

The *Plan Moncure* Small Area Plan



Chatham County Board of Commissioners – Update
February 20, 2023

- Introductions
- Process Update
- Study Area / Focus Area
- Initial Findings
 - Land Use
 - Market Analysis
 - Environment
 - Historic & Cultural Assets
 - Infrastructure
- Public Engagement
- Near-Term Optional Tasks to Consider
- UDO Update & Next Steps
- Discussion & Questions

Process Update

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

The *Plan Moncure* Small Area Plan: Phase 1 Assessment and Action Plan

January 10, 2023



RECODE | **UNIFIED**
CHATHAM | **DEVELOPMENT**
ORDINANCE

[Recode Home](#)

[Plan Moncure](#)

[About Recode Chatham](#)

[Recode Documents & Work Products](#)

[More](#)

Plan Moncure Documents & Work Products

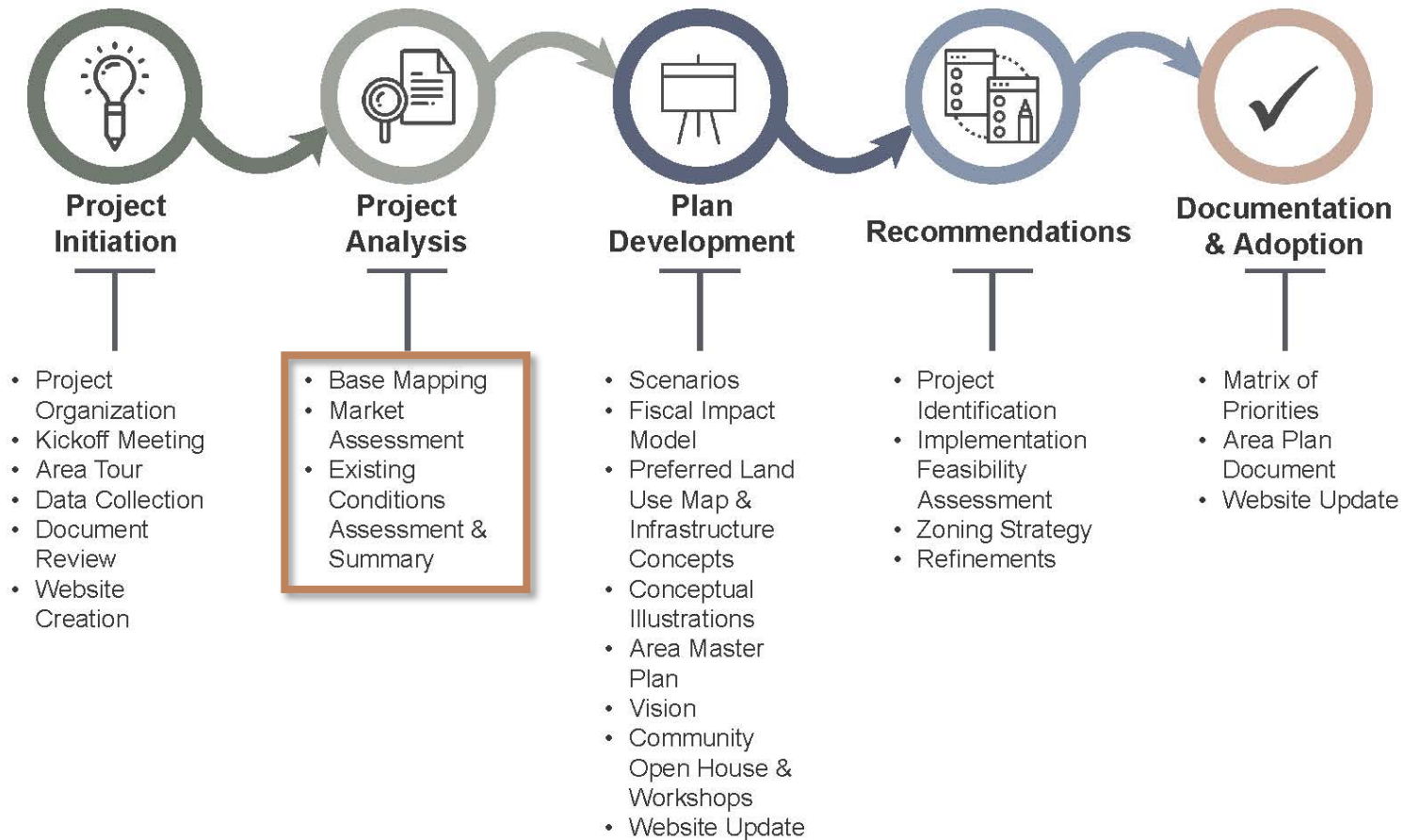
Plan Moncure Phase 1 Report

[Plan Moncure Small Area Plan: Phase 1 Assessment and Action Plan](#)



Process Update

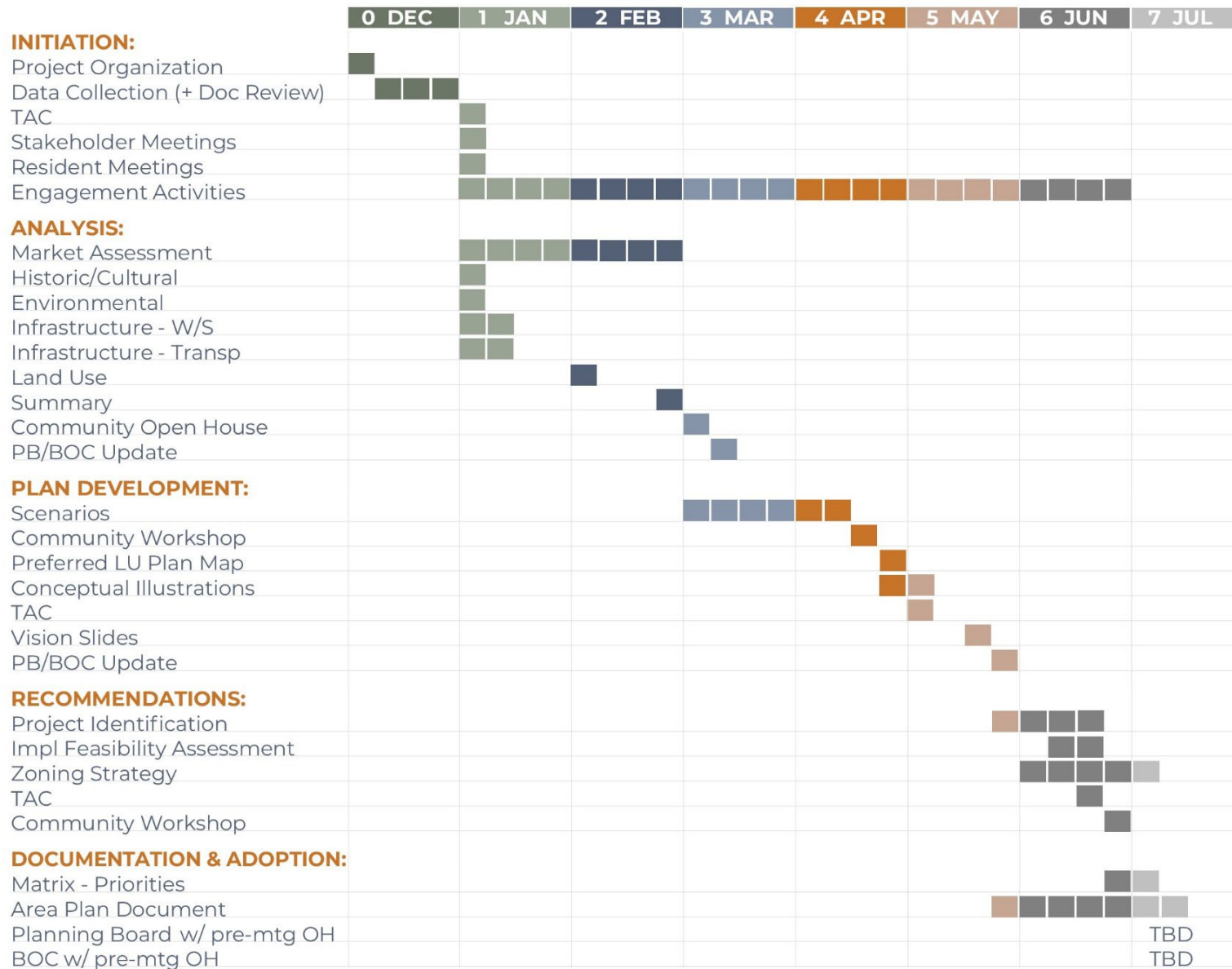
Plan Moncure Project Stages



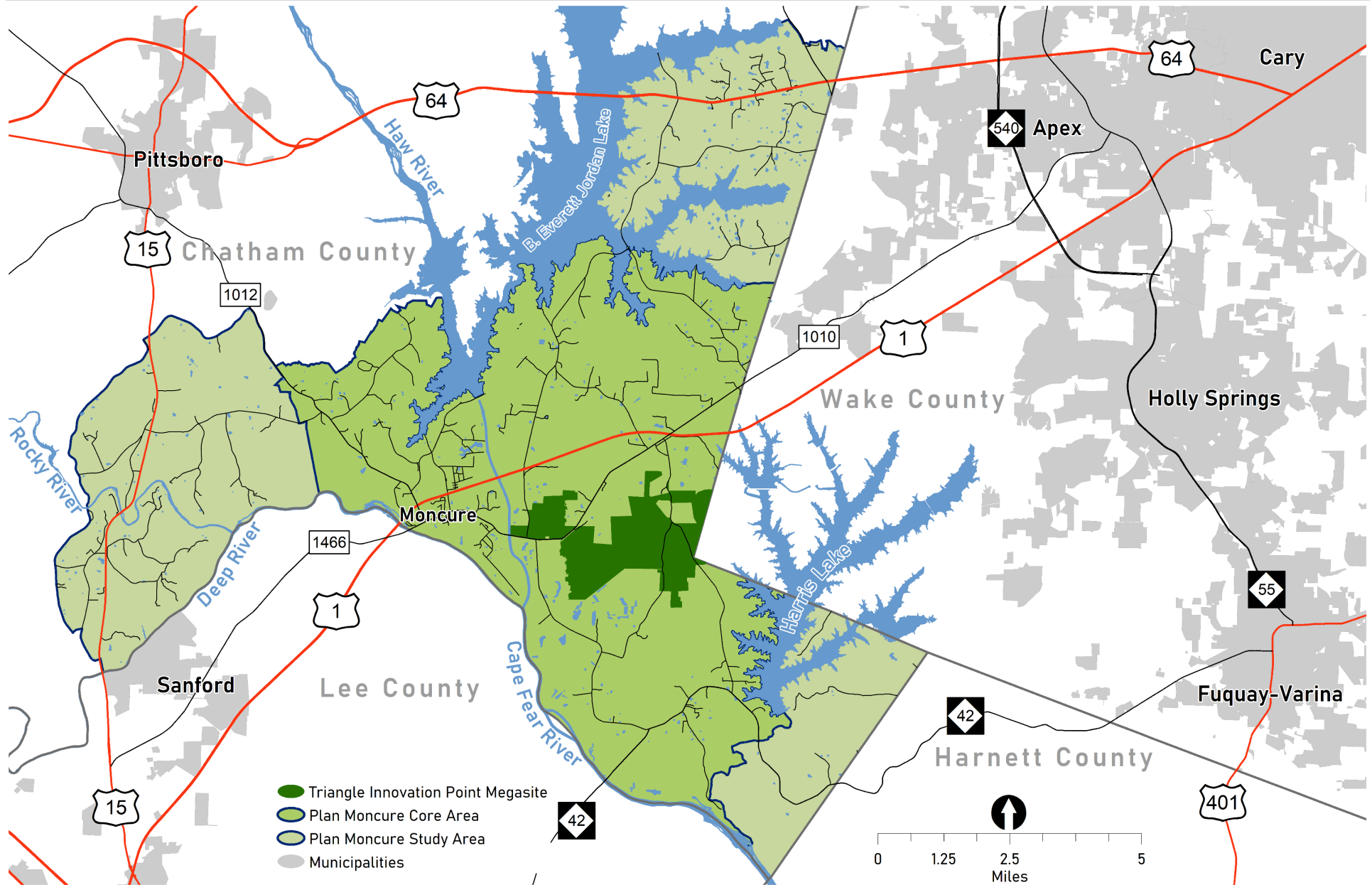
Meetings & Workshops

*Stakeholder Meetings | Resident Meetings | Engagement Activities | Community Workshops |
Technical Advisory Committee | Planning Board | Board of Commissioners*

