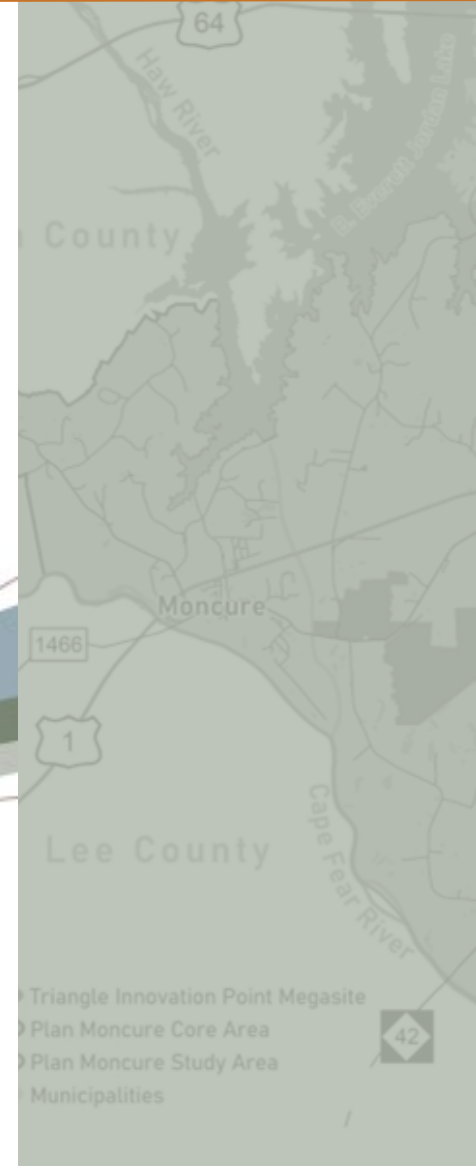


BOARD OF COMMISSIONERS PRESENTATION

OCTOBER 2, 2023

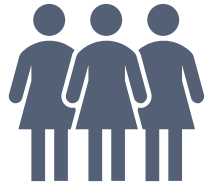


Agenda



Plan Overview

- Process to Develop the Plan
- Vision Map
- Concept Plans
- Implementation



Planning Board Meeting Summary



Proposed Modifications



Discussion / Q&A



Plan Overview

**RECODE
CHATHAM**

PLAN MONCURE



CONTENTS

INTRODUCTION

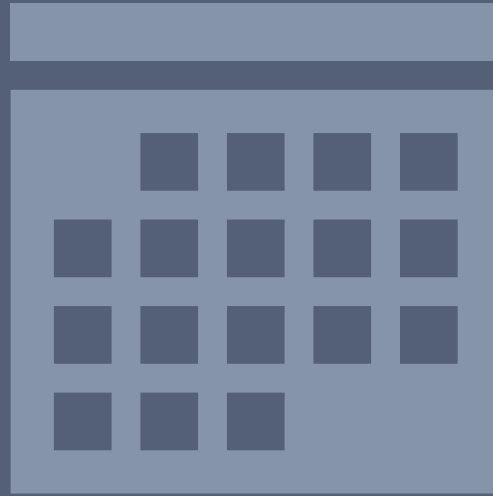
ABOUT THE STUDY AREA

SUMMARY OF THE PLANNING PROCESS

THE VISION FOR MONCURE

ACTION STEPS

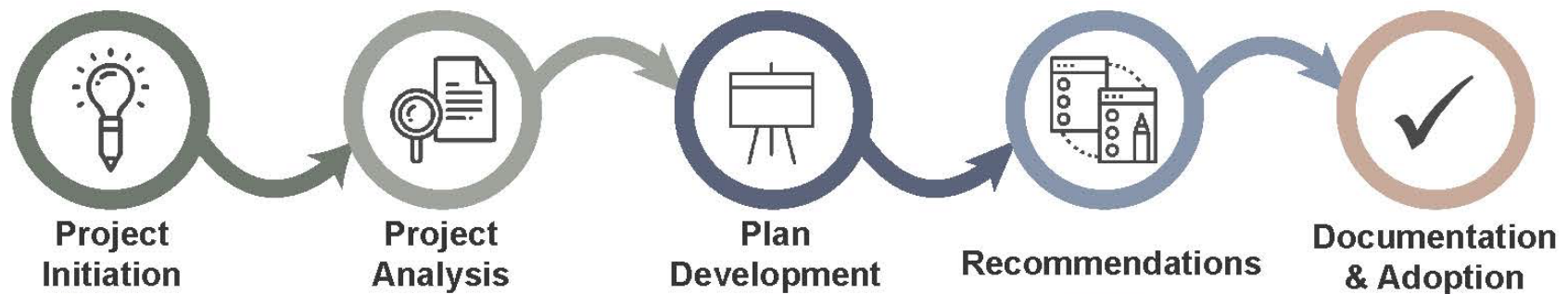
CONCLUSION | NEXT STEPS



Process

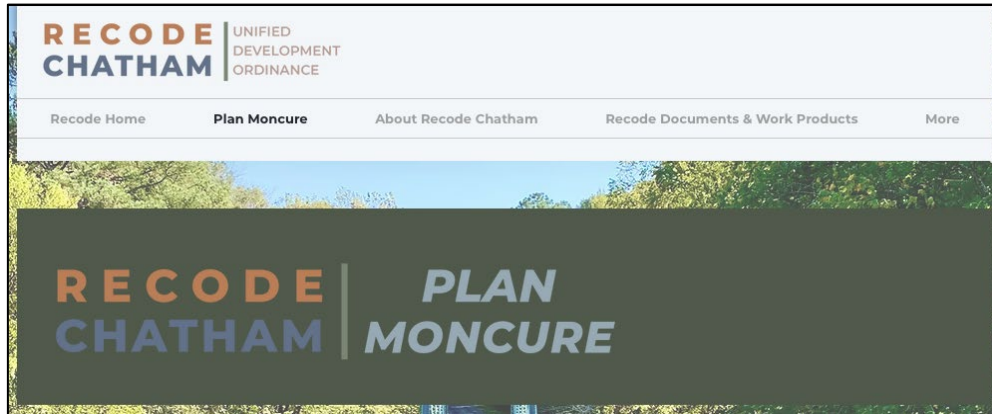
Process – Plan Moncure

Plan Moncure Project Stages



Community Engagement

Website



Meetings



Postcard Announcements

We need your feedback on the future of the Moncure area!

- 1 Go to the Website**
Ir al sitio web
Here, you will find a calendar of events, survey links, and a place to share photos, etc.
<http://www.recodechatham.com>
- 2 Visit the Moncure Project**
Visite el Centro de Proyecto de Moncure
See special kiosk with latest project information at the **Moncure Collection Center**, 2855 Old US Hwy 1
- 3 Attend community meeting**
Asiste a la reunión de la comunidad
Begin with Open House #1 **March 21, 2023 from 4:30-7:00 PM at Moncure School**

Help plan the future of Moncure
We need to hear from you!

Ayude a planificar el futuro de Moncure
¡Necesitamos oír de usted!

About
Plan Moncure is a common-sense planning initiative sponsored by Chatham County to shape the future land use pattern in the Moncure area. Investments by the VinFast electric vehicle manufacturing company and others are bringing change. Plan Moncure is designed to give the community a voice and craft a shared vision for the future. This will help the County manage change to pursue that vision in the years ahead. We need your input!

Acerca de
Plan Moncure es una iniciativa de planificación de sentido común patrocinada por el Condado de Chatham para dar forma al futuro patrón de uso de la tierra en el área de Moncure. Las inversiones de la empresa de fabricación de vehículos eléctricos VinFast y otros están trayendo cambios. Plan Moncure está diseñado para dar voz a la comunidad y crear una visión compartida para el futuro. Esto ayudará al Condado a gestionar el cambio para perseguir esa visión en los próximos años. ¡Necesitamos su opinión!

Contact/Contacto
Chance Mullis, AICP, CZO
Planner II & UDO/Moncure Small Area Plan Project Manager
919.545.8366 | planmoncure@chathamcountync.gov

RECODE CHATHAM | PLAN MONCURE

Project Kiosk



By the Numbers...

75
Attendees

3 Resident Drop-In Sessions
at Moncure Fire Station 8
(2/21/23)

163
Attendees

Community Open House #1
at Moncure School
(3/21/23)

90
Attendees

Community Listening Session
at Moncure School
(4/27/23)

75
Attendees

Community Open House #2
at Moncure School
(5/24/23)

35
Attendees

Pop-Up Table
Spring Around the Loop Street
Fair (4/15/23)

2,360
Visitors

Plan Moncure Website
(through 5/31/23)

25
Attendees

**Scenario Planning Online
Session**
(6/1/23)

57
Attendees

Community Open House #3
at Sprott Center
(8/9/23)

POP-UP EVENTS

The project hosted a table at a community event to help engage stakeholders by bringing the project to them. The event was Spring Around the Loop Street Fair at Haywood on April 15.

WEBSITE

The project includes a website that is updated regularly to provide information on the project, advertise upcoming community outreach events, and provide opportunities for public comment.

SHARE-A-PHOTO

To help engage stakeholders in sharing the places they love in the Moncure area, the project includes a special website where people can submit a photo of a favorite place and why they love it.

SCENARIO PLANNING ONLINE SESSION

To share more details and answer questions about the scenario planning process, the project team held a deep dive session online for interested stakeholders.

PROJECT KIOSK

Chatham County Planning Staff have constructed an outdoor kiosk at the Moncure Collection Center at 2855 Old US Hwy 1 with updated information about the project and a comment box to submit questions and input.

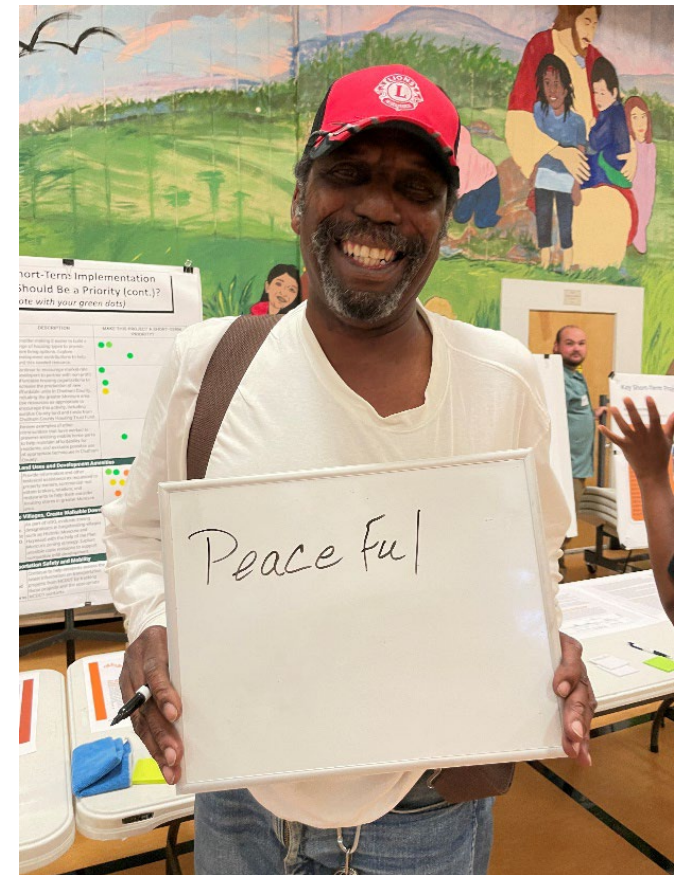
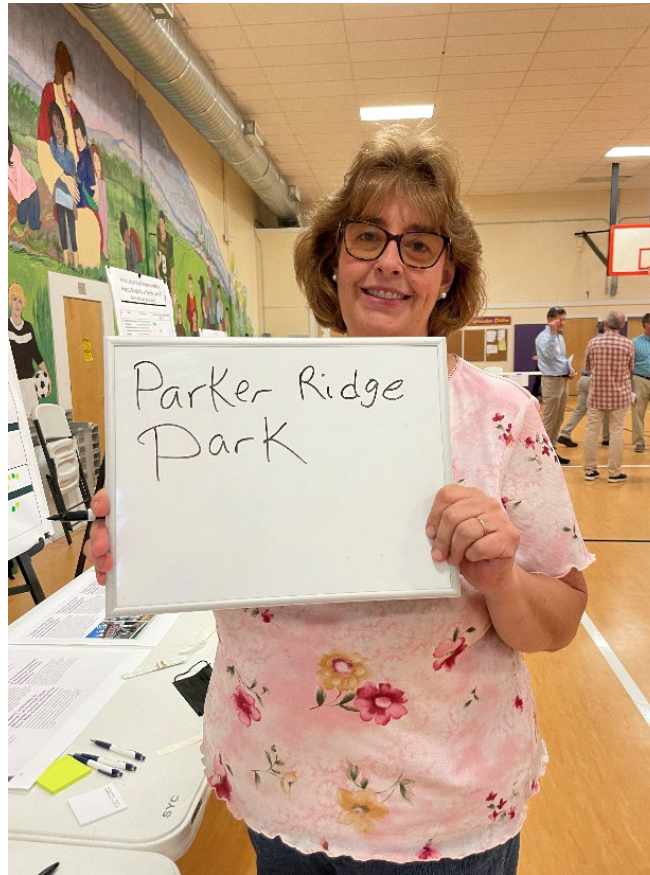
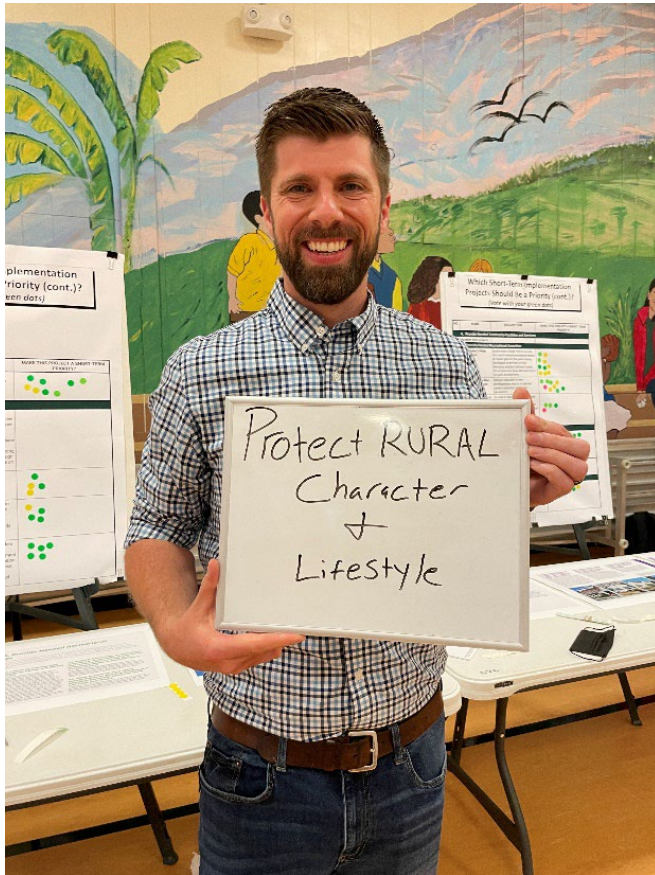
SURVEY

For stakeholders who may not have been able to attend some of the in-person meetings, the project has conducted an online survey. To date, nearly 150 responses have been received.

INTERVIEWS / FOCUS GROUPS

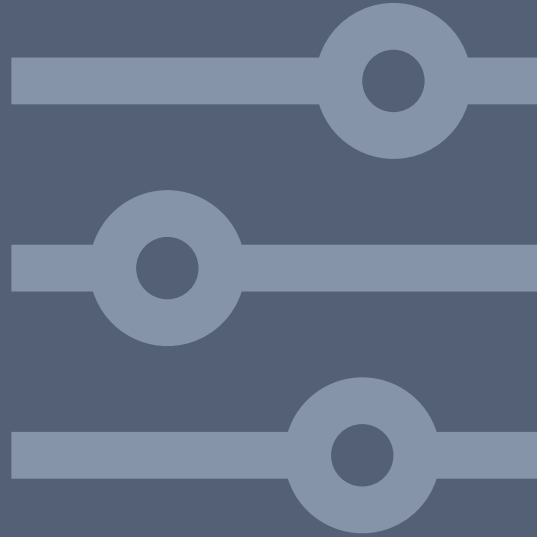
To get more detailed information on comments and concerns, as well as input and feedback on proposed public engagement methods, the project team has conducted a series of interviews and focus groups with community leaders.

