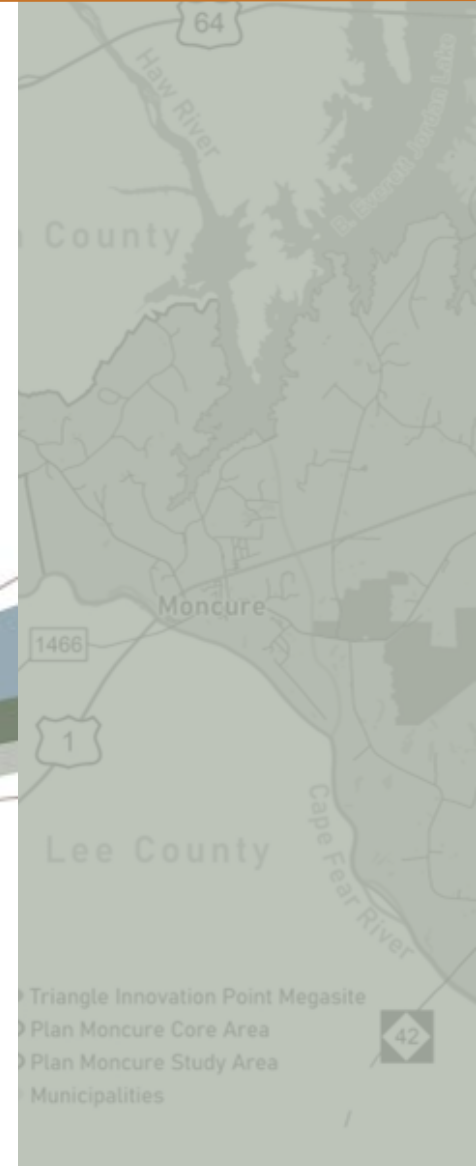


Chatham County Board of Commissioners – Update

06.05.2023



Agenda



Process Update



Presentation of Scenarios (Overview)



Summary of Community Input

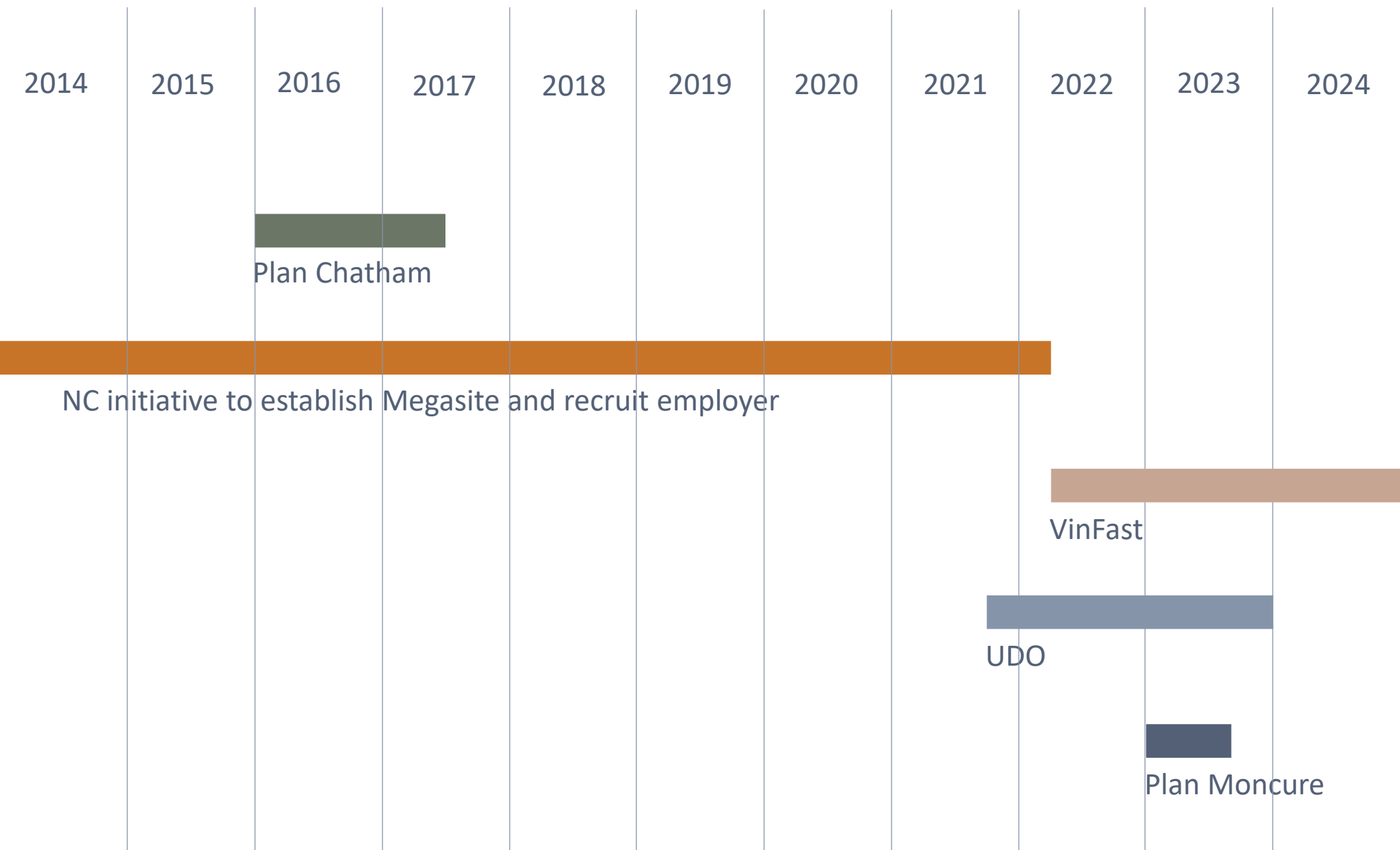


Discussion / Q&A



Next Steps

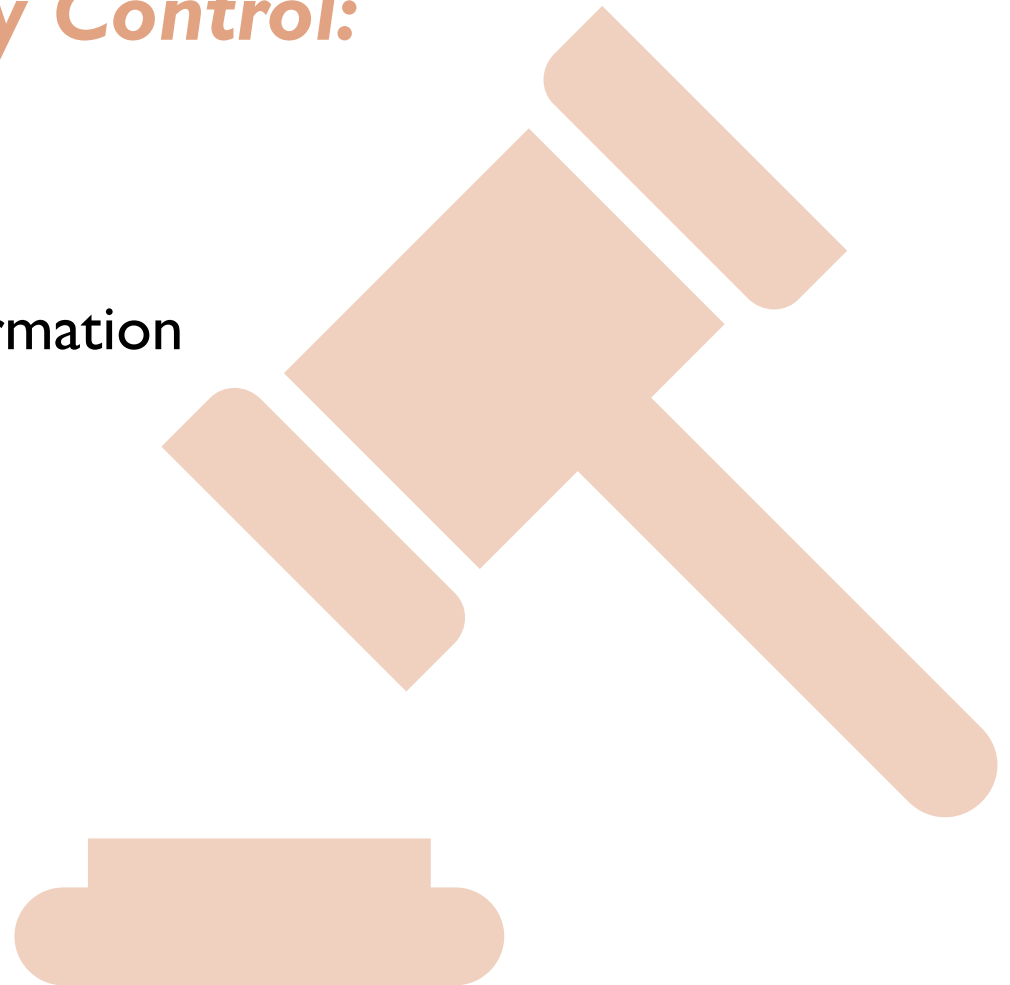
Project Context



County's Role

The County Can Directly Control:

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



County's Role

The County Can Have A Voice:

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

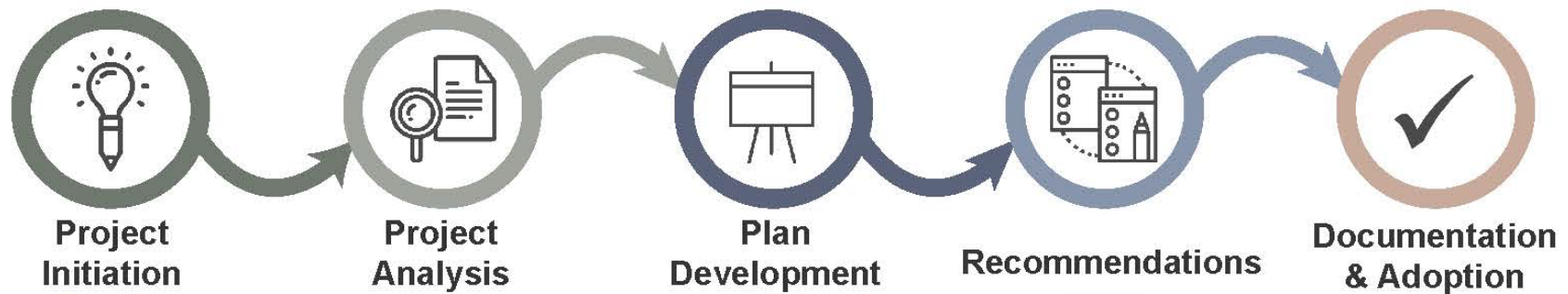


Project Purpose

- 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.

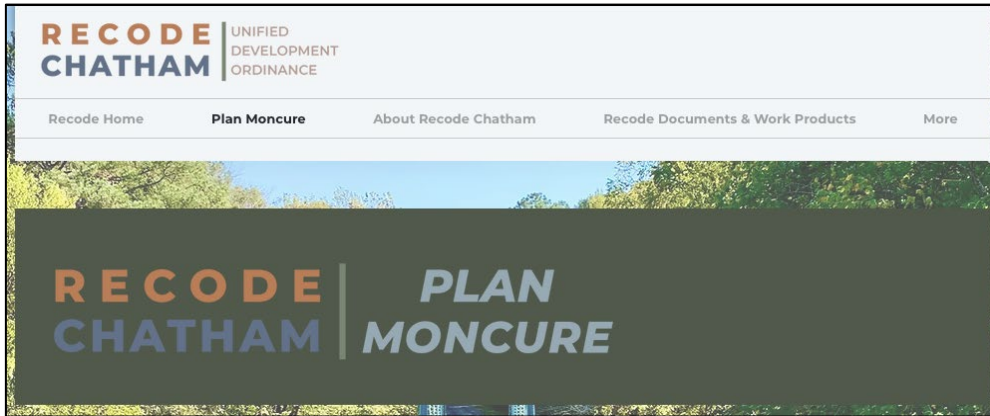
Process – Plan Moncure

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
Moncure School

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

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

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!

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!

Contact/Contacto
Chance Mullis, AICP, CZO
Planner II & UDO/Moncure Small Area Plan Project Manager
919.545.8366 | planmoncure@chathamcountync.gov

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



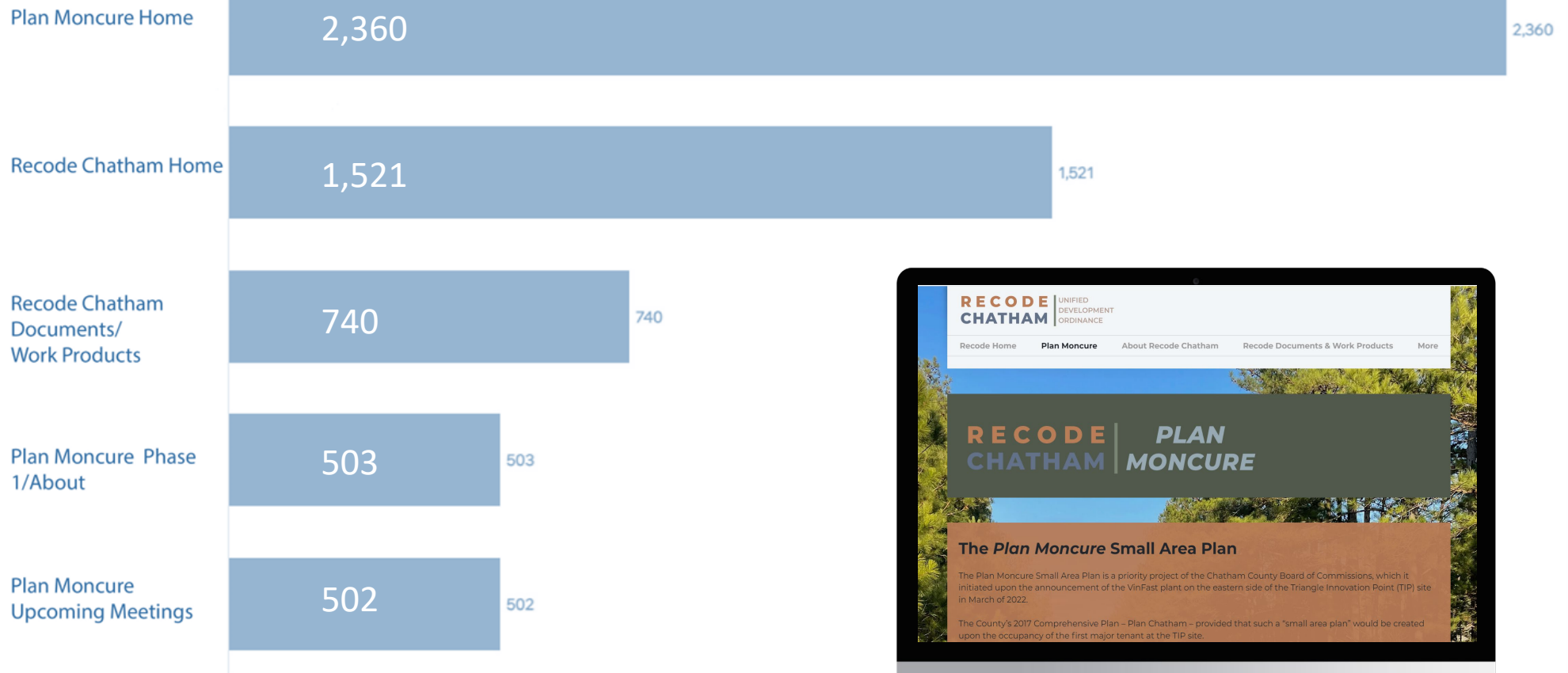
COMMUNITY KIOSK (Ongoing):

- Unknown
- Moncure Collection Center

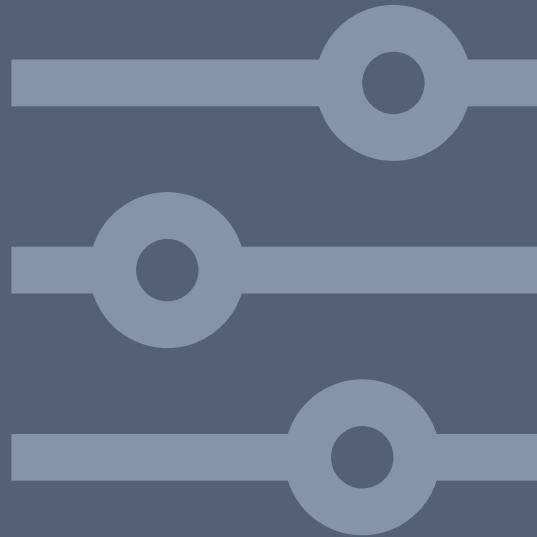
Community Engagement Numbers

WEBSITE ACTIVITY (5/31/23):

