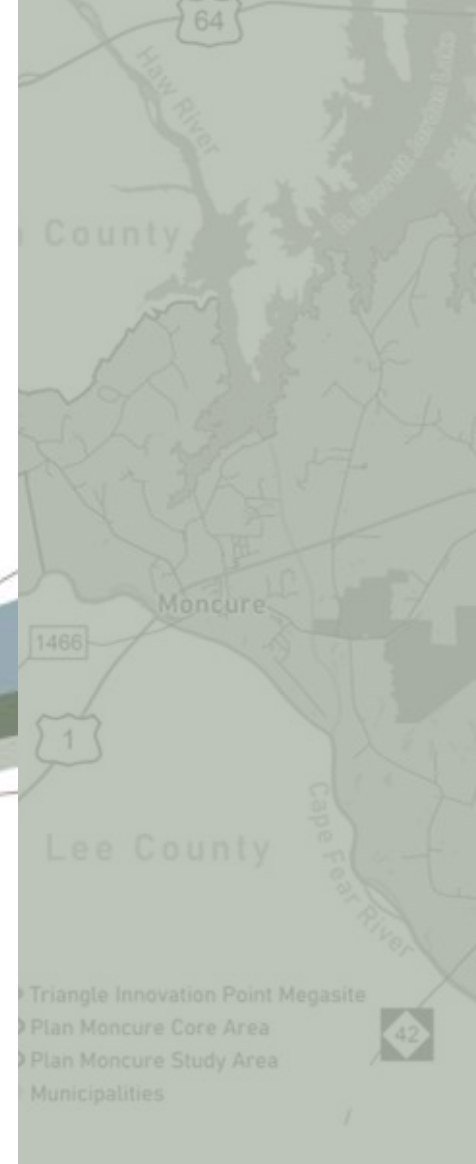


# Chatham County Board of Commissioners – Update

06.05.2023

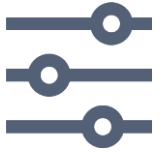


# Agenda

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Process Update



Presentation of Scenarios (Overview)



Summary of Community Input

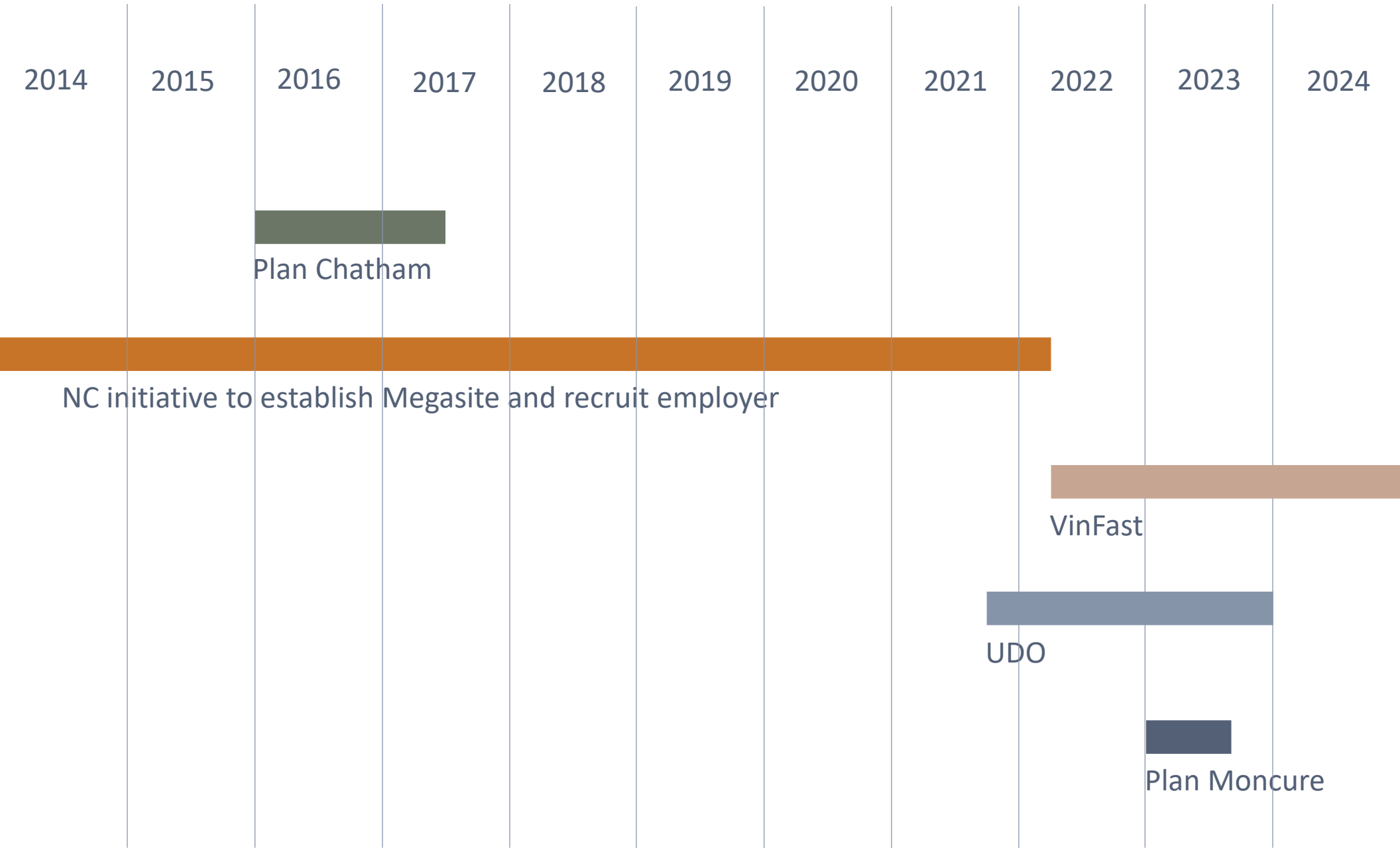


Discussion / Q&A



Next Steps

# Project Context

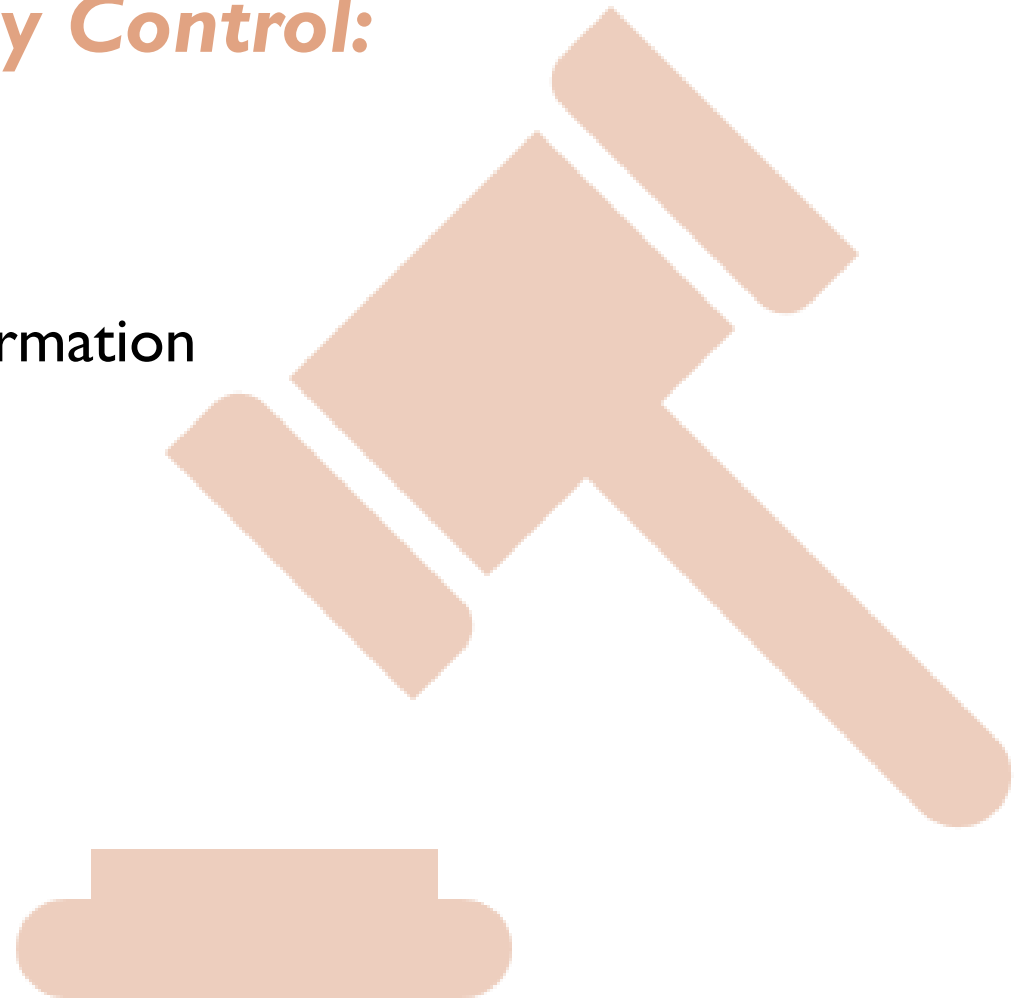


# County's Role

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## *The County Can Directly Control:*

- County infrastructure policies
- Tax rate (countywide)
- Communication of County information
- Local plans
- Zoning
- Development standards



# County's Role

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## *The County Can Have A Voice:*

- State agencies' decisions around future investments
- Development activity
- Conservation activity
- Coordination with neighboring jurisdictions



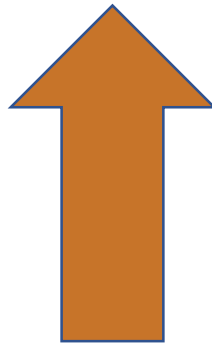
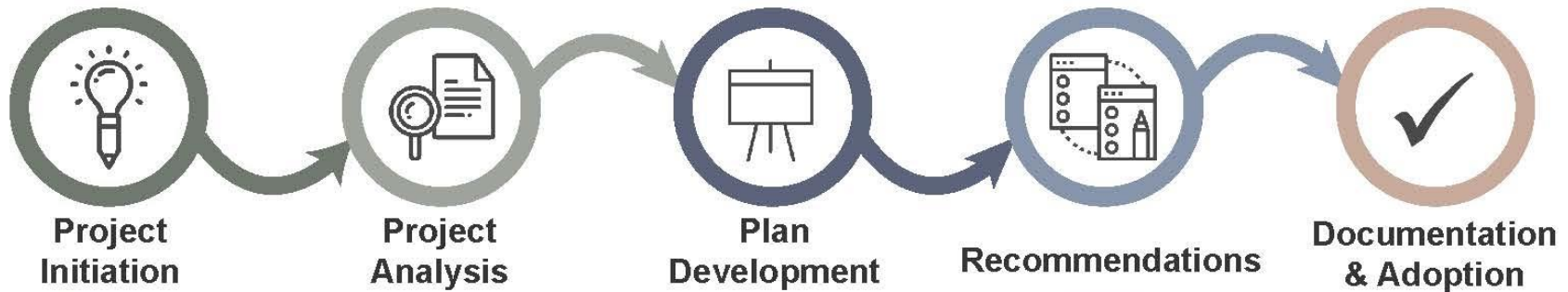
# Project Purpose

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- Implement the related recommendations of the **Plan Chatham** (2017), which call for a small area plan for the Moncure area.  
*(Action Item 02 under Economic Development, Strategies 3.4 and 3.5)*
- Give the community a mechanism for voicing ideas for the future of the study area.
- Create a plan that will guide future County decisions and inform the completion of the UDO.

