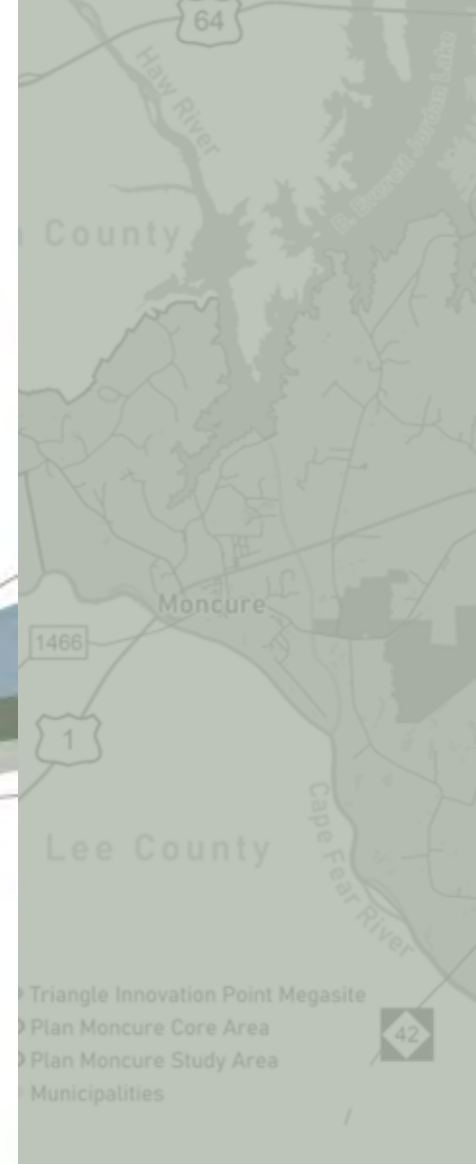


# SCENARIO PLANNING SUMMARY

08.16.2023





# Contents

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Introduction	1
Places of Potential Change	2
Place Types	4
Scenario Planning	8
Scenarios	9
Vision Map (Preferred Scenario)	20



# Introduction

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The primary objective of the plan development stage was to determine the appropriate land use and conservation pattern and depict that in the “Future Land Use & Conservation Map” Through the process, the community expressed ideas for change that could enhance the quality of life in Moncure. These ideas were tempered with comments about conserving the features that define the Moncure area and the way of life that residents have enjoyed for decades. Arriving at a shared vision for the future required an examination of multiple options so the community could evaluate trade-offs and determine the best path forward.

# Places of Potential Change

An important question to answer in developing the vision for the future is, “Where can all the growth (i.e., new homes, new businesses, and additional support services) that is coming to the area be located?” Therefore, an early step in the process is mapping the development status to determine which parcels make up the “land supply,” or the places where growth may go.

The study area is comprised of 67,356 acres. Some of that land (12%) is already developed and not likely to redevelop. Another 29% is protected through conservation easements and other land protection mechanisms. The remaining land is either undeveloped or underdeveloped. The land supply is comprised of these two areas, which combined encompass 35,907 acres.

## Using the Land Supply Map

The Development Status Map maps the distribution of these categories of development status. The status of parcels in the study area can

### UNDEVELOPED

With few or no structures, parcels of land remain vacant or relatively undeveloped. (Note: These parcels include agricultural lands that are managed for timber, cultivated fields, and pastureland.)

### PROTECTED

Parcels of land are protected as public parkland, privately-owned conservation easements, etc. (Refer to the Managed Land on the Study Area Map.)

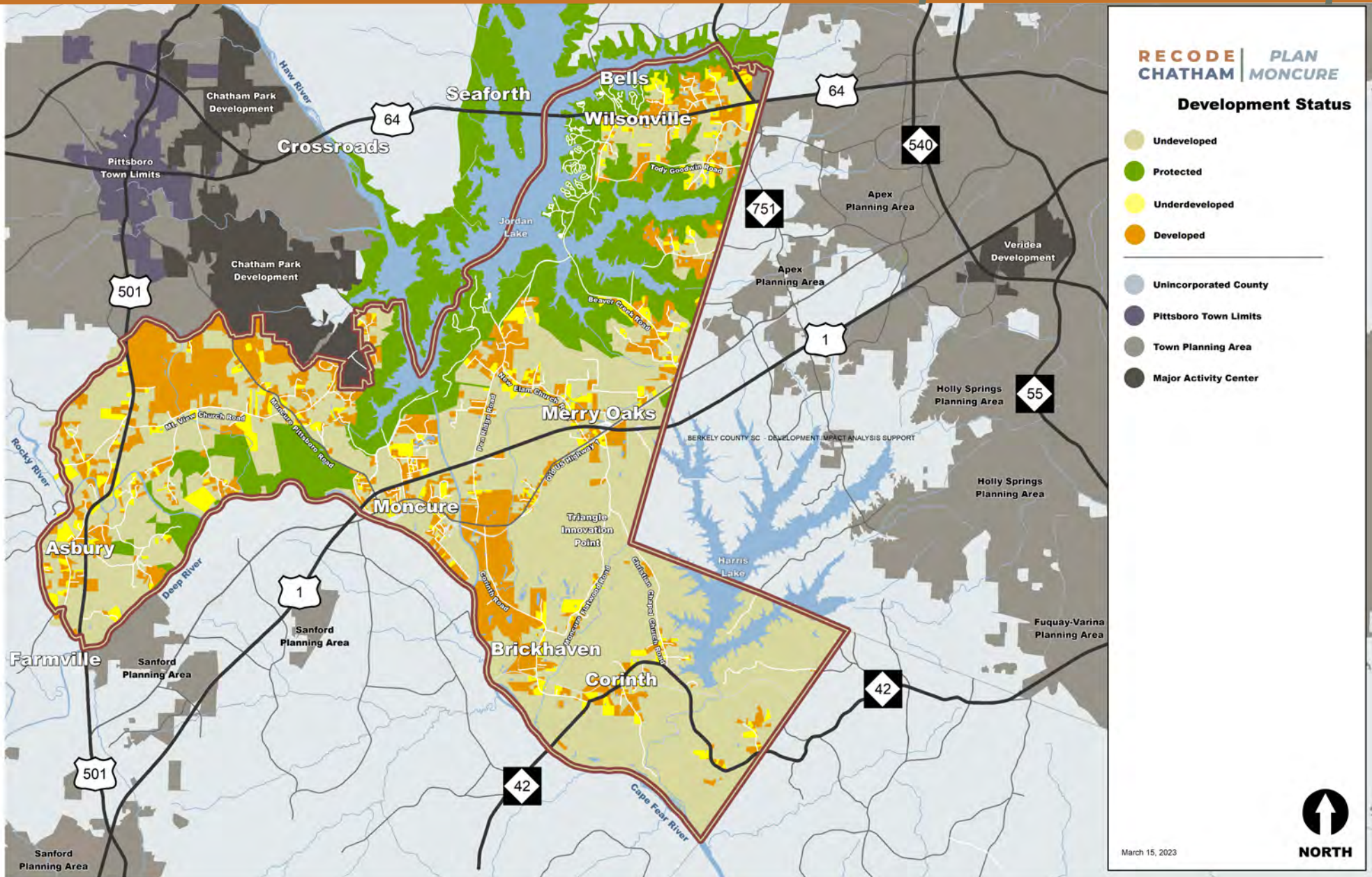
### UNDERDEVELOPED

The level of investment is low and the property is therefore ripe for redevelopment.