- 2,360 visitors



Current pe

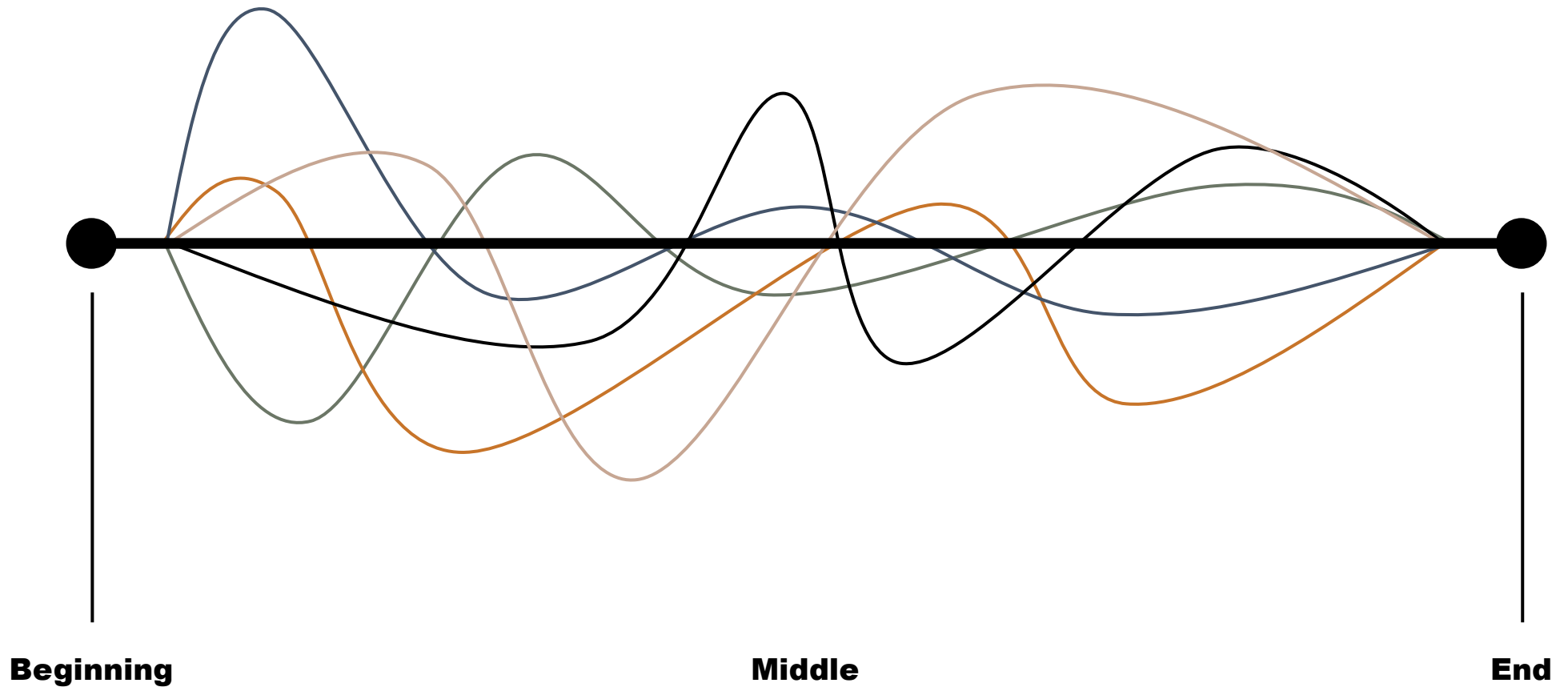


Scenarios

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



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



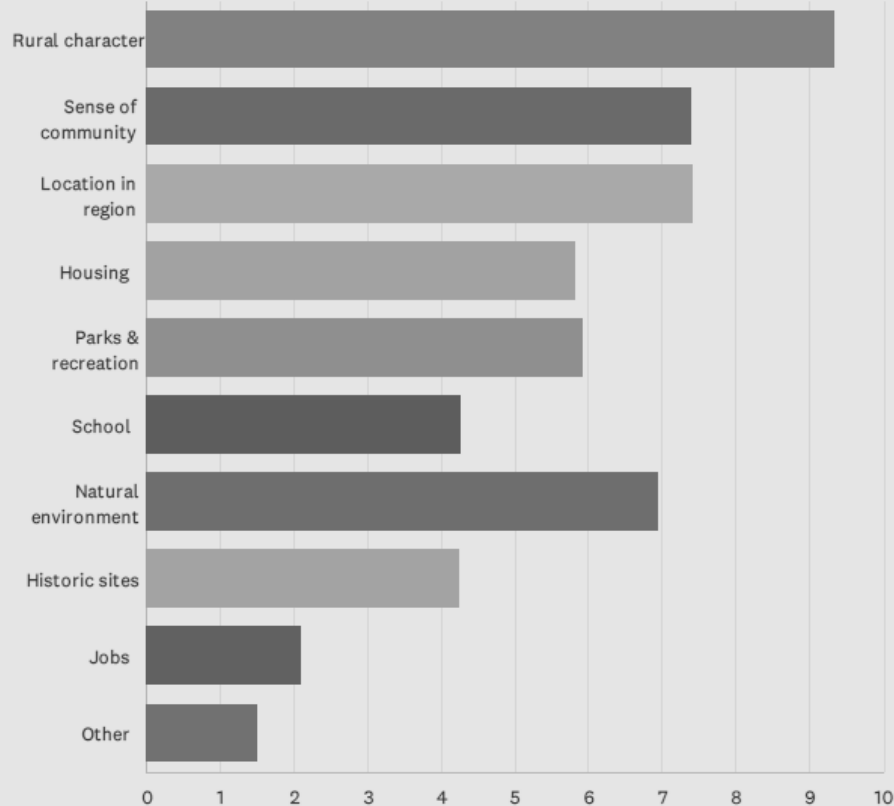
Data-Driven



Scenario Planning Background

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

Answered: 42 Skipped: 2



Value-Driven

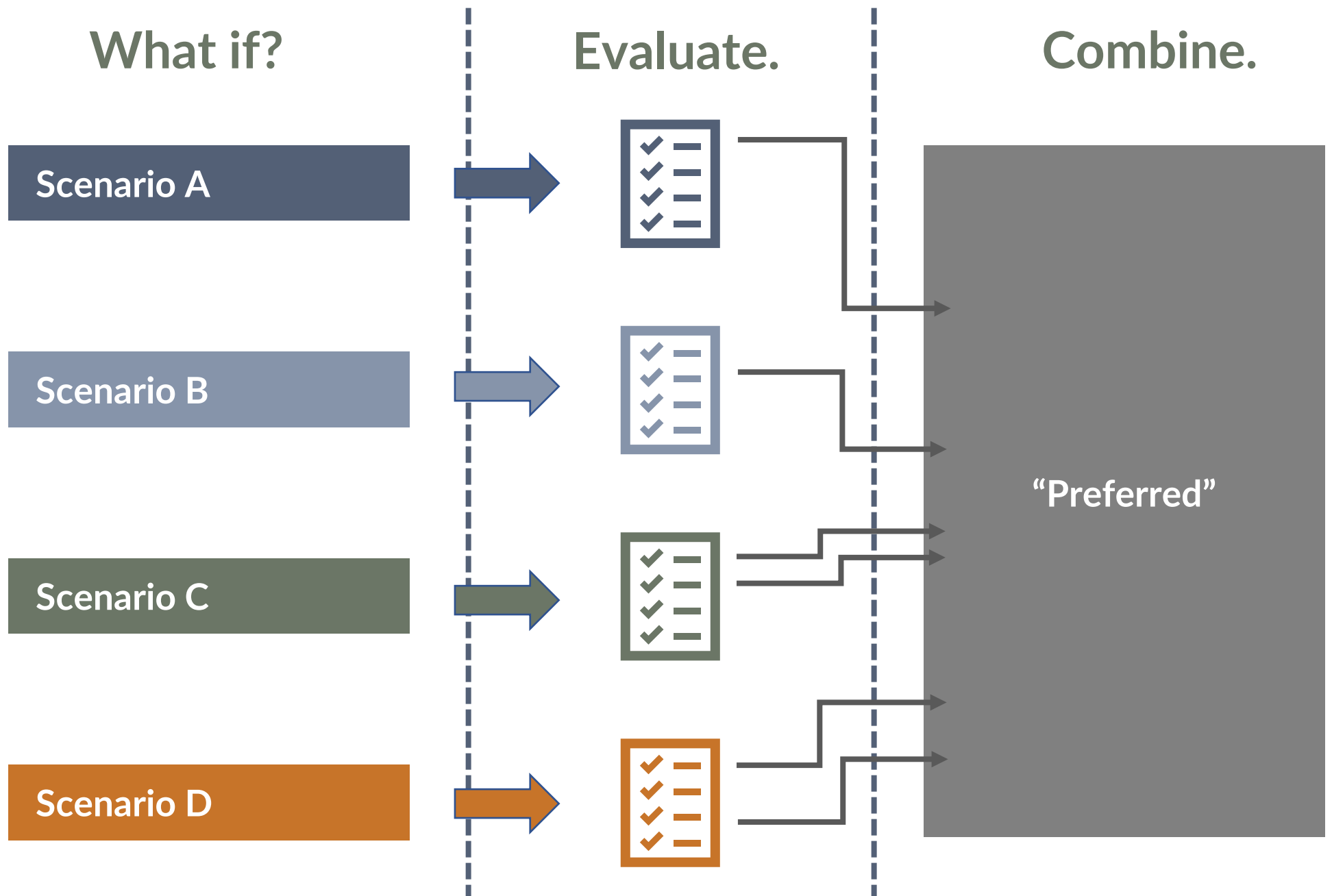


Scenario Planning Background

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

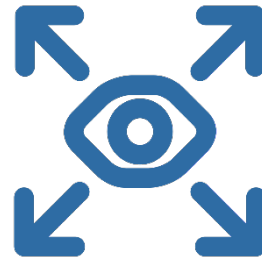
**Infrastructure
Needs**

**Access to Shopping
& Services**

**Rules for Future
Development**

**Financial
Implications
of Growth**

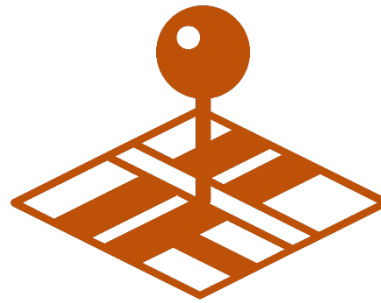
How are the Scenarios the same?



Planning Area



Committed
Development Inventory



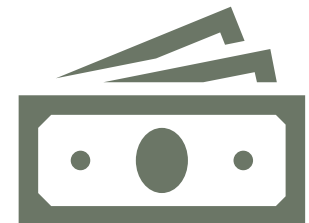
Development Status,
Existing
Development Patterns



Existing Land
in Permanent Open
Space, Carrying
Capacity



Place Types (Plan Chatham)



Tax Rate

How are the Scenarios different?

