

Memo

To: Planning Board, Chatham County, NC

From: White & Smith, Project Consultant Team

CC: Chatham County Staff

Date: August 16, 2023

Re: Addendum #1: Proposed Modifications to *Plan Moncure*

Working with 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 announcement of a major employer locating at the Triangle Innovation Point site triggered a provision in the *Plan Chatham Comprehensive Plan* to prepare the small area plan. The purpose 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 new growth.

The Consultant Team presented the first draft of the resulting document, ***Plan Moncure***, to the community at a public meeting on August 9, 2023. This was the third open house meeting held during the process. Participants provided feedback on the details of the plan, including the proposed action steps for implementation. The Consultant Team also posted a link to an online survey to solicit additional feedback from community members and other stakeholders who were not able to attend the meeting.

The input received has been reviewed by the Consultant Team and Staff and, in response, the following substantive modifications to the draft plan are offered for the Planning Board's consideration.

A. Adjustments to the Place Types:

- Page 37: Employment Center – Expand the description of this place type to explicitly name types of housing that may be appropriate as a supporting, compatible use within these areas delineated in the Future Land Use & Conservation ("Vision") Map.

B. Revisions to the Action Steps:

- Page 77: In the second to last paragraph, add the following:

In addition, community stakeholders identified the following themes as the ones they would most like to see Chatham County address as part of their implementation work:

- **Theme 2:** Protect rural character and rural lifestyle
- **Theme 3:** Protect natural resources
- **Theme 7:** Maintain affordability
- **Theme 6:** Add important community-serving infrastructure

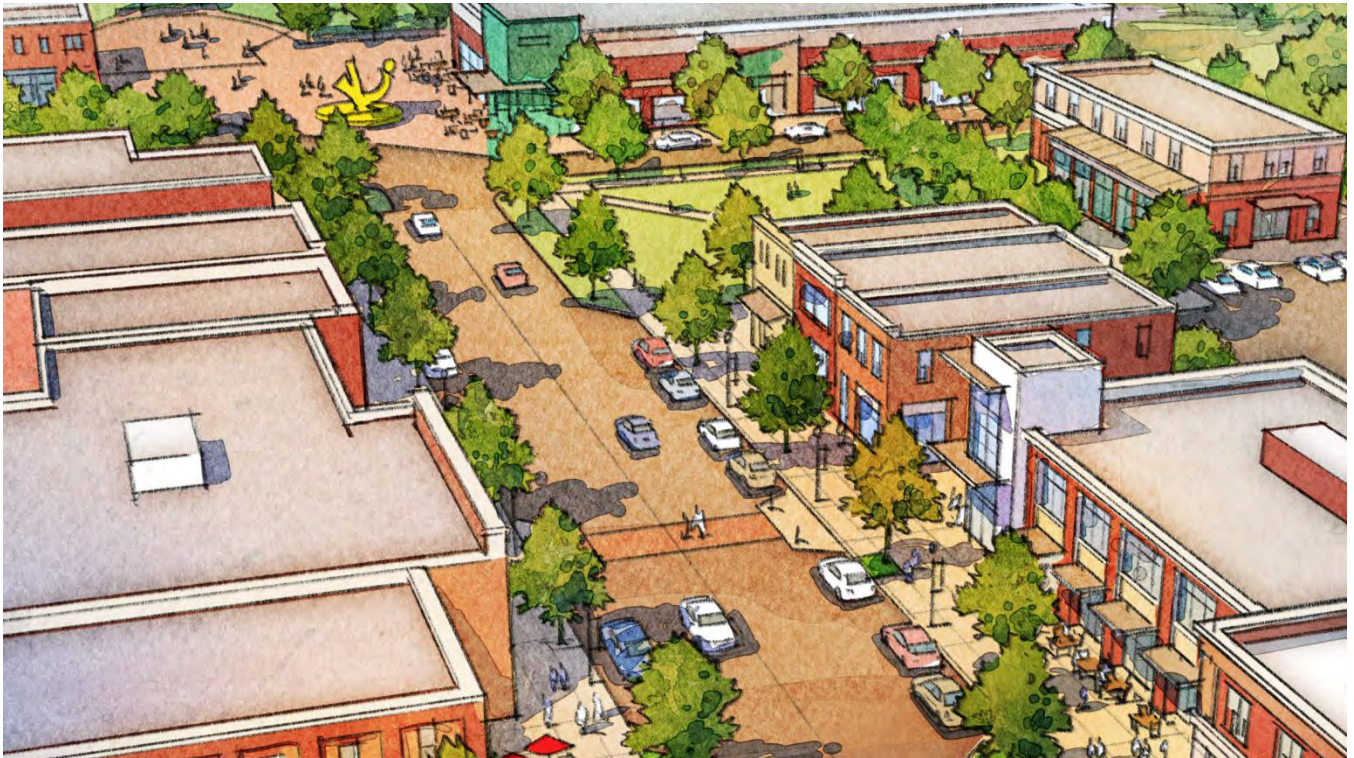
Stakeholders also identified the following projects as priorities for action:

TOP TEN SHORT-TERM IMPLEMENTATION MEASURES IDENTIFIED BY COMMUNITY STAKEHOLDERS
Project 6.1 – Continue Working to Partner with Internet Service Providers to Provide Affordable Broadband Service, within Resources and Authority Available
Project 2.2 – Update Unified Development Ordinance to Implement Plan Moncure Zoning Strategy to Protect Rural Character and Lifestyle
Project 8.1 – Work with Property Owners and/or Retailers and Restaurants to Consider Locating Stores in Moncure Area
Project 5.1 – Build Parkers Ridge Park
Project 6.2 – Collaborate with Partners to Identify Wastewater Service Needs and Feasibility
Project 9.1 – Evaluate Zoning Designations in Historic Villages such as Historic Moncure as Part of UDO to Help Facilitate Appropriate Infill
Project 12.1 – Continue Working with CCCC on Job Skills Development Partnership to Help Train Local Residents
Project 5.2 – Work to Develop New Walking, Hiking, and Biking Trails
Project 10.2 – Continue to Facilitate Communication Between Residents and NCDOT Regarding Transportation Concerns
Project 2.6 – Allow Home-Based Businesses That Are Compatible with Rural Landscape on Large Lots

In addition, the Team is proposing refinements to the document to address specific details, such as refinements to graphics, formatting changes, and elimination of errors.

- Add figure numbers.
- Edit, as needed, to address the any spelling, grammatical, and punctuation errors.
- Page 21: Adjust language to past tense, and update the participation numbers. For example, 57 attendees signed in at the third Community Open House.
- Page 29: Remove the bullet from the first of four bullets.
- Page 29: Revise the callout box to simply describe the measures.
- Page 31: Revise the map to reorder the place types, change “residential Neighborhood” to “Neighborhood Residential”, and edit labels as needed to be accurate.
- Pages 40, 42, and 44: Replace the images with the final set, add numbers to the plan view illustrations, and add supporting precedent imagery.
- Pages 41, 43, and 45: Insert the final perspective illustrations:







Chatham County Planning Board Minutes September 5, 2023

The Chatham County Planning Board met in regular session on the above date and the meeting were as follows:

Present

George Lucier, Chair
Tony Mayer
Mary Roodkowsky
Norma Hernandez
Jon Spoon, Vice Chair
Shelley Colbert
Amanda Roberson
Eric Andrews
Elizabeth Haddix

Absent

Clyde Frazier
Kent Jones

Planning Department

Jason Sullivan, Director, Chance Mullis, Assistant Director, Hunter Glenn, Planner II, and Dan Garrett, Clerk to the Planning Board.

- I. CALL TO ORDER:
Chair Lucier called the meeting to order at 6:30 p.m.
- II. DETERMINATION OF QUORUM:
Chair Lucier stated there was a quorum, 7 members present, Ms. Hernandez and Ms. Haddix arrived shortly after the approval of the first zoning item.
- III. APPROVAL OF AGENDA:
Approval of the Agenda – Chair Lucier asked the board members if they were okay with the consent item on the agenda and the other agenda items. Ms. Colbert asked if the zoning item Pranay Parekh could be heard before the Circle K zoning item. It was agreed to follow that suggestion. Motion made by Ms. Robertson, seconded by Ms. Colbert. The agenda was approved, 7-0, unanimously.
- IV. APPROVAL OF THE MINUTES:
Consideration of the August 1, 2023 and August 23, 2023 meeting minutes. Minor edits were noted. Motion by Ms. Roodkowsky to approve the August 1, 2023 minutes and seconded by Ms. Robertson. Motion made by Vice-Chair Spoon to approve the August 23, 2023 minutes, seconded by Mr. Mayer. Both meeting minutes were approved 7-0, unanimously.
- V. PUBLIC INPUT SESSION:
There were no public speakers signed up to speak at this time.

VI. CONSENT ITEMS:

1. A quasi-judicial request by Duke Energy for a Special Use Permit for a new 120 ft wireless support tower at their current substation location on Parcel 62351, located at 1785 Corinth Rd, Cape Fear Township.

A quasi-judicial public hearing was held August 21, 2023. Planning staff presented the application a representatives from Duke Energy presented the request. No one else provided testimony during the hearing.

The total site is approximately 483 acres and is split zoned Heavy Industrial and R-1 Residential. The substation site is located within the R-1 residential area however, it has been used by the Duke Energy for over three decades.

When determining whether a Special Use Permit request should be approved as per Section 5 Conditional Zoning Districts, the following findings must be supported.

1. **The alleged error in the Ordinance, if any, would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.** Wireless telecommunication towers are allowed as a Special Use Permit in a residentially zoned districts. No errors are being claimed in the Ordinance.
2. **The requested special use permit is either essential or desirable for the public's convenience or welfare.** In order to provide faster, remote monitoring between substations, this tower will improve service outage notifications in cases of power failure and to securely transmit information between stations. Due to security concerns, cell providers will not be permitted to co-locate on any of the utility company towers.
3. **The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community.** Due to the height being 120 ft, the FAA does not require the top of the tower to have a flashing beacon. The tower will be a cambium pole, galvanized steel to match the other equipment existing at the substation. The tower will be located within the existing fenced, secure area and will not require any additional build upon area. There will be no audible noise, chemicals, or radioactive agents present.
4. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.
 - Chapter 2, Issues and Opportunities; Land Use Suitability- this use will not hinder any future land development as it will be located on existing property utilized by Duke Energy
 - Chapter 4, Plan Elements; ED Policy 4, Strategy 4.4- encourage the continued use of existing commercial and industrial uses to expand services in correct zoning districts.
5. **Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies, and regulations. This is an unmanned site, so no utilities are required. There is an existing gated access drive that will continue to be used. No new land disturbance is required.**

The Planning Board has up to three meetings in which to make a recommendation for approval or denial to the Board of Commissioners.

The conditions below are provided for consideration by the board:

Site Specific Conditions

1. A development permit shall be obtained and remain valid at all times within two years of the date of this approval or the site plan becomes null and void.

Standard Site Conditions

2. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes to or variations from any requirements of this permit must be approved through the Planning Department or other approving board before any such changes can take place.

3. All required local, state, or federal permits (i.e., NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, Watershed Protection, and Environmental Health Division, etc.) shall be obtained, if required, and copies submitted to the Planning Department as part of the platting process.

Standard Administrative Conditions:

4. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
5. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
6. Non-Severability – If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
7. Non-Waiver – Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

This item was approved on the consent agenda with a vote of 7-0, unanimously.

VII. ZONING ITEMS:

1. A legislative request by Manns Chapel II, LLC and Circle K Stores, Inc., to rezone Parcels 2642, 2641, 2562, 2564, 2563, 2542, 2560 from R-1, Residential, B-1 Business, and CU-B1 to CD-NB to redevelop the convenience store site and allow for additional retail and personal services commercial building, located at 11399 US 15-501 N, Baldwin Township.

Mr. Sullivan stated a legislative public hearing was held August 21, 2023. Attorney Nick Robinson and others presented the request. When determining whether a rezoning request should be approved under Section 5 Conditional Zoning Districts, the following findings must be supported.

1. **The alleged error in the Ordinance, if any, would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.** The applicant is not claiming any errors in the Ordinance pertaining to this request.
2. **The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.** The original convenience store site was deeded in 1951 and has been used for commercial activity since the 1960s. At that time and until around the early 2000s, US 15-501 N was a two-lane road. As part of the widening project, additional right-of-way was acquired by the NC Department of Transportation which restricted the layout of the gas station (see google earth image below from 2005).

The conditional use rezoning on the adjacent parcel #2641 was approved in October 2005 for the Baycorp Corporation and was intended for a bank. This was never developed, and the conditional use permit is now void and there are no permitted uses for the site.

The combination of all the parcels will allow the convenience store to be rebuilt and a layout that provides for safer vehicular movements. The redevelopment of the gas station will provide improved access from Manns Chapel Rd. and 15-501 and allow for one outparcel for other retail use.

3. **The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.**
 - a. **Chapter 2 – Creating in-county jobs and maintaining retail sales within the county. This area is shown as one of the proposed locations for commercial suitability (pg. 21-22).**
 - b. **Chapter 3 – Goals and Objectives- area is within the Neighborhood Center node of the land use plan.**

- c. **Chapter 4 – the re-development of the project will bring approximately 12-15 jobs (Economic development, p 53). This is an area within the planned growth designations per Land Use pg. 62 and Strategy 2.1**

4. **The requested amendment is either essential or desirable for the public convenience or welfare.** As previously noted, the redevelopment of this retail site will provide for safer access drives at the intersection of US 15-501 N and Manns Chapel Road. The Appearance Commission reviewed the landscaping plan and new landscaping will be installed as indicated in the application. The gas station has been in this location for many decades and provides a needed service within the northeastern portion of the county. Additionally, the redevelopment of the station will provide additional services without the need for a new station at a new location.
5. **All other circumstances, factors, and reason which the applicant offers in support of the proposed amendment.** The NC Department of Environmental Quality, along with the Board of Commissioners reviewed a revision to the Watershed Protection Map and approved revising the boundary between the WSII-BW and WS-IV PA districts. Field surveys were prepared indicating the drainage on the property was different than as shown on the watershed projection map. The amendment was adopted by the Board of Commissioners on August 21, 2023 and this will allow more use of the property.
- Additional information in support of the amendment request is county water will be used and Aqua NC will continue to serve the store site for wastewater. The new out-parcel will be served by an on-site septic system. Stormwater will meet all current regulations and will be sized to accommodate all anticipated uses. All other regulations regarding lighting and signage will meet all current regulations.

Mr. Sullivan said the Planning Board has up to three meetings in which to make a recommendation of approval or denial to the Board of Commissioners.

Should you recommend approval, a consistency statement is provided below.

“The rezoning for redevelopment of these parcels will allow the continuation and expansion of an existing business and meets Land Use plan, ED Policy 4, pg. 56.”

The following conditions are also provided if the recommendation is for approval.

Site Specific Conditions

1. The recommendations from the Chatham County Appearance Commission (CCAC) shall be followed as stated in the minutes and as shown on the revised site plan. The planning staff and CCAC may conduct routine inspections of the property to ensure compliance with the landscaping requirements.
2. A reduction in the overall impervious surface coverage by changing the amount of parking spaces from 1 space per 200 sf of gross floor area to 1 space per 300 sf of gross floor area is allowed. This information shall be placed on the submitted commercial site plan for approval.
3. A building permit shall be obtained and remain valid at all times within two years of the date of this approval or the site plan becomes null and void.

Standard Site Conditions

4. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes to or variations from any requirements of this permit must be approved through the Planning Department or other approving board before any such changes can take place.
5. All required local, state, or federal permits (i.e., NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, and Environmental Health Division, etc.) shall be obtained, if required, and copies submitted to the Planning Department as part of the platting process.

Standard Administrative Conditions:

6. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.

7. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
 8. Non-Severability – If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
 9. Non-Waiver – Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.
- Mr. Sam Nye, an engineer on the project, gave a brief overview of the rezoning request and touched on the major subdivision that is planned for this property. The average size lots would be 5 acres on public water with private septic systems.

Board Discussion:

- Chair Lucier asked if there was anyone in the public wishing to speak on this item, there was none.
- There was no board discussion about this item.

Motion made by Vice-Chair Spoon to approve the consistency statement, "The rezoning for redevelopment of these parcels will allow the continuation and expansion of an existing business and meets Land Use plan, ED Policy 4, pg. 56." Second by Ms. Colbert. The consistency statement was approved with a vote of 7-0, unanimously.

Motion made by Vice-Chair Spoon to approve this zoning item, second by Ms. Roodkowsky. The zoning item was approved with a vote of 7-0, unanimously.

2. A legislative request by Pranay Parekh to rezone Parcel 17357 from CU-RA90 (previously Contentnea Creek) to R-5 Residential, being 130.443 acres, located at 739 Hatley Rd., New Hope Township.

Mr. Sullivan stated the legislative public hearing was held August 21, 2023. Representatives for the applicant and three neighboring property owners spoke on the matter. There were no objections to the rezoning application.

A conditional use rezoning to RA-90 (90,000 square foot minimum lot size) and conditional use permit for a subdivision were approved in 2006 for a development named Cooper Subdivision. The developer did not move forward with the project and the conditional use permit expired. The current owner wishes to revert the zoning designation to the original R-5 designation (5-acre average/3-acre minimum) in order to create a large lot conventional subdivision.

When considering a general use rezoning, all uses listed in Section 10.13 of the Chatham County Zoning Ordinance listed under the proposed zoning classification are permitted. However, due to possible limitations such as wastewater capacity, access to public utilities, built upon area limits, etc., not all uses are feasible. The decision to approve a general use rezoning shall be determined by the following criteria.

1. **Any alleged error in the Ordinance, if any, would be remedied by the proposed amendment.** No errors in the Ordinance are being claimed.
2. **The changed or changing conditions, if any, make the proposed rezoning reasonably necessary.** The adjoining property on three sides of this property are zoned R-5 and this parcel was zoned R-5 prior to 2006. The new owner wishes to create up to 25 new residential lots with individual private septic systems. The extension of the county water line will also be proposed.
3. **The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof.** The property is located within the Rural node and adjacent to the Conservation node of the Land Use Plan. Rezoning to the original R-5 zoning designation will decrease the density of development further keeping with the rural character in the surrounding area.

4. **Other factors/reasons for rezoning request.** One primary entry will be proposed off of Hatley Road and an existing stub road in Sunset Grove will also be used. County water will be extended through Boxwood Drive, a stub-out that is in Sunset Grove, private septic systems will be used, and one monument entry sign will be proposed.
5. **All other information required on this application or as offered by the applicant in support of the request.** The proposed subdivision plan consists of 25 lots with individual septic systems on each lot. Homes are expected to have up to four bedrooms and will utilize the county water system. The property is located within the WSIV-Protected area watershed which allows for 40,000 square foot lots.

The Planning Board has up to three meetings in which to make a recommendation to approve or deny the request to the Board of Commissioners.

If approval is recommended, the following Consistency statement has been provided for consideration:

“The rezoning of this property maintains the integrity of the Rural land use designation as shown on the Future Land Use and Conservation Map in Plan Chatham.”

Board Discussion:

- Ms. Roodkowsky said there will be improved access from Manns Chapel Road, and it was indicated that it is for egress and ingress, this does not seem like an improvement, it seems like it could cause more danger. That whole area from Manns Chapel Road to Great Ridge Parkway is now the subject of a lot of neighborhood discussion with traffic concerns. How was that entrance decided and why do they think it is an improvement? Mr. Sullivan stated currently there is a traffic impact analysis (TIA) being conducted. However, the NCDOT has already approved this design and they look at anything involving Hwy 15/501 very closely for safety concerns. Ms. Colbert asked if the TIA had been completed. Mr. Sullivan stated the TIA is currently in progress but has not been completed.
- Mr. Nick Robinson, the representative for the Circle K project, gave a brief overview of this property and the benefits of the rezoning request. He stated the current zoning is split B-1, conditional use B-1, and R-1. The R-1 parcels have abandoned homes located on the properties and would be removed. The plan is to rezone all the parcels to the current zoning designation Neighborhood Business District. The existing gas station on the parcel is located on .84 acres and is very close to Hwy 15/501 due to the road improvement years ago. The new location of the gas station will be further back and located on 6.6 acres where all the access driveways will be spaced out and much safer than the current configuration. Mr. Robinson stated we have met with Planning staff and the staff is in favor of this rezoning. There was a community meeting held for public input, and there was no opposition to the rezoning. We have also met with the Appearance Commission, and they have approved our application as well. We would be willing to reduce the impervious surface area and have our parking spaces 1 per 300 sqft if so desired. All the findings have been met and we feel this project will be an improvement then the current configuration and much safer.
- Ms. Robertson asked about the applicant contacting the other property owners and why only the parcels near the bottom were sold. Mr. Robinson stated there were several property owners and some were willing to sell, and others were not.
- Ms. Colbert asked what would happen to the underground fuel tanks. Mr. Rick Baker, a civil engineer on the project stated they will be removing the old tanks and piping and installing new tanks and piping which is regulated and approved by the North Carolina Division of Groundwater Quality Standards. Ms. Colbert asked what the sizes of the tanks are. Mr. Baker said he does not know the size of the current tanks underground.
- Chair Lucier asked if the stormwater pond will be located down by the existing abandon homes. Mr. Robinson stated that is correct, a portion of the pond will be located there, and a portion of the pond will

not. Chair Lucier also asked where the septic field will be located for the proposed auto parts store. Mr. Robinson stated the septic field will be located near the rear of the property.

- Vice-Chair Spoon confirmed they will not be using Cedar Village for access to the project. Mr. Robinson stated they will not be using Cedar Village. Vice-Chair Spoon also asked if there will be a way to turn left into the project off of Hwy 15/501 going north or will you need to drive past and conduct a U-turn? Mr. Robinson stated you will not be able to turn left onto the property and a U-turn will be required. Vice-Chair Spoon confirmed that the project will include an auto parts store. Mr. Robinson stated that is the current expectation. Chair Lucier stated he agrees this plan will have a much better traffic pattern than what is currently in use.
- Ms. Hernandez asked how much larger the new convenience store will be than the current store. Mr. Andy Priolo with Circle K stated the current size is 2200 sqft and the new store will be 5200 sqft. Ms. Colbert asked how much more commercial space will be on the project. Mr. Priolo stated 6900 sqft.
- Mr. Mayer asked if the watershed map amendment helped with the new design. Mr. Robinson said yes, it was very important with the design. There was a new delineation and that helped to increase the impervious surface allowing for this much better plan.
- Vice-Chair Spoon asked if there will be a carwash on site. Mr. Robinson stated there would not be a carwash. Ms. Roodkowsky asked will there be a level three electric charger on site? Mr. Priolo stated they are currently looking into that option, and it is too early to tell if a charger will be installed or not. Mr. Mayer asked why two entrances are located on Manns Chapel Road? Mr. Robinson stated it gives the customer an option if they want to enter the property and go to the auto parts store or just straight to the fuel pumps. Vice-Chair Spoon asked how many pumps will be on the new site. Mr. Robinson stated currently there are 8 pumps, and the new configuration will have 16 pumps.
- Ms. Colbert stated she would like to make a motion to table this item before next month's meeting to see if the TIA could be completed and studied. Also, even though the applicant is required to notify the adjoining property owners there are a lot of people in the northern area that will be impacted by the way that this configuration will change, and not aware of the impact to the community concerning the traffic. There would be an option for additional public comments from neighbors that were not intitled to the public notice and could help us determine if this item should move forward or not. Chair Lucier asked staff what the public notice process was for this application. Mr. Sullivan stated for all of our rezoning applications we mail a notice to the adjoining property owners, we run a legal ad in the paper for two weeks before the public hearing, we post the property with public hearing notice signs. This property had three signs, one on Manns Chapel Road, and two along Hwy 15/501. The applicants also had to provide notice for the community meeting and the applicant stated nobody attended the meeting and we did not have anyone attend the public hearing. There was also notice sent out for the watershed portion of this property, we did receive one response from a company owner from across the street making sure nothing was going to interfere with his business.
- Chair Lucier stated there is a motion to table this item until the October 3rd Planning Board meeting. There was not a second and the motion was denied.
- Ms. Colbert stated when we as a board look at the five findings we need to ask, why do we need another gas station. The existing gas station is on a very small piece of land, we are talking about expansion, and really anything could go into that space once it is rezoned. They are expanding the commercial use that is creeping a little into the R-1 designation and ultimately, we are in the middle of a climate crisis, we already have three gas stations including this existing station within a half mile of each other. We do not know whether or not the store will be an auto parts store, but we already have two other auto parts stores within a mile of this location. It is not the kind of development that is appropriate for that corner, especially if it is going to draw a lot more traffic onto Manns Chapel Road. I

understand that the signs were posted, but there are a lot of people in Briar Chapel that will be pulling right onto Manns Chapel Road, and they most likely have no idea this is happening. I would not support this rezoning until I could see the TIA study.

- Ms. Roodkowsky said she had asked for some clarification about the entrances, and we received good answers to our concerns. After looking at this and hearing the explanations, this is a safer plan. I do not see the value in waiting until next month, the public has had the opportunity to speak, and nobody has spoken on this topic. This looks like a safer option, and it is not an additional gas station it is an existing gas station, and I do hope they are able to install a level three charging station for electric cars. The need for the convenience store and the gas station is already there, people are using it daily. This is a reasonable application and rezoning for which I am in support of. Ms. Colbert stated it is an expansion of the convenience store with additional commercial space and will generate additional traffic. That is why I am interested in seeing the TIA study because I feel it will bring additional traffic to this area.

Motion made by Vice-Chair Spoon to approve the consistency statement, "The rezoning of this property maintains the integrity of the Rural land use designation as shown on the Future Land Use and Conservation Map in Plan Chatham." Second by Mr. Andrews. There was a vote to approve the consistency statement and it was approved 8-1, opposed by Ms. Colbert.

- Chair Lucier stated he agrees with the motion, it is a safer plan than what the current situation is now, and the larger portion of the parcel was already zoning conditional district B-1, it was supposed to be a bank at one time and now maybe an auto parts store. The only impact to the R-1 was 4 small parcels with the dilapidated homes. This is an improvement on what is there now and will vote to approve it.

Motion made by Mr. Andrews to approve this item, seconded by Vice-Chair Spoon. There was a vote, and this item was approved 8-1, opposed by Ms. Colbert.

- Ms. Colbert stated she will submit a minority report to the Board of Commissioners.
- Ms. Haddix asked if we wanted a charging station available at the gas station, can we make that a requirement? Mr. Sullivan stated it is a conditional district rezoning and the board wanted to make that a condition, you could suggest that, but it would be up to the applicant to agree to the condition. If the applicant does not agree, then the board could not add the charging station through the conditional district rezoning process. Moving forward, the charging station topic is being discussed for the UDO.