Process Update

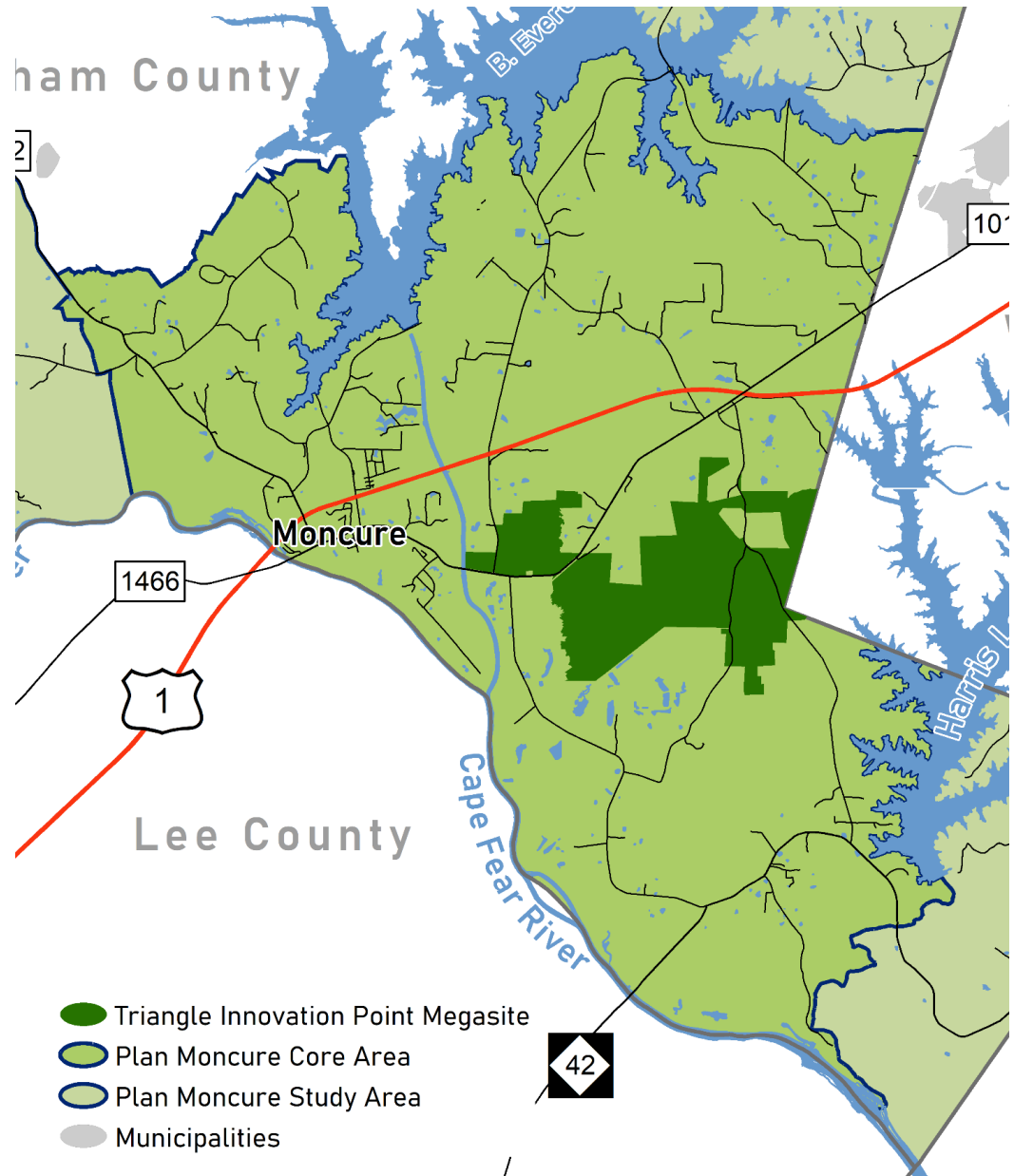


Study Area



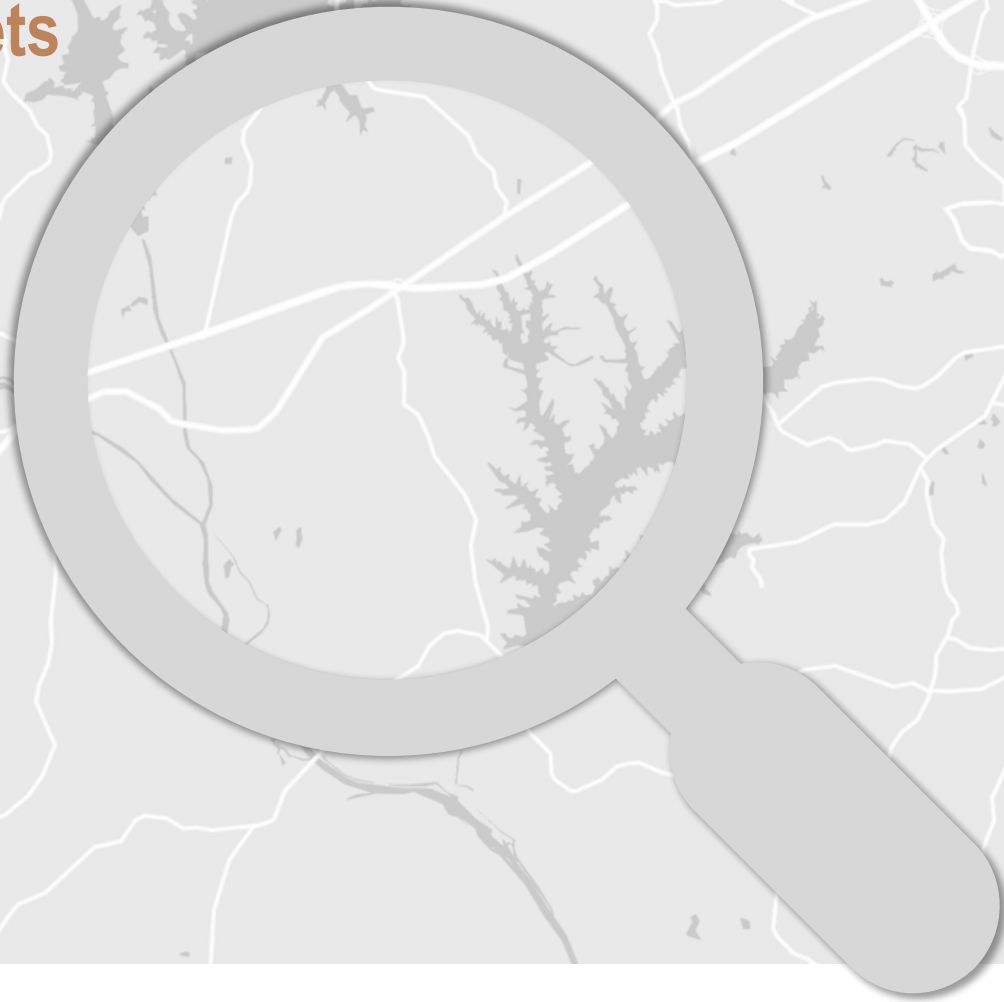
Focus Area

- Area most influenced by public and private investments
- Understand relationship to State parkland and conservancy lands, Vinfast, US-1 exits, etc.
- Area for which conceptual development illustrations will be prepared (subareas within)



Initial Findings

- **Land Use**
- **Market Analysis**
- **Environment**
- **Historic & Cultural Assets**
- **Infrastructure**