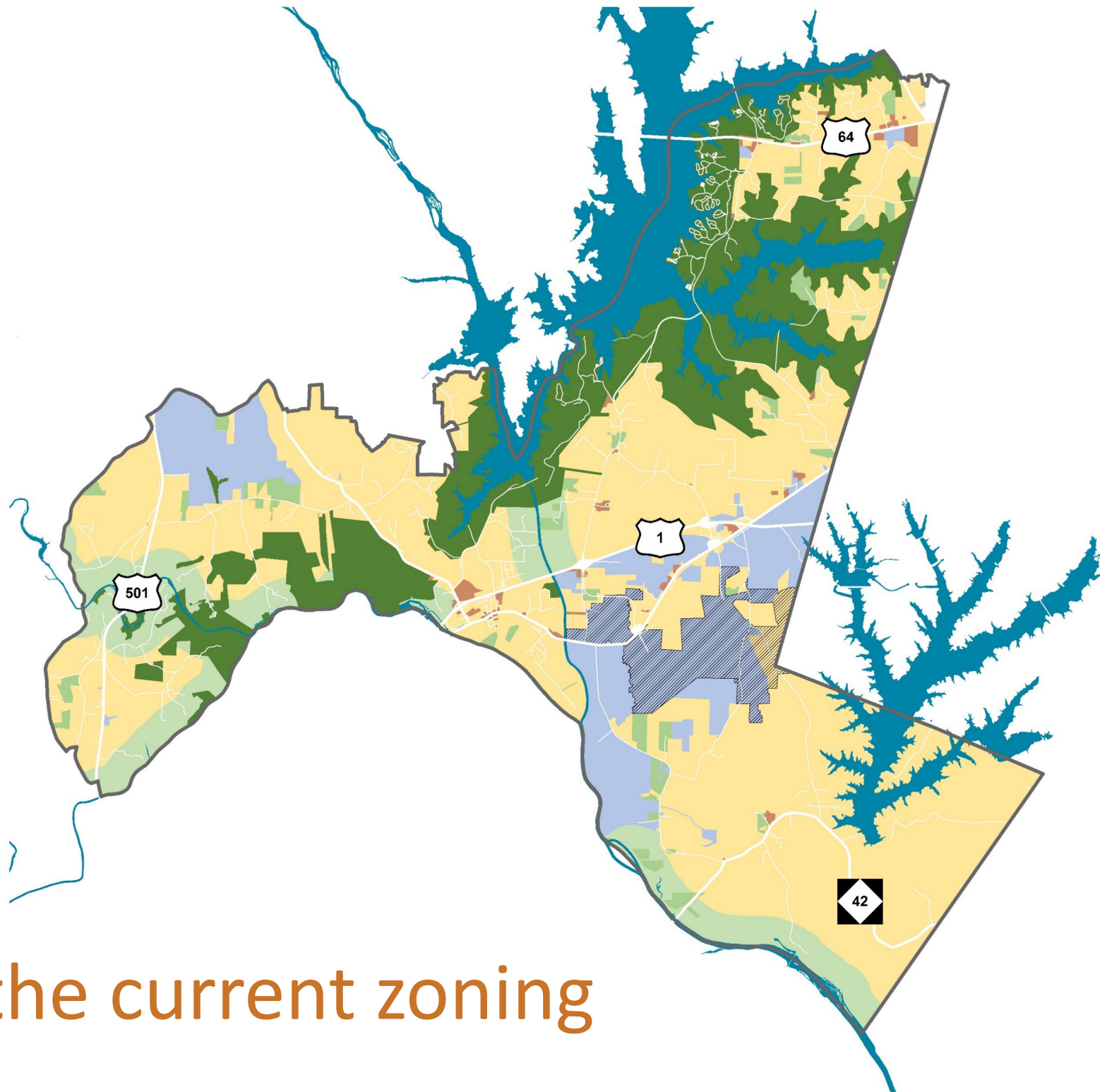


Development Intensities
Assignment of Place Types



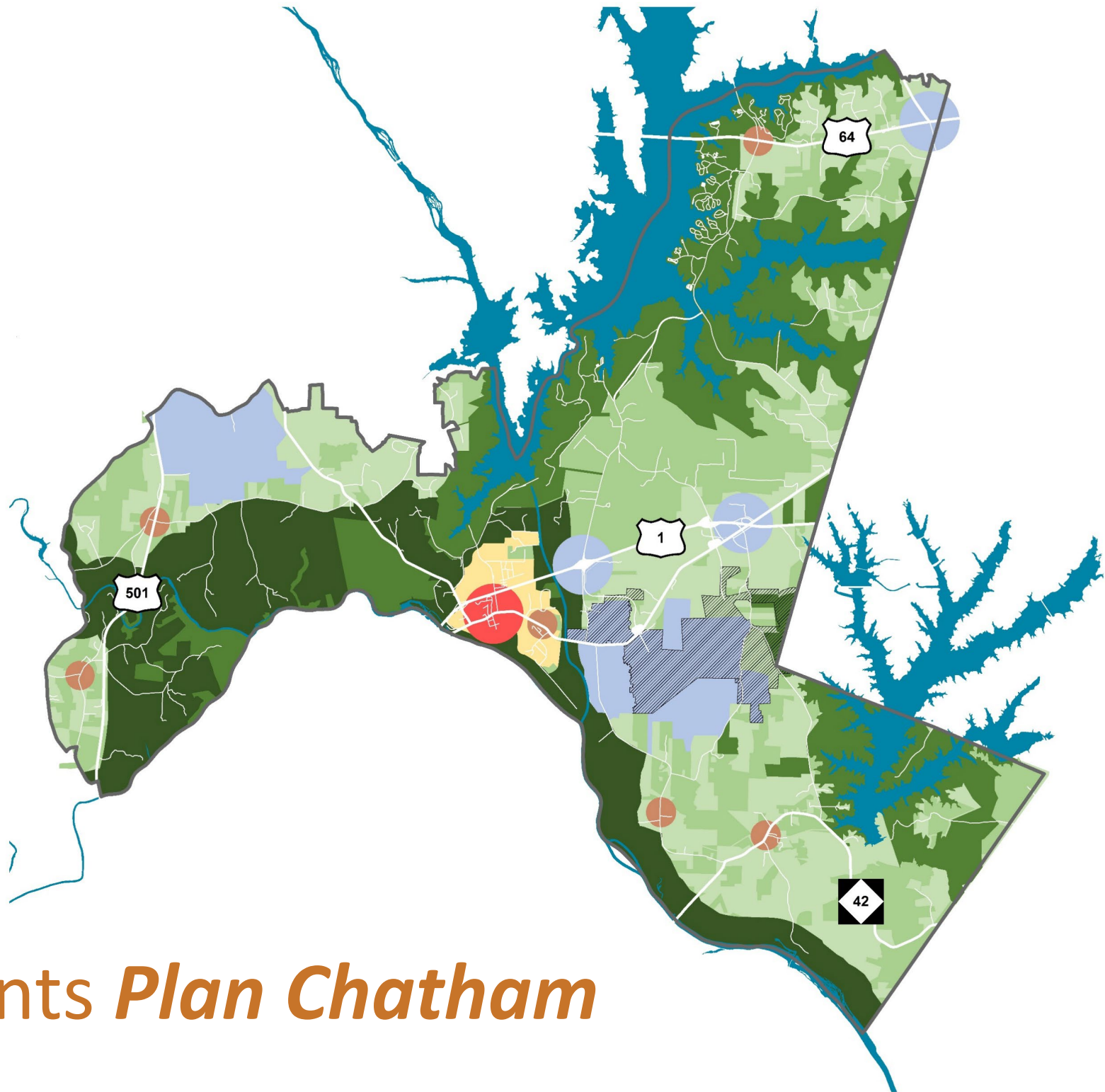
Forecasted Growth