Community Engagement



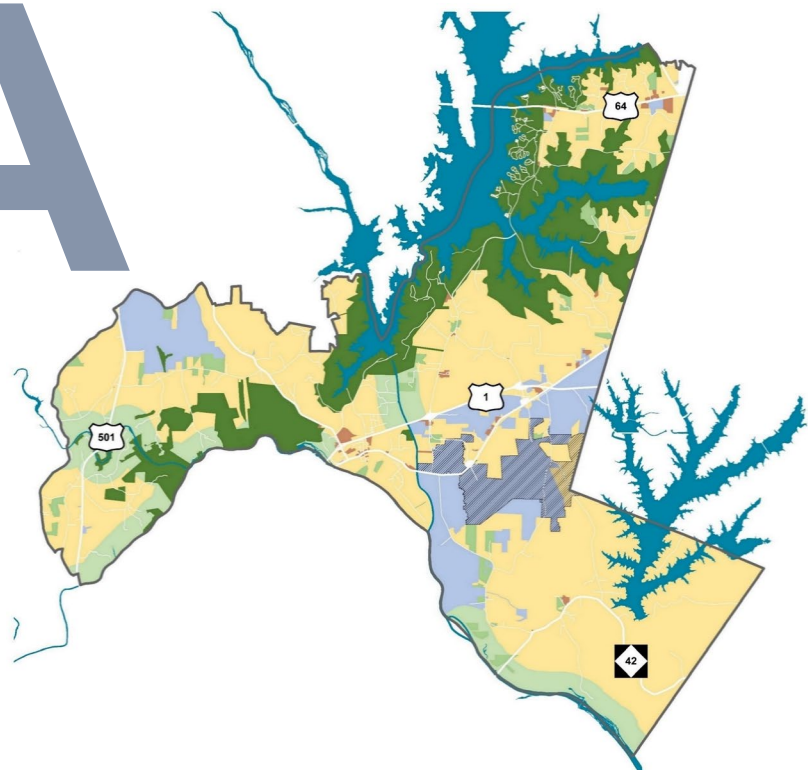
BOC Leadership



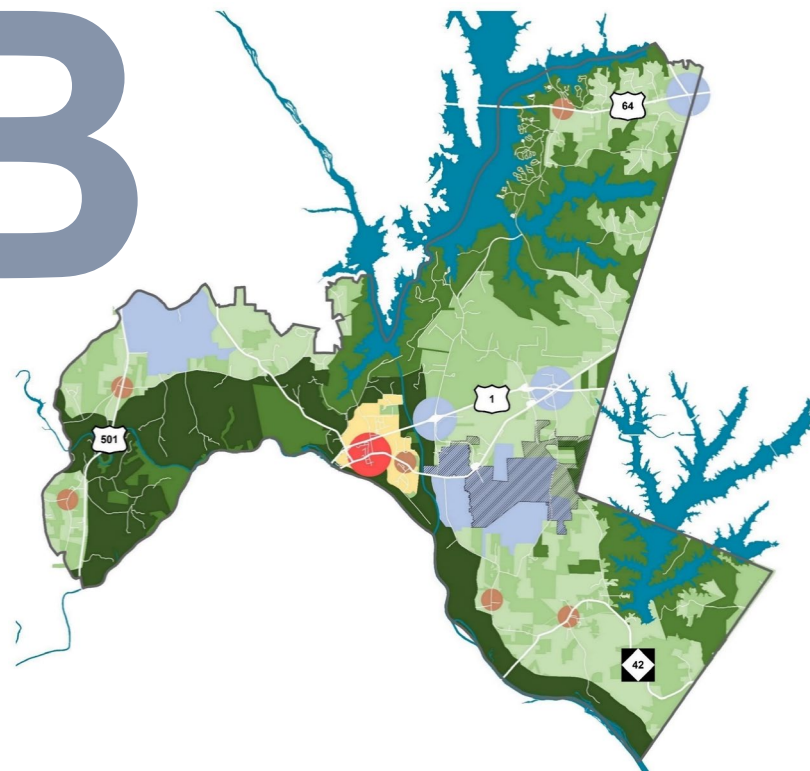


Preferred Scenario
or “Vision”

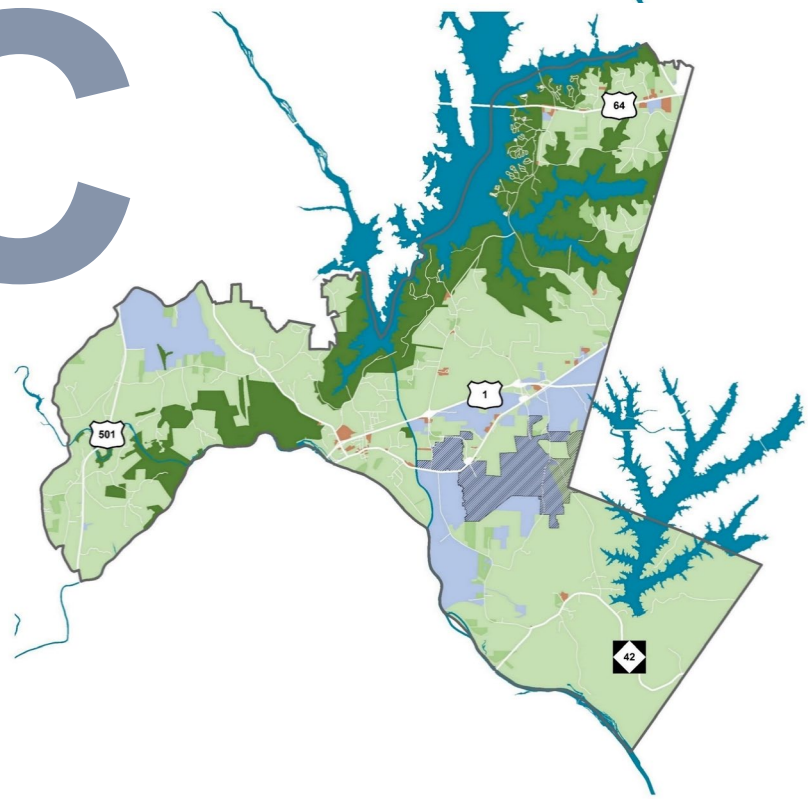
A



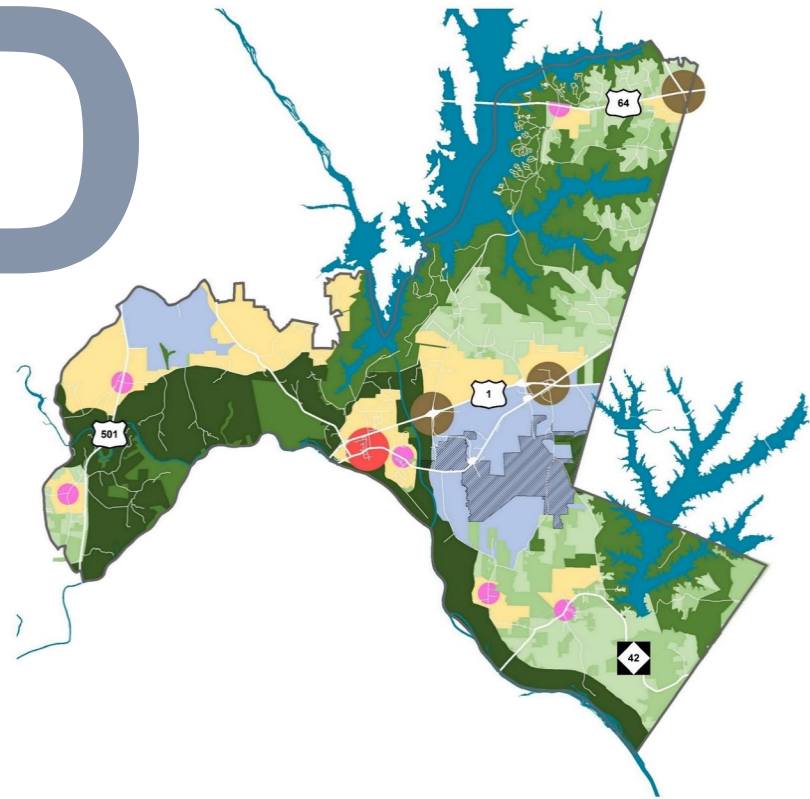
B



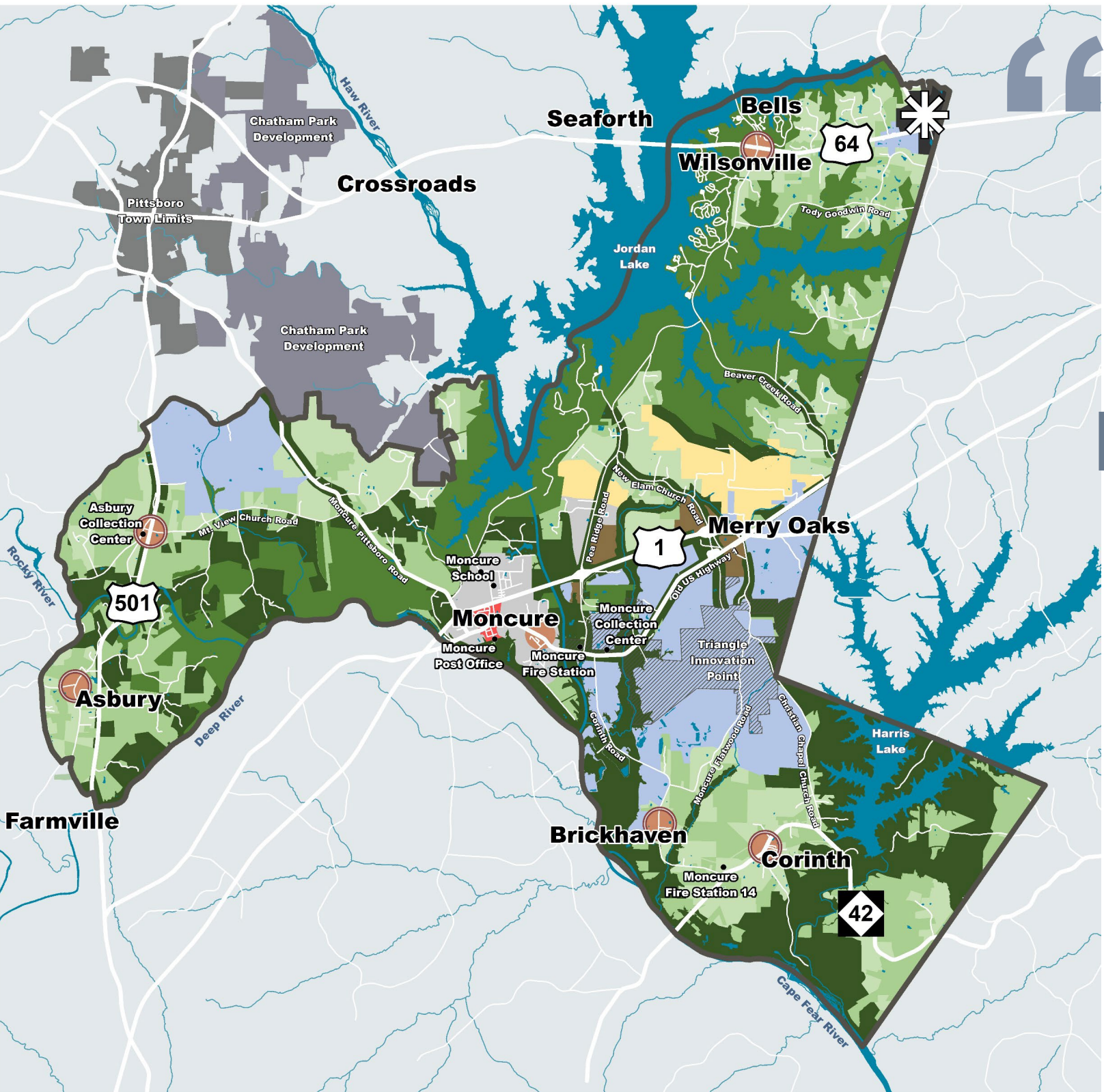
C



D

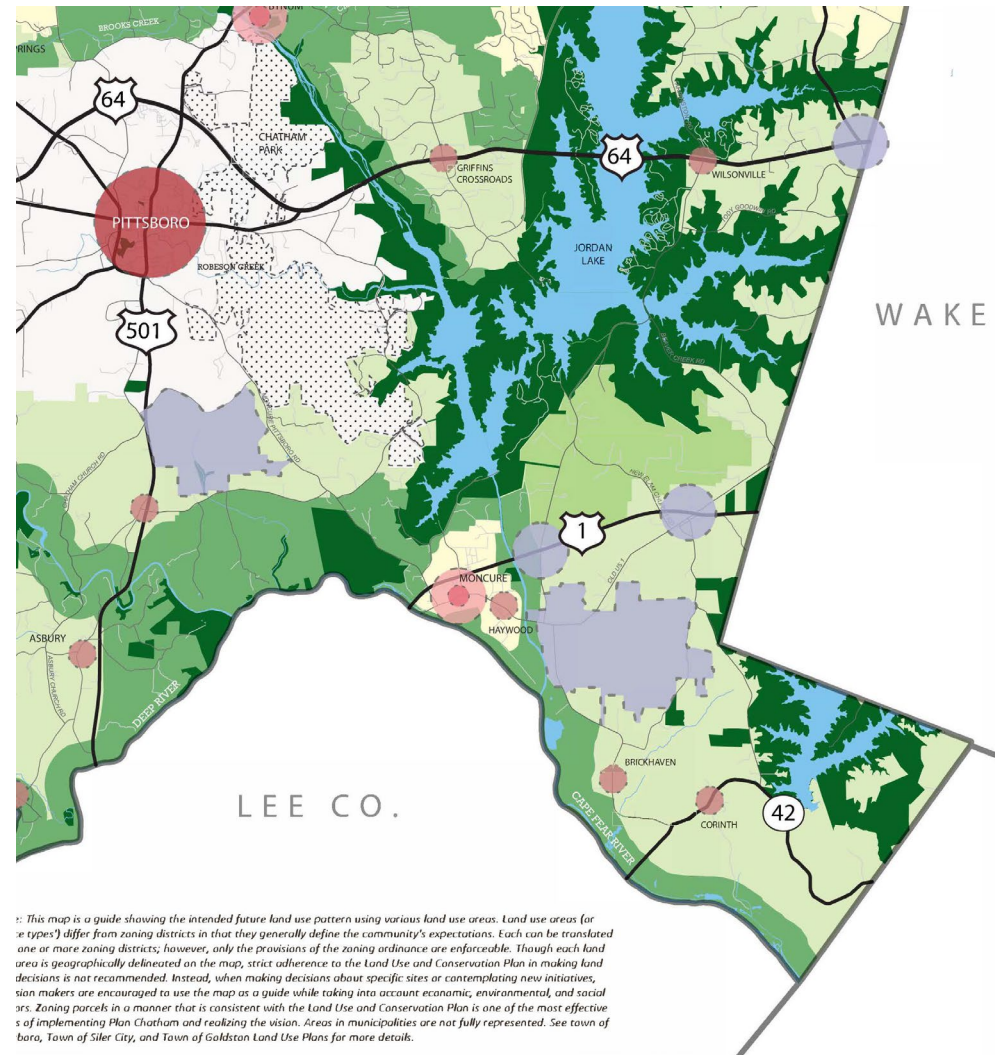


“P”

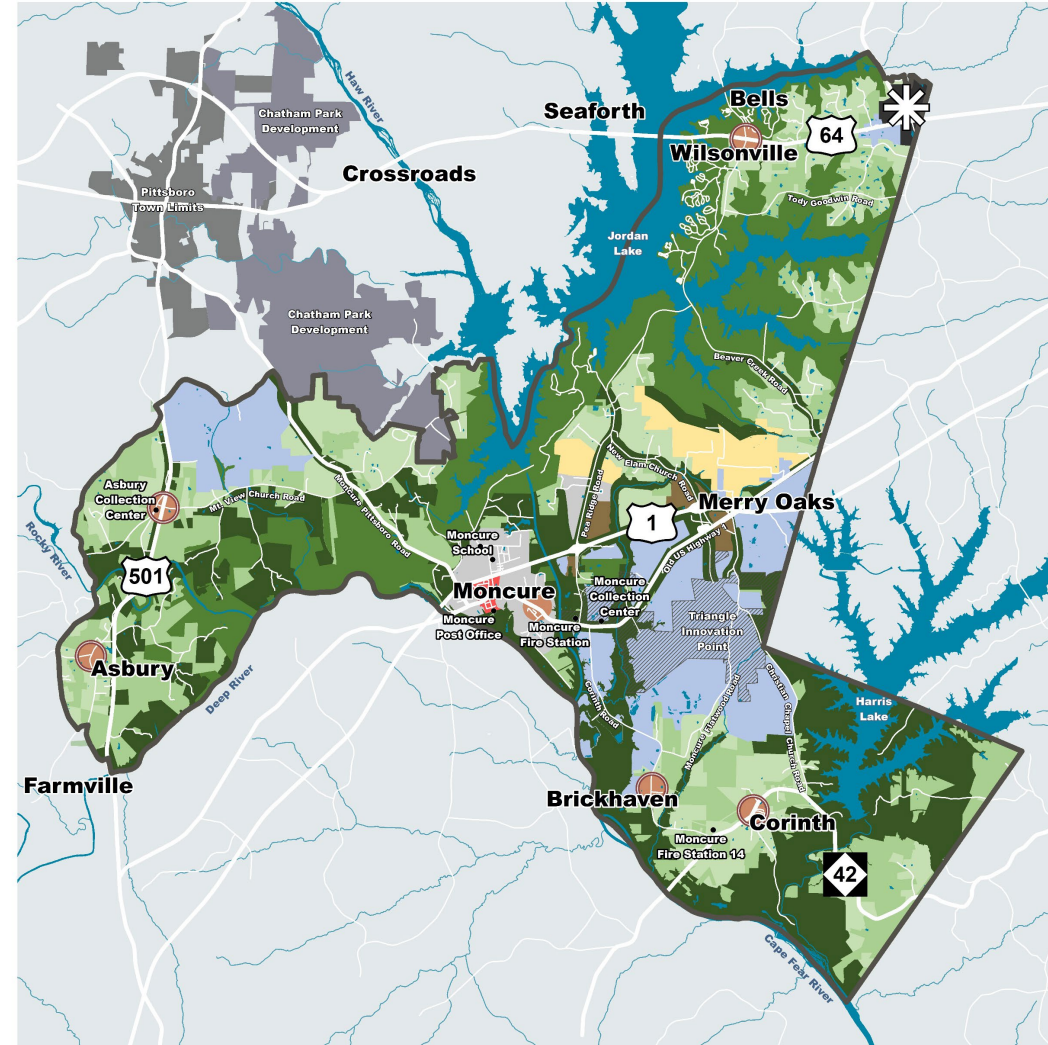


- Rural
- Agriculture and Woodlands
- Parks and Protected Land
- Conservation
- Residential Neighborhood
- Compact Residential
- Employment Center
- Crossroads Community
- Village Center
- Community Center
- Water Bodies
- Perennial Streams
- Triangle Innovation Point
- Pittsboro Town Limits
- Chatham Park Development
- Long-Term Activity Centers
- Planning Area Boundary
- Town of Apex Annexation Area, Includes Areas in Black 2023

Plan Comparison



Plan Chatham (2017)



Plan Moncure (2023)

Key Features

RECODE
CHATHAM | PLAN
MONCURE

The Vision Map

The "Vision" for the future of Moncure is expressed in terms of goals and objectives outlined in Plan Chatham, the County's comprehensive plan, as well as the Future Land Use & Conservation Map (See next page). In support of the goals and objectives, the map depicts an arrangement of places that are a reflection of the types of development and conservation areas the community desires in the future. The map represents the long-term "preferred" vision the community has for the future and refined with assistance from the Technical Advisory Committee. It depicts the build-out condition.