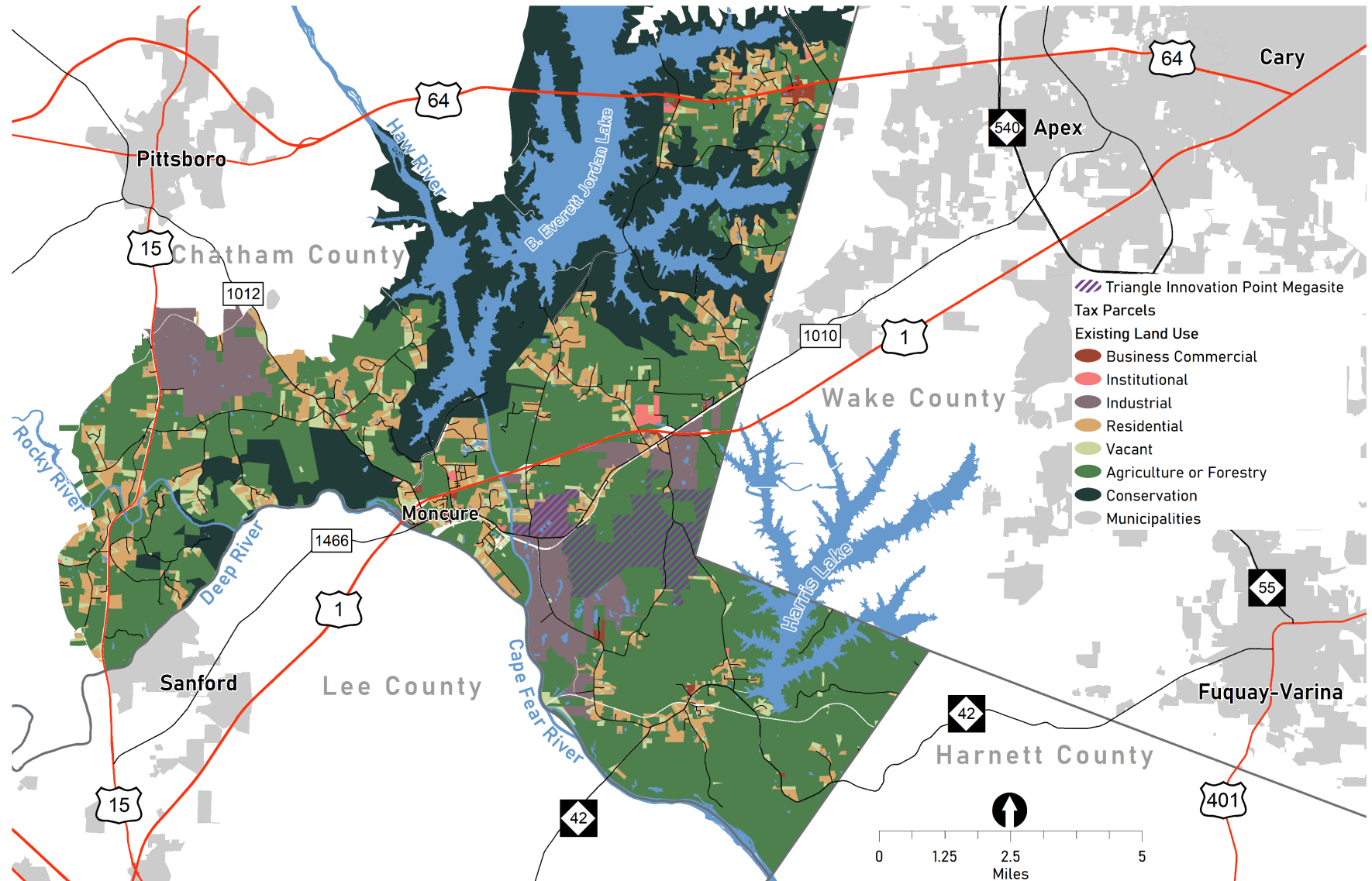
Initial Findings

Site Tour



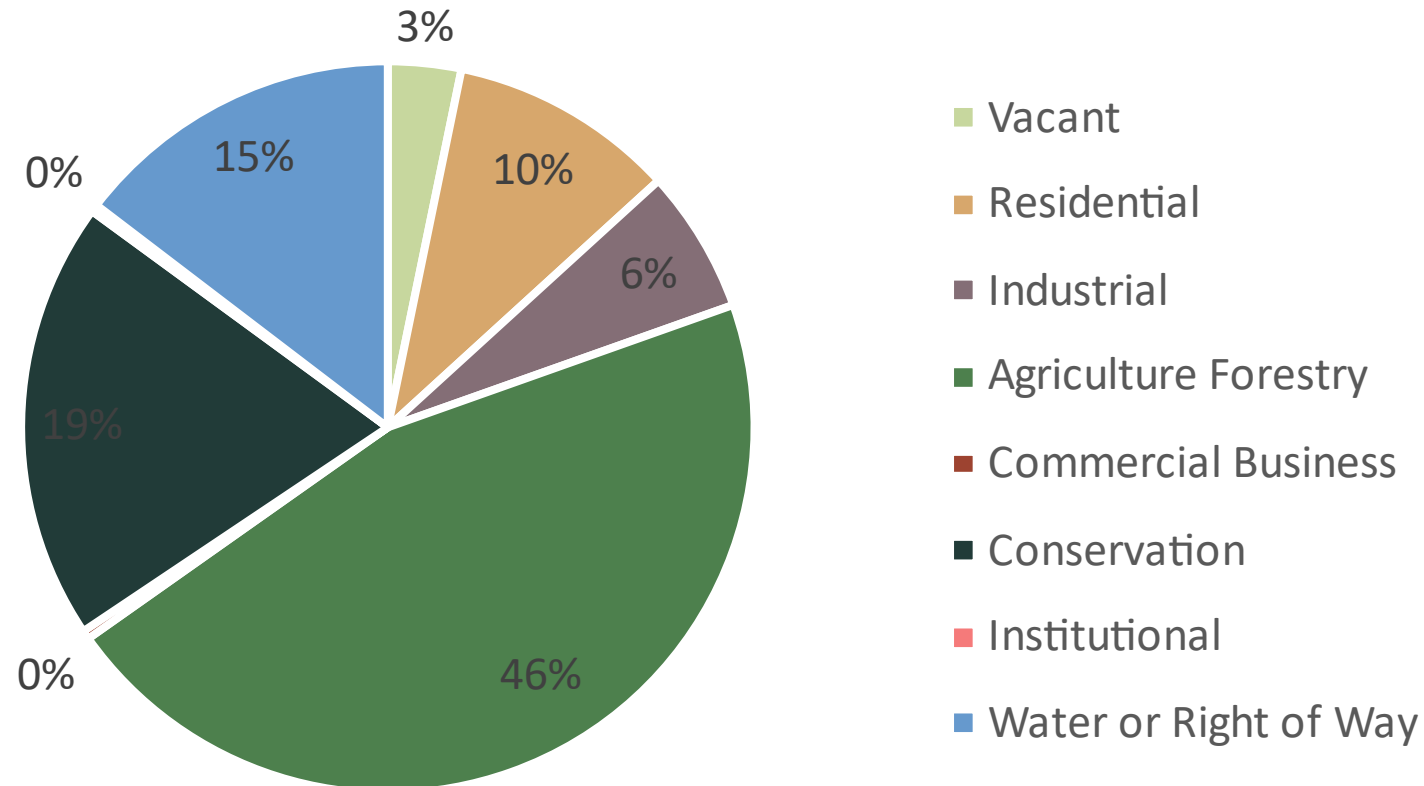
Initial Findings

Land Use – Existing Uses



Initial Findings

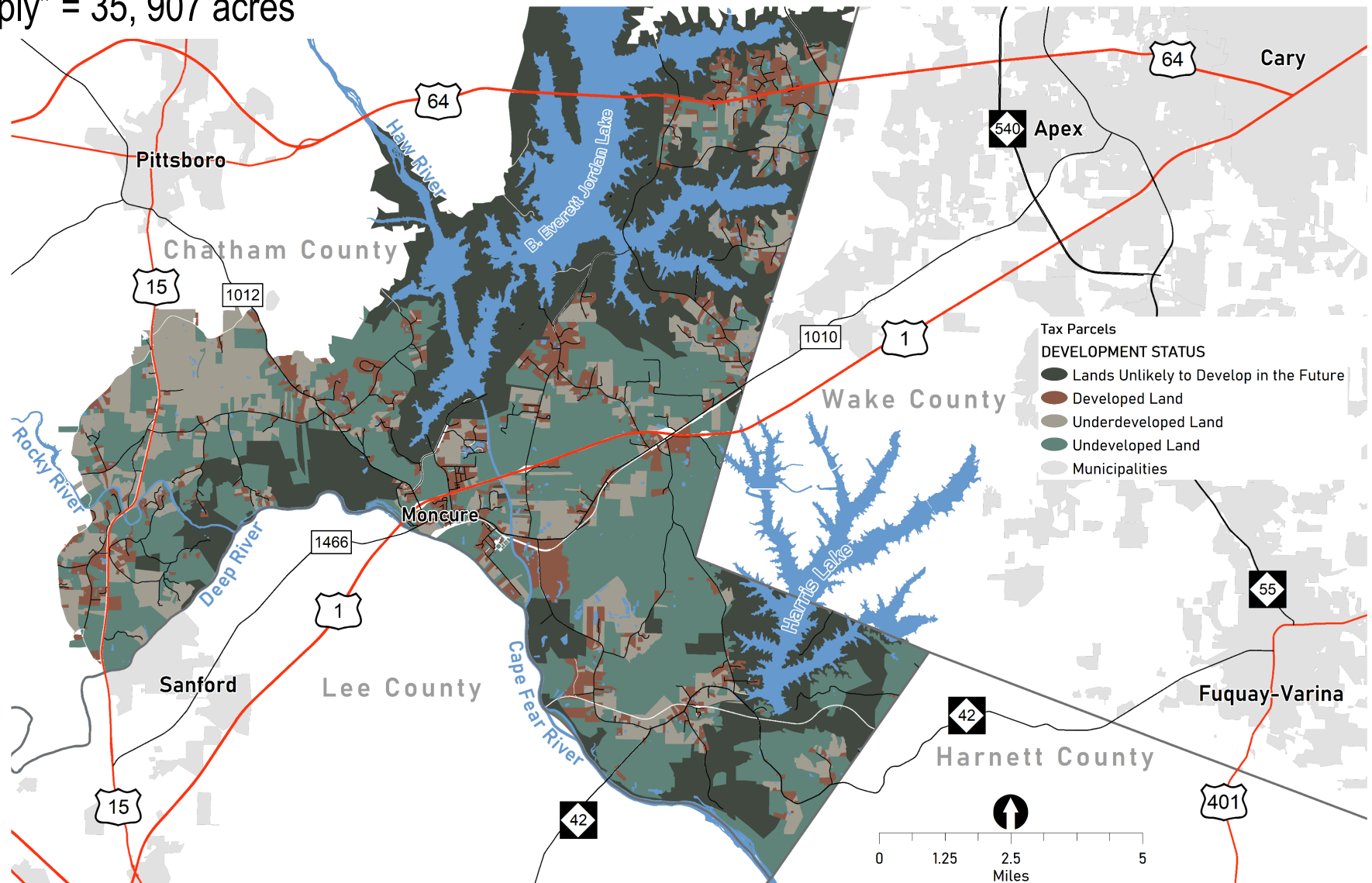
Land Use – Existing Uses



Initial Findings

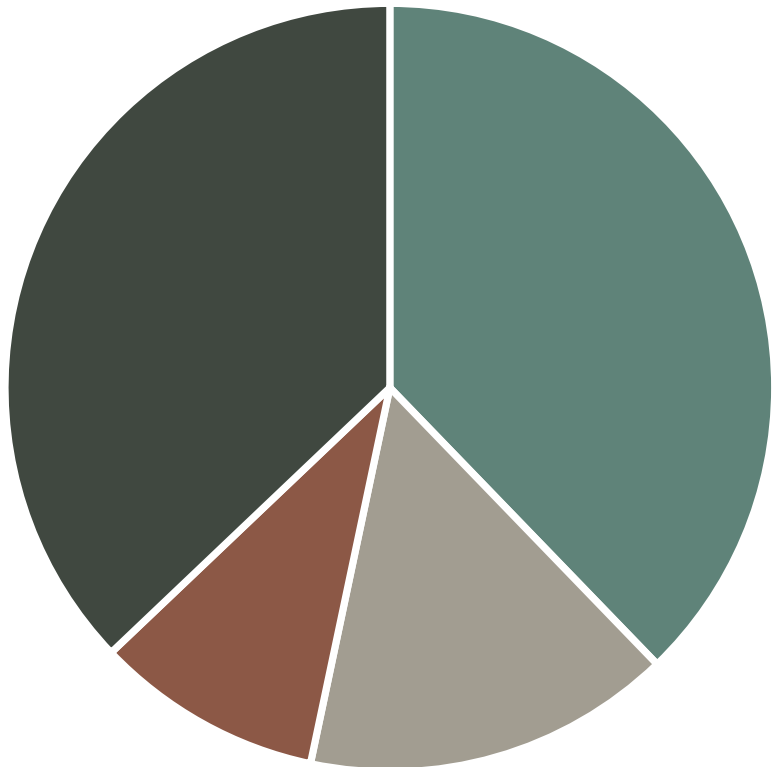
- Total Study Area = 67,356 acres
- “Supply” = 35,907 acres

Land Use – Land Supply



Initial Findings

Land Use – Land Supply



- Undeveloped
- Underdeveloped
- Developed
- Undevelopable

- Total Study Area = 67,356 acres
- “Supply” = 35,907 acres

DEMOGRAPHICS

- 4,000 residents (broader study area)
 - Moncure area (Moncure + Haywood) - <800.
- Projected growth, 2023-2040: 35% (1.75% per year) *[compared to 24% for Triangle]*
- The immediate Moncure area has a
 - larger percentage of Black and Hispanic residents
 - lower education attainment
 - moderate household incomes



EMPLOYMENT

- Moncure and the study area have small labor forces with very low unemployment rates.
- Moncure area residents are more likely to work in blue collar jobs (especially construction); less represented in white collar occupations (management, professional, sales).