VIII. PLAN MONCURE DRAFT SMALL AREA PLAN:

1. Plan Moncure Small Area Plan Public Review Draft.

Following the announcement that the automaker VinFast selected Chatham County's Triangle Innovation Point (TIP) mega site as their location for its first North American assembly plant for electric vehicles, the County Comprehensive Plan "Plan Chatham" stated that "Once a tenant for the TIP site was identified, the County would prepare a 'small area plan' for the Moncure area." The consultant team including White & Smith Planning and Law Group, Nealon Planning, and Green Heron Planning immediately were established, and they sprang into action with data collection and examining the existing conditions of the study area to better understand how to prepare the plan. We structured this project in two phases. The first phase being a subject matter assessment, visioning process, and development of an action plan for Plan

Moncure. The final report from Phase 1 is available in the “Plan Moncure Documents” tab on the project website. Phase 2 began in January of this year and started with a series of analyses related to market trends, land use, transportation, utilities, and historical and environmental features in the Southeastern part of Chatham County. This initial stage of Phase 2 allowed the Project Team to better understand the existing conditions of the community today.

The County investigated ways to better understand relationships between existing and potential future development as well as between the built environment and the natural resources of the Moncure study area. The primary objective was to give the community an opportunity to influence the change that would result from the investments already underway. In April 2023, the county took steps to initiate the small area planning process. This plan has included a series of activities that engaged the residents, business owners, property owners, and other stakeholders. We had three resident drop-in sessions at Moncure Fire Station 8, three community open houses in Moncure, a community listening session at Moncure School, a pop-up table at a local Moncure event “Spring Around the Loop”, a scenario planning online session, and over 2,000 website visitors since it went live. The small area planning process has encouraged dialogue about growth in the Southeastern part of Chatham County spurred by the VinFast announcement and other investments in the region. The plan builds on Plan Chatham and conveys more specifically the community’s expectations and aspirations for the future of the Moncure area. The conversations held regarding these expectations and aspirations allowed the County to connect deeper with the Moncure residents through community engagement efforts. This process has helped the community consider how to leverage positive outcomes through development opportunity and preservation of rural character. The results of this plan will help guide policy decisions in the Southeastern part of Chatham County over the next 20 years.

Through the development of Plan Moncure, we have reached the milestone of having the Public Review Draft Report and revised Future Land Use & Conservation Map for the Moncure Study Area. Public Comment on the draft began on August 9th, 2023, during the third Community Open House at the Sprott Center in Moncure. This public comment period will conclude at the end of August. Additionally, a third survey is available on the website that will also capture resident feedback to incorporate in plan revisions following the public comment period.

At the August 23rd Special Planning Board Meeting, the consultant team alongside Planning staff provided a presentation that reviewed the key points of Plan Moncure, the preferred scenario map, steps of implementation, and provided responses to questions from members. The Board also heard public input from some of the community members about the project. The next steps that were outlined at that meeting were for the board to provide their additional questions, thoughts, or concerns on a shared OneDrive document provided via email by Chance Mullis in the Planning Department. Having read the entire draft plan and reviewing the Future Land Use & Conservation Map, Planning Board members will provide their feedback and items for clarification on that document. The feedback on that document needs to be completed ahead of the next scheduled meeting on September 5th. At the September 5th meeting, the Planning Board will have an additional agenda item for Plan Moncure to discuss the feedback shared on the document and then move forward with making a recommendation to the Board of Commissioners.

The Planning Department recommends the Planning Board discuss the Plan Moncure Small Area Plan Draft collaborative document feedback and provide a recommendation to the Board of Commissioners.

PUBLIC INPUT:

- Mr. Jeff Flanagan said there seems to be a lot of concern about the availability of affordable housing in the future Moncure area. I have spent all my life living in affordable or moderately priced housing, and I also spent the larger part of my adult life building houses. In contemplating my housing experience, there arose a larger concern of how people can create for themselves an affordable and fulfilling Life. For me it rings true to say that “One’s level of wealth is determined by the quality of one’s impressions.” I do think the proposed Moncure plan strives to create or preserve an abundance of quality impressions in the physical environment while accommodating future growth and working within the prevailing paradigm of market driven real estate development. By its nature, this paradigm discourages the creation of affordable housing so that outside subsidies are often needed to create affordable housing units. Other approaches to lower housing costs without compromising the quality of life might include alternative social/legal arrangements such as co-housing, co-op housing, and shared housing. These alternative arrangements have a strong track record and could harmoniously and invisibly blend into the proposed Compact Residential, Village Center, and Community Center place types. A different

paradigm for real estate development is the values driven “Intentional Community,” whereby members of the community try to live in close proximity to each other, often on the same piece of land, in order to provide mutual support in living according their shared philosophy. Numerous intentional communities sprang up in the 1970’s as part of the counter-culture movement and I was immersed in two such communities throughout the 70’s & 80’s. In these communities I was blessed with an abundance and wide variety of quality experience while living on a minimal income. The members of intentional communities are often social and/or spiritual explorers seeking to define new ways of creating real wealth through relationship to right livelihood, to each other, and to that which they hold sacred. Central to the foundational ideas of some intentional communities is a deep reverence for the Earth and these communities often seek to live in rural areas as stewards of the land. The economic opportunities coming to the Moncure area, combined with the abundance of agricultural and rural land types, could provide the ideal conditions for this type of intentional community to take root and prosper. Also, successful intentional communities often make meaningful contributions to the larger local community of which they are a part, and there are even examples where the contributions have been on a national or worldwide scale. It is my hope that the Unified Development Ordinance codes for agricultural and rural land types will leave an opening for the establishment of intentional communities whose values and aims align with those of Chatham County. I welcome opportunities to discuss this topic further with anyone interested. Thank you for the opportunity to give this presentation.

- Mr. Nick Robinson with Bradshaw Robinson Slawter & Rainer stated he is representing a Moncure landowner and the CE Group. Mark Ashness and I have been attending the community meetings on behalf of a Moncure area landowner and putting comments in and stickers on the maps, seeking one change to the proposed Future Land Use Map for Moncure. Hopefully, you have a copy of the suggested addition that was to have been emailed to you in advance of this meeting. Both Pea Ridge Road and New Elam Church Road interchanges are being improved and are adjacent to each other. On the north side of US 1; each interchange area is being designated as a Crossroads Community. There is an area between the two Crossroads Community nodes adjoining US 1 (on the north side) that is currently designated as Rural. Given that this area directly adjoins US 1; it would make sense to designate it as a Crossroads Community or Employment Center (between the two Crossroads Community nodes). This designation would likely assure that a collector road would be built between the two interchanges paralleling US 1 (on the north side). The Collector Road would allow traffic to move between the two interchanges without requiring access back and forth to US 1. This approach would also be consistent with the continuous band of Employment Center already designated on the south side of US 1. We request that the Planning Board consider this addition to the Small Area Plan Future Land Use Map as part of its recommendation to the Board of Commissioners.
- Mr. Peyton Holland said good evening, thank you for your time and your service to Chatham County. There are two key questions and one concern that many in our area, particularly those of us along Pea Ridge Rd North of the US 1 interchange, would like to see addressed before a plan is approved or further development is allowed. The following questions were presented throughout the process and with no clear answers. Speaking for those of us on Pea Ridge Rd who live north of the US 1 interchange, we have not seen adjustments to the proposed maps based on our recent feedback, so we would like to humbly ask this again. From the Pea Ridge Rd/US 1 interchange to Cape Fear Dr., this plan proposes compact residential development and a community center, which comes with significant, high-density commercial & residential development, resulting in increased traffic pressure and erosion of rural character. This is contrary to the feedback that we have consistently given on preserving rural character and encouraging agricultural and low-density residential use in that area. Please consider reducing the allowable density in that area. Encourage and support small family

businesses, but keep high-density, high-traffic development located within the more than ample space marked as employment centers south of the Pea Ridge/US 1 interchange. Please change the plan.

What is the roadway improvement or expansion plans that will come along with the growth presented in this final map?

As we have already seen in our community, eminent domain can be utilized to support the needs of developers while working contrary to the needs of our residents. What assurances do we have that plans will be developed to divert traffic off of our existing rural roads and that more homes will not need to be lost and families displaced due to road widening? There are no conceptual DOT road maps presented as part of the plans to accommodate the projected growth. Our community is being asked to support a plan for which we do not know the true impacts, especially for those of us that live along the roads. Our community does not want to be taken advantage of again as we were with the megasite. Please give us a plan.

What property tax relief measures can or will be put in place to maintain affordability for current residents? Before we sign off on a plan, we want to understand the potential financial impact it is going to have on us (many of us have no intent to sell our land, it is our home and heritage, not an investment). There are instruments utilized in other states (although not perfect) that help maintain or limit the growth of property tax burden for current residents. What considerations do we have that could be similar to the present use program for individual residential owners? The state and county were willing to offer significant tax incentives to developers and international companies to build here, while local residents are going to be saddled with significant increases due to rising property values and a large tax burden to support our community. Please give us a plan.

Chatham County only has one chance at preserving what makes it special, Pea Ridge Rd and Southeastern Chatham are rapidly losing it, our rural character. In the proposed plan, we lose over half our agricultural and woodland area under this plan, from 23% of the space in the study area to 10%, much of that is along Pea Ridge and New Elam Church Roads. Please do not let that go or let the sacrifice that 29 families, 5 businesses and 1 church have already made to accommodate this county's desire for a megasite be for naught. Preserve the rural buffer that exists along Pea Ridge Rd and New Elam Church Road from the US 1 interchange to Jordan Lake and move the density south of the interchange. It better protects our waterways, agricultural lands of significance, and our rural character. Thank you for your time.

Board Discussion:

- Mr. Ben Hitchings with Blue Heron Planning, a consultant for the Moncure Small Area Plan came before the board with answers and comments to their questions and concerns regarding the Plan Moncure document. Below are questions and comments the Planning Board members gave staff and Mr. Hitchings which were discussed. Mr. Hitchings stated some of the questions he will have answers or comments, or rationale as to why they are proposing something.

Chair Lucier –

1. Overall, the draft small area plan for Moncure is well organized document which provides options, a preferred plan and action steps. It reflects an open process that involved citizen input and numerous revisions based on the comments received. It provides a well-thought-out vision and guide for expected growth in the Southeast part of Chatham County, and it should inform the drafting of the Unified Development Ordinance.

2. The Moncure plan is long and somewhat complicated out of necessity. It would benefit from a more detailed table of contents and a readable executive summary.
 - Chair Lucier stated this addresses the readability of the document. Right now, there is very limited information on the table of contents, and it would be beneficial to have more information placed there so the reader is able to go right to the area they are looking for. The executive summary is a good idea if someone just wants a general overview of what is in the document and what it means. Ms. Roodkowsky stated an expanded executive summary is essential and what is in the staff notes is a very good start to it. A short paper explaining what this document is about would be a major improvement to helping people get through this document. Ms. Robertson suggested a brief summary before each section would be beneficial as well. Ms. Colbert stated it would also be beneficial to have links to more information so if someone were interested in reading deeper into a specific topic, they could click on the link, and it would take them there.
 - Chair Lucier summarized by saying we are asking for a consideration of an expanded executive summary, a detailed table of contents, and possibly adding hyperlinks to the document so it will take you where you want to go.
3. The estimates from the different scenarios, including the preferred scenario, are presented as bright lines and exact numbers for housing units, commercial areas, tax revenues and future needs etc. For example, the preferred scenario estimates 3602 future dwelling units between 2023 and 2040 and 170000 sq ft of retail space. These numbers are derived from models and all models have uncertainty associated with the estimates. Sometimes, the uncertainty associated with models is large and sometimes it is small. The uncertainty range is determined by a number of factors including the amount of empirical data and the range of assumptions used to generate the estimates. The plan should include a brief general description of the expected uncertainty in the estimates for growth provided in the plan.
 - Mr. Hitchings stated a market analyst prepared a market assessment as part of the project so that as we create a shared community vision for the plan, we can also make sure it is grounded in the realities of the market. One of the problems with this area is it is a relatively small population so small numeric changes can lead to significant percentage changes and provides more uncertainty associated with the population projections. Chair Lucier stated it would be helpful early in the document to state that these numbers are best estimates, but there is always uncertainty associated with these estimates.
4. The plan states that areas designated in the National Historic Register should be protected but it is not clear how this will be accomplished. The action plan should include a statement that sites and areas on the National Historic Register should be protected from rezonings etc. that impair the integrity of the area and such protections be formally included in the Unified Development Ordinance.
 - Mr. Hitchings said the plan proposes a heritage plan that could identify different strategies to protect whatever the county is interested in protecting historically. Chair Lucier stated it needs to be in the UDO because it is not just Moncure, it is all of Chatham County.
5. The number of estimated additional students for the Chatham system is not included in the preferred plan.

- Chair Lucier said this information is in Plan Moncure, but it also needs to be added to the preferred scenario document.
6. I assume that the Moncure Small Area Plan, once approved by the BOC, will be added to the current Land Use Plan and the map be modified to include the revisions contained in the Moncure plan.
- Mr. Hitchings stated that the Future Land Use map in Plan Moncure will be used to update the Plan Chatham Land Use map for that portion of the county.

Vice-Chair Spoon –

1. Are we planning around potential preemptions from the state?
 - Mr. Hitchings said every year there is a new legislation at the state level that impacts local land use authority. The School of Government does a good job of tracking the bills and updating planners across the state regarding the changes. We will track these as well and adjust as needed to legislation.
2. Establishing different tax rates for current vs. incoming residents is illegal. Correct?
 - Mr. Hitchings stated we are not able to differentiate between an existing resident or an incoming resident. Property tax is based on valuation of the property.
3. Can we legally enforce a requirement that a certain percentage of goods and supplies coming and going from industrial operations be transported by rail?
 - Mr. Hitchings stated we do not have the ability to control the type of transportation mode, but one of the assets in this area is that there is an existing rail line, and it will be utilized.
4. Why was the Rocky River not included in the waterways with a conservation focus?
 - Mr. Hitchings stated this was an oversight, Rocky River is an important natural resource, and we will make a note to include this in the discussion of land conservation in the plan.
5. Was it made clear in the community meetings that stasis is not an option?
 - Mr. Hitchings said there are a variety of forces in Moncure that are creating change and there are ways to manage the change. We took all the different perspectives shared by community stakeholders and worked to balance the different considerations, ranging from keeping the area rural to allowing dense development. We tried to concentrate the various activities in appropriate places. Chair Lucier stated we would like to speak more about the two community centers and the rural area in-between them. Ms. Colbert asked is Shaddox Creek was located in-between the two community centers. It was determined that the creek is located between them.
6. Where will the apartments go in the plan? Any plans for hotels?
 - Mr. Hitchings stated the opportunity is available for apartments or hotels in the community center or even the employment center.

7. We need to develop a joint land use plan with the town of Apex to prevent them from poaching high tax yielding industrial operations with some compensation to Chatham.
 - Mr. Hitchings said this is a good suggestion for the county to consider and could be a project similar to the joint land use plan with Cary in the northeastern part of Chatham County.
8. We need to develop a Chatham Land Trust and a conservation credit system to enable us to meet our conservation goals for the area.
 - Mr. Hitchings said this could be a recommendation within the Plan that can be suggested. Vice-Chair Spoon stated the conservation credit system would be where developers could exchange density on a parcel of land and purchase conservation credits and the Chatham Land Trust could purchase property that would be removed from potential development and be in conservation forever. Mr. Hitchings stated it sounds like purchase of development rights or transfer of development rights which are two tools that use zoning to accomplish conservation. Mr. Sullivan stated the Land Trust is part of Article 46, sale tax funds and 1/3 of that tax is allocated for farmland preservation. Vice-Chair Spoon said it would be good to separate agriculture from woodland and ultimately place 50% of Chatham County in greenspace. Mr. Hitchings stated the county has the Conservation Implementation Plan project which has been funded and this could be a place to have more discussion about the conservation credit system.
9. Can we require the developer of one of the denser nodes to set aside space for a Sheriff's Department substation?
 - Mr. Hitchings stated whenever we get new development at some point there will be a need to add community facilities, The need and timing for a facility such as a Sheriff substation will depend on the growth in service demand from new residents and businesses. The Sheriff will monitor the growth and will discuss with the County if that time arrives. It would be too early at this stage to dedicate a particular place for a substation right now. Vice-Chair Spoon said the Plan suggested how many more deputies would be required and when Briar Chapel was developed, we had a good faith effort for reserved space for that purpose. Ms. Colbert stated this is a good idea, but maybe rather than point that out in the Small Area Plan we could make a recommendation to investigate whether or not a substation should be required in Moncure. Mr. Hitchings pointed out on page 56, implementation item 4.5, calls for exploring possible new Chatham County sheriff substation". That will create a means of having a conversation about a possible substation in Moncure.
10. Do we need to establish a rehab code to facilitate the refurbishment of historic properties while keeping their character?
 - Mr. Hitchings said North Carolina has a rehab code that allows the redevelopment and reuse of existing structures. Section 1.33 of the code addresses historic structures.
11. Chatham Transit must be a big part of this planning. Vinfast should donate some electric buses. Transit routes need to be established from dense communities throughout the county to industrial sites in Moncure to lessen the daily vehicle traffic.
 - Mr. Hitchings said this budget year Chatham has approved a transit study, so that will help us determine where public transit will be needed in the county.
12. What is the timeline for the Comprehensive Conservation Plan?

- Mr. Mullis stated it is a two-year project and is in the early stages.

13. In the case studies from other communities, why was there no discussion of daily traffic in and out of the production facilities and its effects on the community?

- Mr. Hitchings said the market analyst did look at some communities in the southeast that have experienced the development of a major auto manufacturer. He had said a review of the daily traffic generated by these projects was beyond the scope of this review. This work was focused instead on employment and associated land uses generated by the new manufacturing facility.

14. Was there an analysis that compared the incentive packages that were given by the communities in the market study vs. the ones that were given by Chatham?

- The market analyst did not investigate the incentive packages in these other locations verses what was provided here in Chatham.

15. We do not want and cannot allow a proliferation of RV parks where people live during the week and then go back to their homes for the weekends.

- Mr. Hitchings said we understand that there were some employees at the Shearon Harris plant that temporarily took advantage of RV parks when they were making repairs on the plant. It sounds like that could happen with construction of the VinFast facility because it is a flexible form of housing that can be made available while the construction work is being performed. Vice-Chair Spoon stated he was wondering if it was within the market analysis if people who came to work at a location bought an RV and stayed in it for work and then left to go back to their home for the weekend. That is something we would not particularly want to happen.

16. Why was Greer, SC not one of the communities included in our market study?

- Mr. Hitchings said the market analyst believed the county had already explored Greer S.C. as part of the background work for the VinFast project, so he focused on other locations.

Ms. Colbert –

1. Plan documents have too many low-value graphics and non-essential images.

- Mr. Hitchings said different people prefer different formats for documents and what we created is similar to the industry standard, but he recognizes that may not be the preferred format for everybody.

2. Vision Map on p.30 does not show percentages allocated to various place types.

- Mr. Hitchings stated he will discuss this with his colleagues to see if we can reflect the distribution of the various place types.

3. I generally agree with substance of existing descriptions, analysis, conclusions, and recommendations within SAP, and would recommend BOC approval, with some specific modifications to some of language.

4. Stronger policy encouragement of environmental best practices and use of municipal water would be a welcome addition.
5. To give a couple of examples: A. strengthening/ clarifying language on page 11 regarding environmental protection and the role of the regulatory process, including the UDO, and B. page 37, specifying/clarifying employment centers definitions for allowable housing types (also noted in the consultant memo): "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."
 - Mr. Hitchings said page 11 is part of that existing conditions which is more of a description of what is currently in place so maybe there is an opportunity for clarifying language. Chair Lucier said it is a good idea to look at that because we have a lot of natural resources here and we need to do what we can to protect them. Mr. Hitchings said we also have a plan implementation theme devoted to protecting natural resources.
 - Mr. Hitchings noted that the project team will take the Planning Board comments to the BOC with the Plan recommendation as it is written and the working addendum. We are not going to change the Plan before it is brought before the BOC. The commissioners will have the benefit of the Planning Board suggestions while they review the Plan. Chair Lucier stated that will work out best and it will be easier for the BOC to look at.
6. Generally comfortable with appendices.
7. Short-Term Implementation Projects: I would defer any recommendation on the specific projects, or their priority noted in the document until the BOC adopts an SAP for Moncure. Many of the projects, while important and insightful, are either not specific to, or are beyond the scope of, the proposed SAP. Many (perhaps most) are county-wide in applicability and should be addressed within the UDO.
 - Mr. Hitchings stated what I am hearing is that this feels overly general, and you would be interested in seeing more specificity. Ms. Colbert stated yes, but mostly there are just some suggestions that the consultants and the commissioners could consider enhancing the Plan document. Ms. Colbert said the rest of the comments could be skipped in the presentation.
8. On page 17, remove paragraph that says retail follows rooftops in its entirety and recommend removing it. The whole idea of an SAP policy plan is to proactively guide the development, not "follow the rooftops".
9. Initiating the idea of "mixed-use" without defining it or cross-referencing its meaning within the document sounds like an endorsement without basis. I would rather see a description of the kinds of constraints and projections noted in the 8/23 marketing assessment re retail.
10. Limit any residential outbuilding to non-commercial use for lots of 2 acres and less.
11. Regarding compact residential "within reasonable walking or biking distance" of shopping/dining: that will never happen unless the residential units abut a major state road. In our climate, if the distance is greater than half a mile, it will not be walkable for most people.
12. Provide specific example of the kind of compatible "light industrial" use within the village center.
13. Re the term "community center" and the "mix of uses": we have yet to see a single successful example of this in unincorporated Chatham County, perhaps with the very limited exception of Fearington.

Instead, include some description of the scope and apportionment of activity that defines a community center and "mix of uses" and that is also consistent with known declining trends for office and retail.

14. There needs to be much stronger policy statement of developer responsibility for stormwater management and requirements for turnover, including developer fines for failure to remove "temporary" barriers in natural open space areas and conservation/recreation areas.
15. Regarding joint use of school facilities for recreation, encourage developers to design amenities and/or deed land to county consistent with multi-use purposes, including the need for school security and public access.
16. Strongly encourage developers to include adequate recreational amenities, regardless of project size or type, and identify responsibility and provide specific guidelines for maintaining easements and conservation areas.
17. To the extent that the county already has existing municipal services- like county water- developers should be required to tie in. I would suggest some sort of over-arching policy statement to avoid a patchwork of avoidable opt-outs.
18. As far as wastewater treatment is concerned, the policy within the SAP should follow comments (above)concerning adequacy of design and turnover for major subdivisions.
19. The issue of accessory buildings needs to be defined very carefully within the SAP. The UDO should classify short-term rentals of accessory buildings as commercial activity incompatible with residential units. The county should adopt an explicit policy concerning this item to distinguish it from owner-occupied B&Bs that currently exist on larger properties.
20. Mobile home parks are only "affordable" if there is some mechanism for ensuring that people aren't priced out or forced to move by increases in lot rentals. What constitutes "appropriate techniques" to accomplish affordability within this housing form?

Mr. Mayer –

1. Overarching perspective: Let us not overlook Chatham county's strong identity and potential to prosper with sustainable agricultural, arts and eco-tourism. Any development that works against those resources is counterproductive.
 - Mr. Hitchings stated on page 74, theme 12, implementation project 12.3, it talks about supporting increased tourism and recreation opportunities and amenities, particularly sustainable tourism, and authentic experiences.
2. The new place type called "neighborhood residential" sounds nice and looks good on paper. I support it when it is well thought out, well connected, and built with an awareness of ecological constraints. My concern is it may become a new, more palatable form of suburban sprawl that tends to serve privileged, affluent, and typically white communities at the expense of previous residents. I want working-class people and communities of color to have a place in Moncure.
 - Mr. Hitchings said we had a spectrum of different proposed land use types or place types identified in the Future Land Use & Conservation Vision Map on page 31, and that there is a

limited amount of acreage proposed for “neighborhood residential” compared to the project area as a whole, so that should help prevent this activity from causing widespread suburban sprawl.

3. Page 19 of the PowerPoint titled future development states apartment and condominiums 650 DU. It is an estimate of future needs of that type of dwelling unit. If we brought that number up to 1,000 DU, how would that affect the plan, what constraints would we run up against?
 - Mr. Hitchings said he will discuss this further with his colleagues.
4. On page 24 of the PowerPoint (concept plan pea ridge road). Much of the schematic diagrams in this plan show conservation along roadways including major interchanges along US highway 1. This seems a bit disingenuous to me. I grant that some county roads have ecologically high value roadsides with healthy native, and occasionally, endangered plant communities.
 - Mr. Hitchings said that the conservation land shown along the roadways is intended to protect the vegetated views from the road and help maintain the rural character of the area. It will likely have some conservation value but mostly we serve as a viewshed buffer. Chair Lucier stated parts of the UDO that have been drafted so far are taking that vision of viewsheds and road buffers and turning it into a requirement, which is an important thing to do.
5. There is lake access off Pea Ridge Road east of Jordan lake dam. The Army corps of engineers has a long thin strip of property from the road to the lake that is used by bicyclists and hikers to access the trail system between New Hope overlook and the dam area. I want to make sure this access point remains and connects to a coherent set of pedestrian greenways within the Moncure plan.
 - Mr. Hitchings said he will need to double check but it most likely is conservation or protection area and will not be changed unless there is an active proposal to change that access. Mr. Mayer stated it is an important access and just wanted to make sure that it stays there.
6. The PowerPoint says we will need 8 mi of new greenways by 2040. I would suggest we add 30 or 40 miles countywide.
 - Mr. Hitchings said it is important to create a greenway network because it brings so much value when we link our greenways into a functioning system. One of the obstacles to building the trails is resources, but we hear what you are saying. There is an incredible opportunity for a greenway system in this area connecting to the planned trails for the Deep River extending down into Harnett County. Ms. Colbert said Mr. Mayer's point is a good one because 8 miles does not seem like a lot of greenway for that area. Maybe we could address this in the Plan with a range of miles like 8 to 20 miles. There was some board discussion about making this recommendation as part of the Plan to establish a range of miles as a goal to reach for.
7. I was surprised to see the 3M industrial site as part of this plan. I am concerned its inclusion here may be misconstrued as tacit approval from this board. I would prefer that we reevaluate the site looking for environmental concerns. For example: some of the area is within the Jordan lake watershed and probably ought to be protected from any development. A second concern is that small businesses have expressed a need for more industrial zoning along the 15-501 corridor south of Pittsboro. Ideally, I would like to see the county create incentives for 3M and Luck Stone to carve off parts for Jordan lake conservation and small parcels along the highway corridor made available for small local businesses.
 - Mr. Sullivan stated the reason that was shown is because that area is already zoning heavy industrial except for a portion on Moncure-Pittsboro Road. Mr. Mayer said his concern is

including it here, suggests that this board approves of that, and I do not think that was zoned at a time when the board was looking at the same environmental issues as what we look at today. This whole topic needs to be discussed separately and should not be included in the Plan. Mr. Hitchings said what we have in the Plan is just an acknowledgment of the existing industrial property.