BIG IDEAS



The big ideas that were developed through the process range from ways to conserve the natural and cultural assets as well as support the sensitive integration of commercial, recreational, and service uses to meet the needs of the population.

Industrial development is confined to the areas south of US-1 that are already zoned for industrial uses, and additional employment opportunities are supported on surrounding sites.

The rural lifestyle and character is maintained through low-density development, and development pressure on such properties is reduced as much of the demand is accommodated on sites close to US-1.

Development that is coming to the area is directed toward and concentrated in nodes along and within the US-1 corridor.

USING THE VISION MAP

The map is meant to provide a framework for future land use decisions, and as such, supports written policies and offers additional guidance with respect to the application of land development regulations (i.e., zoning and subdivision), the provision of services, and the prioritization of capital investments in support of the future development pattern. Reflective of citizens' and stakeholders' expectations, this proposed pattern..

Places for grocery stores, pharmacies, shops, restaurants, and services the community desires are accommodated in mixed-use development near US-1 interchanges. In these locations, easy access and many new residents living in close proximity ensure viability.

Historic and cultural assets are respected, as change occurring around them is done in a manner that enhances and revitalizes these places.

Open space is accomplished through a concerted effort to conserve areas with valuable natural resources and the promotion of improved green spaces in new development.

Uses in Place Types

A new place type addresses desire for a level of density between “Rural” and “Compact Residential.”

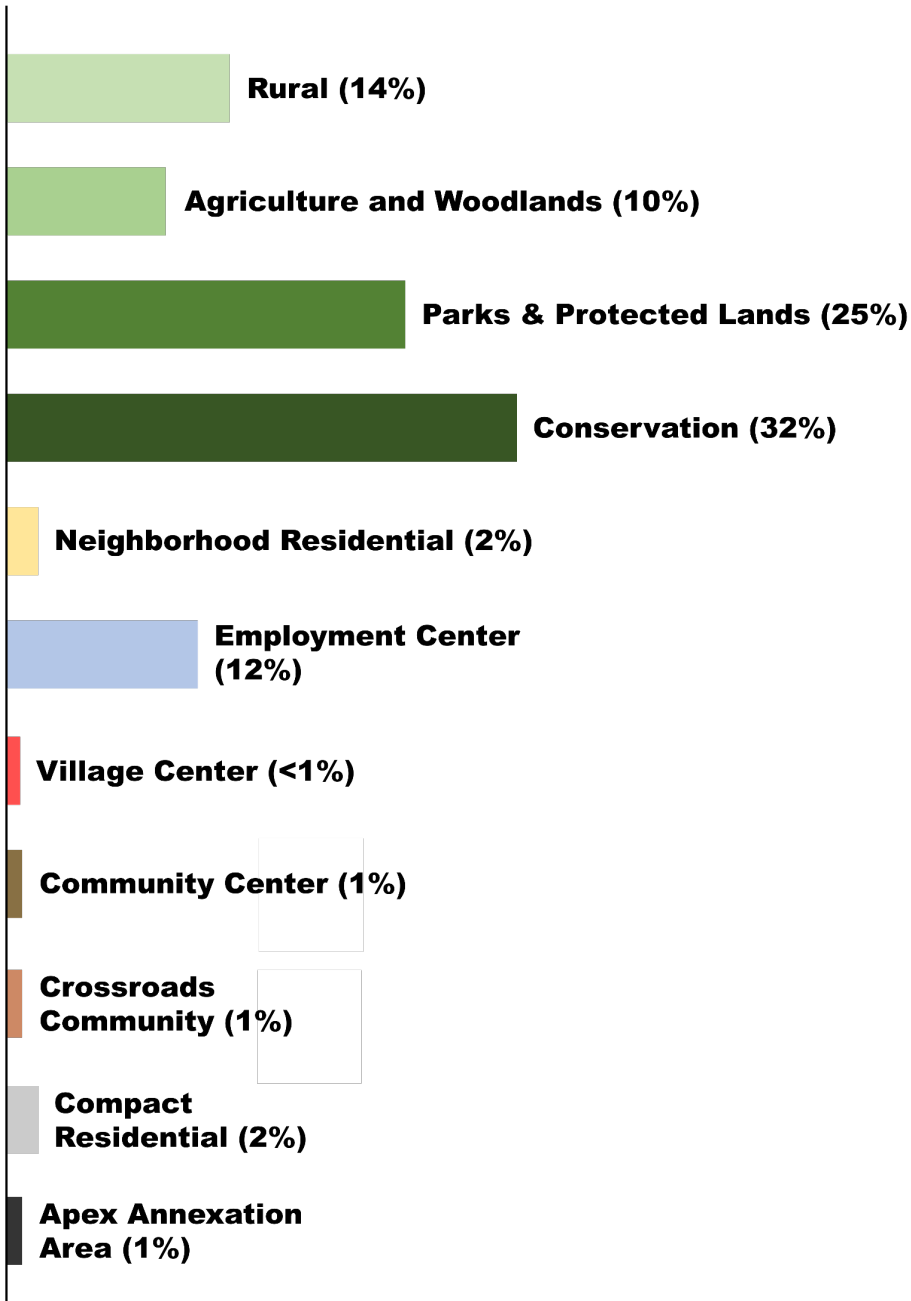
Neighborhood Residential



Detached residential units complemented by a variety of open spaces that are connected to the larger system of green space in the area. Neighborhood amenities, recreational facilities, schools, and churches may be part of the fabric. Here, the average lot size is one to two acres.

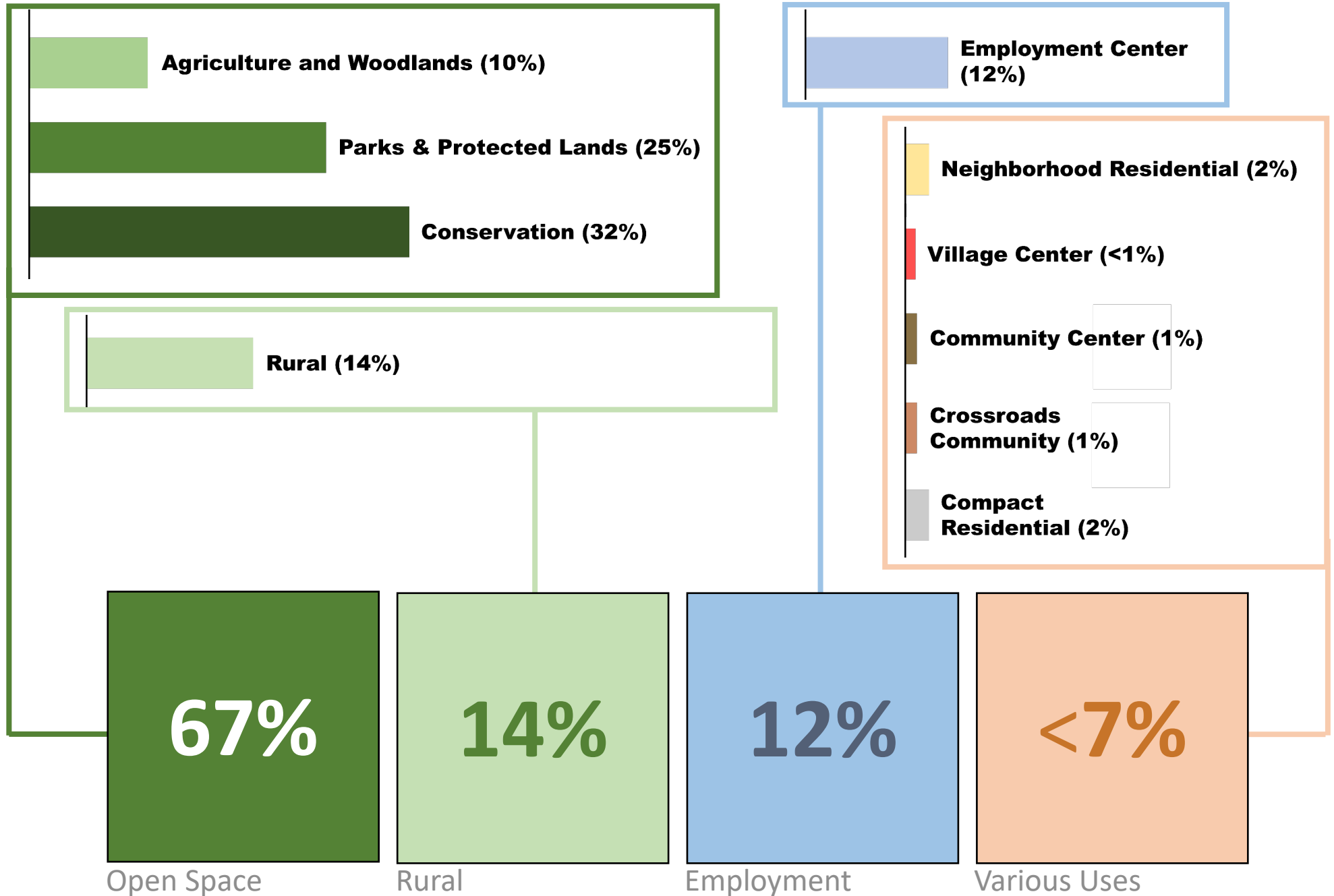
Note: This new place type was designated in response to community feedback received. The Neighborhood Residential place type addresses the desire for an intermediate category, suggesting more density than Rural but not as dense as Compact Residential.

Distribution of Place Type Categories on the Map



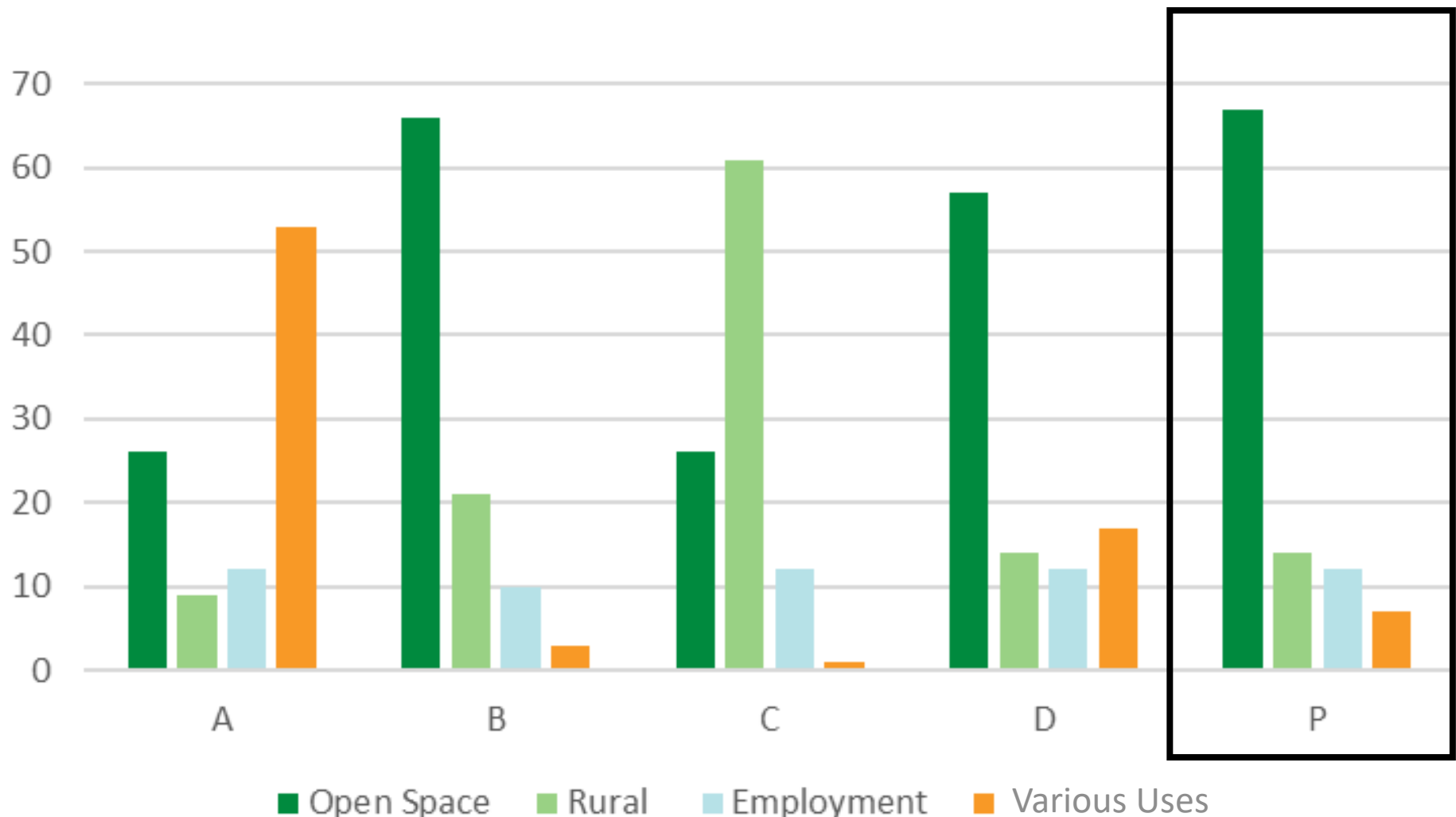
“P”

