

RECODE | PLAN CHATHAM | MONCURE

PHASE 1: PRESENTATION OF REPORT & ACTION PLAN

December 19, 2022



GREEN HERON PLANNING, LLC



WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

CLARION

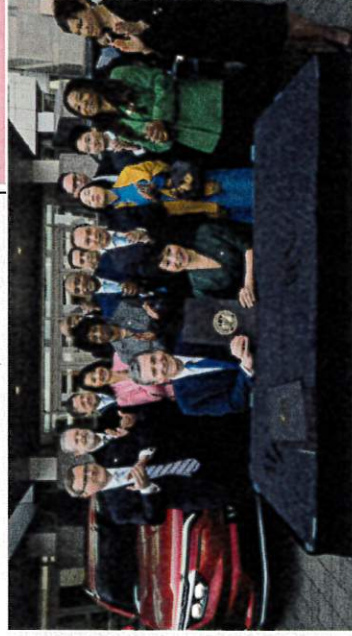
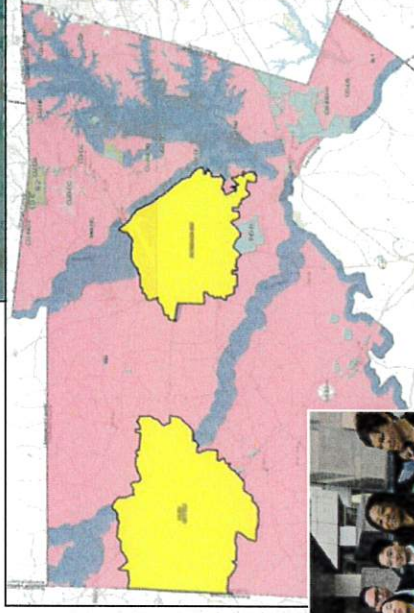


TETRA TECH

neajon


WORKSHOP AGENDA

- Project Background
- *Plan Moncure*: Phase 1
- *Plan Moncure*: Phase 2
- Board Discussion
- What's Next



PROJECT BACKGROUND

ReCode Chatham: Project Overview

- **October 2021:** UDO Project Initiated
- **March 29, 2022:** VinFast announced; triggers “Small Area Plan” requirement
- **April 2022:** Health and Equity Assessment Initiated
- **June 2022:** Plan Moncure Phase One Initiated 
- **November 2022:** Plan Moncure Phase One Report and Action Plan completed
- **December 2022:** Plan Moncure Phase One Completed



ReCode Chatham: UDO Density

Exercise

CH Character

Rocky River /
NC Hwy 902

RECODE CHATHAM | Planning | 600C Working Paper (04-06-2022)

SB Subdivision

Conventional Major Subdivision

Minor Subdivision: fewer than 15 units
Major Subdivision: 15 units or more

Conservation Subdivision (Density +10%)

Conventional Minor Subdivision

RECODE CHATHAM | Planning | 600C Working Paper (04-06-2022)

SB Subdivision – Major Conventional

Chapel Ridge (.64 DUA)

The Preserve (.92 DUA)
Bobcat Point (.09 DUA)

Ridgecrest

Cattail Creek

RECODE CHATHAM | Planning | 600C Working Paper (04-06-2022)

June 6, 2022

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PlanMoncure: Principal Team Members



WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

CLARION nealon



TETRA TECH



GREEN HERON PLANNING, LLC

PlanMoncure Add'l Supporting Expertise



THE UNIFIED DEVELOPMENT ORDINANCE

UDO OBJECTIVES

- Simplify and streamline Chatham County's current zoning and development-related ordinances
- Consolidate 12+ current ordinances into a single unified document
- Modernize current standards
- Implement *Plan Chatham*
- Implement *Health & Equity Assessment*

www.recodechathamnc.org

UDO SCOPE OF WORK

Stage 4: Adoption

Complete Unified Development Ordinance

Stage 3: Code Drafting

Zoning Module • Development Standards Module • Procedures Module • Definitions Module

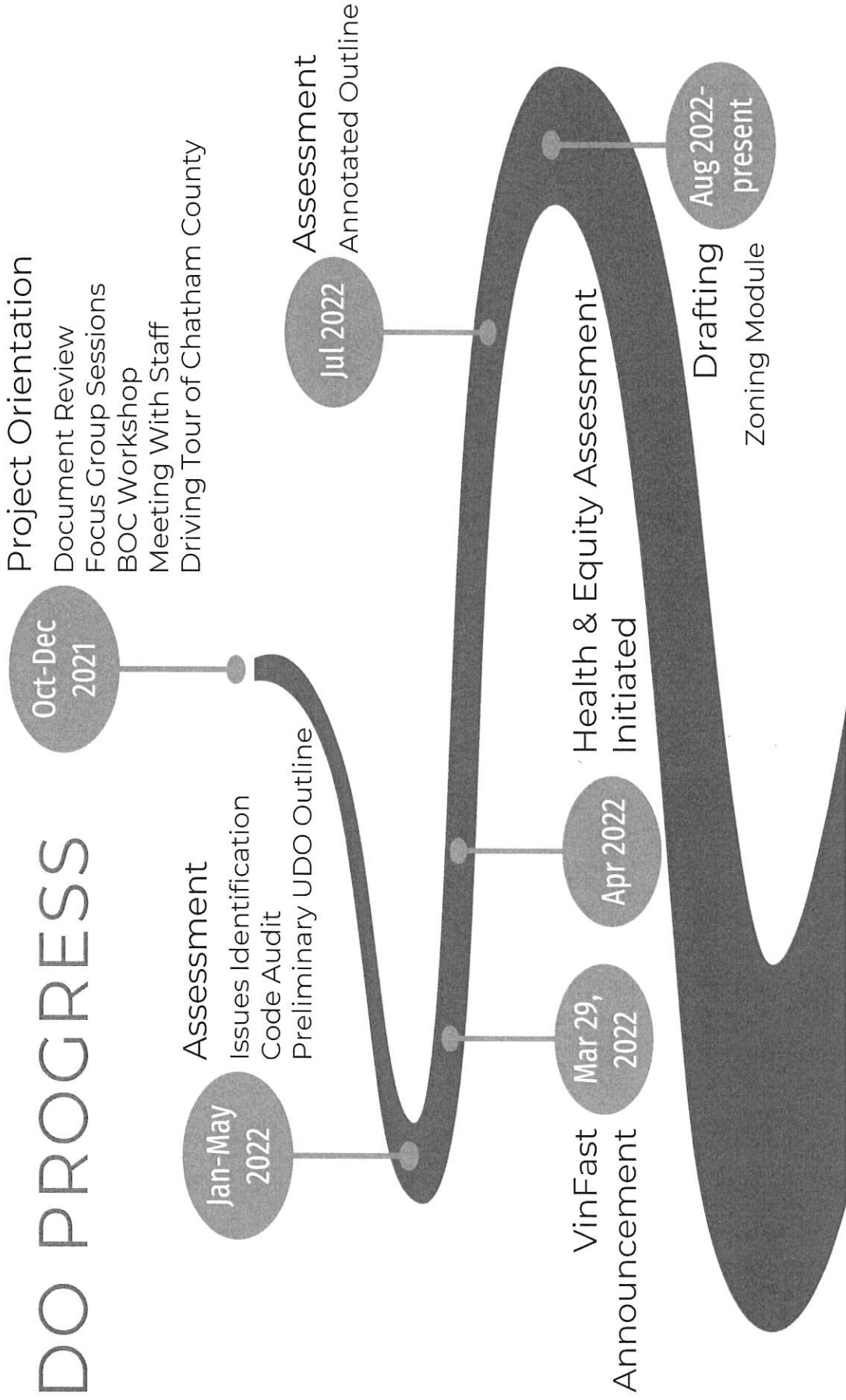
Stage 2: Assessment

Code Audit • Drafting Blueprint (Annotated Outline)

Stage 1: Project Orientation

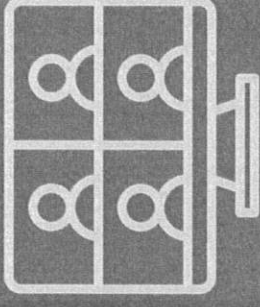
Focus Group Listening Sessions • Document Review

UDO PROGRESS



FOCUS GROUP MEETINGS

- Virtual and in-person meetings (Nov and Dec 2021)
- Comments received from Focus Groups:
 - Incorporated into the Audit Report
 - Informed the Code Blueprint/Outline
 - Will inform BOC and staff direction and the Team's initial code drafts
- Meeting summaries included in Appendix A of the Audit Report



Focus Groups:

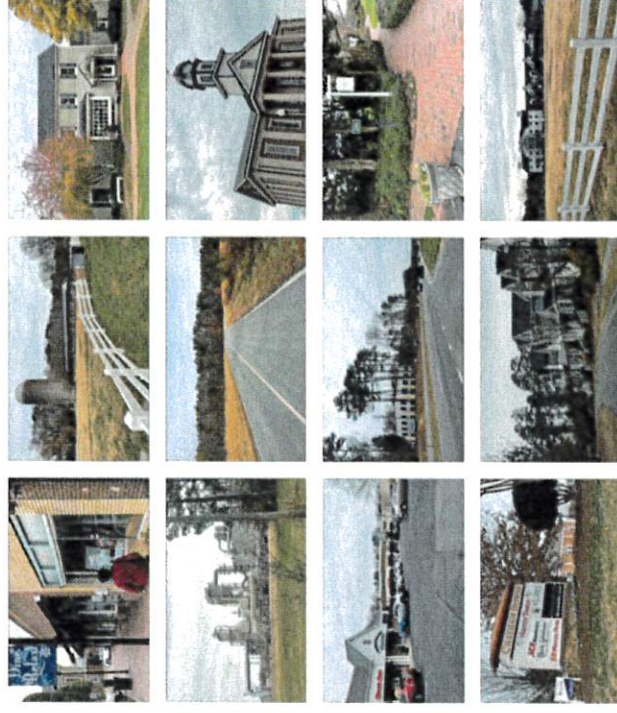
Board of Commissioners
Affordable Housing Advisory Committee
Agriculture Advisory Board
Appearance Commission
Board of Health
Climate Change Advisory Committee
Environmental Review Advisory Committee
Planning Board
Recreation Advisory Committee
Technical Review Committee
Chatham County Staff

AUDIT REPORT

- Available on: www.recodechathamnc.org
- Navigation features:
 - Bookmarks
 - Hyperlinked table of contents
 - Internal and external hyperlinks within the document
- Overview provided to the BOC on April 4, 2022 (see <https://chathamnc.legistar.com/Calendar.aspx>)

RECODE | UNIFIED
CHATHAM | DEVELOPMENT
ORDINANCE

AUDIT REPORT



Final | May 27, 2022

AUDIT REPORT

- **Introduction (Section 1)**
- **Goals (Sections 2-3)**
- **High-Level Issues (Sections 4-9)**
- **Primary Development Ordinances (Sections 10-18)**
- **Focus Group Meeting Summaries (Appendix A)**

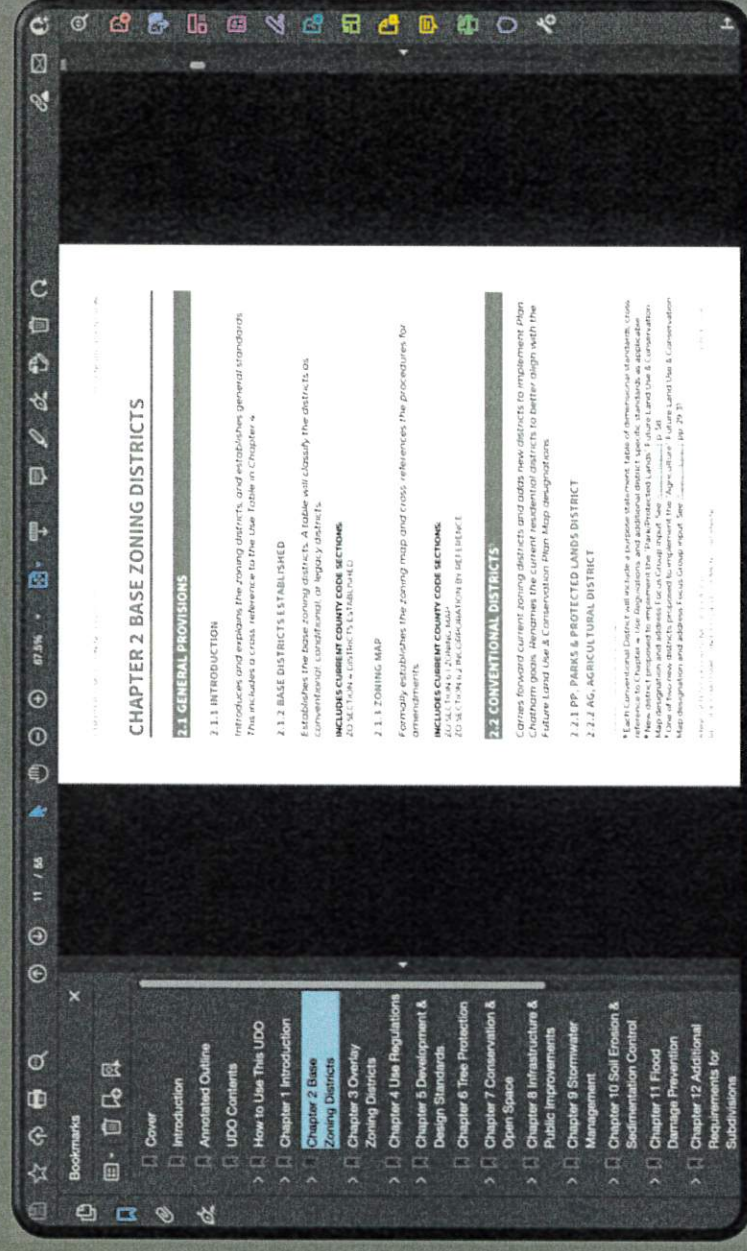
Recommendations provided in **bold text** throughout report

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ANNOTATED OUTLINE

- Available on: www.recodechathamnc.org
- A “blueprint” for the UDO drafting stage, but does not represent the final outline for the UDO
- During drafting, chapters, sections, and subsections may be added, removed, or reorganized



