



# Chatham County, NC

## Legislation Details (With Text)

<b>File #:</b>	22-4431	<b>Version:</b>	1
<b>Type:</b>	Agenda Item	<b>Status:</b>	Work Session
<b>File created:</b>	8/10/2022	<b>In control:</b>	Planning
<b>On agenda:</b>	8/29/2022	<b>Final action:</b>	8/29/2022
<b>Title:</b>	Triangle Innovation Point East and Moncure Area Plan - Phase 1 Work Session. Receive presentation and provide direction on the Moncure Area Plan.		
<b>Sponsors:</b>			
<b>Indexes:</b>	Comp Plan Goal 4: Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.		
<b>Code sections:</b>			
<b>Attachments:</b>	1. CCNC BOC 08-29-22.DRAFT (Aug. 24) V2 REDUCED, 2. CCNC.BOC Handout.DRAFT.v1 (1)		

Date	Ver.	Action By	Action	Result
8/29/2022	1	Board of Commissioners	received and filed	

Triangle Innovation Point East and Moncure Area Plan - Phase 1 Work Session. Receive presentation and provide direction on the Moncure Area Plan.

### Action Requested:

Triangle Innovation Point East and Moncure Area Plan - Phase 1 Work Session. Receive presentation and provide direction on the Moncure Area Plan.

### Introduction & Background:

The Unified Development Ordinance consultants have entered into an additional contract with the county to prepare a plan for the Moncure area due to the announcement of VinFast. The electrical vehicle automaker selected Chatham County as the location of its first North American assembly plant. The plant is planned for development on a portion of the Moncure megasite in Southeastern Chatham County, now known as Triangle Innovation Point (TIP) East. TIP East is situated on the east side of Pea Ridge Road. The Board of Commissioners are initiating a wide-ranging planning effort to assess countywide impacts of the VinFast project, to prepare an action plan to address those impacts, and to develop an area plan for the County lands expected to be most directly impacted by the development of TIP East but also TIP West as well.

### Discussion & Analysis:

The Area Plan project team including White & Smith, Nealon Planning, and Green Heron Planning are appearing before the BOC on August 29<sup>th</sup> to discuss the Moncure Area Plan. A key focus at this meeting is gathering input from the Board about the scope of the plan and outlining alternatives relevant to the County's role and interests related to the development of the area generally surrounding TIP East. The primary objective is to ensure Phase Two of the planning effort reflects the Board's desired approach and nature and scope of the County's involvement as the VinFast site develops.

### **How does this relate to the Comprehensive Plan:**

This plan was initiated by the recommended by Action Item 02 under *Economic Development Action Items* in *Plan Chatham* stating “After the occupancy of the first major tenant within the Moncure Megasite, prepare a small area plan for the Moncure Area. The type and scale of the tenant will help define the housing, commercial, and service needs as well as the demand for infrastructure capacity”.

### **Recommendation:**

Receive discussion, provide feedback, and help establish direction for the continuation of work through the 2-phased approach of the Small Area Plan project.