Distribution of Place Types

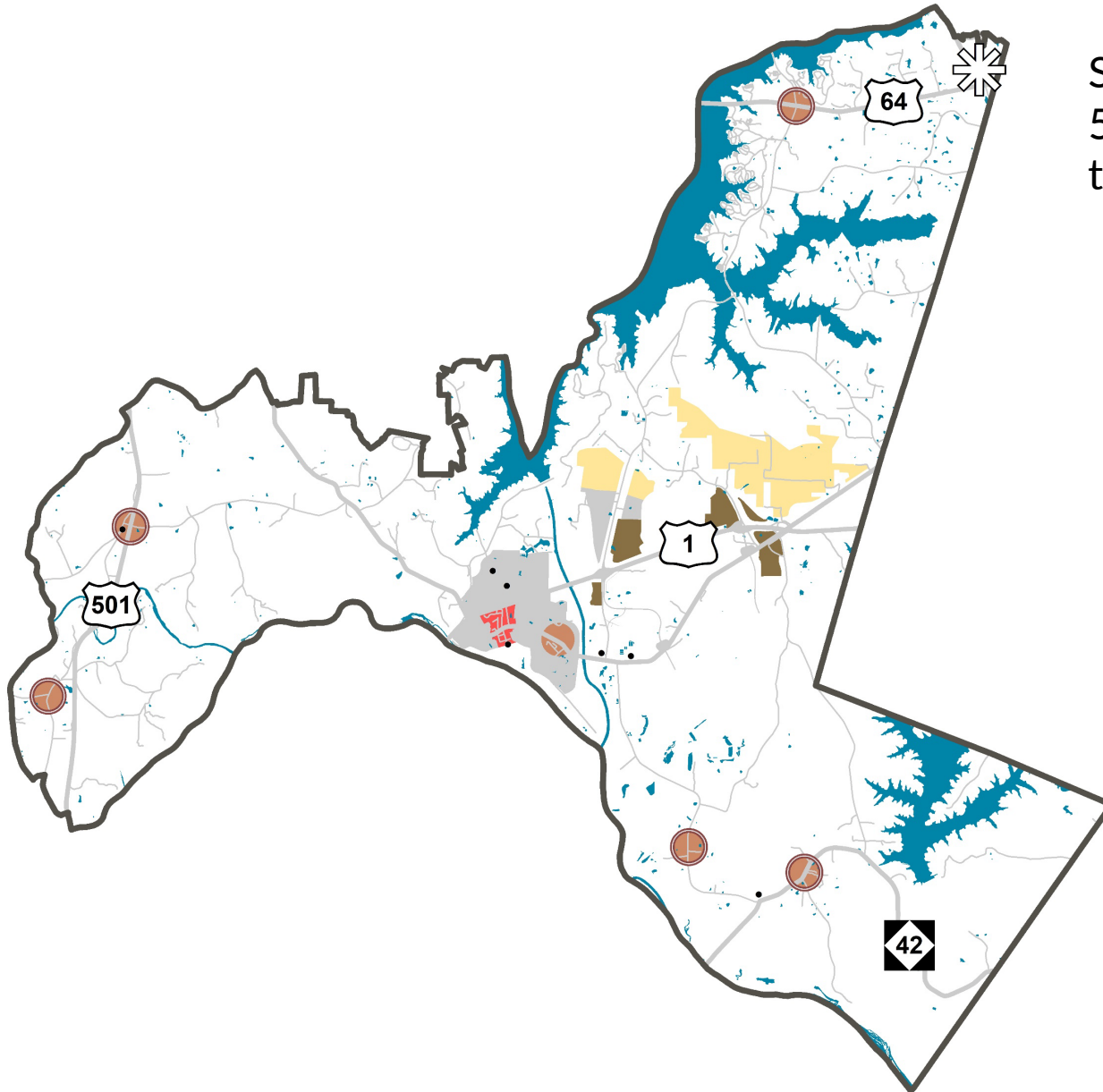


Distribution of Place Types

- As much 'Open Space' as B (*Plan Chatham*)
- Rural - major component, but 'Open Space' offers more opportunity for protecting character
- Area for Employment is relatively constant across all
- Limited area for more intense uses (less area than A and D but not as limited as B and C)



Areas of Change Targeted in the FLUM



Some of the land identified by the 5 categories would not develop in the future because:

- 1) Land represented by the color is already developed.
- 2) A portion of the land represented by the color is deemed constrained for development, meaning the presence of wetlands, water bodies, or right-of-way would preclude some portion of the land from developing.

Future Development (2023-40)

RESIDENTIAL

Single-Family Detached Home



1,900 d.u.
(Planning Area)

Townhome



950 d.u.
(Planning Area)

Apartment or Condominium



652 d.u.
(Planning Area)

Accessory Dwelling Unit



100 d.u.
(Planning Area)

Total Dwelling Units

3,602 d.u.
(Planning Area)

NONRESIDENTIAL

Retail Space



170,000 s.f.
(Planning Area)

Office Space



85,000 s.f.
(Planning Area)

Industrial Space



3,825,000 s.f.
(Planning Area)

Total Non-Residential Square Feet

4,080,000 s.f.
(Planning Area)

Future Needs



11
Police
Officers
in 2022

Source: Annual Comprehensive
Financial Report, FY 2021-22

+17
New Police
Officers Needed
for 2040

Source: Computation, City Explained, Inc.



76:24
Res. To Non-Res.
Assessed Value
Ratio in 2022

Source: Computation, City Explained, Inc.

69:31
Res. To Non-Res.
Assessed Value
Ratio in 2040

Source: Computation, City Explained, Inc.



11
Full-Time
Firefighters
in 2022

Source: Moncure Fire Department website

+17
New Full-Time
Firefighters
Needed in 2040

Source: Computation, City Explained, Inc.



23%
Land Held for
Agriculture or
Woodlands in 2022

Source: Chatham County GIS Tax Parcels, Present Use Value

10%
Land Held for
Agriculture or
Woodlands in 2040

Source: Computation, City Explained, Inc.



145
County Park
Acres Planned
in 2022

Source: Chatham County Parks and Recreation CMP

+83
County Park
Acres Needed
in 2040

Source: Computation, City Explained, Inc.



344
D.U.'s Encroaching
on Natural Heritage
Areas in 2022

Source: Computation, City Explained, Inc.

+128
D.U.'s Encroaching
on Natural Heritage
Areas in 2040

Source: Computation, City Explained, Inc.



13.6
Greenway
Miles in 2022

Source: Chatham County Parks and Recreation CMP

+8.0
New Greenway
Miles Needed in
2040

Source: Computation, City Explained, Inc.



255
Acres of
Impervious Surface
(Estimate) in 2022

Source: Computation, City Explained, Inc.

+542
Acres of New
Impervious Surface
(Estimate) in 2040

Source: Computation, City Explained, Inc.



8,767
CCS System
Students
in 2022

Source: Annual Comprehensive
Financial Report, FY 2021-22

+1,019
New CCS Students
from Moncure Area
Anticipated in 2040

Source: Computation, City Explained, Inc.



\$604 per DU | \$0.06 per NRSF
Net Annual Ad Valorem
Tax Revenue by
Category in 2022

Source: Computation, City Explained, Inc.

\$483 per DU | \$0.46 per NRSF
Net Annual Ad Valorem
Tax Revenue by
Category in 2040

Source: Computation, City Explained, Inc.

Timing of Change

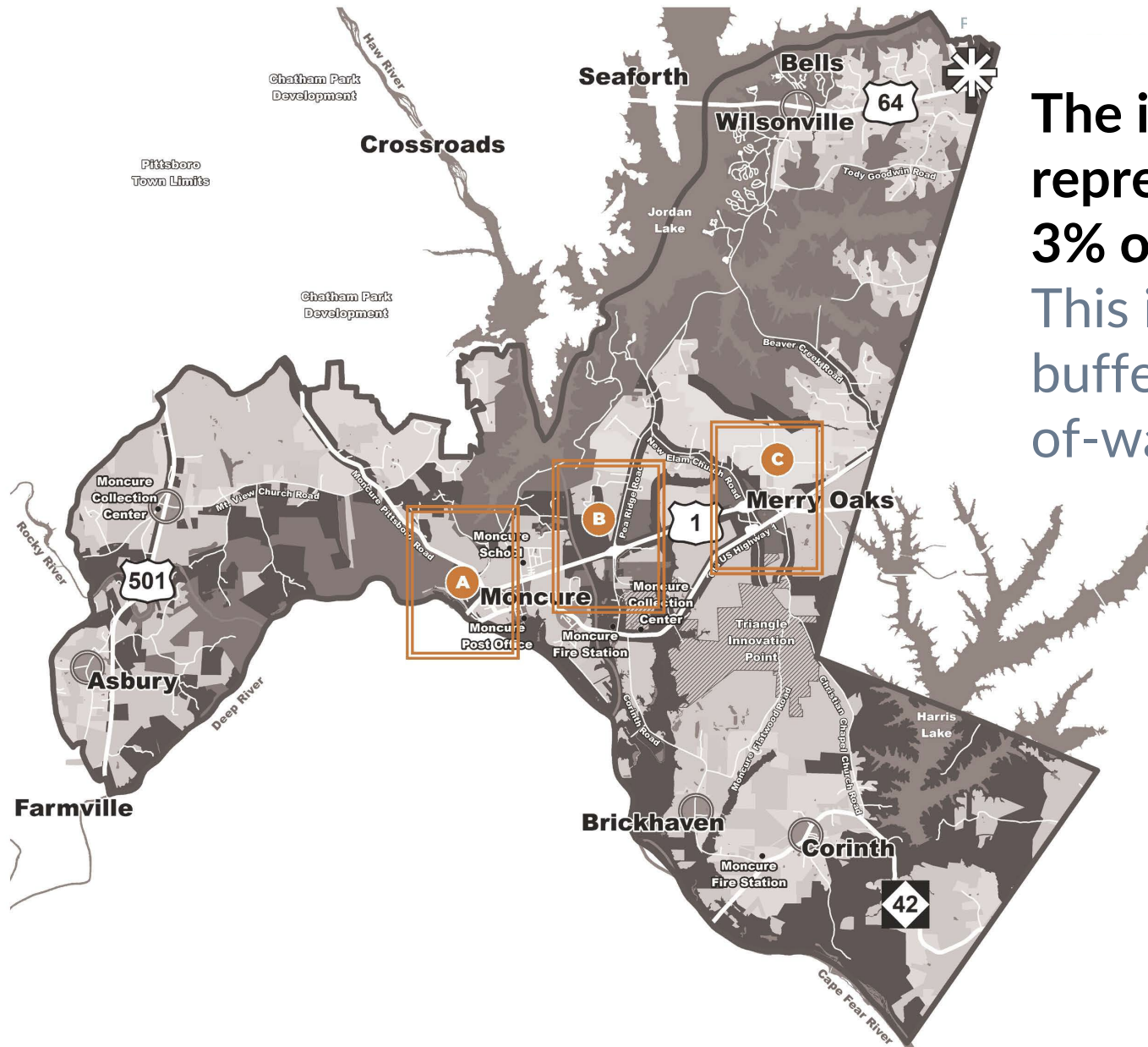
- Owner's desire to do something with property
- Utilities
- Approvals and permits from County and other agencies





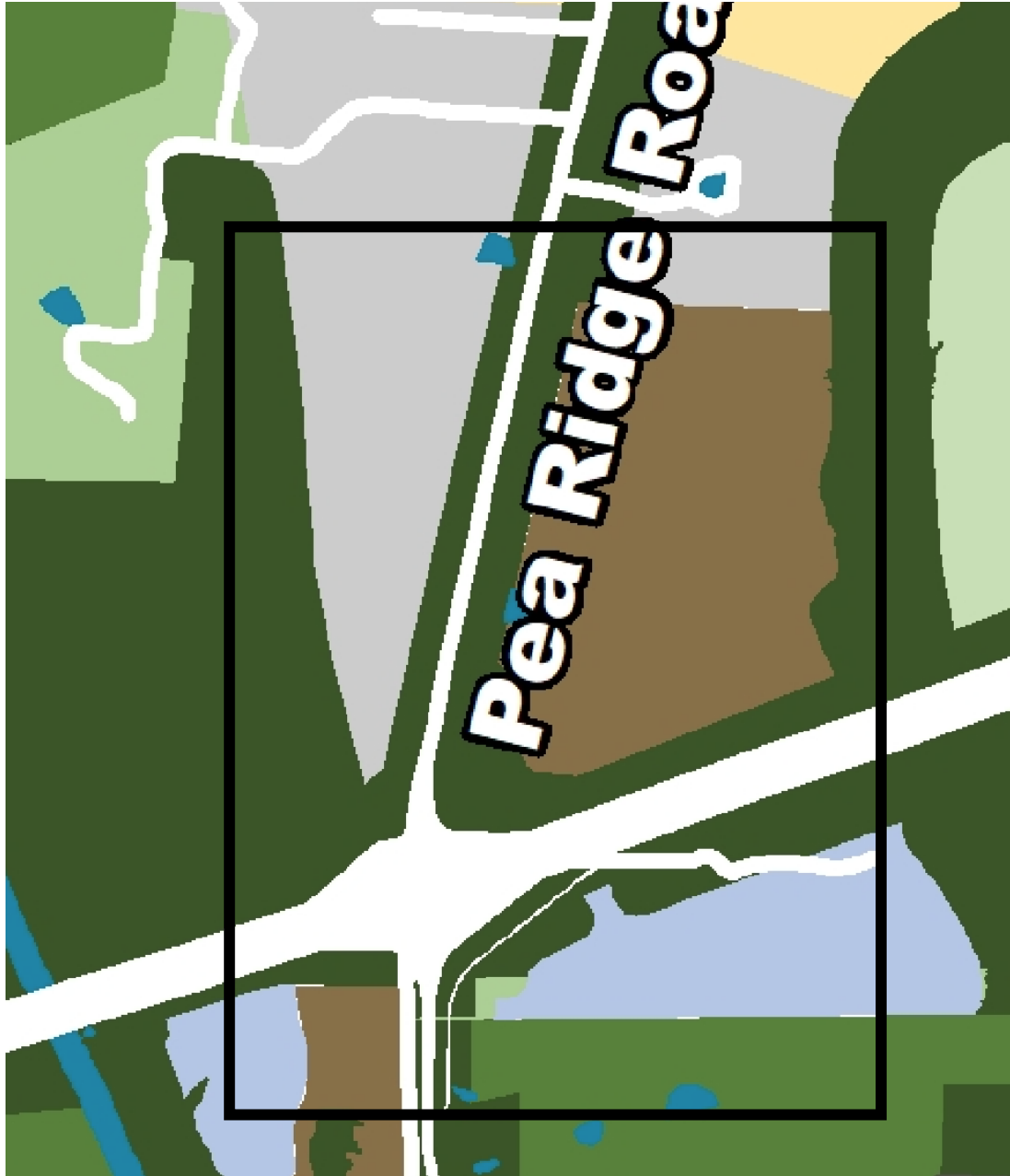
Concept Plans

Concept Plan Location Map



The illustrated areas represent approximately 3% of the total land area. This includes parkland, buffers, and road rights-of-way.

Concept Plan – Pea Ridge Road



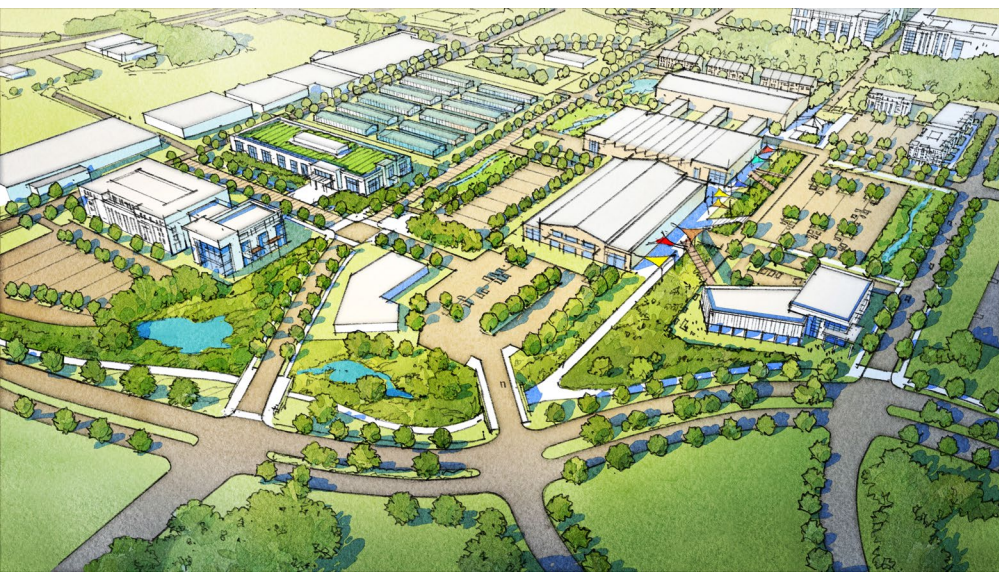
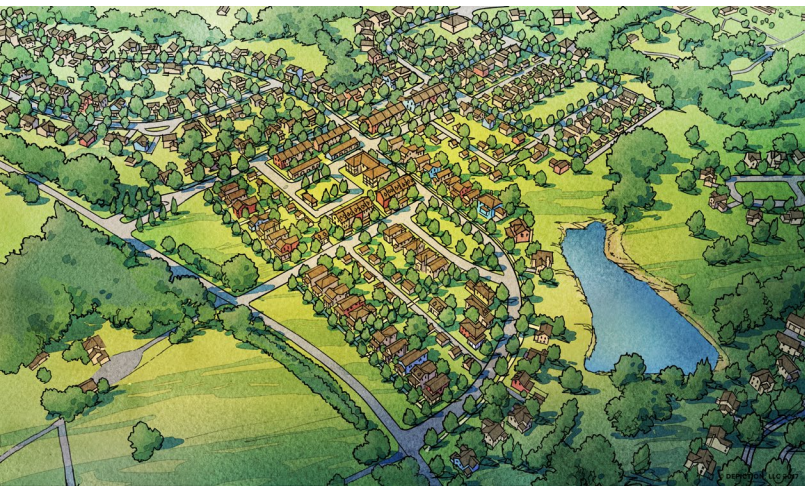
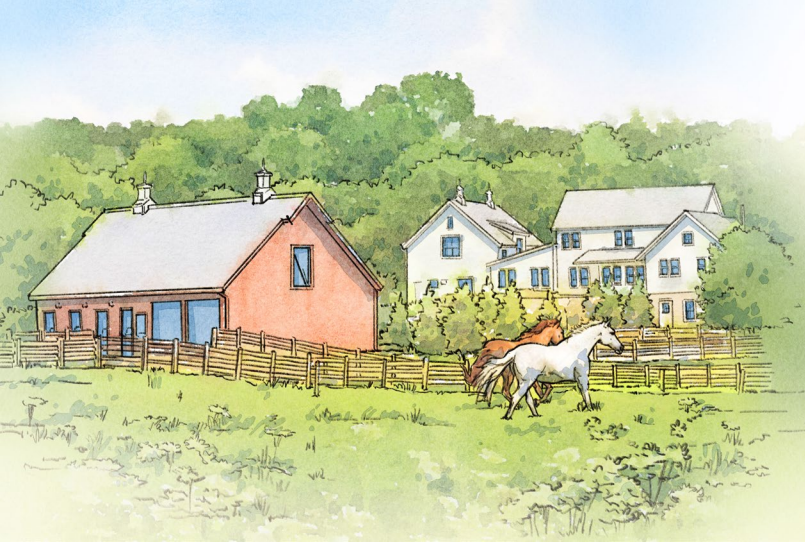
-  **Rural**
-  **Parks and Protected Land**
-  **Conservation**
-  **Residential Neighborhood**
-  **Compact Residential**
-  **Employment Center**
-  **Community Center**