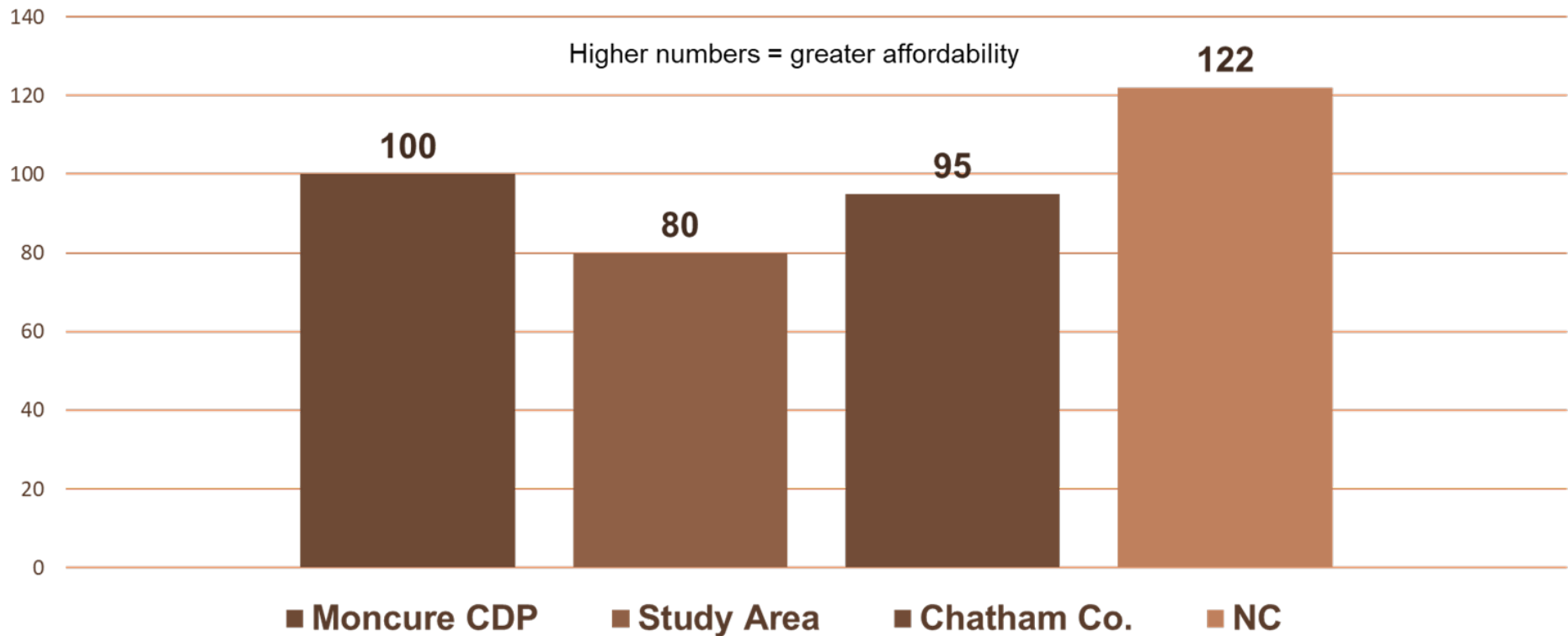
HOUSING

- Median home value in Moncure - \$300,000
 - higher than for the entire Triangle and North Carolina, well below values in the study area and across Chatham County
- Moncure, the study area, and the county have significantly lower shares of rental units than the Triangle or NC.
- Median rents in Moncure - lower than in Chatham County and the Triangle.
- A high percentage of existing housing units - mobile homes.
- A moderate share (11%-12%) of housing units in Moncure and the study area are vacant.

Initial Findings

Market Conditions

HOUSING AFFORDABILITY INDEX



Source: ESRI Business Analyst, accessed Dec 2022 – Feb 2023

PEER COMMUNITIES

- Studying 4 small communities (no sizable cities) in the southeastern US where an auto plant opened between 1988 and 2011.
- In all cases, the **projected levels of jobs and investment were met**, and there have been no plant closures or large layoffs.
- Local government **revenues grew**, though muted due to incentive agreements.
- For the most part, **anticipated spin-off development (housing, retail, etc.) did not happen** in the community, at least not in initial years after the plant opening.

Initial Findings

Environment

RESOURCES & ISSUES

- Rivers, streams, wetlands, shorelines
- Threatened and Endangered Species
- Lands Preservation & Acquisition
- Stormwater, sediment, erosion control, watershed
- Water & Sewer Utilities Extensions
- Recreation and Conservation Opportunities
- VinFast applications before ACOE, DEQ, County
- Regional assets, incl. trail systems, habitats (bird watching)
- Game land protections



Initial Findings

Historic & Cultural Assets

RESOURCES & ISSUES

- Expanded Opportunities for Seniors and Kids
- Voice and Input into the outcome of Plan Moncure
- Cemeteries, historic buildings, other cultural assets
- Water & Sewer Utilities Extensions
- More businesses serving Moncure area



Infrastructure - Transportation

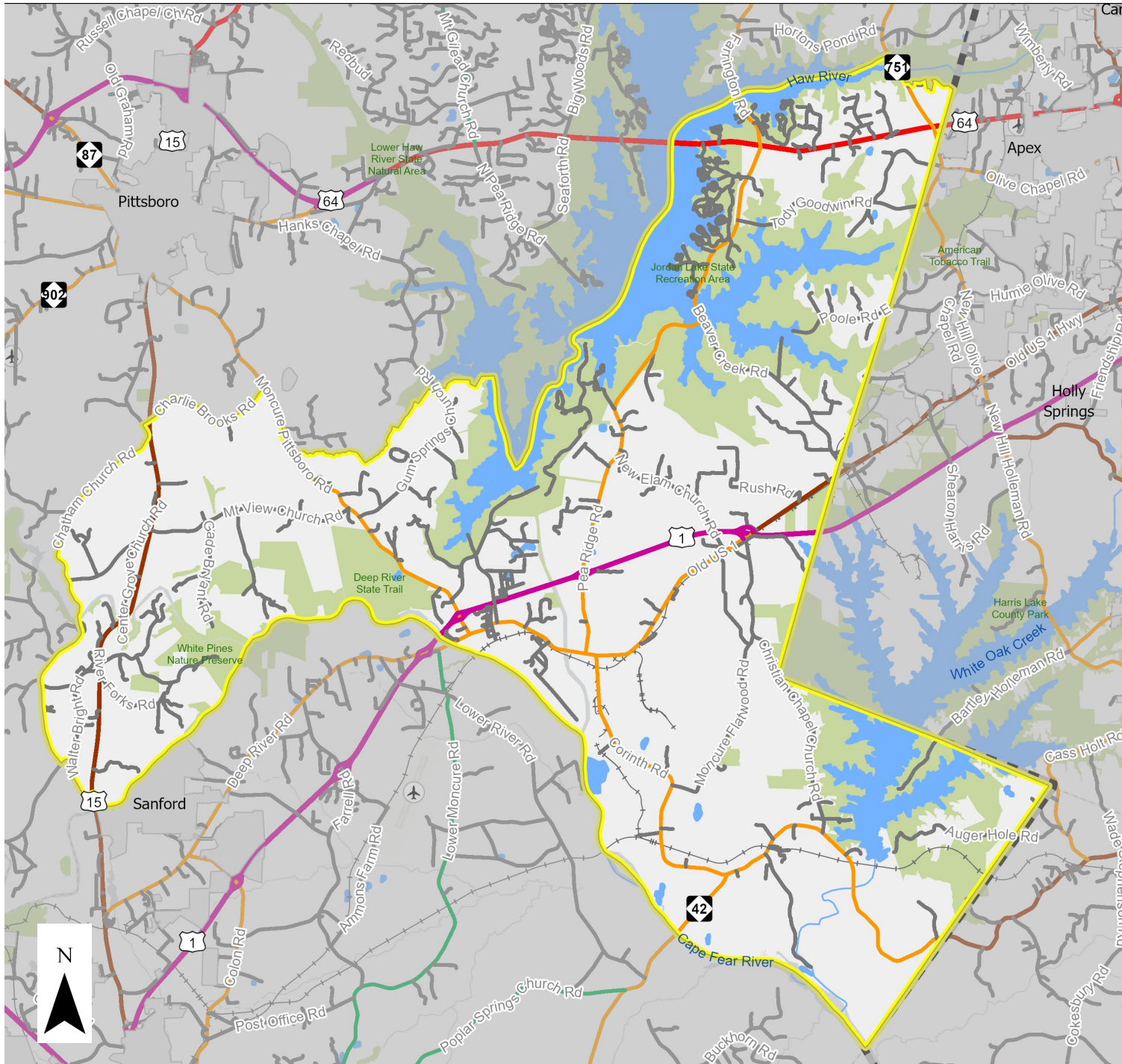
CONNECTIVITY

- Hydrology, the railroad, and poor historic road connectivity have created a fragmented road network