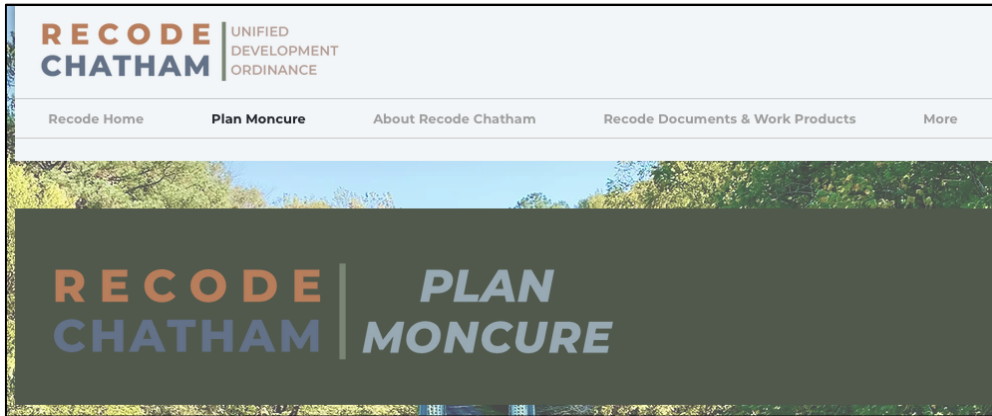
# Process – Plan Moncure

## *Plan Moncure Project Stages*



# Ongoing Community Engagement

## Website



## Meetings



## Postcard Announcements

**We need your feedback on the future of the Moncure area!**

- 1 Go to the Website**  
Ir al sitio web  
Here, you will find a calendar of events, survey links, and a place to share photos, etc.  
<http://www.recodechatham.com>
- 2 Visit the Moncure Project Kiosk**  
Visite el Centro de Proyecto de Moncure  
See special kiosk with latest project information at the **Moncure Collection Center**, 2855 Old US Hwy 1
- 3 Attend community meetings**  
Asiste a la reunión de la comunidad  
Begin with Open House #1 **March 21, 2023 from 4:30-7:00 PM at Moncure School**

**Help plan the future of Moncure**  
We need to hear from you!

**About**  
Plan Moncure is a common-sense planning initiative sponsored by Chatham County to shape the future land use pattern in the Moncure area. Investments by the VinFast electric vehicle manufacturing company and others are bringing change. Plan Moncure is designed to give the community a voice and craft a shared vision for the future. This will help the County manage change to pursue that vision in the years ahead. We need your input!

**Contact/Contacto**  
Chance Mullis, AICP, CZO  
Planner II & UDO/Moncure Small Area Plan Project Manager  
919.545.8366 | [planmoncure@chathamcountync.gov](mailto:planmoncure@chathamcountync.gov)

**Ayude a planificar el futuro de Moncure**  
¡Necesitamos oír de usted!

**Acerca de**  
Plan Moncure es una iniciativa de planificación de sentido común patrocinada por el Condado de Chatham para dar forma al futuro patrón de uso de la tierra en el área de Moncure. Las inversiones de la empresa de fabricación de vehículos eléctricos VinFast y otros están trayendo cambios. Plan Moncure está diseñado para dar voz a la comunidad y crear una visión compartida para el futuro. Esto ayudará al Condado a gestionar el cambio para perseguir esa visión en los próximos años. ¡Necesitamos su opinión!

**RECODE CHATHAM | PLAN MONCURE**

## Project Kiosk





# Community Engagement Numbers



## RESIDENT DROP-IN SESSIONS (2/21/23):

- 75 people attended (3 sessions)
- Moncure Fire Station 8



## COMMUNITY OPEN HOUSE #1 (3/21/23):

- 163 people attended
- Moncure School



## POP-UP TABLE – HAYWOOD (4/15/23):

- 35 people served
- Spring Around the Loop Street Fair

# Community Engagement Numbers



## COMMUNITY LISTENING SESSION (4/27/23):

- 90 people attended
- Moncure School



## COMMUNITY OPEN HOUSE #2 (5/24/23):

- 75 people attended
- Moncure School



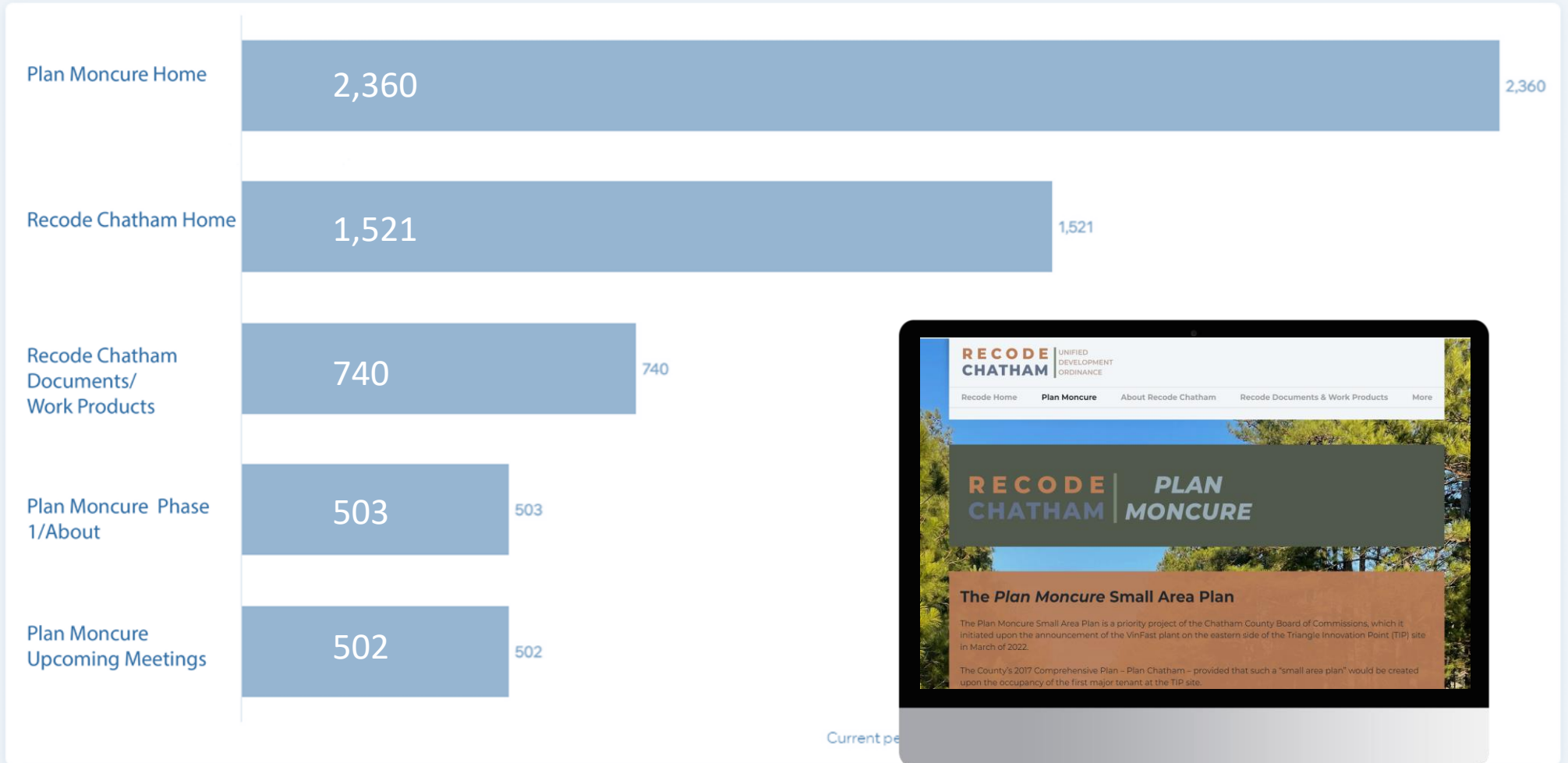
## COMMUNITY KIOSK (Ongoing):

