



# Pittsboro and Chatham County Downtown Property Pre-Development Planning

---

**Chatham County Board of  
Commissioners Work Session**

March 16, 2025



# Work Session Outline

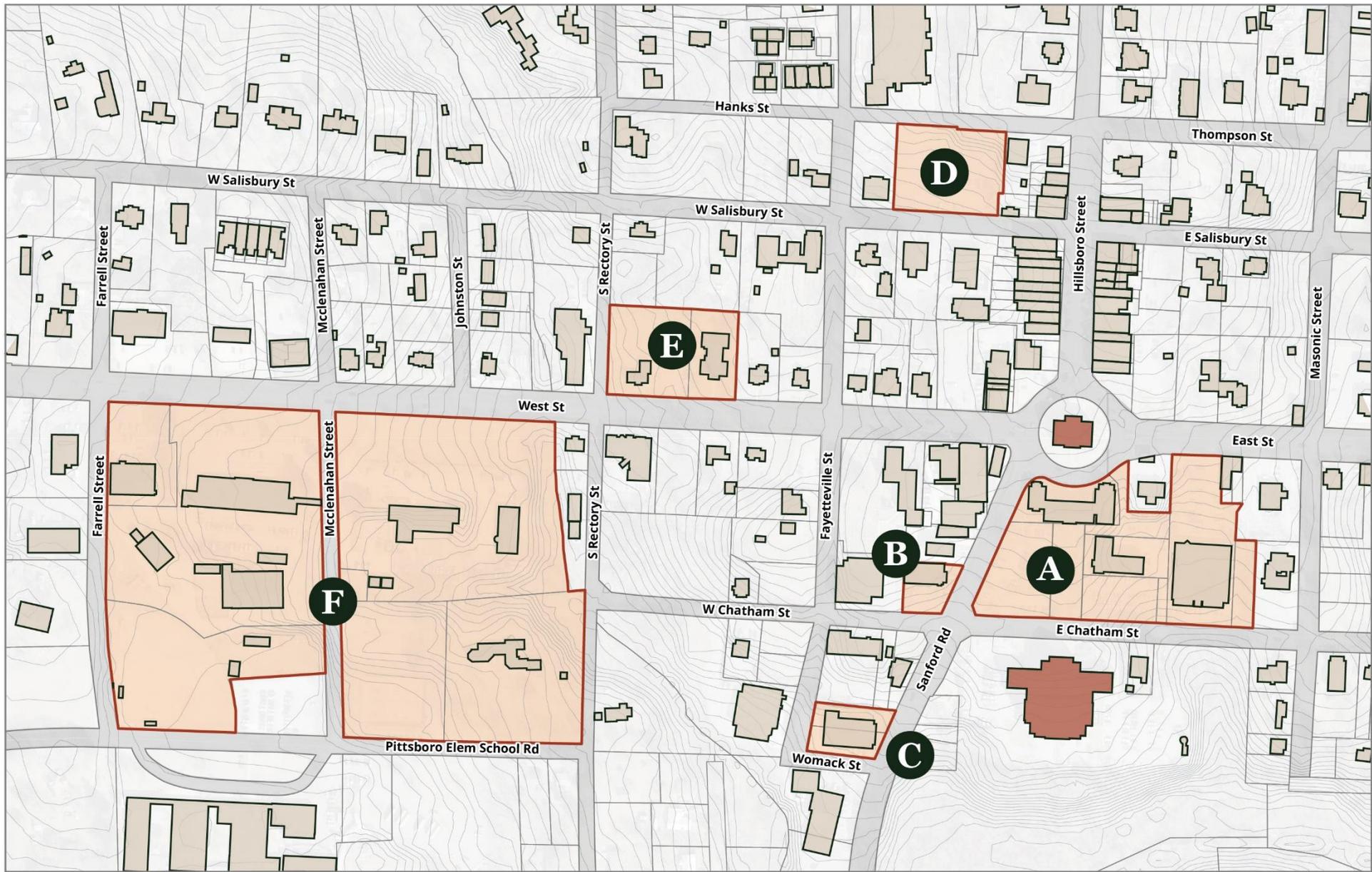
*We want this to be a conversation.*

- Project Overview
- Work to Date
  - Synthesis of Inputs
- Potential Site Uses
- Discussion