### DEVELOPED

The level of investment is high and such parcels are not likely to redevelop over the next 20 years.

# Development Status Map



# Place Types

## WHAT ARE THEY?

Place Types are classifications of development and conservation. The use of such classifications instead of land use categories is a modernized approach to describing existing and future development and distinguishing each area from others. In addition to land use, each place type can be described in terms of scale and density of development (lot sizes, building heights, and building setbacks). Street types, connectivity, and resulting block patterns are sometimes noted to describe the circulation networks for various modes of transportation to be supported in each area. Since open space is a key component of any development pattern, the appropriate amount as well as the variety of types defined by purpose, size, typical location, and level of improvement (a formal green versus a natural area) may also be specified.

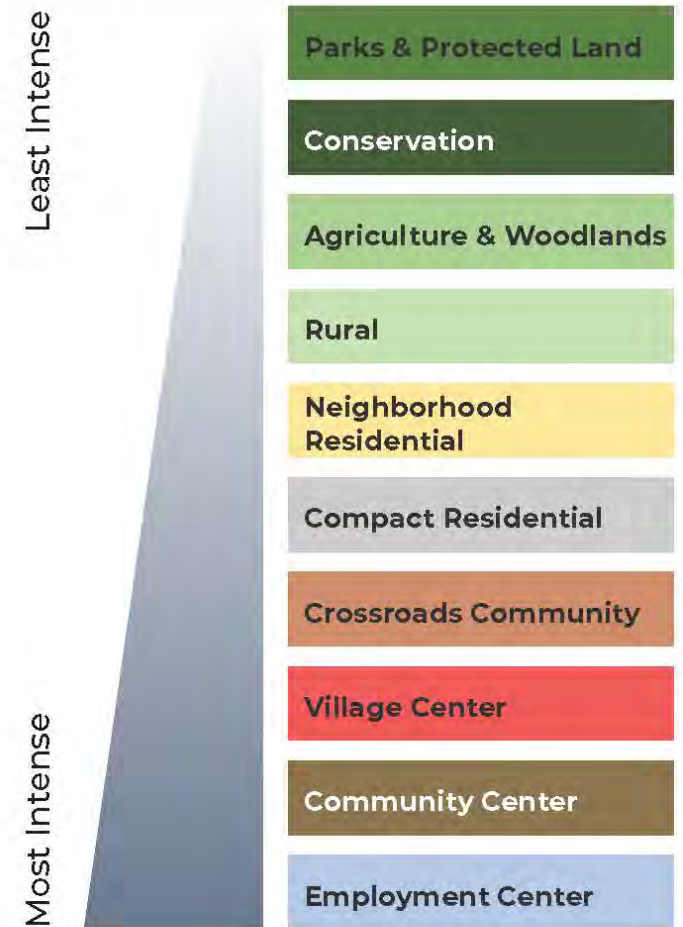
## PLACE TYPES VS. ZONING DISTRICTS

Place Types and Zoning Districts are not the same. In fact, more than one zoning district could be appropriate for area designated for a single place type. Refer to the Zoning Strategy presented in Section VI.

### DID YOU KNOW?

A common point of confusion is the difference between a land use map and a zoning map. The distinction is an important one. To be clear, land use plans, such as *Plan Moncure*, are policy guides. They do not have the force of law. Plans establish a vision for the future that is reflective of community expectations. The "vision" is represented by a land use map that shows the future development pattern. Plans are implemented through a variety of tools. One of those tools is the zoning ordinance, which does have the force of law. Zoning puts into place the rules to be followed as property is developed or redeveloped. Such rules should be consistent with the intent of the adopted plan. The official zoning map depicts the zoning districts to delineate the areas where the rules apply.

The range of Place Types generally increase in intensity. The diagram below shows the relative differences across the Place Types shown on the Vision Map and explained in this pages that follow.





## Parks & Protected Lands



Permanently protected lands, these areas are composed of federal- and state-maintained recreation areas parkland, as well as privately owned land protected by conservation easements. The mix of uses includes passive and active recreation uses, accessory uses, and limited residential uses (per easement agreements).

## Conservation



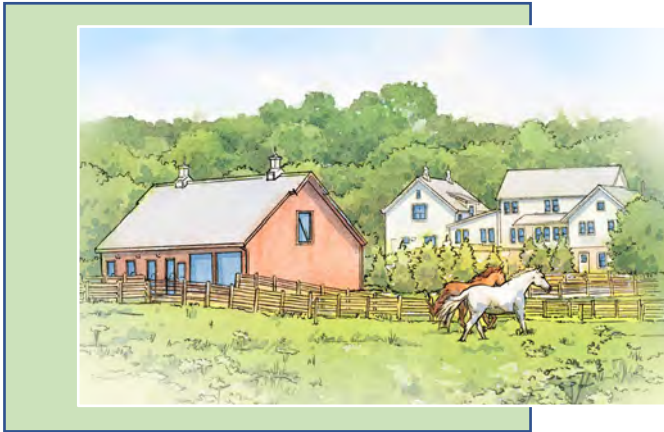
Areas with concentrations of natural assets. (Note: They were delineated previously through a GIS-based analysis that utilized data from the Chatham County Comprehensive Conservation Plan and the North Carolina Conservation Planning Tool.)

## Agriculture and Woodlands



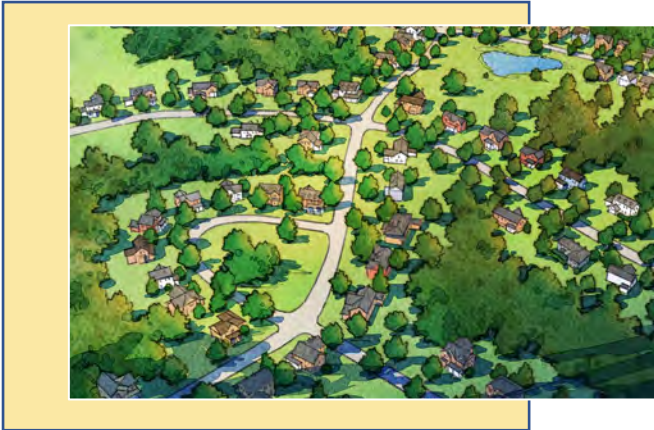
The location of large-scale working farms and timberlands, this area is comprised of intensive, highly productive operations. The mix of uses includes large-scale agriculture, related processing facilities, supporting commercial and service uses, and single-family homes associated with the farms (housing the owners and managers of the agricultural operations).

# Rural



Low density development comprised of single-family homes on large lots or in conservation subdivisions as well as some commercial buildings designed to protect function and form of rural character. Pastures, farms, and forests dominate the landscape. The mix of uses includes agriculture, large lot residential, supporting service uses, and home-based & small-scale businesses.