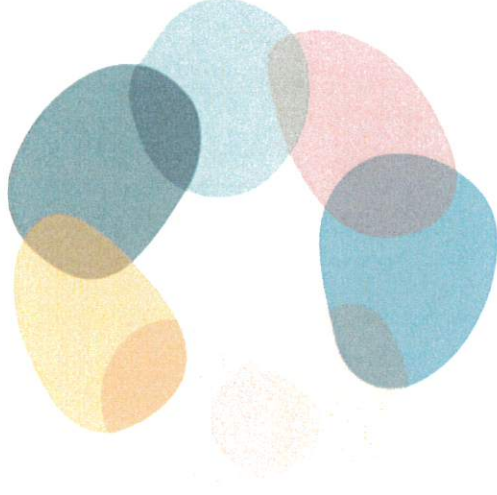
RECODE | HEALTH & CHATHAM | EQUITY

- Purpose is to identify specific revisions to the County's development codes that support healthy environments, positive behavior changes, and equity among the population
- Helps ensure the new UDO incorporates best practices to improve health impacts and equity
- Themes include healthy food access, mobility, environment and pollution, access to healthcare, access to affordable housing

Health & Equity Assessment

RECODE | HEALTH &
CHATHAM | EQUITY

Staff Review Draft



November 3, 2022

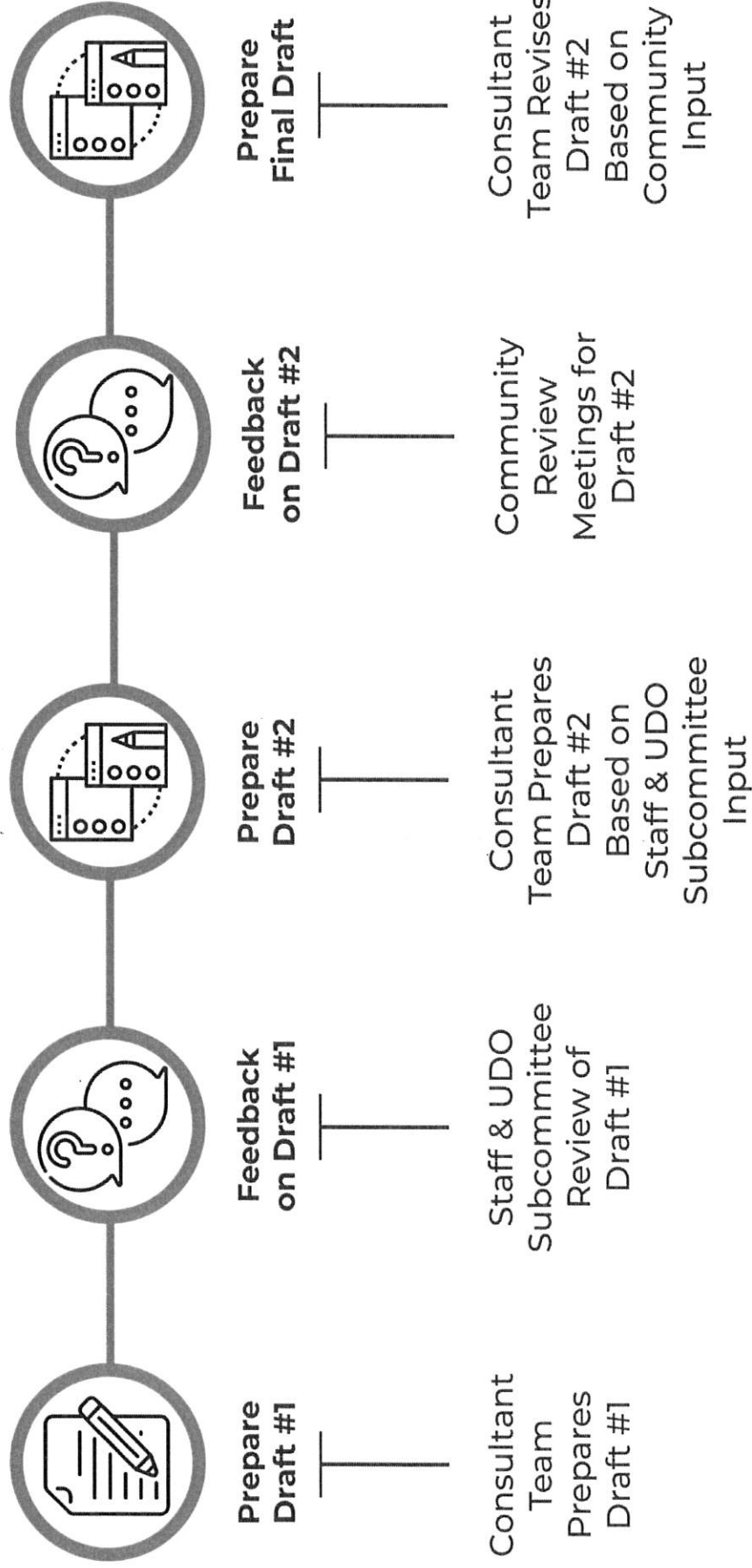
UDO DRAFTING

Guiding Principles:

- Compliance with N.C. statutes and legal parameters
- Implement *Plan Chatham and Health & Equity Assessment*
- Effectuate direction and policy of Board of Commissioners
- Well informed decision-making
- Consensus solutions where possible
- Efficiency of process



MODULE DRAFTING PROCESS



UDO DRAFTING: ZONING MODULE

- **Chapter 1: Introduction**
 - Reviewed by UDO Subcommittee in Sep 2022
- **Chapter 2: Base Zoning Districts**
 - 75% draft reviewed by UDO Subcommittee in Sep 2022
 - Activity Center (AC) District reviewed by UDO Subcommittee in Oct 2022
 - Consultant team is currently finalizing the Neighborhood Center (NC) District for review

UDO DRAFTING: ZONING MODULE

- **Chapter 4: Use Regulations**
- Accessory Uses & Temporary Uses reviewed by UDO Subcommittee in Oct 2022
- Principal Uses reviewed by UDO Subcommittee in Dec 2022
- All chapters currently under review by staff

UDO NEXT STEPS

- Finalize Watershed Protection chapter for review by staff & UDO Subcommittee
- Revise Chapters 1-4 based on staff & UDO Subcommittee input
- Release Public Review Draft of Zoning Module
- Community outreach session(s) on Zoning Module

www.recodechathamnc.org

PLAN MONCURE: PHASE ONE

PLAN CHATHAM (2017)



Action Item 02

After the occupancy of the first major tenant within the Moncure megasite, prepare a small area plan for the Moncure Area. The type and scale of the tenant will help define the housing, commercial, and service needs as well as the demand for infrastructure capacity.

► 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.

► Strategy 3.4

Allow a range of complimentary uses in proximity to the megasites to create attractive work environments with amenities to compete with other employment location options in the Southeastern United States.

- The mix of uses, development configuration and quality, variety of amenities, and connectivity affect the attractiveness—and competitiveness—of employment centers. Many employers in manufacturing and technology industries seek live-work-play locations that current and prospective employees and their families can enjoy.

PLAN MONCURE: PHASE 1 PHASE 1 OBJECTIVES

- Identify matters *within* County Purview and Jurisdiction (and those *outside* them)
- Identify Subject Matter Areas for Analysis
- Start Visioning process for *Plan Moncure & Moncure Community*
- Create an Organizing Structure for Communication, Decision-making, Public Outreach and Communications
- Action Plan and Project Timeline

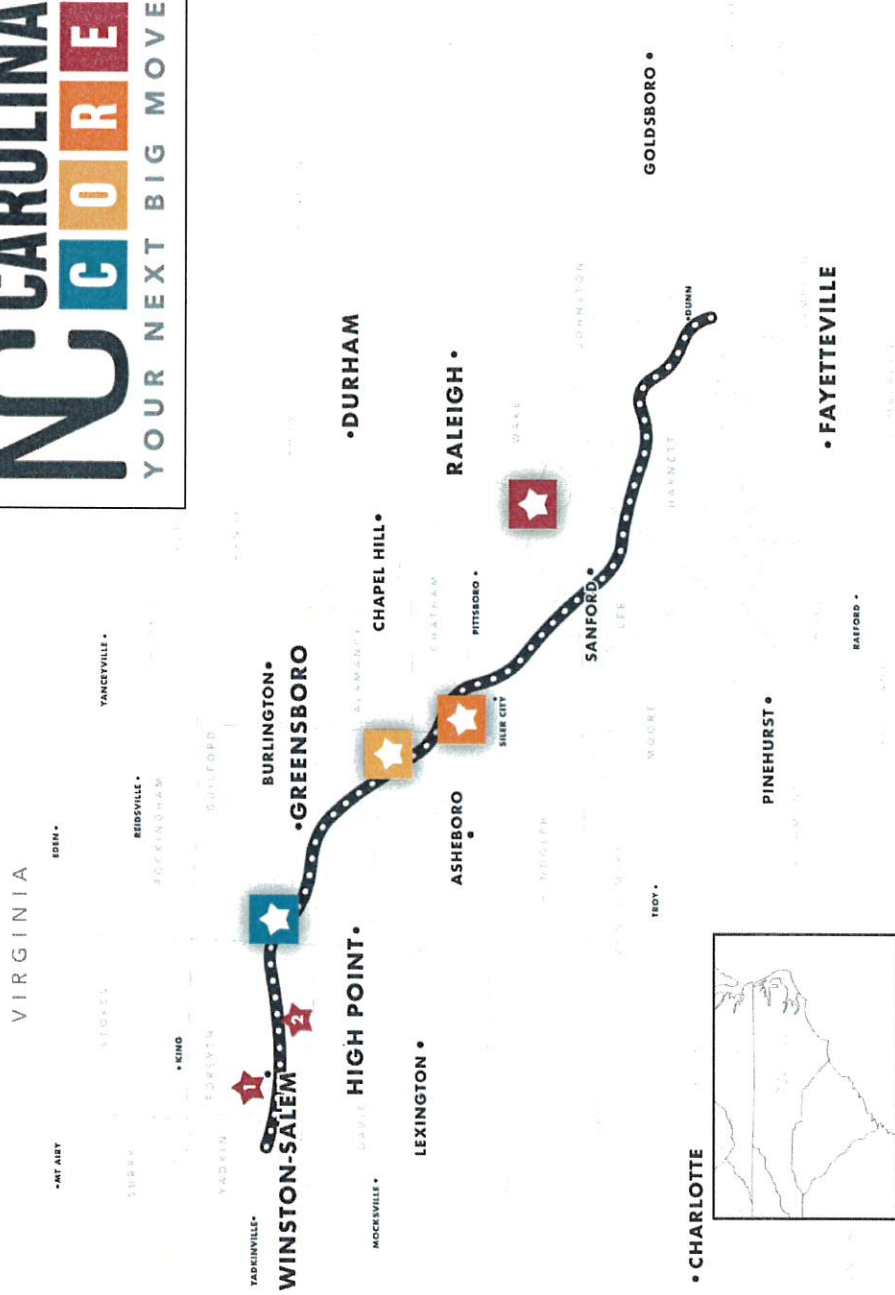
Phase 1: Project Assessment and Action Plan

- ~~Task 1.1: Information Gathering, Lines of Communication, and Roles & Responsibilities~~
- ~~Task 1.2: Establish & Convene TIP East Technical Committee~~
 - ~~Convened: October 7, 2022~~
 - **Next Meeting:** December 14, 2022
- ~~Task 1.3: Permitting & Development Timeline~~
- ~~Task 1.4: Identify Related Plans and Projects~~
- ~~Task 1.5: Define County Interests Related to Development of the TIP East site~~

Phase 1: Project Assessment and Action Plan (cont'd)

- ~~▪ Task 1.6: Area Vision and Input Workshop with Board~~
- ~~▪ Task 1.7: Define Project Study Area and Subareas~~
- ~~▪ Task 1.8: Develop Preliminary Public Awareness/Outreach Plan~~
- ~~▪ Task 1.9: Prepare Phase I Report, Action Plan, and Timeline~~
- ~~▪ Task 1.10: Staff Meetings and Coordination~~
- Task 1.11: Meetings with the Board of Commissioners
 - ~~▪ June 6, 2022~~
 - ~~▪ August 29, 2002~~
 - **December 19, 2022**

PROJECT CONTEXT: REGIONAL VIEW



PROJECT CONTEXT:

MAJOR ECONOMIC GROWTH DRIVERS

- **VinFast (TIP East)**
- **FedEx Ground (TIP West)**
- **Coca-Cola Bottling Co (US 64/NC 751)**
- **Toyota Lithium-Ion Battery Plant (Randolph County)**
- **Fujifilm Diosynth Biotechnologies (Holly Springs)**
- **Meta office (Durham)**
- **Google Engineering Hub (Durham)**
- **Apple Campus (RTP)**
- **Central Carolina Enterprise Park (Sanford)**
- **Boom Supersonic (Greensboro)**
- **CAM Site projects**
- **Wolfspeed**

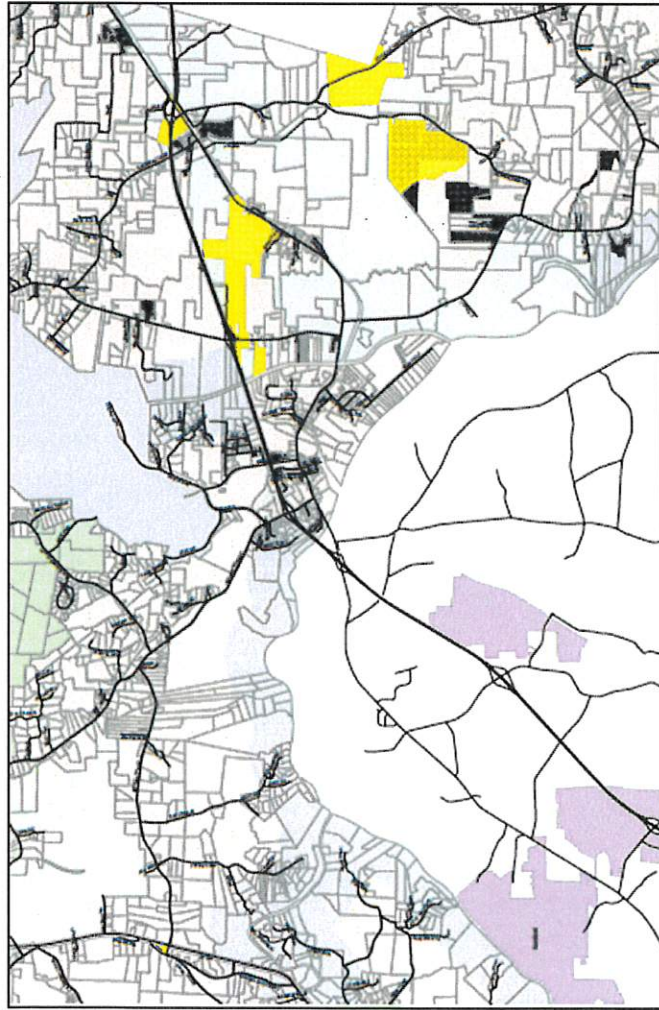
VinFast: Key Milestones since March 29

- **April:** **Staff Coordination** w/ VinFast & Gov. Agencies begin
- **May:** **NCDOT** Analysis and Notice begins
- **June:** **Rezoning** Requests begin
- **NCDEQ** Erosion/Sediment review begins
- **Sanford** Notice of Infrastructure & ROW work given
- **August:** **NCDOT** holds first public meetings
- **Sanford** Easement acquisitions begin
- **Clearing** & Land Disturbance begins
- Additional **NCDEQ** reviews underway
- **Oct:** **Local Incentives** Approved
- **Nov:** **Appearance Commission** reviews Landscape plan