Scenario A



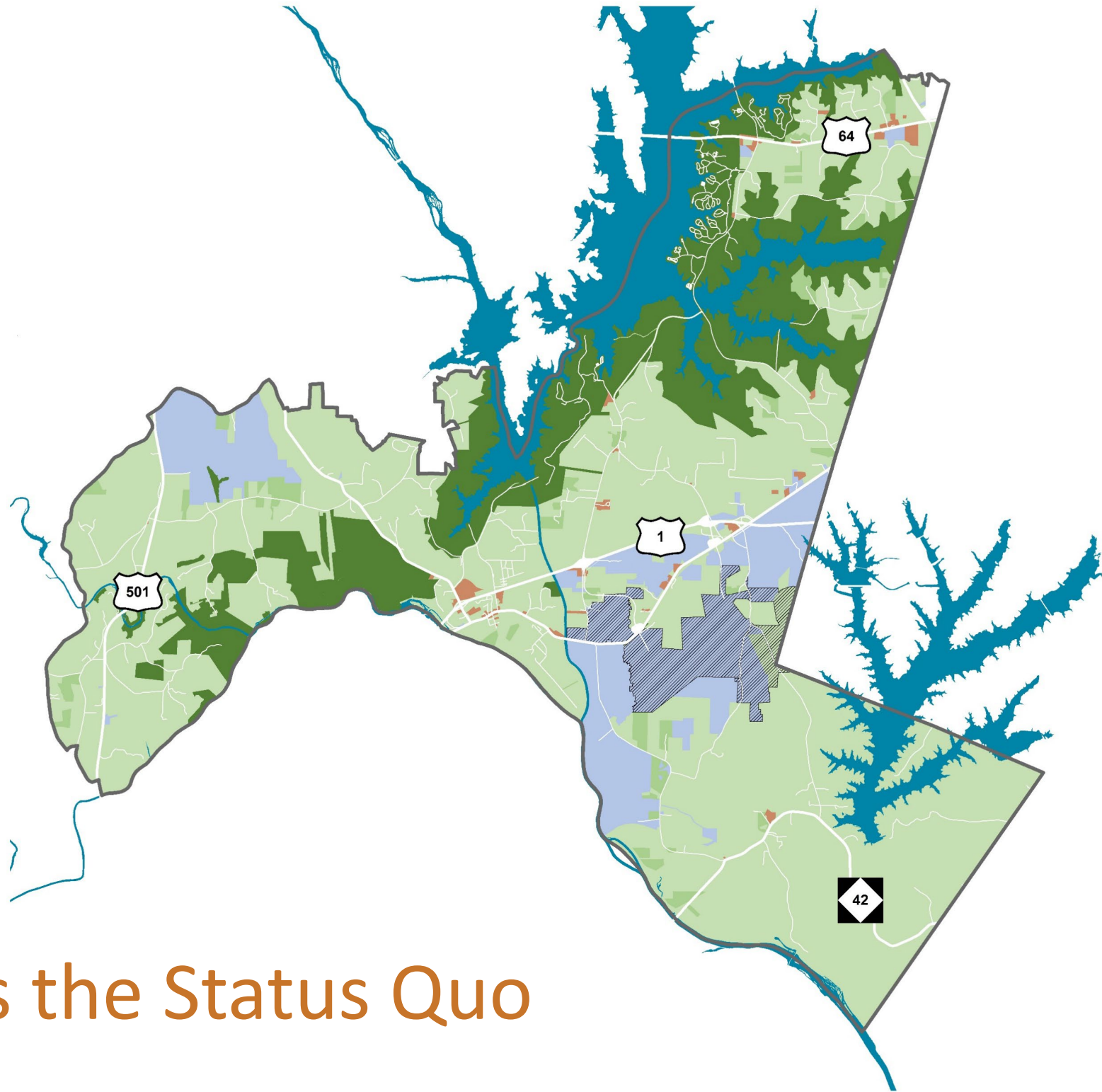
Accepts the current zoning

Scenario **B**



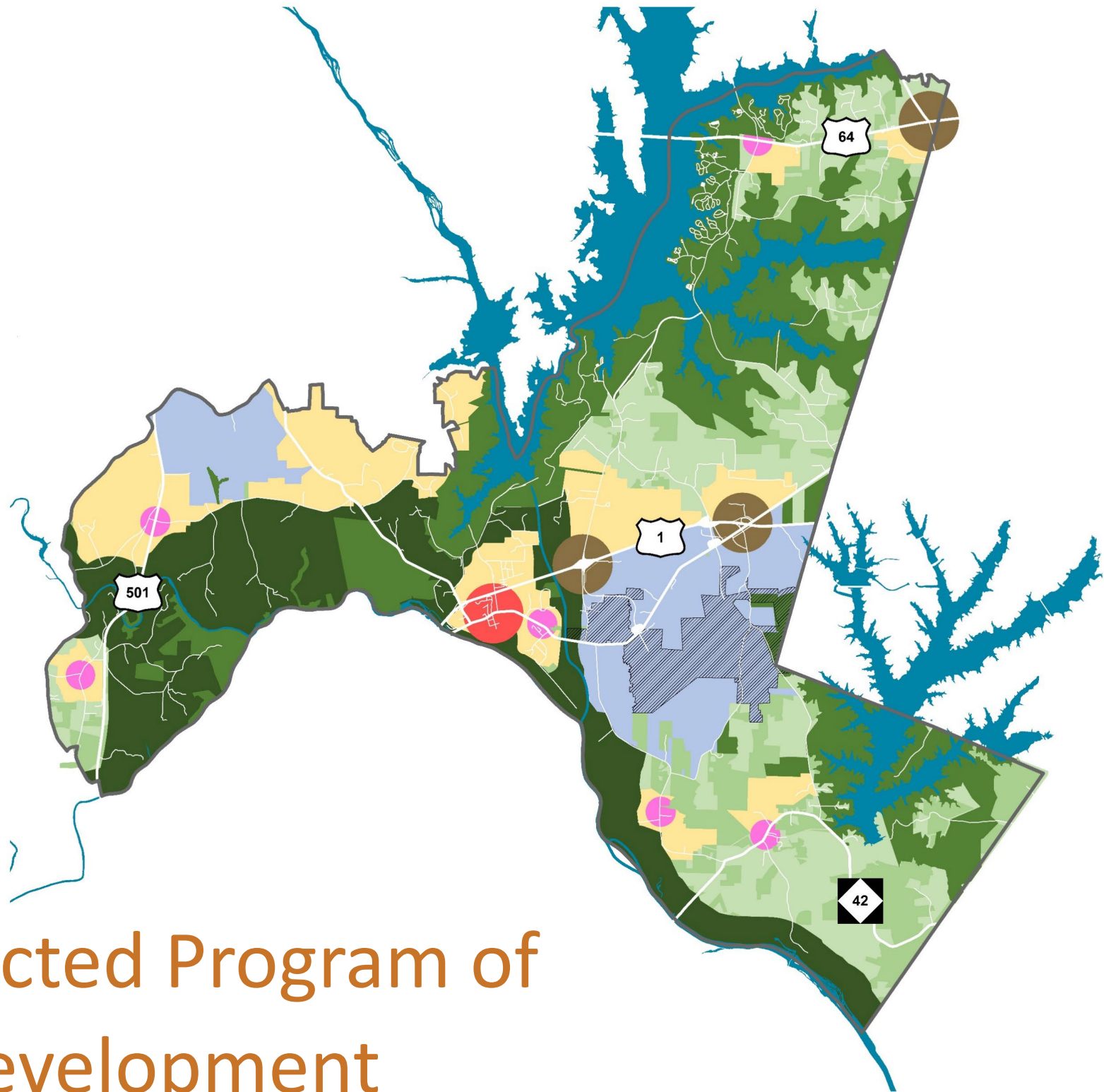
Implements *Plan Chatham*

