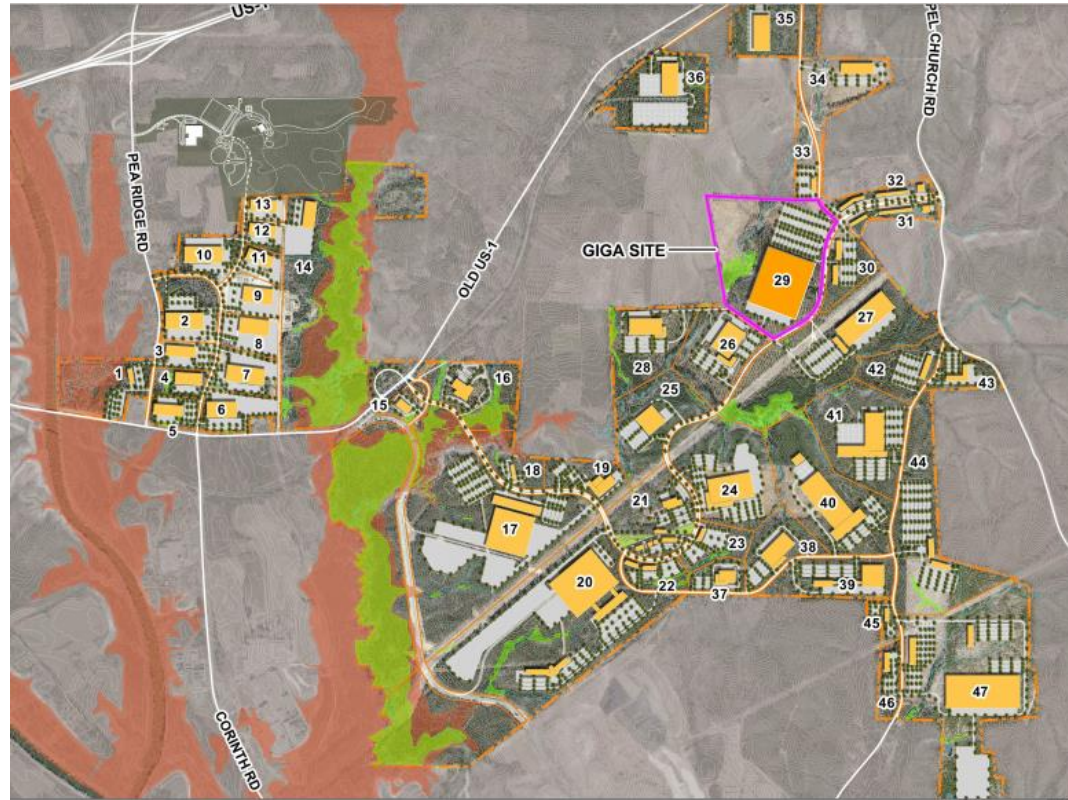


Triangle Innovation Point

# Triangle Innovation Point

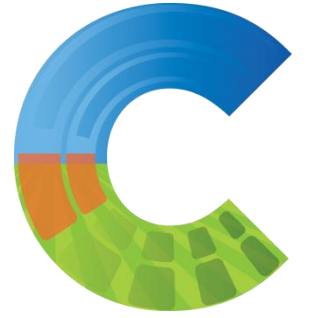


Triangle  
Innovation  
Point



# VinFast

- \$4B Investment
- 7,500 Jobs
- Triangle Innovation Point Site

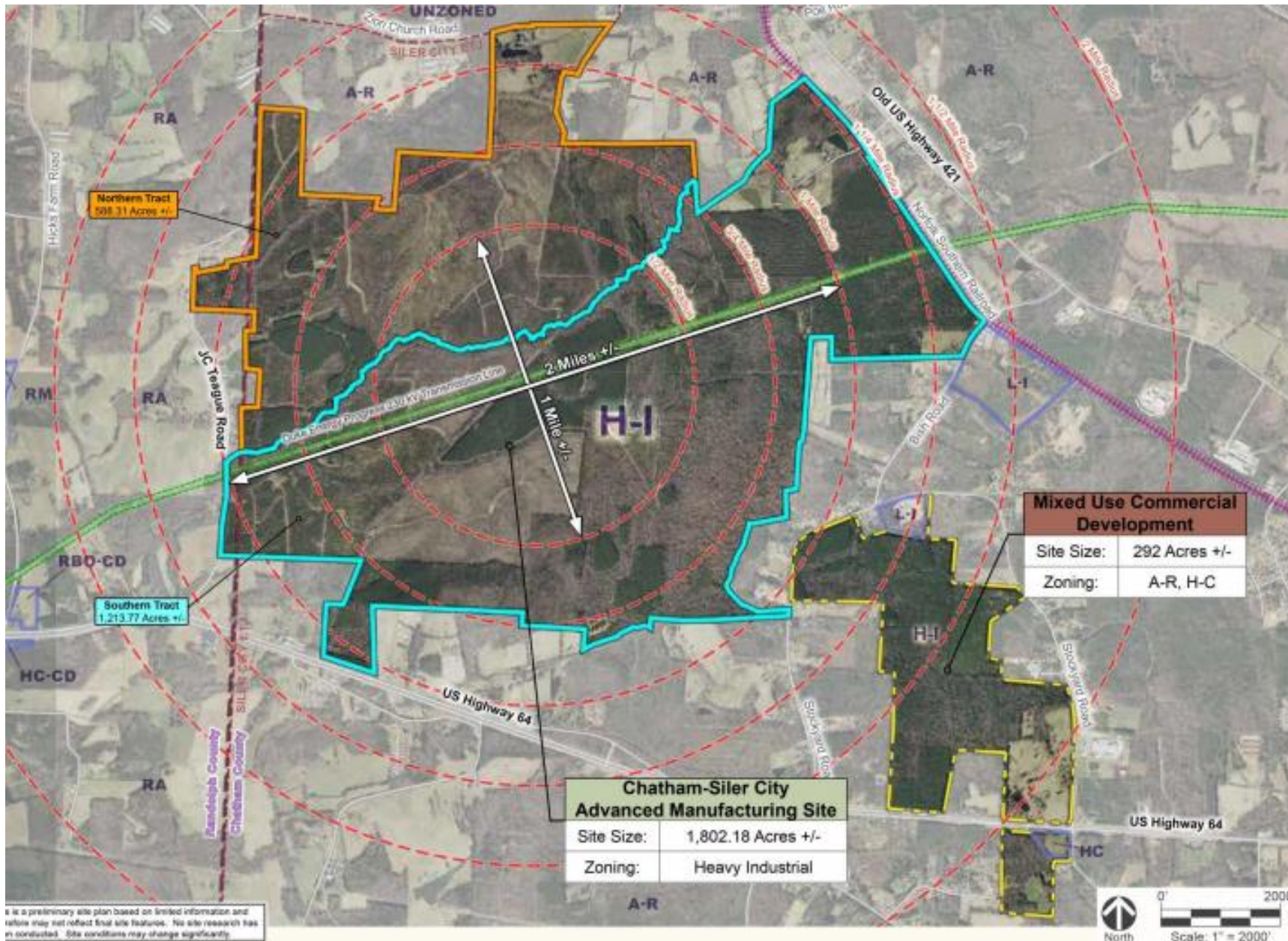




**CHATHAM-SILER CITY**  
ADVANCED MANUFACTURING SITE







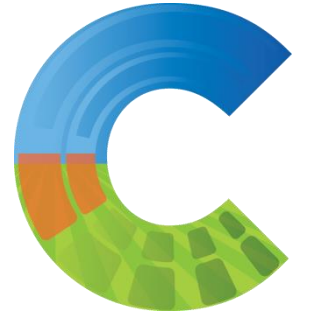
This is a preliminary site plan based on limited information and before may not reflect final site features. No site research has been conducted. Site conditions may change significantly.