# Project Overview

- Publicly-owned properties located in Downtown Pittsboro; owned by Chatham County and the Town of Pittsboro
- Position site for redevelopment in a manner consistent with community vision, adopted plans, and technical/market feasibility
- Consider both public benefits and private redevelopment (public-private partnership opportunities)



**A** County Administrative Complex

**C** Fire Station 1

**E** Former Library

**B** ABC Store

**D** Pop-up Park

**F** McClenahan Blocks

# Key Points

- Once in a lifetime opportunity
- Phased, holistic redevelopment strategy
- Ability to leverage public ownership
- Mixed-use and infill development
- Context-sensitive design; reflect the character and charm of downtown Pittsboro
- Explore opportunities for adaptive reuse
- Prioritize walkability, affordability, economic development, and placemaking



## Work to Date

- Leadership Engagement
- Due Diligence
- Market Study
- Community Engagement



## Engagement

- Online Survey and Website
- Information at Town of Pittsboro Booth during Community Events
- Pittsboro Downtown Advisory Board
- Community Open House

# What the Market Analysis Tells Us

## 1. Strong, measurable demand in the downtown area

- Retail vacancy ~2.5% (5-mile radius)
- Office vacancy ~0.3%
- Growing multifamily demand
- ~8,000 jobs within 10 minutes (daytime population exceeds residents)

## 2. Near-term market strength: residential + food & beverage

- Highest-and-best-use findings favor residential
- Ground-floor retail/restaurant feasible when supported by housing
- Some support for new standalone office growth

## 3. Documented housing gap

- 12,000+ total units needed (rental + for-sale) through 2029
- For-sale gap is predominantly workforce-priced (~79%)
- Downtown sites if fully built out would not begin to meet countywide need

## 4. County relocation will materially alter demand base downtown

- 500+ employees leaving downtown
- County → □ ~12.6% of 10-minute employment base
- Alters assumptions for downtown-serving uses

# Where Market and Engagement Align

## 1. Active, mixed-use downtown

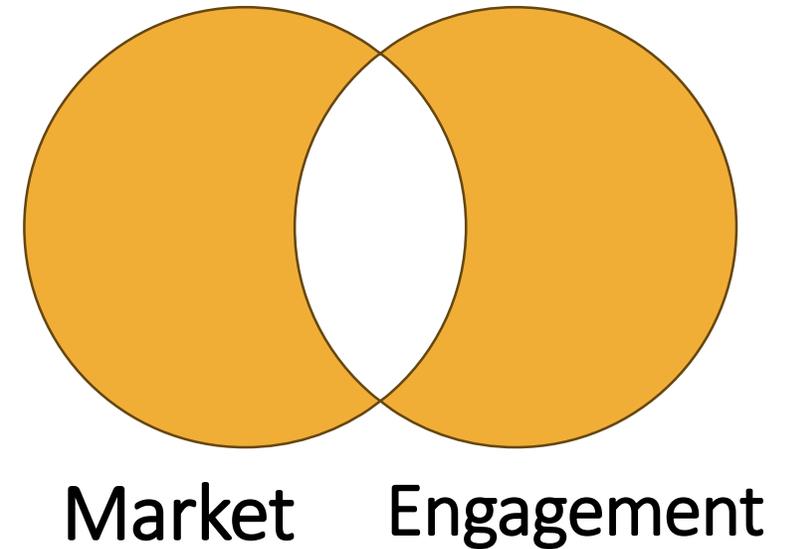
- Community favors restaurants, local businesses, walkability
- Market identifies residential + food & beverage as strongest uses
- Overlap around street-level activity and vibrancy

## 2. Housing need is widely recognized

- Community identifies affordability concerns
- Market documents 12,000+ unit gap
- Workforce price ranges represent majority of unmet demand

## 3. Value of existing character and buildings

- Community strongly favors adaptive reuse and preservation
- Market recommends reuse strategies for select properties
- Historic character viewed as an asset, not an obstacle