- Ms. Robertson asked what would be involved in changing that zoning. Mr. Sullivan stated the BOC can take action to down zone that area.

8. Finally, since we are looking out to 2040, it is wise to consider we may be in the middle of a climate disaster at that point in time. For example, how would this area adapt if forced to house a couple thousand climate refugees?

- Mr. Hitchings said this is a living document and can be amended in the future if the county finds itself confronted with this kind of situation and reminded everyone, we have created a document that provides a planning framework, but the decision to develop, redevelop, or submit new land use applications remains up to each property owner.
- Chair Lucier said let us discuss the area between Pea Ridge Road, New Elam Church Road, and US Hwy 1. Mr. Hitchings said we have a community center node at Pea Ridge, and we have one at New Elam Church Road with the rural designation in between and a small protected viewshed corridor. Vice-Chair Spoon asked what the distance between the two community centers is because it looks like about 2 miles. Mr. Mayer said from US 1 to Shaddox Creek conservation area is about ½ mile. Vice-Chair Spoon said all of this development is contingent on sewer access and asked if they would need to bore under US 1 for utility access. Mr. Hitchings said there is an existing manhole at the intersection of Corinth Road and Old US 1 and that is the closest access to sewer. If anyone were to develop and use the public sewer system, they would need to connect from that point.
- Mr. Hitchings said one of the issues is economic benefit verses economic cost and Plan Moncure does create some economic opportunities, but with it would come some responsibility to get the infrastructure to that area. Mr. Hitchings said if this whole area were to be connected with the brown color for “community center,” it could allow significantly more area than needed for this kind of land use in the planning timeframe out to 2040. When we over entitle land for commercial development it can often become more dispersed than we would like, which can make it harder to achieve a walkable development pattern and also change the character of a larger area. We intentionally focused the mix-use in these nodes next to the interchanges to ensure good access to existing road infrastructure and help maintain the rural character of the area to the extent possible. Right now, there is plenty of acreage to reach the projected growth anticipated by 2040, but if the study area continues to grow, this can be revisited in the future. Chair Lucier said it sounds like the consultants have looked at merging these two centers together but keeping them separate is a better idea. Mr. Hitchings said we feel that this approach reflects the range of considerations we heard from the stakeholders and helps focus the development on an appropriate location.
- Vice-Chair Spoon said how this is laid out now makes sense and if that corridor is prime for development, it will be a post 2040 opportunity, but right now there is ample space for development within those nodes. Is there a regulatory way we can focus the density on the nodes first and then have it written that once they are fully built out it could trigger a change in the zoning for the other area? Mr. Hitchings said it is theoretically possible, but it would be complicated. Instead, he would suggest revisiting the land use designation for the area if the

pace of development calls for more space in community center in the future.

- Ms. Colbert stated the consultants have addressed certain kinds of needs and did their best with this example to balance competing interests. I also appreciate the county for hiring consultants that have independent expertise and an unbiased view as to what this should look like. They are not advocating for a single class of homeowners or class of citizens or class of financial interests. We would be foolish not to accept on face value some of the things they have presented to us. That is a general statement. In this particular instance where we are talking about concentration and walkability while protecting some of our watershed and Shaddox Creek as it runs through this area. I am sure the Plan will not completely satisfy all of the homeowners in this area, but it is better than some of the other proposals we have seen. I used to live in southern California and there are limits to what you can do for walkability proposals. Here in North Carolina, we do not have a 12-month walkable climate and people will use their vehicle when it is uncomfortable outside. Even in climates where it is always walkable you may not walk if you are pushing a stroller, or the distance becomes 1 mile or more, then it stops being walkable for most people. When we look at these nodes that are a couple miles wide even if it is flat and beautiful outside it is not walkable. The way this is laid out is a smart way to look at it, concentrate in the main areas that are walkable rather than spread it all out. My recommendation at this point is to accept the nodes as they are in the community centers.
- Mr. Mayer said he understands why a developer would like to spread it all the way across because of more opportunity, but why go from community center to straight to rural district, why not community center to neighborhood, then separate even further to rural. Mr. Hitchings said the project team tried to listen to the public input and apply the considerable desire to maintain rural character in a substantial way in greater Moncure. The idea is to have high density at the “community center” nodes and then to feather out from there to rural land and larger lots.
- Vice-Chair Spoon said this is a difficult issue for me because I know a lot of people who will be impacted by this Plan and care very deeply for them. I am one of those people that wished Chatham County would always stay the same as it was 20 years ago. We asked for jobs in our community, so we do not have to commute to work and now we have those jobs here in Chatham. This is a well-developed Plan by accommodating the manufacturing plant coming into Moncure area and to accommodate a future mix of commercial, residential, and major industry centers the right way in the correct locations. Vice-Chair Spoon thanked the consultants for the well thought out Plan and they listened to the community more than any other community in North Carolina. I am sad for any person that is losing something, and I would be upset if this happened to my area. This is something we have asked for and now we need to handle it the best way we can.
- Chair Lucier said he agrees with Vice-Chair Spoon, and we should recommend the Plan to the commissioners and adopt the Plan with the revisions we had gone through tonight.
- Ms. Colbert suggested the Planning Board make a recommendation to adopt the Plan and provide the commissioners a list of our comments for their consideration and they can adopt the Plan with or without some of our comments. If there is anything anyone feels that is an objection note that, but from what we have seen there was nothing in the Plan that was completely worth objecting. There was some board discussion as to how to present the recommendation to the Board of Commissioners. Chair Lucier stated it was agreed to provide the Plan Moncure as currently written along with the Planning Board comments and recommendations for small adjustments and changes if desired by the commissioners.

Motion made by Mr. Mayer to approve the Moncure Small Area Plan with the Planning Board comments provided to the Board of Commissioners, second by Ms. Colbert. There was a vote, and the item was approved 9-0, unanimously.

IX. NEW BUSINESS:

X. BOARD MEMBERS ITEMS:

1. Update from the Planning Board liaisons.

- Ms. Robertson stated she had attended the Pittsboro Planning Board meeting. the 500-acre farm item, the condition to reduce the setbacks was not approved and the item was tabled another month. A conditional rezoning called Turkey Creek from residential agriculture and heavy industrial to residential multi-family 139 acres proposing 146 dwelling units and some commercial, this was approved. Belmont Station - 154 acres proposing 636 units with townhomes and apartments included, which was approved. Chatham Park - 128 acres with 242 dwelling units connects Old Eubanks and Chatham Park Way, which was approved. Ms. Robertson stated she is going to run for Chatham County commissioner in the 2024 election and the meetings for the Chatham County commissioners are on the same Monday night as Pittsboro. Ms. Robertson asked if anyone would be interested in attending the Pittsboro Planning Board meetings going forward. The board members will consider being the liaison.
- Ms. Hernandez and Ms. Colbert were not able to attend the Siler City meeting. Ms. Colbert stated she will see if she can attend some of the Pittsboro Planning Board meetings, but not able to commit to all the meeting dates.
- Vice-Chair Spoon stated the UDO subcommittee will be resuming their meetings on September 28th and the fourth Thursday of every month and we would like to get a draft of the four chapters we review to the commissioners by December. New Planning Board members interested in joining the UDO subcommittee contact Mr. Mullis and we are planning on adding some ex-officio members as well. The meetings will be virtual and normally are 1.5 to 2 hours long.

2. Discuss and decide the October Planning Board meeting location.

The Board discussed and agreed the October meeting will be held in person at the Agriculture and Conference Center.

XI. PLANNING DIRECTOR'S REPORTS:

Mr. Sullivan reported on the following:

1. Minor Subdivision spreadsheet
2. September 18th Public Hearing items.
3. Unified Development Ordinance Update.

The UDO draft has been moving forward and there will be four chapters for the UDO subcommittee to review.

XII. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:23 p.m.

Signed: _____/_____

George Lucier, Chair

Date

Attest: _____/_____

Dan Garrett, Clerk to the Board

Date

DRAFT

Planning Board Plan Moncure Compiled Feedback

- Consideration to include more information on the protection of natural resources and natural diversity of the Rocky River in the plan.
- Consideration of revising language in the plan to mention a mile range of new greenway trails without specifying a single number of miles.
 - A. Consideration of being more specification/clarification of the “Employment Center” place type allowable housing definitions. Definition states “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.”
 - Specifying housing types allowed in this center would offer benefits in addition to allowing the “Other Uses” language to remain.

Big Picture Changes:

- Include language within the plan to acknowledge the Market Assessment identifies numbers based on best estimates with uncertainty. These assumptions are estimate based due to the lack of scientific data. The uncertainty range is determined by a number of factors including the amount of empirical data and the range of assumptions used to generate the estimates. The plan should include a brief general description of the expected uncertainty in the estimates for growth provided in the plan.
- Consideration of including new student generation numbers for the plan.
- Consider gathering more information from the Sheriff’s Department about their interest in a setting aside space for Sheriff’s substation in the Moncure area. This can be something to look further into as we move forward in the future with the plan implementation.
- Consider expansion of transit routes in the Moncure community for Chatham Transit to lessen the daily vehicle traffic.

All Comments Received from Planning Board Members:

- Plan document is well-organized with open public involvement, and well-thought-out vision and guide that should inform drafting of UDO
- Add more detailed Table of Contents and Executive Summary
- Include brief general description of expected uncertainty in growth estimates
- Include statement that National Register historic sites should be protected, and address this in UDO
- Plan does not include estimated additional students in preferred scenario
- Assume Plan Chatham Future Land Use Map will be updated once Plan Moncure is adopted
- Are we planning around potential preemptions from the state?
- Establishing different tax rates for current vs. incoming residents is illegal. Correct?
- Can we legally enforce a requirement that a certain percentage of goods and supplies coming and going from industrial operations be transported by rail?
- As we move forward, we may want to consider developing a joint land use plan with the Town of Apex to prevent them from poaching high tax yielding industrial operations with some compensation to Chatham.
- Why was the Rocky River not included in the waterways with a conservation focus?

- Was it made clear in the community meetings that stasis is not an option?
- Where will the apartments go in the plan? Any plans for hotels?
- We need to develop a joint land use plan with the town of Apex to prevent them from poaching high tax yielding industrial operations with some compensation to Chatham.
- We need to develop a Chatham Land Trust and a conservation credit system to enable us to meet our conservation goals for the area.
- Can we require the developer of one of the denser nodes to set aside space for a Sheriff's Department substation?
- Do we need to establish a rehab code to facilitate the refurbishment of historic properties while keeping their character?
- Chatham Transit must be a big part of this planning. Vinfast should donate some electric buses. Transit routes need to be established from dense communities throughout the county to industrial sites in Moncure to lessen the daily vehicle traffic.
- What is the timeline for the Comprehensive Conservation Plan?
- In the case studies from other communities, why was there no discussion of daily traffic in and out of the production facilities and its effects on the community?
- Was there an analysis that compared the incentive packages that were given by the communities in the market study vs. the ones that were given by Chatham?
- We do not want and cannot allow a proliferation of RV parks where people live during the week and then go back to their homes for the weekends.
- Why was Greer, SC not one of the communities included in our market study?
- I think the draft document is unnecessarily bloated and an impediment to public engagement. It's 86 pages, with too many low-value images and non-essential graphics that (to me) add little value for the average citizen and detract from the essential facts and plan. (And too be clear: not all the graphics are low value or non-essential, but the consultants could have been far more judicious in their choices for the sake of brevity, clarity, and the public's reading ease.)
- I think the body of the document could easily be reduced by about thirty pages, with the suggestion to shift some of the materials to an appendix or exhibits after the conclusions and embed links to the later pages within the body of the text.
 - Even so, it still might result in a document that may be too lengthy for the average citizen, so I would alternatively suggest that an "executive summary" document might be helpful.
- On page 30 of the draft document, the "Vision Map" does not follow the same format as the Scenarios (A,B,C,D) in that it doesn't show the percentages allocated to the various place types as previously shown for all the scenarios as the "Distribution of Place Type Categories on the Map". This is a material omission, because it doesn't allow citizens to see a quantitative comparison—apples to apples- from the draft to the earlier published scenarios. That information, in my view, unequivocally should be in the document as a matter of transparency.
- I noted that a separate document, provided to the planning board in paper format but not posted to the public website (as of the date of the PB meeting) , titled as "Scenario Planning Summary" addresses issues within the document that I note in items 1 and 2- it is brief, and it contains the distribution of the place types in an apples-to-apples comparative format with the scenario data.

- I generally agree with substance of existing descriptions, analysis, conclusions, and recommendations within SAP, and would recommend BOC approval, with some specific modifications to some of language to ensure that there is clarity regarding some definitions and scope, particularly with respect to quality-of-life issues for recreation, the environment, and housing.
- Stronger policy encouragement of environmental best practices and use of municipal water would be a welcome addition
 - To give a couple of examples:
 - A. strengthening/ clarifying language on page 11 regarding environmental protection and the role of the regulatory process, including the UDO, and
 - B. page 37, specifying/clarifying employment centers definitions for allowable housing types (also noted in the consultant memo): “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.”
- Appendix A Existing Conditions
 - I generally found this content to be well-organized and succinct. I would like to sound a note of caution specifically regarding retail and office demand within the SAP (page 29). In addition to some public comments, some of the availability for those uses needs to be viewed in a larger context, county-wide, as well as adjoining metro areas. (That’s also true for other broad concerns, but since the SAP has a small population relative to the rest of the county and metro areas, I found some of the public comment persuasive on balancing competing interests for some kinds of services with the rural character.) Short-Term Implementation Projects: I would defer any recommendation on the specific projects or their priority noted in the document until the BOC adopts a SAP for Moncure. Many of the projects, while important and insightful, are either not specific to, or are beyond the scope of, the proposed SAP. Many (perhaps most) are county-wide in applicability and should be addressed within the UDO.
- Appendix B Marketing Assessment
 - I generally found this content to be well-organized and succinct, and with some needed perspective concerning the potential availability outside the SAP for housing, industrial, retail, office, and lodging. I think the marketing survey supports the notion that other areas within Chatham County, but outside the SAP, may be better suited for certain kinds of development to maintain rural character and environmental integrity within the SAP. I am somewhat less confident in the applicability of manufacturing examples for more established automakers like Toyota, Nissan, or Kia, though they may be the best examples available. No additional comments attached.
- Appendix C Engagement Summary
 - Given the need for a policy amendment, the time constraints, the size of the community, and all other factors, I believe the outreach was adequate, that the qualitative comments and community participation was adequate, and that, in relationship to pre-existing conditions and known community sentiment, the summary is acceptable. No additional comments attached.
- Appendix D Scenario Planning Summary and Vision Map

- I generally agree with the substance of the existing descriptions, analysis, conclusions, and recommendations within the Planning Summary document, and would recommend BOC approval of its main conclusions. However, if aspects of the SAP draft are modified that are cross-referenced to this document, some changes and specific modifications to some of the language in this document might be necessary. No additional comments attached.
- Appendix E Project Maps
 - No comments, except that I would rely upon the professional planning staff to note any technical errors or corrections to the map legends to ensure accuracy.
- Addendum 1 Memorandum
 - In general, this document has suggestions for technical corrections, implementation measures and format issues relating to the SAP. I noted (above) the place type issue on page 37 of the Plan Moncure draft and will make additional comments within the draft rather than responding to this item.
- Short Term projects Attachment
 - I would defer any recommendation on the specific projects or their priority noted in the document until the BOC adopts a SAP for Moncure. Many of the projects, while important and insightful, are either not specific to, or are beyond the scope of, the proposed SAP. Many (perhaps most) are county-wide in applicability and should be addressed within the UDO. No additional comments attached.
- On page 17, remove paragraph that says retail follows rooftops in its entirety and recommend removing it. The whole idea of a SAP policy plan is to proactively guide the development, not "follow the rooftops".
- Initiating the idea of "mixed-use" without defining it or cross-referencing its meaning within the document sounds like an endorsement without basis. I would rather see a description of the kinds of constraints and projections noted in the 8/23 marketing assessment re retail.
- Limit any residential outbuilding to non-commercial use for lots of 2 acres and less.
- Regarding compact residential "within reasonable walking or biking distance" of shopping/dining: that will never happen unless the residential units abut a major state road. In our climate, if the distance is greater than half a mile, it will not be walkable for most people.
- Provide specific example of the kind of compatible "light industrial" use within the village center.
- Re the term "community center" and the "mix of uses": we have yet to see a single successful example of this in unincorporated Chatham County, perhaps with the very limited exception of Farrington. Instead, include some description of the scope and apportionment of activity that defines a community center and "mix of uses" and that is also consistent with known declining trends for office and retail.
- There needs to be much stronger policy statement of developer responsibility for stormwater management and requirements for turnover, including developer fines for failure to remove "temporary" barriers in natural open space areas and conservation/recreation areas.
- Regarding joint use of school facilities for recreation, encourage developers to design amenities and/or deed land to county consistent with multi-use purposes, including the need for school security and public access.

- Strongly encourage developers to include adequate recreational amenities, regardless of project size or type, and identify responsibility and provide specific guidelines for maintaining easements and conservation areas.
- To the extent that the county already has existing municipal services- like county water- developers should be required to tie in. I would suggest some sort of over-arching policy statement to avoid a patchwork of avoidable opt-outs.
- As far as wastewater treatment is concerned, the policy within the SAP should follow comments (above)concerning adequacy of design and turnover for major subdivisions.
- The issue of accessory buildings needs to be defined very carefully within the SAP. The UDO should classify short-term rentals of accessory buildings as commercial activity incompatible with residential units. The county should adopt an explicit policy concerning this item to distinguish it from owner-occupied B&Bs that currently exist on larger properties.
- Mobile home parks are only "affordable" if there is some mechanism for ensuring that people aren't priced out or forced to move by increases to lot rentals. What constitutes "appropriate techniques" to accomplish affordability within this housing form?
- Overarching perspective: Let's not overlook Chatham county's strong identity and potential to prosper with sustainable agricultural, arts and eco tourism. Any development that works against those resources is counter productive.
- The new place type called neighborhood residential sounds nice and looks good on paper. I support it when it's well thought out, well connected, and built with an awareness of ecological constraints. My concern is it may become a new, more palatable form of suburban sprawl that tends to serve privileged, affluent, and typically white communities at the expense of previous residents. I want working-class people and communities of color to have a place in Moncure.
- Page 19 of the PowerPoint titled future development states apartment and condominiums 650 DU. It's an estimate of future needs of that type of dwelling unit. If we brought that number up to 1,000 DU, how would that affect the plan, what constraints would we run up against?
- On page 24 of the PowerPoint (concept plan pea ridge road). Much of the schematic diagrams in this plan show conservation along roadways including major interchanges along US highway 1. This seems a bit disingenuous to me. I grant that some county roads have ecologically high value roadsides with healthy native, and occasionally, endangered plant communities.
- There is lake access off Pea Ridge Road east of Jordan lake dam. The Army corps of engineers has a long thin strip of property from the road to the lake that is used by bicyclists and hikers to access the trail system between New Hope overlook and the dam area. I want to make sure this access point remains and connects to a coherent set of pedestrian greenways within the Moncure plan.
- The PowerPoint says we'll need 8 mi of new greenways by 2040. I would suggest we add 30 or 40 miles countywide.
- I was surprised to see the 3M industrial site as part of this plan. I am concerned its inclusion here may be misconstrued as tacit approval from this board. I would prefer that we reevaluate the site looking for environmental concerns.
 - For example: some of the area is within the Jordan lake watershed and probably ought to be protected from any development. A second concern is that small businesses have expressed a need for more industrial zoning along the 15-501 corridor south of Pittsboro. Ideally I would like to see the county create incentives for 3M and Luck Stone

to carve off parts for Jordan lake conservation and small parcels along the highway corridor made available for small local businesses.

- Finally, since we're looking out to 2040, I believe it's wise to consider we may be in the middle of a climate disaster at that point in time. For example, How would this area adapt if forced to house a couple thousand climate refugees?

RECODE
CHATHAM

PLAN MONCURE





ACKNOWLEDGEMENTS

Thank you to all the individuals and organizations who committed their time and energy to this effort.

County Commissioners

Karen Howard (Chair of the Board: District 1)
Mike Dasher (Vice Chair of the Board: District 2)
David Delaney (District 3)
Katie Kenlan (District 4)
Franklin Gomez Flores (District 5)

Planning Board

George Lucier (Chair of the Board: At-Large)
Jon Spoon (Vice Chair of the Board: District 2)
Clyde Frazier (District 1)
Mary Roodkowsky (District 1)
Amanda Robertson (District 2)
Kent Jones (District 3)
Shelly Colbert (District 3)
Tony Mayer (District 4)
Elizabeth Haddix (District 4)
Eric Andrews (District 5)
Norma Hernandez (District 5)

Community Leaders

Peyton Holland
Quentin Murray

Moncure School

Principal Justin Sudol
Teachers and Staff

Moncure Fire Dept.

Chief Robert Shi and Fire Department

Planning Staff

Jason Sullivan
Chance Mullis
Angela Plummer
Kimberly Tyson
Hunter Glenn
Brandon Dawson
Paula Phillips
Dan Garrett
Dorian McLean
Karen Bonomolo

Consultants

White & Smith Planning and Law Group
Nealon Planning
Green Heron Planning
City Explained, Inc.
Economic Leadership
Freese & Nichols
VHB

Technical Advisory Committee*

Chatham Department Heads & Staff
Chatham County School System
Moncure Fire Dept.
Town of Sanford

Plan Moncure Stakeholders*

Moncure Residents
Moncure Business Owners
Land Developers
NCDOT
Faith Leaders
Environmental Groups
Duke Energy
NCDEQ

* Lists of names of individuals that participated in these groups are available through the Chatham County Planning Department.



The Deep River above Buckhorn Dam
(Source: Nealon Planning)

CONTENTS

- I. INTRODUCTION
- II. ABOUT THE STUDY AREA
- III. PLANNING PROCESS SUMMARY
- IV. THE VISION FOR MONCURE
- V. ACTION STEPS
- VI. CONCLUSION | NEXT STEPS
- VII. APPENDICES:

- A: Existing Conditions Summary

- B: Market Assessment

- C: Engagement Summary

- D: Summary of Scenarios

- and E: Maps



Moncure Fire Department
(Source: Moncure Fire Department Chief Shi)

I. INTRODUCTION

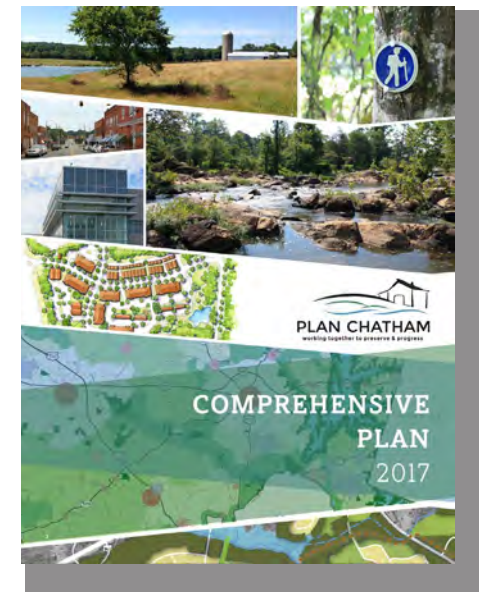
In 2017, the Chatham County Board of Commissioners completed a major update to its comprehensive plan entitled **Plan Chatham**, which laid out a vision for the County for years to come.

Compared to other areas of the County, the unincorporated portions in southeastern Chatham County were envisioned slightly differently. They included four distinct and sizable “employment centers” in this part of the County, including the Moncure Megasite and adjacent centers along U.S. Highway 1. Of course, at the time **Plan Chatham** was completed, much of the Moncure Megasite—now known as Triangle Innovation Point (TIP)—was undeveloped, and no major economic development project was underway. Regardless, it was important for the Board of Commissioners to designate these lands for economic development purposes. Importantly, the plan provided that, once a tenant for the TIP site was identified, the County would “prepare a ‘small area plan’ for the Moncure Area,” noting that “housing, commercial, and service needs” in the area networks.

On March 29, 2022, Governor Roy Cooper announced that automaker VinFast selected Chatham County as the location of its first North American assembly plant for electric vehicles—the first major automotive plant in North Carolina’s history. Further, the plant was planned on a portion of the TIP East site in Moncure, which is situated along the east side of Pea Ridge Road.

Immediately following this announcement, the County investigated ways to better understand relationships between existing and potential future development as well as between the built environment and the natural resources. The primary objective was to give the community an opportunity to influence the change that would result from the investments already underway. In April 2022, the County took steps to initiate the small area planning process.

This plan, **Plan Moncure**, was developed through a series of activities that engaged the residents, business owners, property owners, and other stakeholders. The process encouraged a dialogue about growth in the Southeastern part of Chatham County spurred by the VinFast announcement and other investments in the region, the potential impacts of such growth, and ways to leverage change for positive outcomes. This document builds on **Plan Chatham** and conveys more specifically the community’s expectations and aspirations for the future of the Moncure area.



Chatham County's Comprehensive Plan, *Plan Chatham*, adopted in 2017 laid out a vision for the County for years to come.

MARCH 29, 2022: VINFAST SELECTS CHATHAM COUNTY FOR E.V. ASSEMBLY PLANT

- » \$4 Billion investment in Chatham County
- » 7,500 new jobs
- » New infrastructure

II. ABOUT THE STUDY AREA

General Area of Study

The study area, depicted in the Study Area Map, is the subject of the **Plan Moncure** planning effort. It is the unincorporated area in the southeastern portion of Chatham County. It encompasses the historic community of Moncure, hence the name. The area to be studied, however, extends well outside of the geography most County residents associate with Moncure, as County leaders are anticipating the need to address the issues and opportunities of potential growth in this broader area of the county over the next decade or more.