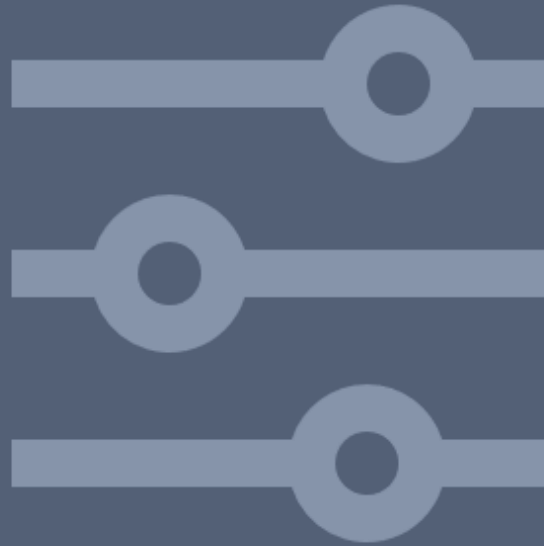
- Unknown
- Moncure Collection Center

# Community Engagement Numbers

## WEBSITE ACTIVITY (5/31/23):

- 2,360 visitors





Scenarios

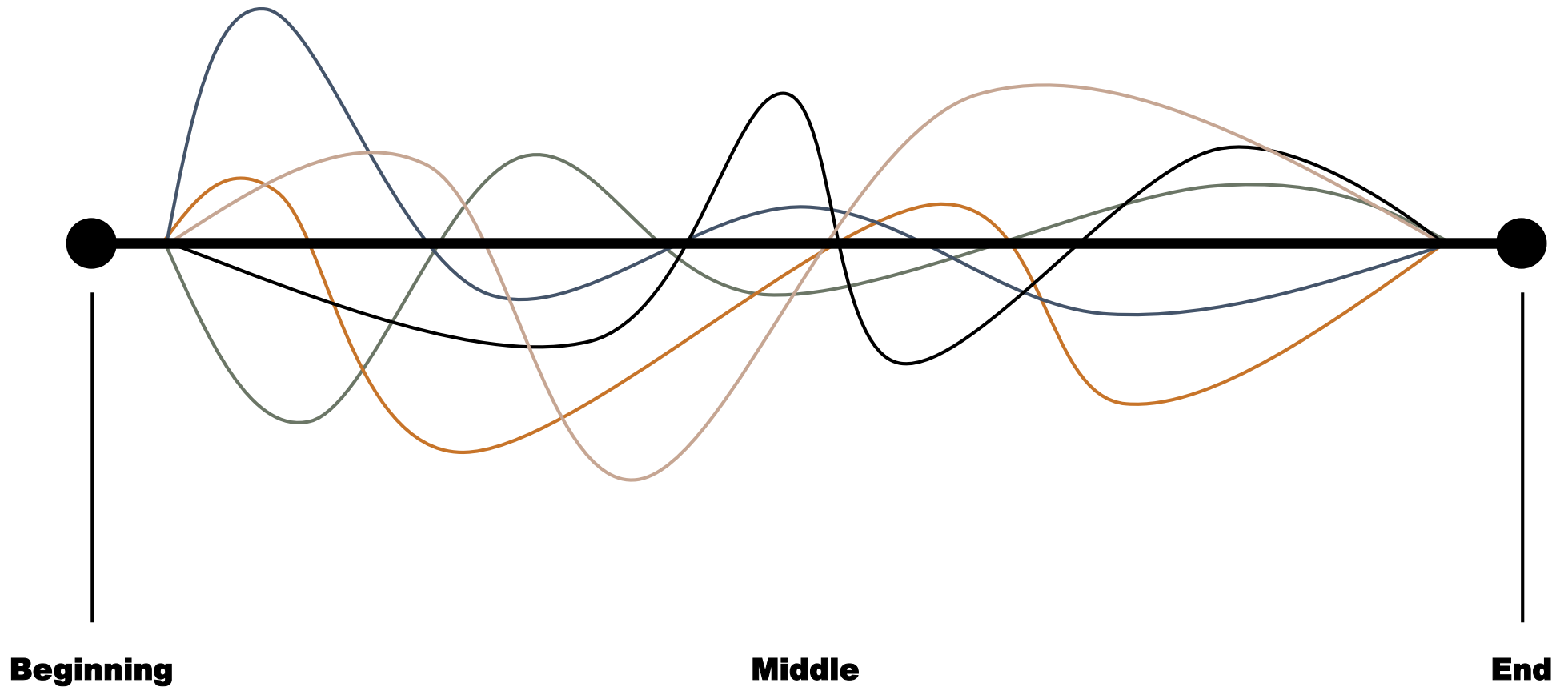
# Scenario Planning Background

---

- Scenario planning is a process that considers multiple futures for an area based on competing conservation or development options.
- Scenarios contemplated for an area are not forecasts or predictions, but possible futures that might occur based on
  - physical features,
  - community desires,
  - infrastructure investments,
  - policies, and
  - emerging trends and opportunities.
- The essential requirement for any scenario is that it be plausible.

# Scenario Planning

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Choosing a "Best Path Forward"

# Scenario Planning Background

---

Our role is to empower others to make more informed decisions about their future.



# Scenario Planning Background



Data-Driven

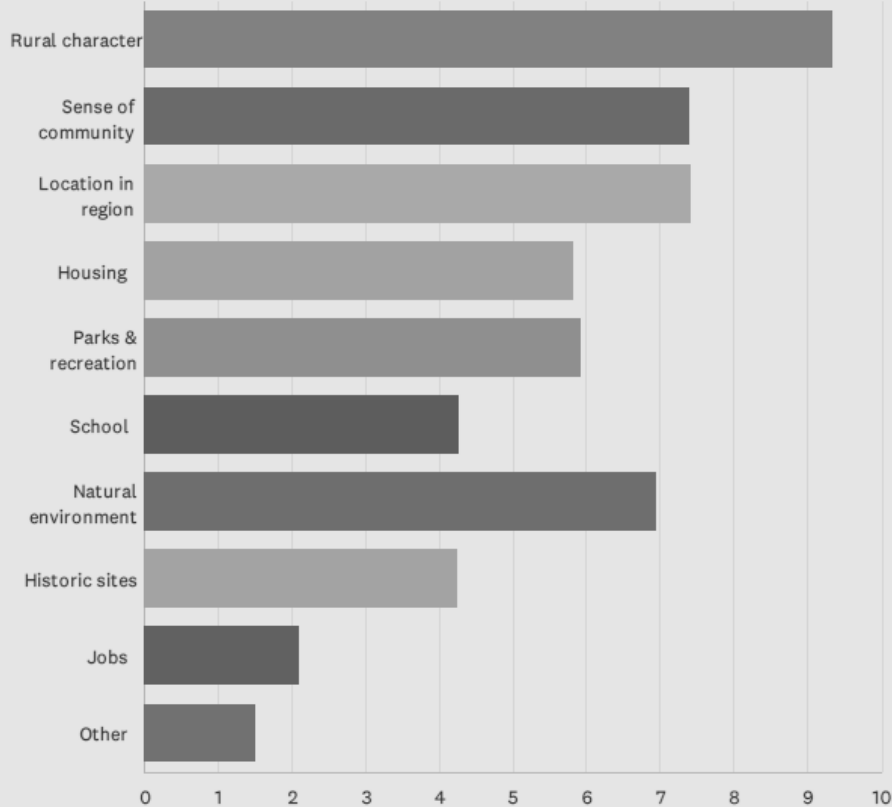




# Scenario Planning Background

Q6 What do you like about Moncure? (Rank the top three)

Answered: 42 Skipped: 2



## Value-Driven

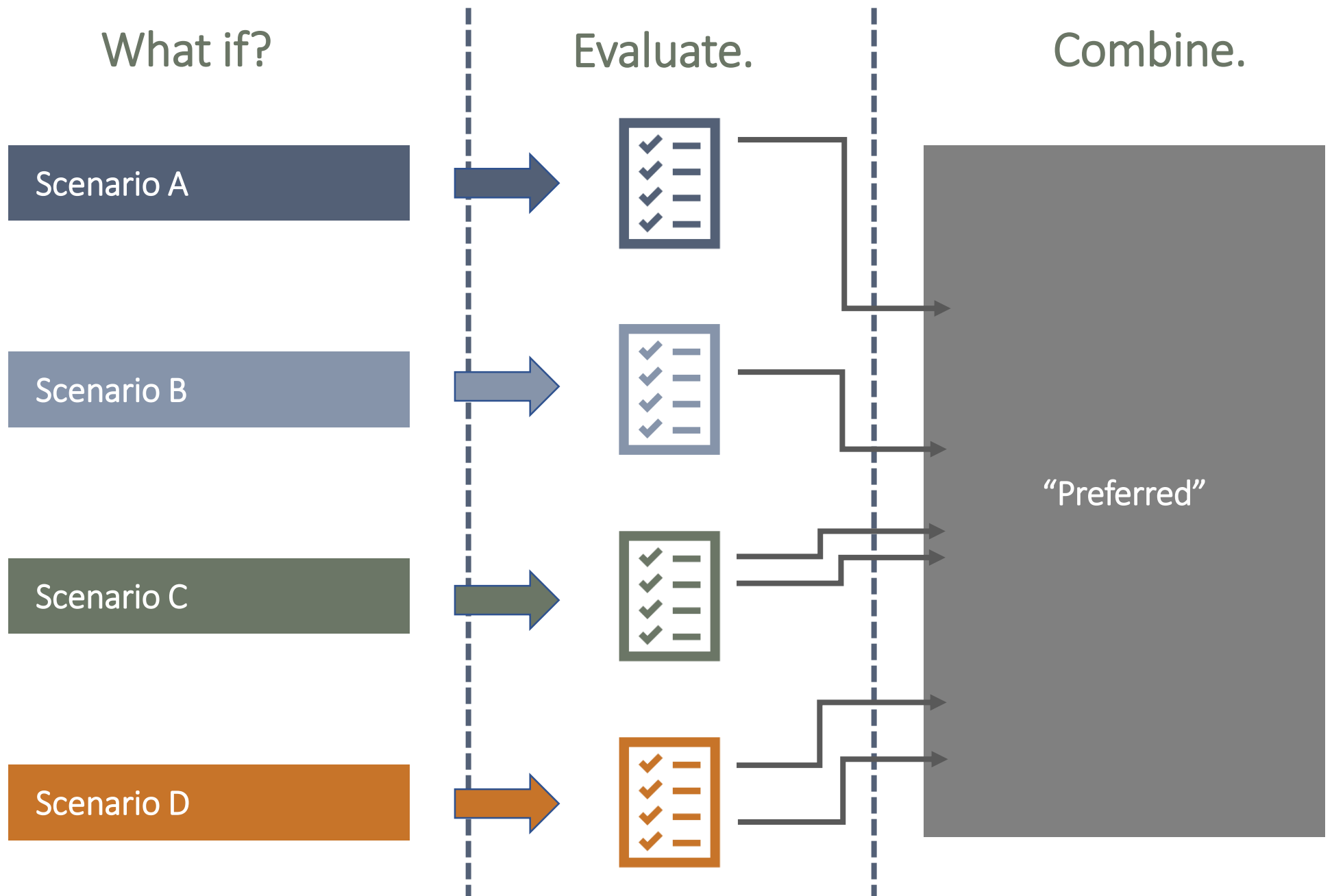


# Scenario Planning Background

Scenario planning tries to bridge the gap between community values and the data needed to make more informed decisions about the future...



# Scenario Planning – Decision Making



# Decision Point Topics

---

**Where, When, and  
How Much  
Future  
Development**

**Preservation of  
Rural Character**

**Open Space  
Type, Size &  
Connectedness**

**Housing Options**

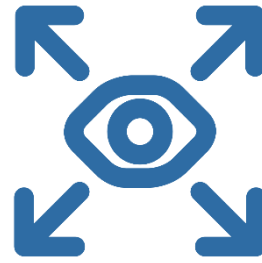
**Infrastructure  
Needs**

**Access to Shopping  
& Services**

**Rules for Future  
Development**

**Financial  
Implications  
of Growth**

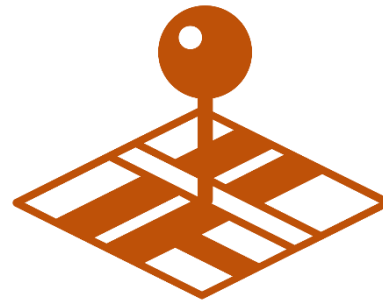
# How are the Scenarios the same?