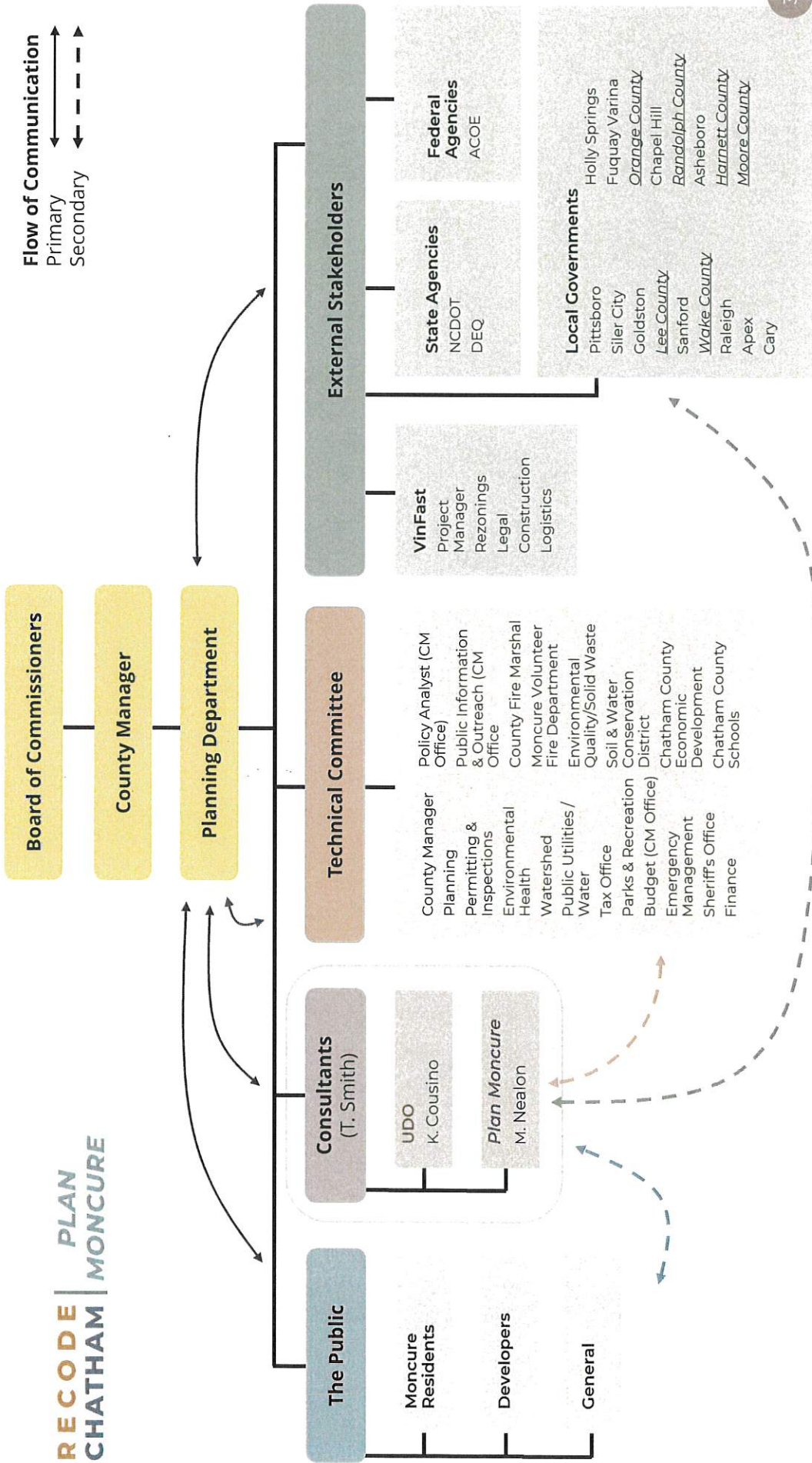
PROJECT CONTEXT: REZONINGS INITIATED IN MONCURE SINCE MARCH 29

1. Midpoint Logistics (199.9 ac.) for Light Industrial Zoning
2. Duke Energy (48.3 ac.) for Heavy Industrial Zoning
3. General Shale Brick (194.3 ac.) for Heavy Industrial Zoning (2 properties)
4. Holmes Cole Mill (84.84 ac.) for Light Industrial Zoning (4 properties)
5. Because of His Grace (9.71 ac.) for Neighborhood Business Zoning
6. Russ Anderson (15 ac.) for Light Industrial Zoning
7. ST Wooten Concrete Plant (21.26 ac.) for Conditional District Heavy Industrial Zoning
8. Gateway Park (18.2 ac.) for Neighborhood Business Zoning
9. Aaron Horton Toothbrush (4 ac.) for Light Industrial Zoning
10. Hardip Dhillion (Skymart Area; 16.035 ac.) for Neighborhood Business Zoning
11. Hardip Dhillion (15.257 ac.) for Neighborhood Business Zoning

REZONINGS INITIATED IN MONCURE
SINCE MARCH 29



627 TOTAL ACRES



T

White & Smith Team

C

Consultant (addition to Team)

CC

Chatham County Staff / TAC Members

SME

Subject Matter Expert(s) / Committee

Area Vision Workshop

August 29, 2022



1. THIS WOULD BE A SUCCESS IF....

PROCESS

- A structured plan for intentional and accurate communication plan
- Balancing pros and cons; maintain awareness the process does include both.
- Reference / reflect the CC Community Assessment
- Consider the region when assessing impacts, housing potential, character; while ensuring CC housing and services availability here

PLACE

- Maintain and protect rural character
- Maintain broad range of housing
- Address some of the new housing needs in Moncure / southeastern CC
- Protect greenway, parkland connectivity
- Consider solar and other environmentally thoughtful practices made part of the development in the area
- Protecting agricultural activity / potentially in Moncure area
- Incorporate walkability and transit into future planning in the area
- Tourism included in economic framework/development
- special / outdoor events, debates, etc.), including interests inherent to Moncure (e.g. plantations)
- Residential or commercial growth that is developed
- Moncure built environment values and characteristics
- sensitive/protective features, night sky protection
- Integrate housing supportive of community-specific needs; incl. autism.

2. WHAT QUESTIONS SHOULD THE ANALYSES ANSWER?

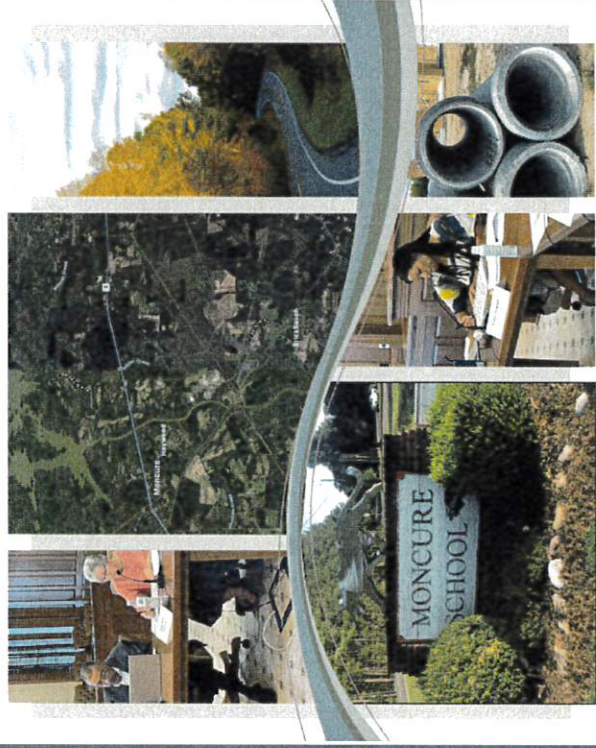
- How to address water and sewer in SE Chatham County; including broadband and other key services
- How can the process be designed for and communicated for ease of use and clarity
- What are the zoning options that will actually support the CC vision? And what is the decision making process for deciding and approach and ensuring it is implemented as intended?
- How will the commercial developments of south Chatham Park be reflected in the Plan?
- What are the key scenario factors other than tax revenue generation, for measuring success?
- How will Plan Moncure inform the UDO?
- How will the area encourage and create opportunities for connectivity between work and home and work/work; community, remote working, feasibility (note re: broadband relevance)?
- How to encourage more than the riparian buffer minimums and ensure development reflects community input/"negotiation"
- How will the plan process reflect the experience of other communities with similar industries / investments?
- What are the unique characteristics of the Moncure community, including incomes, housing opportunities/gaps to be addressed?

Draft

RECODE | PLAN
CHATHAM | MONCURE

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

BOC Workshop Draft | December 8, 2022



For Board Consideration and Action on December 19th

Phase I Report
Draft and Final



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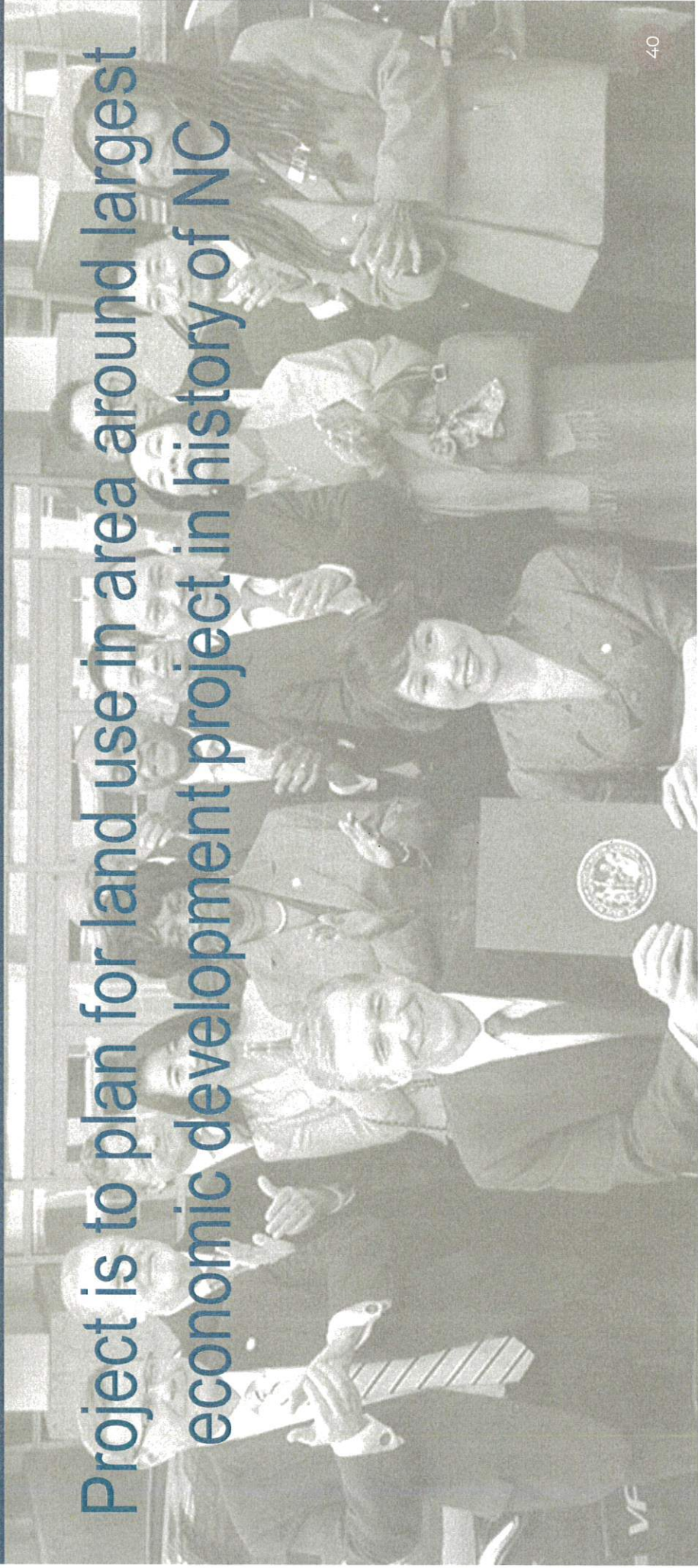
PLAN MONCURE: PHASE TWO

PLAN MONCURE: OBJECTIVES

- Engage community stakeholders
 - *Share information to build understanding*
 - *Empower residents and other stakeholders to help shape the future of Moncure*
- Assess potential changes: market conditions and infrastructure (+ impacts)
- Describe options for responding to change → consider how land could be used in the years ahead, evaluate trade-offs
- Determine preferred 20-year Vision
- Enable the County to be proactive in a timely manner, equipping leaders with an impactful and feasible Action Plan to pursue, and realize this Vision

PLAN MONCURE: HIGH PROFILE

Project is to plan for land use in area around largest economic development project in history of NC



