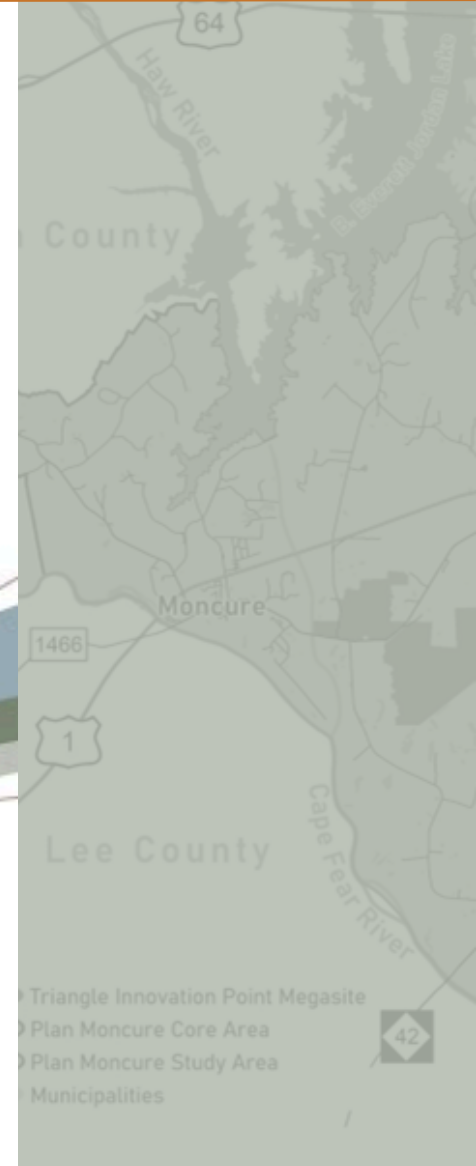
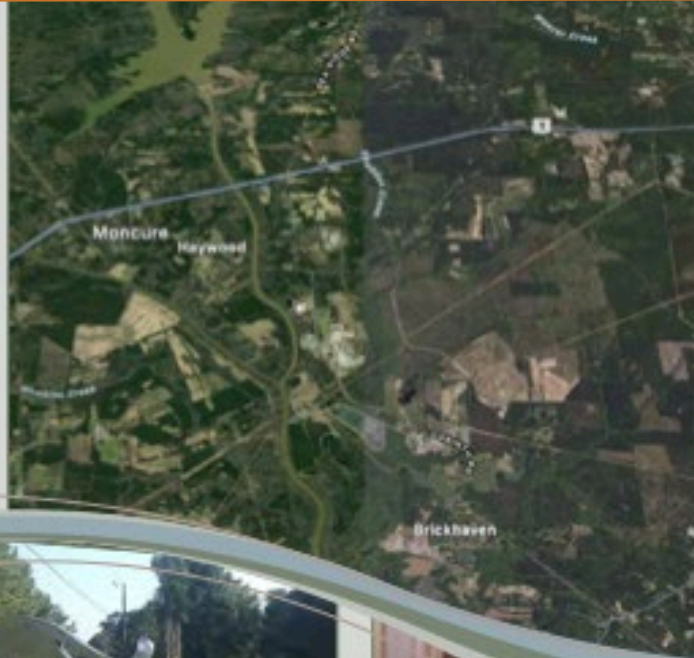


# Chatham County Board of Commissioners – Update

06.05.2023



# Agenda

---



Process Update



Presentation of Scenarios (Overview)



Summary of Community Input

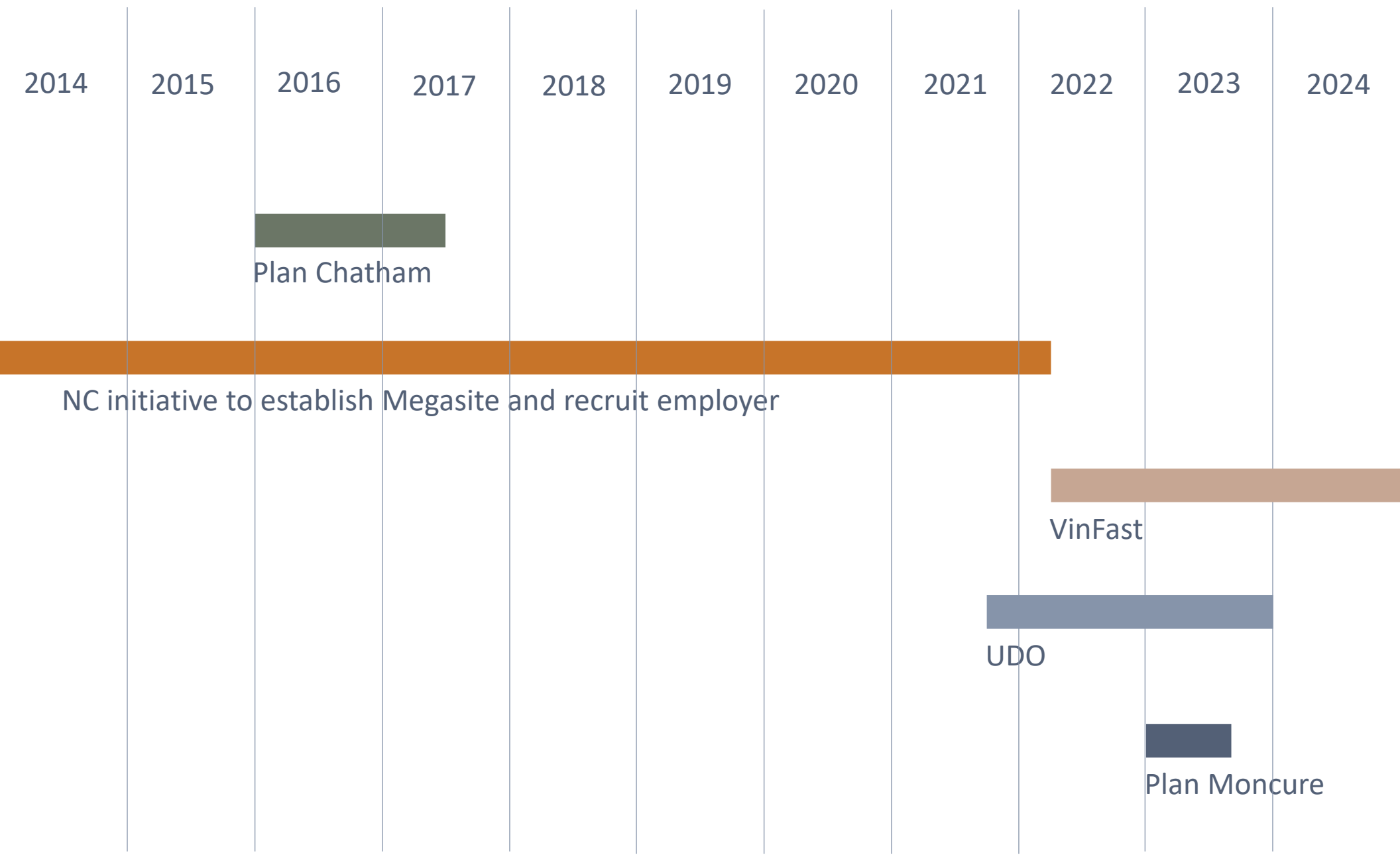


Discussion / Q&A



Next Steps

# Project Context

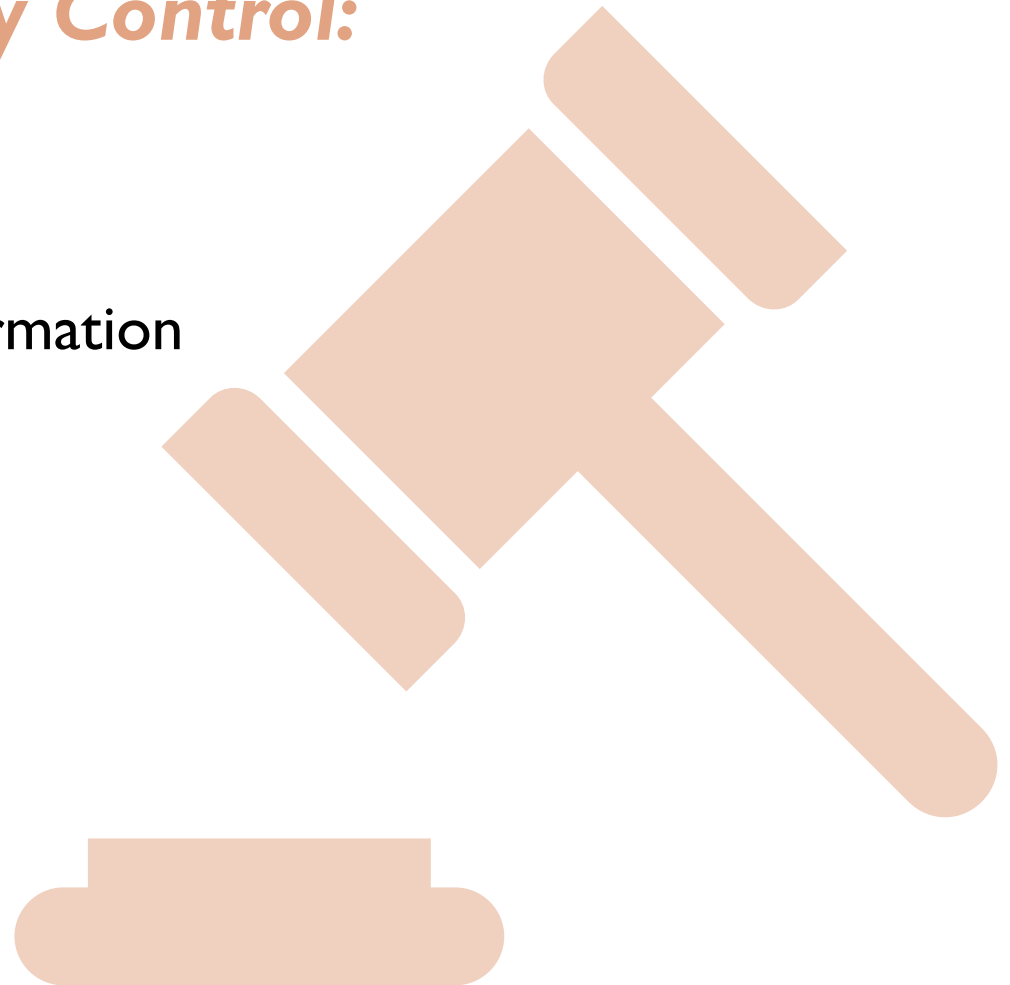


# County's Role

---

## *The County Can Directly Control:*

- County infrastructure policies
- Tax rate (countywide)
- Communication of County information
- Local plans
- Zoning
- Development standards