# Neighborhood Residential\*



Detached residential units complemented by a variety of open spaces that are connected to the larger system of green space in the area. Neighborhood amenities, recreational facilities, schools, and churches may be part of the fabric. Here, the average lot size is one to two acres.

\*

Note: This new place type was designated in response to community feedback received. The Neighborhood Residential place type addresses the desire for an intermediate category, suggesting more density than Rural but not as dense as Compact Residential.

# Compact Residential



Detached residential units complemented by a variety of open spaces that offset the smaller sizes of private yards. Community centers, amenities, recreational uses, schools, and churches may be part of the fabric. Here, the average lot size is smaller than that of other residential place types. Proximity to the historic heart of Moncure or new centers places residents of neighborhoods in this place type within a reasonable walking or biking distance of local shops and dining.

## Crossroads Community



These communities are within rural areas. The mix of uses includes agriculture support services, limited supporting retail, and some single-family residential and institutional uses. Residential uses are designed in a context-sensitive manner in keeping with historic development patterns, which may include smaller lot sizes and setbacks than typical rural and suburban development.

## Village Center



These historic centers accommodate small-scale, local-serving uses, including retail, restaurants, services, and office uses clustered at the center and flanked by residential uses. New buildings are context-sensitive in keeping with historic development patterns. Attached products may be appropriate if designed to mimic the scale and features of single-family homes in the area. Light Industrial uses designed to have minimal impact on surrounding residential are also appropriate.

## Community Center



Retail hubs located along key roadway corridors, these centers accommodate regional retail tenants complemented by local-serving commercial development. The mix of uses includes retail, restaurants, services, and office uses. Residential uses can include single family homes, patio/cottage homes, attached units, and multifamily units.

## Employment Center

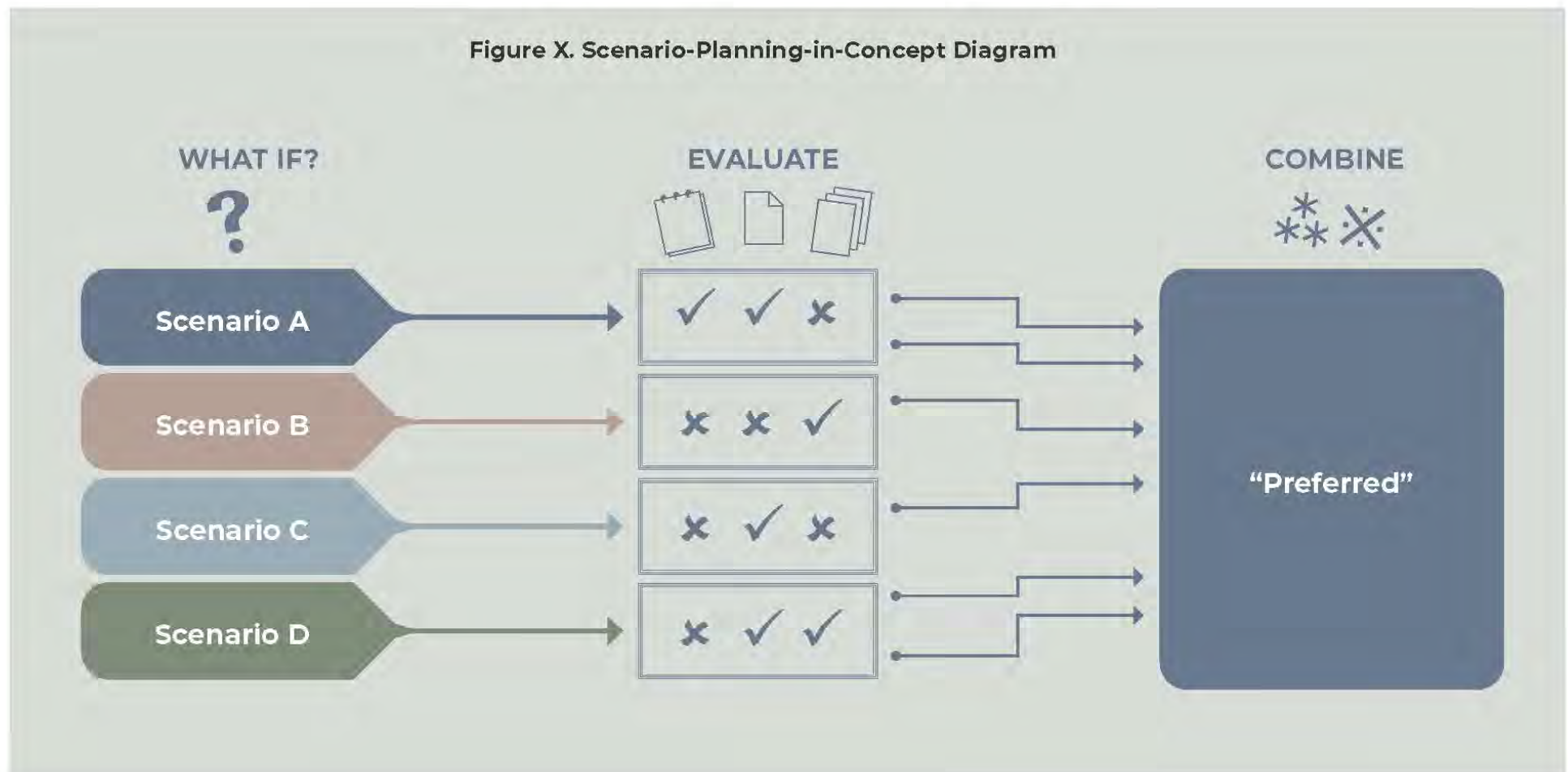


These centers are targeted for future job-generating uses in settings that meet today's workplace expectations. The mix of uses includes industrial, office, and supporting retail, restaurant, service, recreation, and other uses.

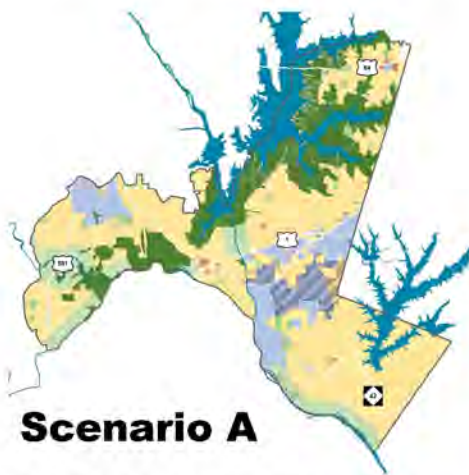
# Scenario Planning

The project team employed a technique referred to as “Scenario Planning” to present options for the future of Moncure. Scenario planning is a process that considers multiple possibilities for future development and conservation for a given area based on a variety of factors. Scenarios are based on community desires and describe what might occur, taking into consideration physical features, environmental constraints, infrastructure investments, market realities, emerging trends and opportunities, and other factors. Scenarios contemplated are not forecasts or predictions. They enable the community to make informed choices. The essential requirement for any scenario is that it be plausible, within the realm of what exists today, or what could be in the future.

