



Chatham County, NC

Legislation Details (With Text)

File #:	23-4670	Version:	1
Type:	Agenda Item	Status:	Work Session
File created:	2/3/2023	In control:	Planning
On agenda:	2/20/2023	Final action:	2/20/2023
Title:	Receive an update from White and Smith, LLC regarding the progress of Plan Moncure Phase 2.		
Sponsors:			
Indexes:	Comp Plan Goal 1: Preserve the rural character and lifestyle of Chatham County, Comp Plan Goal 10: Foster a healthy community., Comp Plan Goal 2: Preserve, protect, and enable agriculture and forestry., Comp Plan Goal 3: Promote a compact growth pattern by developing in and near existing towns, communities, and in designated, well planned, walkable, mixed use centers., 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., Comp Plan Goal 5: Conserve natural resources., Comp Plan Goal 6: Provide recreational opportunities and access to open space., Comp Plan Goal 7: Provide infrastructure to support desired development and support economic and environmental objectives., Comp Plan Goal 8: Become more resilient by mitigating, responding and adapting to emerging threats., Comp Plan Goal 9: Provide equitable access to high-quality education, housing and community options for all.		
Code sections:			
Attachments:	1. Plan Moncure_BOC Meeting Presentation_02.20.2023_FINAL		

Date	Ver.	Action By	Action	Result
2/20/2023	1	Board of Commissioners	received and filed	

Receive an update from White and Smith, LLC regarding the progress of *Plan Moncure* Phase 2.

Action Requested:

Receive an update from White & Smith, LLC regarding the progress of *Plan Moncure* Phase 2.

Introduction & Background:

Consulting groups that include White and Smith LLC, Nealon Planning, and Green Heron Planning were contracted to prepare a Small Area Plan for the Moncure area due to VinFast selecting one of Chatham County's megasite for their auto manufacturing plant. Plan Chatham outlined 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 would depend on the type and scale of development proposed, as well as infrastructure capacity demand.

Due to this historic project, the County initiated a wide-ranging planning effort to prepare a Small Area Plan for the Moncure area. This plan is being developed in a 2-phase process. Phase 1: Project Assessment and Action Plan has been in progress since the UDO contract was amended to include this project. They have now completed Phase 1 and finalized the report in December of 2022. At the beginning of 2023, they began the work of Phase 2: Countywide Assessment and Moncure Area Plan. This plan in its entirety will assess the countywide impacts of this project and prepare an action plan to address those impacts. This plan's results will be taken under consideration in the UDO.

Discussion & Analysis:

The White & Smith team are appearing before the BOC on February 20th to update the Board on the Phase 2 progress, project webpage, early findings of the Moncure area tour, engagement activities and upcoming events, and early mapping data.

How does this relate to the Comprehensive Plan:

This item is reflected in all aspects of Plan Chatham.

Recommendation:

Receive update from White & Smith, LLC regarding *Plan Moncure* Phase 2.