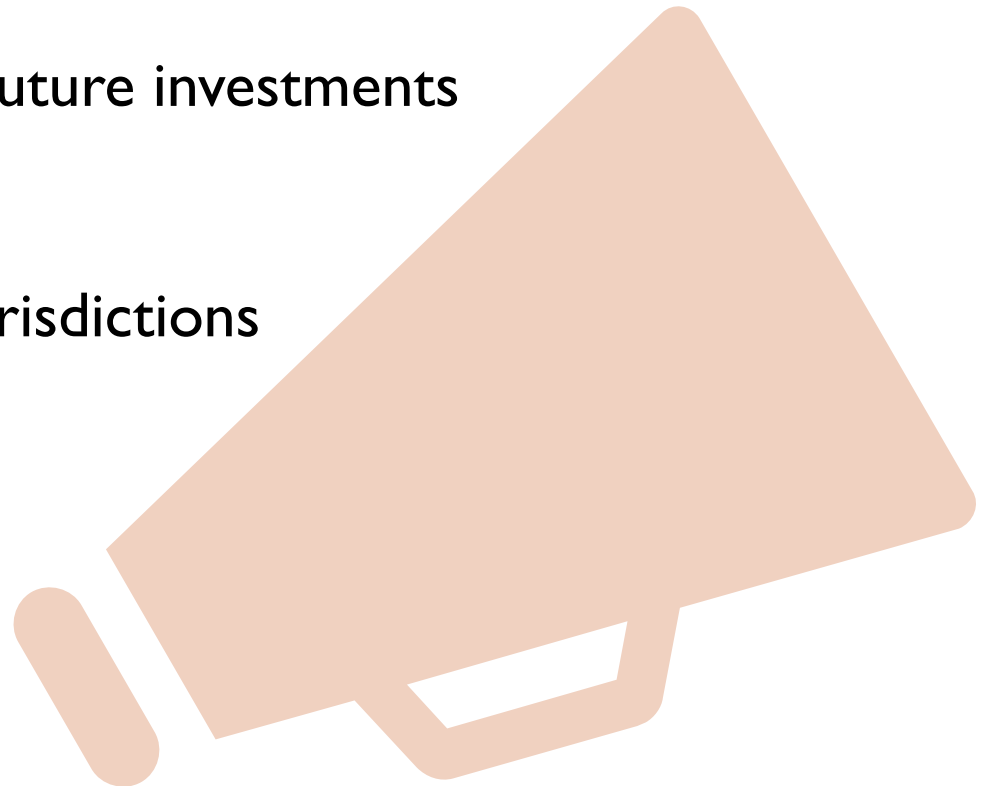


# County's Role

---

## *The County Can Have A Voice:*

- State agencies' decisions around future investments
- Development activity
- Conservation activity
- Coordination with neighboring jurisdictions



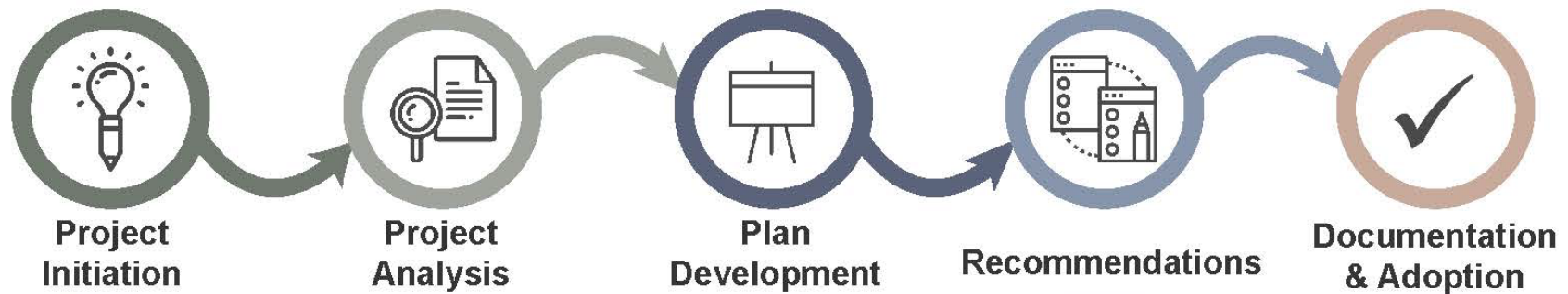
# Project Purpose

---

- Implement the related recommendations of the **Plan Chatham** (2017), which call for a small area plan for the Moncure area.  
*(Action Item 02 under Economic Development, Strategies 3.4 and 3.5)*
- Give the community a mechanism for voicing ideas for the future of the study area.
- Create a plan that will guide future County decisions and inform the completion of the UDO.

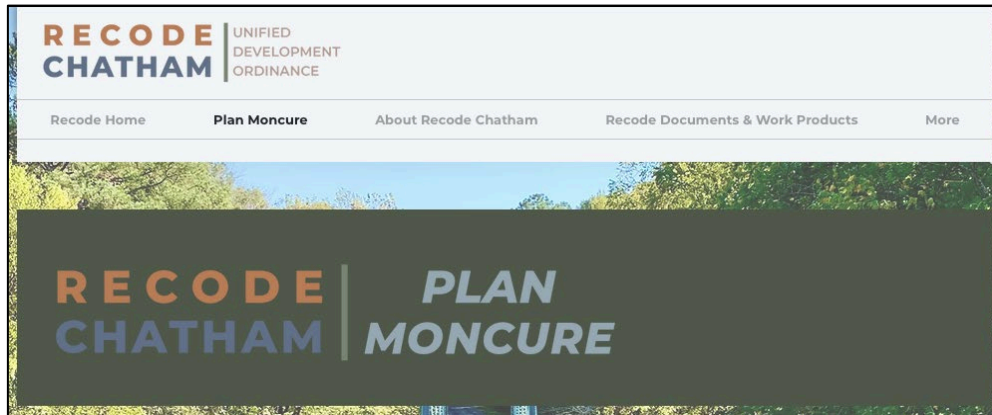
# Process – Plan Moncure

## *Plan Moncure Project Stages*



# Ongoing Community Engagement

## Website



## Meetings



## Postcard Announcements

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

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

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

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

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

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

**Contact/Contacto**  
Chance Mullis, AICP, CZO  
Planner II & UDO/Moncure Small Area Plan Project Manager  
919.545.8366 | [planmoncure@chathamcountync.gov](mailto:planmoncure@chathamcountync.gov)