Planning Area



Committed  
Development Inventory



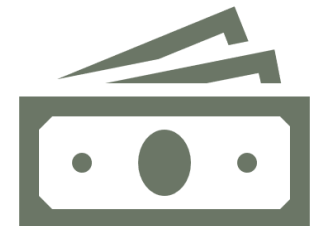
Development Status,  
Existing  
Development Patterns



Existing Land  
in Permanent Open  
Space, Carrying  
Capacity



Place Types (Plan Chatham)



Tax Rate

# How are the Scenarios different?

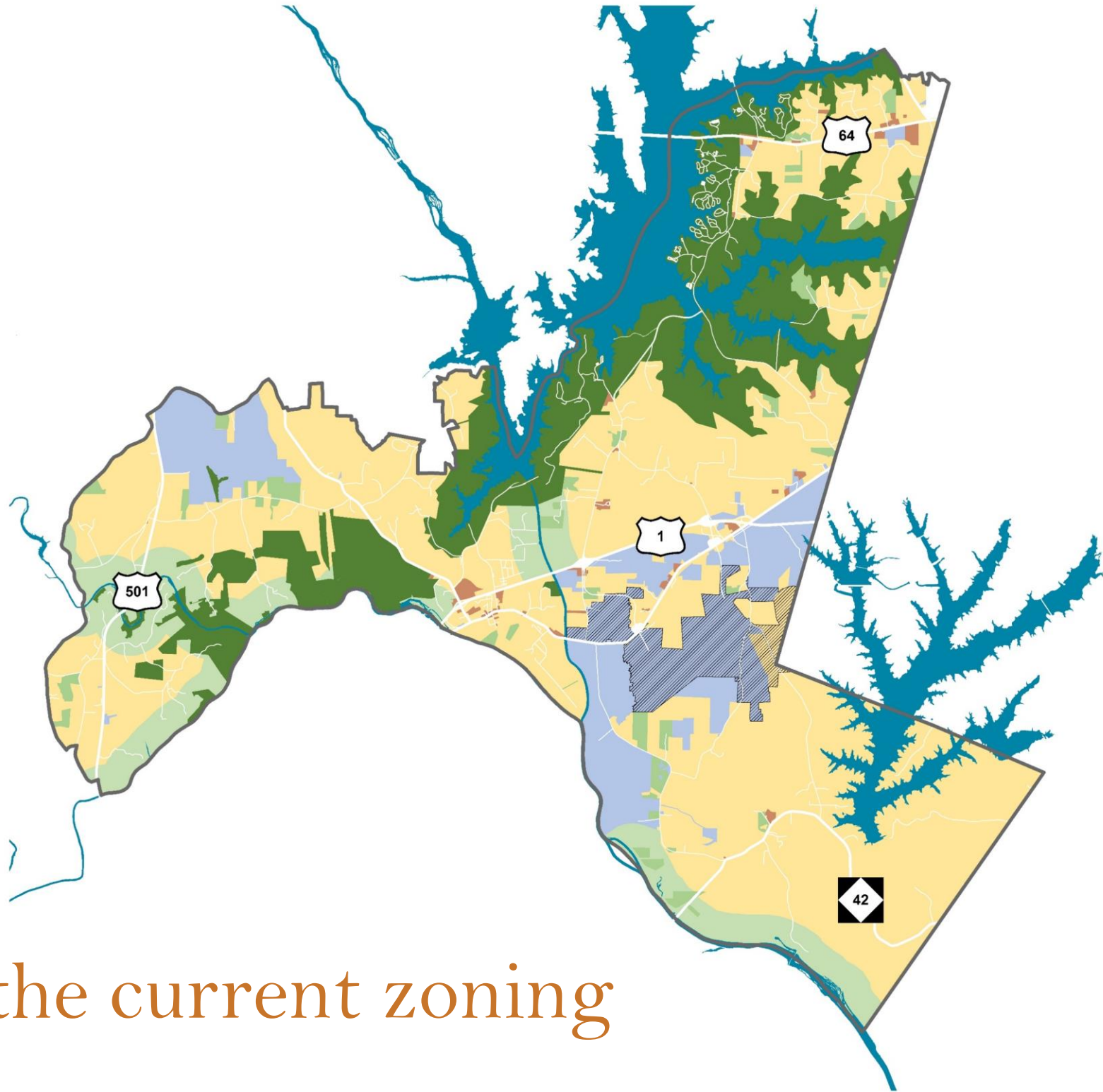


Development Intensities  
Assignment of Place Types