For purposes of **Plan Moncure**, the study area is defined as the area within which future land use will be depicted in the final plan. It is restricted to Chatham County's planning and zoning jurisdiction and includes related places that are not addressed by other adopted land use plans. As shown in the Study Area Map, it is delineated as follows:

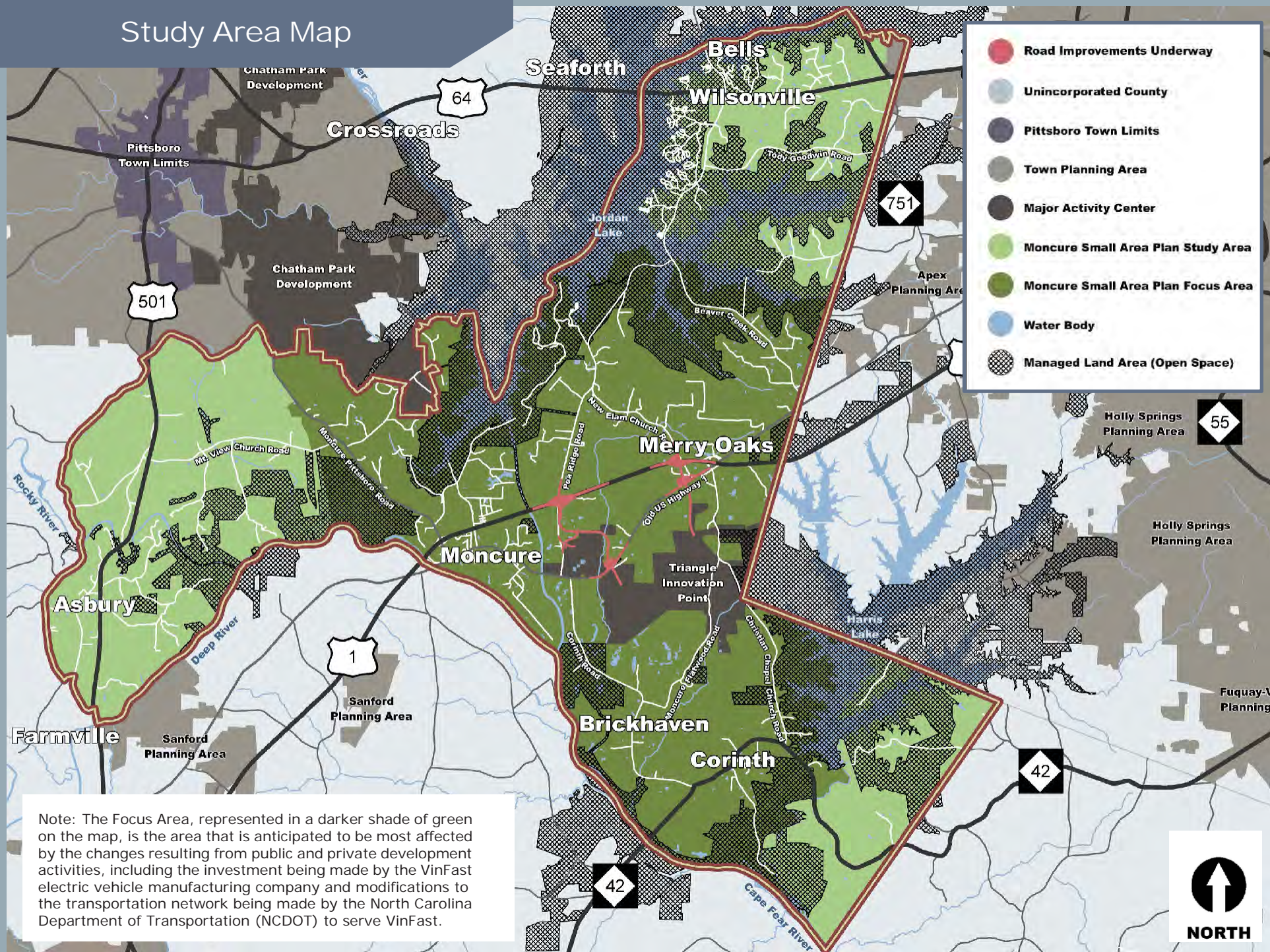
- the County limits form the south and east sides;
- the US-501 corridor defines the western edge; and
- the Town of Pittsboro's extraterritorial jurisdiction (ETJ), Jordan Lake, and the study area of the Chatham Cary Joint Land Use Plan, in combination, demarcate the northern boundary.

“Low light pollution, star gazing, migratory birds, rural character, small town feel, Moncure School, lake access with boat launch, rivers, and trails.”

-Residents of Moncure area, when asked what are the reasons people come to visit, and stay, in the area.

More detailed information about the Study Area is provided in the Existing Conditions Summary (Appendix A).

Study Area Map



Population

Population in Chatham County, the study area, and Moncure is projected to grow faster than in the Triangle overall.

EXISTING POPULATION

While there are 4,000 residents in the broader study area, there are fewer than 800 people residing in the Moncure area.

DEMOGRAPHICS

Compared to the study area as a whole, the

immediate Moncure area has

- a larger percentage of Black (16%) and Hispanic (15%) residents
- moderate incomes with a low poverty rate (3.5%)
- lower education attainment

POPULATION PROJECTIONS

The population of Chatham County is projected to grow between 2023 and 2040 by approximately 35% (or a rate of 1.75% per year). This is much higher than the projected growth for the Triangle region, which is approximately 24%.

Figure 1. Chatham County Population Historical and Projected, 2000-2040
(Source: NC Office of State Budget & Management)

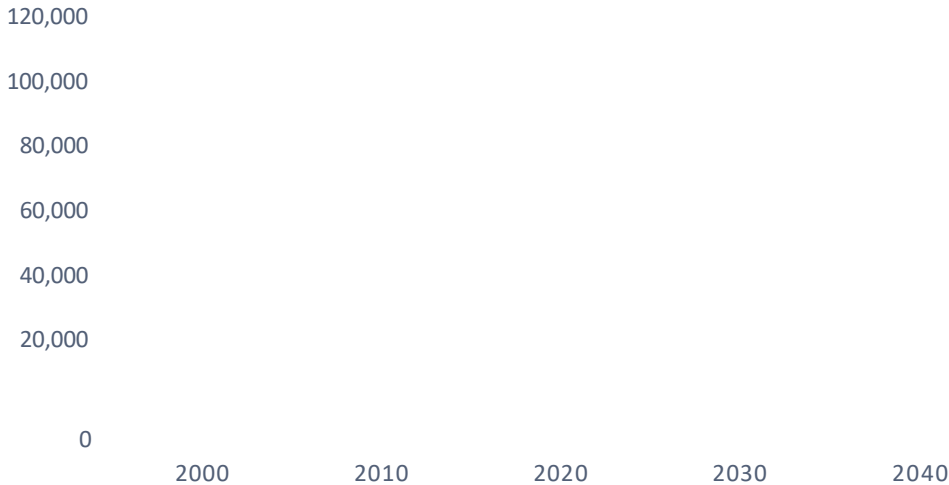
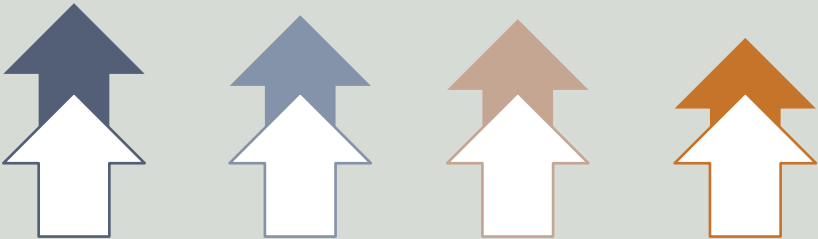
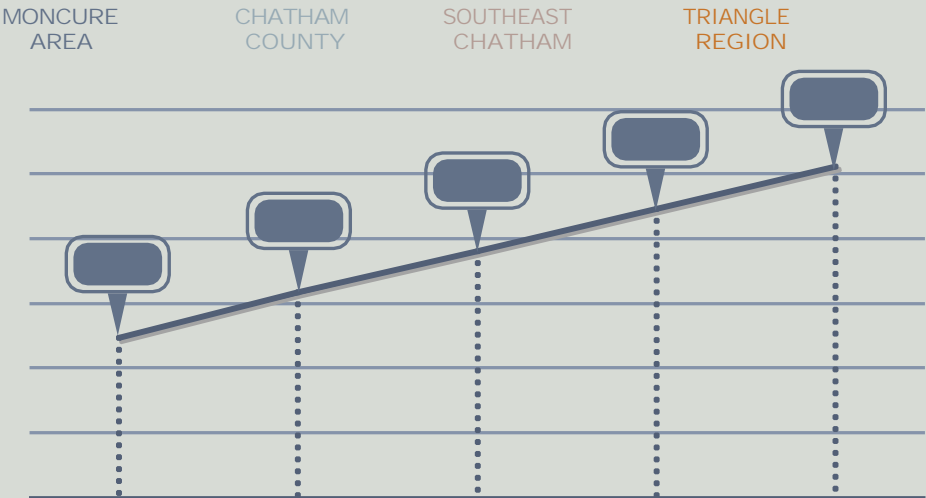


Table 1. Population Growth Projections, 2023-2040

	Total Percentage Increase	Annual Percentage Increase
Triangle Region	24%	1.26%
Chatham County	34%	1.76%
Southeast Chatham	32%	1.66%
Moncure Area	39%	1.97%





Jordan Dam and Lake, Harris Game Land, and Chatham Game Reserve.

Environment & Natural Resources

The study area is home to numerous environmental resources including important surface water bodies, flora, and fauna.

For example, the Cape Fear Shiner is an imperiled minnow found only in the Cape Fear River Basin of North Carolina - and no where else in the world. The County is home to a number of other threatened or endangered species and designated Natural Heritage Areas.

The entire County, in fact, is located within the Cape Fear River Basin, which is divided into a number of different watershed areas for the purpose of implementing state and local watershed policies. Chatham County has a Watershed Protection Ordinance that applies countywide, which limits impervious surface area on developed property and includes riparian buffer standards.

In addition, the Study Area includes designated lakes, streams, rivers, water supply areas, and water supply sources, the major water courses being the Haw River, Deep River, Cape Fear River, Shaddox Creek, and Weaver Creek.

At the time **Plan Moncure** was underway, the County was revisiting and updating its environmental regulations as part of its "Unified Development Ordinance" update.

Finally, it is important to point out the Natural Heritage Areas designated within the Moncure Study Area, which includes Lower Deep River Shoals, Haw River Levees and Bluffs, Dicenetra Slopes, and the Cape Fear River/McKay Island Floodplain; as well as the Managed Areas, which include Deep River State Trail,

Top: A sunset over Jordan Lake.
Middle: Jordan Lake from the U.S. Army Corps of Engineers Visitor Center.

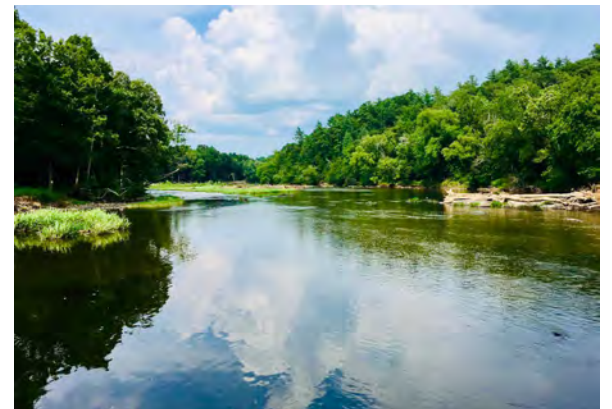
Bottom: Confluence of Rocky River and Deep River.

ABOUT THE STUDY AREA

PUBLIC REVIEW DRAFT 08.09.23

PUBLIC REVIEW DRAFT - AUGUST 9, 2023

11



Development Pattern & Land Use

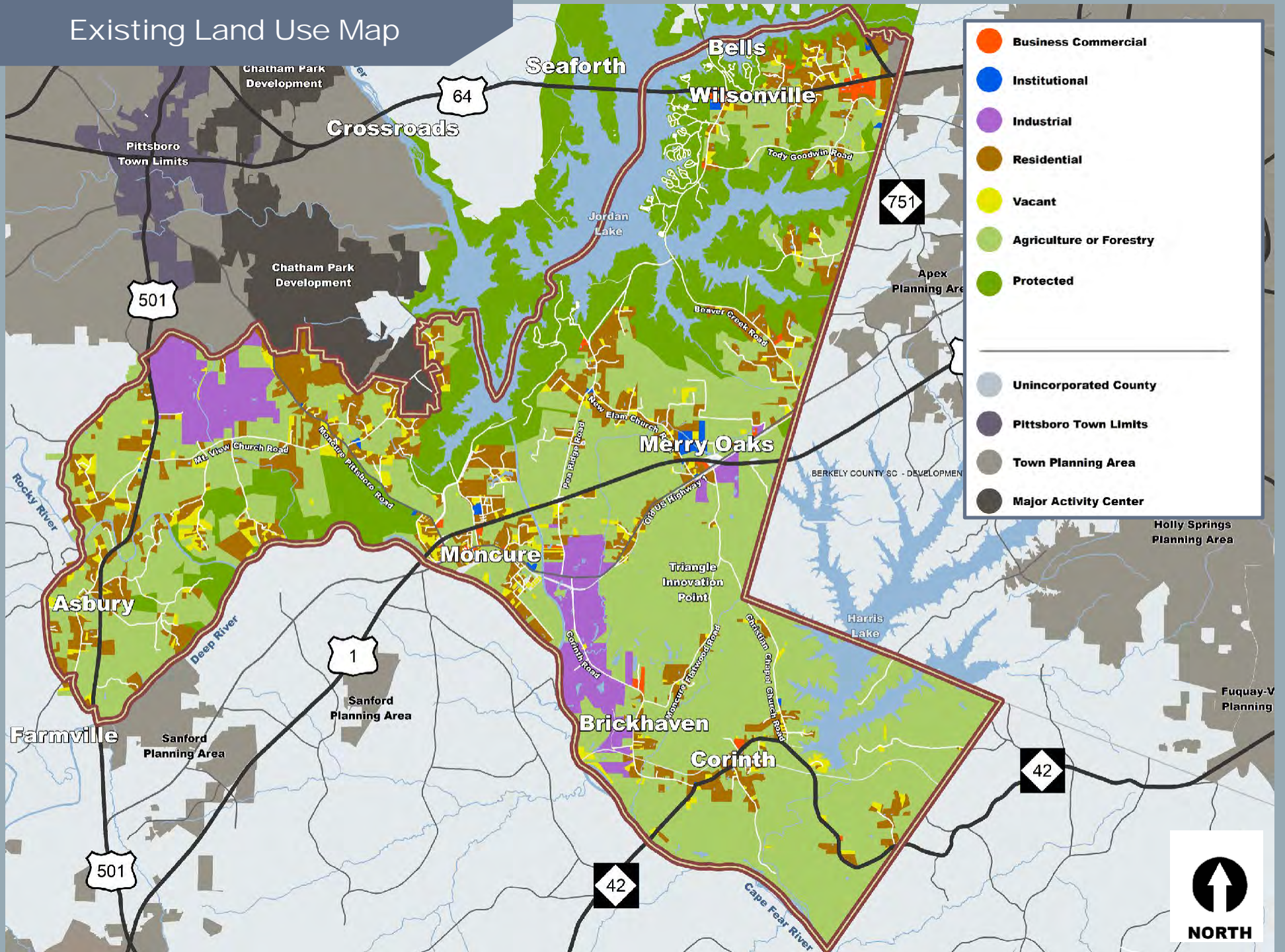
Moncure is presently a rural community along US-1. It is an unincorporated area of Chatham County. The lack of wastewater service has helped maintain Moncure as a relatively undeveloped area of the county.

Based on Chatham County tax parcel data, the majority of land in the study area is currently being utilized for agriculture, which includes timber operations and management. Agricultural uses account for approximately 51% of the land area. Protected open space is the next largest land use at 23%, and another 3% is comprised of surface water and rights-of-way for roads and utilities. Most of the “protected” acres are part of the Jordan Lake State Recreation Area as well as large tracts of land in conservation easements held by land trusts. Residential development occupies roughly 13% of the study area. Commercial and industrial areas account for less than 10% of the land area. Only 3% of the study area is considered undeveloped or “vacant.”

Figure X. Existing Land Use as a Percentage of Study Area



Existing Land Use Map



Key Places

Considered to be one of the more rural areas of Chatham County, Moncure has been the location of selected kinds of development dating back to the later 19th century, including homes, small-scale commercial businesses, and large-scale industrial activity. While housing is part of the development pattern, many nonresidential uses occupy sites in the area. The following describes the variety of places within the study area.

AGRICULTURE

Parcels devoted to agriculture comprise almost half of the study area. In addition to cropland and pastureland, working lands include forests that are managed for timber operations. From small-scale growers focused on flowers and fresh produce to larger establishments that produce soybeans and hay, farmers in this part of Chatham County contribute to the local economy while maintaining a thriving ecosystem.



Flowers are among the products of local agriculture.



COMMERCIAL DESTINATIONS

Commercial development in the study area is nearly indiscernible on the Existing Land Use Map. The businesses in this category are generally small convenience retail stores and gas stations situated in the US-1 corridor where road access and visibility ensure a steady stream of patrons. Other commercial uses include artists' studios, small-scale production shops (e.g., cabinet makers), veterinary clinics, small engine repair businesses, and wedding venues. Lodging is available in the form of inns, bed-and-breakfasts, vacation rentals, and campgrounds for recreational vehicles.

Convenient stores are located along Old US-1 and close to US-1.



INDUSTRIAL CONCENTRATIONS

Major industrial development is concentrated in two parts of the study area. In the north near Pittsboro is a quarry operated by Luck Stone Corporation and one of 3M's plants. Drawn to the US-1 corridor for the highway and rail access, several industrial operations have located in the southern half of the study area. Among them are Triangle Brick and General Shale Brick. Triangle Brick opened its Merry Oaks facility (near Exit 84 along US-1) in 1991 and, with one of the largest kilns ever built in the US as well as an automated manufacturing process, the plant produces 240 million bricks annually.



Brick manufacturing has been a local industry for decades.

ABOUT THE STUDY AREA

PUBLIC REVIEW DRAFT 08.09.23

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(Source: Zillow)

NEIGHBORHOODS

Most of the residential units in the study area are situated on large parcels that are not part of neighborhood. However, over the last 50+ years, subdivisions with lots ranging in size from one acre to more than 10 acres have been developed on the north side of US-1. Many of these lots accommodate large homes that differ from the houses in the neighborhood in Moncure's historic center, where the typical lot size is half an acre. The campgrounds have satisfied some demand for temporary housing for workers at the Shearon Harris Nuclear Plant.



A home in Moncure (Source: Zillow)

COMMUNITY FACILITIES & AMENITIES

Parks managed by the State are located at the edges of the study area and along the waterways. They provide a range of recreational opportunities for residents but are also destinations for tourists seeking places to boat, fish, kayak, swim, and camp. Civic and institutional uses complement the many uses in the study area. Many are part of Moncure's historic center while others are dispersed throughout the study area. Some of the key facilities in the study area include the following:

- Moncure School – This school has served the Moncure community with public education for generations. Today, the school has an enrollment of almost 250 students and offers instruction for pre-kindergarten through eighth grades.
- Jordan Lake State Recreation Area – A popular destination for camping, boating, fishing, hiking, swimming, and bird watching, this NC-maintained land provides visitors access to the 14,000-acre lake. The dam and surrounding lands are managed in partnership with the U.S. Army Corps of Engineers.
- Sprott Youth Center – The gymnasium, built in 1936 on the Old Moncure School property, was renovated to support the development of the youth in the community through academics, health education, athletics, and fellowship activities.

Churches in the community are central to civic life. While some residents in the area come together through faith, many are united in their appreciation for the natural environment. Both are key components of the



study area

Projections

The projections that follow attempt to incorporate existing population and development trends as well as the major job creation announcement from VinFast.

HOUSING DEMAND

As part of the growing Triangle region, Chatham County is estimated to need 685 new housing units per year based on population trends. The sparsely-populated study area is projected to see only modest demand, or approximately 34 new units per year. However, VinFast job creation numbers could dramatically change that, even if a small percentage of workers live in Chatham. Over the first seven years of hiring, VinFast could create demand for another 428 housing units per year in southeastern Chatham. Pittsboro, particularly Chatham Park, could accommodate some of that. A wider range of housing types than currently exists would be needed to fit the budgets of mid-wage earners.

Table 2. Potential Housing Demand by Type, Southeastern Chatham County

Type	% of Total Demand	Annual Demand (# of units)
Single-Family	50%	173
Townhomes	20-25%	69 to 87
Apartments	25-30%	87 to 104

Several housing types that are not common or not present in the study area today can be supported by the market in the upcoming decades. They are single-family detached homes (including some on smaller lots), townhomes, and apartments.



RETAIL DEMAND

Physical retail spaces in the U.S. weathered the storm of rising online shopping, but future construction will likely be cautious.

Since retail "follows the rooftops," meaning it goes to where homes and residents are already locating, little new retail would be expected in the mostly rural Moncure area. The addition of more small, stand-alone stores (i.e., a gas/ convenience mart) is likely. However, new housing developed as part of larger residential or mixed-use communities could generate demand for a greater amount of new retail space.

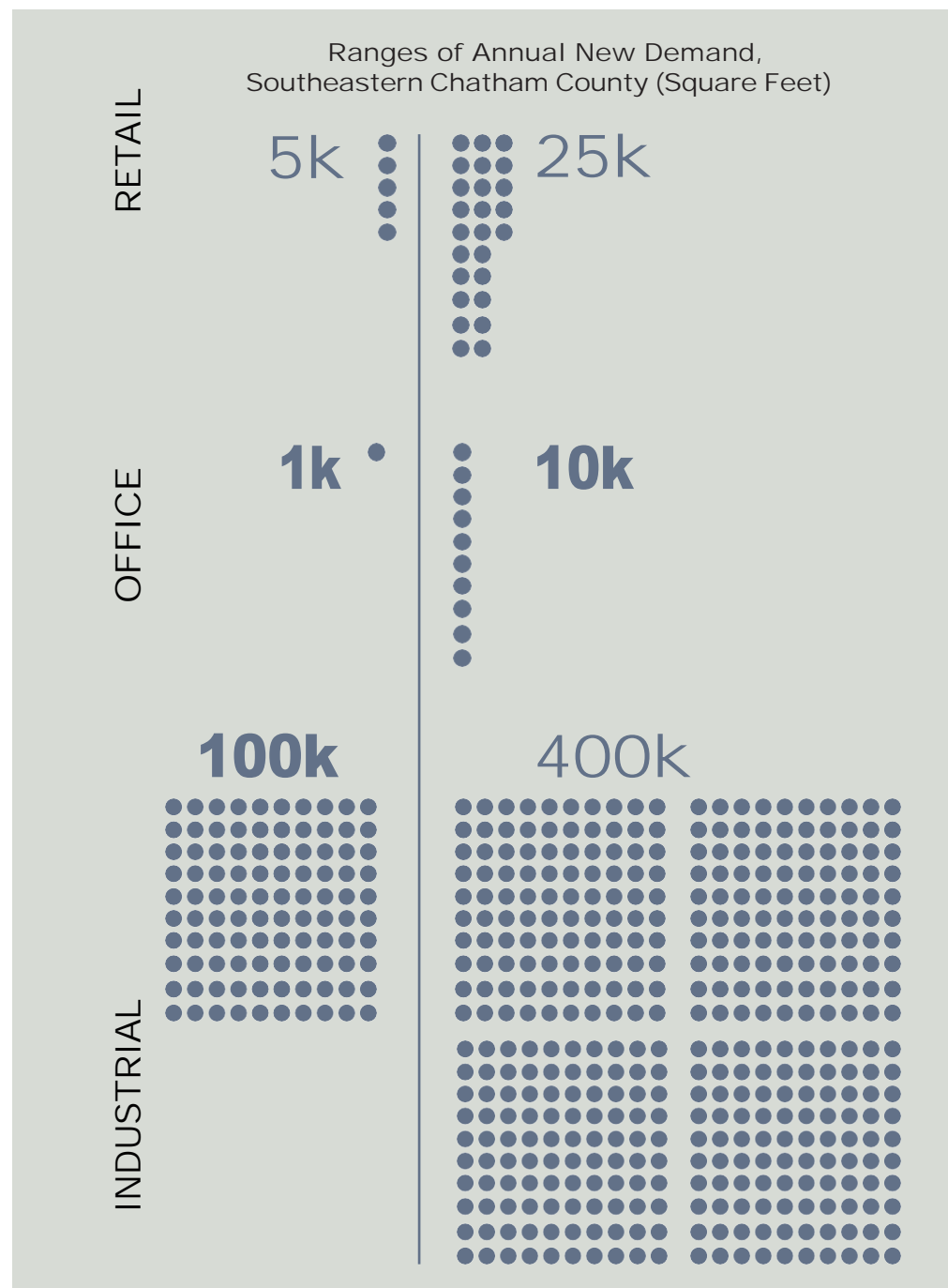
OFFICE DEMAND

A slow return to the office due to the surge in remote working and hybrid work arrangements has led to record- high office vacancy in the U.S. New construction is slowing and will likely be limited to the more proven locations in the region.

Industrial projects, like VinFast, could spur a small amount of office demand. If new mixed-use neighborhoods are developed nearby, more office uses could locate there.

INDUSTRIAL DEMAND

America's industrial and warehouse markets have been booming for years, with record levels of demand and new construction. The pace of development is expected to slow significantly throughout 2023 due to concerns about a weakening economy and the rising cost of loans and rising interest rates.



Nearby industrial markets in southern Wake County & Lee County are small, and past trends would not suggest a great deal of demand in southeastern Chatham. However, the new facilities for FedEx, Wolfsped, and VinFast as well as successful leasing of large new buildings in Sanford indicate that the US-1 corridor is gaining ground as a recognized location for manufacturing and distribution.

III. PLANNING PROCESS SUMMARY

Planning with, not for, the Community

Decisions that result in change in any community

are made by a variety of entities operating at the Federal, State, regional, and local levels and private sector investors. Chatham County leaders have opportunities to influence some of those decisions, such as private investment and the timing of related development activity. Only a few types of development-related decisions are completely within the County's control, including the countywide tax rate, local plans and policies, and local land development regulations (zoning and development standards).

Planning for the future provides an opportunity to manage change in accordance with community expectations and aspirations, giving the community a voice to influence the direction of future development that could occur in the next decade or more.