**RECODE CHATHAM | PLAN MONCURE**

## Project Kiosk





# Community Engagement Numbers



## RESIDENT DROP-IN SESSIONS (2/21/23):

- 75 people attended (3 sessions)
- Moncure Fire Station 8



## COMMUNITY OPEN HOUSE #1 (3/21/23):

- 163 people attended
- Moncure School



## POP-UP TABLE - HAYWOOD (4/15/23):

- 35 people served
- Spring Around the Loop Street Fair

# Community Engagement Numbers



## COMMUNITY LISTENING SESSION (4/27/23):

- 90 people attended
- Moncure School



## COMMUNITY OPEN HOUSE #2 (5/24/23):

- 75 people attended
- Moncure School



## COMMUNITY KIOSK (Ongoing):

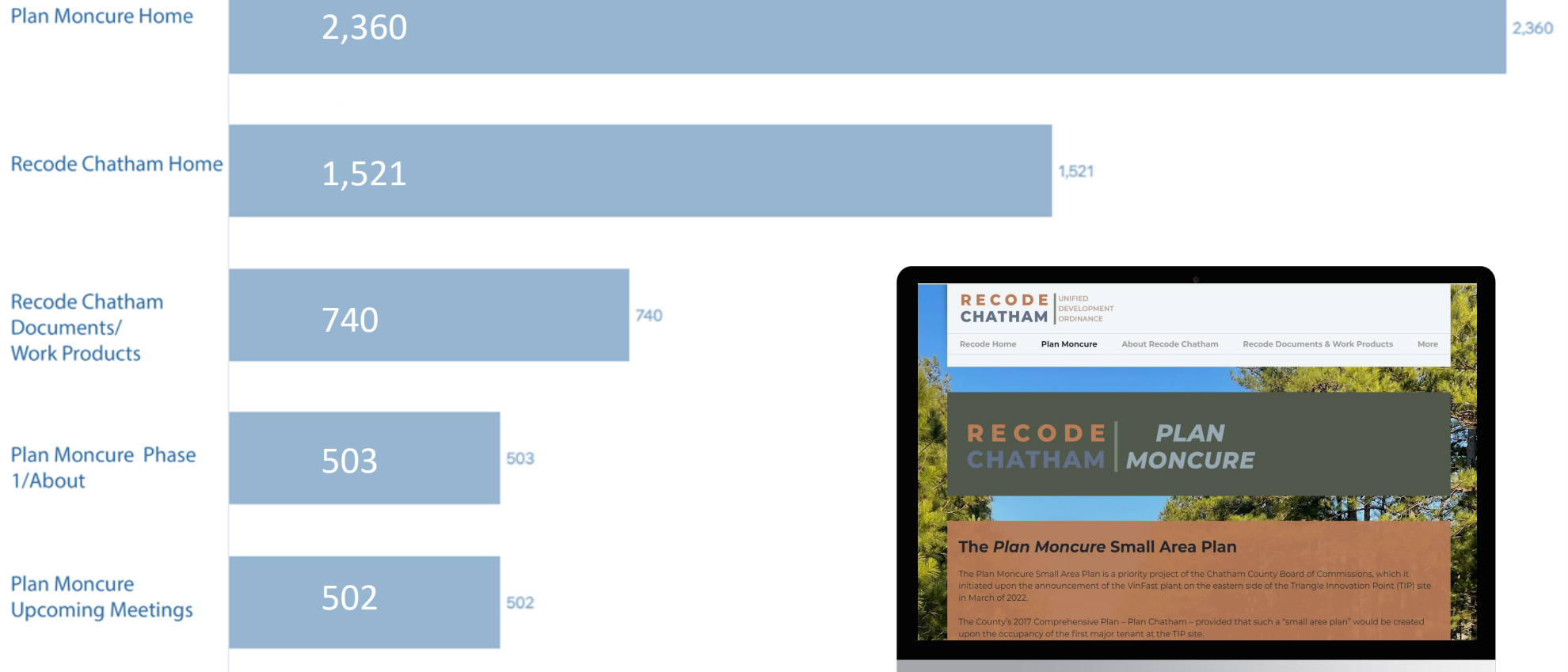
- Unknown
- Moncure Collection Center



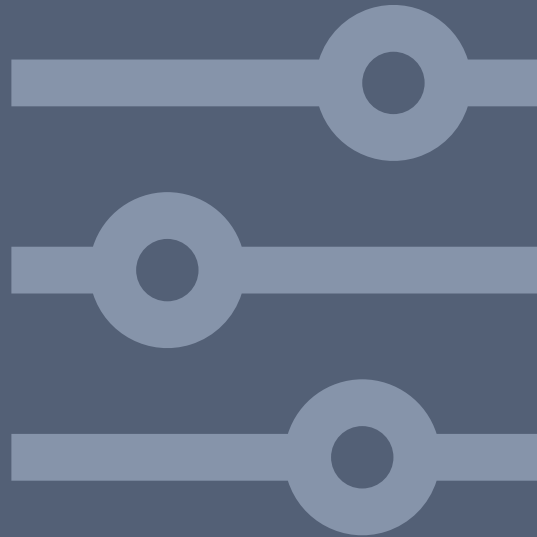
# Community Engagement Numbers

## WEBSITE ACTIVITY (5/31/23):

- 2,360 visitors



Current pe



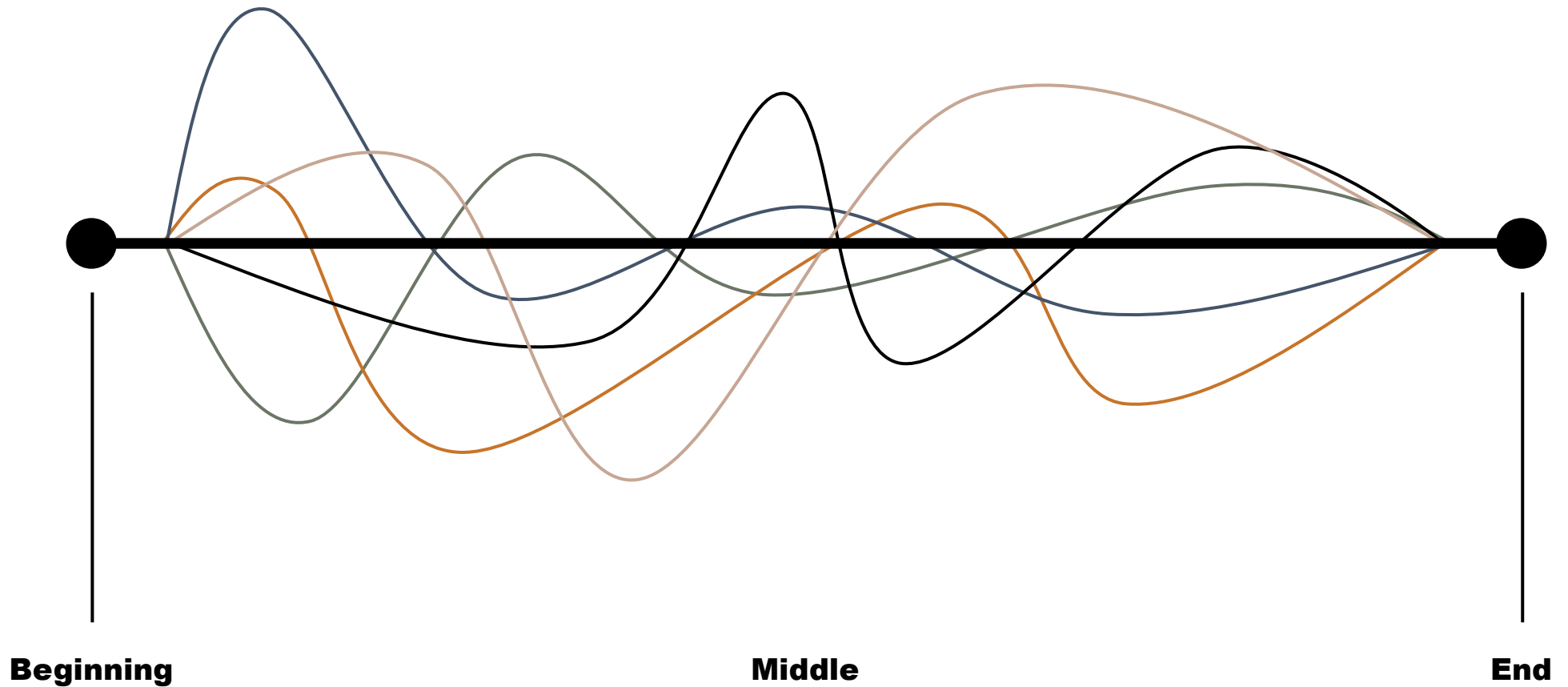
# Scenarios

# Scenario Planning Background

---

- Scenario planning is a process that considers multiple futures for an area based on competing conservation or development options.
- Scenarios contemplated for an area are not forecasts or predictions, but possible futures that might occur based on
  - physical features,
  - community desires,
  - infrastructure investments,
  - policies, and
  - emerging trends and opportunities.
- The essential requirement for any scenario is that it be plausible.

# Scenario Planning



Choosing a “Best Path Forward”

# Scenario Planning Background

---

Our role is to empower others to make more informed decisions about their future.



# Scenario Planning Background



## Data-Driven

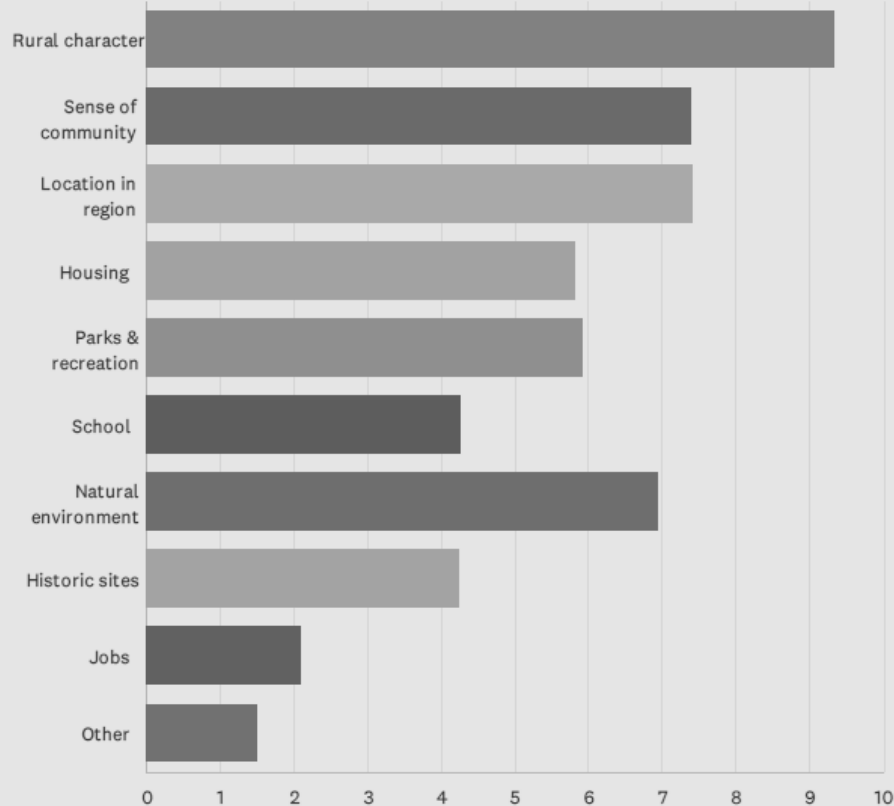




# Scenario Planning Background

Q6 What do you like about Moncure? (Rank the top three)