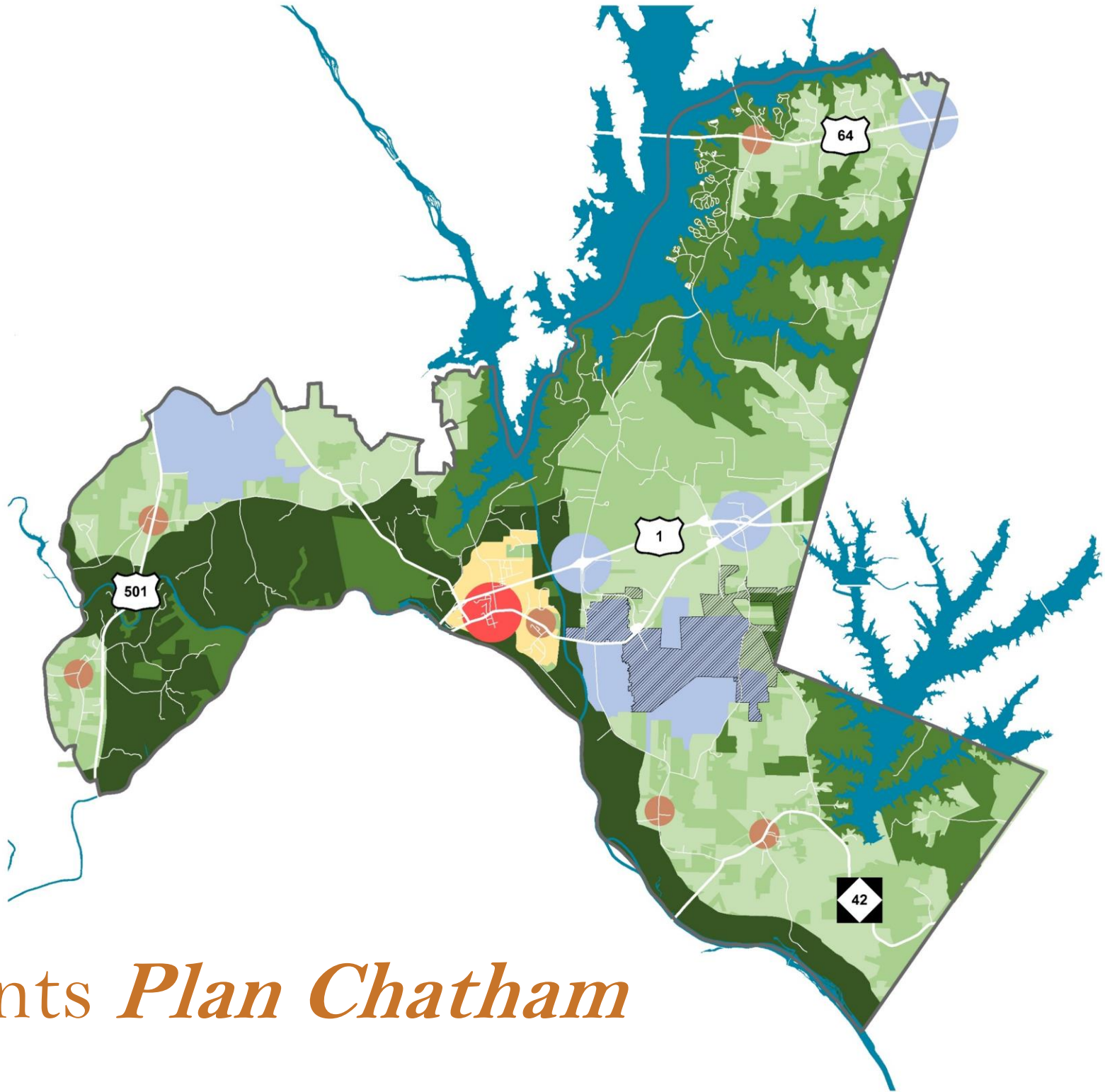
Forecasted Growth

Scenario **A**



Accepts the current zoning

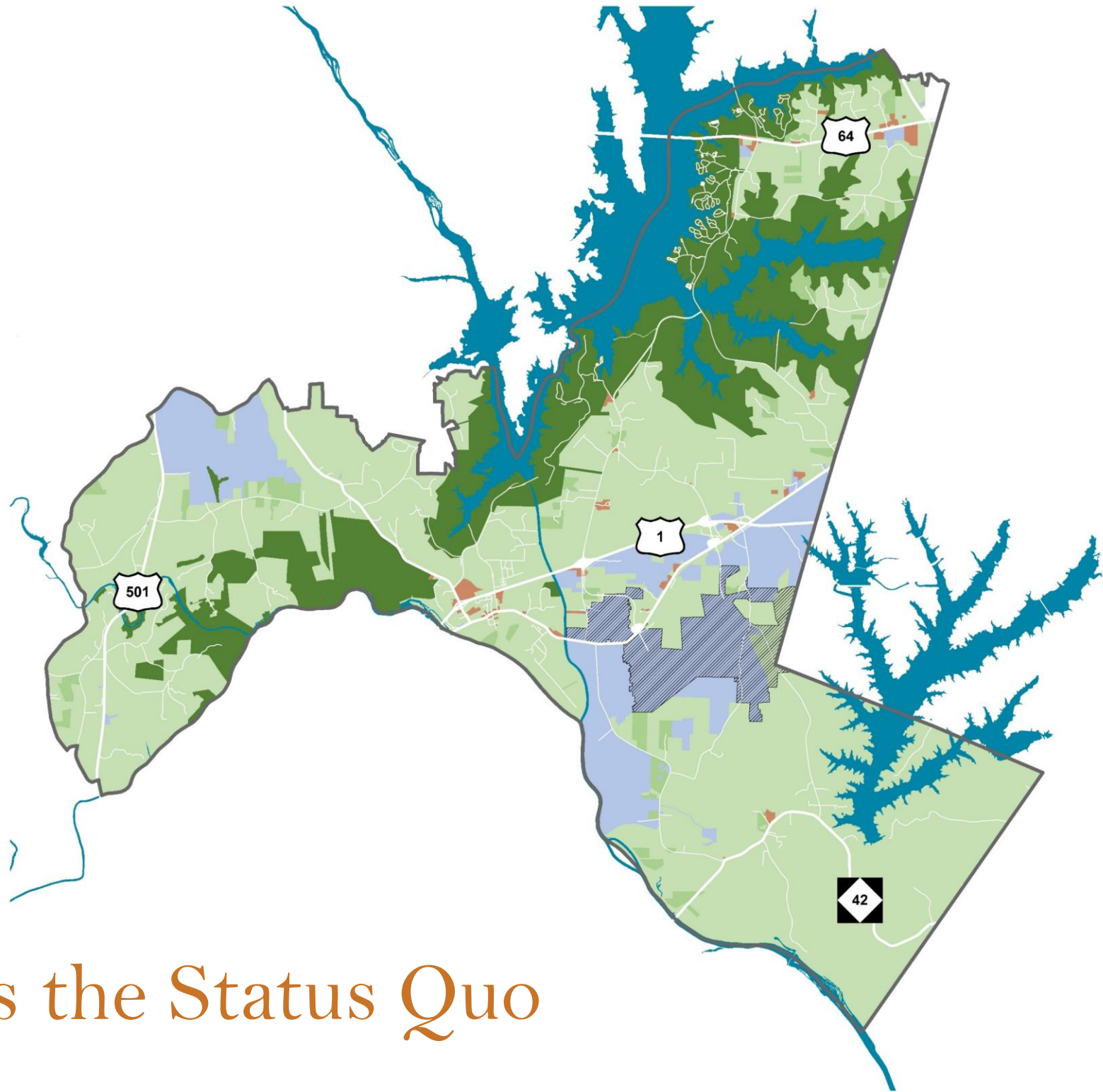
Scenario **B**



Implements *Plan Chatham*

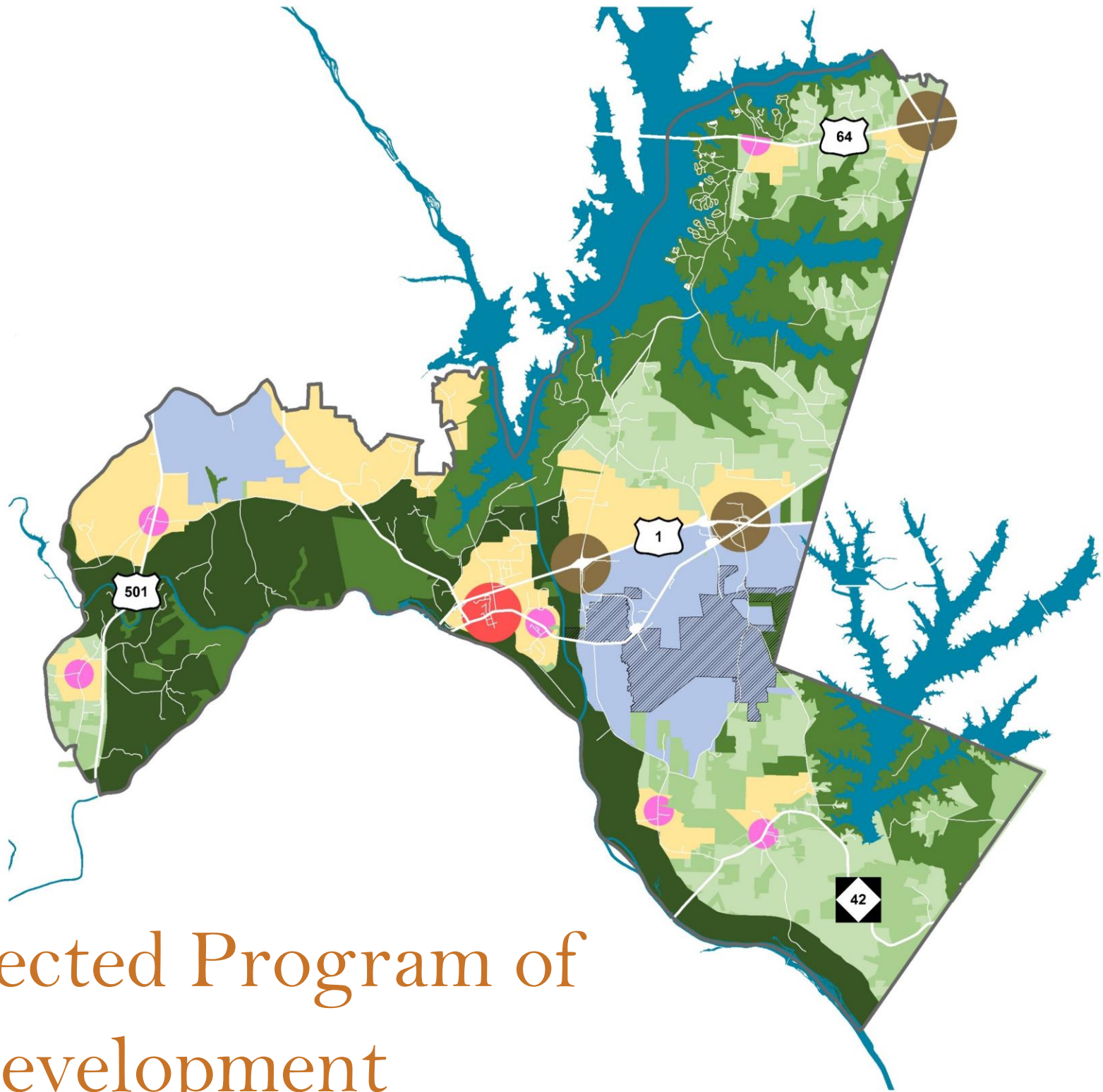


Scenario **C**



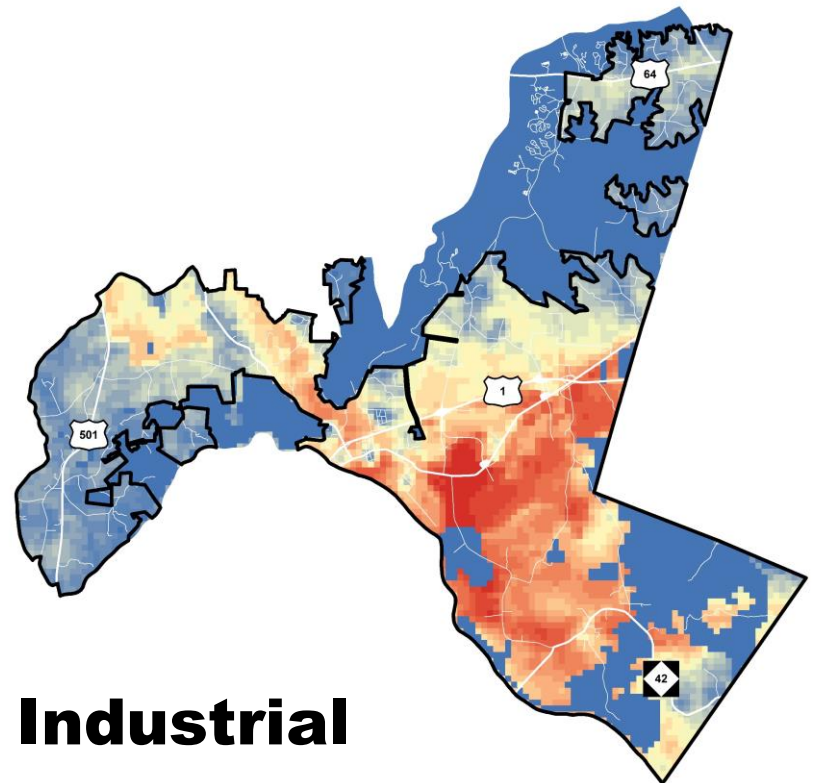
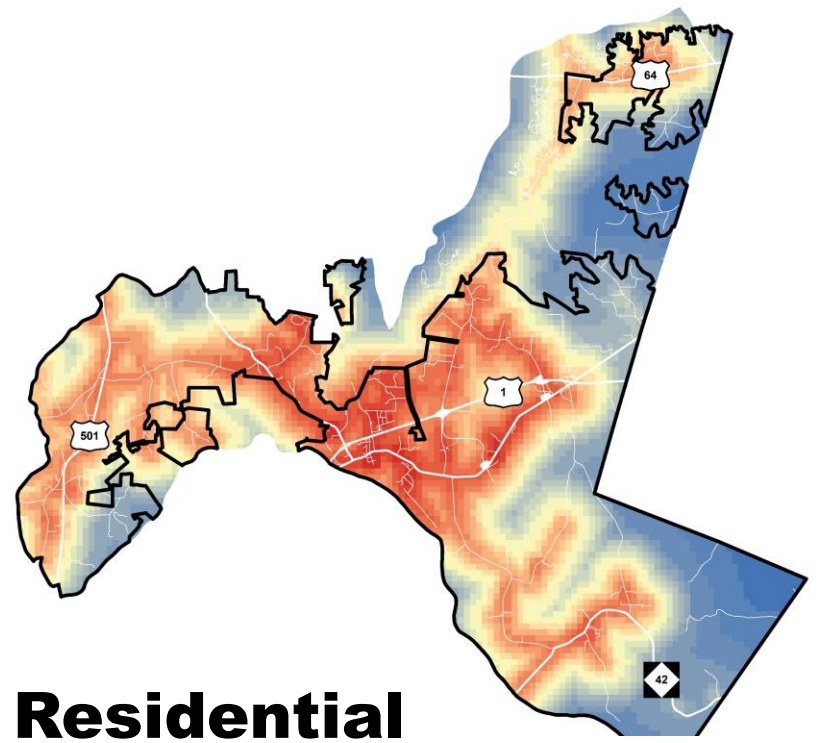
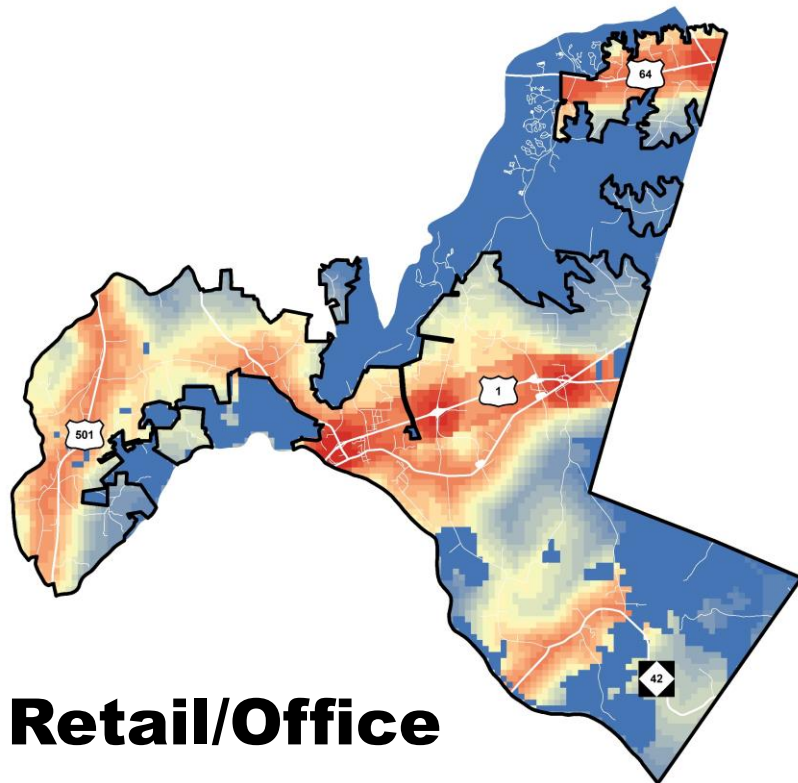
Embraces the Status Quo