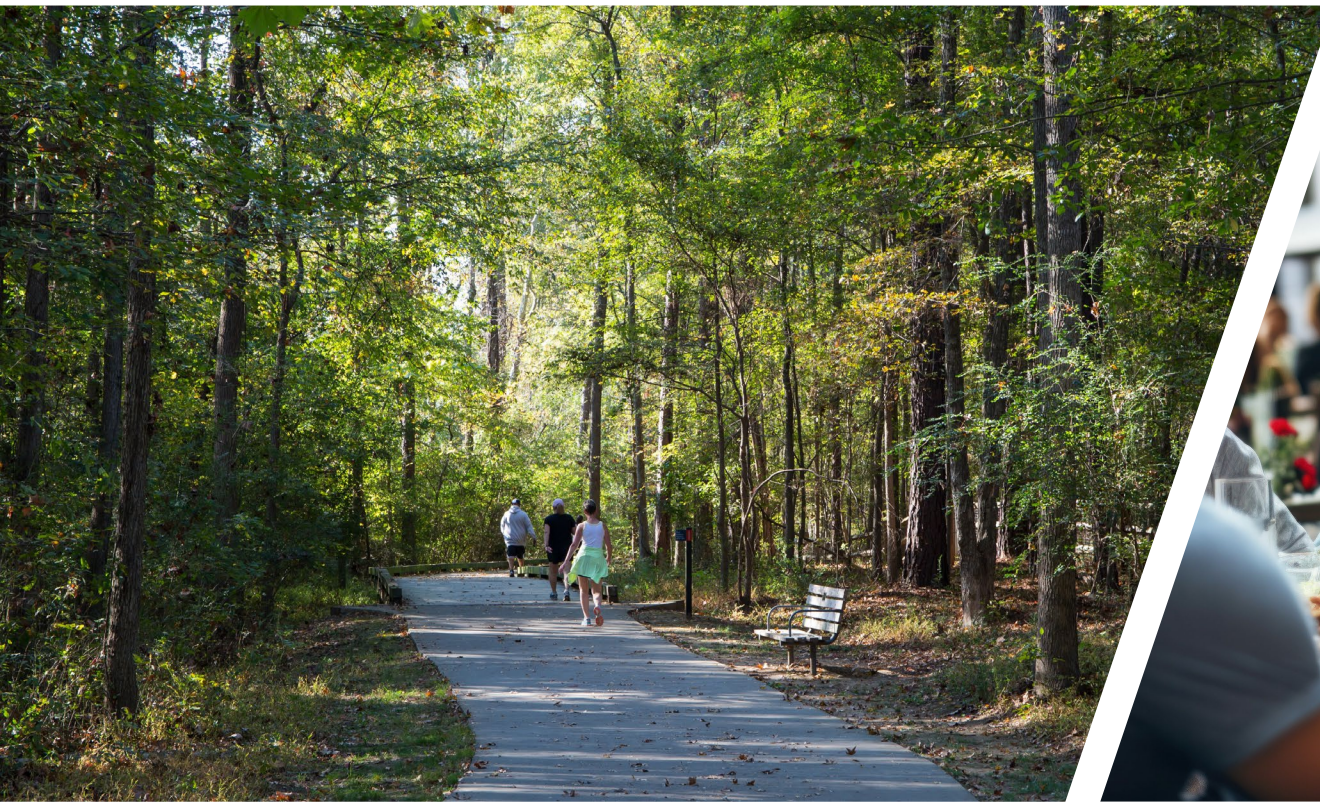
Concept Plans



- Mixed use – desired retail, restaurants
- Housing variety
- River and creek corridors
- Corridor buffers – visual quality
- Amenities
- Connected street network – pedestrian- and bike-friendly








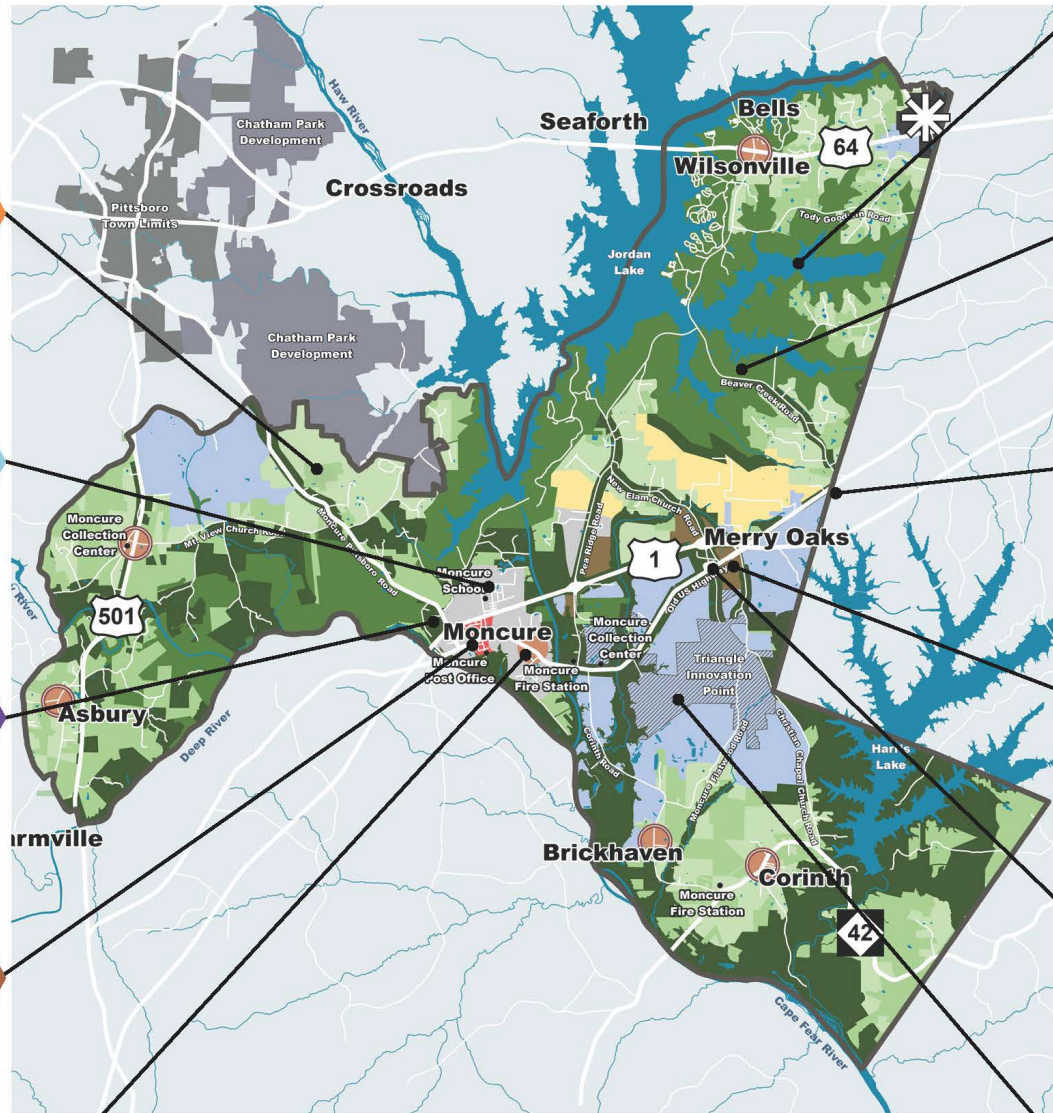


Implementation

A photograph of a community garden. In the foreground, there are several wooden raised garden beds filled with dark mulch and young green plants. A wire mesh fence runs across the middle ground. Behind the fence, a farmers market is taking place with several white pop-up tents. People are walking around the market area. In the background, there are trees and a modern building with large glass windows. A text box is overlaid on the right side of the image.

GOAL: Create a framework that helps Chatham County move smoothly and effectively to plan implementation

Implementation Strategy



THEME 1
Improve
communication and
coordination



THEME 2
Protect rural character
and rural lifestyle



THEME 4
Provide needed
community facilities and
services



THEME 7
Maintain affordability



THEME 9
Enhance historic
villages, create walkable
downtown



THEME 11
Protect historic
resources

The overall Implementation Strategy of *Plan Moncure* notes the 12 general “themes” or action steps that Chatham County, local residents, and other partners will take to accomplish the shared vision described in the plan. The following pages list specific implementation projects under each theme.



THEME 3
Protect natural
resources



THEME 5
Provide needed
recreational amenities



THEME 6
Add important
community-serving
infrastructure



THEME 8
Support desired land
uses and development
amenities



THEME 10
Improve transportation
safety and mobility




THEME 12
Help residents access
new employment
opportunities

Local Government Toolbox



DEVELOPMENT STANDARDS

TOWN CENTER COMMERCIAL (TCC) DISTRICT				
A. Purpose				
<p>The Town Center Commercial District along Morrisville-Carpenter Road, Chapel Hill Road, and other corridors and gateways into the Town Center accommodates a mix of small-scale retail, office and service, institutional, cultural/public, and entertainment developments that meet local and regional needs and are sensitively designed to reflect a positive image of the Town. The district also accommodates higher-density residential and live/work uses. District regulations encourage pedestrian-scale retail development and the integration of outdoor gathering spaces to provide opportunities for residents to walk to meet some of their daily service, entertainment, and open space needs.</p>				
				
B. Principal Intensity and Dimensional Standards				
<p>Notes: n/a = symbols used in the illustrations showing application of dimensional standards</p>				
	Single-Family Attached Dwellings	Multifamily Dwellings	Other Uses	Development Intensities [1]
Lot Standards				
Min. Net Lot Area (sf)	n/a	20,000	20,000	n/a
Min. Lot Width (ft)	20	100	150	n/a
Min. Net Density (du/acre)	n/a	n/a	n/a	n/a
Max. Floor Area Ratio (FAR)	n/a	n/a	0.75	1.5
Max. Lot Coverage (%)	70	65	65	n/a
Setbacks				
Min. Front (ft)	n/a - see Min. build-to line below	n/a	n/a	Art. 4. Use Standards
Min. Side (ft)	0	15	15	Art. 5. Development Standards
Min. Corner Side (ft)	20	20	20	Sec. 5.5.1.C.1
Min. Rear (ft)	6 [2]	10	10	Sec. 5.7.2.A
Min. Rear (ft) - Alley-Loaded	6 [2]	10	10	Sec. 5.9.6.C
Min. Rear (ft) - Other	10	30	30	Sec. 5.10.6.B.1
Min. Rear (ft) - Other	10	30	30	Sec. 5.10.6.H
Min. Rear (ft) - Other	10	30	30	Sec. 5.10.9.D
Min. Rear (ft) - Other	10	30	30	Sec. 5.11.1.B.2
Build-to Zone				
Min. Build-to Line (ft)	0	0	0	Art. 6. Stormwater Management
Max. Build-to Line (ft)	20	20	20	Art. 7. Stormwater Management
Min. Build-to Zone Street Frontage Occupied by Buildings (%)	60 [3]	60 [3]	60 [3]	n/a
Building Standards				
Max. Structure Height (ft)	35	35	35	40

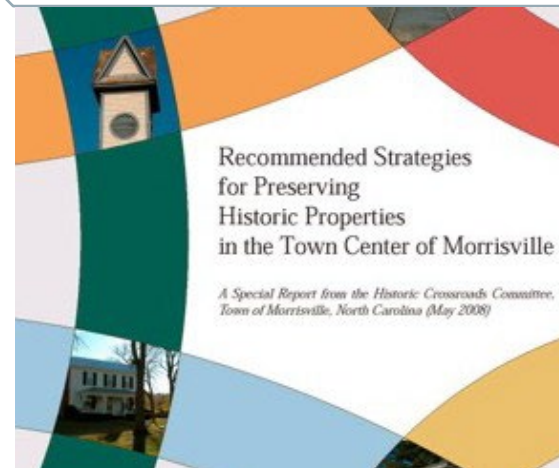
PUBLIC INVESTMENTS



PROGRAMS & POLICIES



FOLLOW-UP STUDIES & PLANS



Action Steps

ACTION STEPS

PLANNING BOARD REVIEW DRAFT 07.21.23

2.5 Develop a County-led Farmland Protection Program

With the updated Farmland Preservation Plan in hand, Chatham County should implement it to help protect the farming way of life, and the contributions it makes to the local economy and the rural landscape.

2.6 Allow Home-Based Businesses That Are Compatible With the Rural Landscape on Large Lots

To continue farming, many farmers need to find new ways to derive income from their property. As part of the Unified Development Ordinance, the County will make updates to the home-based business standards to continue supporting non-farm activities that are compatible with the rural landscape.



39

Affordability

Chatham County will 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.



49

Help Facilitate Appropriate Infill

As part of drafting the Unified Development Ordinance, Chatham County will evaluate the zoning designations in longstanding villages such as Historic Moncure and Haywood with the help of the Plan Moncure zoning strategy to explore possible revisions to support compatible infill development.

ACTION STEPS

PLANNING BOARD REVIEW DRAFT 07.21.23

Preserve Historic Walkable

Preserve longstanding community in Haywood, as well as potential villages along US 1. Chatham County will implement measures to support appropriately-scaled infill and compatible mixed use development in

2 Require Applicants for Community Center Development To Prepare Detailed Master Plan Along US 1 Between Pea Ridge Road and Old US 1/Christian Chapel Church

To ensure that new commercial development occurs in a walkable, mixed-use form, Chatham County will require applicants for new community center development along US 1 at Pea Ridge Road and Christian Chapel Church Road to prepare detailed master plans for review and consideration by Chatham County as part of the development review process.



52

Short-Term Action

Short-Term Project 1

This includes Implementation Projects 2.1, 2.2, 2.3, 2.6, 3.1, 5.2, 5.3, 7.5, and 9.1.

INCLUDE UPDATED STANDARDS IN THE UNIFIED DEVELOPMENT ORDINANCE (UDO) TO PROTECT RURAL CHARACTER AND ENVIRONMENTAL QUALITY, ENHANCE HISTORIC VILLAGES, AND CREATE A WALKABLE DOWNTOWN

A number of the implementation projects for Plan Moncure include additions and revisions to Chatham County's standards for new development that it can make as part of preparing the Unified Development Ordinance. The UDO project is already well underway but still in process, so these projects will be included as part of this work.



Restaurants and outdoor dining can provide fun community gathering spots as a part of a walkable downtown.

New park facilities in the community will provide kids and families in the community with more places to be physically active.

Short-Term Project 2

This includes Implementation Project 5.1.

2. BUILD PARKERS RIDGE PARK

This project led by the Chatham County Parks & Recreation Department is already in the process of preparing a master plan for the park site, and the Chatham County Board of Commissioners has allocated funding to make park improvements.



Short-Term Action

Short-Term Project 3

This includes Implementation Project 3.2.

UPDATE NATURAL HERITAGE INVENTORY FOR CHATHAM

Chatham County is seeking matching funds from the N.C. Natural Heritage Program to update the inventory of important and endangered natural areas in the county.



The extensive riffle habitat along the Rocky River supports a diversity of native plants and animals.

Short-Term Project 4

This includes Implementation Project 3.3

PREPARE A COMPREHENSIVE CONSERVATION IMPLEMENTATION PLAN

This project will lay out a road map for how to make tangible conservation improvements in the county. This project has been funded and the County will move forward with hiring a consultant to do this work.