Answered: 42 Skipped: 2



## Value-Driven

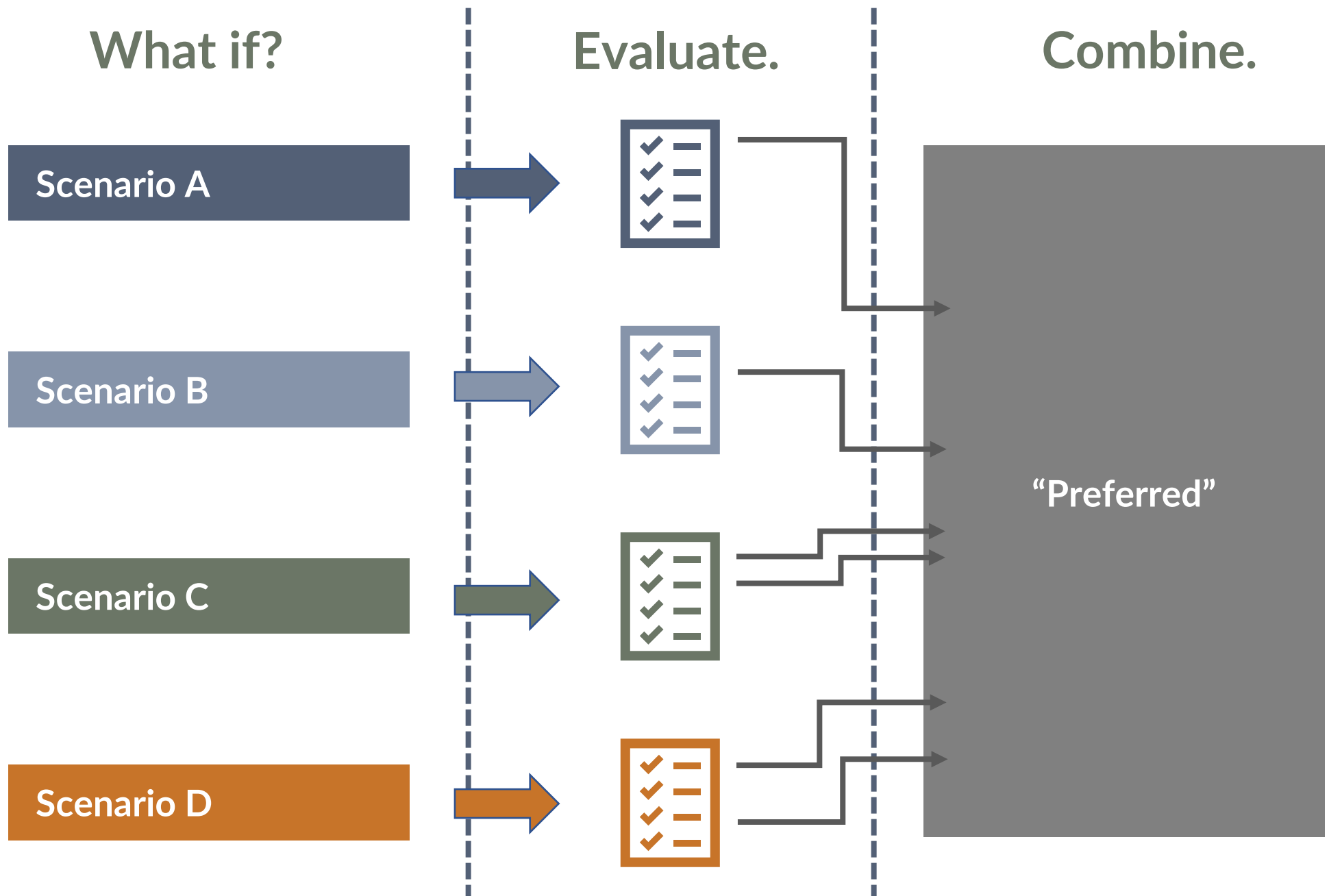


# Scenario Planning Background

Scenario planning  
tries to bridge the gap  
between community  
values and the data  
needed to make more  
informed decisions  
about the future...



# Scenario Planning – Decision Making



# Decision Point Topics

---

**Where, When, and  
How Much  
Future  
Development**

**Preservation of  
Rural Character**

**Open Space  
Type, Size &  
Connectedness**

**Housing Options**

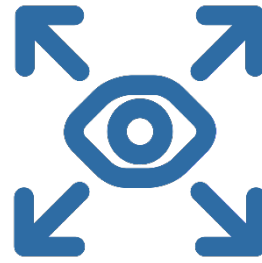
**Infrastructure  
Needs**

**Access to Shopping  
& Services**

**Rules for Future  
Development**

**Financial  
Implications  
of Growth**

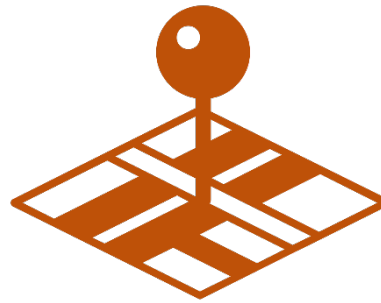
# How are the Scenarios the same?



Planning Area



Committed  
Development Inventory



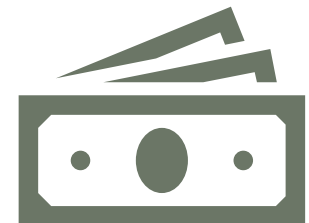
Development Status,  
Existing  
Development Patterns



Existing Land  
in Permanent Open  
Space, Carrying  
Capacity



Place Types (Plan Chatham)



Tax Rate

# How are the Scenarios different?



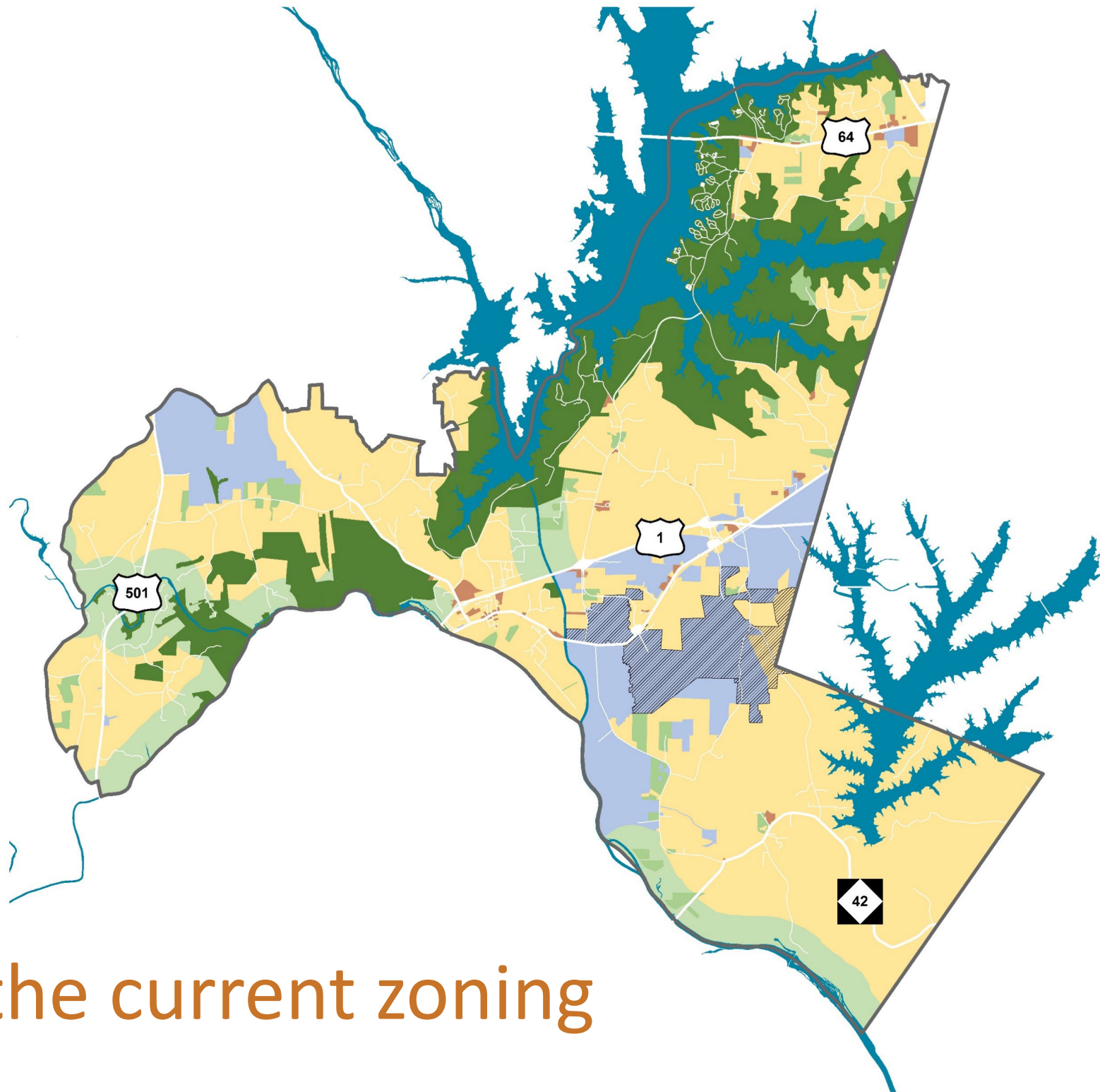
Development Intensities  
Assignment of Place Types