- CAM: 1,802 Acres
- MidState Development Center: 292 acres

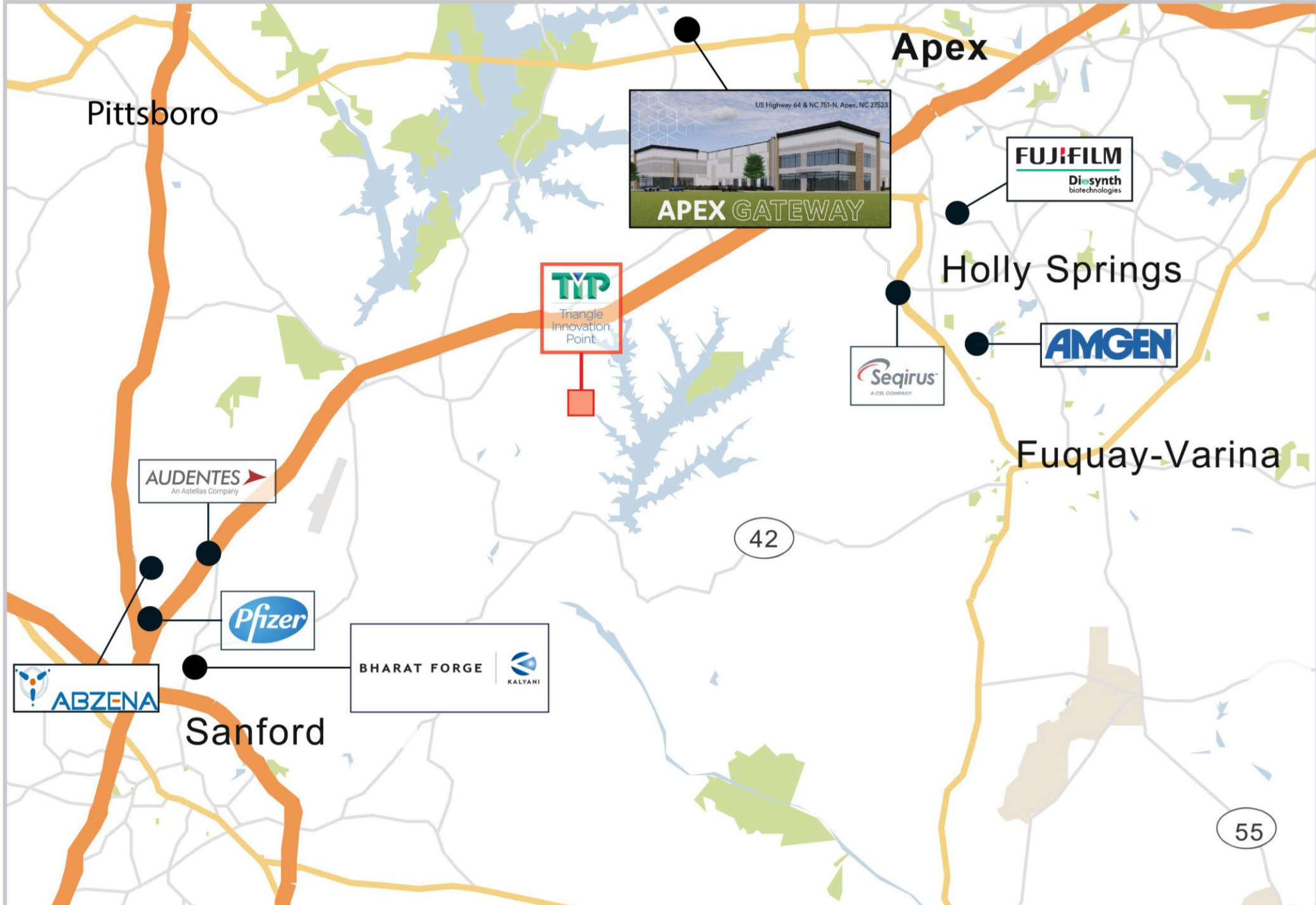


# Welcoming Wolfspeed



- 1,800 jobs
- \$5 billion investment
- 400 acres at the Chatham-Siler City Manufacturing Site





Apex

Pittsboro



Holly Springs



Fuquay-Varina



Sanford

42

55

# Chatham County: Best Kept Secret of North Carolina



**Growth**

- 3rd fastest-growing county
- 2021 estimated Chatham County population of 74,500+
- By 2034, Chatham Park will include a total of 7,177 housing units

**Job Creation**

- Triangle Innovation Point; TIP West
- Chatham-Siler City Advanced Manufacturing (CAM) Site; Mid State Development Center
- Central Carolina Enterprise Park