Scenario C



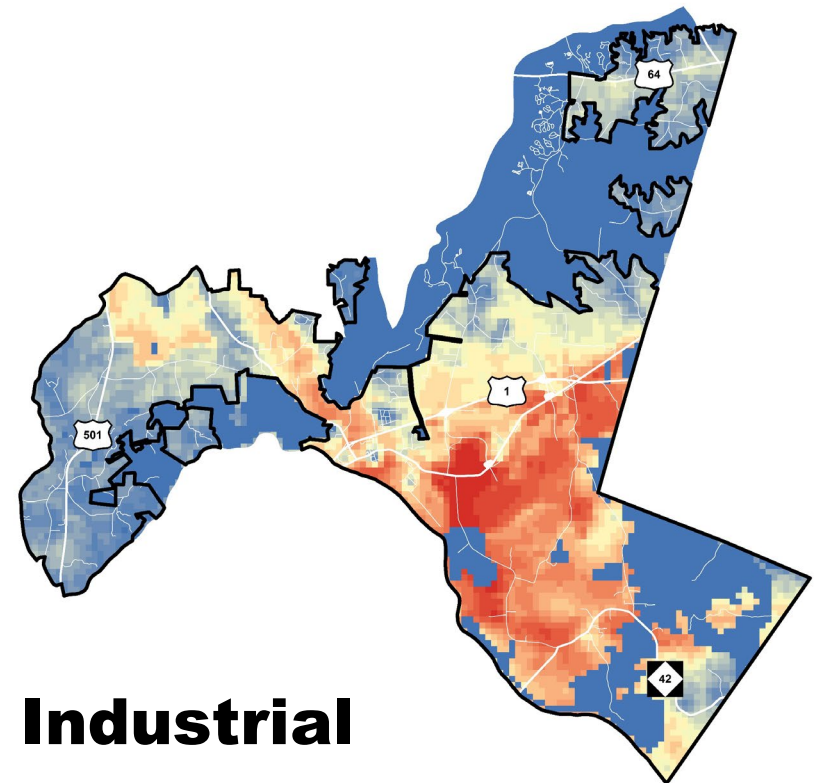
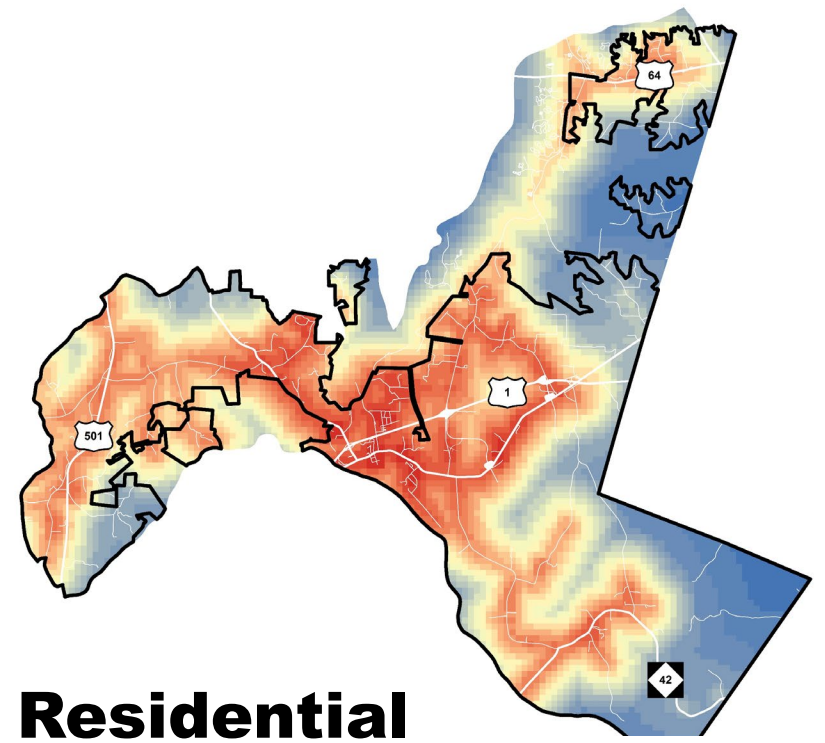
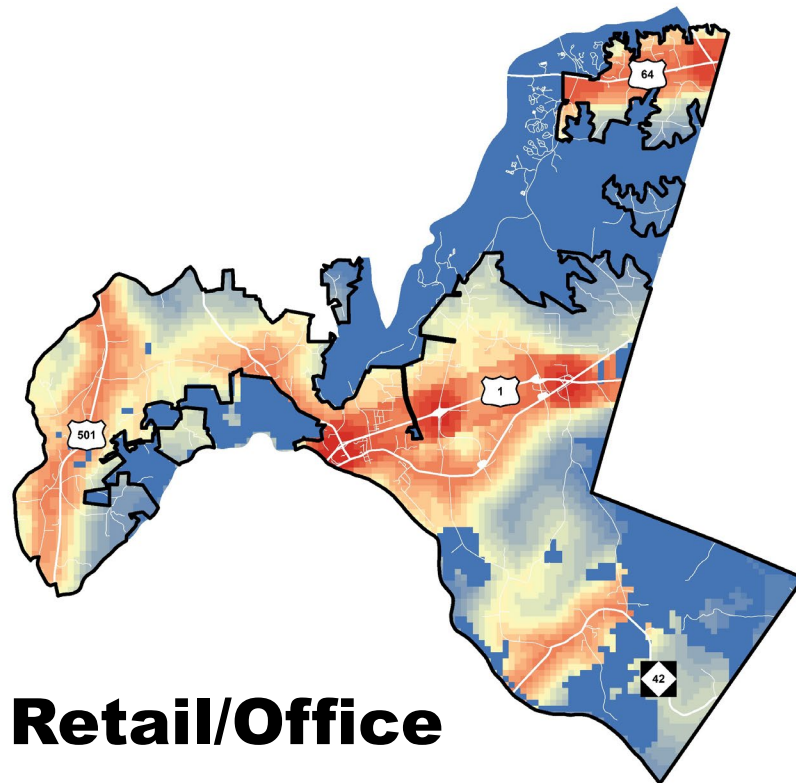
Embraces the Status Quo