# Structural Variables & Areas of Tension

## 1. “Highest and Best Use” - What it means

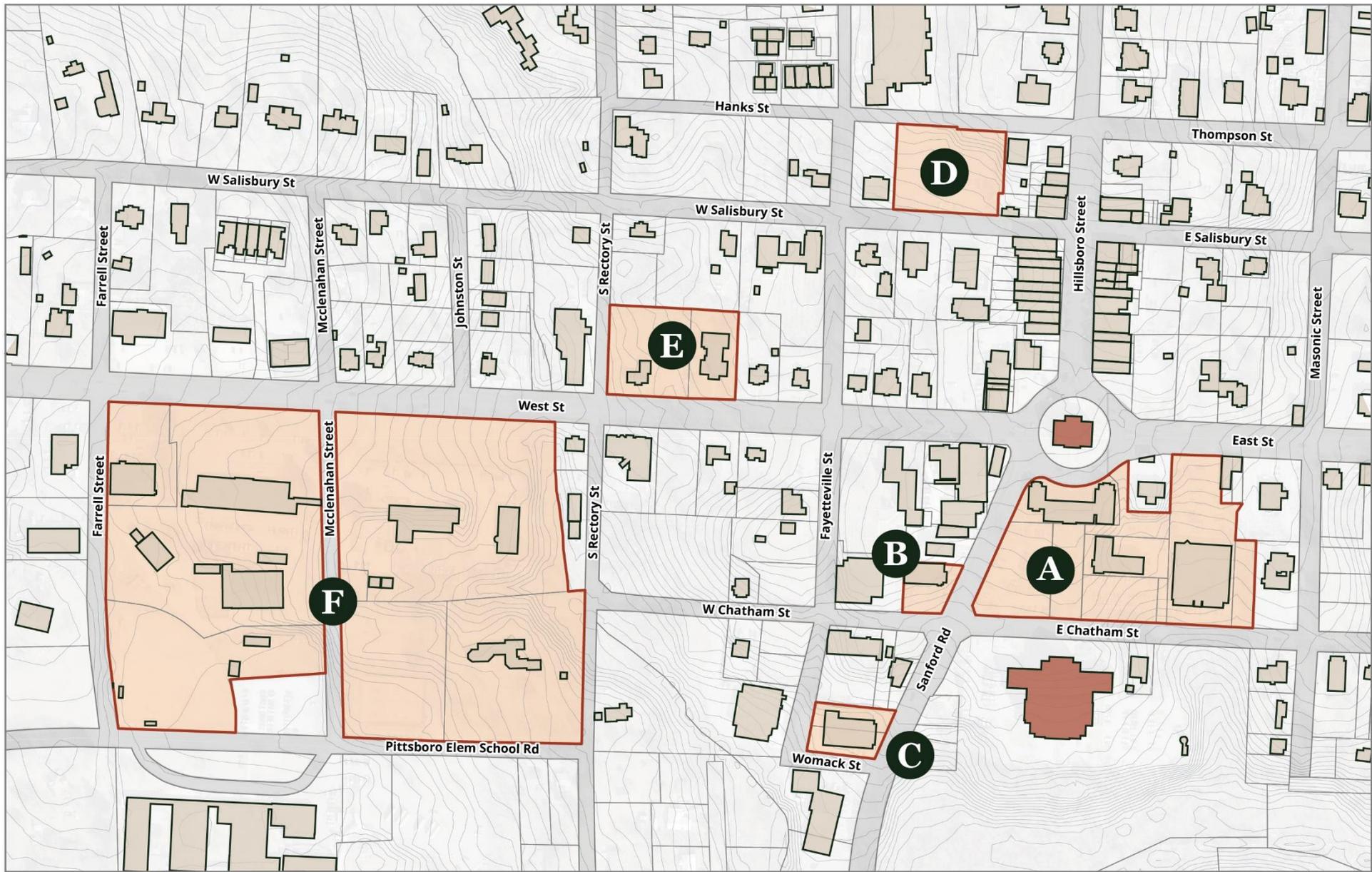
- Market definition: financially maximized use under current conditions
- Public definition may include civic, cultural, or preservation goals
- Market analysis reflects market feasibility, not public policy preferences

## 2. County relocation

- 500+ employees leaving downtown
- Represents ~12.6% of local employment base
- Independent planning variable affecting retail assumptions

## 3. Across all three sources of input and analysis:

- Commissioners ranked the central courthouse blocks highest in priority
- Community engagement generated the greatest volume of input there
- Market analysis assigned some of the strongest feasibility scores to that grouping