Figure X. Scenario-Planning-in-Concept Diagram



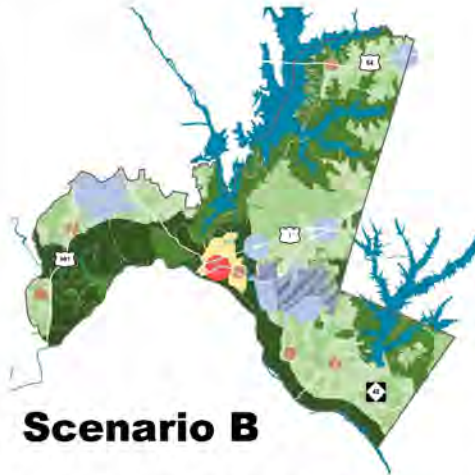
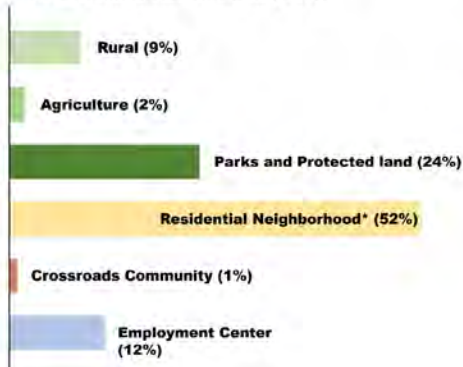
# Side-by-Side Scenario Comparison: Plan Framework Maps



This scenario illustrates an option for future development that is based on current zoning. In other words, some property owners in the Study Area exercise current development rights, choosing to develop their parcels based on the zoning, which is more intense than what is being built now in the Study Area. Development of land conforms to the local land development regulations that are in place today. Options for development vary widely in terms of location. However, the types of development are limited to the uses and densities permitted under current zoning. Some, not all, of the projected growth would occur in other locations in Chatham County or in neighboring jurisdictions (i.e., Wake County, Apex, Holly Springs, Lee County, Sanford). This means most residents would need to commute out of the area to meet their daily needs (work, groceries, etc.). Private open space is more common than publicly managed open space. The extent of land in agriculture decreases as land converts to other uses and over time is no longer a significant component of the development pattern.

**Notes:**

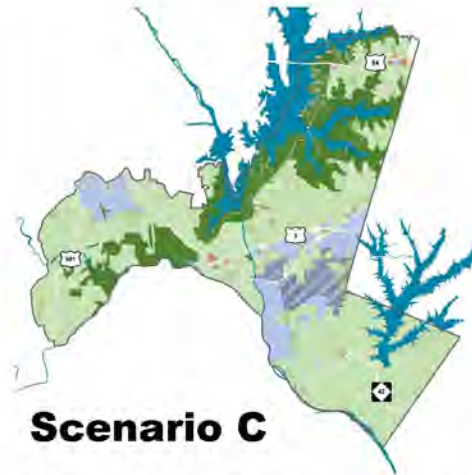
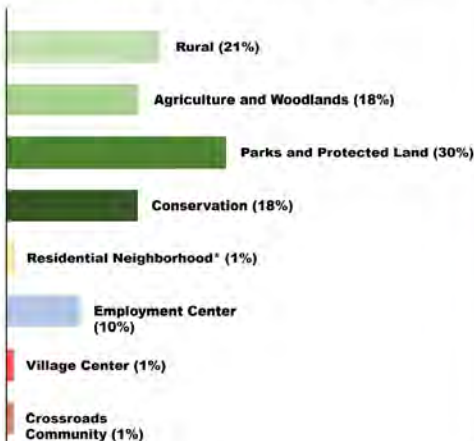
- The scenario assumes current watershed regulations in the UDO (i.e., 12% and 36% impervious surface requirements).
- The scenario includes committed development and adds to it development forecasted to occur in the Study Area by the year 2040.
- The scenario, as constructed, was unable to accommodate the full growth forecast for the Study Area.



This scenario depicts the development pattern that would result from the implementation of Plan Chatham (adopted in 2017). An expanded range of possible uses provides more options for development than Scenario A, although fewer new homes overall, including commercial uses that can be concentrated in nodes for more viable business locations. The places where development would be encouraged are few but, like Scenario A, include areas for future employment. Some, not all, of the projected growth would occur in other locations in Chatham County or in neighboring jurisdictions (i.e., Wake County, Apex, Holly Springs, Lee County, Sanford). The limitations on locations for future development allow for more effective protection and management of existing open space, which could conserve more natural resources than Scenario A. Opportunities for recreational open space increase and agricultural activities are supported.

**Notes:**

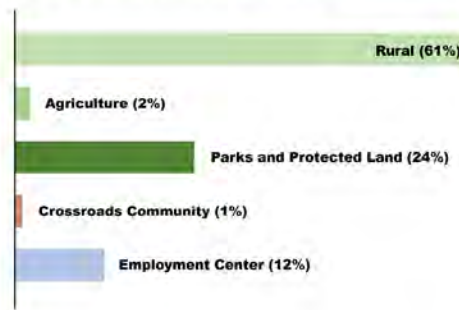
- The scenario assumes new watershed regulations for the UDO (i.e., 30% set aside for all properties).
- The scenario, as constructed, was unable to accommodate the full growth forecast for the Study Area. (Plan Chatham did not anticipate the type and level of development being considered for the Plan Moncure Small Area Plan.)



This scenario assumes a reduction in potential development, resulting in a predominantly rural pattern of development. The land area where development might occur is much broader than Scenario B, but compared to Scenario A, fewer uses would be permitted. Like the other scenarios, employment uses can be accommodated but commercial uses are likely just those that exist today. The emphasis in this scenario is on less development achieved through lower overall density. This would be due, in part, to developers and property owners deciding not to build up to the maximum allowable densities. Much of the projected growth would occur in other locations in Chatham County or in neighboring jurisdictions (i.e., Wake County, Apex, Holly Springs, Lee County, Sanford). This means most residents would need to commute out of the area to meet their daily needs (work, groceries, etc.). Unlike scenario B, there is a focus on private open space in individual lots. Public open space consists of land already protected and would not be increased through efforts of private, public, and nongovernmental entities. Agriculture decreases as land converts for other uses and eventually is no longer a significant component of the development pattern.

**Notes:**

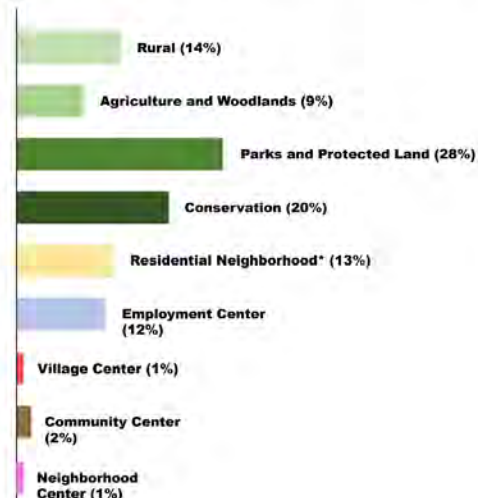
- The scenario assumes current watershed regulations in the UDO (i.e., 12% and 36% impervious surface requirements).
- The scenario, as constructed, was unable to accommodate the full growth forecast for the Study Area.



