



Chatham County, NC

Legislation Text

File #: 23-4773, **Version:** 1

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.