



Chatham County, NC

Legislation Details (With Text)

File #: 22-4583 **Version:** 1

Type: Agenda Item **Status:** Passed

File created: 12/2/2022 **In control:** Planning

On agenda: 12/19/2022 **Final action:** 12/19/2022

Title: Receive a presentation from White & Smith, LLC regarding the Unified Development Ordinance and Plan Moncure (Small Area Plan) Phase 1 Report and vote to award a contract amendment for Phase 2: Countywide Assessment and Moncure Area Plan and authorize the County Manager to negotiate a contract amendment for Phase.

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 12 08 22 _ BOC Workshop Draft v2REDUCED, 2. White & Smith Budget (11-23-22), 3. CCNC BOC Workshops

Date	Ver.	Action By	Action	Result
12/19/2022	1	Board of Commissioners	approved	Pass
12/19/2022	1	Board of Commissioners	approved	Pass

Receive a presentation from White & Smith, LLC regarding the Unified Development Ordinance and Plan Moncure (Small Area Plan) Phase 1 Report and vote to award a contract amendment for Phase 2: Countywide Assessment and Moncure Area Plan and authorize the County Manager to negotiate a contract amendment for Phase.

Action Requested:

Receive a presentation from White & Smith, LLC regarding the Unified Development Ordinance and Plan Moncure (Small Area Plan) Phase 1 Report and vote to award a contract amendment for Phase 2: Countywide Assessment and Moncure Area Plan and authorize the County Manager to negotiate a contract amendment for Phase.

Introduction & Background:

Consulting groups that include White and Smith, 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 the work for Phase 1 and prepared a report for the Board of Commissioners to review on December 19th, 2022. Upon review, the consultants will revise Phase 1 to reflect revisions at the Board's request and then amend the contract to incorporate the scope of work for Phase 2. The consultants will begin the work of Phase 2: Countywide Assessment and Moncure Area Plan at the beginning of 2023. 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.

In addition to presenting Plan Moncure, the Unified Development Ordinance project Recode Chatham is another key discussion topic on December 19th. The county entered into a contract with White & Smith and Nealon Planning to prepare a Unified Development Ordinance (UDO). The project is being led by White & Smith with additional support from Nealon Planning. Several sub consultants were also brought on board by White and Smith to assist with technical components of the UDO. Those sub consultants include Clarion, Tetra Tech, and Green Heron Planning, LLC.

The UDO work began in late 2021 with presentations to various county boards and served as an opportunity to receive their comments about regulatory and development related issues. Since then, our consultants last met with the BOC in August 2022 to receive direction on several topics that were outlined in the Audit Report. Following the Audit Report, the consultant team prepared an Annotated Outline that served as drafting blueprint for the remainder of the project. Following the completion of the outline, the consultants have been drafting chapters of Module 1: Zoning and receiving feedback from county staff and the Planning Board UDO Subcommittee. The first module is anticipated to be completed and presented to the BOC in the first quarter of 2023.

Discussion & Analysis:

The White & Smith team are appearing before the BOC on December 19th to receive the Board's review on the Plan Moncure Phase 1 report, Phase 2 scope of work, project budget, and timeline. Following that presentation, the BOC will move into Phase 2 upon contract revision approval. In addition to Plan Moncure, White and Smith and Nealon Planning will provide a project update for the UDO and answer additional questions about either project.

How does this relate to the Comprehensive Plan:

This item is reflected in all aspects of Plan Chatham.

Recommendation:

Receive presentation from White & Smith, LLC regarding the Unified Development Ordinance and Plan Moncure (Small Area Plan) Phase 1 Report and vote to award a contract amendment for Phase 2: Countywide Assessment and Moncure Area Plan and authorize the County Manager to negotiate a

contract amendment for Phase 2 not to exceed \$572,622.50.