This scenario assumes a modest amount of new development but at higher levels than any of the other three scenarios. The projected growth would stay in Chatham County rather than being redirected to other places. To accommodate such development, this scenario would include a broader range of land uses, including commercial (retail and office) and employment uses. The distribution of such uses varies based on location, as this scenario also includes options for changes in development intensity. Like Scenario B, the locations are more limited than Scenarios A and C, allowing for the conservation of existing open space.

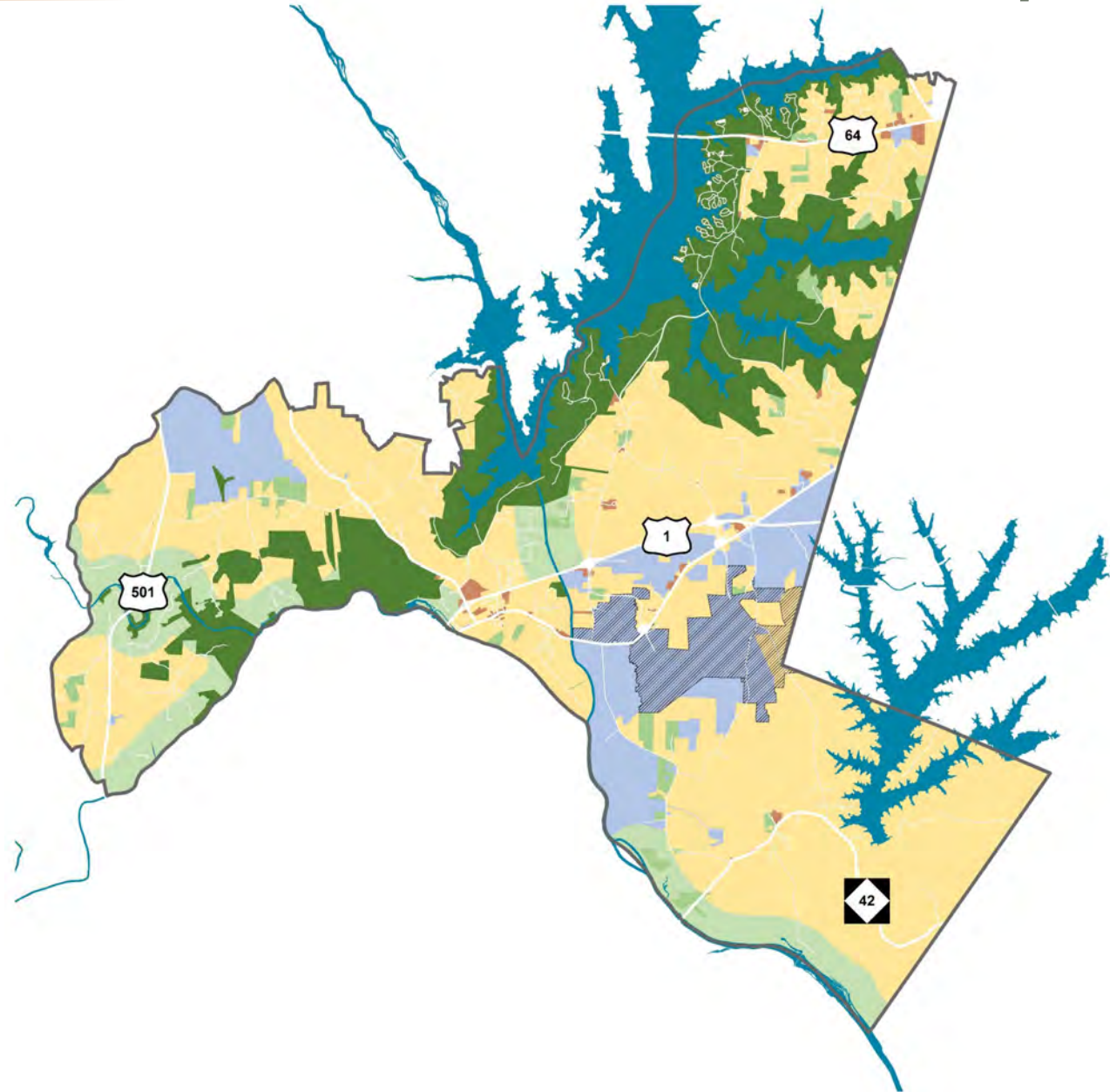
**Notes:**

- The scenario assumes new watershed regulations for the UDO (i.e., 30% set aside for all properties).
- The scenario, as constructed, is able to accommodate committed development and the full growth forecast for the Study Area.