**A** County Administrative Complex

**C** Fire Station 1

**E** Former Library

**B** ABC Store

**D** Pop-up Park

**F** McClenahan Blocks



CIVIC /  
COMMUNITY  
FACILITY



GREEN SPACE,  
PARK, OR PLAZA



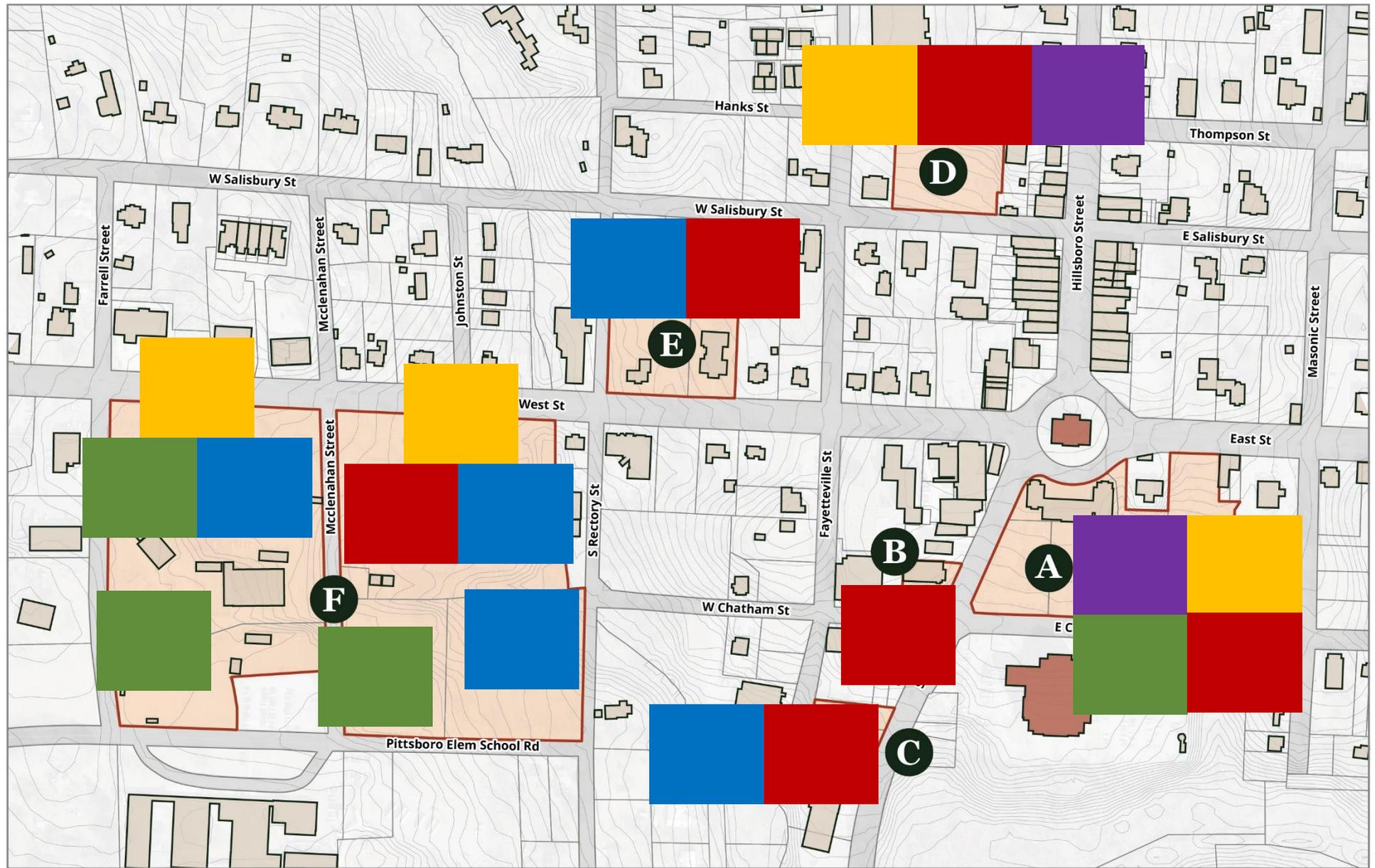
COMMERCIAL:  
OFFICE / RETAIL



RESIDENTIAL



HOTEL\*



**A** County Administrative Complex

**C** Fire Station 1

**E** Former Library

**B** ABC Store

**D** Pop-up Park

**F** McClenahan Blocks

**Questions / Thoughts?**

Feedback for Path Forward