Scenario **D**

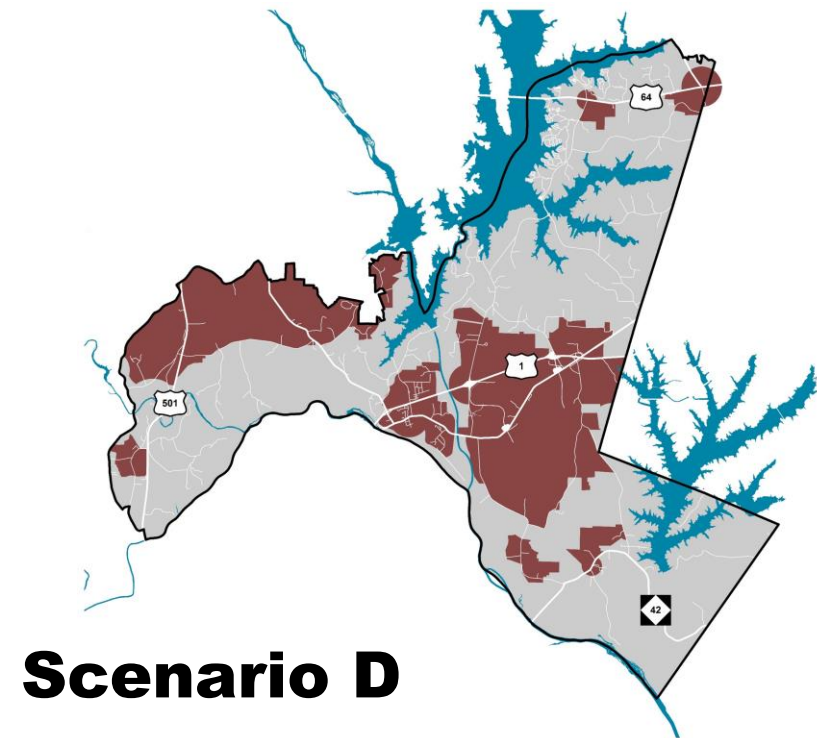
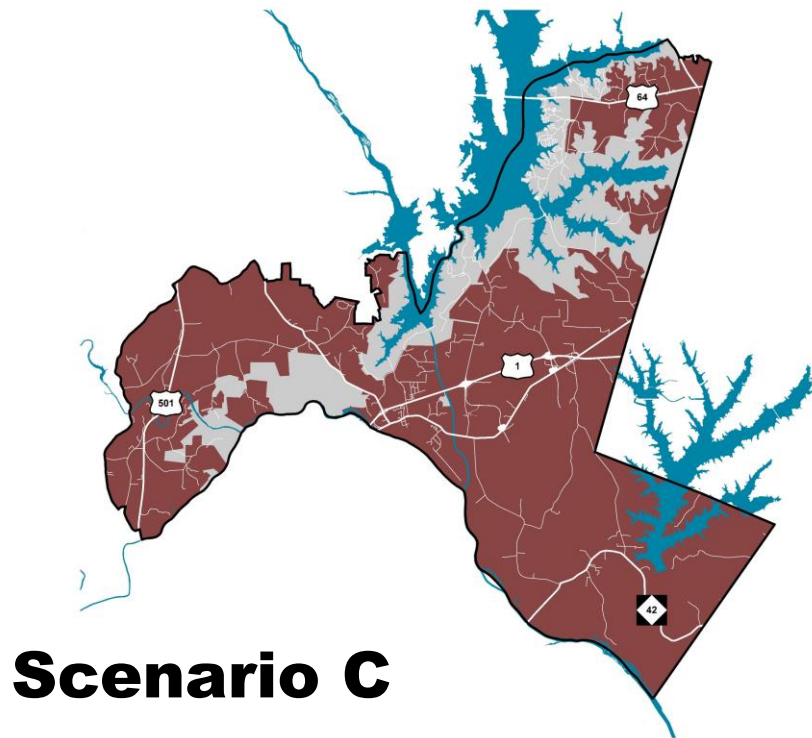
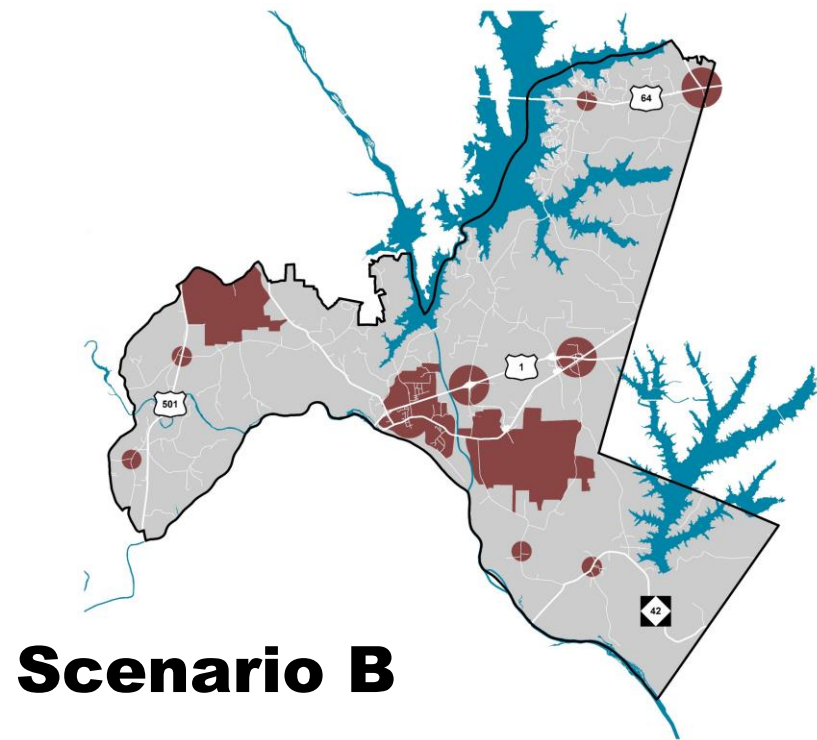
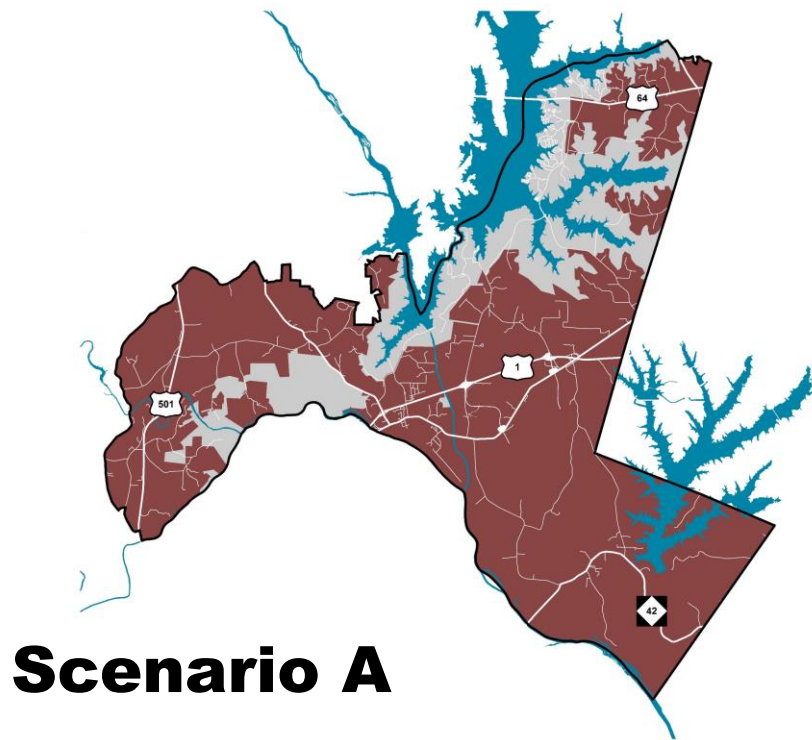


Full Projected Program of  
Future Development








# Suitability








# Intended Growth



# A

Single-Family Detached Home	Townhome	Apartment or Condominium	Accessory Dwelling Unit	Total Dwelling Units	Retail Space	Office Space	Industrial Space	Total Non-Residential Square Feet
								
<b>1,341 d.u.</b> (Planning Area)	<b>670 d.u.</b> (Planning Area)	<b>0 d.u.</b> (Planning Area)	<b>50 d.u.</b> (Planning Area)	<b>2,061 d.u.</b> (Planning Area)	<b>60,978 s.f.</b> (Planning Area)	<b>18,459 s.f.</b> (Planning Area)	<b>4,966,234 s.f.</b> (Planning Area)	<b>5,045,671 s.f.</b> (Planning Area)








# B

Single-Family Detached Home	Townhome	Apartment or Condominium	Accessory Dwelling Unit	Total Dwelling Units	Retail Space	Office Space	Industrial Space	Total Non-Residential Square Feet
								
<b>1,341 d.u.</b> (Planning Area)	<b>166 d.u.</b> (Planning Area)	<b>0 d.u.</b> (Planning Area)	<b>50 d.u.</b> (Planning Area)	<b>1,557 d.u.</b> (Planning Area)	<b>85,000 s.f.</b> (Planning Area)	<b>42,500 s.f.</b> (Planning Area)	<b>4,966,234 s.f.</b> (Planning Area)	<b>5,093,734 s.f.</b> (Planning Area)