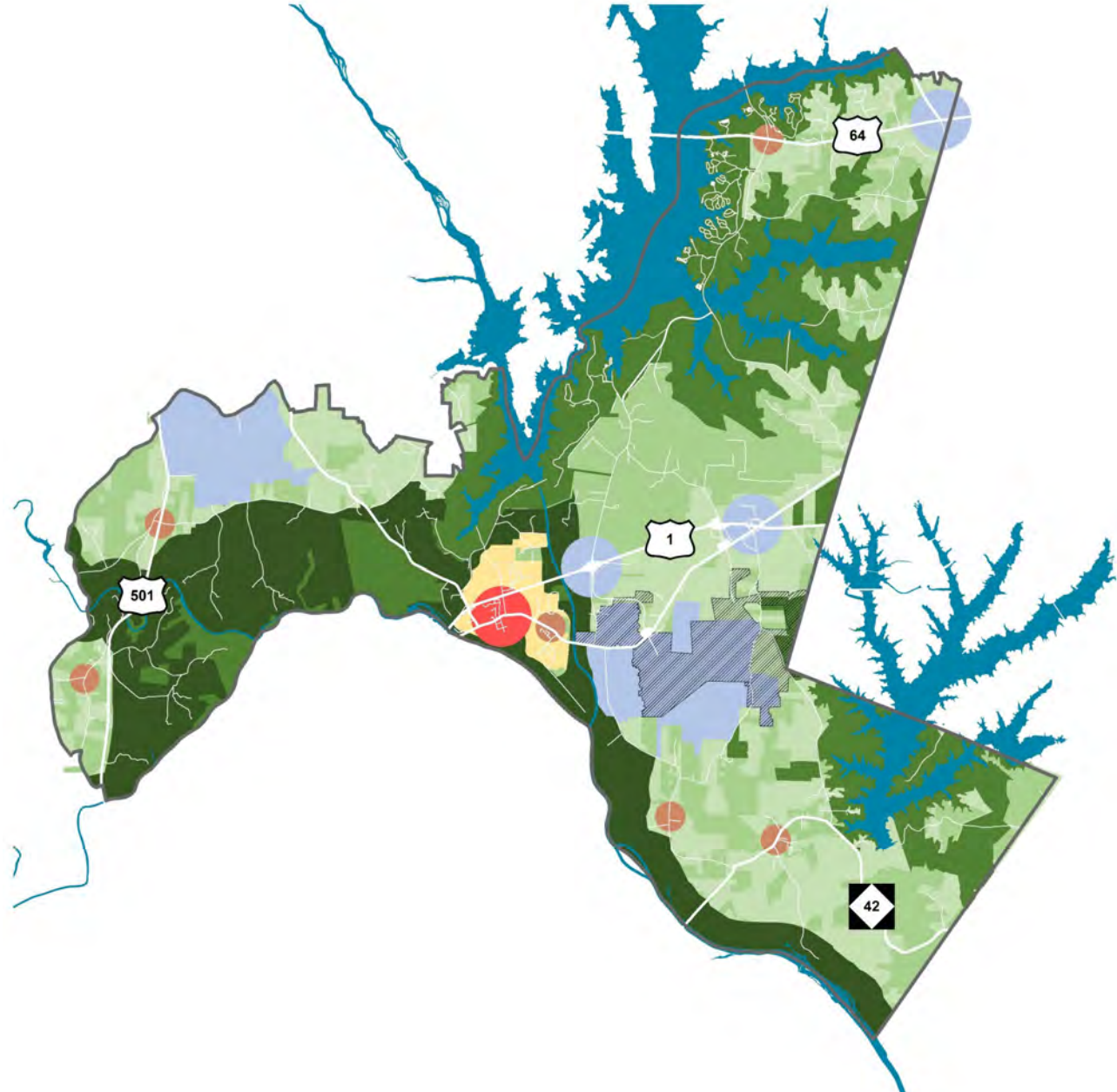
# Scenario A Map

This scenario illustrates an option for future development that is based on current zoning. In other words, some property owners in the Study Area exercise current development rights, choosing to develop their parcels based on the zoning, which is more intense than what is being built now in the Study Area. Development of land conforms to the local land development regulations that are in place today. Options for development vary widely in terms of location. However, the types of development are limited to the uses and densities permitted under current zoning. Some, not all, of the projected growth would occur in other locations in Chatham County or in neighboring jurisdictions (i.e., Wake County, Apex, Holly Springs, Lee County, Sanford). This means most residents would need to commute out of the area to meet their daily needs (work, groceries, etc.). Private open space is more common than publicly managed open space. The extent of land in agriculture decreases as land converts to other uses and over time is no longer a significant component of the development pattern.



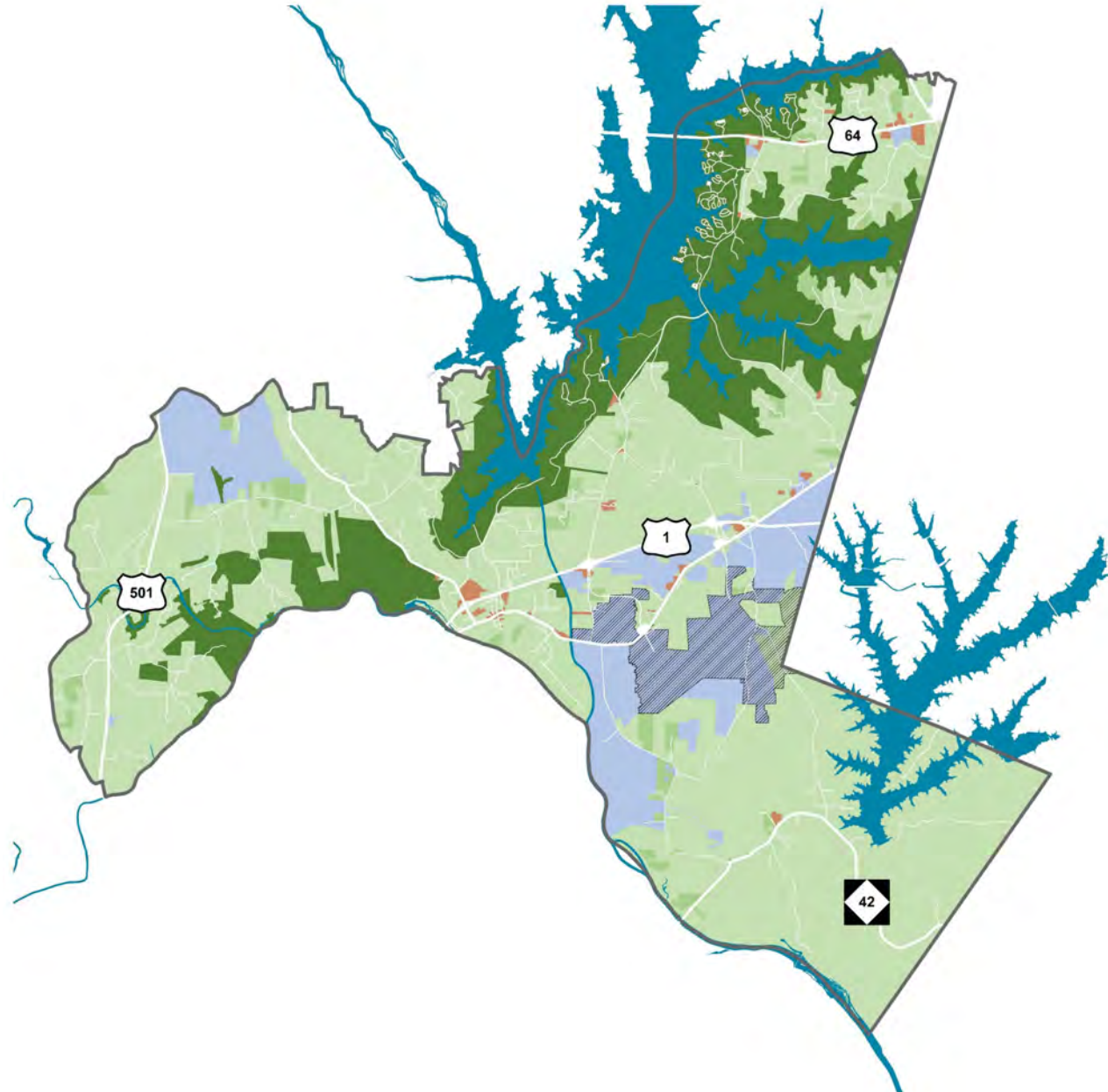
# Scenario B Map

This scenario depicts the development pattern that would result from the implementation of Plan Chatham (adopted in 2017). An expanded range of possible uses provides more options for development than Scenario A, although fewer new homes overall, including commercial uses that can be concentrated in nodes for more viable business locations. The places where development would be encouraged are few but, like Scenario A, include areas for future employment. Some, not all, of the projected growth would occur in other locations in Chatham County or in neighboring jurisdictions (i.e., Wake County, Apex, Holly Springs, Lee County, Sanford). The limitations on locations for future development allow for more effective protection and management of existing open space, which could conserve more natural resources than Scenario A. Opportunities for recreational open space increase and agricultural activities are supported.