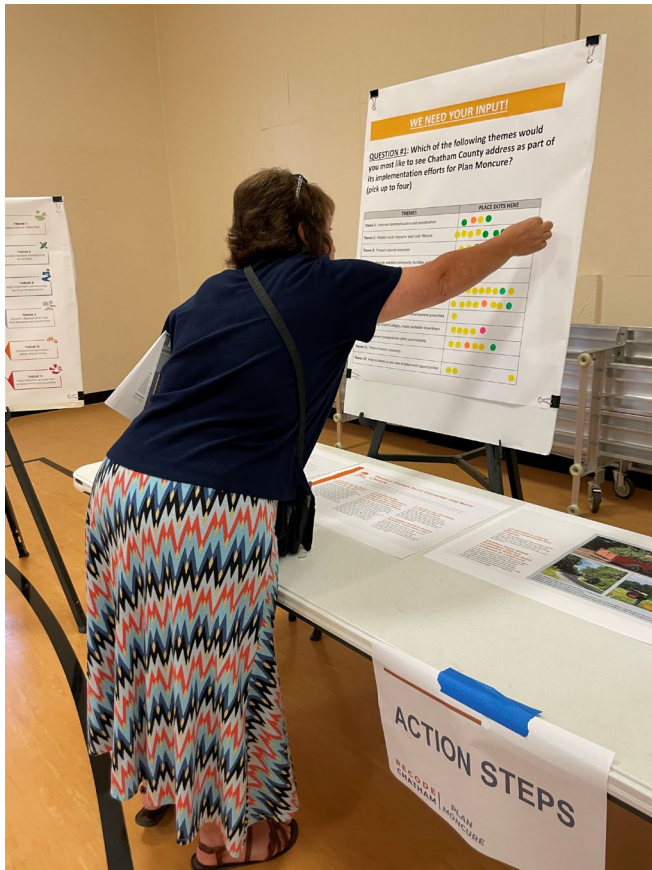


Wildlife and residents alike benefit from the protected natural areas along the shores of Jordan Lake.

Community Engagement

Public Input Received at Community Open House #3 & Survey

Question: Which of the following themes would you most like to see Chatham County address as part of its implementation efforts for Plan Moncure? (Pick up to 4) (Note: Survey data as of 8/15/23)



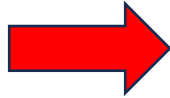
PLAN MONCURE IMPLEMENTATION THEMES	VOTES AT MEETING	VOTES IN SURVEY	TOTAL
Theme 1: Improve communication and coordination	4	8	12
Theme 2: Protect rural character and rural lifestyle	14	38	52
Theme 3: Protect natural resources	12	29	41
Theme 4: Provide needed community facilities and services	3	13	16
Theme 5: Provide needed recreational amenities	6	9	15
Theme 6: Add important community-serving infrastructure	9	13	22
Theme 7: Maintain affordability	13	17	30
Theme 8: Support desired land uses and development amenities	1	5	6
Theme 9: Enhance historic villages, create walkable downtown	5	3	8
Theme 10: Improve transportation safety and mobility	7	7	14
Theme 11: Protect historic resources	1	19	20
Theme 12: Help residents access new employment opportunities	3	2	5

Input on Implementation

Public Input Received at Community Open House #3 & Survey

Question: Which of the following Short-Term Implementation Projects would you like to see Chatham County prioritize for action?
(Note: Survey data as of 8/15/23)

Top Ten Projects



PLAN MONCURE SHORT-TERM IMPLEMENTATION MEASURES	VOTES AT MEETING	VOTES IN SURVEY	TOTAL
Project 6.1 – Continue Working to Partner with Internet Service Providers to Provide Affordable Broadband Service, within Resources and Authority Available	20	25	45
Project 8.1 – Work with Property Owners and/or Retailers and Restaurants to Consider Locating Stores in Moncure Area	13	24	37
Project 2.2 – Update Unified Development Ordinance to Implement Plan Moncure Zoning Strategy to Protect Rural Character and Lifestyle	16	16	32
Project 5.1 – Build Parkers Ridge Park	10	22	32
Project 12.1 – Continue Working with CCCC on Job Skills Development Partnership to Help Train Local Residents	5	25	30
Project 9.1 – Evaluate Zoning Designations in Historic Villages such as Historic Moncure as Part of UDO to Help Facilitate Appropriate Infill	5	23	28
Project 6.2 – Collaborate with Partners to Identify Wastewater Service Needs and Feasibility	13	11	24
Project 10.2 – Continue to Facilitate Communication Between Residents and NCDOT Regarding Transportation Concerns	5	18	23
Project 5.2 – Work to Develop New Walking, Hiking, and Biking Trails	9	7	16
Project 7.1 – Work with Non-Profit Organizations to Continue Providing Home Repair and Weatherization Assistance to Residents in Need	7	9	16

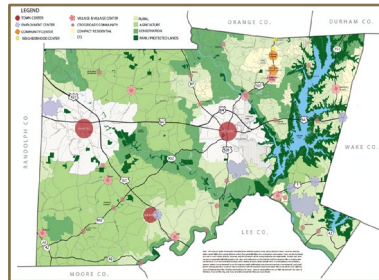
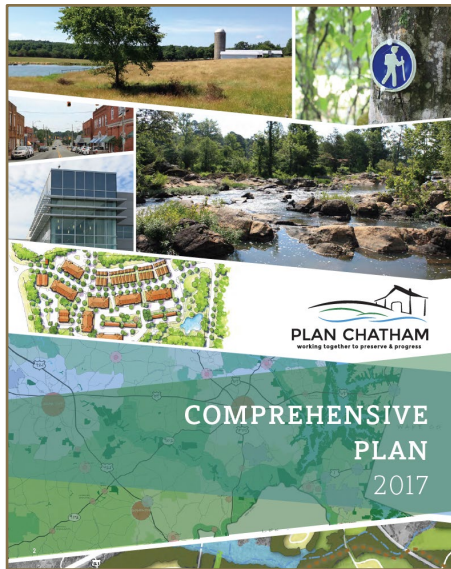
Zoning Strategy

- Adopt *Plan Moncure* and updated Future Land Use and Conservation Map (“FLUCM”) for the Moncure Study Area
- Apply *Plan Moncure* to land use decisions & infrastructure planning for parcels in the Study Area
- Complete and Adopt the UDO/zoning map

REZONING REQUESTS

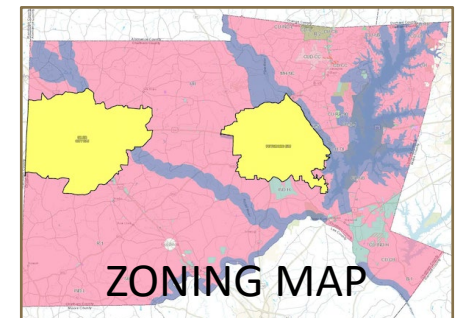
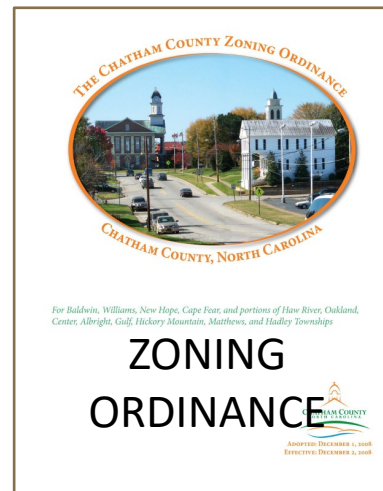
Rezoning requests following adoption of *Plan Moncure* will be subject to the policies set out in this plan and should consider distinctions, as applicable, between standards of countywide applicability and those appropriate within the *Plan Moncure* study area, based on the plan vision.

The Policy (pre-*Plan Moncure*)

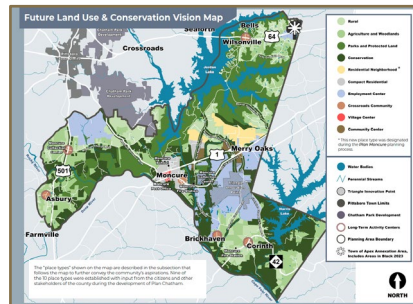
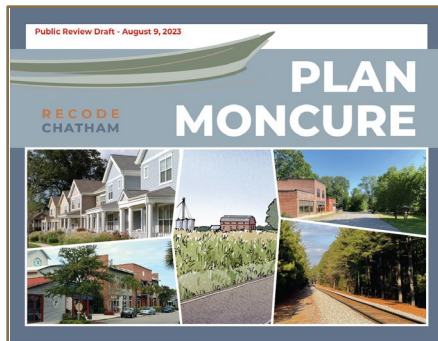
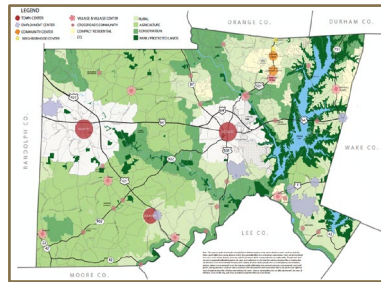
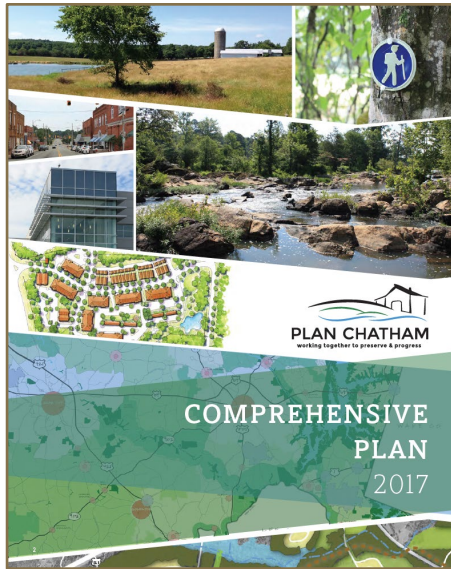


Timeframe:
2017 to Present

The Regulations

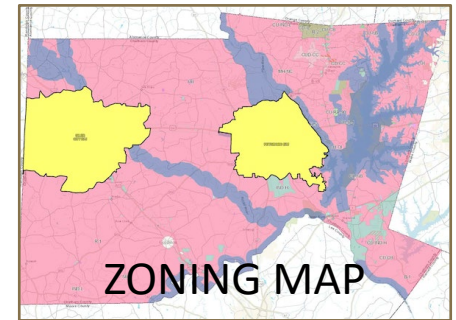
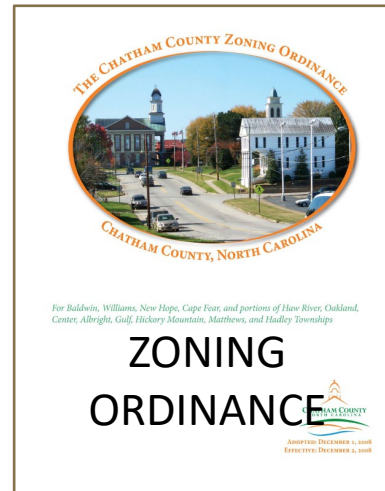


The Policy (after *Plan Moncure*)

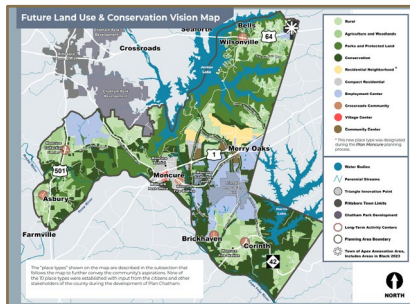
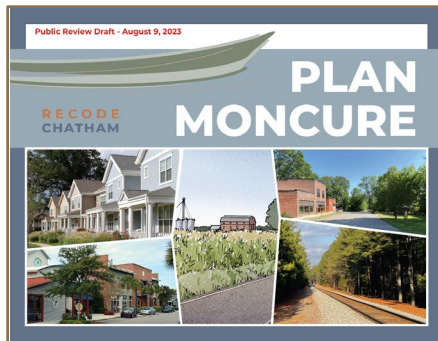
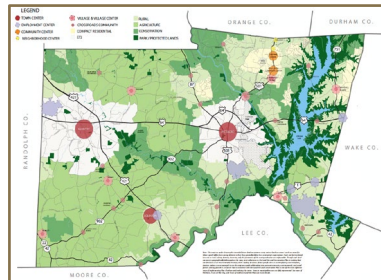
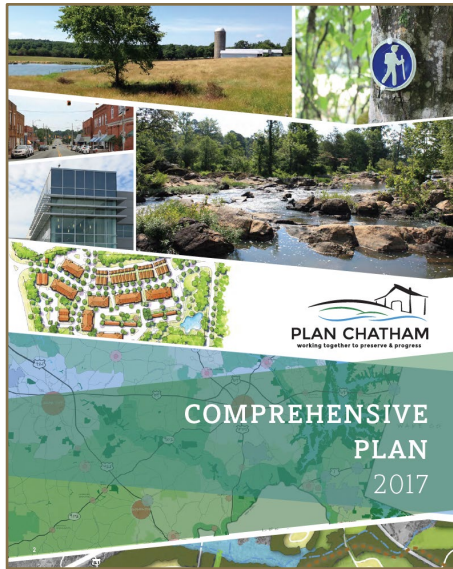


Estimated Timeframe:
October 2023 until March 2025

The Regulations



The Policy (after *Plan Moncure*)



Estimated Timeframe:
April 2025

The Regulations

1 INTRODUCTION Public Review Draft | February 20, 2023

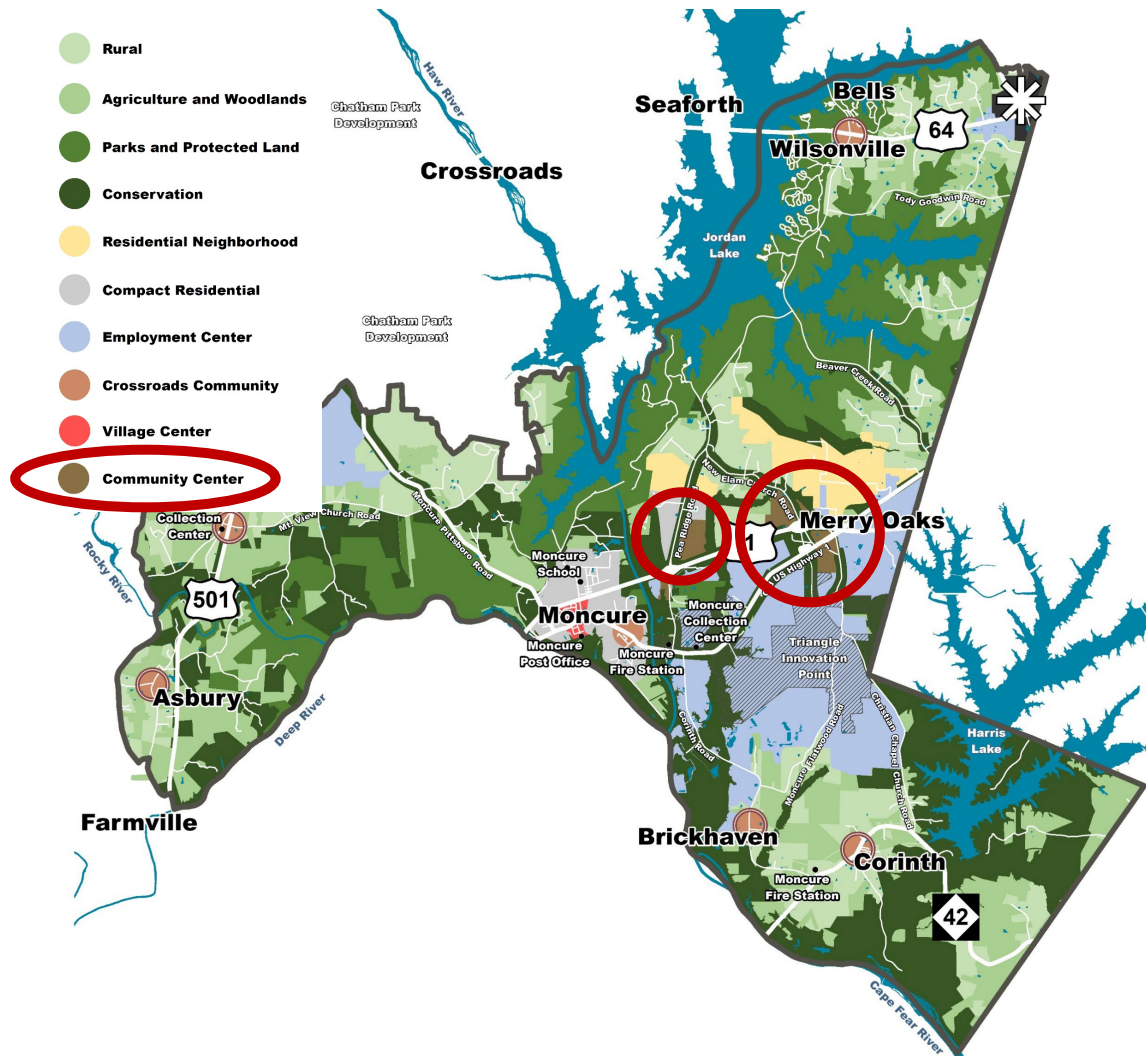
UNIFIED DEVELOPMENT ORDINANCE (UDO)

RECODE
CHATHAM | UNIFIED
DEVELOPMENT
ORDINANCE



First *Planning*, then *Zoning*, then *Uses*

Community Center Place Type



Where might future land uses go?