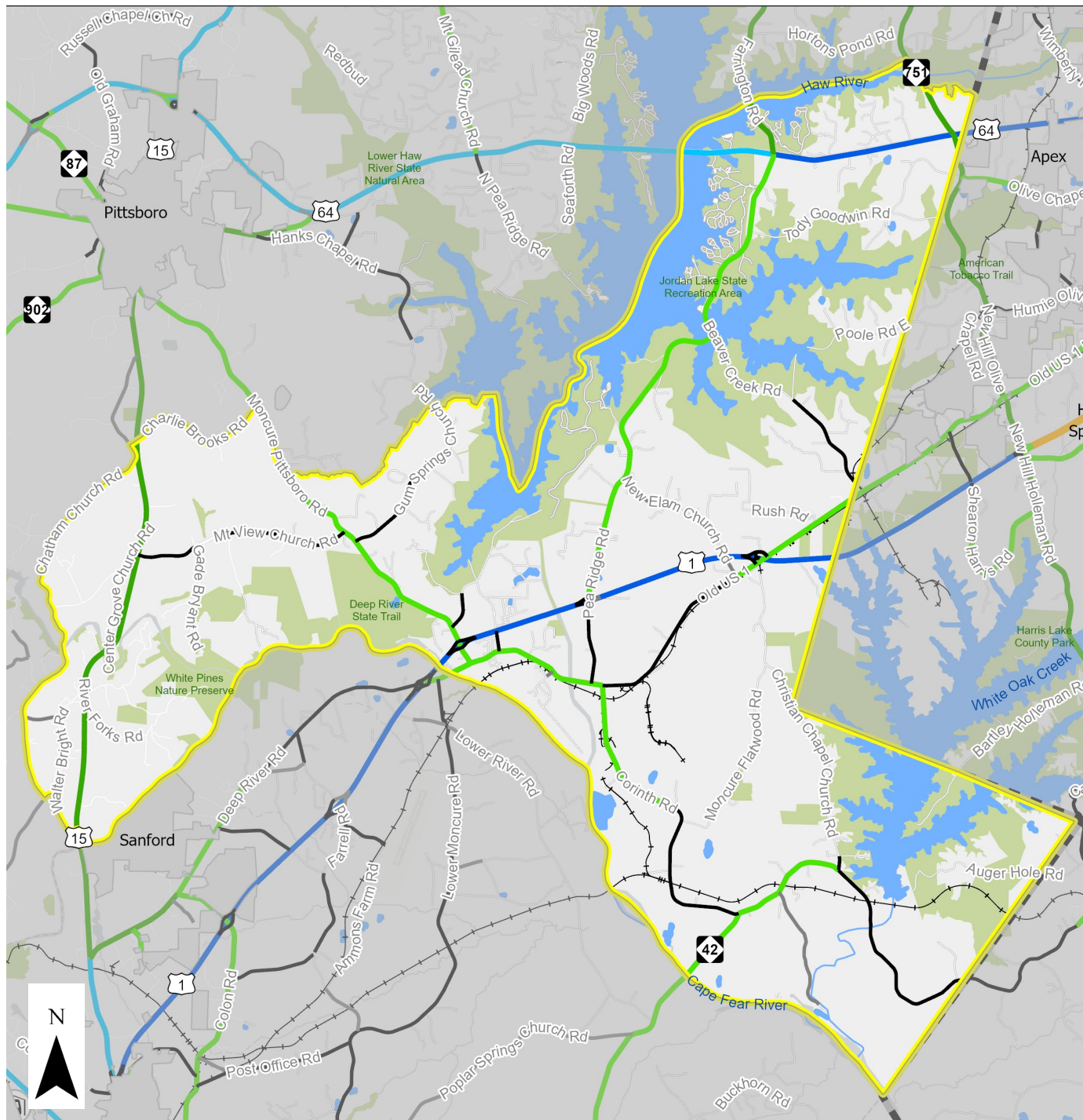
GROWTH

- New development (VinFast, FedEx Distribution Center) is causing rapid growth with uncertain timing
- NCDOT Project HE 006 – anticipated to address needs through 2050. Will impact US 1 at Elam Church Road and Old US 1 at Elam Church Road and Pea Ridge Road.
- What does current construction on US-1 mean for access Corinth, Pea Ridge, and Elam Church Roads?

FUNCTIONAL CLASSIFICATION



- Moncure Study Area
- RailroadTrack
- Airport
- Functional Class**
- Interstate
- Other Freeway
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local



ROAD VOLUMES

- Highest volume corridor- US 1
- Max: 31,500 vehicles per day

Moncure Study Area

RailroadTrack

Annual Average Daily Traffic

500 - 1,999

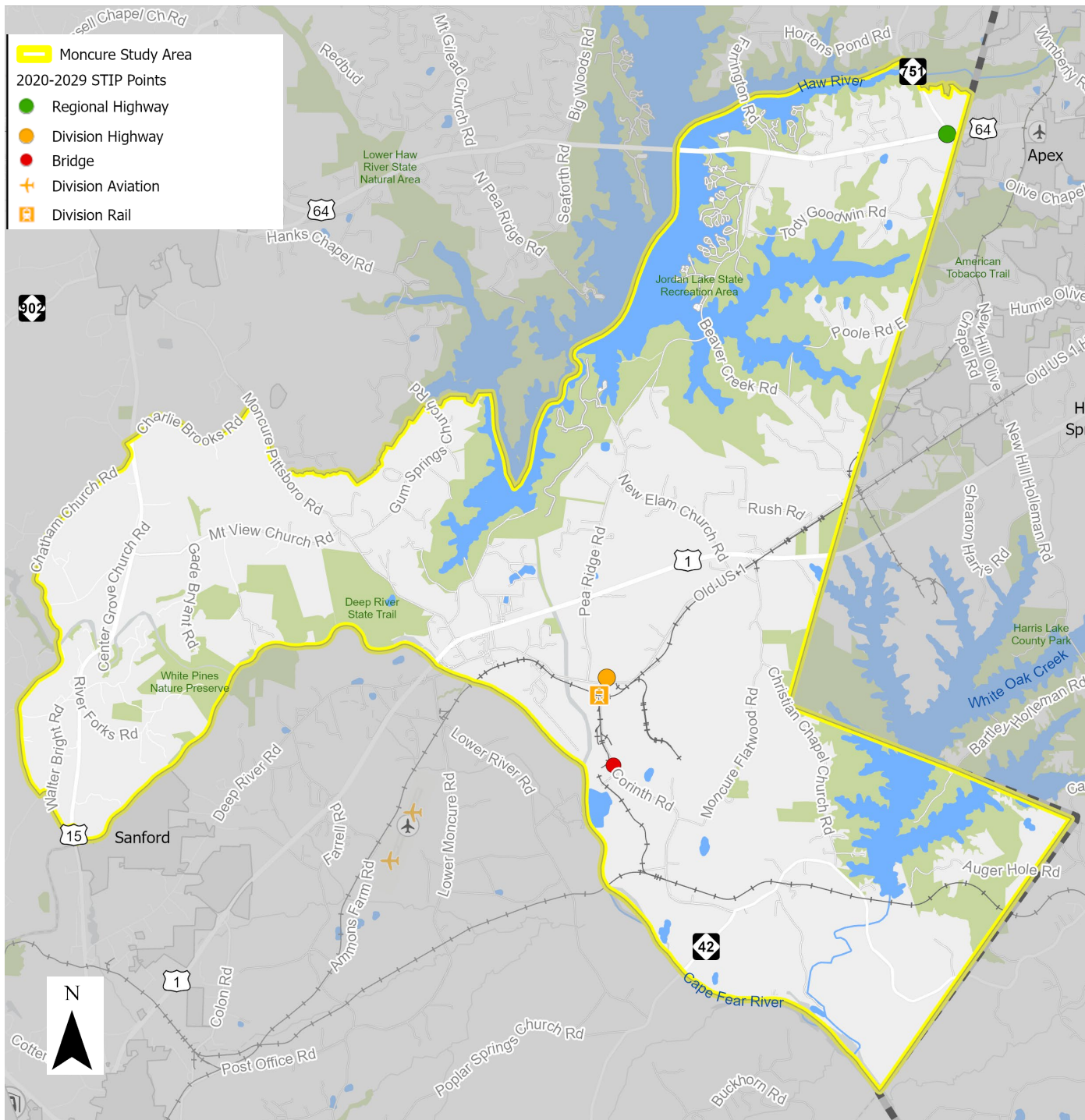
2,000 - 4,999

5,000 - 9,999

10,000 - 19,999

20,000 - 34,999

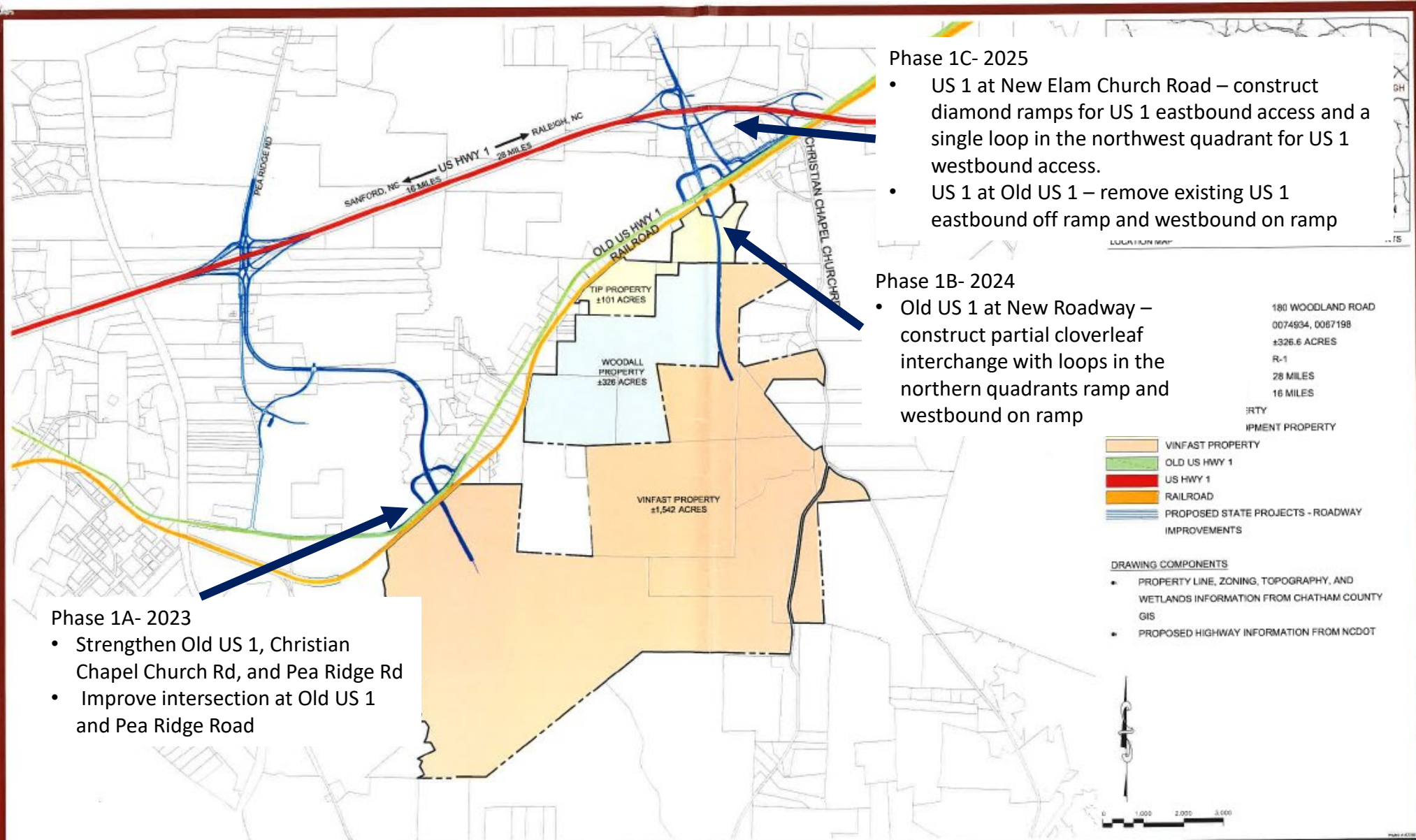
35,000 - 54,999



NCDOT Improvements:

- HE-006- Triangle Innovation Point site improvements
- RX-2008A- Install warnings at CSX RR crossing. 2023
- B-4461- Replace Corinth Rd bridge at Shadow Creek. Under Construction.
- R-5887- Convert US 64/NC 751 intersection to interchange. Post 2029

HE-006 Phase 1



Conceptual Rezoning Diagram

Woodland Tract

Chatham County, North Carolina



HE-006 Phase 2

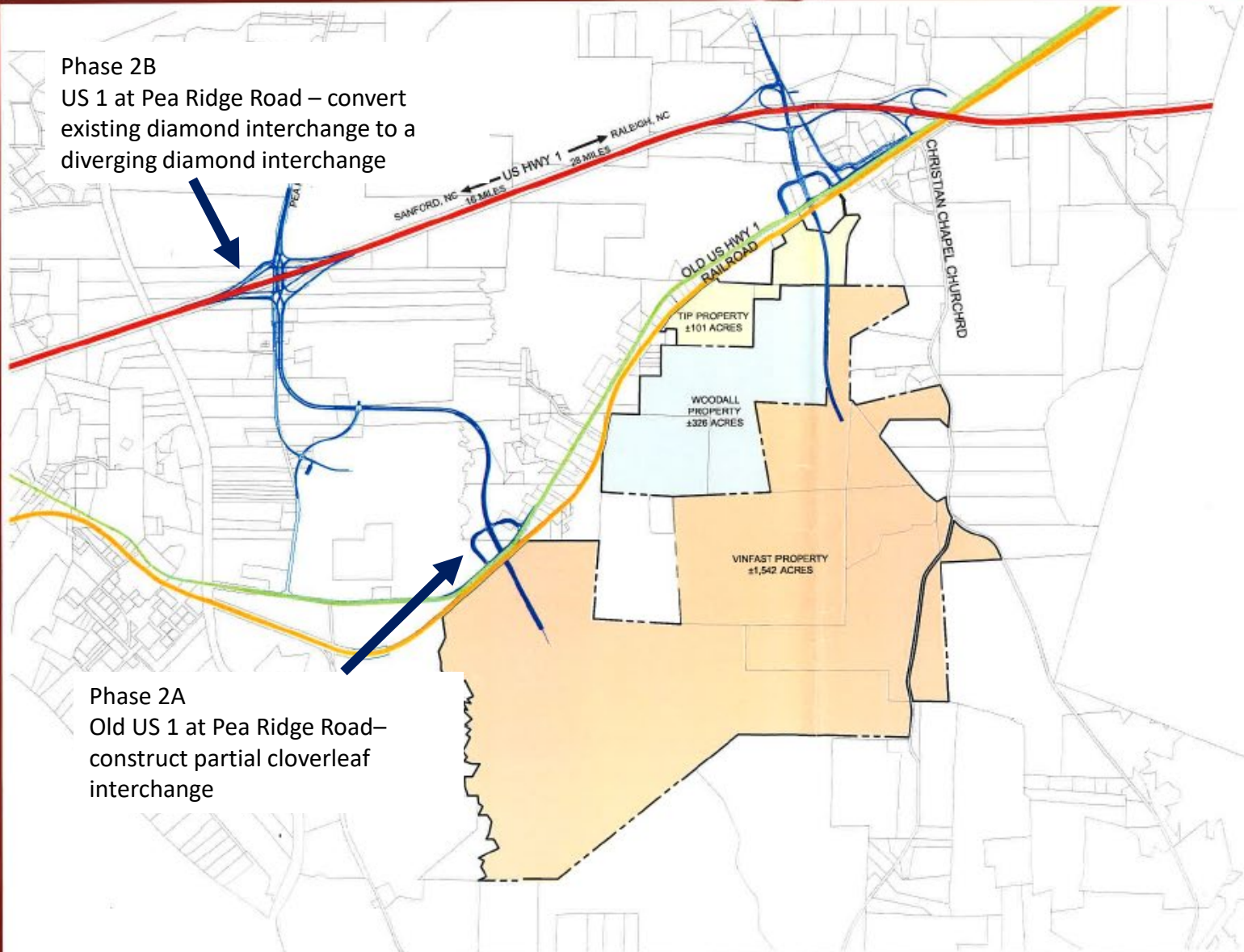
Phase 2B

US 1 at Pea Ridge Road – convert existing diamond interchange to a diverging diamond interchange



Phase 2A

Old US 1 at Pea Ridge Road – construct partial cloverleaf interchange



SITE STATISTICS

PROPERTY DESCRIPTION: 180 WOODLAND ROAD
PID #: 0074934, 0067198
TOTAL PROPERTY AREA: ±326.6 ACRES
CURRENT ZONING: R-1
DISTANCE TO RALEIGH, NC: 28 MILES
DISTANCE TO SANFORD, NC: 16 MILES

- WOODALL PROPERTY
- TIP EAST DEVELOPMENT PROPERTY
- VINFAST PROPERTY
- OLD US HWY 1
- US HWY 1
- RAILROAD
- PROPOSED STATE PROJECTS - ROADWAY IMPROVEMENTS

DRAWING COMPONENTS

- PROPERTY LINE, ZONING, TOPOGRAPHY, AND WETLANDS INFORMATION FROM CHATHAM COUNTY GIS
- PROPOSED HIGHWAY INFORMATION FROM NCDOT



Conceptual Rezoning Diagram

Woodland Tract

Chatham County, North Carolina



RESOURCES & ISSUES

- Capacity from Sanford
- Current sewer extension to serve VinFast
- Some residents, business owners, and church leaders would like to see sewer in Moncure School area, but recognize sewer capacity invites development

Community Engagement

- Engagement Strategy
- Project Announcement (Postcard)
- Project Kiosk
- Stakeholder Interviews (6+)
- Website

Moncure Small Area Plan Community Engagement / Involvement Strategy (Draft, 1/11/23)		METHODS														NOTES
DATE	ACTIVITIES	All														
		In-Person					Virtual									
		Website Content	Social Media Posts	Online Survey	Distribution of Info at Events Hosted by Others	Agenda, Handouts (in advance if possible)	Large In-Person Meeting	Small In-Person Meeting	In-Person Workshop	Site Visits (locally-distanced)	Posters and/or In-Person PPT Presentation (for in-person use)	Large Group Virtual Meeting	Small Group Virtual Meeting	Special Online Engagement Activity	PPT Presentation (suitable for use online)	
Phase 1: Initiation																
1/20/23	Project Kickoff Meeting and Tour							x		x	x					
	Create Website	x														
	Coordinate with Moncure Community Leaders on Outreach Strategy															
	TAC Meeting #1					x						x			x	Kick off project
Feb-7-9	Stakeholder Meetings													x		Up to six virtual interviews
21-Feb	Stakeholder Meetings - Dev Community Roundtable							x								Development community reps in person?
21-Feb	Resident Meetings							x								Find comfortable, convenient location
	Optional: Engagement Activities (surveys, meetings, etc.)															
early Feb	Launch "Share a Photo" Activity Online	x	x											x		Invite stakeholders to share photo and short caption of special places
	Survey 1			x												
	Postcard - Project Announcement				x											Also at local marts
	Kiosk communication; School Outreach															Posted info and "take one" handouts
	Optional: BOC One-on-Ones															
	Phase 2: Analysis															
	TAC Meeting #2					x						x				Review and discuss preliminary analysis results
3/21/23	Community Open House #1	x	x				x				x					Share technical analysis; get initial input on wants and needs; fun activities
	Online Survey #1			x												Get input from those who missed Community Open House #1
	PB/BOC Update #1	x	x			x	x				x					Update on technical analysis and public input received
	Website Update	x														
	Phase 3: Plan Documentation															
	TAC Meeting #3					x						x				Discuss preliminary results of land use scenario analysis
	Community Workshop #1	x	x					x			x					Review scenarios and implications, and receive input
	Optional: PB/BOC Update #2															Review scenarios, implications, and preliminary input received
	Website Update	x														
	TAC Meeting #4					x						x				Discuss input received and identify preferred scenario
	Optional: Community Open House #2	x														Review and input on preferred scenario
	PB/BOC Update #3	x	x				x	x								Update, feedback, and general sign-off on preferred scenario
	Website Update	x														
	Phase 4: Recommendations															
	TAC Meeting #5					x										Discuss potential implementation strategies
	Optional: BOC One-on-Ones															Discuss potential implementation strategies
	Community Workshop #2	x	x						x		x					Receive input on potential implementation strategies
	Online Survey #2			x												Get input from those who missed Community Open House #1
	Phase 5: Documentation & Adoption															
	Optional: TAC Meeting #6															Present Public Review Draft of Small Area Plan
	Website Update	x														
	Planning Board Presentation (with pre-meeting Open House)	x	x				x	x			x					Present Public Review Draft of Small Area Plan
	Board of Commissioners Presentation (with pre-meeting Open House)	x	x				x	x			x					Present Public Review Draft of Small Area Plan; hold required public hearing
	Website Update	x														Post adopted Small Area Plan on website

Project Announcement / Postcard

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.recodechathamnc.org/planmoncure>

2

Visit the Moncure Planning Hub Visite el Centro de Planificación de Moncure

See special kiosk with latest project information at the **Moncure Collection Center**
2855 Old US Hwy 1

3

Attend community meetings Asiste a la reunión de la comunidad

Begin with Open House #1
March 21, 2023 from 4:30-7:30 pm
Moncure School

Help plan the future of Moncure

We need to hear from you!

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!

Ayude a planificar el futuro de Moncure

¡Necesitamos oír de usted!