**THANK YOU**

Source: Our State Magazine

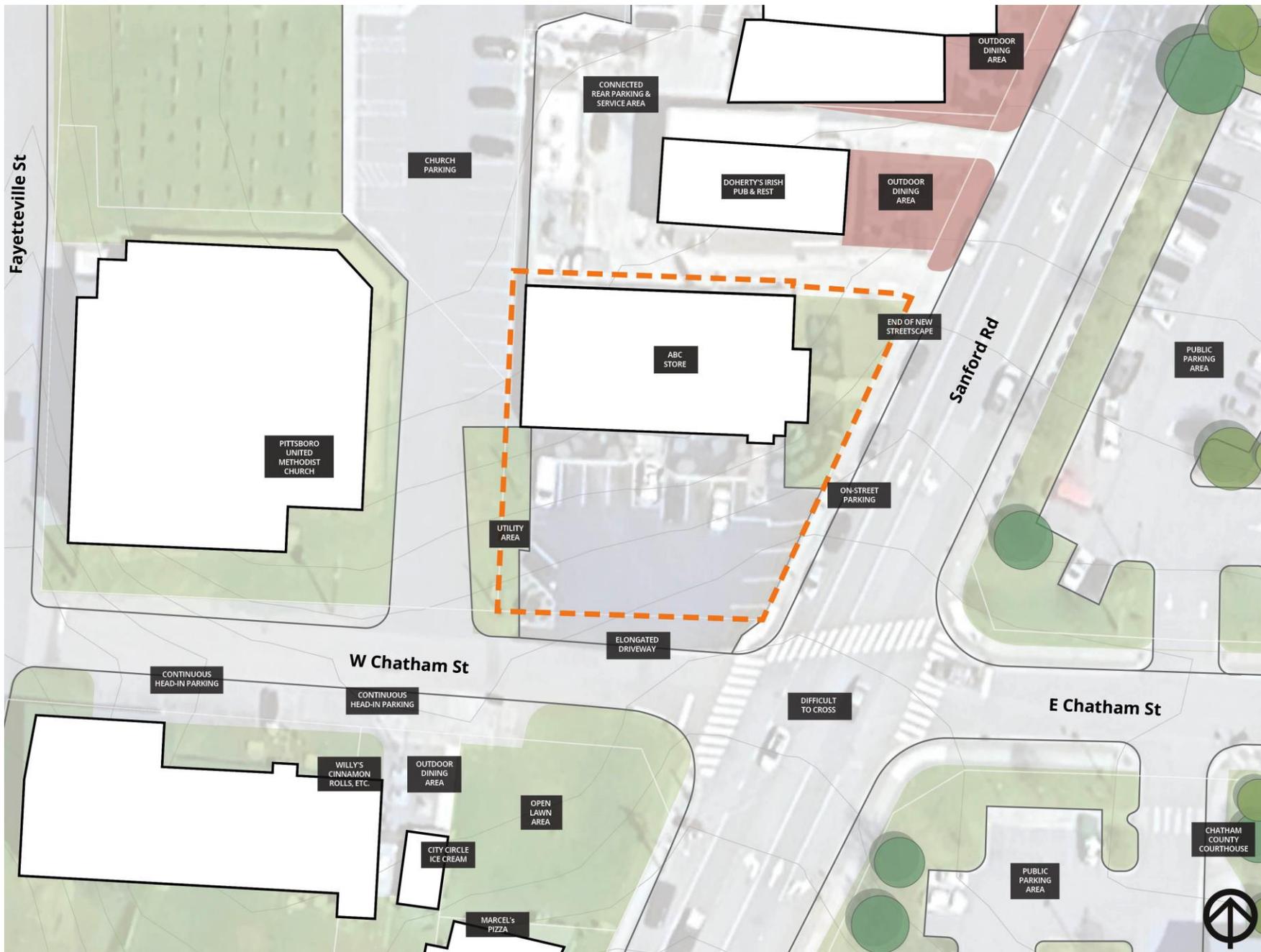
# Sites

Reference / Discussion



NOT TO SCALE







Fayetteville St

Sanford Rd

Womack St

Lockville St N

NOT TO SCALE





Hanks St

Credle St

W Salisbury St

Rectory St

Fayetteville St

West St

S Rectory St

Thompson St

Hillsboro St

E Salisbury St

NOT TO SCALE

0 50 100 200 Feet







West St

Pittboro St

Pittboro St

S. Williams St

Pittboro Elm School #1

NOT TO SCALE