Forecasted Growth

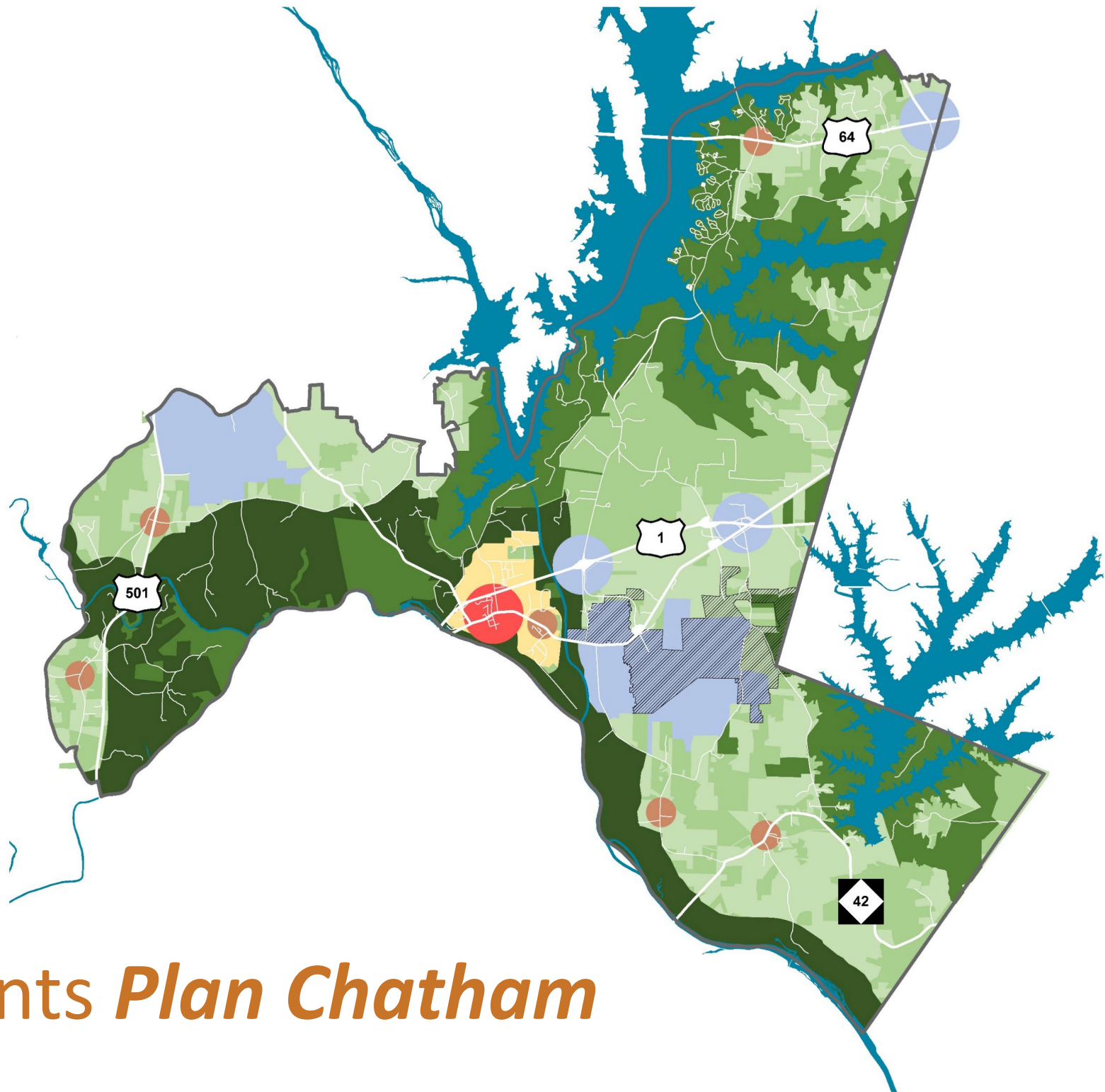


# Scenario A



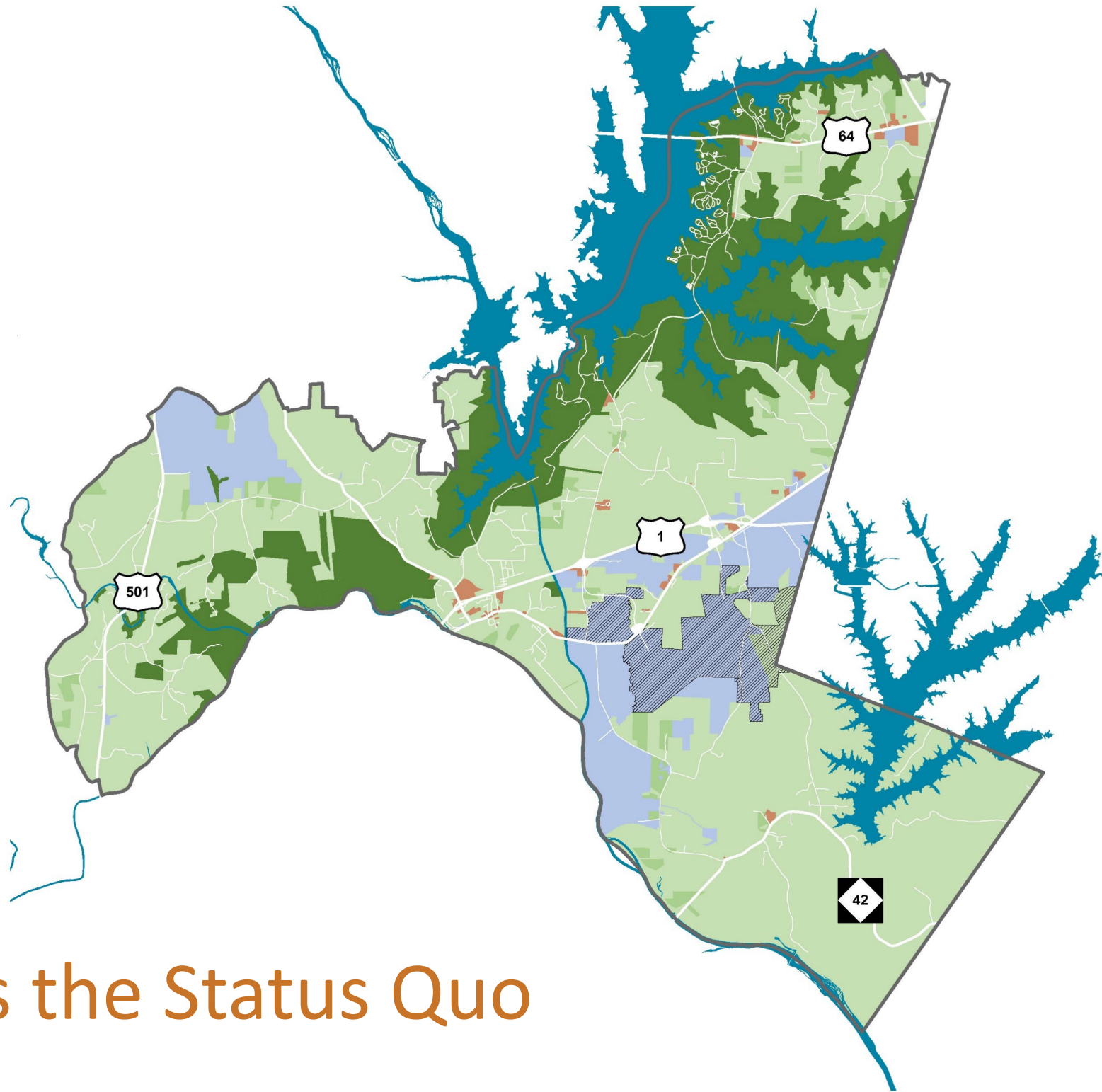
Accepts the current zoning

# Scenario **B**



Implements *Plan Chatham*

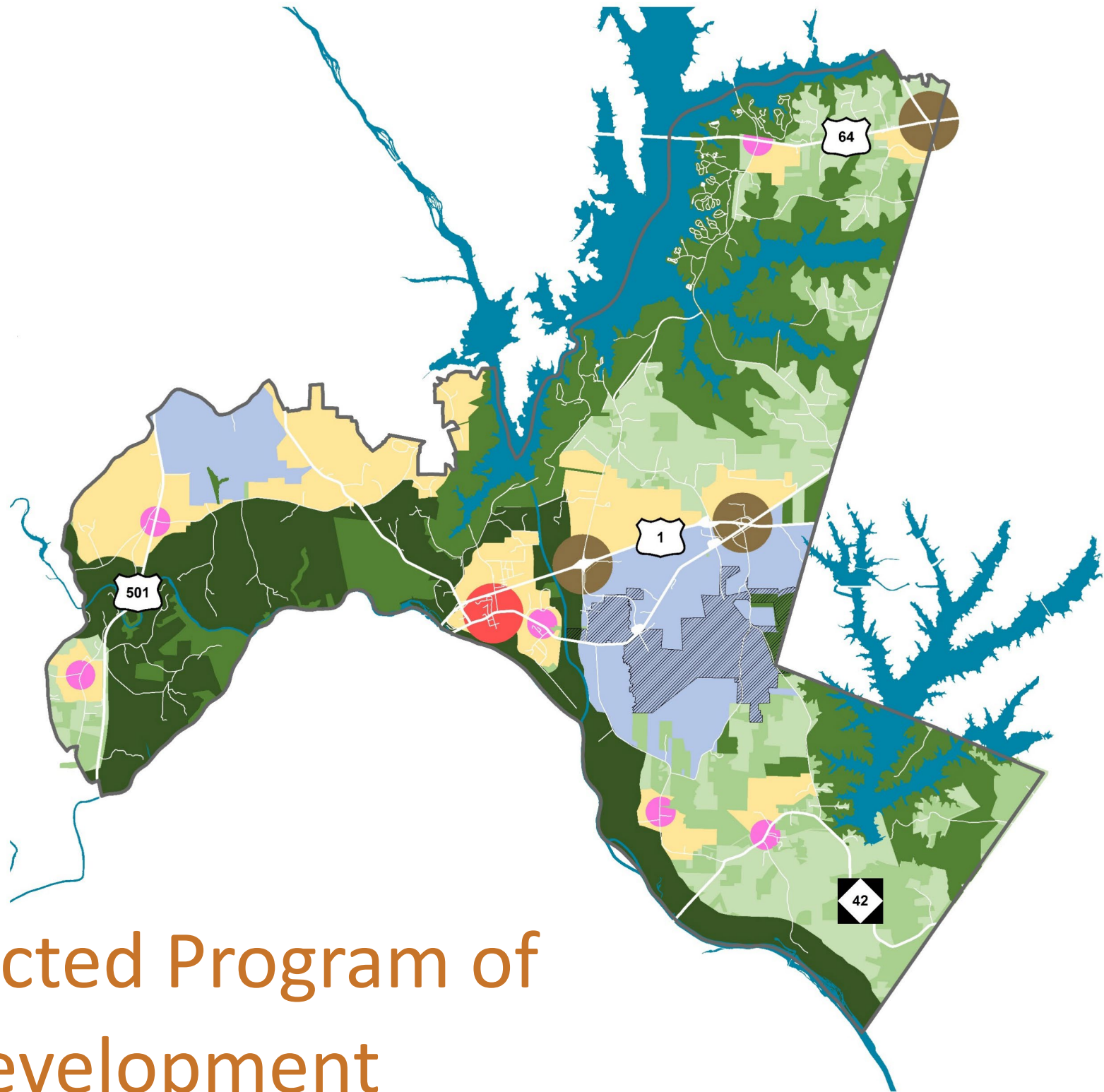