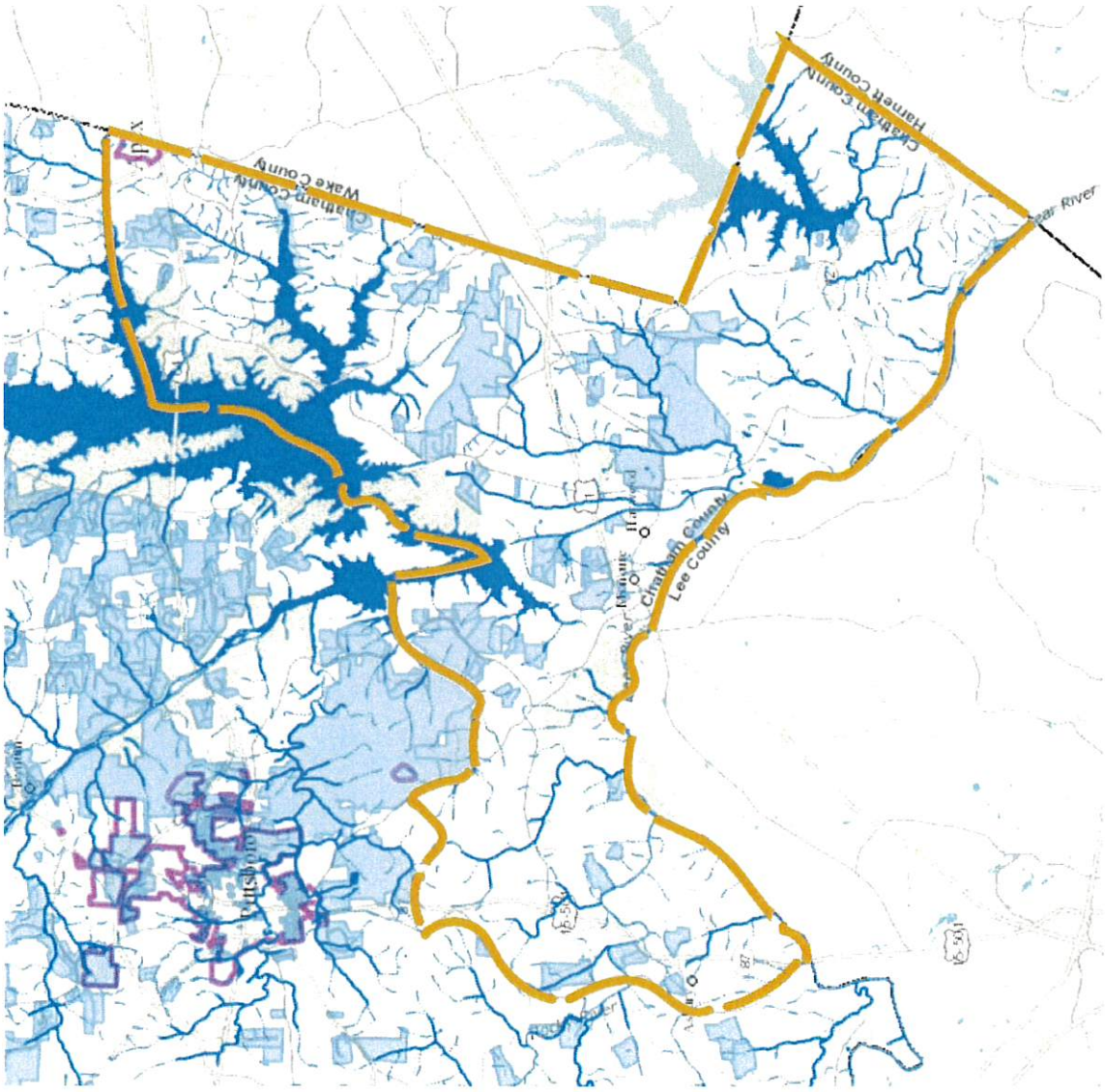
PLAN MONCURE: INTENSIVE PROCESS

- Compressed timeline with high stakes
- A high level of effort that requires expertise in:
 - Public involvement
 - Market assessment
 - Infrastructure analysis
 - Land use scenario modeling and impact assessment
 - Transportation modeling and assessment
 - Implementation strategy development and feasibility assessment
 - Regulatory framework
 - Capital investment strategies

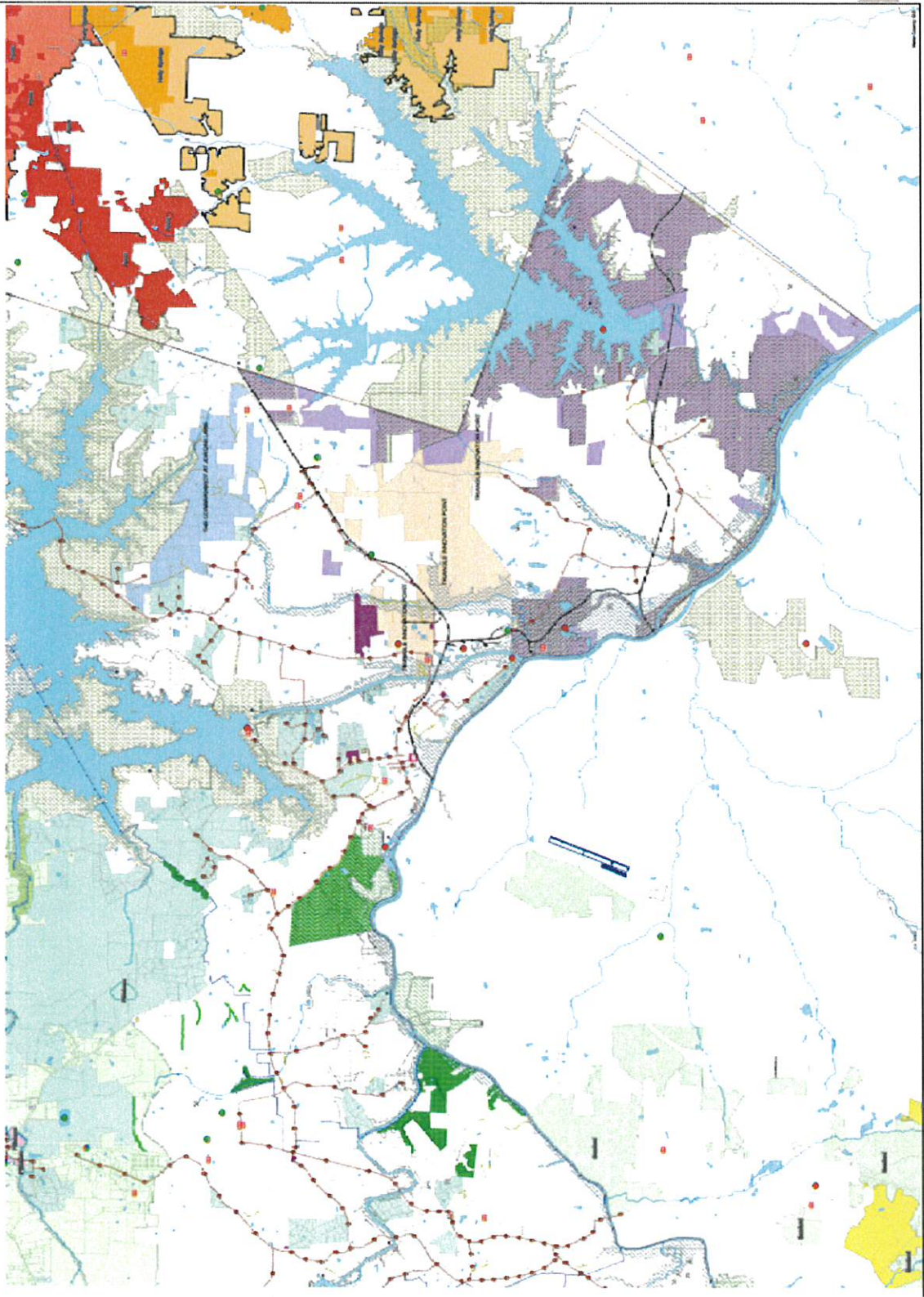
Informed
decision
making to
maximize
opportunities
while
conserving
resources.

PLAN MONCURE: INTEGRATED PRODUCTS

- Interim Deliverables
 - Final Deliverables
- Market Report – Region, County, Moncure
 - Plan Moncure (Policy Guide) + Updates to Plan Chatham
- Infrastructure Service Analysis
 - Implementation Action Plan
- Customized Transportation Model
 - Zoning Strategy and UDO Inputs
- Land Use Scenarios and Implications
- Preferred Future Land Use Map