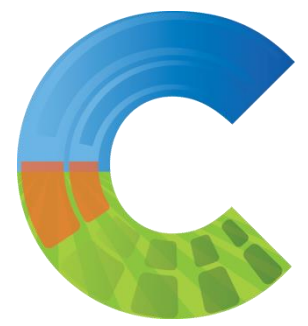
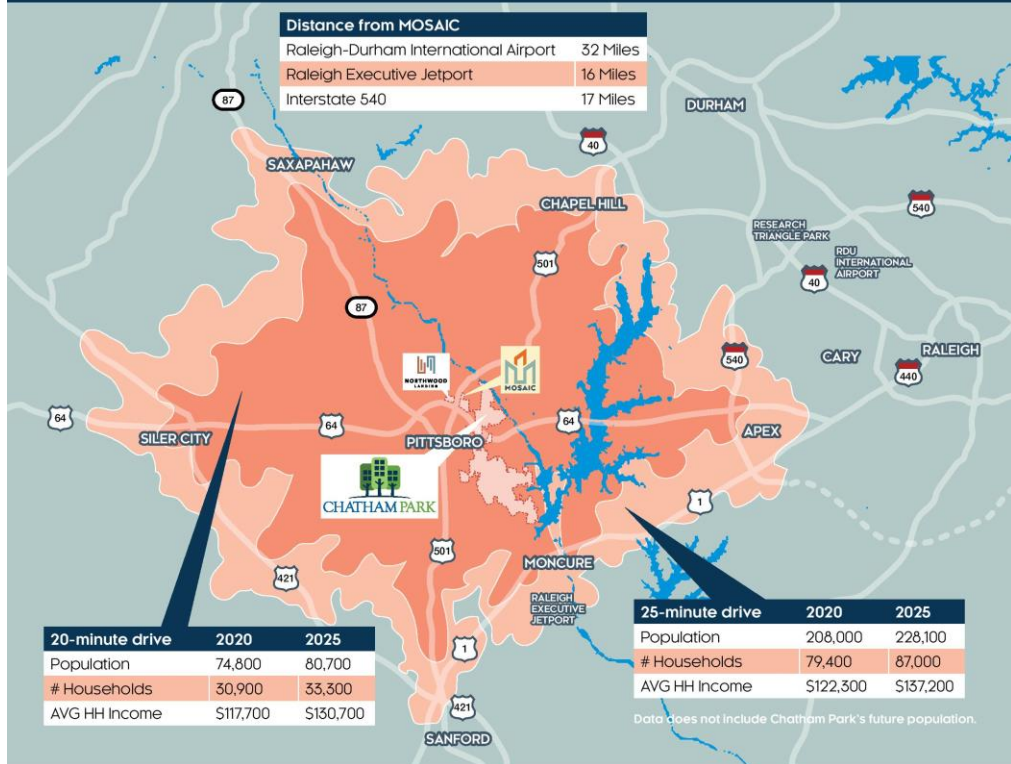
**Education**

- Award-winning K-14 system
- Chatham County Promise: two tuition-free years at Central Carolina Community College
- New CCCC Chatham Health Sciences Center

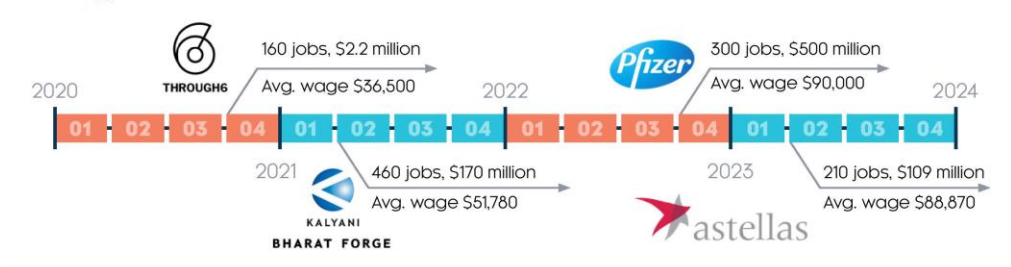
**Residential**

- Briar Chapel: best-selling residential community in Triangle from 2016 to 2018
- The Sanctuary at Powell Place: first Class A, market-rate apartments built in Chatham County since 1996