Acerca de

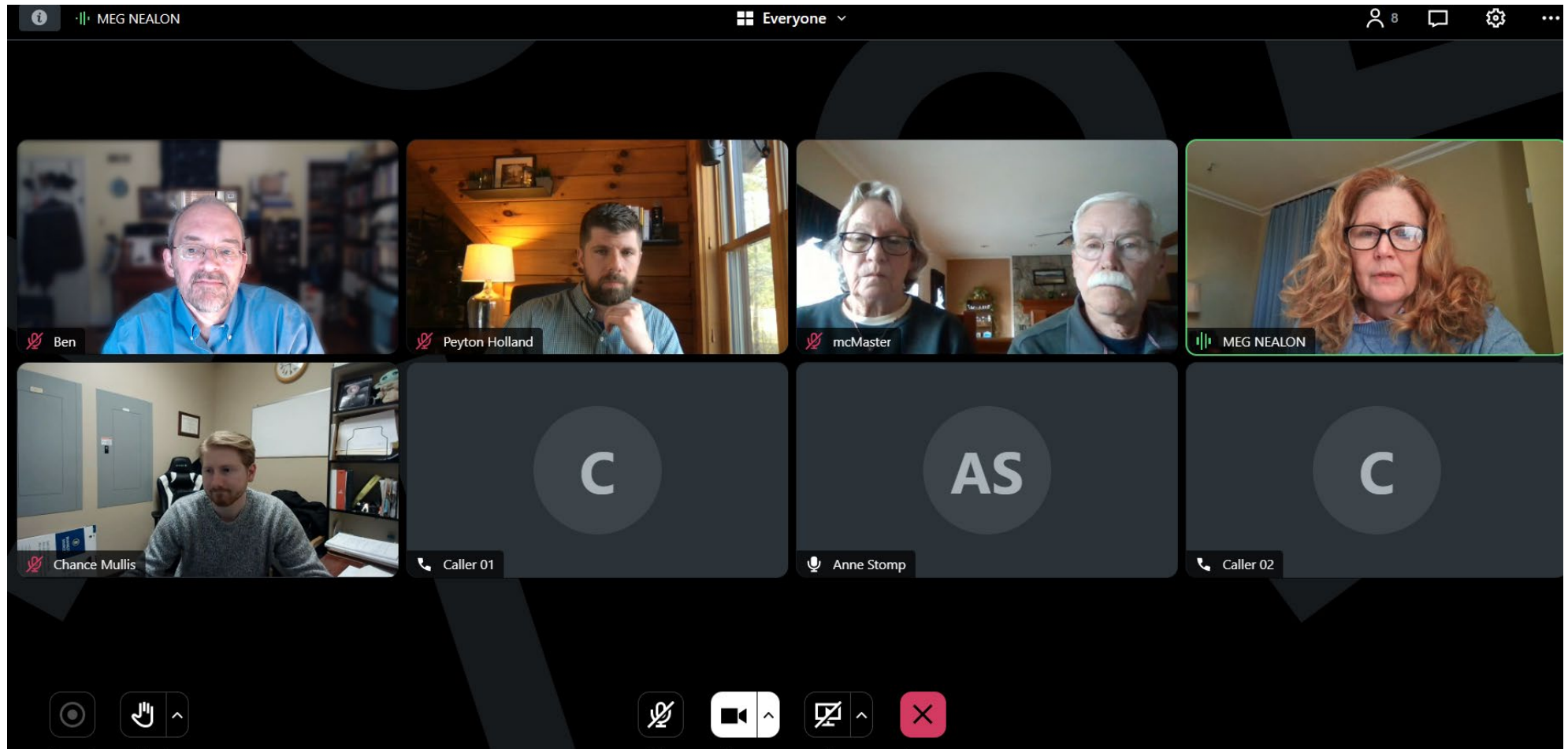
Plan Moncure es una iniciativa de planificación de sentido común patrocinada por el Condado de Chatham para dar forma al futuro patrón de uso de la tierra en el área de Moncure. Las inversiones de la empresa de fabricación de vehículos eléctricos VinFast y otros están trayendo cambios. Plan Moncure está 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

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Stakeholder Interviews



Stakeholder Interviews

Local Businesses

- Lucky Bar Farm
- Ray's Supermarket

Residents

- Anne Stomp & Nelson Smith
- Jeff House
- Jim & Sue McMasters
- Peyton Holland

Real Estate / Development

- The Conservancy
- Chatham Park
- Woodall Property / American Engineering Associates
- CE Group
- HBA President of Durham, Orange, and Chatham
- Bradshaw, Robinson, Slawter
- Legion Company

Environmental Interests

- Haw River Assembly
- Friends of the Lower Haw River
- Clear Jordan Lake
- NC Wildlife Resources Commission
- Triangle Land Conservancy / Chatham County Conservation Partnership

Infrastructure

- RK&K NCDOT Road Improvements
- Chatham Schools
- NCDOT Planning
- Moncure Fire Dept.

Historic & Cultural Assets

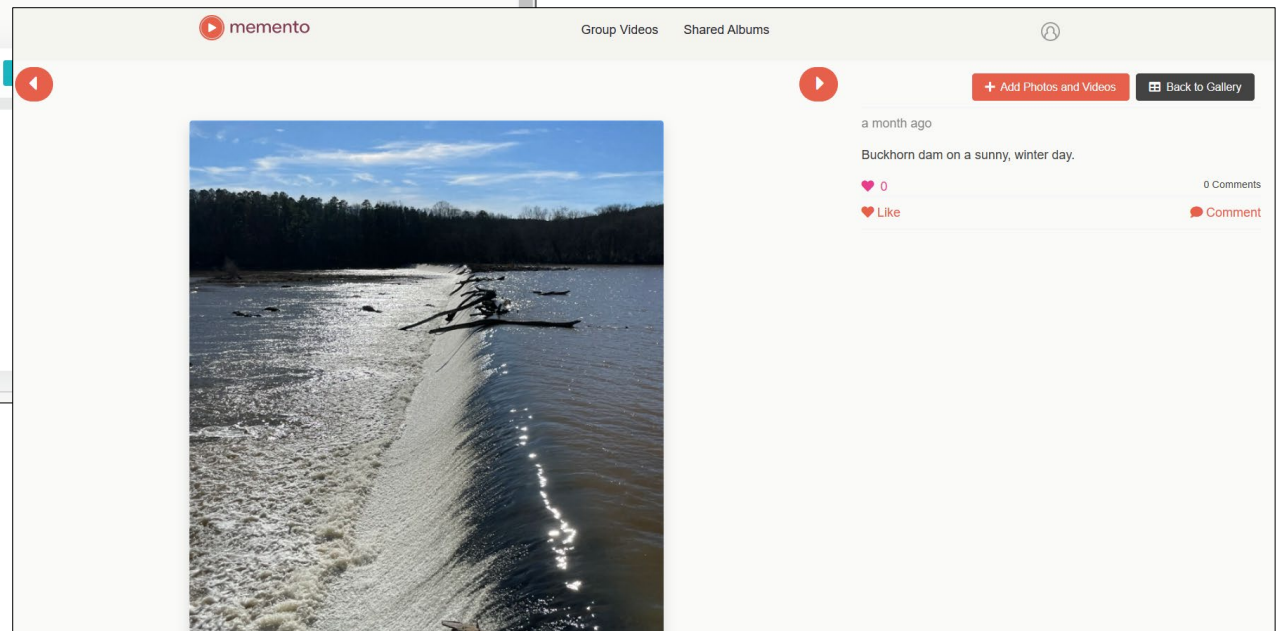
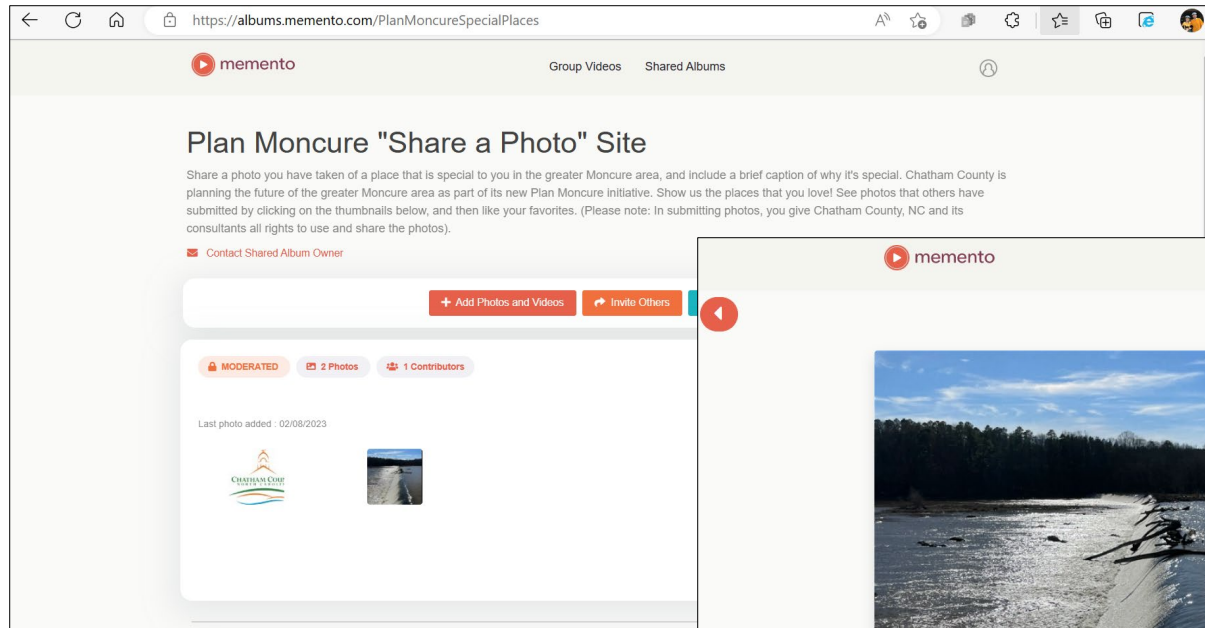
- Historical Association
- Sprott Center
- Liberty Chapel United Church of Christ
- Mount View AME Zion Church