COMMUNITY CENTER

- Retail hubs located along key roadway corridors, these centers accommodate regional retail tenants complemented by local-serving commercial development.
- Allow flexibility to provide a variation and mix of centers at quadrant intersections.
- Mix of uses include retail, restaurants, services, and office uses (+/-125-400K SF commercial).
- Residential uses can include as much as 60% of land area and can include single family homes, patio/cottage homes and attached units.
- Buildings: 2+ stories (or comparable) are common
- Streets: A network of local streets + private drives with few access points to adjacent arterials and collectors
- Public/open space: Plazas, greens, enhanced stormwater management.
- Locations:
 - Briar Chapel Commercial Area (Planned): Intersection of Andrews Store Rd and 15-501
 - Chatham Downs, Polk Center, and Williams Corner: Intersection of Lystra Rd and 15-501

Community Center



Retail hubs located along key roadway corridors, these centers accommodate regional retail tenants complemented by local-serving commercial development. The mix of uses includes retail, restaurants, services, and office uses. Residential uses can include single family homes, patio/cottage homes, attached units, and multifamily units.



Community Center – Planning ...

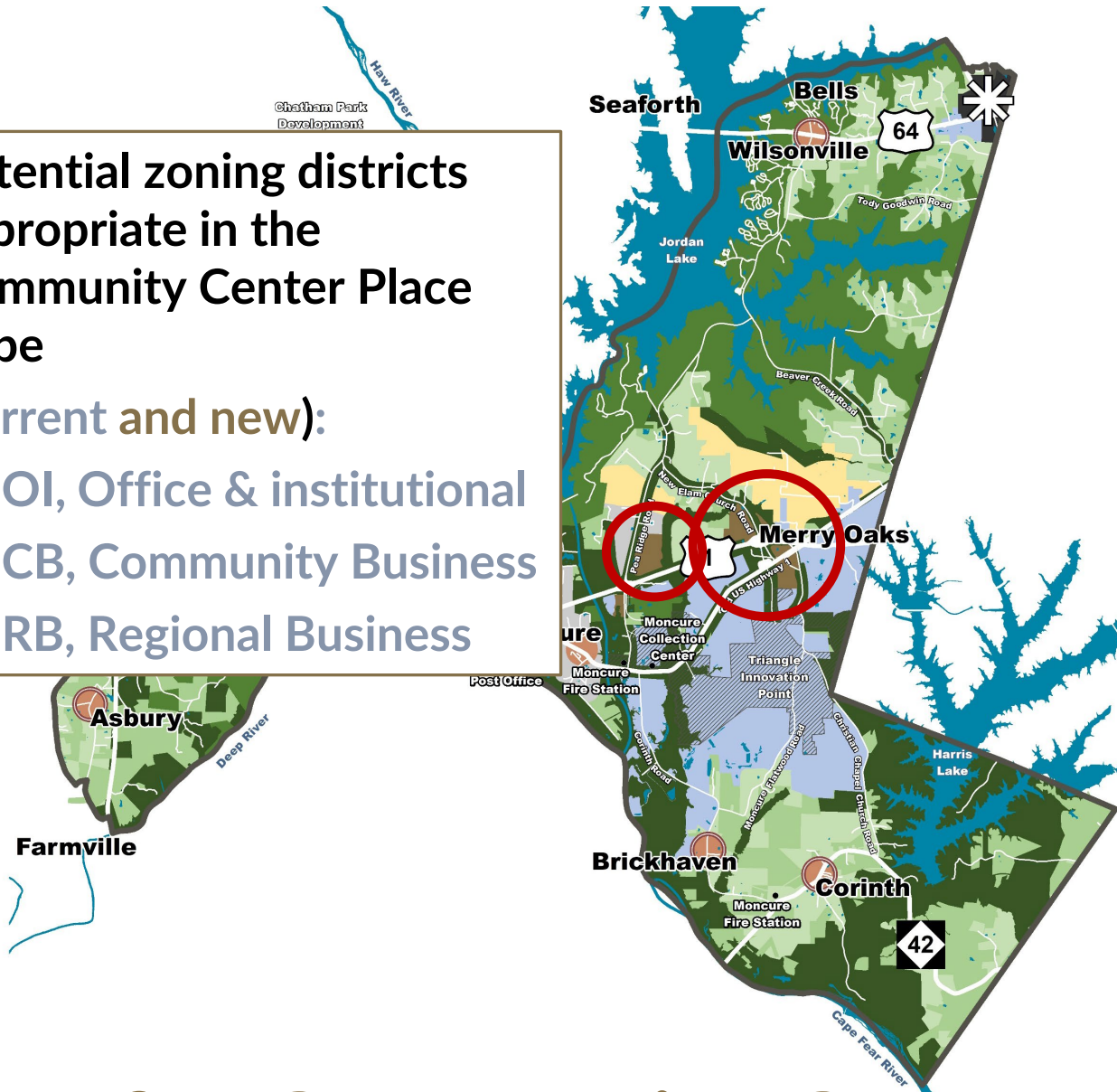
Where might future land uses go?

Potential zoning districts appropriate in the Community Center Place Type

(current and new):

- OI, Office & institutional
- CB, Community Business
- RB, Regional Business

Planning to
Zoning...



for Community Center Place Type

... and Zoning to Uses

Current Zoning Ordinance - *excerpt*

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Automobile service stations including tune-ups, minor repairs, tire service, washing facilities both manual and automatic and similar services. ¹					P	P	P	P	P	P
Aviation/aerospace equipment, engine and instrument manufacturing and/or assembly. (Subject to additional requirements of Section 17.9)										SUP ³
Avocational farming	P	P	P							
Bait and tackle shops					P	P	P	P	P	P
Bake shops and similar food preparation intended primarily for retail sales on the premises for consumption either on or off premises					P	P	P	P		
Bakeries or baking plants									P	P
Banks, savings and loans, finance companies, credit agencies and similar financial institutions				P	P	P	P	P		
Battery Manufacture (Subject to additional requirements of Section 17.9)										SUP
Beauty Shops, Salons					P	P	P	P		
Owner-occupied bed and breakfast homes with no more than two (2) rooms (units) for rent for stays no longer than seven (7) consecutive days and may be located on legal, non-conforming and conforming lots of record, on at least one and one half (1.5) acres, which may have standard setbacks as set in the district in which it is located	P	P	P							
Bed and breakfast inns with no more than six rooms for rent with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	SUP	SUP	SUP				P	P		
Bedding, carpet and pillow manufacturing, cleaning and renovating									P	P
Bicycle sales and repair					P	P	P	P		
Blacksmith or horseshoeing shops						P			P	P

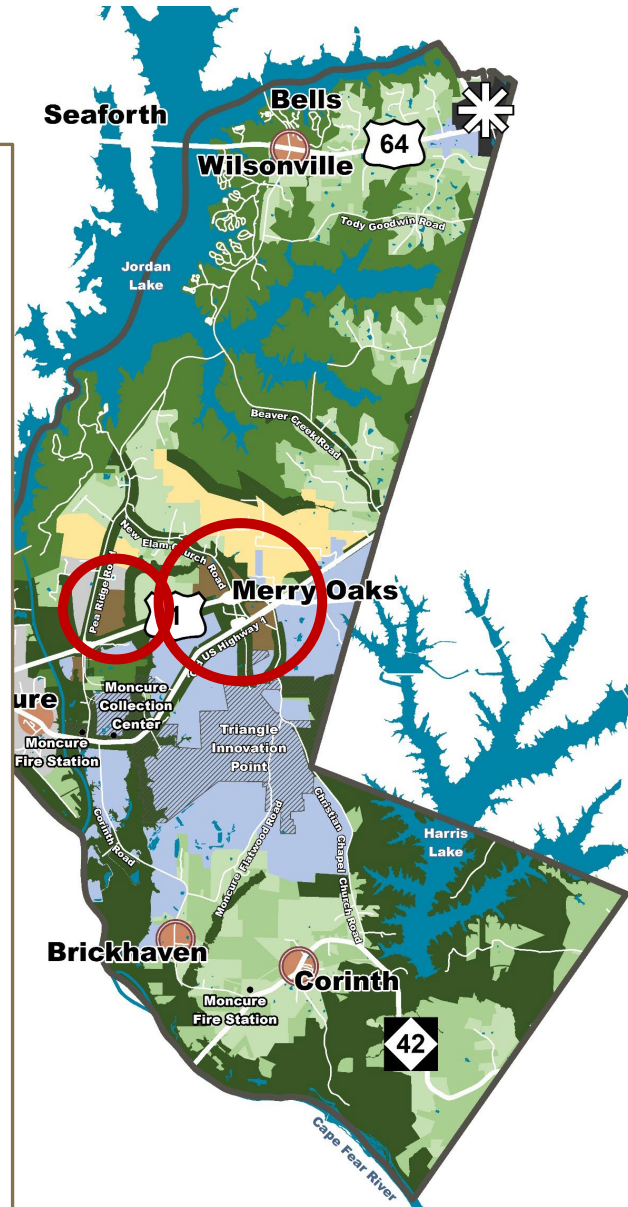
for Community Center Place Type

Where might future land uses go?

Potential zoning districts appropriate in the Community Center Place Type

(current and new):

- Ol, Office & institutional
- CB, Community Business
- RB, Regional Business
- AC, Activity Center
- CD-CMU, Compact Mixed Use Conditional District
- CD-CN, Compact Non-Residential Conditional District



Planning to Zoning...

... and Zoning to Uses

Draft Unified Development Ordinance (“UDO”)

Table 3.2.8-1: Business, Professional, Scientific, & Technical Principal Uses																			
Land Use	Use-Specific Standards	Zoning District																	
		PP	AG	RA	R5	R2	R1	RV	OI	NB	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Banks and financial institutions								P	P	P	P	P	P	P				P	P
Business & facilities support services¹³								P	P	P	P	P	P	P	P			P	P
Communications & information								P	P		P	P	P	P					P
Computing infrastructure providers , data processing, web hosting, and related services															S ¹	S ¹			P
Professional offices, unless otherwise listed								P	P	P	P	P	P	P	P	P		P	P
Research and development facilities									P			P	P	P	P	P		P	P

for Community Center Place Type

REMEMBER

While adoption of Plan Moncure changes
the planning framework
the decision to development, redevelop,
or submit new land use applications
remains up to the property owner.



Planning Board Meeting Summary





Proposed Modifications

Proposed Modifications

- ❑ One: Revisions
- ❑ Two: Revisions Subject to BOC Direction
- ❑ Three: Matters to be Addressed During UDO Development
- ❑ Four: Additional Minor Revisions

RECODE | **PLAN**
CHATHAM | **MONCURE**

Memo

To: Board of Commissioners, Chatham County, NC
From: White & Smith, Project Consultant Team
CC: Chatham County Staff
Date: October 2, 2023
Re: *Plan Moncure* Planning Board Recommendation of Approval and Consideration of Modifications

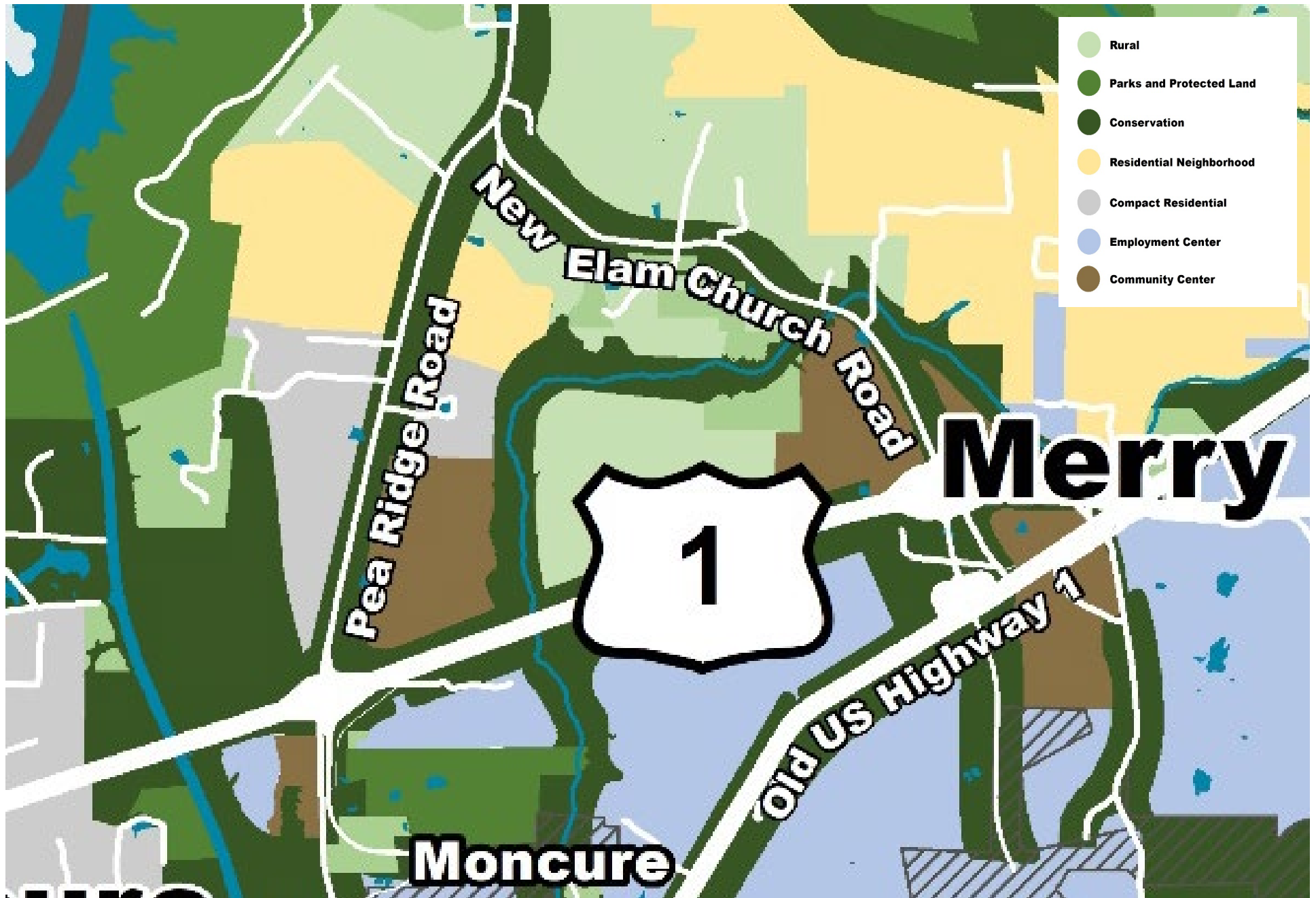
Working with Chatham County Staff, the Project Consultant Team conducted an eight-month planning process to develop a small area plan for the Moncure area in the southeastern part of Chatham County. The planning process was Part Two of the overall effort initiated in April 2022, following the announcement of a major employer locating at the Triangle Innovation Point site. The announcement triggered a provision in the *Plan Chatham Comprehensive Plan* to prepare a small area plan. Part One, which was completed in nine months, considered the potential impacts of the changes resulting from the presence of an electric car manufacturing plant in the Moncure area as well as the construction activities and the infrastructure improvements in advance of the plant beginning operations. The purpose of the plan is to help empower stakeholders and Chatham County to shape the future of this area as it begins to undergo major changes as a result of this new growth.

On August 23, 2023, the Chatham County Planning Board received a presentation from the Project Consultant Team providing an overview of the first draft of the resulting small area plan document, *Plan Moncure*. The consultants noted minor changes to the plan in response to public comments received at a public meeting held on August 9, 2023, which were outlined in a memorandum to the Planning Board, dated August 16, 2023. To fully digest the information presented in the plan, the Planning Board decided to continue its review at its meeting on September 5, 2023.