KEY QUESTIONS TO BE ANSWERED BY THE PROCESS

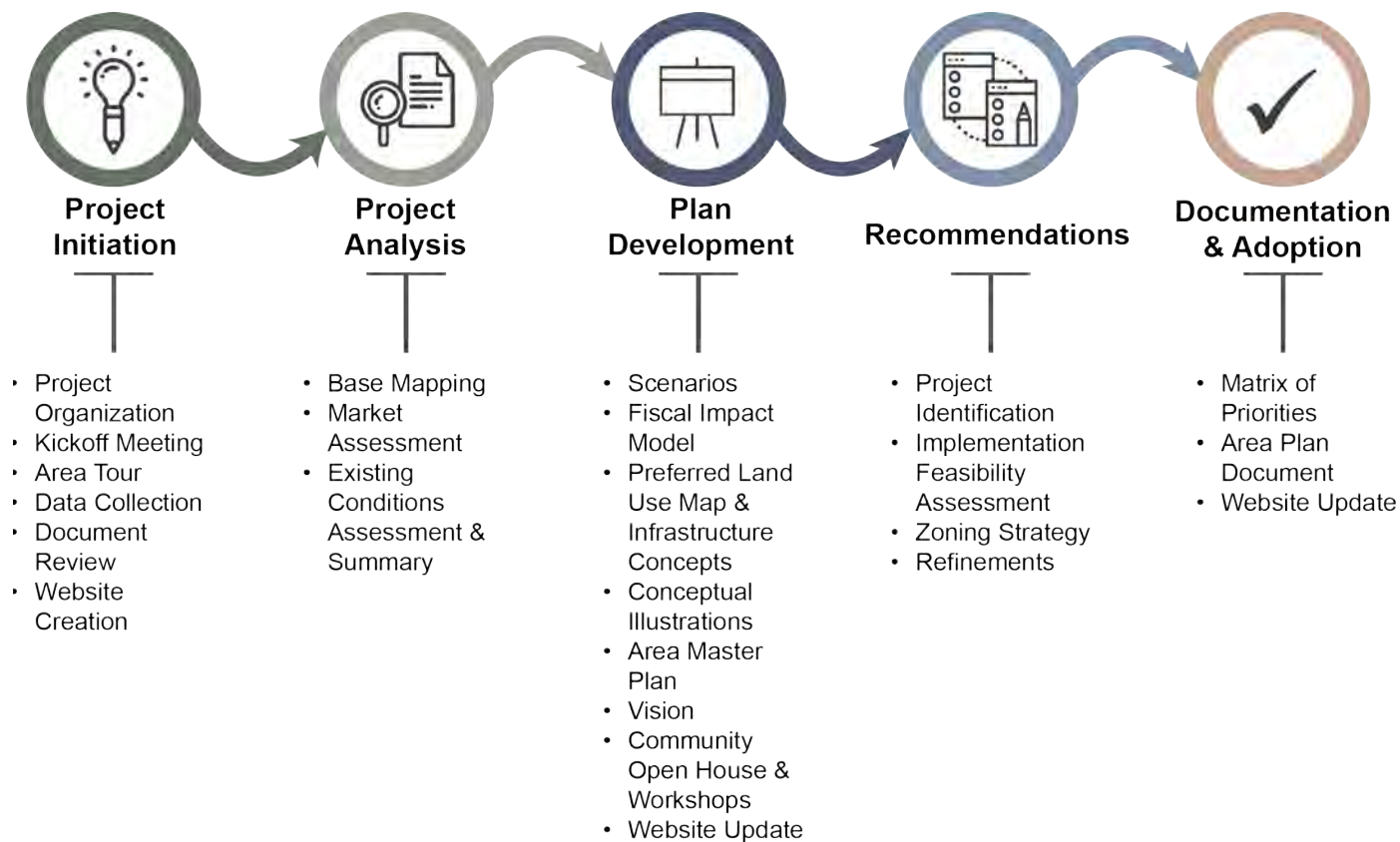
The planning process was designed to address a set of questions posed by the Board of Commissioners, including the following:

- » How much development can the area support?
- » With the changes that are already underway, is there an outcome that is suitable given the unique assets that define the place today, the community's interest and desires for the future, and the opportunities for economic growth that could benefit the County and the region?
- » To what extent is land development limited by environmental conditions?
- » How can we overcome barriers to the changes the community desires?
- » Are there new County infrastructure systems and services that will be needed to accommodate projected growth?
- » What can/should the County expect from future private investments to ensure the changes in the area optimize the benefits?
- » What are the lessons learned from similar communities with similar projects?

The Project Stages

The planning process was conducted over an eight-month period. After initiating the project with data collection and examining the existing conditions of the study area, the project team worked with the community to explore the options for future development and conservation. The first three steps helped the community arrive at a “preferred vision for the future.” The latter stages were devoted to recommendations in support of the vision. The resulting plan define the steps to realizing the vision through implementation activities.

Figure X. Stages of the Planning Process



“Respect for the people and the natural resources of the area are very important. Help for people who have been here for generations should be available. Taking their land should not happen.”

-- Survey response

Community Engagement Program

The Plan Moncure project is designed to build a shared vision for how land will be used in the greater Moncure area in the years ahead. The resulting plan document will help guide County policy, development regulations, and public investment for this part of Chatham County.

The planning process is intended to give community stakeholders a voice in shaping the future of this area as growth pressures begin to impact it. In this way, this process is different from other kinds of recent projects in the area. There is no existing small area plan for this part of the county. Instead, the plan is being created with stakeholders through this project. As a result, broad and meaningful participation is key to a successful project.

To help give the range of stakeholders an opportunity to participate in this work, the project team is using a combination of in-person and virtual engagement tools. These are described in more detail on this page.

PUBLIC MEETINGS

The project team hosted a series of community meetings to engage stakeholders. These include:

- » February 21 at Moncure Fire Station 8: Resident drop-in sessions (3) to hear local comments and concerns;
- » March 21 at Moncure School: Community Open House to introduce the project to the community and get initial input on what people like about the community today, and what they'd like to see in the years ahead;
- » April 27 at Moncure School: Community Meeting to hear opportunities and concerns from community stakeholders and get initial input on different conservation and development scenarios to study as part of the project;
- » May 24 at Moncure School: Community Open House #2 to share results of scenario planning analysis and receive feedback on preferred scenario features from stakeholders;
- » August 9 at Spratt Center: Community Open House #3 to share draft of Plan Moncure, including vision map and implementation measures, and receive stakeholder feedback.

Community Open House #1 held at the Moncure School on March 21st hosted 163 residents, property owners, and other stakeholders. Two presentations were complemented by topic-specific information stations.



By the Numbers...

2,360
Visitors

Plan Moncure Website
(through 5/31/23)

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)

25
Attendees

Scenario Planning Online
Session
(6/1/23)

Tbd

Community Open House #3
at Spratt 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

PROJECT KIOSK

» Chatham County Planning Staff have constructed an outdoor kiosk at the Moncure Collection Center at 2855 Old US-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 interested stakeholders.

and
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with
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PLAN
MONCURE

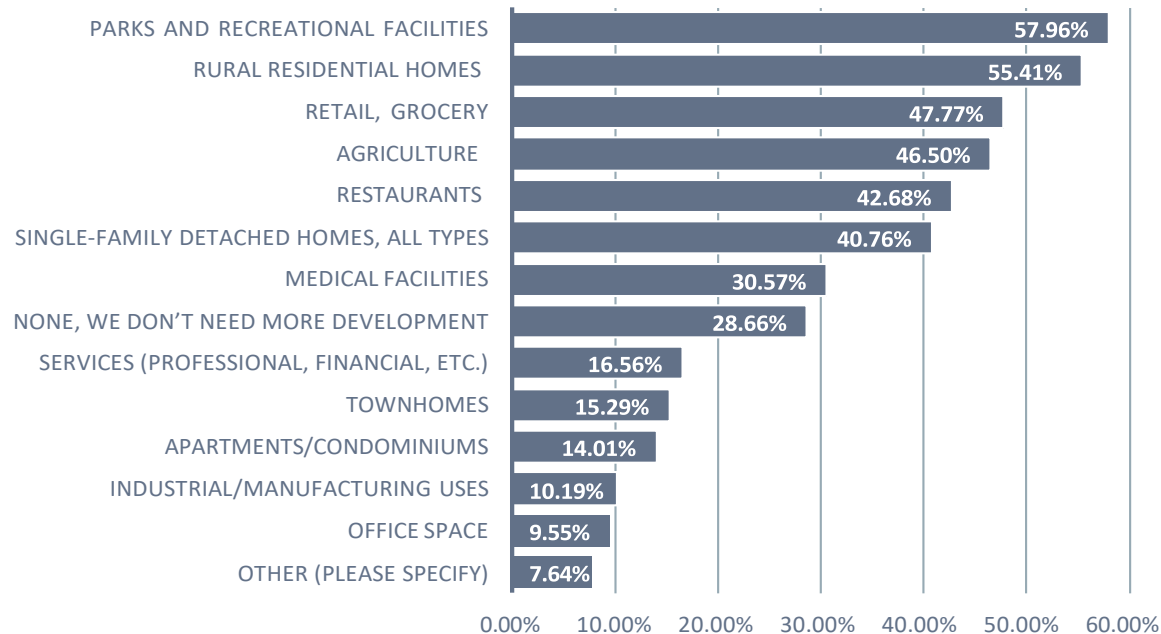
PUBLIC REVIEW
DRAFT - AUGUST
9, 2023

21

Topics of Input Received

There are a number of themes from public input provided to date by community stakeholders. These include the following, along with sample comments that are representative:

In the future, what types of uses should the County encourage?



A community survey helped shed light on the types of features and activities of Moncure that residents and property owners truly value. The survey also revealed interest in certain land uses. The question regarding the uses residents desire in the future indicated a strong preference for rural residential housing, single family detached housing, retail (grocery), restaurants, parks, and agriculture.

RURAL LANDSCAPE AND LIFESTYLE

- Small country roads, scenic farmland, natural forests and wildlife habitation, clear streams and farm ponds, bird calls, fresh air
- Keep the natural beauty and wildlife it contains!
- I want to still be able to hunt on my land.
- People moved to Moncure for peace and quiet, keep it small with small communities (Corinth Area/ Buckhorn Road)
- The open space and "quiet life"
- Keep the rural tranquility of Moncure.
- Leave Moncure as it is!



SHOPPING / SERVICES

- Retail Stores, Grocery Stores/ Farmers Market
- Schools and Daycare are a primary need.
- Bring in a gas station with a fast food restaurant, drug store or Walmart
- Planned commercial development
- Restaurant would be great
- Aldi or Lidl grocery store along old US-1
- Add quality grocery store, gas station, and pharmacy.
- We need a grocery store
- Businesses could spring up around small business encouraged to support rural and farming pursuits. THAT would make us unique.

PREFERRED DEVELOPMENT FEATURES

- Preservation of a lot of existing vegetation
- Good architectural design
- Building construction that lasts for decades
- Walkable development

ENVIRONMENT

- Partin Creek
- We have a beautiful landscape of trees, wildlife, the lake, etc.
- There is a parcel of land supposedly purchased by Tim Sweeney that would connect the Jordan Lake protected lands with the Deep River State Park area.
- McKay Island in the Haw River
- Shaddox Creek
- Concerned about the runoff [from a proposed] development
- What about PFAS?
- East River Road area, keep in conservation and do not develop.
- I want to be able to still hear the owls at night, for me that is what makes this feel like Moncure.



"more food/grocery options (locally owned)"



"good architectural design"



"preserve the forests, protect the wetlands"

AGING IN PLACE

- Elderly people who can't attend and not represented, living off social security and can barely afford things now it will only get worse for them. Any assistance/programs for elderly?
- Just purchased private property to live the rest of their lives here, don't take it.
- Senior center

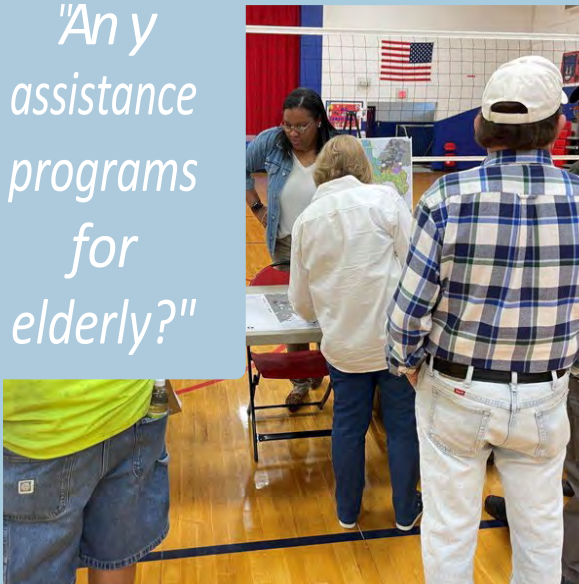
INDUSTRY / JOBS

- Save agriculture areas in all Moncure
- Preserve forestry
- The MEGASITE has destroyed the Moncure we knew and loved all of our lives

UTILITIES

- No sewer beyond Corinth.
- Public water supply
- Public utilities and trash pick up company
- It is extremely disappointing that the county only plans to extend water, sewer, and broadband services directly to specific new manufacturing sites, bypassing current residents and also limiting potential development of more desirable features in our community such as small businesses on smaller plots of land, apartments, or other affordable housing

"Any assistance programs for elderly?"



"Save agriculture areas in Moncure"



"public water supply"

BROADBAND

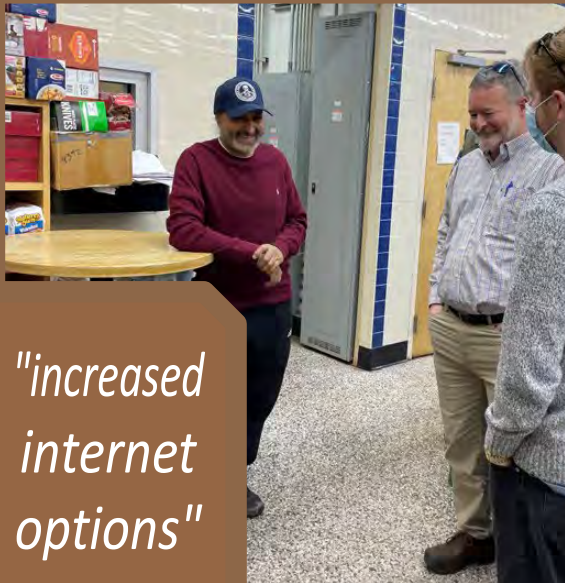
- High Speed Internet doesn't go past Corinth. Needs expanded.
- It would be nice if we had reliable fast internet.
- Increased internet options
- Need high speed internet
- Retain rural character while bringing in modern services like

COMMUNITY FACILITIES

- Larger school with public access to sports fields/tennis courts/ etc.
- Sports complexes
- Better schools, senior services
- Have a park and recreation place for kids.

TAXES / PROPERTY VALUE

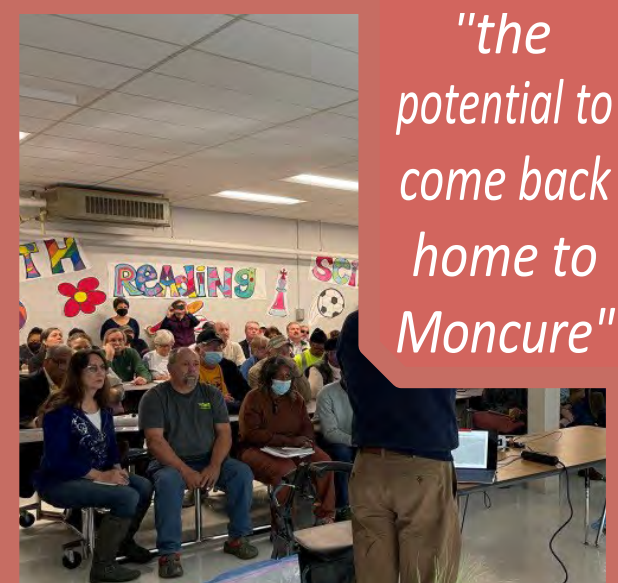
- Taxes from the folks in Moncure should be going towards services in Moncure
- Planned Moncure Flatwood Road - owns small family business, family land. What effects will this development have on tax value?
- If all these expensive houses are going to come in and push us (locals) out - please set up a special tax base. I want to be able to stay in my childhood home all my life and not be thrown out into the street



"increased internet options"



"park and recreation place for kids"



"the potential to come back home to Moncure"

IV. THE VISION FOR MONCURE

Bringing the Vision into Focus

The primary objective of the plan development stage was to determine the appropriate land use and conservation pattern and depict that in the “Future Land Use & Conservation Map” (Refer to the “Vision Map” on page 30). Through the process, the community expressed ideas for change that could enhance the quality of life in Moncure. These ideas were tempered with comments about conserving the features that define the Moncure area and the way of life that residents have enjoyed for decades. Arriving at a shared vision for the future required an examination of multiple options so the community could evaluate trade-offs and determine the best path forward.

ROOM TO GROW

An important question to answer in developing the vision for the future is, “Where can all the growth (i.e., new homes, new businesses, and additional support services) that is coming to the area be located?” Therefore, an early step in the process is mapping the development status to determine which parcels make up the “land supply,” or the places where growth may go.

The study area is comprised of 67,356 acres. Some of that land (12%) is already developed and not likely to redevelop. Another 29% is protected through conservation easements and other land protection mechanisms. The remaining land is either undeveloped or underdeveloped. The land supply is comprised of these two areas, which combined encompass 35,907 acres.

Using the Land Supply Map

The Development Status Map maps the distribution of these categories of development status. The status of parcels in the study area can

UNDEVELOPED

With few or no structures, parcels of land remain vacant or relatively undeveloped. (Note: These parcels include agricultural lands that are managed for timber, cultivated fields, and pastureland.)

PROTECTED

Parcels of land are protected as public parkland, privately-owned conservation easements, etc. (Refer to the Managed Land on the Study Area Map.)

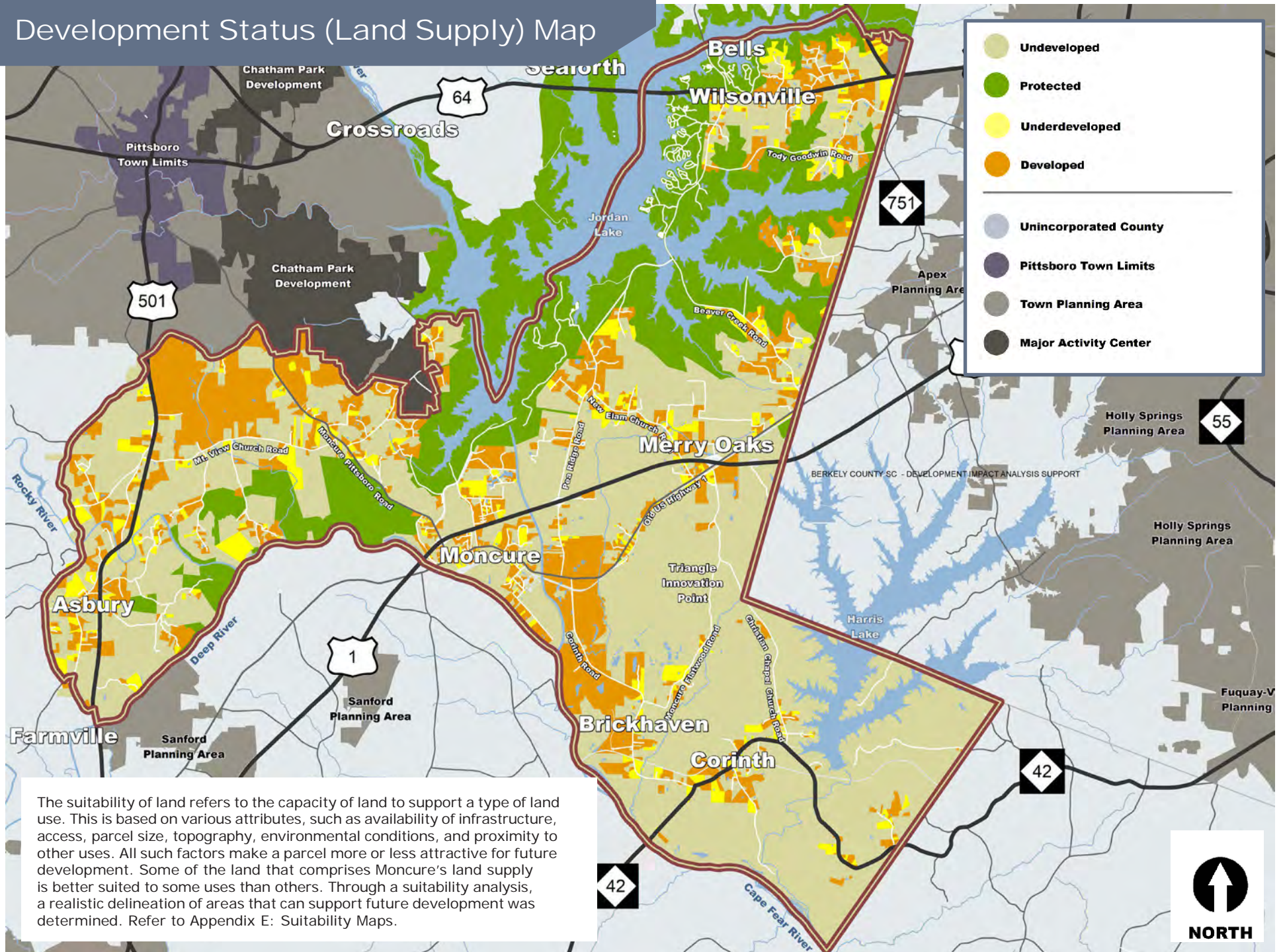
UNDERDEVELOPED

The level of investment is low and the property is therefore ripe for redevelopment.

DEVELOPED

The level of investment is high and such parcels are not likely to redevelop over the next 20 years.

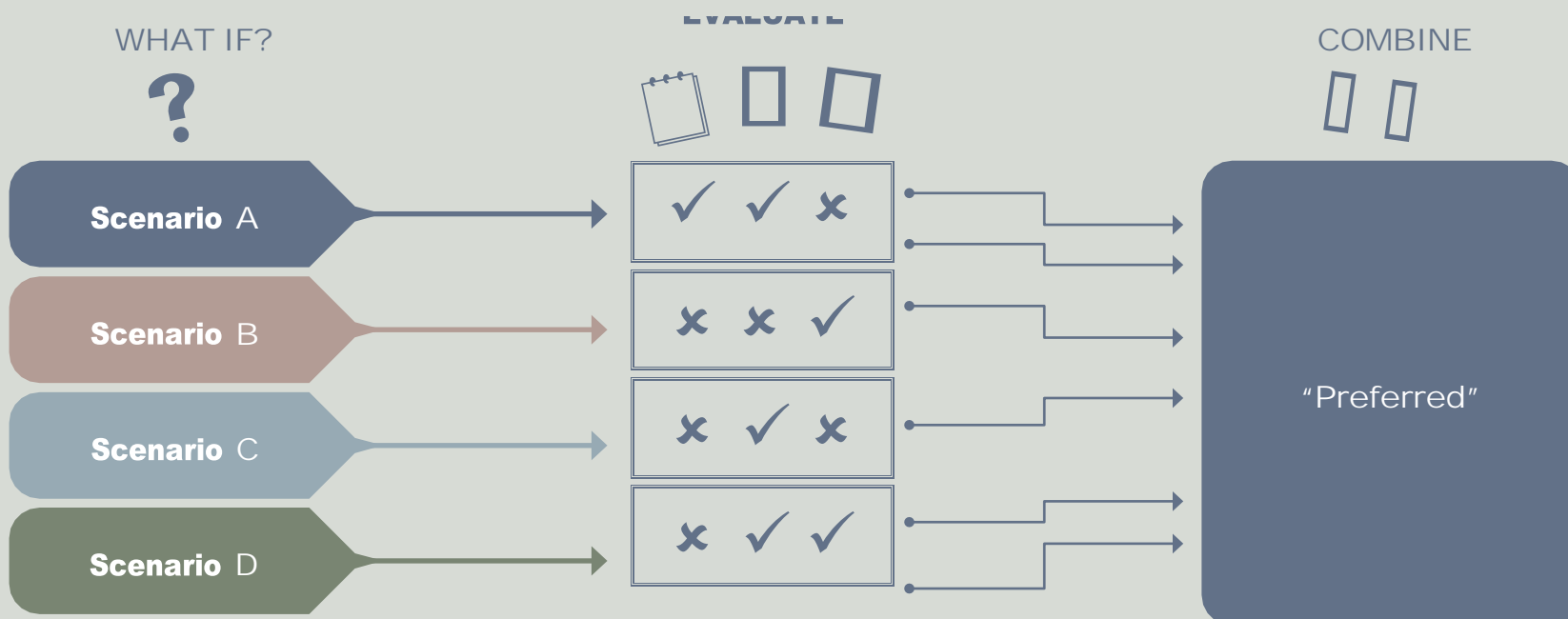
Development Status (Land Supply) Map



Community Choices: Using the Scenario Planning Tool

The project team employed a technique referred to as “Scenario Planning” to present options for the future of Moncure. Scenario planning is a process that considers multiple possibilities for future development and conservation for a given area based on a variety of factors. Scenarios are based on community desires and describe what might occur, taking into consideration physical features, environmental constraints, infrastructure investments, market realities, emerging trends and opportunities, and other factors. Scenarios contemplated are not forecasts or predictions. They enable the community to make informed choices. The essential requirement for any scenario is that it be plausible, within the realm of what exists today, or what could be in the future.

Figure X. Scenario-Planning-in-Concept Diagram













The four scenarios presented for Moncure reflect the range of preferences expressed by the community while being mindful of opportunities and constraints, such as infrastructure availability and environmentally sensitive conditions. Though the assumptions and key features of each vary, all the options considered suggest an approach to growth management to accomplish the

following: balance competing interests, manage change for the benefit of the Moncure area residents and property owners (present and future), and minimize the impacts of change that are likely as growth continues in the region. (For more information about the four scenarios, refer to Appendix D: Summary of Scenarios.)

- The evaluation of the scenarios by the community revealed that the community would generally be in favor of the following:
- Modifications to current zoning, as the amount of by-right development that is possible is not consistent with the rural pattern that defines Moncure today.
- A departure from the *Plan Chatham* (the Moncure portion of the adopted map), which precludes some of the types of development and amenities (i.e., parks) the community desires.
- The promotion of land conservation and low-density development (including large-lot subdivisions).

Measuring Trade-Offs

The results of scenario planning exercises help residents and property owners choose the future that meets their expectations. These choices are made with an awareness of potential changes in the current development pattern in return for desired community benefits. By quantifying the potential impacts of each scenario, it is easier to compare the options, understand the trade-offs, and make informed choices about the future of the area.

	2022	2040 est.		2022	2040 est.	
	11	+17		76:24	69:31	
Police Officers		Police Officers Needed	Assessed Value Ratio of Res: Non-Res		Projected Assessed Value Ratio of Res: Non-Res	
	11	+17		23%	10%	
Full-Time Firefighters		Full-Time Firefighters Needed	Land held for Agriculture or Woodlands		Land held for Agriculture or Woodlands	
	145	+83		344	+128	
County Park Acres Planned		County Park Acres Needed	Dwelling Units encroaching on National Heritage Areas		Dwelling Units encroaching on National Heritage Areas	
	13.6	+8.0		255	+542	
Greenway Miles		Greenway Miles Needed	Acres of Impervious Surface (est.)		Acres of New Impervious Surface (est.)	
	8,767	+1,019				
CCS System Students		Projected # of CCS Students from Moncure	Area			\$604/ DU
						\$0.06/

NRSF

Net Annual Ad Valorem Tax Revenue

\$483/DU

\$0.46/NRSF

Net
Annual
Ad
Valorem
Tax
Revenue

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.

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.

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..