Scenario D

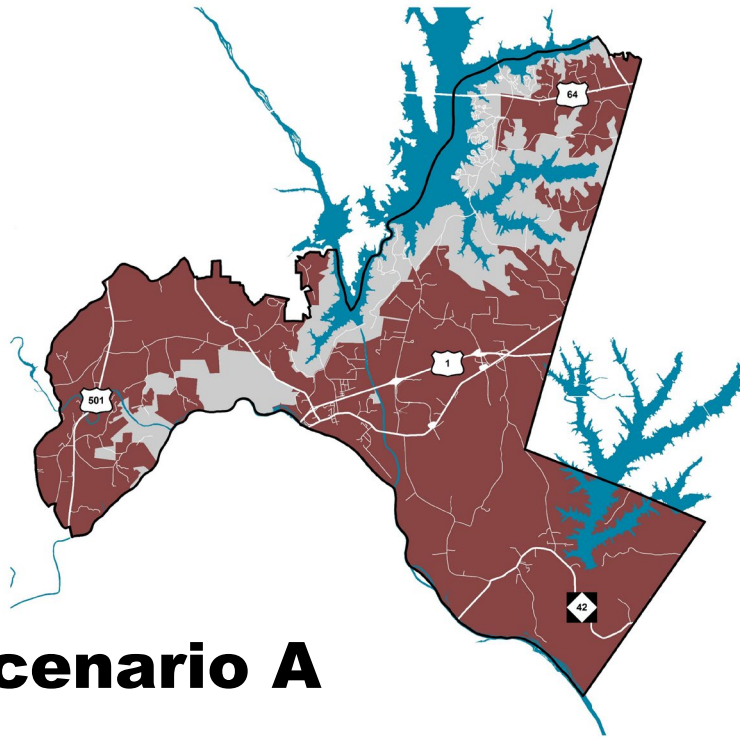


Full Projected Program of
Future Development

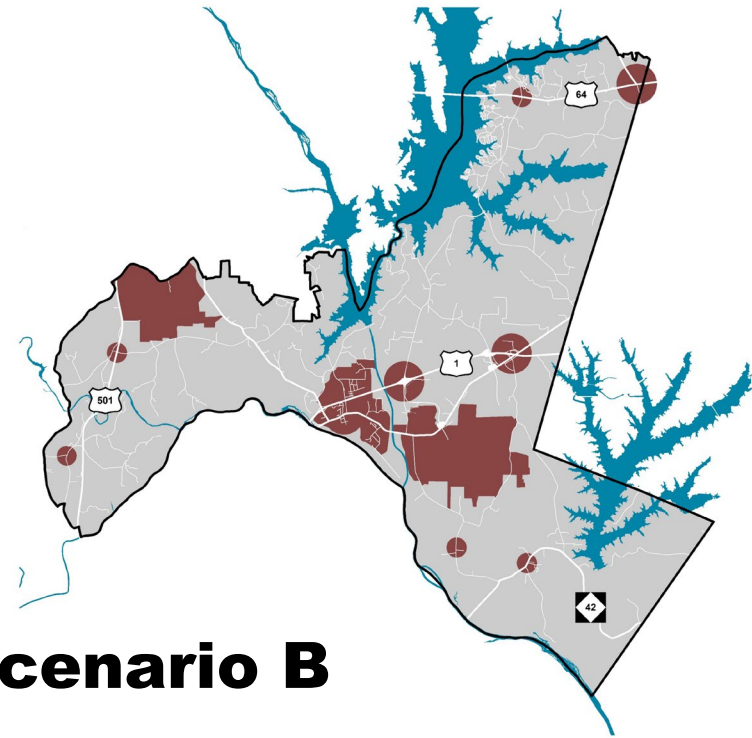
Suitability



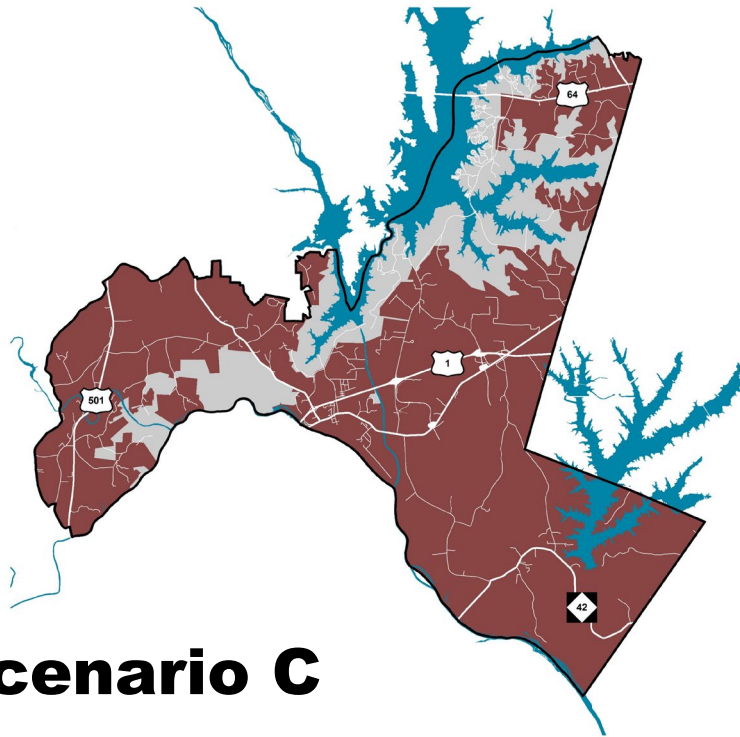
Intended Growth



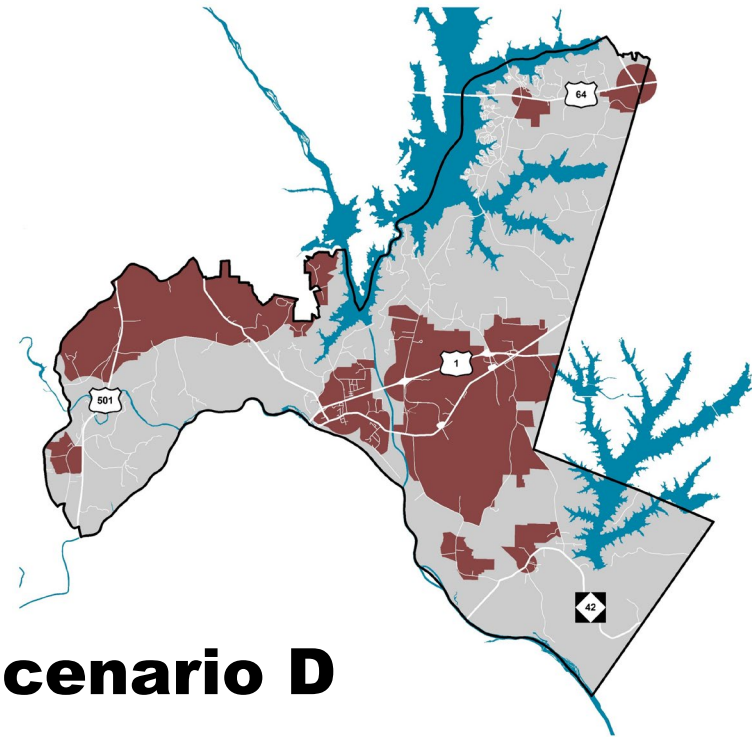
Scenario A



Scenario B



Scenario C



Scenario D

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
								
1,341 d.u. (Planning Area)	670 d.u. (Planning Area)	0 d.u. (Planning Area)	50 d.u. (Planning Area)	2,061 d.u. (Planning Area)	60,978 s.f. (Planning Area)	18,459 s.f. (Planning Area)	4,966,234 s.f. (Planning Area)	5,045,671 s.f. (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
								
1,341 d.u. (Planning Area)	166 d.u. (Planning Area)	0 d.u. (Planning Area)	50 d.u. (Planning Area)	1,557 d.u. (Planning Area)	85,000 s.f. (Planning Area)	42,500 s.f. (Planning Area)	4,966,234 s.f. (Planning Area)	5,093,734 s.f. (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
								
779 d.u. (Planning Area)	136 d.u. (Planning Area)	2 d.u. (Planning Area)	25 d.u. (Planning Area)	942 d.u. (Planning Area)	42,500 s.f. (Planning Area)	17,000 s.f. (Planning Area)	4,116,234 s.f. (Planning Area)	4,175,734 s.f. (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
								
1,903 d.u. (Planning Area)	951 d.u. (Planning Area)	951 d.u. (Planning Area)	100 d.u. (Planning Area)	3,905 d.u. (Planning Area)	254,800 s.f. (Planning Area)	127,500 s.f. (Planning Area)	7,516,234 s.f. (Planning Area)	7,898,534 s.f. (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**

Source: Annual Comprehensive
Financial Report, FY 2021-22

+14

**New Police
Officers Needed
for 2040**

Source: Computation, City Explained, Inc.



76:24

**Res. To Non-Res.
Assessed Value
Ratio in 2022**

Source: Computation, City Explained, Inc.

55:45

**Res. To Non-Res.
Assessed Value
Ratio in 2040**

Source: Computation, City Explained, Inc.



11

**Full-Time
Firefighters
in 2022**

Source: Moncure Fire Department website

+13

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

Source: Computation, City Explained, Inc.