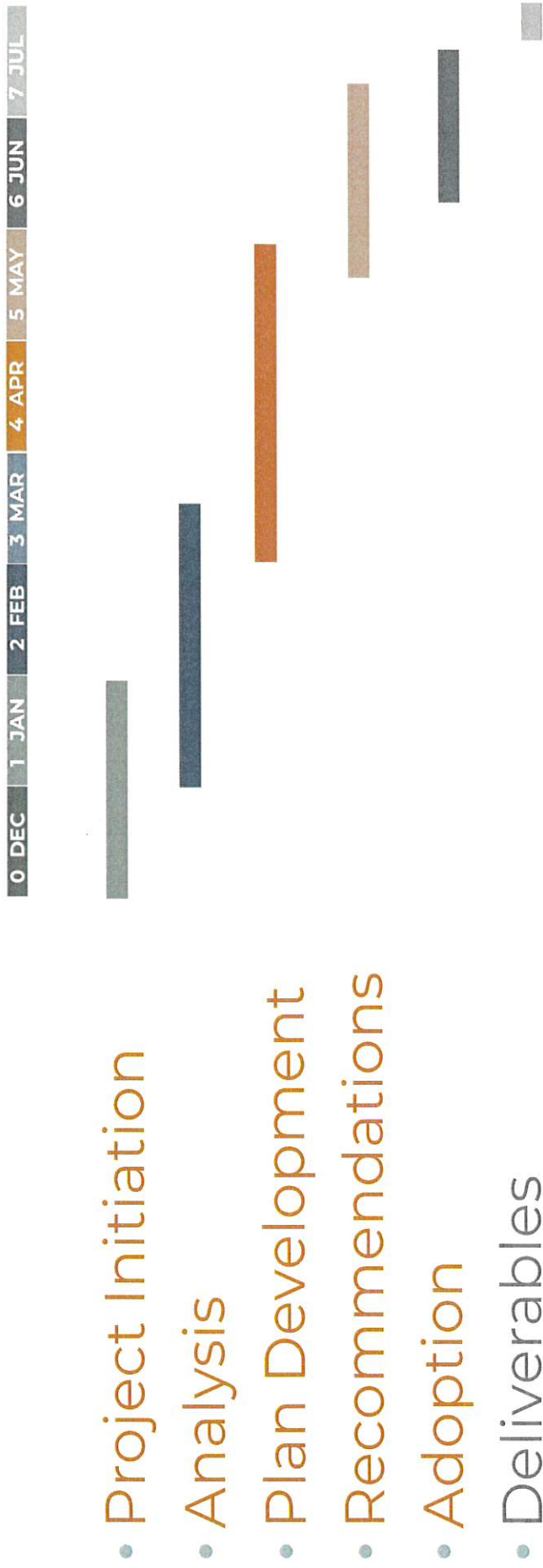


MONCURE AREA MAP

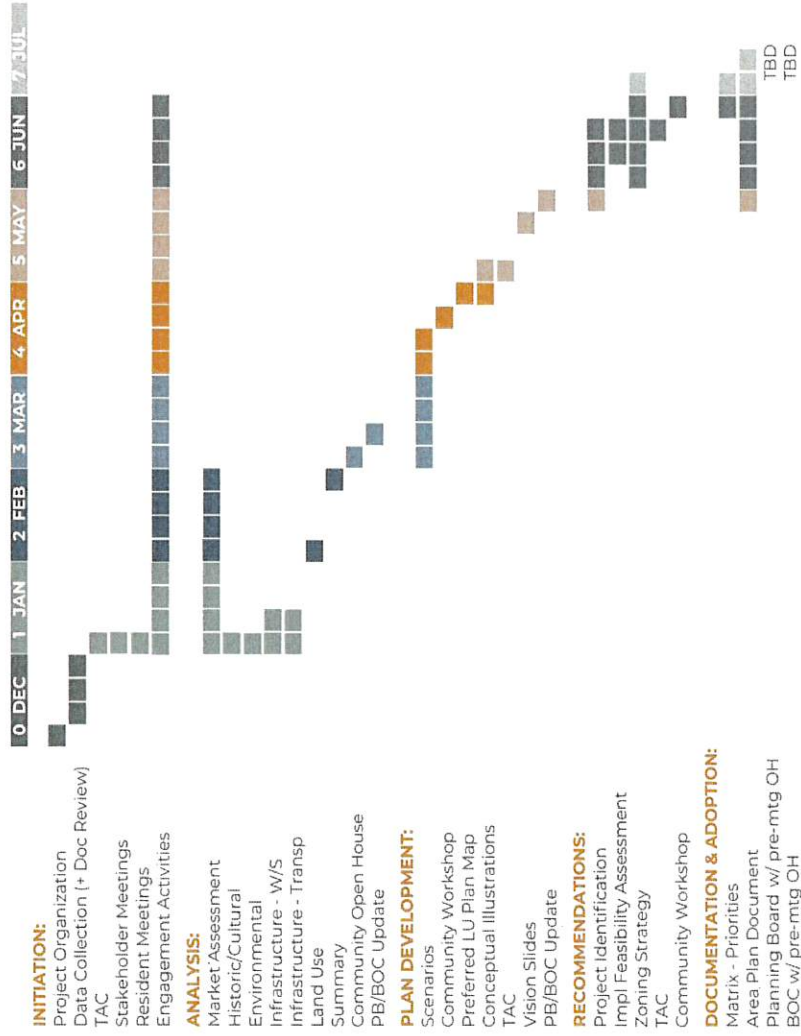


MONCURE AREA MAP

PLAN MONCURE SCHEDULE

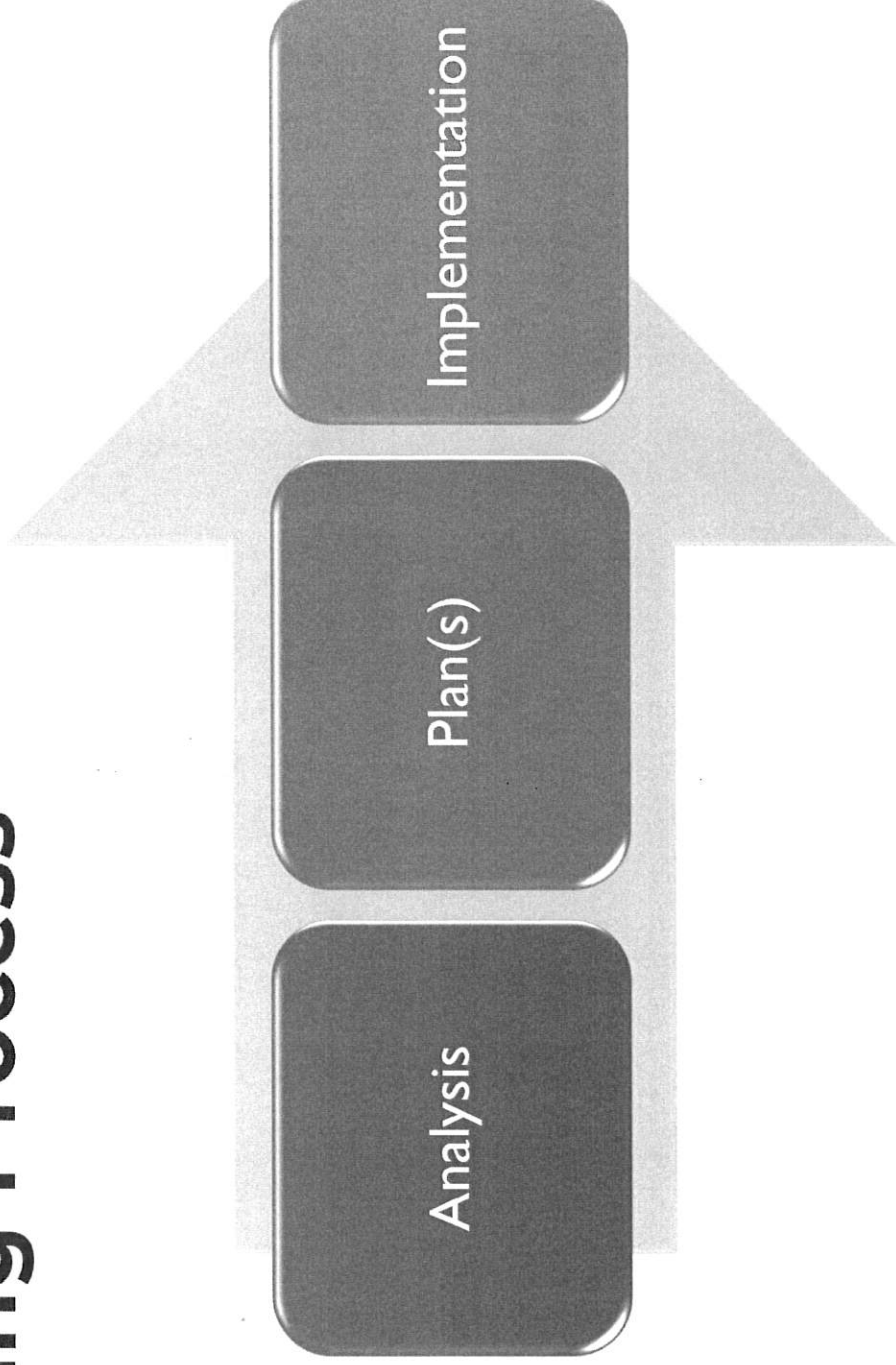


PLAN MONCURE SCHEDULE

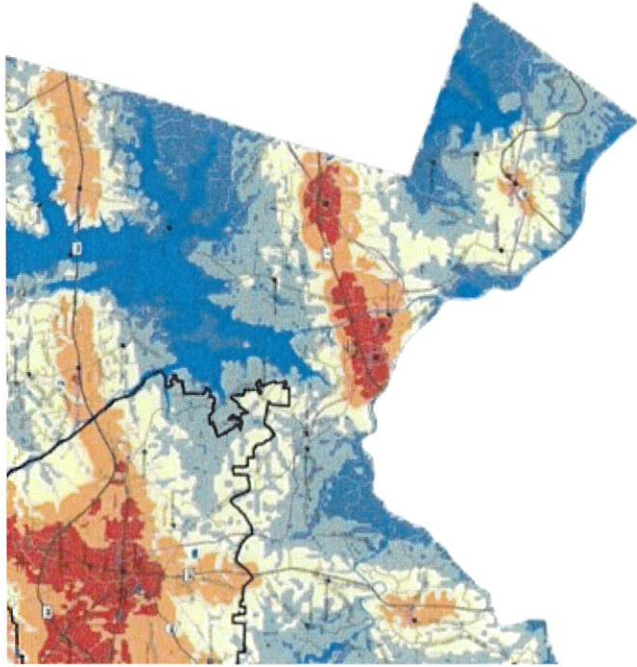


- Project Initiation
- Analysis
- Plan Development
- Recommendations
- Adoption
- Deliverables

Planning Process



Process



TOPICS OF INTEREST (ANALYSIS)

- Population / Demographics
- Market Conditions / Projections
- Infrastructure – Utilities, Transportation
- Natural Resources & Environment
- Cultural & Historic Resources
- Existing Land Use, Development / Redevelopment Potential

TOPICS OF INTEREST (ANALYSIS)

GENERAL POPULATION

Knightsdale enjoys steady population growth, easily outpacing the county, state, and nation. Knightsdale's growth among North Carolina's 500 incorporated cities and towns. Over the past five years, the town has added an average of 1,000 new residents each year.

Residents are relatively young, with more than 56% under the age of 40. Higher household incomes reflect a highly educated population. More than 40% of Knightsdale's residents age 25 and over have earned a bachelor's or a higher degree.

Population
13,787

SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016, TABLE DP01



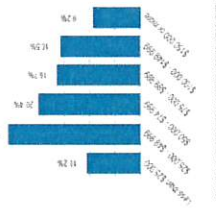
SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016, TABLE DP01

Median Age
in Knightsdale
North Carolina
36



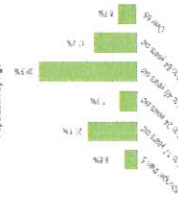
SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016, TABLE DP01

Household Income - \$67,747



SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016, TABLE DP01

Population by Age



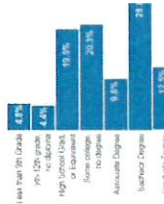
SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016, TABLE DP01

3.6% Annual
Population
Growth



SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016

Educational Attainment (Population 25 Year)



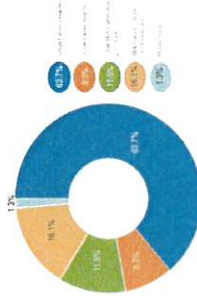
More than 60% of Knightsdale residents 25 and older have at least a high school education. Over 30% of those individuals have achieved an Associate Degree or a Bachelor Degree or higher. College graduates 4% have a Doctoral Degree or higher educational degree.

SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016, TABLE DP01

HOUSING

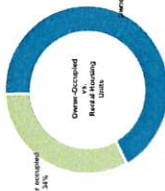
Retail housing growth coupled with relatively low prices position Knightsdale's housing market as both attractive for area workers. Since 2010 the number of housing units has grown by 65%. Currently median prices are 26% below Wake County and 17% below the nation. The percentage of households spending more than 30% of income on housing affordability is lowest in Knightsdale in the county. In 2010 there were 2,287 housing units in Knightsdale, 1,900 in Wake County, 5% more than in 2000. In Knightsdale are owner-occupied 34% in 2015. Only 3% of Knightsdale's housing stock is vacant.

As of 2015 Knightsdale's owner-occupied median home value of \$171,300 was nearly 30% below the median of \$241,600. However, over the last five years, the median home sales price in Knightsdale has



Almost two-thirds of homes in Knightsdale are single-family detached, meaning one home on one lot sharing no walls with another home. The second largest category in the region is multifamily complex (apartments). Market homes are the least represented in the town.

SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016, TABLE DP01



SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016, TABLE DP01

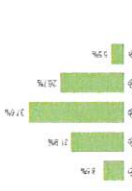
Home Value - Owner-Occupied Units



Over half of the Town's housing stock since 2000, with very few structures for rent. The town's housing stock is growing.

SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016, TABLE DP01

Year Structure Built



Over half of the Town's housing stock since 2000, with very few structures for rent. The town's housing stock is growing.

SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016, TABLE DP01

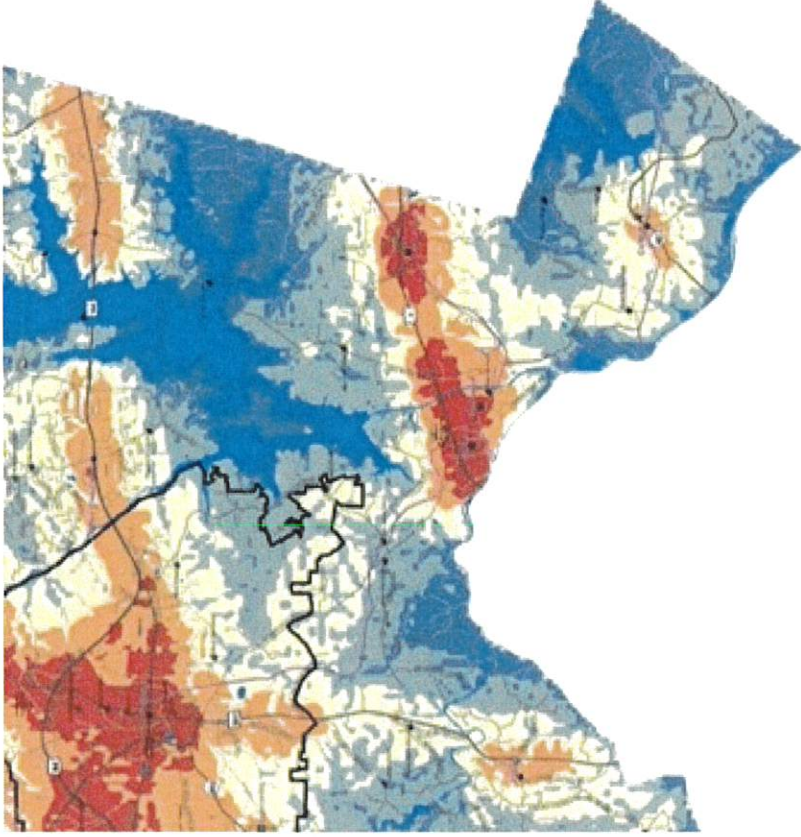
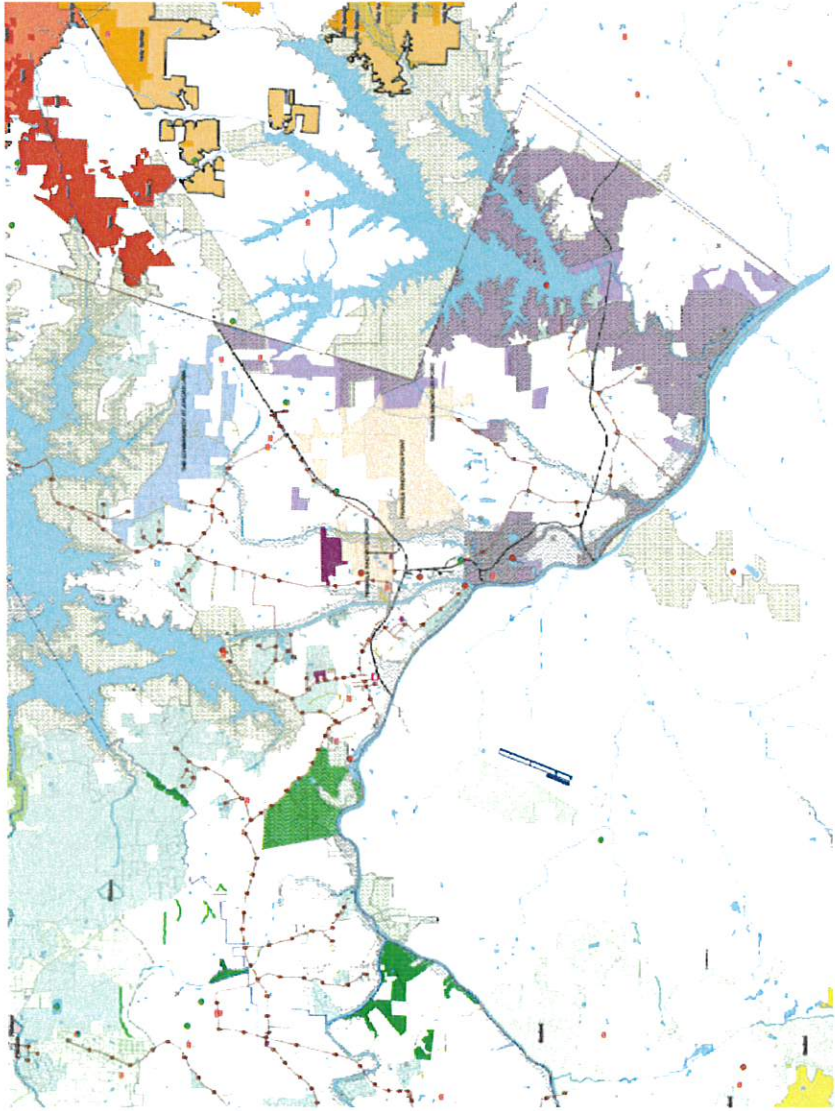
\$171,300
Median Home Value
in Knightsdale



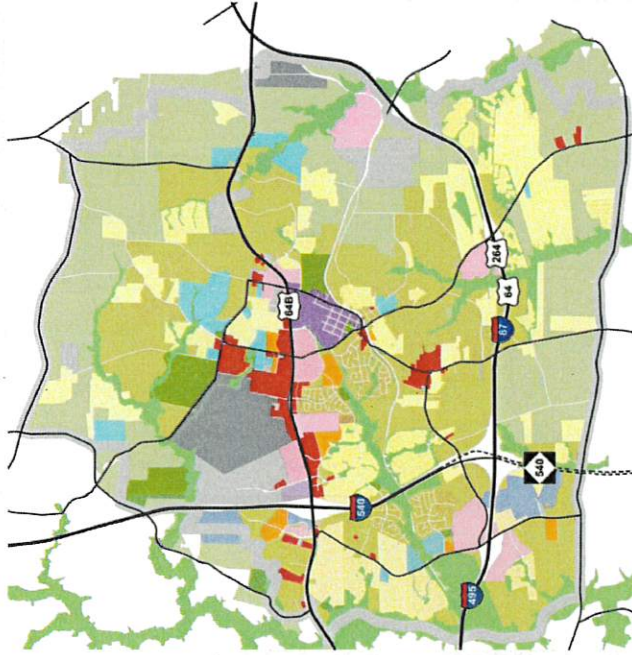
Housing cost burden relates to housing costs as a share of income. The government standard for a "housing cost-burdened" household is one where 30% or more of household income goes to housing costs. One-quarter of Knightsdale's households spend more than 30% of their income on housing, a measure of housing unaffordability. By comparison, in Wake County, 34% of households and 34% nationwide.

SOURCE: US CENSUS BUREAU, AMERICAN COMMUNITY SURVEY, FIVE YEAR ESTIMATES, 2012-2016

TOPICS OF INTEREST (ANALYSIS)



Process



SCENARIOS (PLAN DEVELOPMENT)



GROWTH & CONSERVATION

The Growth and Conservation Map refines the intent and focus of the Growth Framework Map and organizes the community into different place types, prioritized for varying degrees of land conservation and growth that supports a series of existing and proposed mixed-use, walkable neighborhoods and centers that vary in scale and character. Existing suburban residential and non-residential areas continue to exist around the planned activity centers.