Future Land Use & Conservation Vision Map

*

* This new place type was designated during the *Plan Moncure* planning process.

The “place types” shown on the map are described in the subsection that follows the map to further convey the community’s aspirations. Nine of the 10 place types were established with input from the citizens and other stakeholders of the county during the development of Plan Chatham.

The Place Types

For more about the details of the place types, see [pages 46-49](#) for place types in *Plan Chatham*.

WHAT ARE THEY?

Place Types are classifications of development and conservation. The use of such classifications instead of land use categories is a modernized approach to describing existing and future development and distinguishing each area from others. In addition to land use, each place type can be described in terms of scale and density of development (lot sizes, building heights, and building setbacks). Street types, connectivity, and resulting block patterns are sometimes noted to describe the circulation networks for various modes of transportation to be supported in each area. Since open space is a key component of any development pattern, the appropriate amount as well as the variety of types defined by purpose, size, typical location, and level of improvement (a formal green versus a natural area) may also be specified.

PLACE TYPES VS. ZONING DISTRICTS

Place Types and Zoning Districts are not the same. In fact, more than one zoning district could be appropriate for area designated for a single place type. Refer to the Zoning Strategy presented in Section VI.

DID YOU KNOW?

A common point of confusion is the difference between a land use map and a zoning map. The distinction is an important one. To be clear, land use plans, such as **Plan Moncure**, are policy guides. They do not have the force of law. Plans establish a vision for the future that is reflective of community expectations. The "vision" is represented by a land use map that shows the future development pattern. Plans are implemented through a variety of tools. One of those tools is the zoning ordinance, which does have the force of law. Zoning puts into place the rules to be followed as property is developed or redeveloped. Such rules should be consistent with the intent of the adopted plan. The official zoning map depicts the zoning districts to delineate the areas where the rules apply.

The range of Place Types generally increase in intensity. The diagram below shows the relative differences across the Place Types shown on the Vision Map and explained in this pages that follow.

Least Intense

Most Intense

Parks & Protected Land

Conservation

Agriculture & Woodlands

Rural

Neighborhood Residential

Compact Residential

Crossroads Community

Village Center

Community Center

Employment Center

Parks & Protected Lands



Permanently protected lands, these areas are composed of federal- and state-maintained recreation areas parkland, as well as privately owned land protected by conservation easements. The mix of uses includes passive and active recreation uses, accessory uses, and limited residential uses (per easement agreements).

Conservation



Areas with concentrations of natural assets. (Note: They were delineated previously through a GIS-based analysis that utilized data from the Chatham County Comprehensive Conservation Plan and the North Carolina Conservation Planning Tool.)

Agriculture & Woodlands



The location of large-scale working farms and timberlands, this area is comprised of intensive, highly productive operations. The mix of uses includes large-scale agriculture, related processing facilities, supporting commercial and service uses, and single-family homes associated with the farms (housing the owners and managers of the agricultural operations).

Rural



Low density development comprised of single-family homes on large lots or in conservation subdivisions as well as some commercial buildings designed to protect function and form of rural character. Pastures, farms, and forests dominate the landscape. The mix of uses includes agriculture, large lot residential, supporting service uses, and home-based & small-scale businesses.

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.

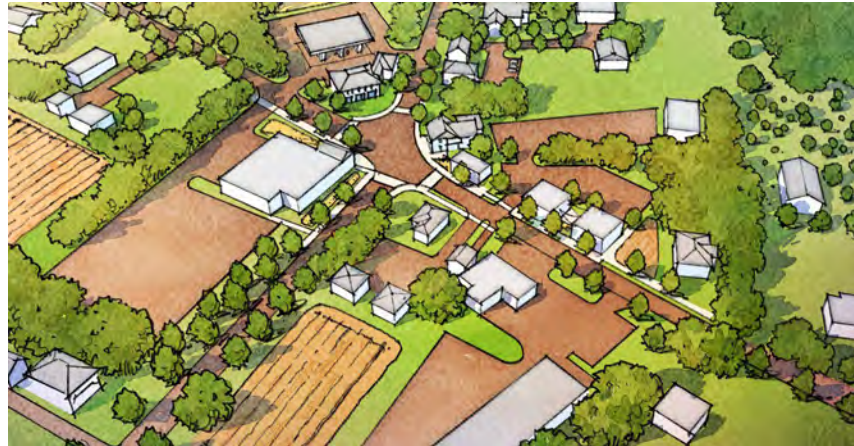
Note: This new place type was designated in response to community feedback received. The Neighborhood Residential place type addresses the desire for an intermediate category, suggesting more density than Rural but not as dense as Compact Residential.

Compact Residential



Detached residential units complemented by a variety of open spaces that offset the smaller sizes of private yards. Community centers, amenities, recreational uses, schools, and churches may be part of the fabric. Here, the average lot size is smaller than that of other residential place types. Proximity to the historic heart of Moncure or new centers places residents of neighborhoods in this place type within a reasonable walking or biking distance of local shops and dining.

Crossroads Community



These communities are within rural areas. The mix of uses includes agriculture support services, limited supporting retail, and some single-family residential and institutional uses. Residential uses are designed in a context-sensitive manner in keeping with historic development patterns, which may include smaller lot sizes and setbacks than typical rural and suburban development..

Village Center



These historic centers accommodate small-scale, local-serving uses, including retail, restaurants, services, and office uses clustered at the center and flanked by residential uses. New buildings are context-sensitive in keeping with historic development patterns. Attached products may be appropriate if designed to mimic the scale and features of single-family homes in the area. Light Industrial uses designed to have minimal impact on surrounding residential are also appropriate.

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.

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.

Conceptual Plans

DEMONSTRATING PLACE TYPES

Three places within the Study Area were selected for further study to demonstrate the intent of the Place Types when applied to the specific locations. Each illustration presented on the pages that follow is conceptual. Each represents one of several possibilities for future development and conservation, as there are many ways to achieve desired results. .

A Heart of Moncure

The heart of Moncure is becoming the focus of revitalization efforts that could bring a new level of energy to this historic center that has suffered from disinvestment.

B Pea Ridge Road

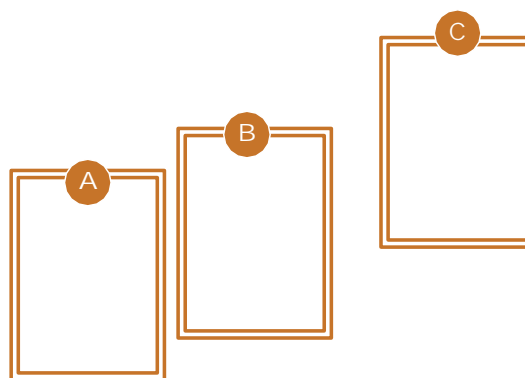
As a key point of entry into the Moncure area, the Pea Ridge Road interchange will likely draw development. Locating a mix of uses in a well organized, pedestrian-scaled center flanked by housing could reduce pressure for development in the more rural places in the area.

C New Elam Church Road

This is a new interchange area that provides access to TIP East. The required realignment of New Elam Church Road will change circulation patterns and open the door for new business opportunities on existing commercial sites.

DID YOU KNOW?

The US-1 corridor is poised for growth. Images help convey the community's expectations and effectively help manage change for outcomes that benefit the Moncure area and Chatham County.

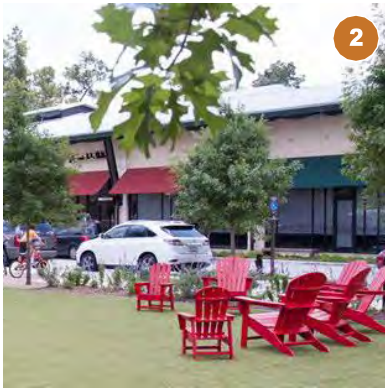


NORTH

A Heart of Moncure Area

A VIBRANT NEIGHBORHOOD:

Expanding the development footprint of Moncure's center opens the door to a variety of housing types that complement existing residences, provide more housing choices, and achieve a critical mass needed to bolster the revitalization of Moncure.



CIVIC CENTER: The Sprott Center is one of a limited number of community facilities enjoyed by residents. Elevating its importance with a civic green reinforces this area as the civic center of Moncure while providing a fitting front door and additional space for programming (i.e., recreational activities, community gatherings, etc.)

GREENWAY/BUEWAY SYSTEM:

The adopted Parks & Recreation Master Plan calls for a connected network of greenways and blueways as well as access point for each. A park that offers boat launch and other facilities could connect to other destinations in the community via a trail loop.

Together, they would expand recreation and enhance the quality of life in the historic center.



Figure X. The Heart of Moncure Concept

The heart of Moncure is becoming the focus of revitalization efforts that could bring a new level of energy to this historic center that has suffered from disinvestment.



Heart of Moncure Area Concepts:

interchanges.

- 4 Create a central civic green as a foreground to the Sprott Center and a programmable space to bring the community together.
- 5 Allow infill development that complements adjacent existing development and respects the cultural assets and character of this historic center.
- 6 Support a limited amount of small-scale commercial development within the areas accessible to the US-1 interchange along Moncure-Pittsboro Road.
- 7 Support the addition of institutional uses in the land use mix to address additional community service needs as they are identified over the next 20 years (i.e., school facilities, park and recreation facilities, community center and gathering spaces, library, etc.)
- 8 At the appropriate time, enhance or redevelop Moncure School to meet education needs of the Moncure community with modernized facilities.
- 9 Accommodate a range of housing types to expand housing choices.
- 10 Outside of the historic center, transition to the larger lots consistent with more recent subdivisions in outlying areas. The large-lot development and subdivisions that employ a conservation design approach are suitable transitions to protected open space.
- 11 Support efforts to create a greenway along the Cape Fear River.
- 12 Support efforts to create a greenway along the Haw River.
- 13 Work with property owners, developers, and utility providers to create a greenway loop. Utilize the floodplain, power line easements and rights-of-way, and building setback areas improved to become linear parks and sidepaths along roadways.
- 14 Implement plans for a park and boat launch at the designated site on US-1 where it crosses the Haw River.
- 15 Encourage conservation areas as passive recreation amenities in new development.
- 16 Maintain the vegetation along US-1 to protect the general character of the corridor between

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Pea Ridge Road Area

SHOP, DINE, WORK, LIVE: A grocery-anchored center can be configured as a mixed-use, pedestrian friendly environment with pharmacies, restaurants, offices, and other community-focused uses. Here, daily needs can be met, and with residential units integrated, a truly viable center that suits residents of any age can be created.



AGE IN PLACE: A variety of housing types seamlessly integrated into neighborhoods that surround the mixed-use core can meet future demand for new housing and create options for multi-generational living.

A DAILY DOSE OF GREENS: New development can be enhanced with a wide variety of amenities, including green spaces in the form of greenway trails and linear parks, village greens, neighborhood playgrounds, and equestrian paddocks.

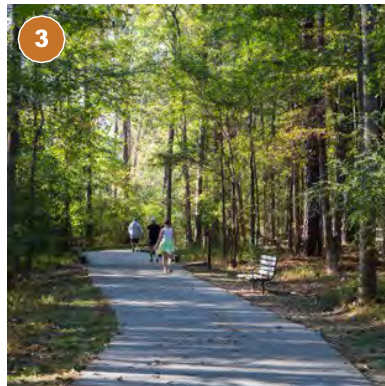


Figure X. Pea Ridge Road Concept

As a key point of entry into the Moncure area, the Pea Ridge Road interchange will likely draw development. Locating a mix of uses in a well organized, pedestrian-scaled center flanked by housing could reduce pressure for development in the more rural places in the area.

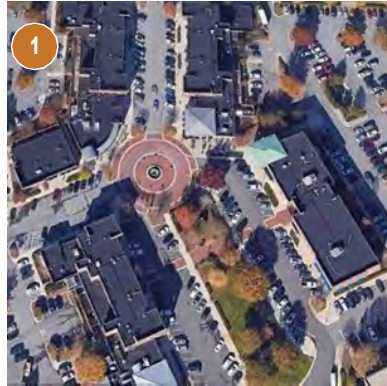
Pea Ridge Road Interchange Area Concepts:

- 4 Leverage the access provided by the new interchange improvements to attract uses the community desires, such as a grocery and complementary uses that serve the local population.
- 5 Encourage development at new interchanges to integrate a mix of uses. Development should be scaled, organized, and amenitized to become pedestrian- and bike-friendly destinations flanked by housing. The concentration of nonresidential and residential uses will help create a viable business locations.
- 6 Promote positive connections between development and adjacent recreational spaces, such as Parkers Ridge Park and the planned greenway trails.
- 7 Advance efforts to create a greenway along the Haw River by encouraging open space set asides in new development that implement the trail plan, and reward developers with reductions in requirements for improved open space.
- 8 Encourage a mix of housing types to meet future demand and to enable multi-generational living.
- 9 Promote the design of industrial areas to include smaller spaces for creative entrepreneurs seeking makerspaces as well as small office uses and supporting commercial uses (i.e., food service). The structures should be organized around public amenities that enhance the viability of the businesses locating within the area.
- 10 Maintain open space and vegetation along the river corridors, which can also function as greenway corridors.
- 11 Encourage buildings fronting on large and small open space areas that are improved for a variety of uses. Open space should be a featured element in the development pattern and add value to the real estate at its edges.

CONCEPT PERSPECTIVE IMAGE
IN PROGRESS

New Elam Church Road Area

A NEW ENTRANCE: Surrounded by existing and new roadways, the center of the area can leverage the new level of accessibility and be developed to provide a broad range of region-serving commercial services. Here, the daily needs of residents, area workers, and commuters can be met in one convenient location, and transit service can be a viable option.



LOCAL SERVING BUSINESSES: A new interchange presents opportunities for the parcels fronting on New Elam Church Road, which lend themselves to locations for new, local-serving businesses. These nonresidential uses quickly transition to residential clusters. Green spaces and other amenities are the “glue” that connects the parts together.

NOT OUT OF THE WOODS: New development can also embrace large-lot living, where neighborhoods and the individual homes within live among the trees that are currently comprise timber operations. Transitions from this type of agriculture to new living spaces can retain some of the tree canopy.

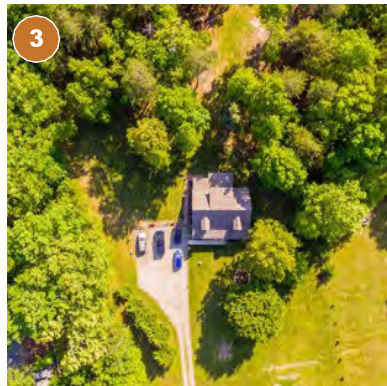


Figure X. New Elam Church Road Concept
This is a new interchange area that provides access to TIP East. The required realignment of New Elam Church Road will change circulation patterns and open the door for new business opportunities on existing commercial sites.

New Elam Church Road Area Concepts:

- ⁴ Preserve churches, cemeteries, and other cultural assets around which the community has evolved. Help reinforce the importance of such assets by (1) encouraging only compatible development on adjacent parcels, and (2) protecting the edges with open space and buffers that help maintaining respectful distances.
- ⁵ Within the area surrounded by highways, allow local- and region-serving commercial development thereby reducing development pressure for such uses on the north side of US-1.
- ⁶ Retain the development rights of properties fronting on New Elam Church Road, allowing commercial development that can leverage the access to US-1 that are being provided through NCDOT's modifications to the highway network.
- ⁷ Allow a variety of housing products in areas close to US-1, particularly multifamily and attached single-family units, where residents of such development can support and have access to locally-supported commercial uses without encroaching on existing residential areas.
- ⁸ Encourage a mix of housing types, including single-family homes. The variety can be achieved with a variety of subdivision approaches that could offer a high percentage of open space within new development in exchange for smaller lots.
- ● Utilize former highway access ramps to provide additional and more direct access into neighborhoods and create local street connections to local-serving commercial development.
- 1 ●¹⁰ Work with property owners and developers to create a greenway along Shaddox Creek that can improve pedestrian and bike connections in the area as well as provide a recreational amenity for occupants of new and existing

CONCEPT PERSPECTIVE IMAGE
IN PROGRESS



The Haw River feeds Jordan Lake
(Source: Chatham County)

V. ACTION STEPS

Introduction

The history of the greater Moncure community is one of enterprise and industry – of people who went out and did things to improve their lives and the life of the community. In the same way, the purpose of *Plan Moncure* is to develop a shared vision for the future and then use it to improve the community in the years ahead. As a result, the plan includes action steps to implement the plan.

KEY QUESTIONS TO BE ANSWERED BY ACTION STEPS

In identifying these implementation measures, Plan Moncure answers two key questions:

1. What?

- » What will Chatham County, working with public and private sector partners, do to implement the shared vision expressed in Plan Moncure?

2. How?

- » How will they do it?

The answer to the first question flows directly from the public input received during the planning process. As a result, the implementation measures called for in the plan have been organized into twelve categories to help stakeholders see how their input about the things they value and what they want to see moving forward have shaped the plan. These 12 themes or action steps are displayed in a graphic showing the overall Implementation Strategy for the plan on page 51.

The second question is answered by the supporting strategies, which provide the direction needed to move forward and make progress on the 12 themes. The strategies are presented under each theme in the pages that follow.

Local Government Toolbox

To identify these projects, the *Plan Moncure* project team looked through the local government toolbox of implementation measures available in North Carolina. This includes the categories of tools pictured below.

In crafting the resulting portfolio of implementation projects, the team worked to create a set of measures that is both impactful and achievable. It includes both smaller, often easier, projects, and larger, often more difficult, projects. In addition, the project team sorted the various projects by implementation timeframe, grouping them into three categories: Short Term, Medium Term, and Long Term. A separate implementation table adopted at the same time as the plan lists the Short-Term Projects, with information about each one to help Chatham County move forward with implementation in a timely and effective manner. All of these projects are drawn from the full list included in the plan.

The result of this work is a dynamic collection of projects that will enable Chatham County and the greater Moncure community to work systematically and collaboratively in the years ahead to advance the shared community vision.

DEVELOPMENT STANDARDS

TOWN CENTER COMMERCIAL (TCC) DISTRICT

A. Purpose

The Town Center Commercial District along Morrisville-Carpenter Road, Chapel Hill, and other corridors and gateways into the Town Center accommodates a mix of town office and service, institutional, cultural/public, and entertainment developments that reflect regional needs and are sensitively designed to reflect a positive image of the district and accommodate higher-density residential and live/work uses. District encourages pedestrian-scale retail development and the integration of outdoor spaces provide opportunities for residents to walk to meet some of their daily service, work, and open space needs.

B. Principal Intensity and Dimensional Standards

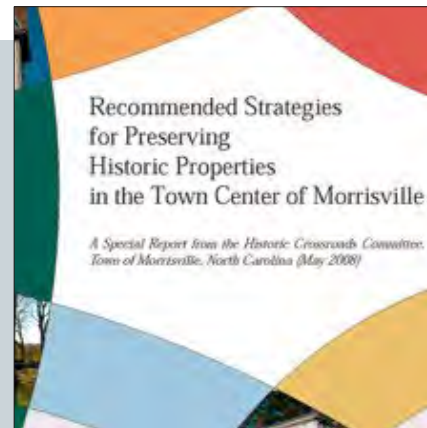
etc. are symbols used in the illustrations showing a combination of dimensional standards

	Single-Family Attached Dwellings	Multifamily Dwellings	Other Uses
Let Standards			
Min. Net Lot Area (sf)	n/a	20,000	20,000
Min. Lot Width (ft)	20	100	150
Max. Net Density (du/acre)	n/a	n/a	n/a
Max. Floor Area Ratio (FAR)	n/a	n/a	0.75
Max. Lot Coverage (%)	70	65	65
Setbacks			

PUBLIC INVESTMENTS



FOLLOW-UP STUDIES & PLANS



PROGRAMS & POLICIES



Implementation Strategy

THEME 1
Improve communication
and coordination

THEME 3
Protect natural resources

THEME 2
Protect rural character and
rural lifestyle

THEME 5
Provide needed recreational
amenities

THEME 4
Provide needed community
facilities and services

THEME 6
Add important community-
serving infrastructure

THEME 7
Maintain affordability






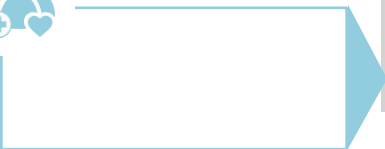
THEME 8
Support desired land uses
and development amenities

THEME 9
Enhance historic villages,
create walkable downtown

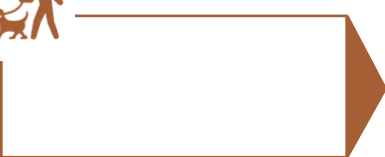


THEME 10
Improve transportation
safety and mobility

The overall Implementation Strategy for *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.


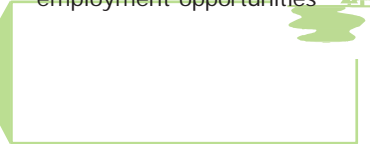

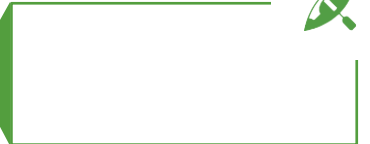

THEME 11
Protect historic resources













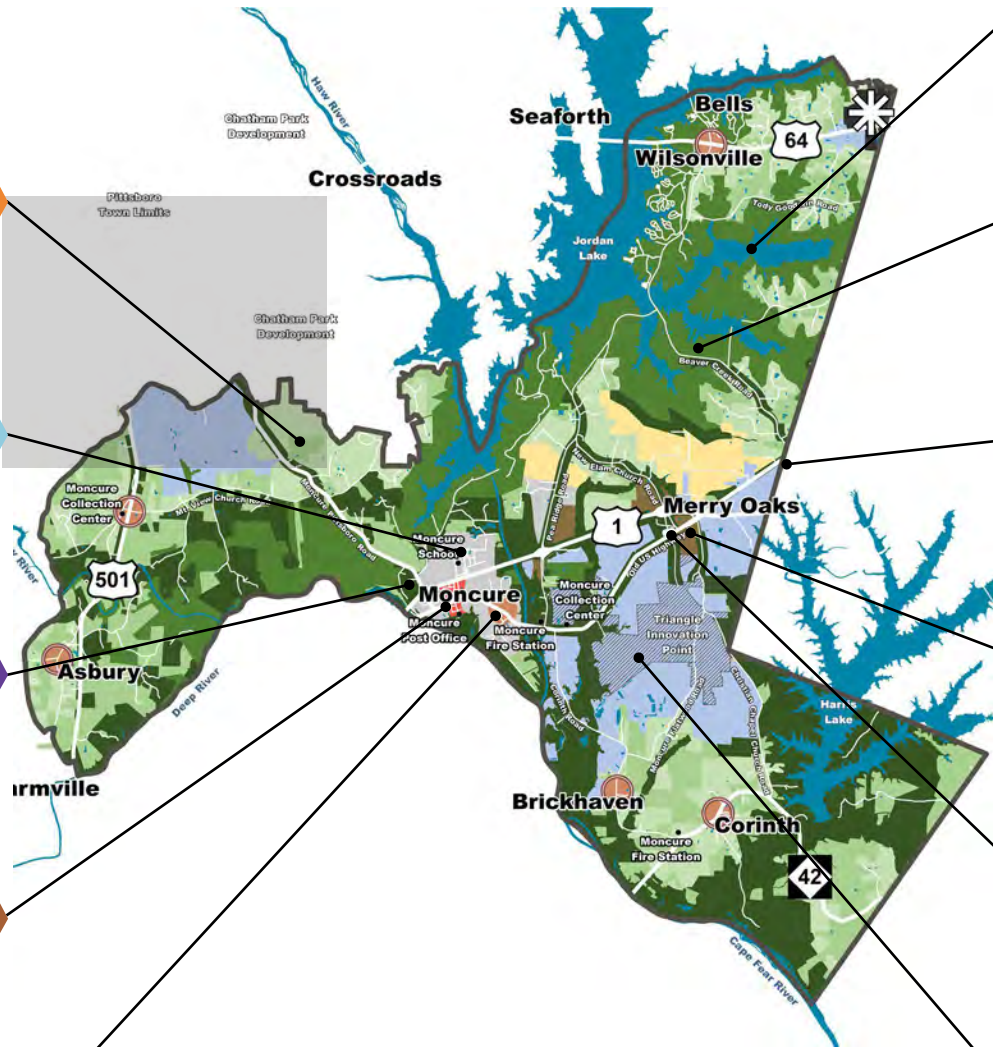




THEME 12
Help residents access new employment opportunities





Theme 1. Improve Communication and Coordination

As the pace of change accelerates in Chatham County and the Triangle region as a whole, the need to share timely information with community residents on County projects, proposed new developments, and other topics only increases in importance. In addition, the County must continue to coordinate with surrounding local governments and other partners, actively sharing the community vision embodied in Plan Moncure, learning about the latest plans of other communities, and identifying opportunities for collaboration.

1.1 USE THE PLAN IN DECISION MAKING

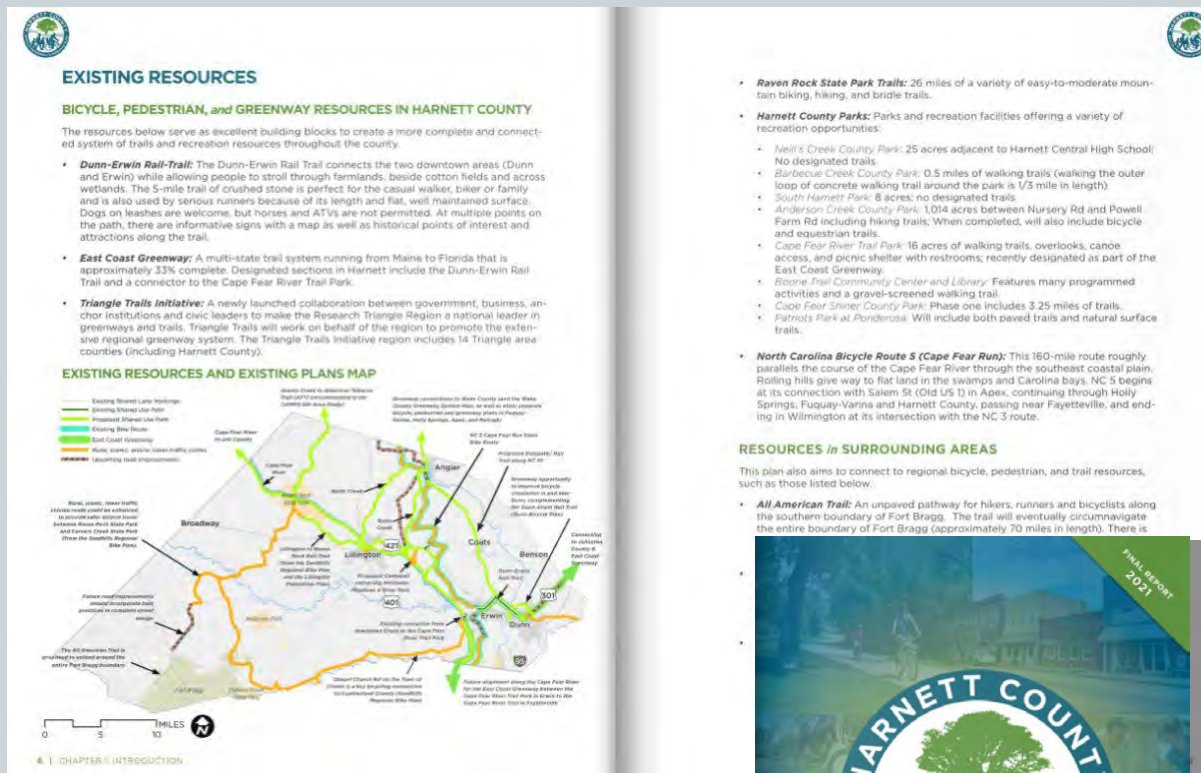
The Plan Moncure document provides Chatham County, residents, businesses, investors, and others with a touchstone to help them make decisions consistent with the shared community vision in order to gain the support of Chatham County and help implement the plan over time. In order to serve this function effectively, the County will use Plan Moncure often and share it broadly.