# C

Single-Family Detached Home	Townhome	Apartment or Condominium	Accessory Dwelling Unit	Total Dwelling Units	Retail Space	Office Space	Industrial Space	Total Non-Residential Square Feet
								
<b>779 d.u.</b> (Planning Area)	<b>136 d.u.</b> (Planning Area)	<b>2 d.u.</b> (Planning Area)	<b>25 d.u.</b> (Planning Area)	<b>942 d.u.</b> (Planning Area)	<b>42,500 s.f.</b> (Planning Area)	<b>17,000 s.f.</b> (Planning Area)	<b>4,116,234 s.f.</b> (Planning Area)	<b>4,175,734 s.f.</b> (Planning Area)

# D

Single-Family Detached Home	Townhome	Apartment or Condominium	Accessory Dwelling Unit	Total Dwelling Units	Retail Space	Office Space	Industrial Space	Total Non-Residential Square Feet
								
<b>1,903 d.u.</b> (Planning Area)	<b>951 d.u.</b> (Planning Area)	<b>951 d.u.</b> (Planning Area)	<b>100 d.u.</b> (Planning Area)	<b>3,905 d.u.</b> (Planning Area)	<b>254,800 s.f.</b> (Planning Area)	<b>127,500 s.f.</b> (Planning Area)	<b>7,516,234 s.f.</b> (Planning Area)	<b>7,898,534 s.f.</b> (Planning Area)

# Side-by-Side Scenario Comparison: Market Forecast Control Totals & Allocation Shortfalls, 2023 to 2040

## Scenario A

Condition	SFD	SFA	MFS	ADU	RET	OFF	IND
Control Total	1,341	670	670	50	85,000	42,500	4,966,234
Growth Allocation	1,341	670	0	50	60,978	18,459	4,966,234
Shortfall	0	0	-670	0	-24,022	-24,041	0

Total DU 2,061  
Total SF 5,045,671

## Scenario B

Condition	SFD	SFA	MFS	ADU	RET	OFF	IND
Control Total	1,341	670	670	50	85,000	42,500	4,966,234
Growth Allocation	1,341	166	0	50	85,000	42,500	4,966,234
Shortfall	0	-504	-670	0	0	0	0

Total DU 1,557  
Total SF 5,093,734

## Scenario C

Condition	SFD	SFA	MFS	ADU	RET	OFF	IND
Control Total	779	389	389	25	42,500	17,000	4,116,234
Growth Allocation	779	136	2	25	42,500	17,000	4,116,234
Shortfall	0	-253	-387	0	0	0	0

Total DU 942  
Total SF 4,175,734

## Scenario D

Condition	SFD	SFA	MFS	ADU	RET	OFF	IND
Control Total	1,903	951	951	100	254,800	127,500	7,516,234
Growth Allocation	1,903	951	951	100	254,800	127,500	7,516,234
Shortfall	0	0	0	0	0	0	0

Total DU 3,905  
Total SF 7,898,534



= Growth projected for this category in the scenario exceeds available supply. It is reasonable that some growth would occur in other locations near Moncure, including other parts of Chatham County, Wake County, Lee County, Apex, Holly Springs, or Sanford. Residents living outside the study area would need to commute into and out of Moncure to meet some of their daily needs (e.g., work, groceries, etc.).

# Performance Measure Summary

## Moncure Sub-Area of Chatham County

# B



**11**  
Police  
Officers  
in 2022

**+14**  
New Police  
Officers Needed  
for 2040

Source: Annual Comprehensive  
Financial Report, FY 2021-22

Source: Computation, City Explained, Inc.



**76:24**  
Res. To Non-Res.  
Assessed Value  
Ratio in 2022

**55:45**  
Res. To Non-Res.  
Assessed Value  
Ratio in 2040

Source: Computation, City Explained, Inc.

Source: Computation, City Explained, Inc.



**11**  
Full-Time  
Firefighters  
in 2022

**+13**  
New Full-Time  
Firefighters  
Needed in 2040

Source: Moncure Fire Department website

Source: Computation, City Explained, Inc.



**23%**  
Land Held for  
Agriculture or  
Woodlands in 2022

**18%**  
Land Held for  
Agriculture or  
Woodlands in 2040

Source: Chatham County GIS Tax Parcels, Present Use Value

Source: Computation, City Explained, Inc.



**145**  
County Park  
Acres Planned  
in 2022

**+37**  
County Park  
Acres Needed  
in 2040

Source: Chatham County Parks and Recreation CMP

Source: Computation, City Explained, Inc.



**344**  
D.U.'s Encroaching  
on Natural Heritage  
Areas in 2022

**+83**  
D.U.'s Encroaching  
on Natural Heritage  
Areas in 2040

Source: Computation, City Explained, Inc.

Source: Computation, City Explained, Inc.



**13.6**  
Greenway  
Miles in 2022

**+4.0**  
New Greenway  
Miles Needed in  
2040

Source: Chatham County Parks and Recreation CMP

Source: Computation, City Explained, Inc.



**255**  
Acres of  
Impervious Surface  
(Estimate) in 2022

**+482**  
Acres of New  
Impervious Surface  
(Estimate) in 2040

Source: Computation, City Explained, Inc.

Source: Computation, City Explained, Inc.



**8,767**  
CCS System  
Students  
in 2022

**+439**  
New CCS Students  
from Moncure Area  
Anticipated in 2040

Source: Annual Comprehensive  
Financial Report, FY 2021-22

Source: Computation, City Explained, Inc.



**\$604 per DU | \$0.06 per NRSF**  
Net Annual Ad Valorem  
Tax Revenue by  
Category in 2022

**\$1,475 per DU | \$0.36 per NRSF**  
Net Annual Ad Valorem  
Tax Revenue by  
Category in 2040

Source: Computation, City Explained, Inc.

Source: Computation, City Explained, Inc.

# Scenario Planning Background



A hybrid scenario (or “preferred” scenario) for the Study Area will be developed, bringing together the elements from two or more parts of the four scenarios presented.

Choosing a “Best Path Forward”





Community Input

**GIRLS BASKETBALL  
TOURNAMENT  
CHAMPIONS**

### Distribution of Place Type Categories on the Map

Rural (47%)
Agriculture (13%)
Parks and Protected Land (28%)
Greenways Community (1%)
Employment Center (1%)

### Scenario C Concept Map with Place Types

Map Legend:

- Rural
- Agriculture
- Parks and Protected Land
- Greenways Community
- Employment Center
- Water Bodies
- Orange Innovation Point

### Community Input Reflected in the Scenario

- "I want to still be able to hunt on my land." - Source: Community Meeting #1 (10/2022)
- "Keep the rural tranquility of Murrenville." - Source: Community Meeting #2 (10/2022)
- "Less Murrenville as it is." - Source: Community Meeting #2 (10/2022)
- "Small country north, south, farmstead, natural forest and wildlife habitat!" - Source: Community Meeting #2 (10/2022)
- "Stop the development of new subdivisions and..." - Source: Community Meeting #1 (10/2022)
- "High property taxes in Murrenville. Can we do to help them stay here?" - Source: Community Meeting #1 (10/2022)
- "Keep the small town feel!" - Source: Community Meeting #2 (10/2022)
- "Keep small community!" - Source: Community Meeting #2 (10/2022)

### Performance Measure Summary

Murrenville Sub-Area of Chatham County

11 New Police Officers Needed in 2032	+10	7624 New, To Meet New Assessment Value Area in 2032	5448
11 Full-Time Firefighters Needed in 2032	+5	23% Land Need for Agriculture or Woodlands in 2032	2% Land Need for Agriculture or Woodlands in 2032
145 County Park Acres Needed in 2032	+23	344 B to E Encroachment on Rural Heritage Area in 2032	+46
13.6 Greenway Miles in 2032	+2.0	255 Acres of New Impervious Surface (Anticipated in 2032)	+365
8,767 CCS System Students in 2032	+267	8000 per 100 - 10000 per 10000 New Annual Ad Valorem Tax Revenue by Category in 2032	Not Annual Ad Valorem Tax Revenue by Category in 2032

### Place Type Category Descriptions

**Agriculture**

**Employment Center**

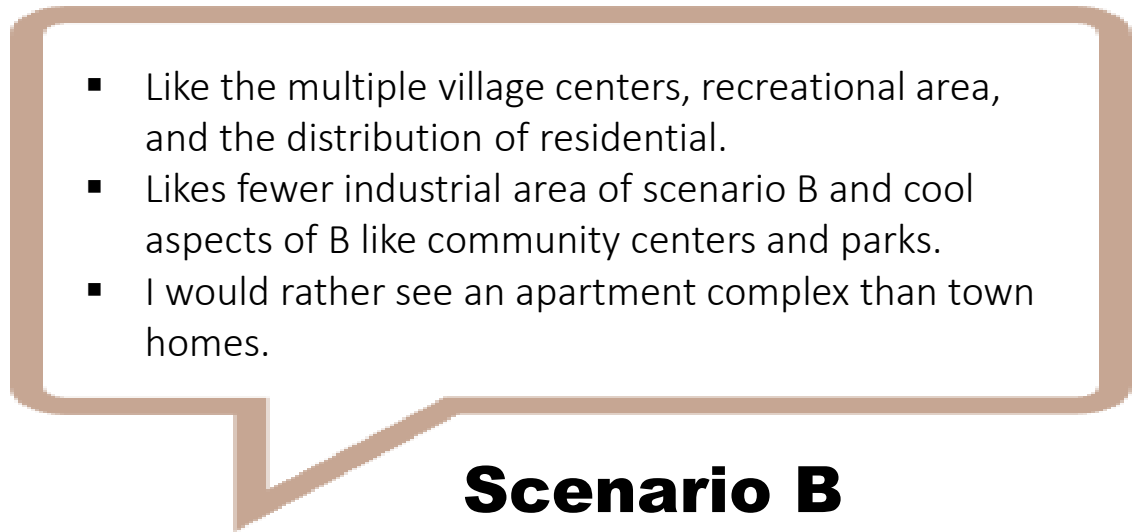
### Intended Growth Area(s)