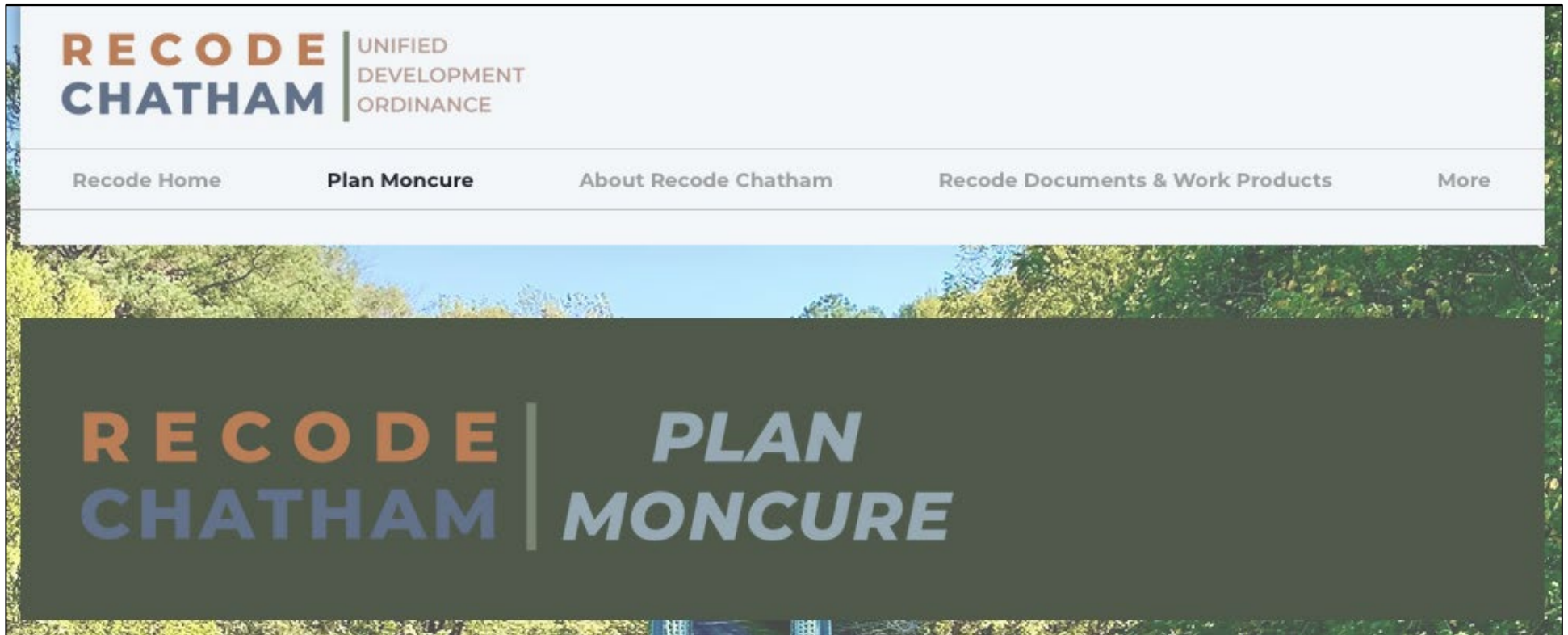
Note: The Project Team is making every effort to follow up with invitees who could not attend the scheduled interview(s).

Project Kiosk



Share a Photo





www.recodechathamnc.org/planmoncure

Near-Term Optional Tasks to Consider

- BOC One-on-One Meetings
 - Virtual
 - Early March?



UDO Module 1

2.2 CONVENTIONAL DISTRICTS⁵

Carries forward current zoning districts and adds new districts to implement Plan Chatham goals. Renames the current residential districts to better align with the Future Land Use & Conservation Plan Map designations.

2.2.1 PP, PARKS & PROTECTED LANDS DISTRICT⁶

2.2.2 AG, AGRICULTURAL DISTRICT⁷

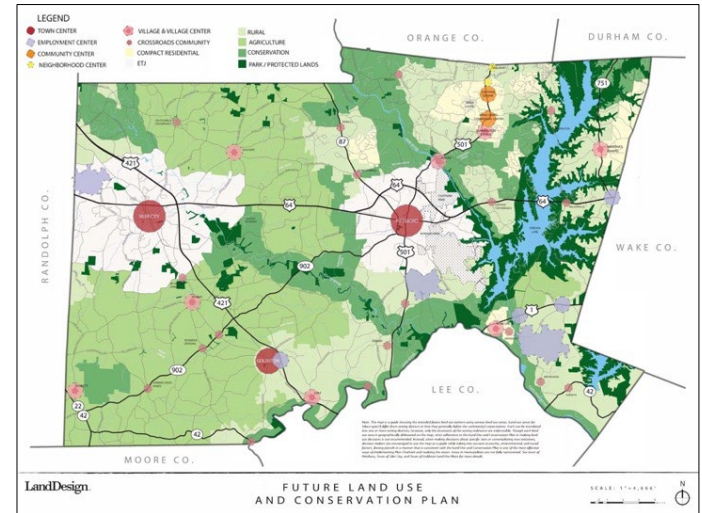
⁵ Each Conventional District will include a purpose statement, table of dimensional standards, cross-reference to Chapter 4: Use Regulations, and additional district-specific standards as applicable.

⁶ New district proposed to implement the "Park/Protected Lands" Future Land Use & Conservation Map designation and address Focus Group input. See [Audit Report](#) p. 58.

⁷ One of two new districts proposed to implement the "Agriculture" Future Land Use & Conservation Map designation and address Focus Group input. See [Audit Report](#) pp. 29-31.

ANNOTATED UDO OUTLINE | JULY 8, 2022
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CHAPTER 2 BASE ZONING DISTRICTS

2.2 CONVENTIONAL DISTRICTS

2.2.3 RA, AGRICULTURAL RESIDENTIAL DISTRICT⁸

2.2.4 R5, CONSERVATION RESIDENTIAL DISTRICT⁹

2.2.5 R2, RURAL RESIDENTIAL DISTRICT¹⁰

2.2.6 R1, SUBURBAN RESIDENTIAL DISTRICT¹¹

2.2.7 CR, COMPACT RESIDENTIAL DISTRICT¹²

2.2.8 RV, RURAL VILLAGE DISTRICT¹³

2.2.9 OI, OFFICE & INSTITUTIONAL DISTRICT

2.2.10 NB, NEIGHBORHOOD BUSINESS DISTRICT

2.2.11 CMU, COMPACT MIXED USE DISTRICT¹⁴

2.2.12 CB, COMMUNITY BUSINESS DISTRICT

2.2.13 CN, COMPACT NON-RESIDENTIAL DISTRICT¹⁵

2.2.14 RB, REGIONAL BUSINESS DISTRICT

2.2.15 RHC, RURAL HIGHWAY COMMERCIAL DISTRICT¹⁶

2.2.16 IL, LIGHT INDUSTRIAL DISTRICT

2.2.17 IH, HEAVY INDUSTRIAL DISTRICT

Table 3.2.7-1: Arts, Entertainment, & Recreation Principal Uses

Land Use	Use-Specific Standards	Zoning District														
		PP	AG	RA	R5	R2	R1	RV	OI	NB	AC	CB	RB	RHC	IL	IH
Hunting or fishing clubs	3.3.15	L	L	S	S	S	S							L		
Neighborhood recreation amenities	3.3.19			L	L	L	L	L			L					
Non-profit clubs								P	P	P	P	P	P	P		
Museums and art galleries ¹²								P	P	S	P	P	P	P		
Paintball gaming, outdoor				S									P	P	P	
Public and private Recreation camps and grounds (See Section 17.5 for acreage requirements)	3.3.21	L	L	S	S	S	S	L		L		L	L	L		
Parks and recreation areas	3.3.20	P		S	S	S	S	S	S	S	S	S	S	S		
Recreational facilities (gyms, yoga studios, etc.)								P		P	P	P	P	P		

What's Next

■ December-Jan:

- ~~Project Organization~~
- ~~Webpage Created~~
- ~~Data Requests and Compilation~~
- ~~Staff Kick-Off & Study Area Tour~~

■ February

- ~~Stakeholder Meetings~~
- ~~BOC Update~~
- ~~Postcard Notices Mailed~~
- ~~Community Leader Interviews Completed~~
- Resident Drop-Ins at Moncure Fire Department (Feb 21)

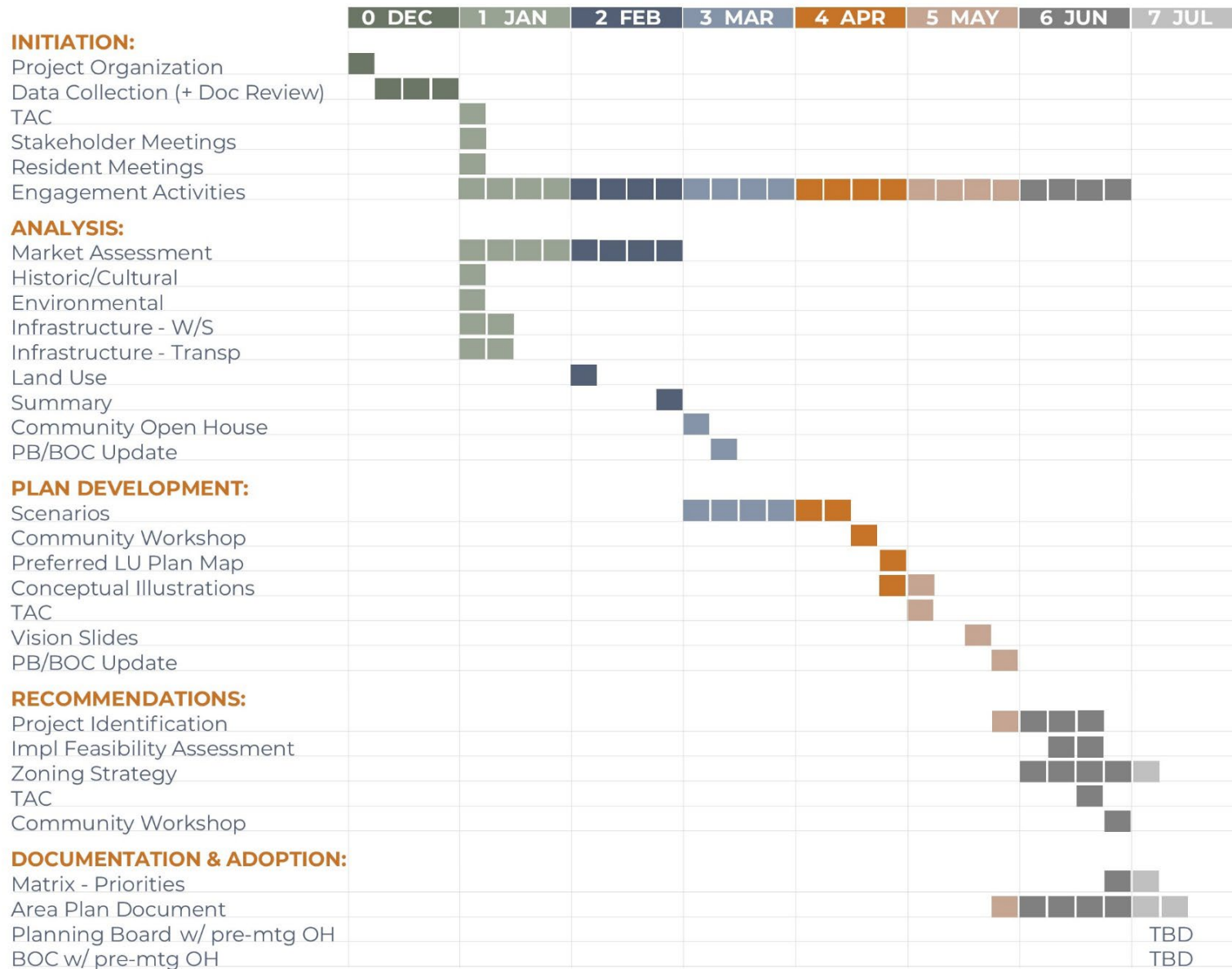
■ March

- UDO: Module 1 Drafts Presented to Planning Board and BOC (March 6 & 7)
- Health & Equity: Revised Draft Assessment Provided to Staff
- Plan Moncure: Open House #1 (March 21)



Resident drop-ins (3) are scheduled for
Feb 21 at Moncure Fire Department

Process Update





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www.recodechathamnc.org/planmoncure

planmoncure@chathamcountync.gov

Discussion & Questions