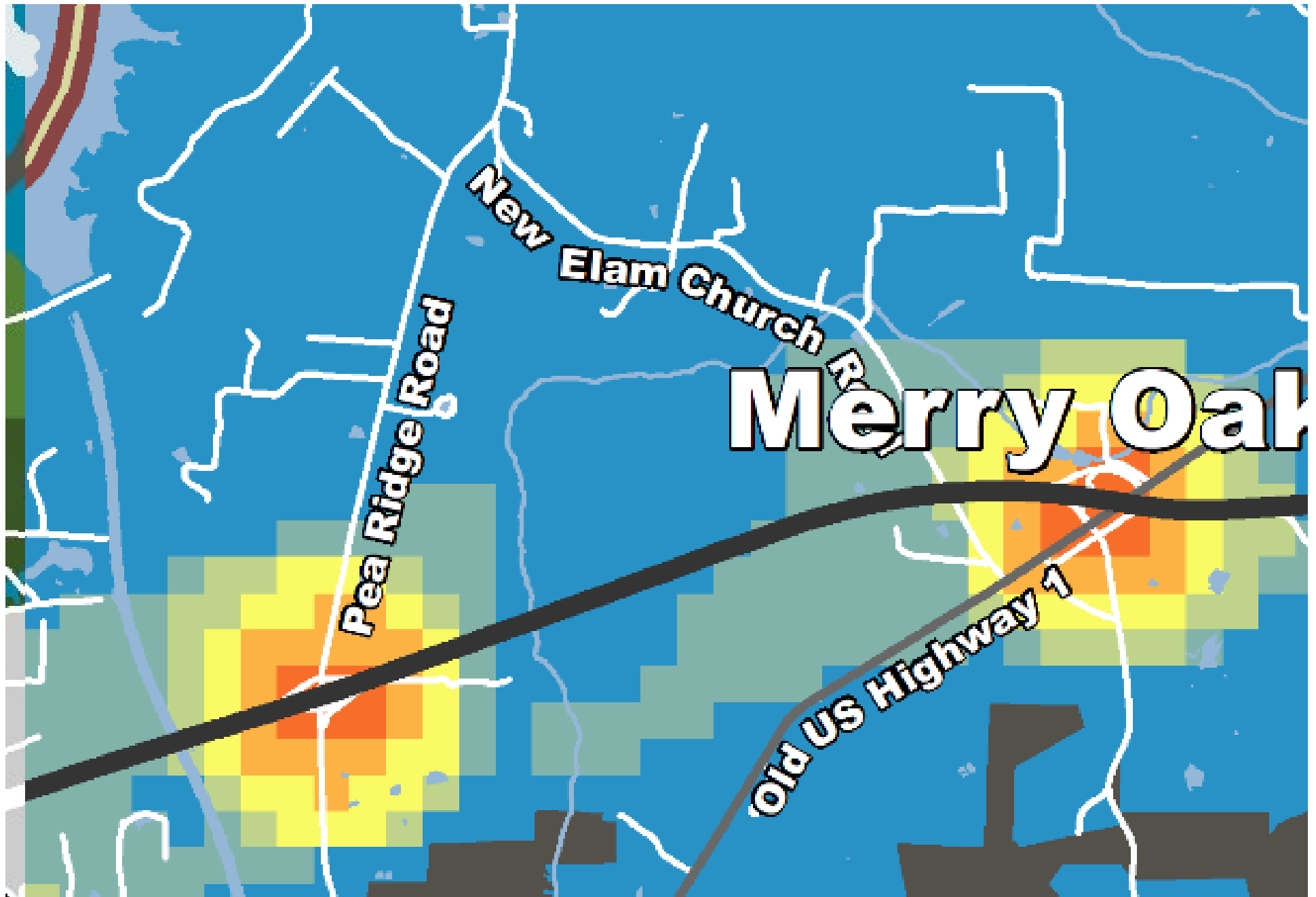
The September 5th meeting included a presentation by Green Heron Planning, a member of the consultant team, reviewing the feedback received from members of the Planning Board. Following Board discussion, the Planning Board made a motion to recommend the draft *Plan Moncure* small area plan for approval by the Board of Commissioners, with suggestions on possible adjustments and changes provided by individual Planning Board members. The motion passed unanimously.

Following the meeting, the Project Consultant Team and Staff reviewed the suggested adjustments and changes and, in response, we offer the following substantive modifications to the draft plan for the Board of Commissioners' consideration.

Community Center Application



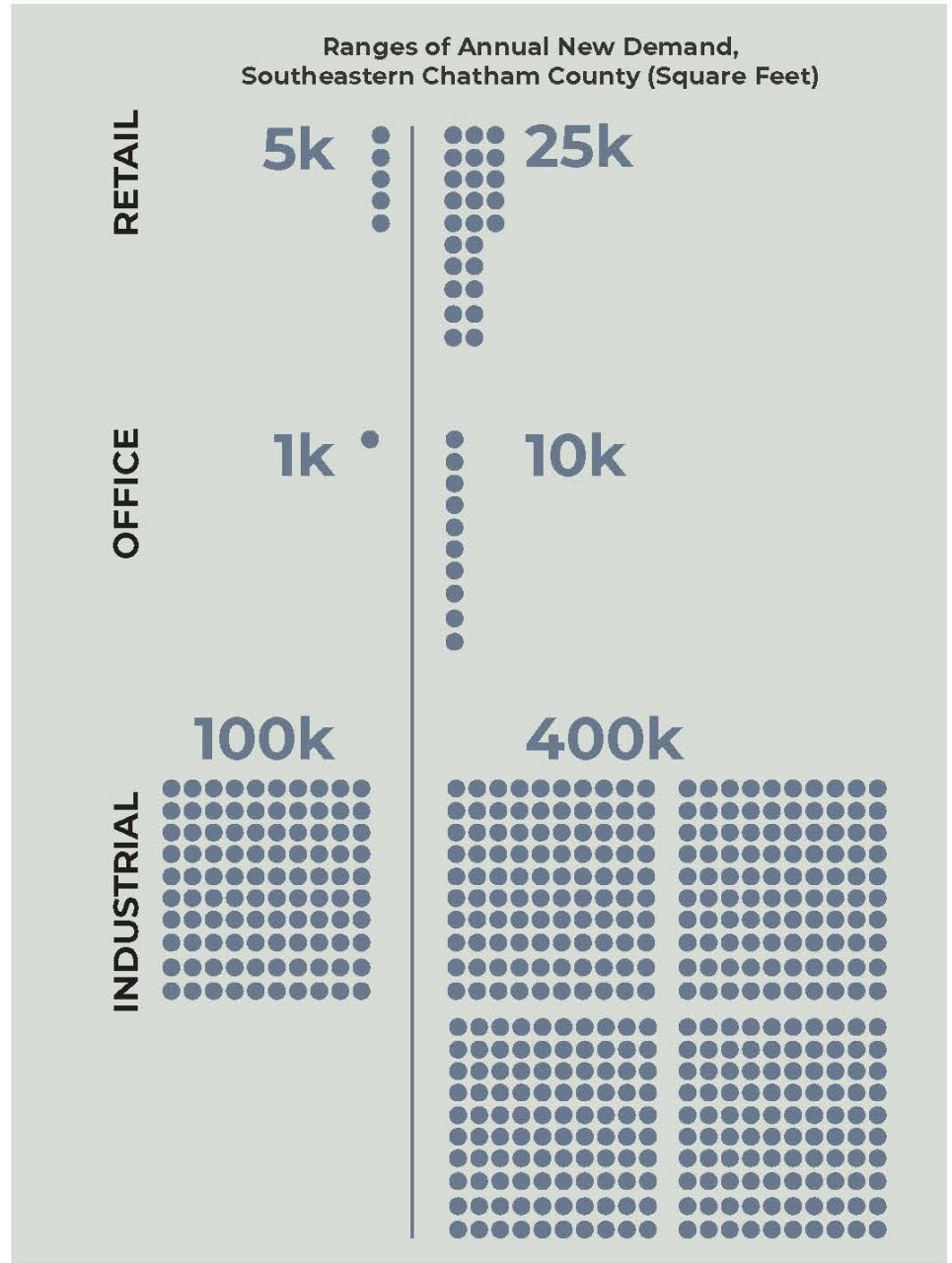
Community Center Application



Community Center Application

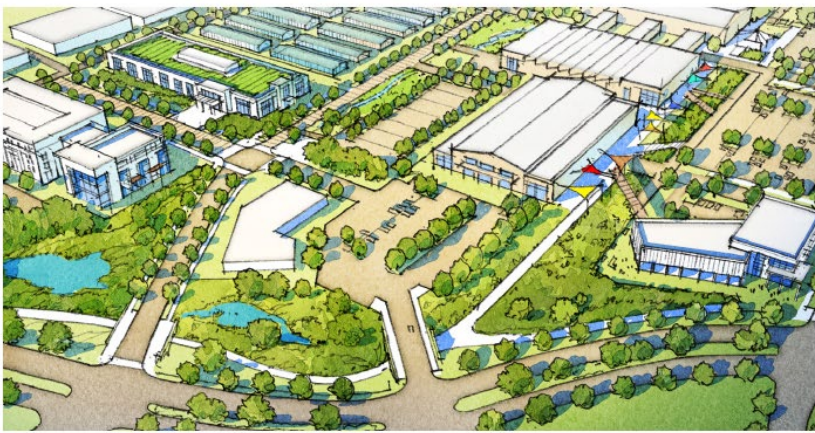
Market Projections (2040)

- **Retail**
 - Up to 340K
- **Office**
 - Up to 170K
- **Housing**
 - Single-family (up to ~2465)
 - Townhomes (up to ~1232)
 - Apartments (up to ~1232)



Uses in Employment Center

Employment Center

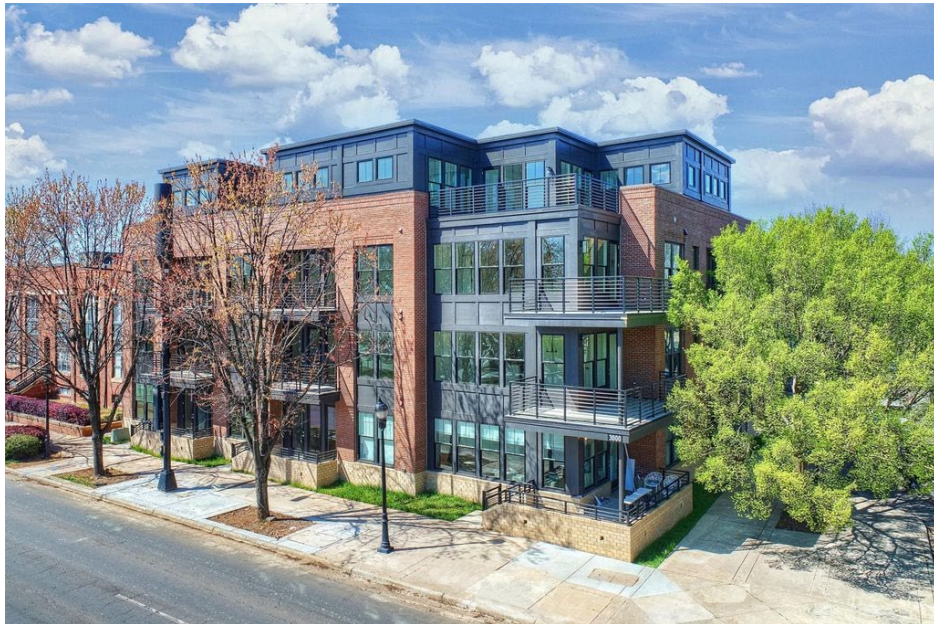


These centers are targeted for future job-generating uses in settings that meet today's workplace expectations. The mix of uses includes industrial, office, and supporting retail, restaurant, service, recreation, and other uses.

“Other” uses = ?
Lodging, housing?

These centers are targeted for future job-generating uses in settings that meet today's workplace expectations. The mix of uses includes industrial, office, and supporting retail, restaurant, service, recreation, **and lodging, and other uses. Residential uses may include attached units (townhomes) and multifamily units (e.g., stacked flats, lofts, and upper floor units), provided residential development is incorporated into the Employment Center on parcel(s) that meet specific criteria (e.g., proximity and access to US-1) and such development becomes a supporting use, as defined in the UDO.**

Uses in Place Types - Housing



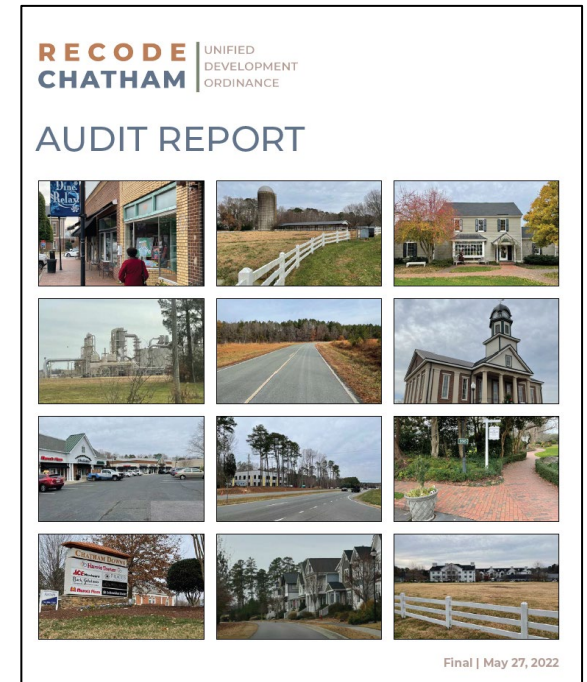
Add Action Steps

B. Expand recommendations in the Action Steps section:

- 1) Develop a Chatham Land Trust and a conservation credit system.
- 2) Facilitate mobility through an expansion of Chatham Transit service in the Moncure area.
 - See also existing Action Item 10.4 – Conduct Microtransit Feasibility Study
- 3) Include a recommendation that National Register historic sites be protected.
 - See also existing Action Item 11.1 – Cultural Heritage Plan and 11.2 – Explore National Register Listings
- 4) Consider gathering more information from the Sheriff's Department about their interest in setting aside space for Sheriff's substation in the Moncure area.
 - See also existing Action Item 4.5 – Explore Possible Sheriff Substation
- 5) Consider including more information on the protection of natural resources and natural diversity of the Rocky River.

Section Three: UDO-Related

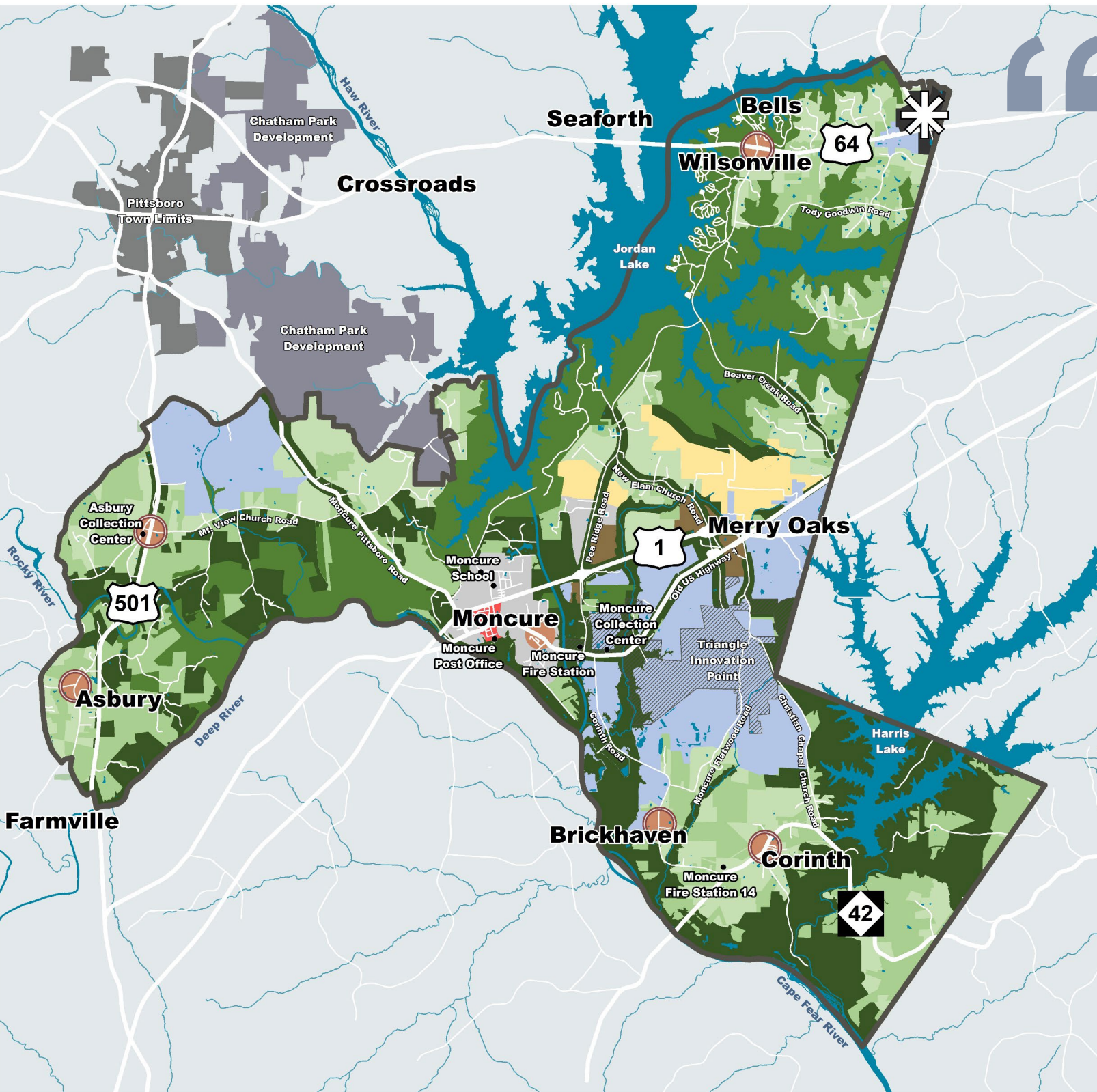
1. National Register historic sites.
2. Limit scale of residential outbuildings
3. Developer responsibilities re: stormwater management
4. Joint Use of School Facilities and Recreational Amenities
5. Required Utility Connections
6. Address Short Term Rentals
7. Examples of "light industrial" uses in Village Center.





Discussion

“P”



- Rural
- Agriculture and Woodlands
- Parks and Protected Land
- Conservation
- Residential Neighborhood
- Compact Residential
- Employment Center
- Crossroads Community
- Village Center
- Community Center
- Water Bodies
- Perennial Streams
- Triangle Innovation Point
- Pittsboro Town Limits
- Chatham Park Development
- Long-Term Activity Centers
- Planning Area Boundary
- Town of Apex Annexation Area, Includes Areas in Black 2023