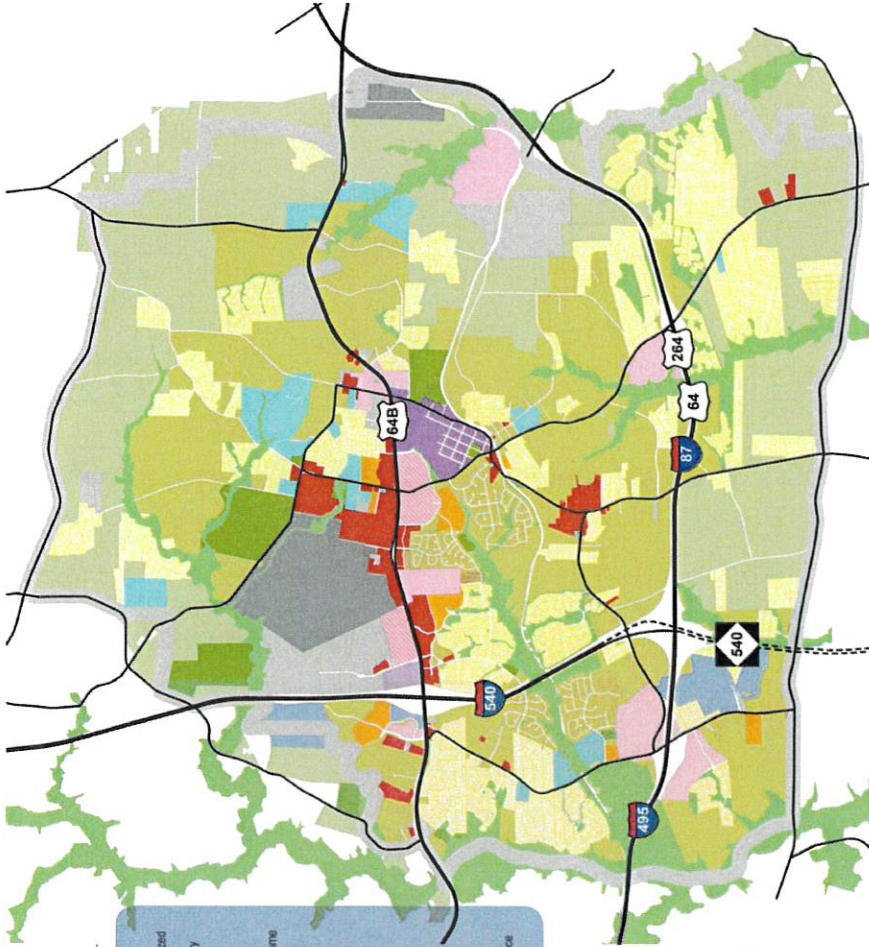
A number of these concepts are illustrated in detail in the next section of this document to show possibilities for how development might occur that reflects some of the principles and recommendations included in this plan. The assignment of place types in the Growth and Conservation Map provides a framework to more effectively realize the vision and principles for the community and increase both economic potential and quality of life goals. By organizing the Town according to conservation and growth areas, intentional and informed decisions can be made about how to most efficiently spend municipal dollars on infrastructure improvements that will support the Land Use Plan. This approach reaffirms the notion that development should grow primarily outward from the downtown and new centers to make the most efficient use of town services and resources.

The growth and Conservation Map is not a zoning map. It is intended to show, in a general sense, the desired types, locations, patterns, and intensities of future development. The Map should guide near-term revisions to the Town's Land Development Ordinance (as needed) to ensure rules and regulations are consistent with the vision set forth in this plan. Specific descriptions for each place type category represented on the map follow on the next page.

PLACETYPE CATEGORIES

- Preserved Open Space
- Rural Living
- Recreation Open Space
- Single Family Neighborhood
- Mixed-Density Neighborhood
- Townhome Community
- Multifamily Community
- Neighborhood Node
- Retail
- Business Office
- Light Industrial
- Heavy Industrial
- Civic & Institutional
- Old Town
- Mixed-Use Center
- Mixed-Use Center (Suburban Retrofit)
- Transit-Oriented Development (BRT)
- Regional Mixed-Use Center

74 TOWN OF NIGHTDALE



FRAMEWORKS

PARKS & OPEN SPACE

The Growth & Conservation Map reflects renewed interest in protecting large-scale, continuous green space in Knightdale. These parks should become natural areas for managing storm water runoff, new parks and recreation centers that support active and passive uses, and gathering places for residents, employees, and visitors. New public space in identified activity centers should be a viable trade-off for accepting higher densities and less private open space in residential or mixed-use living environments.

Important design elements for new parks or plazas in Knightdale should include group activity areas, WiFi access, athletic courts and fields, trails and paths, and family activity areas. Parks should be located in areas of high density and support a variety of uses for nearby residents of Knightdale and nearby towns, community parks serving large areas of the community, neighborhood parks serving surrounding neighborhoods, and public spaces in activity centers designed as plazas, cafes, and attractive streets for walking. Preserving land in the one hundred year floodplains throughout Knightdale supports more compact development principles, stresses environment stewardship, and makes the urban environment more attractive by providing quick, convenient access to nature. Early recommendations in the comprehensive plan should be refined in a Parks, Recreation, and Greenways Master Plan for the Town of Knightdale, which should follow soon after completion of the comprehensive plan.

LEGEND

- Parks & Recreation Sites
- Open Space Property
- 100-Year Flood Areas
- Target Investment Area for Parks & Open Space (Existing/Proposed Neighborhoods & Mixed-Use Activity Centers)
- Study Area Boundary
- Metropolitan Park or Recreation Center
- 1-Mile Area of Influence
- Community Park
- Neighborhood Park
- Urban Parks & Plazas in Mixed-Use Activity Center
- 1/4-Mile Area of Influence
- 1/2-Mile Area of Influence
- 1/3-Mile Area of Influence



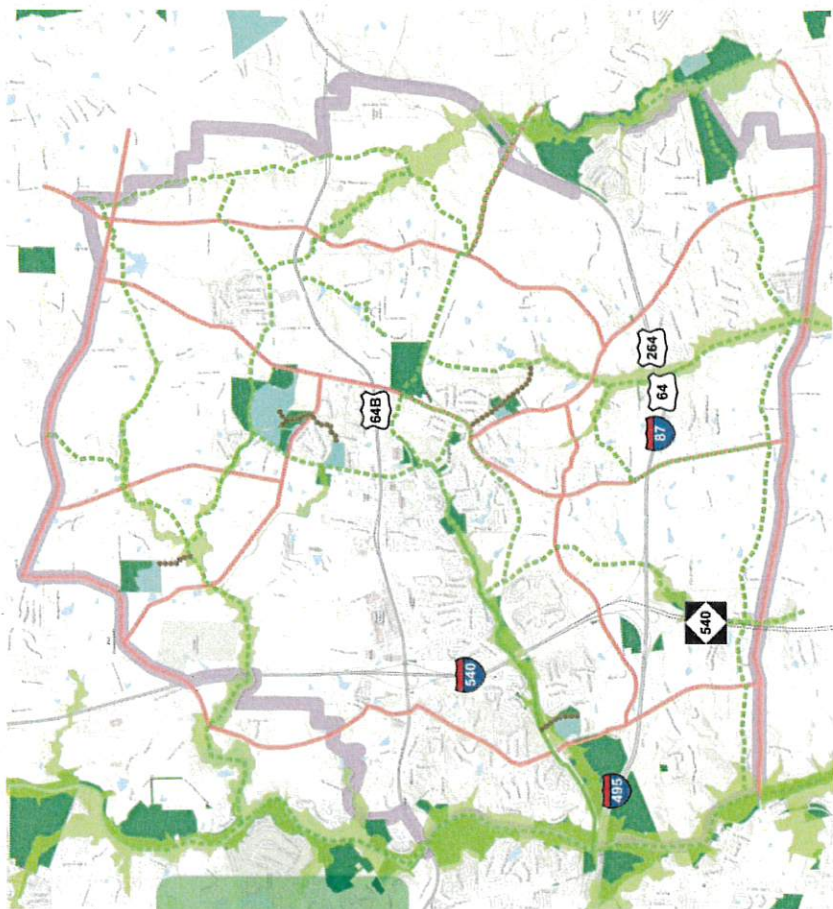
FRAMEWORKS

TRAILS & GREENWAYS

The general alignment of proposed trails, greenways, and paths reflected on the map are for illustrative purposes only and represent general expectations for connectivity and spacing for existing and proposed facilities in the Town of Knightdale. The actual alignment of a specific facility may change during site development activities. However, the number and general location of connectors shown on this map should be safeguarded for a more efficient trail and greenway system to support the Growth and Conservation Map.

Recommended design characteristics—Area alignment, typical cross-section, construction material, right-of-way requirements, and other details are provided in the Recommended Design Criteria Master Plan for the Town of Knightdale, recommended for completion soon after adoption of the Knightdale Comprehensive Plan.

- LEGEND**
- Proposed Greenway
 - Proposed Neighborhood Trail
 - Proposed Cross-Town Bicycle Routes
 - Parks & Recreation Sites
 - Open Space Property
 - 100-Year Flood Areas
 - Study Area Boundary

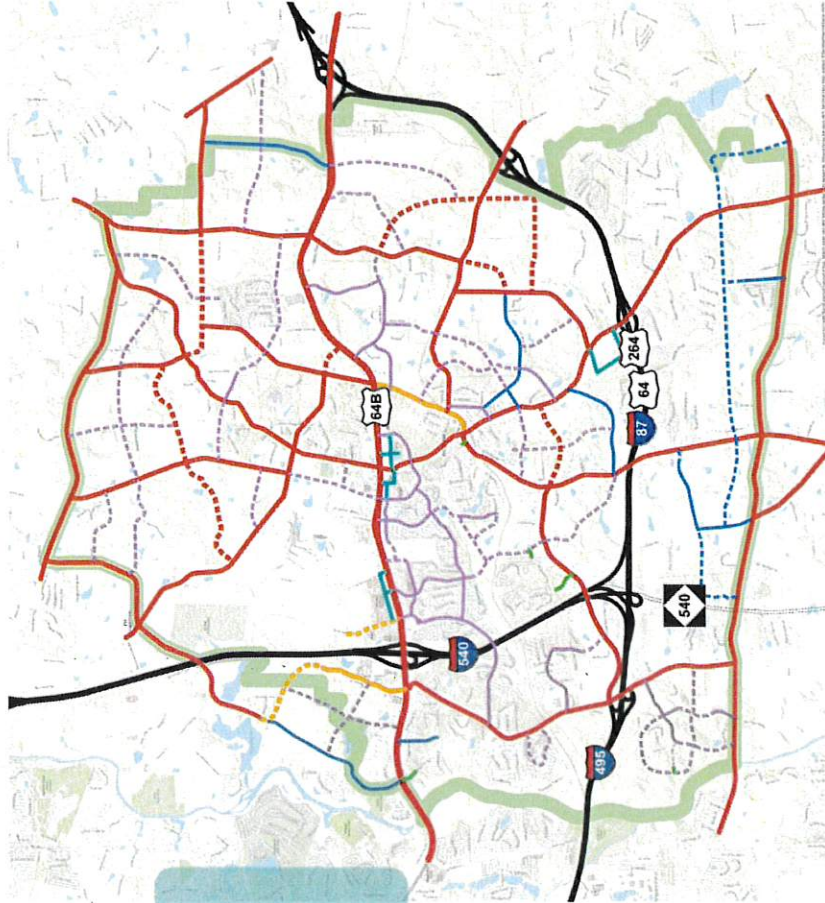


FRAMEWORKS

STREET NETWORK

The general alignment of proposed roads reflected on the map are for illustrative purposes only and represent general expectations for street connectivity and street spacing for arterial, collector, and spine streets in the Town of Knightdale. The actual alignment of a specific road may change during site development activities. However, the number and general location of connections shown on this map should be safeguarded for a more efficient transportation system to support the Growth and Conservation Map.

Recommended street characteristics—final alignment, number of travel lanes, typical cross-section, right-of-way width, etc.—should be refined as a transportation plan for the Town of Knightdale is developed and adopted for completion soon after adoption of the KnightdaleWest Comprehensive Plan.)



LEGEND

- High-Rise New Study Area
- Existing Limited Access Facility
- Proposed Limited Access Facility
- Existing State-Maintained Arterial
- Proposed State-Maintained Arterial
- Existing Town-Maintained Arterial
- Proposed Town-Maintained Arterial
- Existing State-Maintained Collector
- Proposed State-Maintained Collector
- Existing Town-Maintained Collector
- Proposed Town-Maintained Collector
- Existing Spine Street (Major Arterial)
- Proposed Spine Street (Major Arterial)
- Existing Spine Street (Collector)
- Proposed Spine Street (Collector)
- Existing Heavy Mixed-Use Development (Complete Street Concept)
- Proposed Heavy Mixed-Use Development (Complete Street Concept)
- Existing Local Street Connection
- Future Local Street Connection
- Complete Street (Major Arterial)
- Complete Street (Collector)
- Proposed Walkable Spine Street
- Existing Heavy Mixed-Use Development (Complete Street Concept)

CONCEPTS (PLAN DEVELOPMENT)

Planning Concepts: Regional Center

This concept plan is for illustrative purposes only, and is intended to provide an example of the type of development that could take place in any Regional Center Character Area.

Similar to other areas along the I-77/540 corridor in the Triangle Region, these areas have an opportunity to support new development and redevelopment that will combine regional- and local-serving commercial uses, integrated with residential development, to create a mixed-use center. Regional retail, hotels, and prime office space will be drawn to major corridors and interchanges. Additional office space, neighborhood scale retail, services and civic uses will likely comprise the outer edges of Regional Center areas. The range of housing types will likely appeal to a broad range of age groups and, with appropriate transitions, will complement the existing neighborhoods. A connected system of multi-modal streets will help facilitate multiple modes of travel. Accessible open space and greenways will help connect new development to adjacent existing development.

