



Chatham County, NC

Legislation Details (With Text)

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Title: Receive an update and provide feedback on the small area plan for the Moncure area of Chatham County.

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_06.05.2023_FINAL_v2, 2. Capital Projects Highlights Scenarios A-D REDUCED BOC, 3. Plan Moncure_BOC Meeting Presentation_06.05.2023_FINAL_v2 PDF, 4. Side by Side Scenarios Comparison_REDUCED BOC

Date	Ver.	Action By	Action	Result
6/5/2023	1	Board of Commissioners	received and filed	

Receive an update and provide feedback on the small area plan for the Moncure area of Chatham County.

Action Requested:

Receive an update and provide feedback on the small area plan for the Moncure area of Chatham County.

Introduction & Background:

Plan Moncure began with consulting groups that include White and Smith LLC, Nealon Planning, and Green Heron Planning being 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.

They 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. Currently, the consultant team and staff have been holding community meetings in Moncure to gather feedback and

direction of what the community's future vision of Moncure includes. Through these engagement efforts, the consultants are now presenting alternative plans for future development and conservation in the Moncure area, based on public input received. Following our community meeting that occurred on May 24th at Moncure School, the goal as we move from existing conditions analyses and public input on to the mapping and planning, is to ensure the points of view expressed are captured in the various scenarios for development and conservation in this important part of southeastern Chatham County.

Discussion & Analysis:

The consultant team will present the alternative scenarios for future growth and conservation in the study area, reflecting the range of input it received through community stakeholder sessions (January), resident meetings (February), Open House #1 (March), Open House #2 (April), the online survey (March-April), and Open House #2 (May).

The team also will present highlights of the input it has received and will review "next steps" with the Board, including (a) identifying a preferred scenario; (b) focus area development concepts; (c) team recommendations, (d) development of a localized zoning strategy; and (e) the next community meeting.

And, of course, the team will seek feedback from the Board on each item.

How does this relate to the Comprehensive Plan:

Plan Moncure is reflected in all of *Plan Chatham*.

Recommendation: Receive update and provide feedback about the alternative scenario options for future growth and development in the *Plan Moncure* study area.