## Why Chatham Park? Population, Accessibility & Job Creation

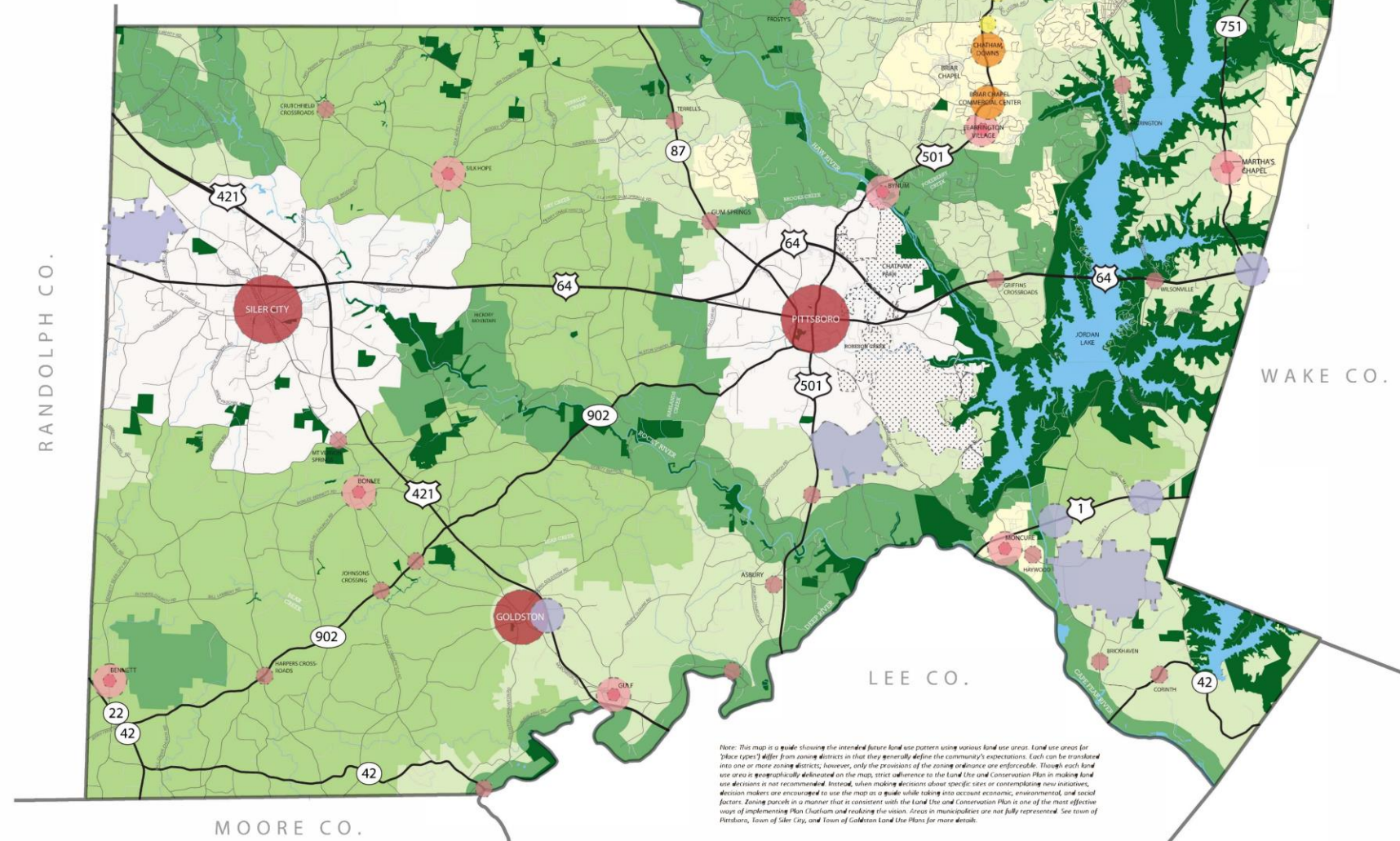


## Regional Job Creation



**LEGEND**

- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY CENTER
- NEIGHBORHOOD CENTER
- VILLAGE & VILLAGE CENTER
- CROSSROADS COMMUNITY
- COMPACT RESIDENTIAL
- ETJ
- RURAL
- AGRICULTURE
- CONSERVATION
- PARK / PROTECTED LANDS



Note: This map is a guide showing the intended future land use pattern using various land use areas. Land use areas (or 'place types') differ from zoning districts in that they generally define the community's expectations. Each can be translated into one or more zoning districts; however, only the provisions of the zoning ordinance are enforceable. Though each land use area is geographically delineated on the map, strict adherence to the Land Use and Conservation Plan in making land use decisions is not recommended. Instead, when making decisions about specific sites or contemplating new initiatives, decision makers are encouraged to use the map as a guide while taking into account economic, environmental, and social factors. Zoning parcels in a manner that is consistent with the Land Use and Conservation Plan is one of the most effective ways of implementing Plan Durham and realizing the vision. Areas in municipalities are not fully represented. See town of Pittsboro, Town of Siler City, and Town of Goldston Land Use Plans for more details.

\$9B/9K/22