- Mixed-Use Building
- Office Building (may be Mixed-Use with Office on one or more floors)
- Hotel

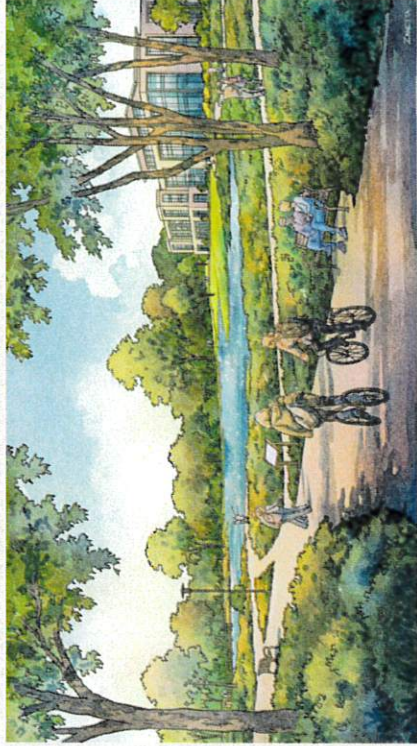
Scots
Laurel



- 1 Regional-Scale Civic Space
- 2 Mixed-Use Entertainment District
- 3 Hotel
- 4 Parking Structure
- 5 High Density Multi-dwelling
- 6 Medium-high Density
- 7 Medium Density Single Dwelling
- 8 Large Single Dwelling at Neighborhood Edge
- 9 Neighborhood Scale Civic Space
- 10 Connectors to Existing Streets
- 11 Integrated Preserve
- 12 Street Trees
- 13 Pedestrian & Vehicular Connections
- 14 Access Preserve
- 15 Parking in Rear



CONCEPTS (PLAN DEVELOPMENT)



Process

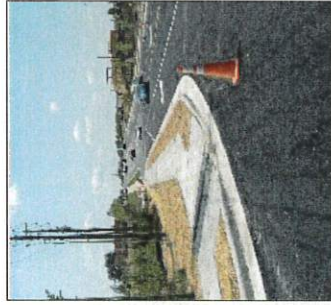


| PROJECT NAME | 1. ALIGNMENT Plan Goals Political Support | 2. FEASIBILITY Legal Technical Capacity Financial Partners Consultant | Overall Feasibility (H, M, L) | 3. IMPACT PRIORITY (H, M, L) |
|--|--|--|----------------------------------|---------------------------------|
| TOWN CHARACTER | | | | |
| Maintain and Expand Green Character of Mint Hill as Part of the Development Pattern | ✓ | ✓ | M | M |
| • Conduct open space and landscape corridors analysis and justification | ✓ | ✓ | M | H |
| • Establish open space strategies/requirements for new development | ✓ | ✓ | M | M |
| • Review tree protection requirements | ✓ | ✓ | M | L |
| • Limit encroachment of new development into delineated open space | ✓ | ✓ | M | M |
| • Consider developing policies for street tree maintenance and replacement program | ✓ | ✓ | H | L |
| Celebrate the History of Mint Hill | | | | |
| • Look for opportunities to celebrate history of Mint Hill for example with events, programming, public art, and interpretative displays | ✓ | ✓ | M | L |
| • Recognize key views and structures | ✓ | ✓ | M | L |
| • Consider a museum and/or interpretive displays in downtown | ✓ | ✓ | L-M | L |
| • Consider partnerships with Historic Village for walking tours and other activities | ✓ | ✓ | M | L |
| PARKS, RECREATION, & GREENWAYS | | | | |
| Improve Parks & Recreation System | | | | |
| • Prepare parks and recreation level of service analysis to determine facility needs based on National Recreation and Parks Association (NRPA) standards | ✓ | ✓ | ✓ | H |
| • Evaluate existing recreation facilities with current standards | ✓ | ✓ | ✓ | M |
| • Establish a schedule for future parks and recreation to help implement new plan | ✓ | ✓ | ✓ | M |
| • Explore a school parks collaboration initiative with the Charlotte-Mecklenburg School System | ✓ | ✓ | ✓ | M |
| • Prioritize improvements to existing parks | ✓ | ✓ | ✓ | M |
| • Consider investing in new parks (types and locations) | ✓ | ✓ | ✓ | M |
| • Evaluate future staff resources needed to manage implementation of new system improvements and to maintain | ✓ | ✓ | ✓ | M |
| • Evaluate funding strategies (partnering w/Mecklenburg County 08B, installment purchase, town bond referendum) | ✓ | ✓ | ✓ | M |
| Connect Residents to Neighborhoods to Destinations | | | | |
| • Consider equipping greenway land dedication with new development; consider incentives for construction | ✓ | ✓ | ✓ | M |
| • Consider developing strategy and policies for how to protect and develop greenways (partnering w/Mecklenburg County) | ✓ | ✓ | ✓ | M |
| • Allocate and secure funding to create and expand trail network (roll into sidewalks) | ✓ | ✓ | ✓ | M |
| • Partner with Mecklenburg County and others to acquire land for key greenway connections | ✓ | ✓ | ✓ | M |
| • Continue to maintain adequate buffers to protect streams and riparian areas | ✓ | ✓ | ✓ | M |
| • Encourage partnerships to address stream segments along roads and utility easements | ✓ | ✓ | ✓ | M |

PLAN IMPLEMENTATION



DEVELOPMENT STANDARDS



PUBLIC INVESTMENTS



PROGRAMS



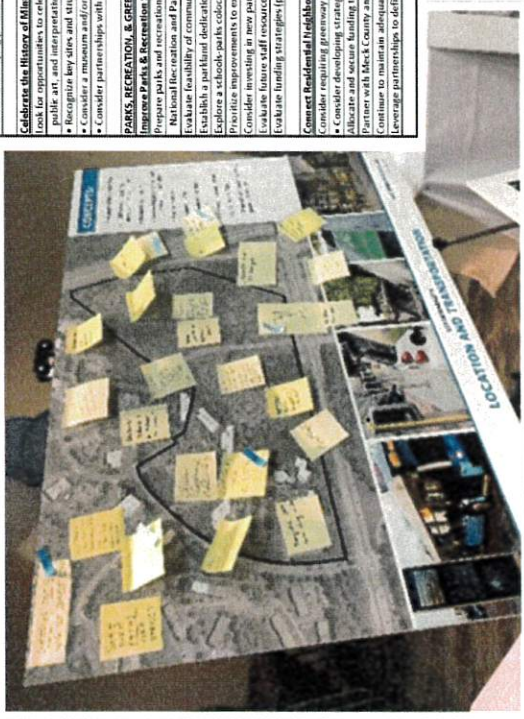
FOLLOW-UP PLANS / STUDIES

PLAN IMPLEMENTATION

| PROJECT NAME | | 2. FEASIBILITY | | 3. IMPACT | | PRIORITY | |
|---|-------------------|----------------|-----------|-----------|-----------|----------|------------|
| Final Goals | Political Support | Legal | Technical | Capacity | Financial | Partners | Consistent |
| (Y/N) | (Y/N) | (Y/N) | (Y/N) | (Y/N) | (Y/N) | (Y/N) | (Y/N) |
| TOWN CHARACTER | | | | | | | |
| Maintain and Expand Green Character of Mint Hill as Part of the Development Pattern | | | | | | | |
| Conduct open space and landscape corridors analysis and prioritization | | | | | | | |
| Establish open space strategies/requirements for new development | | | | | | | |
| Review tree protection requirements | | | | | | | |
| Limit encroachment of new development into delineated open space | | | | | | | |
| Consider developing policies for street tree maintenance and replacement program | | | | | | | |
| Celebrate the History of Mint Hill | | | | | | | |
| Look for opportunities to celebrate history of Mint Hill for examples with events, programming, public art, murals and historic displays | | | | | | | |
| <ul style="list-style-type: none"> Consider a museum and/or interpretive displays in downtown Consider partnerships with historic village for walking tours and other activities | | | | | | | |
| PARKS, RECREATION, & GREENWAYS | | | | | | | |
| Improve Parks & Recreation System | | | | | | | |
| National Recreation and Parks Association (NRPA) standards | | | | | | | |
| Evaluate feasibility of community athletic complex with aquatic facility | | | | | | | |
| Establish a parkland dedication or payment in lieu requirement to help implement new plan | | | | | | | |
| Explore a school-park collaboration initiative with the Charlotte-Mecklenburg School System | | | | | | | |
| Prioritize improvements to existing parks | | | | | | | |
| Consider investing in new parks (types and locations) | | | | | | | |
| Evaluate future staff resources needed to manage implementation of new system improvements and to maintain existing funding strategies (partnership with Mecklenburg County 98% Indirect Purchases, Town bond referendum) | | | | | | | |
| Connect Residential Neighborhoods to Destinations | | | | | | | |
| Consider requiring greenway land dedications with new development, consider incentives for construction | | | | | | | |
| Allocate and secure funding to create and expand trail network (roll into sidewalks) | | | | | | | |
| Partner with Mecklenburg County and others to acquire land for key greenway connections | | | | | | | |
| Continue to maintain adequate buffers to protect streams and floodplains | | | | | | | |
| Leverage partnerships to define system segments along roads and utility easements | | | | | | | |

Mint Hill Implementation Checklist – Priority Projects (Draft, 6/6/22)

| NO. | NAME | DESCRIPTION | LEAD STAFF | EST. COST | FUNDING SOURCES | NEXT STEPS |
|--------------------------|---|---|------------------------------------|------------|--|--|
| New Town Projects | | | | | | |
| TC-1B | Establish open space strategies/requirements for new development | Amend the UDO to adjust dimensional and site design standards as well as streetscape and open space conservation requirements to reflect current trends and future green character of the town. | Planning Dept. | Staff time | N/A | <ul style="list-style-type: none"> Add to Planning Dept. work plan Select staff lead Scope UDO sections to revise Review comments from other offices Develop customized approach for Town |
| TC-1E | Consider developing policies for street tree maintenance and replacement program | The Town should consider a comprehensive program to assist neighborhoods with the maintenance and replacement of street trees. | Planning Dept., Public Works Dept. | Staff time | N/A | <ul style="list-style-type: none"> Add to Planning Dept. and Public Works Dept. work plans Select staff lead Review examples from other places Develop customized approach for Town |
| PR-1C | Establish parkland dedication or payment in lieu requirement to help implement parks plan | The Town should require new residential projects to dedicate parkland in lieu of payment in lieu of dedication to enable the Town to acquire and develop parkland. | Planning Dept., Public Works Dept. | Staff time | N/A | <ul style="list-style-type: none"> Add to Planning Dept. and Public Works Dept. work plans Select staff lead Review examples from other places Develop customized approach for Town |
| PR-1E | Prioritize improvements to existing parks | Develop prioritized list of improvements for existing parks, along with funding plan. | Public Works Dept. | Staff time | Parkland PIL; Town general fund; grants; agency partnerships | <ul style="list-style-type: none"> Add to Public Works Dept. work plan Select staff lead Conduct prioritization for review and discussion Develop proposed funding plan |
| PR-1F | Consider investing in new parks (types and locations) | Identify and prioritize park system needs to serve current and projected population, develop funding plan | Public Works Dept. | Staff time | Parkland PIL; Town general fund; grants; agency partnerships | <ul style="list-style-type: none"> Add to Public Works Dept. work plan Select staff lead Conduct prioritization for review and discussion Develop proposed funding plan |



Implementation Feasibility Assessment (IFA) to develop an impactful and manageable portfolio of implementation projects.

PLAN IMPLEMENTATION

12.3 SUBDIVISION DESIGN

Carries forward current conventional and conservation subdivision types. Adds agricultural-friendly subdivisions to implement the Chatham County Future Land Use & Conservation Plan. Adds compact subdivisions to align with the Chatham County Future Land Use & Conservation Plan. Adds townhouse subdivisions to townhouse developments.

12.3.1 GENERAL DESIGN REQUIREMENTS

See discussion of proposed changes in the *Future Land Use & Conservation Plan*.

ANNEXED TO ORDINANCE 17 JULY 8, 2022
RECODE GRANTHAM UNIFIED DEVELOPMENT ORDINANCE

12.3.2 ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS

12.3.2.1 PP, PARKS & PROTECTED LANDS DISTRICT*

12.3.2.2 AG, AGRICULTURAL DISTRICT*

* Each Conventional District will include a purpose statement, table of dimensional standards, cross-reference to Chapter 22, Use Regulations, and additional district-specific standards as applicable. New districts will be named the "Parks & Protected Lands" and "Agriculture" Future Land Use & Conservation Districts. The "Parks & Protected Lands" and "Agriculture" Future Land Use & Conservation Districts will be implemented in the "Agriculture" Future Land Use & Conservation Map. The "Parks & Protected Lands" and "Agriculture" Future Land Use & Conservation Districts will be implemented in the "Agriculture" Future Land Use & Conservation Map. See *Future Land Use & Conservation Plan*, Appendix A, pp. 25-31.