# Scenario C



Embraces the Status Quo

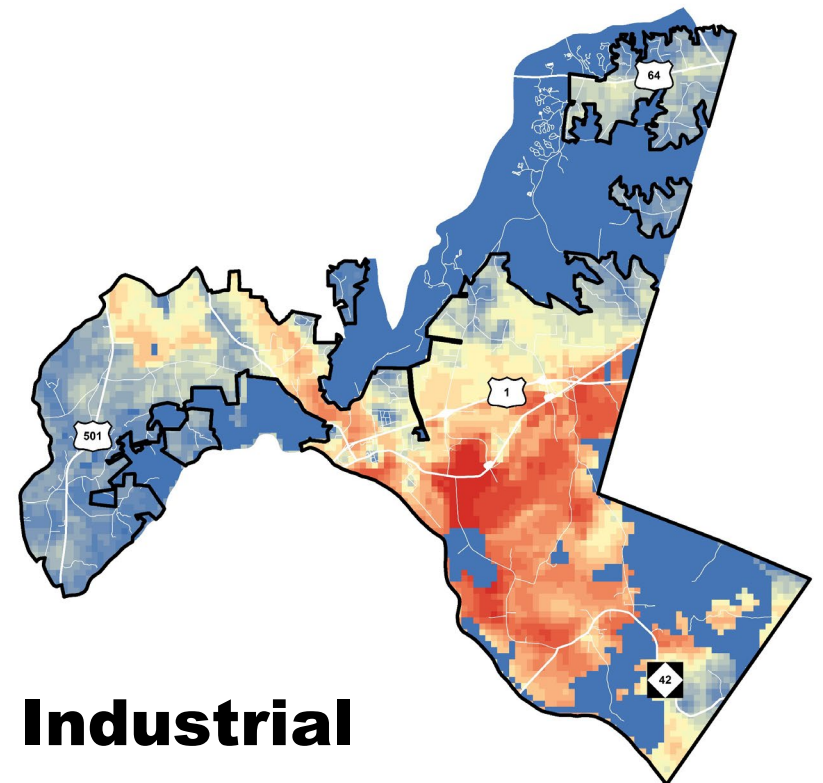
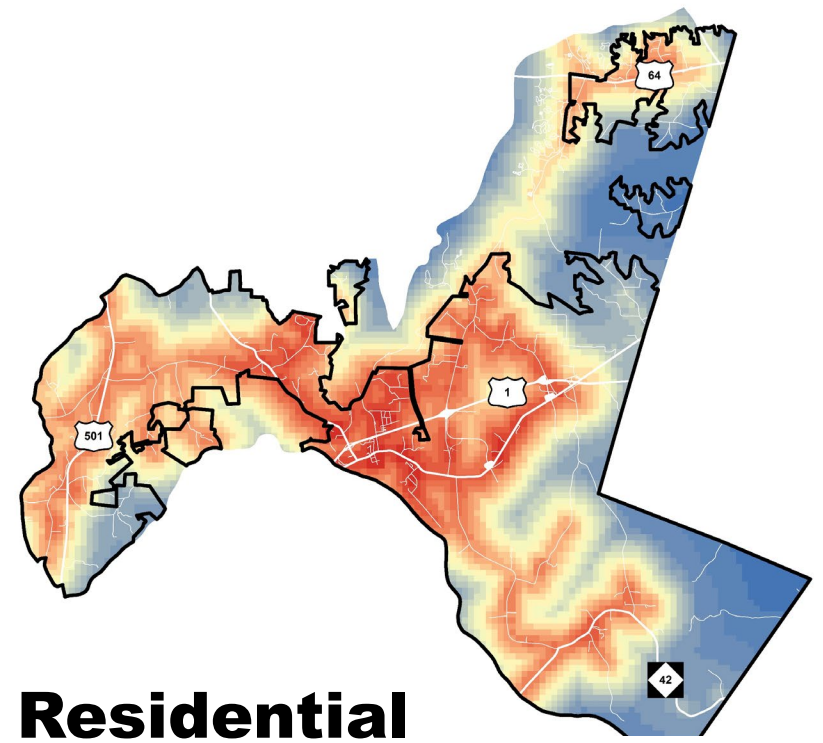
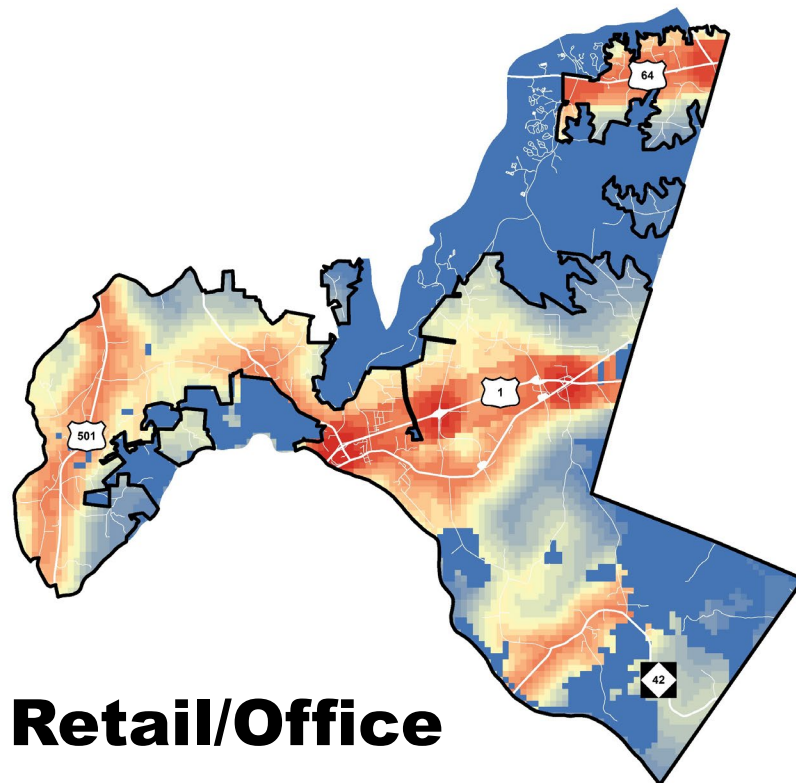


# Scenario D



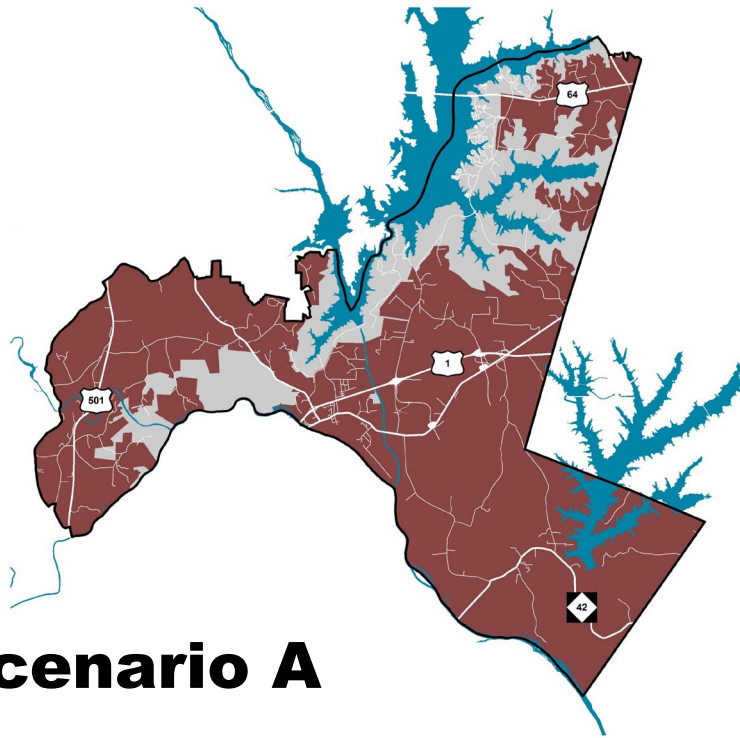
Full Projected Program of  
Future Development