1.2 IMPROVE COMMUNICATION

Timely information about County activities, and referrals to other government agencies and partners, will help the residents of greater Moncure track the changes occurring in their community, get their questions answered, and identify opportunities for input and coordination. As a result, Chatham County will actively advertise the County number to call to get a referral to the right department, and will continue using tools like the Community Kiosk in the Moncure Collection Center to post the latest information on County projects.

1.3 CONTINUE CROSS-JURISDICTIONAL COORDINATION

The greater Moncure area lies at the intersection of four counties. As a result, to help shape its own future, Chatham County will actively continue to coordinate with neighboring communities on land use, transportation, utilities, trails, and other topics at the staff and elected official level.



Harnett County has plans to build a Cape River Trail to connect Raven Rock State Park with the Town of Lillington and extend it west to the Chatham County/Lee County line.

Photos on right: Chatham County has installed a community information kiosk at the Moncure Collection Center, and has worked to engage with local residents and businesses as part of the Plan Moncure planning process.





Theme 2. Protect Rural Character and Rural Lifestyle

Many families have lived in Moncure for generations, and others have moved here more recently, in significant part because they love the area's rural character, and the rural lifestyle that it provides.

2.1 Update Zoning Map to Implement Plan Moncure Future Land Use Map

A key early implementation task is to update the Chatham County Zoning Map using the land use pattern described in the Plan Moncure Future Land Use Map. In some parts of the study area, this process will take place over time as private developers propose projects for consideration by Chatham County. The plan provides the County with a touchstone to help make decisions on proposed development projects in a manner that is consistent with the shared community vision.

2.2 Update Unified Development Ordinance to Implement Plan Moncure Zoning Strategy to Protect Rural Character and Lifestyle

A second task is to include updated development standards in the Chatham County Unified Development Ordinance to implement the Plan Moncure Zoning Strategy (See page 82). This should include considering measures to encourage context-sensitive design such as promoting vernacular architecture and tree preservation, directing new commercial development to nodes, adopting a zoning district appropriate for permanently protected lands, and encouraging agriculture- and forestry-friendly developments.

2.3 Protect Key Viewsheds and Road Corridors

The way a place feels is shaped to a significant degree by the views from public roads. As a result, a Road Corridor Protection Overlay Zone will be prepared as part of the Unified Development Ordinance. The Future Land Use Map and Zoning Map will show where this overlay zone is established.

2.4 Update Chatham County Farmland Preservation Plan

Chatham County should update its 2009 *Agricultural Land Use Plan and Agricultural Economic Development Plan* and develop an impactful and manageable action plan to guide this work in the Moncure area and across the county in the years ahead.

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.



Top Photo: Pick-up truck planter in Haywood.

Bottom Left: Old US-1 road corridor.

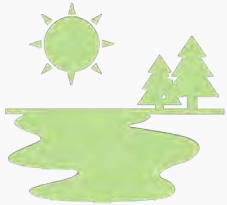
Bottom Right: Home-based businesses such as small engine repair provide families with additional sources of revenue in a manner that is compatible with the rural landscape.

Buncombe County, NC Blue Ridge Parkway Scenic Overlay District

To help protect the beauty and rural character of views from the Blue Ridge Parkway, in 2015 Buncombe County, NC adopted a scenic corridor overlay district. It established special standards for new development or major redevelopment (changes costing more than 50% of appraised value of the structure being modified) on land in the County's zoning jurisdiction extending 1,320 feet on each side of the centerline of the Blue Ridge Parkway. The standards include a 50-foot building setback from the edge of property owned by the National Park Service, a maximum building height of 40 feet above the height of the Parkway centerline, vegetative screening requirements, and notification of the National Park Service of the proposed development.

Other communities have established large vegetative buffers along road corridors as well, including the City of Raleigh, Wake County, and Durham County along I-40, and the City of Greensboro along NC 68 and the Greensboro Urban Loop.





Theme 3. Protect Natural Resources

The greater Moncure area includes a notable array of natural features, resulting in part from the extensive riverine environments and large tracts of protected green space that exist here near the confluence of the Haw and the Deep Rivers

Fines?

3.1 Continue Considering Updates to Maintain and Improve Resource Protection as Part of the Unified Development Ordinance

As part of drafting the UDO, the County should consider a variety of updates intended to increase resource protections for new development, including updating the open space requirements, encouraging conservation subdivisions, encouraging the integration of open space into new development, continuing policies that discourage mass grading, encouraging development design that preserves green infrastructure on site, and encouraging density transfers to protect landscape level green infrastructure.

3.2 Update Natural Heritage Inventory for Chatham County

Chatham County is submitting a grant request to the N.C. Natural Heritage Program to update the County's Natural Heritage Inventory to develop a current understanding of the important and endangered plant and animal communities in the county. This will include a variety of sites in the greater Moncure area.

3.3 Prepare Comprehensive Conservation Implementation Plan

Chatham County is funding a Comprehensive Conservation Implementation Plan that should include metrics to measure county conservation goals, a public online dashboard to monitor progress towards those goals, and an actionable plan for implementing goals that have not yet been achieved, among other features.

3.4 Continue Working with

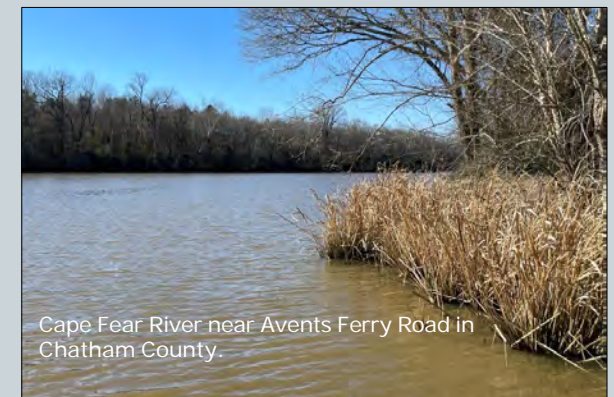
Homeowners Associations

to Improve Stormwater Management Continuity for HOA

States?

Chatham County will continue its existing initiative to help residential builders transition responsibility for maintaining stormwater management facilities to Homeowners

facilities continue to function effectively in managing the impacts of stormwater runoff.



Cape Fear River near Avents Ferry Road in Chatham County.



Theme 4. Provide Needed Community Facilities and Services

Community facilities such as schools, parks, and community centers play an important role in community life, providing places to learn, recreate, and socialize. They also provide important venues for residents to come together as a community. Facility improvements are needed as the community grows. The specific needs will be determined by the nature and extent of the growth, and the resources available from public and private sources.

4.1 Consider Building New School

Chatham County Schools is considering building a new elementary school at the Southern Village component of Chatham Park to help ensure adequate facilities for the growing number of students in the southeastern part of the county.

4.2 Consider Improving Moncure School

Chatham County Schools should also explore improvements to the Moncure School to modernize and improve this longstanding community facility, and help it continue to serve the growing student population in the greater Moncure area.

4.3 Consider Possible Community Center as Part of Parkers Ridge Park

As Chatham County prepares the master plan for Parkers Ridge Park, it should consider including a community center to serve youth, seniors, families, and residents of all ages in the greater Moncure area.

4.4 Consider Possible Joint School Use to Provide Additional Community Services in Cost-Efficient Manner

To provide needed community facilities in a cost-effective manner, Chatham County should consider developing a joint use arrangement with Chatham County Schools to allow for appropriate community use as part of any new school facilities in the greater Moncure area.

4.5 Explore Possible Chatham County Sheriff Substation in SE Chatham

The Chatham County Sheriff's Department should consider the possibility of establishing a substation in the greater Moncure area to improve response times and public safety services in this part of the county.

4.6 Explore Preparing Southeast Chatham Fire Facilities Plan

The Moncure Fire District should consider preparing a facilities plan for the southeastern part of the county to ensure adequate fire facilities and prompt response times as the area grows.

4.7 Coordinate with U.S. Postal Service about Possible Improvements to Moncure Post Office

Chatham County should request that the U.S. Postal Service explore possible improvements to the Moncure Post Office to serve a growing population with updated facilities.



Top Photos: Moncure school and gymnasium.
Bottom: Moncure Fire Station.



Theme 5. Provide Needed Recreational Amenities

The southeastern part of Chatham County is blessed with outstanding recreational resources centered around Jordan and Harris Lakes, including extensive game lands. These places offer a variety of opportunities for fishing, boating, swimming, and hunting. More recreational facilities are needed to serve local residents, and to meet the needs of a growing population.

5.1 Build Parkers Ridge County Park

Chatham County will build Parker's Ridge Park to provide this much-needed recreational facility in the southeastern part of the county. A master plan for the park is being developed at the time of Plan Moncure, and the Chatham County Commissioners have allocated funds for park development.

5.2 Work To Develop New Walking, Hiking, and Biking Trails

The Plan Moncure study area lies at the intersection of a growing trail network, with ready access to existing and planned trails along the Deep River, the Haw River, the Cape Fear River, Jordan Lake, Harris Lake, and the American Tobacco Trail. An important opportunity is to develop a loop trail to connect Moncure and Haywood with key destinations such as the Moncure School, the Deep River, the Haw River, the Cape Fear River, and Jordan Lake. As a result, Chatham County will continue to work to develop these facilities to help residents and visitors enjoy the rural landscape and be active. In addition, Chatham County should require sidewalks in new developments near or in planned centers and other pedestrian generators.

5.3 Require, Encourage, or Incentivize Donation or Reservation of Easements and Construction for Trails and Greenways Shown in Adopted Plans, As Appropriate

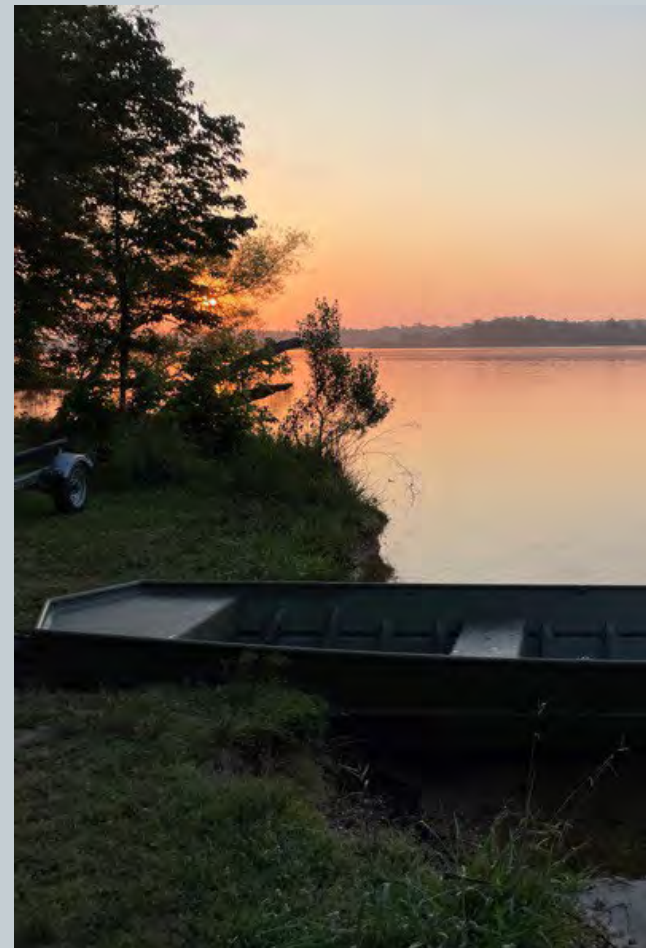
In order to develop the planned trail network in a systematic and coordinated manner, Chatham County should work to secure easements and improvements as part of new development. In so doing, the evolving trail system will add value to every place along its path.

5.4 Work to Develop New Water Access Points for Boating, Fishing, and Kayaking Especially Along the Deep and Cape Fear Rivers

Chatham County should work to implement its plan of a coordinated set of water trails by improving regular water access points. In so doing, it can facilitate water access and a diversity of boat trips for a wide range of users.



Upper Left: Opportunities for new walking and biking trails abound in the greater Moncure area, including along the route of a former rail line near the Moncure school.
Upper Right: Chatham County is developing land near the intersection of US - and Pea Ridge Road into the new Parkers Ridge Park.



Left: The greater Moncure area is blessed with extensive water resources, including Jordan Lake.
Above: Sunrise on Harris Lake provides a quiet time for boating.



Theme 6. Add Important Community-Serving Infrastructure

The greater Moncure area has long supported major infrastructure that serves the Triangle region. At the same time, it also needs more infrastructure such as broadband and utilities to better serve the local community.

6.1 Continue Working to Partner With Internet

Service Providers to Provide Affordable Broadband Service, Within Authority

Chatham County has been actively working to expand broadband service throughout the county, where it can partner with Internet Service Providers and find the necessary resources, such as through state and federal grants.

6.2 Collaborate With Partners to Identify Wastewater Service Needs and Feasibility

While Chatham County currently provides public water service to the southeastern part of the county, it does not provide wastewater service. Wastewater for private developments will most likely need to be via private vendors or via septic systems. The City of Sanford is extending wastewater service to Triangle Innovation Point which is intended to serve industrial users such as VinFast and FedEx. To design and fund such infrastructure for other users, collaboration will be needed between multiple partners using resources from both the public and private sectors. Chatham County stands ready to collaborate as users come forward with service needs.

6.3 Where Appropriate, Work With Partners to Draft Wastewater Agreements Needed to Serve Mixed Use Center Planned Along US-1

As users come forward with service needs, Chatham County will work cooperatively to draft wastewater agreements as appropriate to support needed collaboration and help facilitate obtaining wastewater service. Should additional wastewater service be available from Sanford that is not needed for Triangle Innovation Point and/or not otherwise needed by Sanford, the County will work with Sanford to amend their existing Interlocal Agreement to allow this capacity to serve development consistent with the Plan Moncure Future Land Use Map. Similarly, the County will investigate opportunities for an interlocal agreement with the Towns of Cary and Apex for wastewater service at the Western Wake Regional Water Reclamation Facility in New Hill, NC.



Above: Chatham Park built a new water recovery center to treat wastewater along Business 64 east of Pittsboro.

Right: Where local governments are able to partner with internet service providers and tap state and federal infrastructure funds, they can sometimes bring broadband service to underserved rural areas.





Theme 7. Maintain Affordability

Rapid growth in the greater Moncure area and the Triangle as a whole is driving up housing prices. This can create a cost burden both for newcomers and for longstanding residents, especially those who are on a fixed income. As a result, Chatham County will pursue a variety of strategies to help address housing affordability in the greater Moncure area.

7.1 of Work With Non-Profit Organizations to Continue Providing Home Repair and Weatherization Assistance to Residents in Need

Chatham County will continue its existing collaboration with non-profit organizations to provide home repair and weatherization assistance to qualifying residents throughout the county, including in the greater Moncure area. This support can help keep residents in need, including those on fixed incomes, in their homes, and help ensure they have safe, decent, affordable housing.

7.2 Increase Funding for Chatham County Housing Trust Fund

Chatham County will look for opportunities to increase the funds it invests in its Housing Trust Fund. These funds are used to help catalyze the production of affordable housing by providing gap funding to non-profit developers to combine with affordable housing tax credits, private capital, and other financing to build units and provide them at below market rates.

7.3 Explore Contribution to Housing Trust Fund and Other Affordable Housing Opportunities from Major Employers in the Area

Companies need a strong labor pool to compete successfully in a global economy, and helping ensure the availability of safe, decent, affordable housing can provide an attractive incentive to prospective workers. As a result, Chatham County will explore opportunities to partner with major employers to contribute resources toward this purpose.

7.4 Promote Development of Accessory Dwellings Consistent with County Regulations

Chatham County will continue to allow accessory dwellings as a low-impact means of providing more housing options. Such units can provide more affordable housing, both for renters and for the primary home owner, who now can derive additional income from their property in a manner compatible with the surrounding neighborhood.

7.5 Explore Possible Zoning Provisions for Affordable Housing with Contribution Options and Incentives

Consider making it easier to build a range of housing types to provide more living options, including townhomes, condominiums, apartments, small-lot single family detached dwellings, and “cottage court” housing, as well as appropriate non-residential uses. In appropriate locations, provide development guidelines that promote attached and small-lot single family housing options at more affordable price levels. Explore development contributions to help fund affordable housing as part of receiving entitlement benefits.

7.6 Continue to Encourage Developers to Partner with Nonprofit Affordable Housing Developers

Chatham County will continue to encourage market-rate developers to partner with non-profit affordable housing organizations to increase the production of new affordable units in Chatham County, including the greater Moncure area. The County will use its resources as appropriate to encourage this activity, including unneeded County land and funds from the Chatham County Housing Trust Fund.

7.7 Explore Preservation of Existing Mobile Home Parks to Help Preserve 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.

New housing options can sometimes take the form of (from left to right) townhomes, duplexes, multi-family dwellings, and accessory dwellings.



Applied Materials Employer-Assisted Housing Initiative

Concerned about its ability to recruit and retain talented workers, and about the community's ability to do the same for essential workers, semiconductor systems company Applied Materials began investing money in the Housing Trust of Silicon Valley, CA in 2000. These funds have helped provide downpayment assistance to first-time homeowners in the form of no-interest deferred loans. In addition, the Housing Trust provides loans to affordable housing developers to help them build new affordable units. In 2016, Santa Clara County, CA passed a \$950 million affordable housing bond to help it provide housing for special populations like veterans, seniors, and very low-income residents. With help from partners like Applied Systems and Santa Clara County, the Housing Trust has invested more than \$522 million in affordable housing in the Bay area and leveraged an additional \$7.6 billion in funding for this purpose.

Closer to home, UNC Health is making a \$5 million contribution to the Town of Chapel Hill's Housing Trust Fund as part of the approval of the Eastowne redevelopment in June of 2023.

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Theme 8. Provide Desired Land Uses and Development Amenities

Some desired land uses and services such as grocery stores, retail development, and restaurants can only be provided by the private sector that has the financial resources and expertise to invest in these activities. Chatham County can help support such development consistent with Plan Moncure by providing information and technical assistance. In addition, as Chatham County considers applications for new development, it will work with developers to help ensure that proposed projects provide community benefits such as needed infrastructure and community facilities.

8.1 Work With Property Owners and/or Retailers and Restaurants to Consider Locating Stores in Moncure Area

Who?

Chatham County will provide information and other technical assistance as requested to property owners, retailers, and restaurants to help them consider locating stores in the greater Moncure area. This could also include exploring incentives for commercial building renovation and reuse in historic Moncure and Haywood.

8.2 Work With Developers to Provide Community Benefits As Part of Development Approvals

Requests for approvals of new development in the greater Moncure area will bring benefits for developers and also responsibilities to help provide the infrastructure and facilities needed to support new residents and businesses. As a result, Chatham County will work with developers during the plan review process to identify needed improvements to help serve the new development.



In some cases, local governments can negotiate the provision of sites, funding, or construction of new community facilities such as parks and libraries by developers as part of larger development projects.



Theme 9. Enhance Historic Villages, Create Walkable "Downtown"

The greater Moncure area includes longstanding community focal points such as Moncure and Haywood, as well as potential sites for new centers at interchanges along US-1. Chatham County will pursue several implementation measures to support these historic places by allowing appropriately-scaled infill development, and facilitate suitable mixed use development in the specified new locations.

9.1 Evaluate Zoning Designations in Historic Villages such as Historic Moncure as Part of UDO to 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

9.2 Require Applicants For Community Center Development To Prepare Detailed Master Plan Along US-1 Between Pea Ridge Road

Moncure and Haywood with the help of the Plan Moncure zoning strategy to explore possible revisions to support compatible infill development.



Top: Recent work has occurred to restore and repurpose old commercial buildings in historic Moncure.

Bottom: Thoughtfully designed infill development can bring new retail and dining opportunities to the local community.

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and Old US -1/Christian Chapel
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.

Salisbury, NC Infill Development Provisions

To help encourage development of underused parcels in a manner consistent with existing development, the City of Salisbury, NC adopted special infill provisions in 2022. Infill development applicants must determine the average front setback of the closest building on either side of the subject lot and use the same setback distance for their infill structure. In addition, applicants must match the building alignment of comparison structures when they are aligned parallel or perpendicular to the street centerline. If the block only provides access to homes via alleys, then infill applicants must do the same. Finally, if a public sidewalk is present along the comparison lots, then the applicant must install one along the frontage of their property as well. The result of these standards is to allow for new development that improves neighborhood vitality and increases housing options in a manner consistent with the existing community character.





Theme 10. Improve Transportation Safety and Mobility

The transportation network is a vital system within Chatham County and the greater Moncure community, and the evolution of this system will be integral in the realization of the shared community vision for the region. Plan Moncure focuses on balancing roadway function with the values and themes identified by existing and future greater Moncure community citizens.

10.1 Build on Plan Moncure Safety Analysis to Partner with NCDOT and TARPO to Explore Opportunities to Address High Risk Sites for Future Study and Possible Mitigation

The safety of all citizens as they navigate the transportation network is a key concern for the region. As part of Plan Moncure, the North Carolina Safety Improvement Program (HSIP) map was reviewed to identify locations where historical crash trends met warrants for inclusion in the program. The HSIP is a North Carolina Department of Transportation (NCDOT)-run program that identifies segments and intersections to review and address traffic safety concerns. Chatham County should partner with NCDOT and the Triangle Area Rural Planning Organization (TARPO) to explore the following additional ways to address transportation safety issues:

- Submit a Crash Data Request to NCDOT Mobility and Safety Unit
- Use NCDOT Safest Feasible Intersection Design (SAFID) Tool
- Use NCDOT Predictive Analysis Spreadsheets
- Partner with the Triangle Area RPO (TARPO) to pursue a federal Safe Streets and Roads for All (SS4A) safety planning grant for Chatham County to provide a more in-depth study across all modes, with implementation funding available once the study is completed.

<u>General Information</u>		<u>Ranking</u>	
		<u>2021</u>	<u>2022</u>
Population (2021)	77,420	36	36
Registered Vehicles (2021)	88,627	37	37
Estimated Avg. Annual Miles Traveled (100 MVMT) (2021)	9.16	36	37
<u>Crash Rates</u>			
<i>(Based on a 3 Year Average of All Reported Crashes)</i>			
Total Crash Rate (/100 MVMT)	209.07	83	74
Fatal Crash Rate (/100 MVMT)	1.56	58	49
Non Fatal Injury Crash Rate (/100 MVMT)	39.62	90	85
Crash Injuries Per 1000 People	6.85	91	91
Fatal Crash Injuries Per 1000 People	0.19	38	49
Crashes Per 1000 Reg. Veh.	21.61	72	74
Fatal Crashes Per 1000 Reg. Veh.	0.16	50	51
Percent Alcohol Related Crashes	4.3%	55	60
Severity Index	4.15	59	62

Source: Chatham County Crash Profile Summary, NCDOT

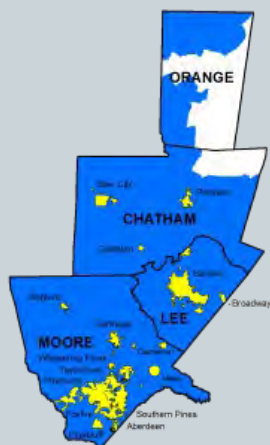
10.2 Communication and Coordination

Active and transparent communication between the greater Moncure area, Chatham County, and NCDOT is necessary to create an agile process centered around the transportation needs and concerns in the area. A clear line of communication between residents and representatives from the greater Moncure area, Chatham County, and NCDOT should be established.

- Support from the Triangle Area Rural Planning Organization (TARPO) can be requested to set up additional coordination meetings between the County staff, RPO staff and NCDOT to discuss outstanding transportation issues
- Through its membership in TARPO, Chatham County can request transportation planning funds from NCDOT TPD for a transportation study
- Through its membership in TARPO, Chatham County can request transportation improvement projects to be submitted through NC Strategic Transportation Initiative (STI) Prioritization for funding in the State Transportation Improvement Program (STIP).



TARPO Planning Area, Source: TARPO, <https://www.tarpo.org/>



10.3 Join CAMPO

The Capital Area Metropolitan Planning Organization (CAMPO) coordinates transportation planning in Wake County and portions of Franklin, Granville, Johnston, and Harnett counties. Chatham County membership in CAMPO could bolster transportation funding and technical assistance for the community and provide an opportunity for further coordination with surrounding counties. As a result, Chatham County should continue the process of joining CAMPO.

10.4 Conduct Microtransit Feasibility Study for Chatham County

The emergence of microtransit provides a flexible, multimodal service option for members of the community. The on-demand service could provide a benefit to local commuters by establishing a public transportation option between residential areas and growing centers of development in the future. This topic may be addressed, at least in part, by the Alternative Transportation Demand Study funded by Chatham County in FY2024. In addition, Chatham County should consider

- Applying to NCDOT Intermodal Division for a microtransit feasibility study; conducting a microtransit feasibility study for Chatham County that investigates the demand for transit services
- Reviewing the Mobility for Everyone, Everywhere in NC (MEE NC) requirements for inclusion in this program
- Reviewing the Chatham Transit Network existing service and provide outreach, education, or identify barriers of use.