12.3.2.3 PA, AGRICULTURAL RESIDENTIAL DISTRICT*

12.3.2.4 RB, CONSERVATION RESIDENTIAL DISTRICT**

12.3.2.5 RP, RURAL RESIDENTIAL DISTRICT**

12.3.2.6 RL, SUBURBAN RESIDENTIAL DISTRICT**

12.3.2.7 CR, COMPACT RESIDENTIAL DISTRICT**

12.3.2.8 RV, RURAL VILLAGE DISTRICT**

12.3.2.9 OI, OFFICE & INSTITUTIONAL DISTRICT

12.3.2.10 NB, NEIGHBORHOOD BUSINESS DISTRICT

12.3.2.11 CMU, COMPACT MIXED USE DISTRICT**

12.3.2.12 CB, COMMUNITY MIXED USE DISTRICT**

12.3.2.13 CN, COMPACT NON-RESIDENTIAL DISTRICT**

12.3.2.14 RB, REGIONAL BUSINESS DISTRICT

12.3.2.15 RHC, RURAL HIGHWAY COMMERCIAL DISTRICT**

12.3.2.16 IL, LIGHT INDUSTRIAL DISTRICT

12.3.2.17 IH, HEAVY INDUSTRIAL DISTRICT

CHAPTER 17 ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS

12.3.2.18 CONVENTIONAL DISTRICTS

CHAPTER 22 BASE ZONING DISTRICTS

22.1.1 PP, PARKS & PROTECTED LANDS DISTRICT*

22.1.2 AG, AGRICULTURAL DISTRICT*

22.1.3 PA, AGRICULTURAL RESIDENTIAL DISTRICT*

22.1.4 RB, CONSERVATION RESIDENTIAL DISTRICT**

22.1.5 RP, RURAL RESIDENTIAL DISTRICT**

22.1.6 RL, SUBURBAN RESIDENTIAL DISTRICT**

22.1.7 CR, COMPACT RESIDENTIAL DISTRICT**

22.1.8 RV, RURAL VILLAGE DISTRICT**

22.1.9 OI, OFFICE & INSTITUTIONAL DISTRICT

22.1.10 NB, NEIGHBORHOOD BUSINESS DISTRICT

22.1.11 CMU, COMPACT MIXED USE DISTRICT**

22.1.12 CB, COMMUNITY MIXED USE DISTRICT**

22.1.13 CN, COMPACT NON-RESIDENTIAL DISTRICT**

22.1.14 RB, REGIONAL BUSINESS DISTRICT

22.1.15 RHC, RURAL HIGHWAY COMMERCIAL DISTRICT**

22.1.16 IL, LIGHT INDUSTRIAL DISTRICT

22.1.17 IH, HEAVY INDUSTRIAL DISTRICT

ANNEXED TO ORDINANCE 17 JULY 8, 2022
RECODE GRANTHAM UNIFIED DEVELOPMENT ORDINANCE

12.3.2 SUMMARY TABLE OF SUBDIVISION LOCATIONS

12.3.2.1 AGRICULTURAL DISTRICT

12.3.2.2 COMPACT SUBDIVISIONS

12.3.2.3 CONSERVATION SUBDIVISIONS

12.3.2.4 EQUESTRIAN SUBDIVISIONS

12.3.2.5 PLANNED RESIDENTIAL DEVELOPMENT

12.3.2.6 TOWNHOUSE SUBDIVISIONS

12.3.2.7 NON-RESIDENTIAL SUBDIVISIONS

INCLUDES CURRENT COUNTY CODE SECTIONS 20 SECTION 75.C PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.D PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.E PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.F PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.G PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.H PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.I PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.J PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.K PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.L PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.M PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.N PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.O PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.P PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.Q PLANNED RESIDENTIAL DEVELOPMENT

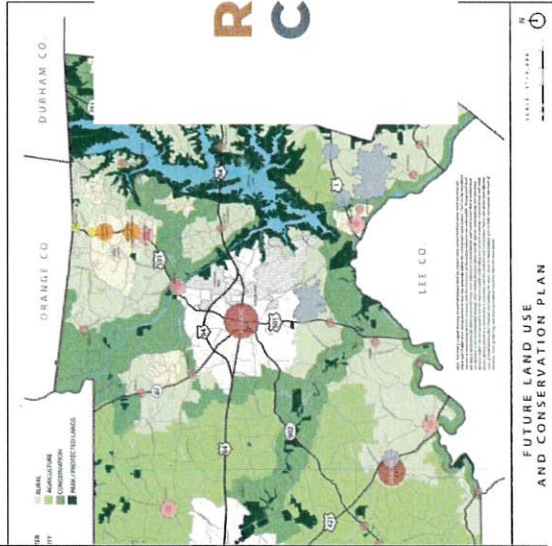
20 SECTION 75.R PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.S PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.T PLANNED RESIDENTIAL DEVELOPMENT

20 SECTION 75.U PLANNED RESIDENTIAL DEVELOPMENT

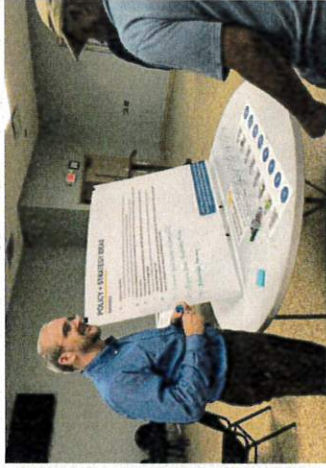
20 SECTION 75.V PLANNED RESIDENTIAL DEVELOPMENT



RECODE CHATHAM UNIFIED DEVELOPMENT ORDINANCE

Zoning Strategy to include in Unified Development Ordinance.

Public Engagement



Goal: Empower community stakeholders to help shape the future of the Moncure area.

Key Principles:

- Provide clear and accurate communication
- Create opportunities for direct input throughout the process
- Conduct engagement activities both virtually and in person
- Make special effort to engage traditionally underrepresented groups in community

Public Engagement

technical advisory committee meetings



community workshops



pop-up events



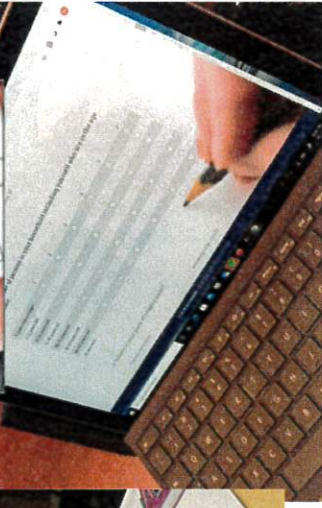
small-group discussions



open houses



online surveys



Public Engagement



Harness the power of fun

Public Engagement

- White board wisdom
- Share a photo
- Take one, leave one

memento

Group Videos Shared Albums

Plan Moncreur "Share a Photo"

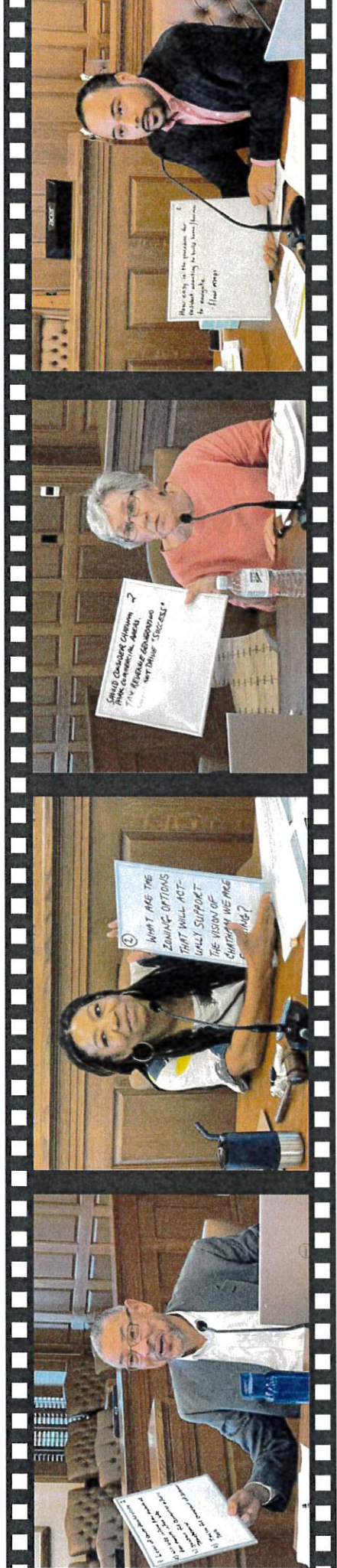
Share a photo that you have taken of a special place in the Moncreur area

Unlink Shared Album Overview

MODERATED 4 Photos 1 Contributor

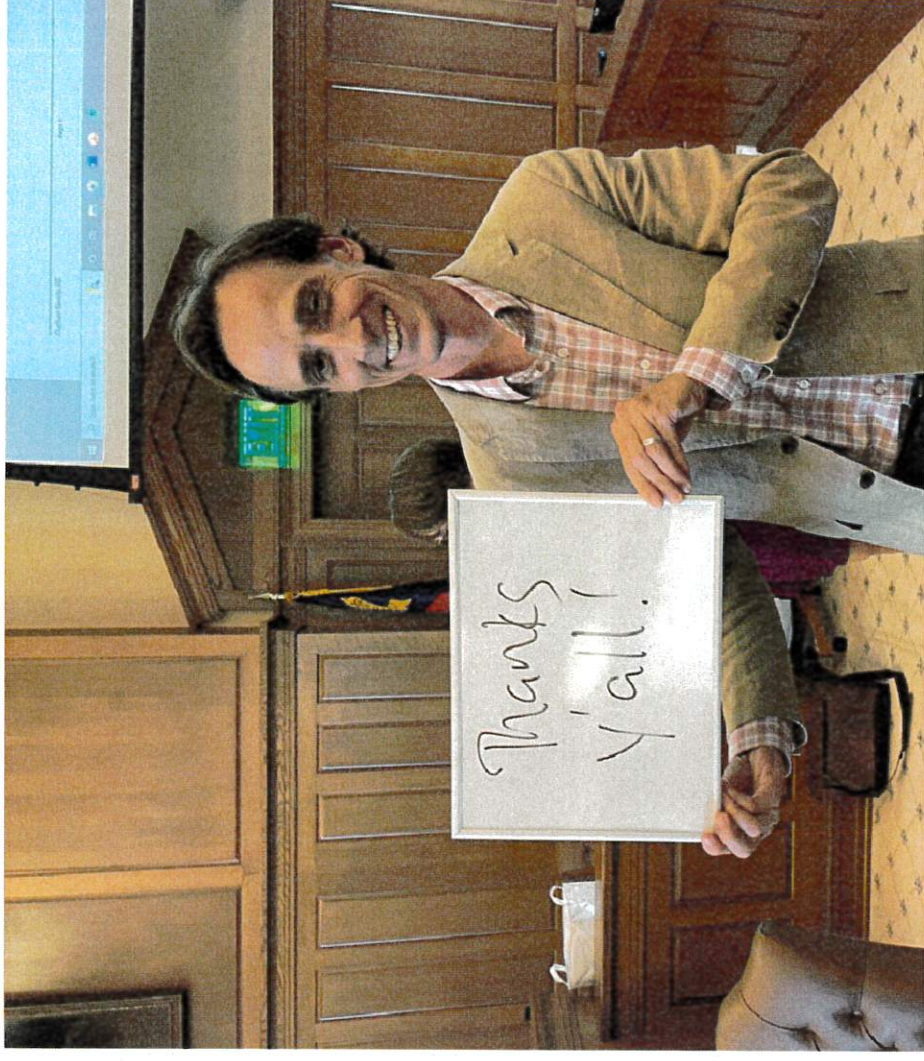
[Add Photos and Videos](#)
[Invite Others](#)
[Subscribe](#)

See photo album "Plan" at 11:24 AM



BOC Role in Planning Process

- One-on-Ones
- Meeting attendance
- BOC Updates at regular meetings



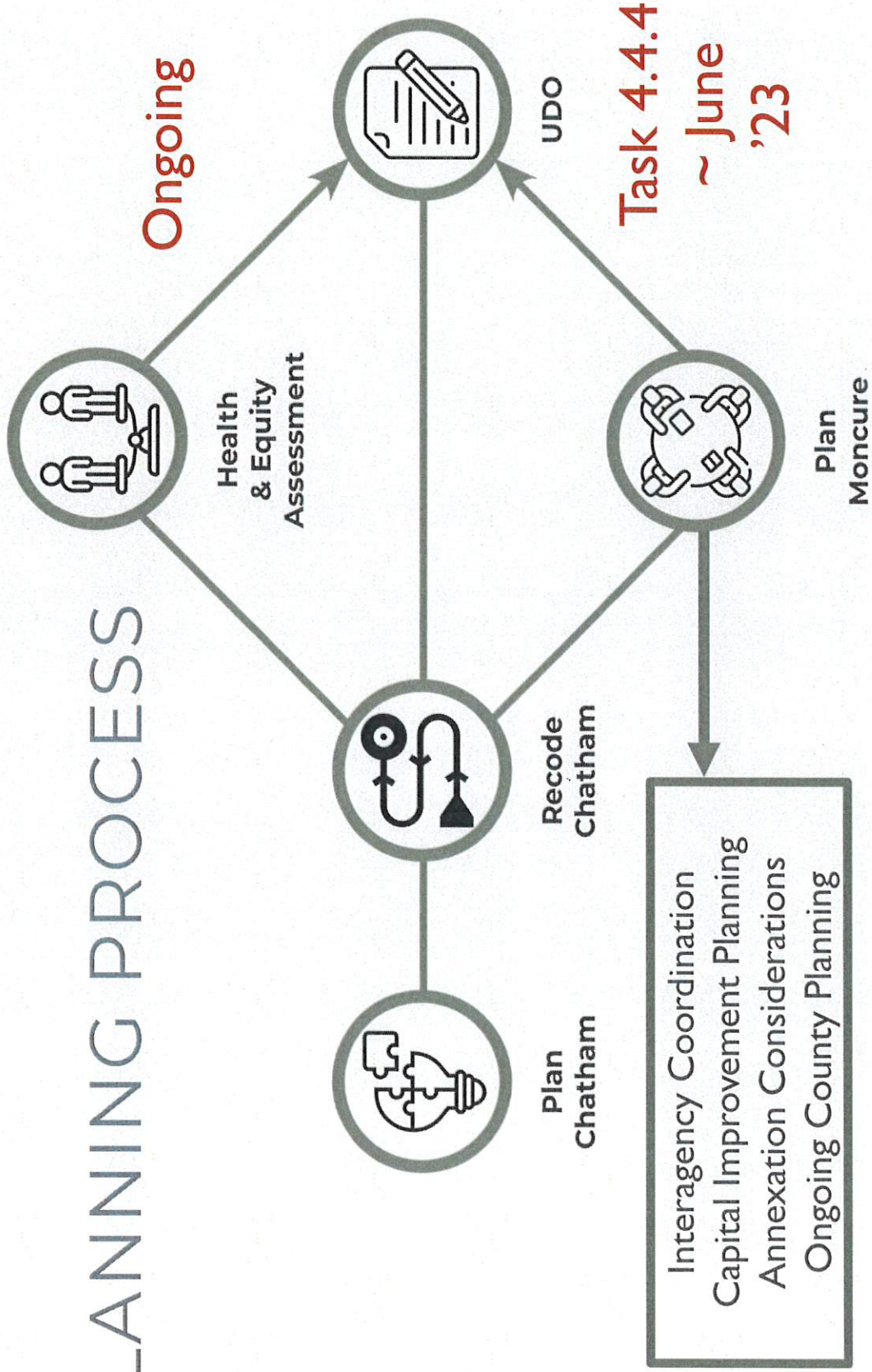


RECODE CHATHAM

UNIFIED DEVELOPMENT ORDINANCE

BOARD DISCUSSION

PLANNING PROCESS



WHAT'S NEXT

- ~~December 8: BOC New Member Orientation~~
- ~~December 14: TAC Meeting #2~~
- ~~December 19: Phase I BOC Workshop~~
- December-Jan:
 - Project Organization
 - Webpage Created
 - Data Requests and Compilation
 - Staff Kick-Off & Study Area Tour
- January to March
 - Analysis within 6 Topic Areas
 - Open House #1 & Input Opportunities



RECODE CHATHAM

www.recodechathamnc.org

recodechathamudo@chathamcountync.gov