# Input at Stations

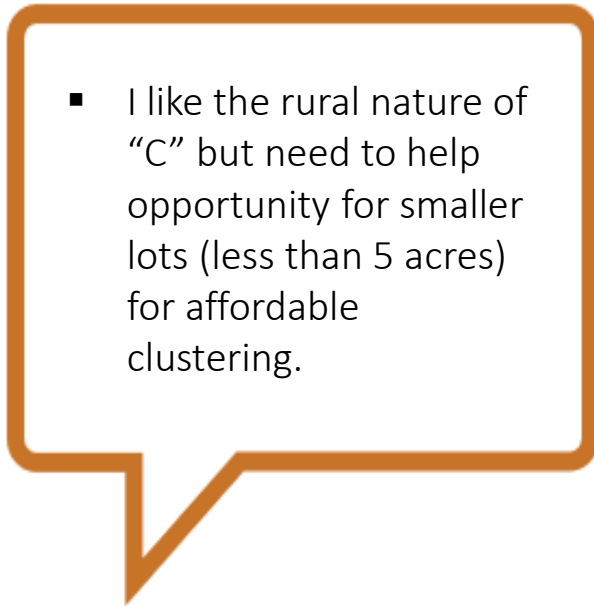


## Scenario A



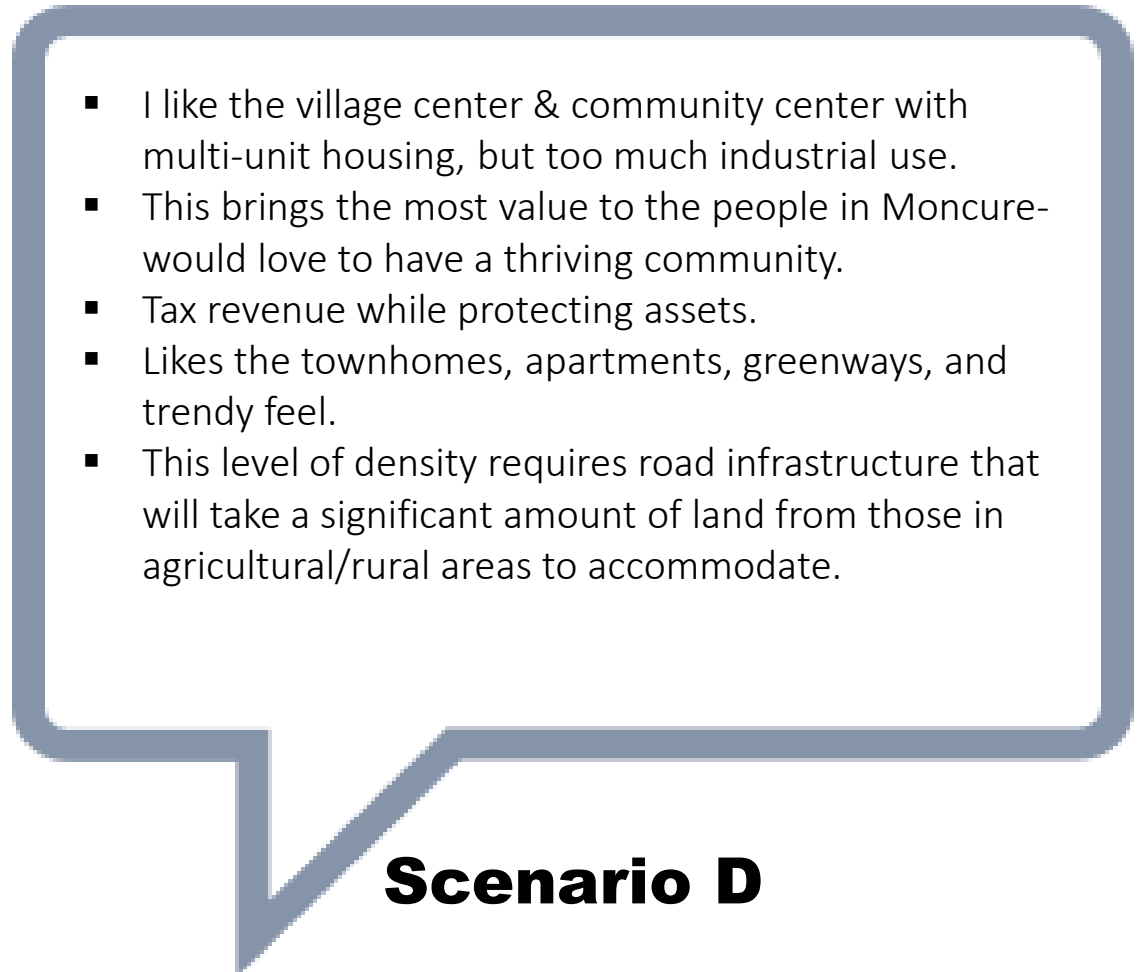
## Scenario B

- Like the multiple village centers, recreational area, and the distribution of residential.
- Likes fewer industrial area of scenario B and cool aspects of B like community centers and parks.
- I would rather see an apartment complex than town homes.



## Scenario C

- I like the rural nature of "C" but need to help opportunity for smaller lots (less than 5 acres) for affordable clustering.



## Scenario D

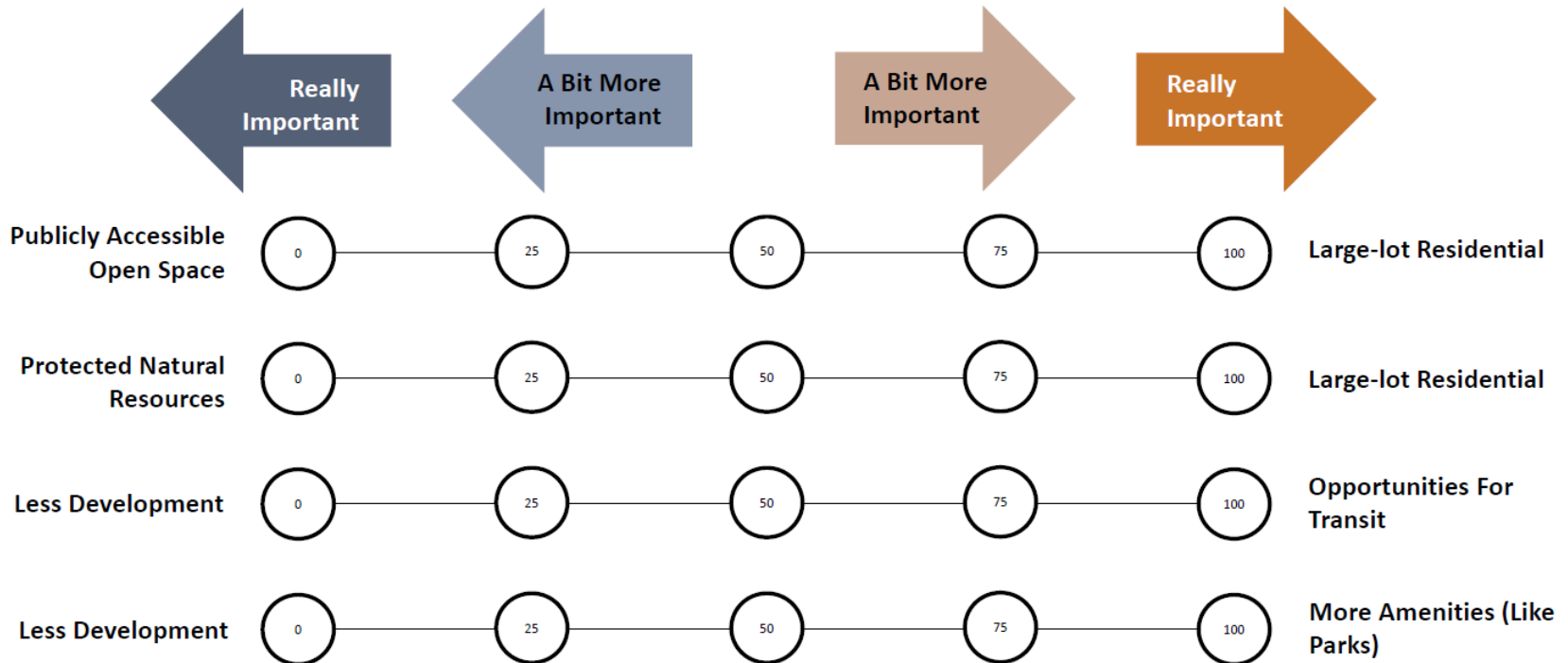
- I like the village center & community center with multi-unit housing, but too much industrial use.
- This brings the most value to the people in Moncure-would love to have a thriving community.
- Tax revenue while protecting assets.
- Likes the townhomes, apartments, greenways, and trendy feel.
- This level of density requires road infrastructure that will take a significant amount of land from those in agricultural/rural areas to accommodate.

# Preference Survey

## What Matters More?

RECODE | PLAN  
CHATHAM | MONCURE

Select the circle that is close to the feature that matters to you, indicating whether it matters a bit more or a lot more. The closer the circle is to the feature, the more important it is to you. Your responses to these questions will help us determine which features of the scenarios matter more to you than others and help us understand the trade-offs you are willing to accept.



# Preference Survey

79 RESPONSES (5.30.23)

#	LEFT SIDE	RIGHT SIDE	SCORE
1	Publicly accessible open space	Large-lot residential	46
2	Protected natural resources	Large-lot residential	27
3	Less development	Opportunities for transit	28
4	Less development	More amenities (like parks)	41
5	More affordable housing options	<b>Fewer houses</b>	65
6	<b>Fewer houses</b>	More Public Services (Like Education)	40
7	Shopping options (incl grocery)	<b>Fewer houses</b>	58
8	Restaurants and service businesses	<b>Less development</b>	62
9	<b>Less development</b>	Access to public utilities	41
10	Surrounding growth impacts, no county revenue	<b>Direct Growth Impacts, Some County Revenue</b>	51

# Preference Survey

79 RESPONSES (5.30.23) – Comments from 8 respondents shown.

- Change is hard, but we must **change or die**.
- Every citizen in Chatham County deserves **access to county water, high speed internet, and a quality education**. Those should be priorities...
- **Less development** all the way around, get real definition of affordable housing that single parents can afford and have some land for kids to enjoy, only thing maybe s high school to go along with **elementary/middle school**.
- There is a **balance** between growth and maintaining the environment. **STOP CLEAR CUTTING** the woods that have taken years to grow!! We don't need more apartment buildings but **houses that are on large lots at an affordable price**.
- Hold developers, companies and incoming retail businesses accountable. Their revenue should offset housing and support costs by implementing have a mandatory ongoing fee that's tied to their land and building costs. This can exist as a **temporary relief fund for those losing housing**.
- Mindful growth with **appropriate funding** for public footpaths, busses, schools, pools, gyms and parks.
- We **cannot just septic system** our way through life.
- **Who wants this growth** besides a few big land investors, big developers, big companies, and greedy/egotistical local leaders?



Discussion



Next Steps



# What's Next?

- Preferred Scenario
- Recommendations + Illustrations
- Community Meeting #3 – August

## Visit the Website!

Here, you can get updates, share ideas, and post photos of places in Moncure you like.

[www.recodechathamnc.org/planmoncure](http://www.recodechathamnc.org/planmoncure)



# Study Area Map