23%

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

Source: Chatham County GIS Tax Parcels, Present Use Value

18%

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

Source: Computation, City Explained, Inc.



145

**County Park
Acres Planned
in 2022**

Source: Chatham County Parks and Recreation CMP

+37

**County Park
Acres Needed
in 2040**

Source: Computation, City Explained, Inc.



344

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

Source: Computation, City Explained, Inc.

+83

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

Source: Computation, City Explained, Inc.



13.6

**Greenway
Miles in 2022**

Source: Chatham County Parks and Recreation CMP

+4.0

**New Greenway
Miles Needed in
2040**

Source: Computation, City Explained, Inc.



255

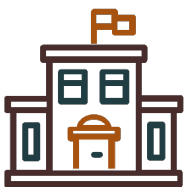
**Acres of
Impervious Surface
(Estimate) in 2022**

Source: Computation, City Explained, Inc.

+482

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

Source: Computation, City Explained, Inc.



8,767

**CCS System
Students
in 2022**

Source: Annual Comprehensive
Financial Report, FY 2021-22

+439

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

Source: Computation, City Explained, Inc.



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

Source: Computation, City Explained, Inc.

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

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



Community Input Reflected in the Scenario

Scenario C

Community input reflected in the scenario includes:

- "I want to still be able to hunt on my land."
- "Keep the rural tranquility of Monroeville."
- "Small country roads, some farmland, rural and scenic habitat."
- "Less Monroeville as it is."
- "Stop the development of new subdivisions and..."
- "High property taxes - what can we do to help them stay low?"
- "Keep the small town feel."
- "Keep small community."

Performance Measure Summary

Monroeville Sub-Area of Chatham County	
11 Police Officers in 2022	+10 New Police Officers Needed for 2040
11 Full-Time Firefighters in 2022	+5 New Full-Time Firefighters Needed in 2040
145 County Park Acres Planned in 2022	+23 County Park Acres Needed in 2040
13.6 Greenway Miles in 2022	+2.0 New Greenway Miles Needed in 2040
8,767 CCS System Students in 2022	+267 New CCS Students from Measure Area Anticipated in 2040
76.24 Assessed Value Ratio in 2022	54.46 Assessed Value Ratio in 2040
23% Land Used for Agriculture or Woodlands in 2022	2% Land Used for Agriculture or Woodlands in 2040
344 Acres of New Impervious Surface (Anticipated in 2022)	+46 Acres of New Impervious Surface (Anticipated in 2040)
255 Acres of New Impervious Surface (Anticipated in 2022)	+365 Acres of New Impervious Surface (Anticipated in 2040)
10,000 sq ft (100 sq ft per acre) Net Annual Ad Valorem Tax Revenue by Category in 2022	10,000 sq ft (100 sq ft per acre) Net Annual Ad Valorem Tax Revenue by Category in 2040

Place Type Category Descriptions

Agriculture

Employment Center

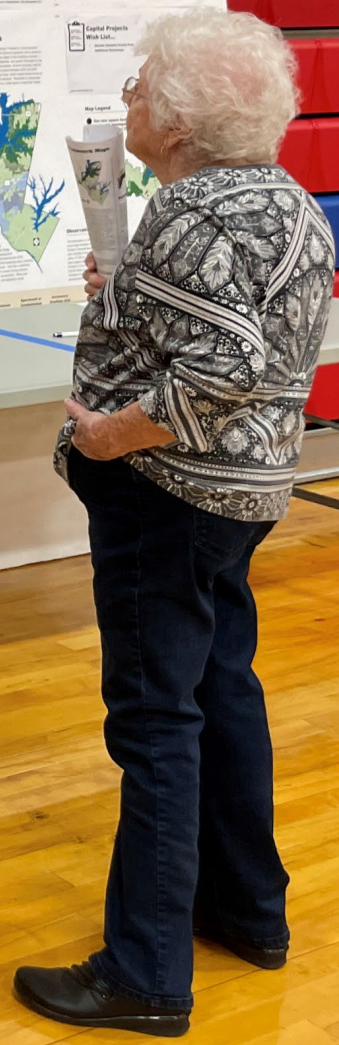
Analysis

Residential Suitability

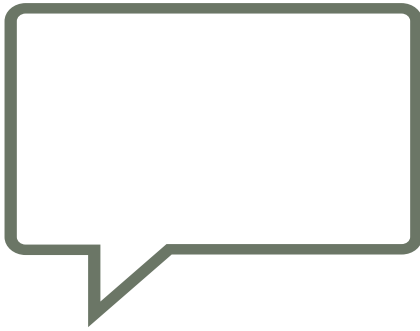
Intended Growth Area(s)

Growth Allocation Process

Map Legend



Input at Stations



Scenario A

- 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 B

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

Scenario C

- 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.

Scenario D

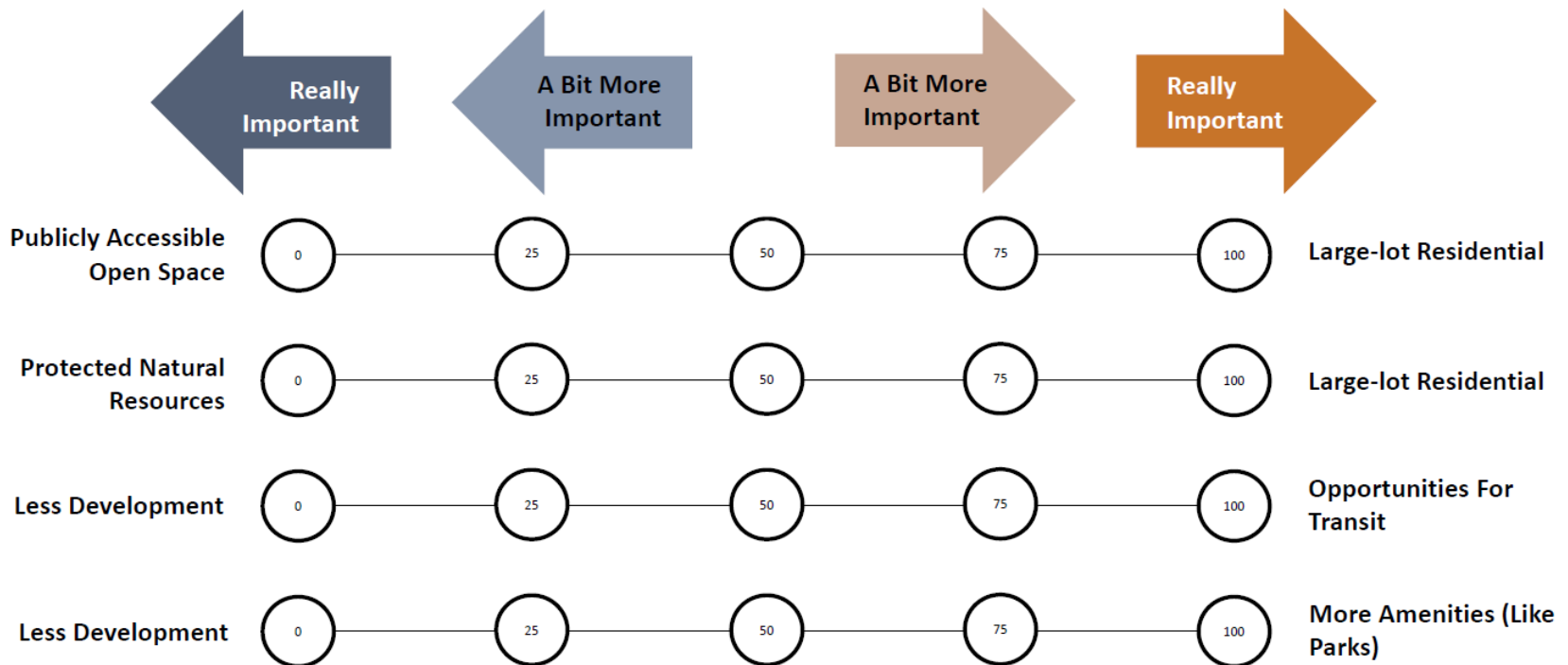
Preference Survey

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	Fewer houses	65
6	Fewer houses	More Public Services (Like Education)	40
7	Shopping options (incl grocery)	Fewer houses	58
8	Restaurants and service businesses	Less development	62
9	Less development	Access to public utilities	41
10	Surrounding growth impacts, no county revenue	Direct Growth Impacts, Some County Revenue	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 a 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



Study Area Map