# Suitability

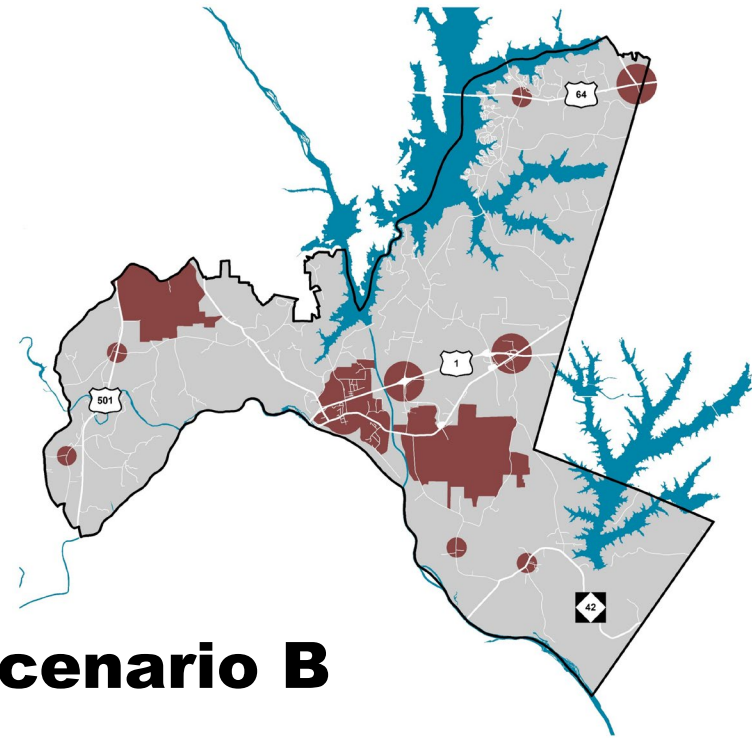




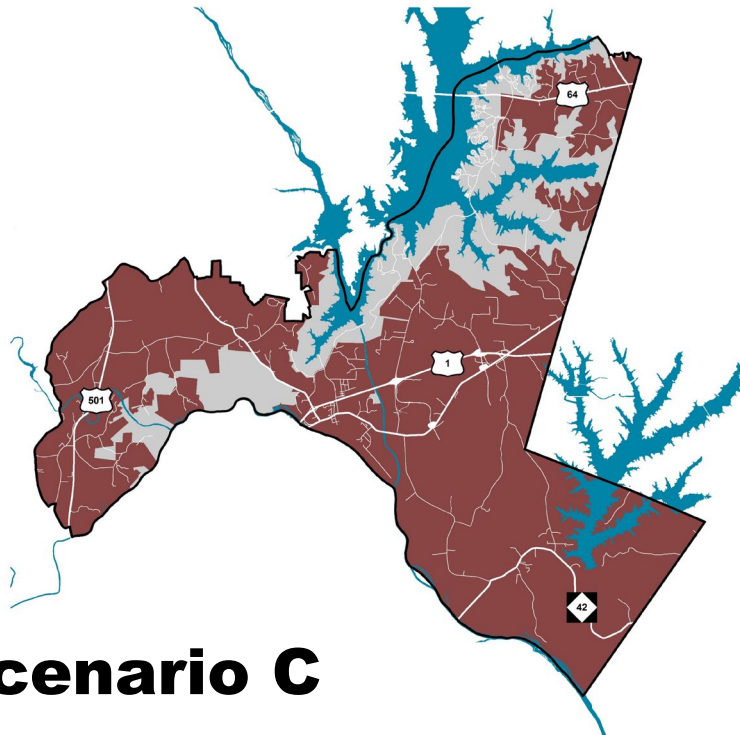
# Intended Growth



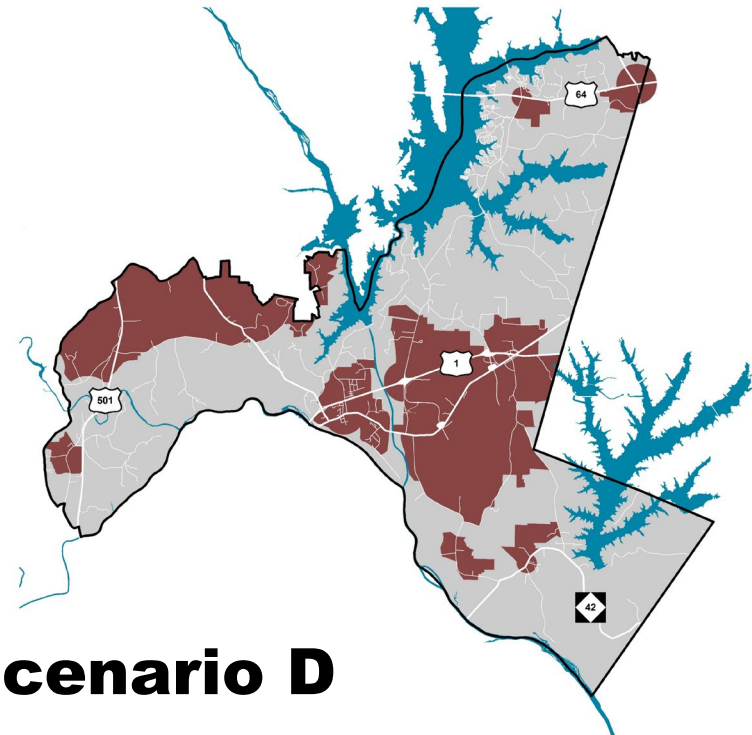
**Scenario A**



**Scenario B**










**Scenario C**








**Scenario D**







# A

Single-Family Detached Home	Townhome	Apartment or Condominium	Accessory Dwelling Unit	Total Dwelling Units	Retail Space	Office Space	Industrial Space	Total Non-Residential Square Feet
								
<b>1,341 d.u.</b> (Planning Area)	<b>670 d.u.</b> (Planning Area)	<b>0 d.u.</b> (Planning Area)	<b>50 d.u.</b> (Planning Area)	<b>2,061 d.u.</b> (Planning Area)	<b>60,978 s.f.</b> (Planning Area)	<b>18,459 s.f.</b> (Planning Area)	<b>4,966,234 s.f.</b> (Planning Area)	<b>5,045,671 s.f.</b> (Planning Area)








# B

Single-Family Detached Home	Townhome	Apartment or Condominium	Accessory Dwelling Unit	Total Dwelling Units	Retail Space	Office Space	Industrial Space	Total Non-Residential Square Feet
								
<b>1,341 d.u.</b> (Planning Area)	<b>166 d.u.</b> (Planning Area)	<b>0 d.u.</b> (Planning Area)	<b>50 d.u.</b> (Planning Area)	<b>1,557 d.u.</b> (Planning Area)	<b>85,000 s.f.</b> (Planning Area)	<b>42,500 s.f.</b> (Planning Area)	<b>4,966,234 s.f.</b> (Planning Area)	<b>5,093,734 s.f.</b> (Planning Area)

# C

Single-Family Detached Home	Townhome	Apartment or Condominium	Accessory Dwelling Unit	Total Dwelling Units	Retail Space	Office Space	Industrial Space	Total Non-Residential Square Feet
								
<b>779 d.u.</b> (Planning Area)	<b>136 d.u.</b> (Planning Area)	<b>2 d.u.</b> (Planning Area)	<b>25 d.u.</b> (Planning Area)	<b>942 d.u.</b> (Planning Area)	<b>42,500 s.f.</b> (Planning Area)	<b>17,000 s.f.</b> (Planning Area)	<b>4,116,234 s.f.</b> (Planning Area)	<b>4,175,734 s.f.</b> (Planning Area)

# D

Single-Family Detached Home	Townhome	Apartment or Condominium	Accessory Dwelling Unit	Total Dwelling Units	Retail Space	Office Space	Industrial Space	Total Non-Residential Square Feet
								
<b>1,903 d.u.</b> (Planning Area)	<b>951 d.u.</b> (Planning Area)	<b>951 d.u.</b> (Planning Area)	<b>100 d.u.</b> (Planning Area)	<b>3,905 d.u.</b> (Planning Area)	<b>254,800 s.f.</b> (Planning Area)	<b>127,500 s.f.</b> (Planning Area)	<b>7,516,234 s.f.</b> (Planning Area)	<b>7,898,534 s.f.</b> (Planning Area)

# Side-by-Side Scenario Comparison: Market Forecast Control Totals & Allocation Shortfalls, 2023 to 2040

## Scenario A

Condition	SFD	SFA	MFS	ADU	RET	OFF	IND
Control Total	1,341	670	670	50	85,000	42,500	4,966,234
Growth Allocation	1,341	670	0	50	60,978	18,459	4,966,234
Shortfall	0	0	-670	0	-24,022	-24,041	0

Total DU 2,061  
Total SF 5,045,671

## Scenario B

Condition	SFD	SFA	MFS	ADU	RET	OFF	IND
Control Total	1,341	670	670	50	85,000	42,500	4,966,234
Growth Allocation	1,341	166	0	50	85,000	42,500	4,966,234
Shortfall	0	-504	-670	0	0	0	0

Total DU 1,557  
Total SF 5,093,734

## Scenario C

Condition	SFD	SFA	MFS	ADU	RET	OFF	IND
Control Total	779	389	389	25	42,500	17,000	4,116,234
Growth Allocation	779	136	2	25	42,500	17,000	4,116,234
Shortfall	0	-253	-387	0	0	0	0

Total DU 942  
Total SF 4,175,734

## Scenario D

Condition	SFD	SFA	MFS	ADU	RET	OFF	IND
Control Total	1,903	951	951	100	254,800	127,500	7,516,234
Growth Allocation	1,903	951	951	100	254,800	127,500	7,516,234
Shortfall	0	0	0	0	0	0	0

Total DU 3,905  
Total SF 7,898,534



= Growth projected for this category in the scenario exceeds available supply. It is reasonable that some growth would occur in other locations near Moncure, including other parts of Chatham County, Wake County, Lee County, Apex, Holly Springs, or Sanford. Residents living outside the study area would need to commute into and out of Moncure to meet some of their daily needs (e.g., work, groceries, etc.).

# Performance Measure Summary

## Moncure Sub-Area of Chatham County

# B



**11**  
Police  
Officers  
in 2022

Source: Annual Comprehensive  
Financial Report, FY 2021-22

**+14**  
New Police  
Officers Needed  
for 2040

Source: Computation, City Explained, Inc.



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

Source: Computation, City Explained, Inc.

**55:45**  
Res. To Non-Res.  
Assessed Value  
Ratio in 2040

Source: Computation, City Explained, Inc.



**11**  
Full-Time  
Firefighters  
in 2022

Source: Moncure Fire Department website

**+13**  
New Full-Time  
Firefighters  
Needed in 2040

Source: Computation, City Explained, Inc.



**23%**  
Land Held for  
Agriculture or  
Woodlands in 2022

Source: Chatham County GIS Tax Parcels, Present Use Value

**18%**  
Land Held for  
Agriculture or  
Woodlands in 2040

Source: Computation, City Explained, Inc.



**145**  
County Park  
Acres Planned  
in 2022

Source: Chatham County Parks and Recreation CMP

**+37**  
County Park  
Acres Needed  
in 2040

Source: Computation, City Explained, Inc.



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

Source: Computation, City Explained, Inc.

**+83**  
D.U.'s Encroaching  
on Natural Heritage  
Areas in 2040

Source: Computation, City Explained, Inc.



**13.6**  
Greenway  
Miles in 2022

Source: Chatham County Parks and Recreation CMP

**+4.0**  
New Greenway  
Miles Needed in  
2040

Source: Computation, City Explained, Inc.



**255**  
Acres of  
Impervious Surface  
(Estimate) in 2022

Source: Computation, City Explained, Inc.

**+482**  
Acres of New  
Impervious Surface  
(Estimate) in 2040

Source: Computation, City Explained, Inc.



**8,767**  
CCS System  
Students  
in 2022

Source: Annual Comprehensive  
Financial Report, FY 2021-22

**+439**  
New CCS Students  
from Moncure Area  
Anticipated in 2040

Source: Computation, City Explained, Inc.