Morrisville Smart Shuttle is an example of microtransit service that was launched in Morrisville in 2021. (Source: Town of Morrisville)



Top: A passenger boards Chatham Transit bus in Pittsboro (source: Chatham News Record)
Bottom: A Town of Matthews roadway example with a shared use path
Right: Example of NCDOT cross-section (typical section No. 3D) with a shared use path

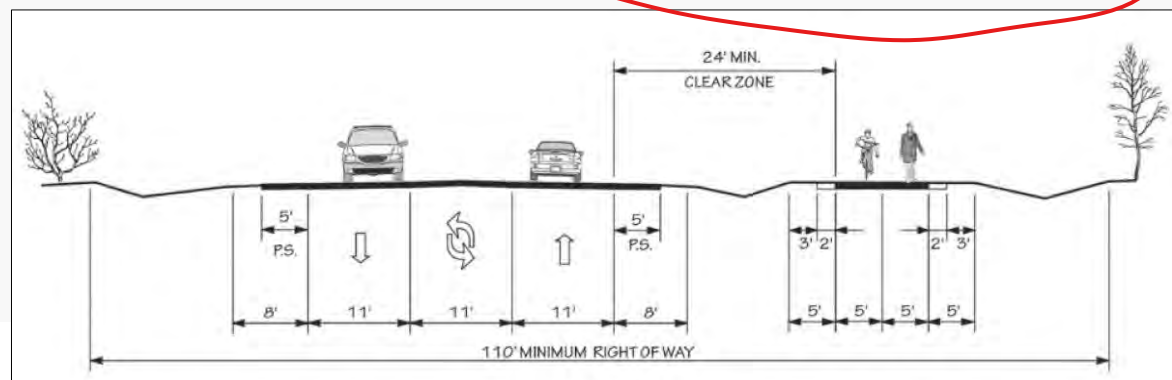
10.5 Support Bicycle and Pedestrian Planning and Educational and Safety Outreach

Chatham County should identify and leverage the State and Local programs available to expand bicycle and pedestrian planning and educational outreach for pedestrian and bicycle safety in the area. In addition, it should partner with local groups to determine the most effective way to reach target audiences, and update and enhance existing and future facilities to create a safer transportation system. Possible measures include:

- Building on the foundation of TARPO Bicycle and Pedestrian Planning Framework and Chatham County Parks and Recreation Master Plan to develop an active transportation plan for Chatham County
- Applying to NCDOT to become a partner in a Watch for Me NC Campaign for Chatham County in support of bicycle and pedestrian safety in Chatham County
- Pursuing a federal Safe Streets and Roads for All (SS4A) safety planning grant for Chatham County for a planning study that would support the safety of all roadway users.

10.6 Update UDO to Require Recommended Design Standards and Road Cross Sections for All Modes

Chatham County should update the UDO to require recommended design standards and cross sections that support accessibility and mobility, including bicycle and pedestrian improvements and dedicated easements for planned future greenways in key areas. In addition, it should review the UDO for block length and connectivity requirements to support multiple access points to new developments and improve emergency services access, bicycle and pedestrian access, and roadway network connectivity. Finally, it should specify that new development is required to build complete streets.



10.7 Context-sensitive Design and Complete Streets

Chatham County should work with TARPO, NCDOT and other transportation planning partners to help ensure context-sensitive design and complete streets implementation, **where possible**. The NCDOT Complete Streets Policy focuses on incorporating multiple modes of transportation when constructing new facilities or upgrading existing infrastructure and creating a network that enhances mobility, improves safety, and promote economic and health benefits.

10.8 Evaluate Improved Transit Access to Megasite

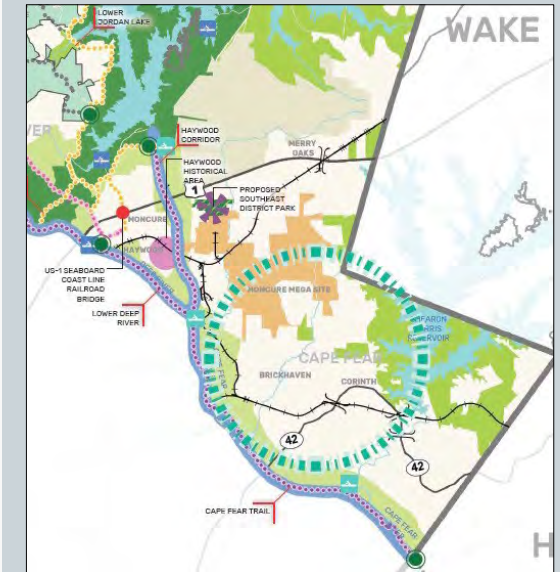
Efficient, safe, and equitable access to the Megasite will be important. Transit can play a key role in providing this. In addition to microtransit, other transit options that should be explored include the following:

- Consider providing additional fixed routes for the Chatham Transit Network (CTN) to the Moncure area. This can be explored through future transit planning studies. This topic may be addressed, at least in part, by the Alternative Transportation Demand Study funded by Chatham County in FY2024; or through a microtransit feasibility study
- Explore opportunities for Megasite supported shuttle services to proximate residential areas, preferred vanpool parking, and/or other Travel Demand Management incentives.

10.9 Prepare SE Chatham County Transportation Study

Chatham County should consider working with regional transportation partners and NCDOT to prepare a transportation study for Southeast Chatham County.

- Through its membership in TARPO, Chatham County could request transportation planning funds from NCDOT TPD for a transportation study
- Alternatively, the planning study funds could be applied for through CAMPO when Chatham County joins CAMPO
- A small area transportation study could support a deeper dive into specific locations and identify targeted improvements
- Improvements across all modes could be explored, including transit, freight and active transportation links
- The study could build on the vision for the area to further detail infrastructure improvements needed to realize the vision for the greater Moncure area
- In coordination with TARPO (or CAMPO), the County should then consider incorporating the study recommendations into an amendment to the Chatham County Comprehensive Transportation Plan (CTP).



Chatham County Comprehensive Parks and Recreation Master Plan has identified a recommended Cape Fear Trail as well as potential equestrian trails in the vicinity of Moncure Megasite (Source: Chatham County).



Theme 11. Protect Historic Resources

Historic structures play an important role in preserving the history of the greater Moncure area and helping residents and historic organizations tell its story. This is especially important as this part of Chatham County undergoes rapid change. As a result, this plan includes several implementation measures to help honor the local history.

11.1 Explore Possible Cultural Heritage Plan for Chatham County

In order to weave together the different threads of the story of southeastern Chatham County, it can be helpful to prepare a Cultural Heritage Plan that identifies historic resources and how they embody local historical themes. The plan can also identify strategies for preserving these resources and interpreting them in ways that honor the history of longstanding residents and introduce newcomers to this special place.



The Lockville Dam, Canal, and Powerhouse at Old US-1 and the Deep River are listed on the National Register of Historic Places.

11.2 Explore National Register listing of eligible historic structures

Chatham County can support property owners and historic preservation partners such as the Chatham County Historical Association and Preservation North Carolina in working with the NC State Historic Preservation Office in nominating properties for listing on the National Register of Historic Places. Listing brings recognition, eligibility for historic preservation tax credits for rehabilitation, and limited protection from state and federal projects.



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11.3 When and Where Appropriate, Work with Partners to Develop Wayside Markers and Educational Displays to Share Local History

Wayside signage and historical markers can help honor historic sites and build awareness of local history. These can be installed as individual signs at important locations or organized as historical "trails" spaced at regular intervals along roads or pedestrian and bicycle paths to tell a cohesive story of local historical activities and events.



Historic markers can help tell the story of the local community.

Jack Womble's old filling station on Old US-1 has been determined to be eligible for listing on the National Register of Historic Places in a 2022 study conducted for the NC Department of Transportation.

Morrisville, NC Historic Walking Loop

Morrisville was first established in the mid 19th century when Jeremiah Morris gave three acres of land to the North Carolina Railroad for a train station. To help honor its history and introduce thousands of new residents to the remaining historic structures in its original depot village, in 2016 the Town of Morrisville created a historic walking tour with a continuous sidewalk loop, wayside interpretive signs, and benches. The result is a facility that helps Morrisville residents and visitors be active and learn about the history of the community even as it grows and evolves as a result of new development.





Theme 12. Help Residents Access New Employment Opportunities

With the continuing growth of the region and major new manufacturing and light industrial businesses locating in Triangle Innovation Point, there are new potential jobs and business opportunities for local residents, if they have the skills and resources needed to take advantage of them. As a result, Chatham County will pursue several strategies to promote continuing education and skills development to help interested local residents access these work and income options.

12.1 Continue Working with CCCC on Job Skills Development Partnership to Help Train Local Residents

Chatham County and the Chatham County Economic Development Corporation (EDC) will continue working with Central Carolina Community College (CCCC) to offer skills training for local residents. CCCC has received significant funds from the State of North Carolina to develop such programs as part of the incentives package for VinFast. Potential strategies could include direct outreach to SE Chatham residents, and/or providing training in the Moncure area (perhaps on-site at VinFast or supplier facilities).

12.2 Work with Partners such as CCCC, Innovate Carolina, 79 Degrees West, Web Squared to Provide Greater Participation by Small- and Medium-sized Firms

Chatham County and the EDC will also continue their work with a number of partners to help small- and medium-sized companies develop their business and create new jobs in the local area. They should also introduce new megasite businesses to local small businesses and encourage their mutual support.

12.3 Support Increased Tourism and Recreation Opportunities and Amenities, Particularly Sustainable Tourism and Authentic Experiences

Chatham County and the EDC will also work with the Pittsboro-Siler City Convention & Visitors Bureau and other organizations to support the continuing development of sustainable tourism and authentic experiences for visitors to help them access and enjoy the many natural, cultural, and recreational assets of the area. As part of this work, they should provide information to megasite employees and their families about day-trip and weekend-recreation opportunities in Chatham County.



Potential educational, employment, and business opportunities exist for residents in the greater Moncure area, including taking job training classes (upper left), developing skills and products in a maker space (lower left), providing recreational opportunities (upper right and lower right), and featuring local businesses at street fairs (lower middle).

VI. CONCLUSION | NEXT STEPS

Taking Action to Pursue the Community Vision

As southeastern Chatham County continues to grow with the arrival of major new employers, this action plan will help the community evolve in ways that support the shared community vision described in Plan Moncure. While the planning process is relatively brief, plan implementation is a long-term commitment. Implementation of this plan is a also shared responsibility. The County will take the lead while working collaboratively with a wide variety of partners, including local, regional, state and federal agencies, NCDOT, non-profits, area organizations and institutions, private developers, businesses, property owners, and landowners.

With the help of the implementation measures listed in this plan, Chatham County, the residents of the greater Moncure area, and their partners can work collaboratively to harness both public and private investment in service to this vision. If they do so effectively, they can help manage the forces of change and shape the community in ways that continue to make it an outstanding place to live, work, and recreate in the years ahead.



BEGINNING THE IMPLEMENTATION PROCESS

To help catalyze timely and effective implementation of Plan Moncure, the plan pairs the full list of recommendations and strategies presented in the previous section with a Short-Term Implementation Projects Table maintained separately by Chatham County staff outside the plan. This is a tool for Chatham County to use in initiating and monitoring an initial set of implementation activities over the next two years or so. Since implementation is a shared responsibility, this table is intended to guide the work of the County, partner agencies, local organizations, and representatives of the private sector as they work together to implement the plan and realize the vision. The table describes each short-term action item, lead departments and agencies, potential funding sources, and next steps. A copy of the table is available for viewing on the Plan Moncure website, or upon request to County staff.

Some tasks are easily accomplished in the near-term while others will likely be more feasible later. As a result, patience may be needed for some aspects of the plan to be realized over an extended period of time.

Coordination across County departments is key to achieving results efficiently and effectively. Therefore, County departments should consider the potential for identifying common interests and needs and sharing appropriate resources. For example, efforts to obtain necessary grant funding could be optimized by two or more departments sharing responsibilities for the preparation and submission of applications.

Several examples of key short-term projects that Chatham County will pursue are listed on the following pages.

In this way, the plan is designed to help Chatham County, local residents, and their partners move smoothly and effectively from planning to implementation and begin realizing the shared community vision on the ground.



Key Short-Term Projects

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.

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.



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

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.

Implementing *Plan Moncure*: A Zoning Strategy

BACKGROUND

Chatham County began a full-scale review and update to its zoning, subdivision, and other land use codes in the fall of 2021. The project, referred to as "Recode Chatham," was undertaken, in part, to effectuate the County vision set forth in *Plan Chatham*, the County's comprehensive plan completed in 2017.

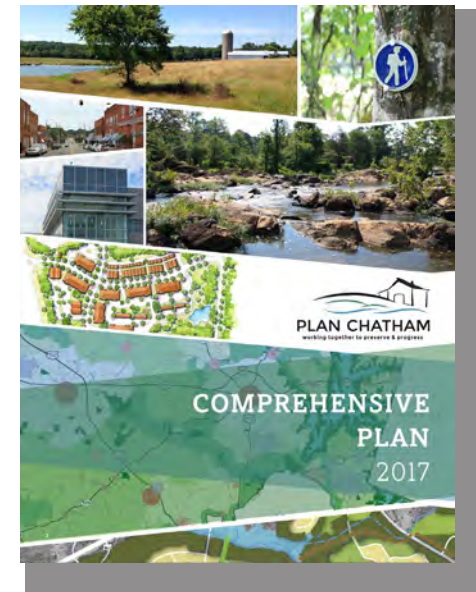
The Economic Development Element of Plan Chatham described the importance of the continuing to develop and promote "megasites" in the County, including the "Moncure Megasite," to advance ongoing job growth in the area (*Plan Chatham*, ED Policy 3, p. 55). The Moncure Megasite refers to the Triangle Innovation Partnership (TIP) properties along Old US-1. The "TIP West" portion is located north and west of Old US-1, north of its intersections with Pea Ridge Road and Corinth Road. "TIP East" is between Old US-1 and Christian Chapel Church Road.

Economic Development Strategy 3.5 of *Plan Chatham* called for the creation of a small area plan "to give guidance to developers of sites within and at the edges of the megasites." (*Plan Chatham*, p. 56).

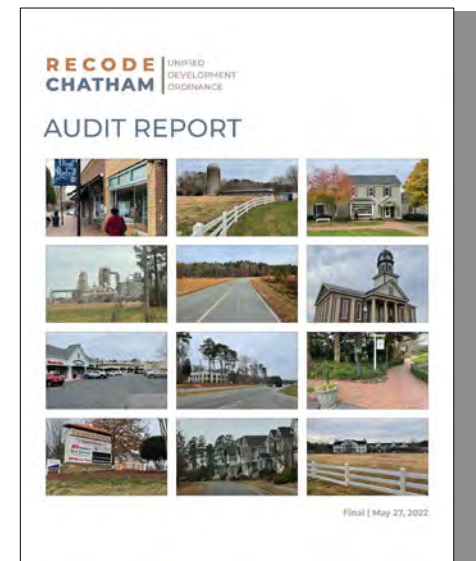
And, finally, Economic Development Action Item 02 of the plan provided:

"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."

In March 2022, Governor Roy Cooper announced the electric car manufacturer VinFast would soon be locating in southeastern Chatham County on the TIP East site. The announcement created the immediate prospect of as many of 7,500 new jobs in Chatham County, the development of almost 2,000 acres of land, and extensive NCDOT road improvements in this part of the County.



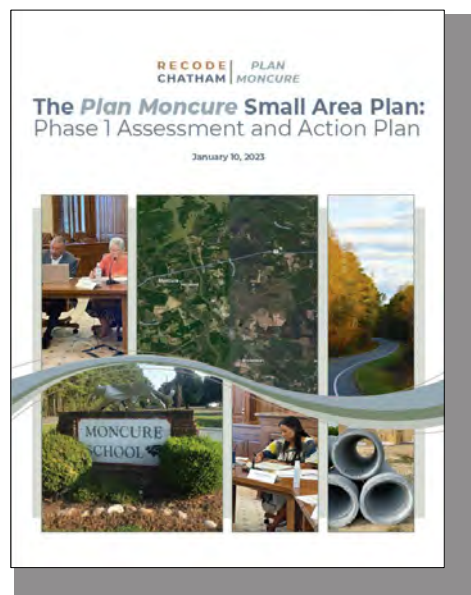
Chatham County's Comprehensive Plan, *Plan Chatham*, adopted in 2017 laid out a vision for the County for years to come.



The Audit Report, as part of "Recode Chatham," assessed and laid out recommendations for improving, modernizing, and implementing the County's land use codes.

CONCLUSION & NEXT STEPS

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The first phase of Plan Moncure kicked off in June 2022 and resulted in completion of an assessment and action plan.

In response, the County Board of Commissioners expanded *Recode Chatham* to include the small area plan (SAP) process required by the comprehensive plan, allowing the community to craft its vision for what southeastern Chatham County should look like, given ongoing growth and, in particular, the anticipated impacts from the VinFast development.

The first phase of “Plan Moncure” kicked off in June 2022 and resulted in completion of an “Assessment and Action Plan,” which was considered and accepted by the Board of Commissioners on December 19, 2022.

At the same time, the board directed the start of Phase 2, the SAP itself, and also passed a motion to process, but delay acting upon rezoning requests received after December 19th until after the anticipated completion of this plan. This was an important step in preserving the “status quo” as much as possible until the community had time to establish what the future of the Moncure area should be, before the Board passed upon new rezoning requests.

Phase 2 began in January 2023 and resulted in this report.



Matt Noonkester presents alternative scenarios for community feedback at the open house on May 24, 2023.

The “Summary of the Planning Process,” above, describes the extensive work the County and its consulting team undertook with the community over a five-month period to arrive at “The Vision for Moncure.” Following a series of resident meetings and open house sessions in the community, the team presented four scenarios for the community’s feedback and input; each offering an “alternative future” for the Moncure area. These scenarios were presented to the public at Moncure School on May 24, 2023.

Based on input received at this meeting, and responses to two public surveys, “The Vision for Moncure” emerged and was approved by the Board of Commissioners in **October 2023**. That Vision reflects the community’s overarching guidance as this plan was developed, as well as a Vision Map of the area.

THE VISION

As is described in detail in "The Vision for Moncure," during the planning process, community feedback included several key points related to the future of Moncure, specifically with regard to future industrial uses, maintaining rural lifestyles and low-density development, concentrating future growth at the nodes of US-1, and protecting open space, historic, and cultural assets in the Study Area. These "Big Ideas" guided the development of the Vision Map, which sets out the location of key place types, consistent with *Plan Chatham*.

However, in addition to the place types from *Plan Chatham*, this plan establishes a new place type designated as "Neighborhood Residential," specifically in response to community feedback received and the desire to direct more dense, compact single-family development away from the County's more sensitive conservation and rural areas.

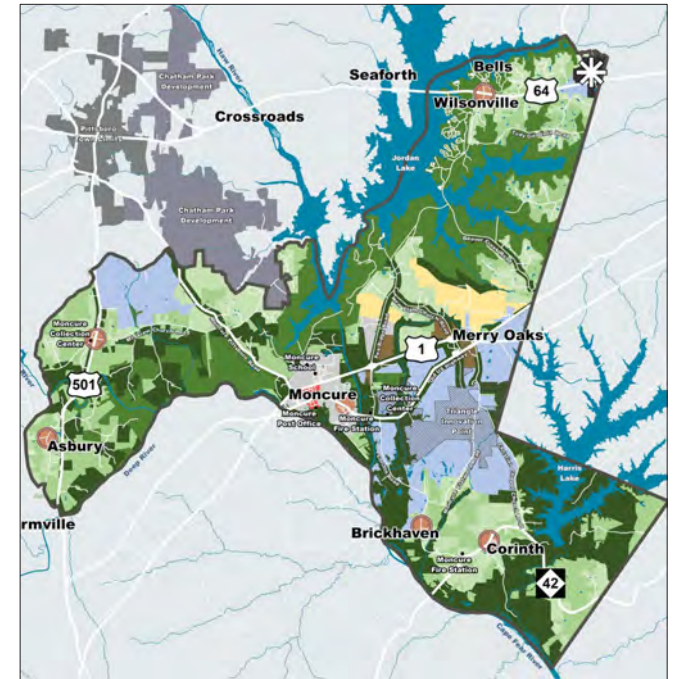
The policies associated with the Neighborhood Residential are set forth in "The Vision for Moncure," and will be applicable to areas on the Vision Map designated Neighborhood Residential.

THE VISION MAP

The Vision Map is the product of public input received during the SAP, the consultant team's market study, and scenario planning during *Plan Moncure*, and is consistent with the place type framework established in *Plan Chatham*.

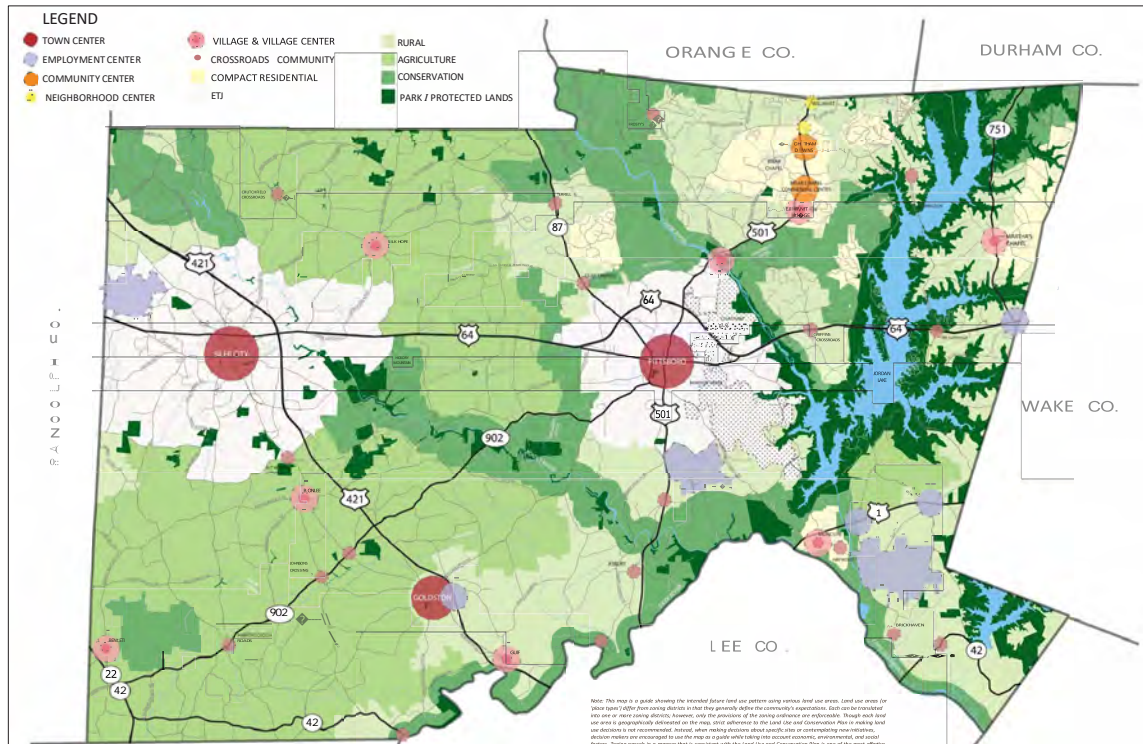
The Vision Map is not parcel-specific, but rather identifies general areas in the County to which the defined place types would be compatible. Therefore, future zoning map considerations will include, among other things, place types applicable to the property (or *potentially* applicable, depending on specific characteristics), nearby

Figure X. Plan Moncure Vision Map



The *Plan Moncure* Vision Map assigns the recommended place types for the geographic areas within the *Plan Moncure* Study Area. Once adopted, this map constitutes the Future Land Use and Conservation Map for properties in and proximate to the Study Area.

Figure X. Plan Chatham's Future Land Use and Conservation Map



Plan Chatham's Future Land Use and Conservation Map depicts the various place types throughout the County, prior to Plan Moncure and the adoption of the Vision Map applicable to this Study Area.

A ZONING STRATEGY FOR IMPLEMENTING THE VISION FOR MONCURE

Having developed a vision for its future, how then does the community effectuate that vision? In the case of the County, a key tool is the zoning map, which is a direct regulatory mechanism for applying land use “rules” consistent with the “vision.” Simply put, the Vision Map will inform County land use decisions in the SAP Study Area. In fact, the place type designations on the Vision Map amount to an amendment to the Future Land Use and Conservation Map adopted in the County’s 2017 comprehensive plan (known as *Plan Chatham*), as to lands within the SAP Study Area. *Plan Chatham* describes the place types and associated policy concepts that are applied through the Vision Map, with one exception.

In accordance with the community's clear desire to maintain a rural, large-lot feel in much of the Study Area, the SAP recommends one new place type, called Neighborhood Residential. The Board of Commissioners' vision for this place type is outlined in "The Vision for Moncure," above. The previously-adopted policies for the other place

Rezoning Before and After Completion of the Unified Development Ordinance

Since *Recode Chatham* has been ongoing during the SAP, the question arose of how future rezonings in the Study Area would be processed. The County has intended to revisit the zoning map after it completed *Recode Chatham*, so any new policies related to land use and conservation would be reflected in a new countywide zoning map.

However, with VinFast potentially moving on a different timeline, the County will inevitably receive individual property owner rezoning requests in the near-term. This section describes the approach the Board of Commissioners adopted along with this plan.

First, rezoning requests for properties within the Study Area, filed prior to completion of *Recode Chatham*, will be evaluated consistent with this small area plan, including the “Vision for Moncure,” and the Vision Map adopted in this plan. This will involve the County applying the Vision Map to the zoning district categories in place when this plan was adopted, which will likely change upon the adoption of *Recode Chatham’s* “Unified Development Ordinance” (the “UDO”), anticipated for completion in 2024.

In short, the *Plan Moncure* Vision Map will be applied as the Future Land Use and Conservation Map for lands in the Moncure Study Area, immediately after its adoption, that is, prior to and following completion of the UDO.

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 UDO and *Plan Moncure*

In March 2023, during Phase 2 of the *Plan Moncure* small area plan, the UDO consultant team, led by White & Smith, LLC, presented “Module 1” of the UDO to the Board of Commissioners and the Planning Board for review and feedback. Module 1 included drafts of zoning categories and associated compatible land uses different than those in effect when *Plan Chatham* was completed.

As was anticipated in *Plan Chatham* in 2017, the *Plan Moncure* planning process has refined the land use framework assumed in *Plan Chatham*, which, of course, had informed the County’s work on the UDO, including Module 1’s new zoning framework, before this SAP was completed. Therefore, this report recommends revisiting the draft zoning districts and uses prepared for Module 1 of Recode Chatham to take into consideration the “Vision for Moncure” and associated Vision Map. For example, the County may consider:

- Whether the “Neighborhood Residential” place type policies included in this plan would be appropriate in other parts of Chatham County;
- Whether or when to revisit the *Plan Chatham* Future Land Use and Conservation Map;
- Whether the unique characteristics of the Moncure area, including the US-1 corridor, require distinct zoning standards and alignments in order to effectuate the “Vision for Moncure;” or
- Developing the public process applicable to any “UDO-related” revisions to the zoning map, the Future Land Use and Conservation Map, or the *Plan Moncure* Vision Map.