# Scenario C Map

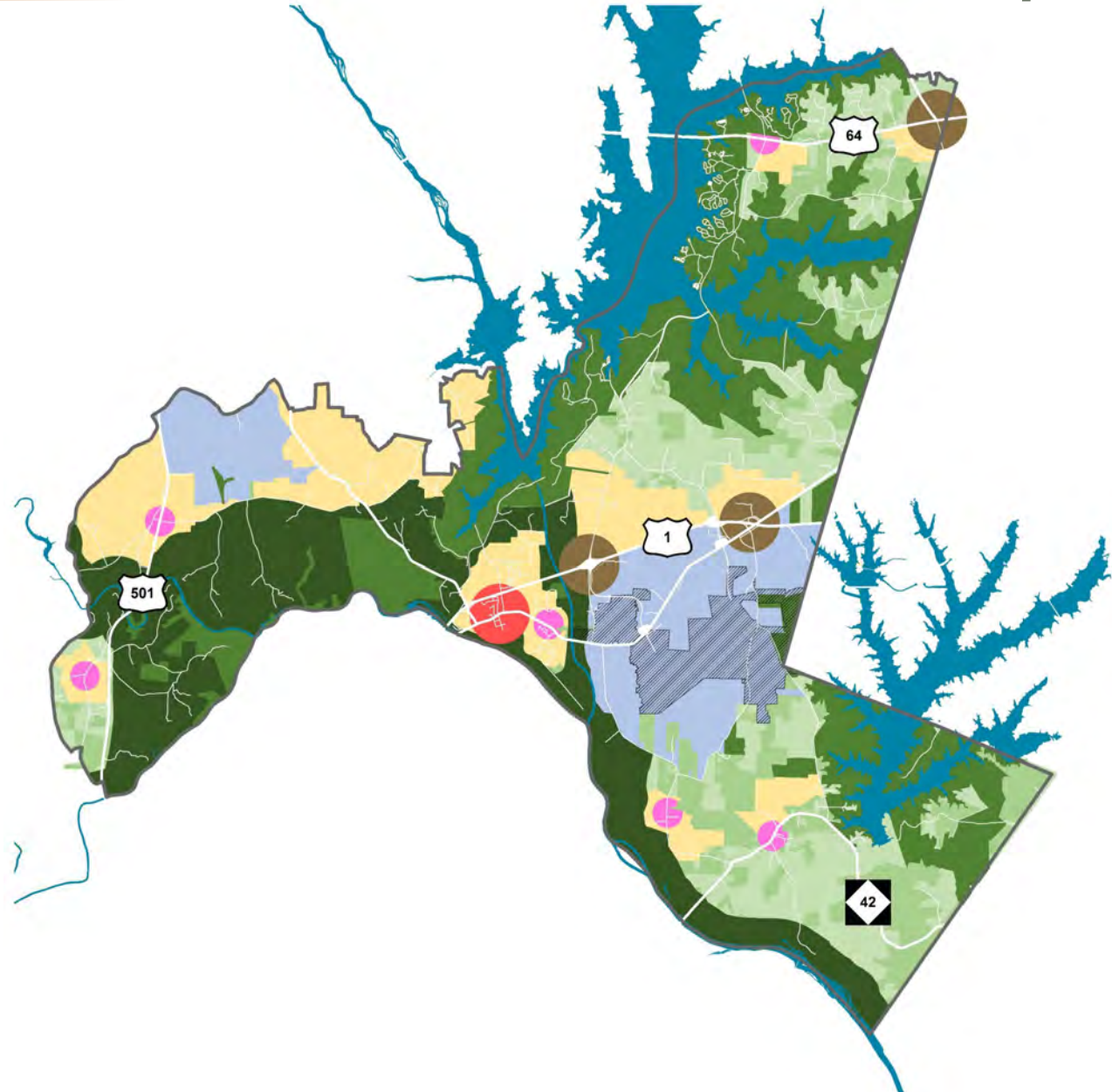
This scenario assumes a reduction in potential development, resulting in a predominantly rural pattern of development. The land area where development might occur is much broader than Scenario B, but compared to Scenario A, fewer uses would be permitted. Like the other scenarios, employment uses can be accommodated but commercial uses are likely just those that exist today. The emphasis in this scenario is on less development achieved through lower overall density. This would be due, in part, to developers and property owners deciding not to build up to the maximum allowable densities. Much of the projected growth would occur in other locations in Chatham County or in neighboring jurisdictions (i.e., Wake County, Apex, Holly Springs, Lee County, Sanford). This means most residents would need to commute out of the area to meet their daily needs (work, groceries, etc.). Unlike scenario B, there is a focus on private open space in individual lots. Public open space consists of land already protected and would not be increased through efforts of private, public, and nongovernmental entities. Agriculture decreases as land converts for other uses and eventually is no longer a significant component of the development pattern.

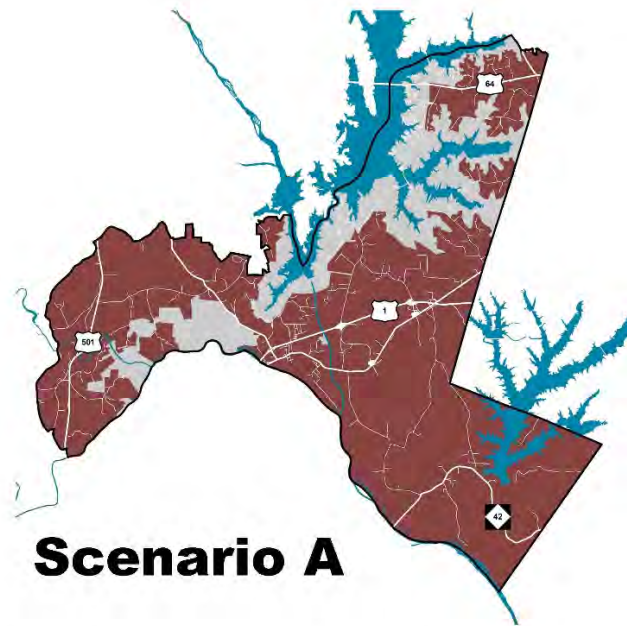




# Scenario D Map

This scenario assumes a modest amount of new development but at higher levels than any of the other three scenarios. The projected growth would stay in Chatham County rather than being redirected to other places. To accommodate such development, this scenario would include a broader range of land uses, including commercial (retail and office) and employment uses. The distribution of such uses varies based on location, as this scenario also includes options for changes in development intensity. Like Scenario B, the locations are more limited than Scenarios A and C, allowing for the conservation of existing open space.