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

Source: Computation, City Explained, Inc.

**\$1,475 per DU | \$0.36 per NRSF**  
Net Annual Ad Valorem  
Tax Revenue by  
Category in 2040

Source: Computation, City Explained, Inc.



# Scenario Planning Background



A hybrid scenario (or “preferred” scenario) for the Study Area will be developed, bringing together the elements from two or more parts of the four scenarios presented.

Choosing a “Best Path Forward”

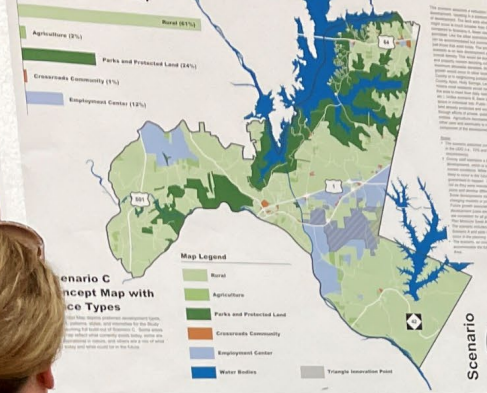


# Community Input



GIRLS BASKETBALL  
TOURNAMENT  
CHAMPIONS

### Distribution of Place Type Categories on the Map



### Community Input Reflected in the Scenario

Scenario C

Community input reflected in the scenario includes:

- "I want to still be able to hunt on my land."
- "Keep the rural tranquility of Monroeville."
- "Small country roads, some farmland, rural and scenic habitat."
- "Less Monroeville as it is."
- "Stop the development of new subdivisions and..."
- "High property taxes - what can we do to help them stay low?"
- "Keep the small town feel."
- "Keep small community."

### Performance Measure Summary

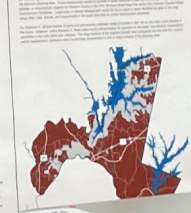
Monroeville Sub-Area of Chatham County	
11 Police Officers in 2022	+10 New Police Officers Needed for 2040
11 Full-Time Firefighters in 2022	+5 New Full-Time Firefighters Needed in 2040
145 County Park Acres Planned in 2022	+23 County Park Acres Needed in 2040
13.6 Greenway Miles in 2022	+2.0 New Greenway Miles Needed in 2040
8,767 CCS System Students in 2022	+267 New CCS System Students Anticipated in 2040
76.24 Acres of Forest in 2022	54.46 Acres of Forest in 2040
23% Land Used for Agriculture or Woodlands in 2022	2% Land Used for Agriculture or Woodlands in 2040
344 Acres of Forest in 2022	146 Acres of Forest in 2040
255 Acres of New Impervious Surface (Anticipated in 2022)	+365 Acres of New Impervious Surface (Anticipated in 2040)
10,000 sq ft (100 sq ft per acre) of New Impervious Surface (Anticipated in 2022)	10,000 sq ft (100 sq ft per acre) of New Impervious Surface (Anticipated in 2040)

### Place Type Category Descriptions

**Agriculture**

**Employment Center**

### Intended Growth Area(s)

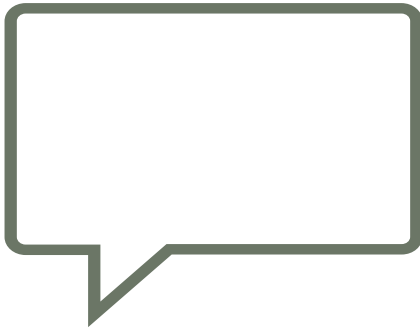


### Growth Allocation Process





# Input at Stations



## Scenario A

- Like the multiple village centers, recreational area, and the distribution of residential.
- Likes fewer industrial area of scenario B and cool aspects of B like community centers and parks.
- I would rather see an apartment complex than town homes.

## Scenario B

- I like the rural nature of "C" but need to help opportunity for smaller lots (less than 5 acres) for affordable clustering.

## Scenario C

- I like the village center & community center with multi-unit housing, but too much industrial use.
- This brings the most value to the people in Moncure- would love to have a thriving community.
- Tax revenue while protecting assets.
- Likes the townhomes, apartments, greenways, and trendy feel.
- This level of density requires road infrastructure that will take a significant amount of land from those in agricultural/rural areas to accommodate.

## Scenario D

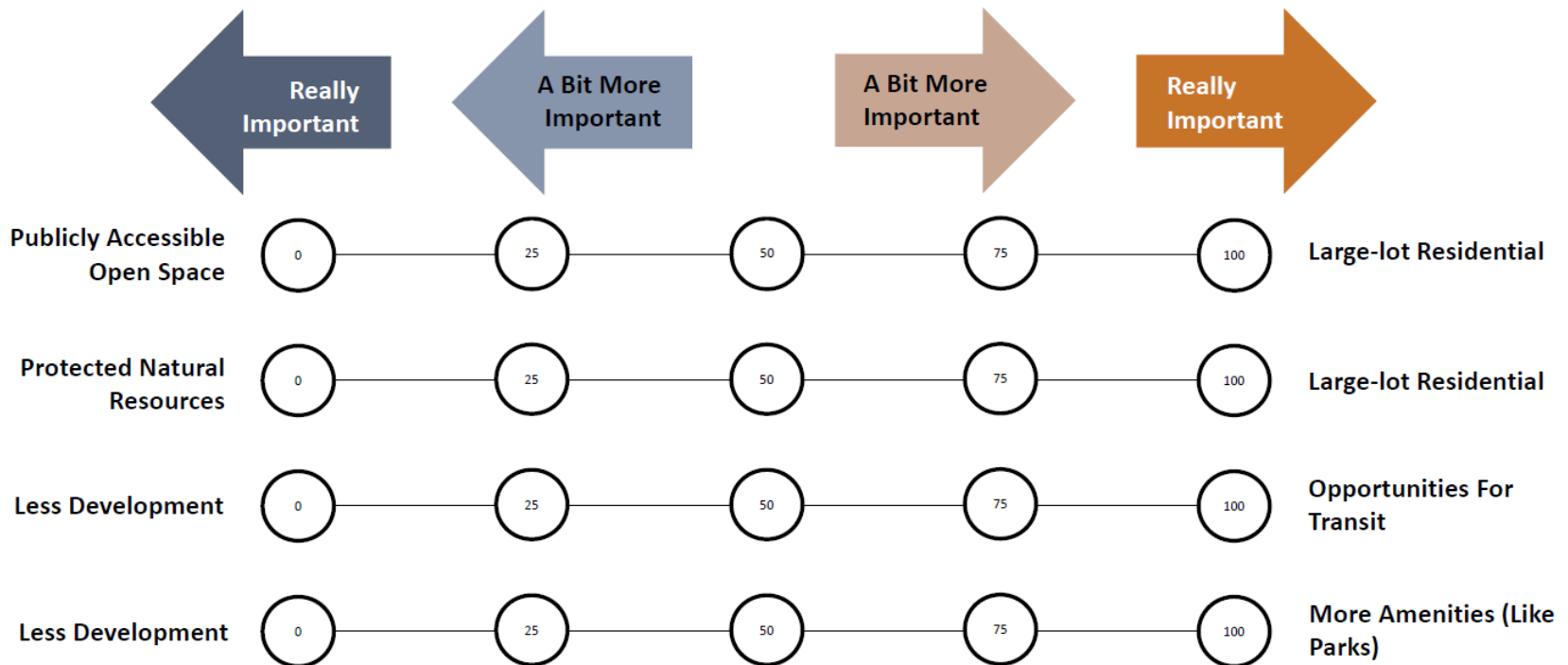
# Preference Survey

## What Matters More?

RECODE | PLAN  
CHATHAM | MONCURE

Select the circle that is close to the feature that matters to you, indicating whether it matters a bit more or a lot more.

*The closer the circle is to the feature, the more important it is to you. Your responses to these questions will help us determine which features of the scenarios matter more to you than others and help us understand the trade-offs you are willing to accept.*





# Preference Survey

79 RESPONSES (5.30.23)

#	LEFT SIDE	RIGHT SIDE	SCORE
1	Publicly accessible open space	Large-lot residential	46
2	Protected natural resources	Large-lot residential	27
3	Less development	Opportunities for transit	28
4	Less development	More amenities (like parks)	41
5	More affordable housing options	Fewer houses	65
6	Fewer houses	More Public Services (Like Education)	40
7	Shopping options (incl grocery)	Fewer houses	58
8	Restaurants and service businesses	Less development	62
9	Less development	Access to public utilities	41
10	Surrounding growth impacts, no county revenue	Direct Growth Impacts, Some County Revenue	51

# Preference Survey

79 RESPONSES (5.30.23) – Comments from 8 respondents shown.

- Change is hard, but we must **change or die**.
- Every citizen in Chatham County deserves **access to county water, high speed internet, and a quality education**. Those should be priorities...
- **Less development** all the way around, get real definition of affordable housing that single parents can afford and have some land for kids to enjoy, only thing maybe a high school to go along with **elementary/middle school**.
- There is a **balance** between growth and maintaining the environment. **STOP CLEAR CUTTING** the woods that have taken years to grow!! We don't need more apartment buildings but **houses that are on large lots at an affordable price**.
- Hold developers, companies and incoming retail businesses accountable. Their revenue should offset housing and support costs by implementing have a mandatory ongoing fee that's tied to their land and building costs. This can exist as a **temporary relief fund for those losing housing**.
- Mindful growth with **appropriate funding** for public footpaths, busses, schools, pools, gyms and parks.
- We **cannot just septic system** our way through life.
- **Who wants this growth** besides a few big land investors, big developers, big companies, and greedy/egotistical local leaders?



**Discussion**



# Next Steps

# What's Next?

- Preferred Scenario
- Recommendations + Illustrations
- Community Meeting #3 – August

## Visit the Website!

Here, you can get updates, share ideas, and post photos of places in Moncure you like.

[www.recodechathamnc.org/planmoncure](http://www.recodechathamnc.org/planmoncure)



# Study Area Map