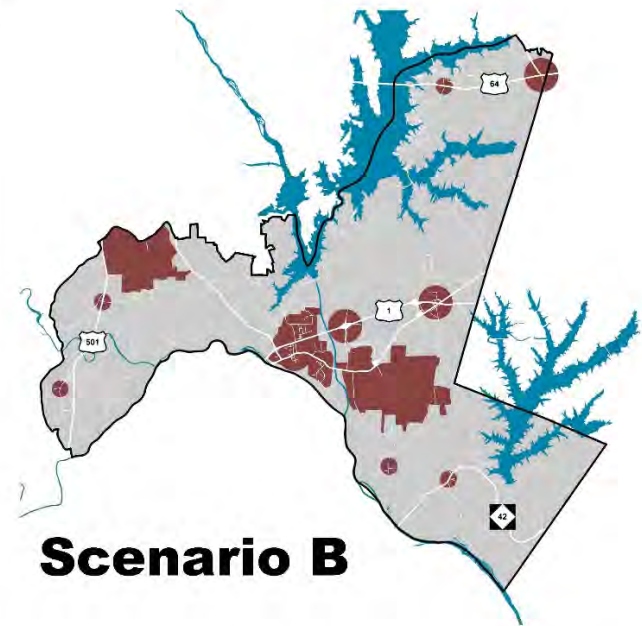




## Scenario A

An “intended growth area” was delineated in CommunityViz for each scenario, which tested one or more priority growth areas for the Moncure planning area. Future development would be focused in areas identified in dark red on the map using rules, policies, or requirements adopted by Chatham County in the Plan Moncure Small Area Plan and/or the Chatham County Unified Development Ordinance. Large-scale or intense development would be discouraged in areas identified as grey on the map using other rules, policies, and requirements in the small area plan or unified development ordinance.

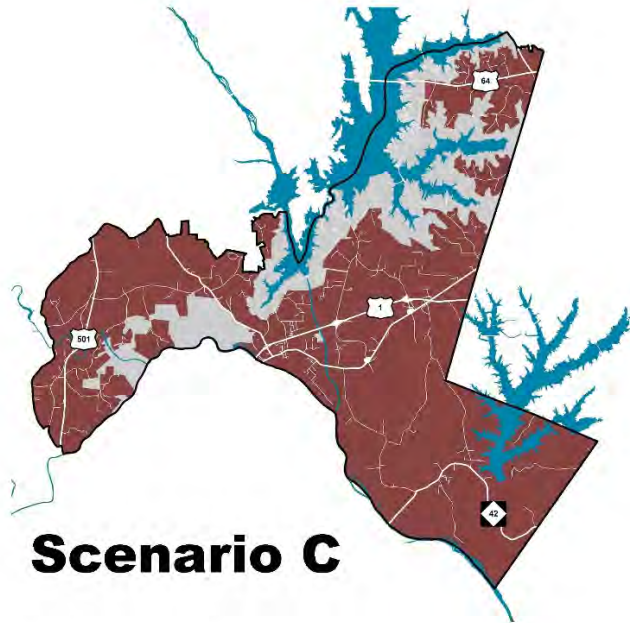
For Scenario A, all land outside of parks and permanently protected areas (indicated in dark red on the map) could develop in the future following strictly the official Chatham County Zoning Map and its associated rules, policies, and requirements. The large footprint of the intended growth area recognizes the fact that the county’s unified development ordinance does not prioritize development in one or more portions of the planning area.



## Scenario B

An “intended growth area” was delineated in CommunityViz for each scenario, which tested one or more priority growth areas for the Moncure planning area. Future development would be focused in areas identified in dark red on the map using rules, policies, or requirements adopted by Chatham County in the Plan Moncure Small Area Plan and/or the Chatham County Unified Development Ordinance. Large-scale or intense development would be discouraged in areas identified as grey on the map using other rules, policies, and requirements in the small area plan or unified development ordinance.

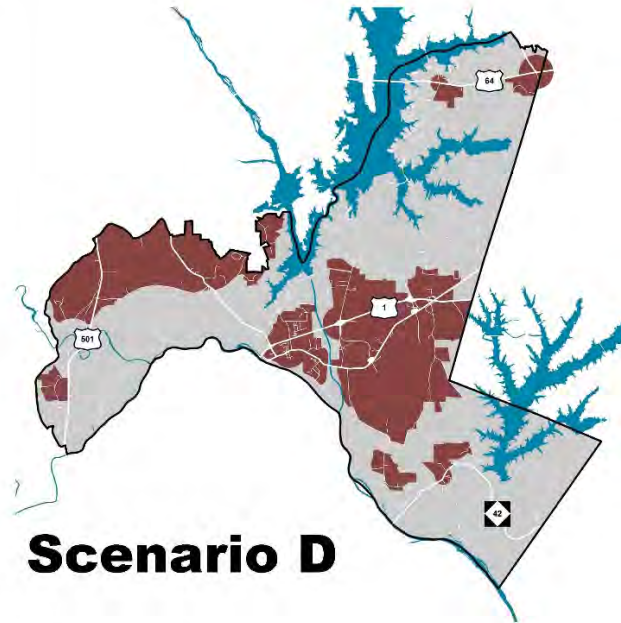
For Scenario B, all of the land inside a village center, community crossroads, employment center, or residential neighborhood place type area (indicated in dark red on the map) could develop in the future strictly following the vision and principles of the Plan Chatham Comprehensive Plan. The comprehensive plan includes preferences for development types, locations, and intensities in these locations as described in the document. Areas in grey on the map would predominately be reserved for open space or for low-scale, low-intensity development described in the rural place type category.



## Scenario C

An “intended growth area” was delineated in CommunityViz for each scenario, which tested one or more priority growth areas for the Moncure planning area. Future development would be focused in areas identified in dark red on the map using rules, policies, or requirements adopted by Chatham County in the Plan Moncure Small Area Plan and/or the Chatham County Unified Development Ordinance. Large-scale or intense development would be discouraged in areas identified as grey on the map using other rules, policies, and requirements in the small area plan or unified development ordinance.

For Scenario C, all land outside of parks and permanently protected areas (indicated in dark red on the map) could develop in the future. However, unlike Scenario A, these areas would predominately be reserved for low-scale, low-intensity development described in the rural place type category. The large footprint of the intended growth area recognizes the fact that the county’s unified development ordinance does not prioritize development in one or more portions of the planning area.



## Scenario D

An “intended growth area” was delineated in CommunityViz for each scenario, which tested one or more priority growth areas for the Moncure planning area. Future development would be focused in areas identified in dark red on the map using rules, policies, or requirements adopted by Chatham County in the Plan Moncure Small Area Plan and/or the Chatham County Unified Development Ordinance. Large-scale or intense development would be discouraged in areas identified as grey on the map using other rules, policies, and requirements in the small area plan or unified development ordinance.

For Scenario D, all of the land inside a village center, community center, neighborhood center, employment center, or residential neighborhood place type area (indicated in dark red on the map) could develop in the future. These areas expand upon the vision and principles from of the Plan Chatham Comprehensive Plan to reach development intensities suitable to attract important destinations to the planning area (e.g., a grocery store or restaurants). Areas in grey on the map would predominately be reserved for open space or for low-scale, low-intensity development described in the rural place type category.

# 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.).

# Evaluation of Scenarios

The results of scenario planning exercises help residents and property owners choose the future that meets their expectations. These choices are made with an awareness of potential changes in the current development pattern in return for desired community benefits. By quantifying the potential impacts of each scenario, it is easier to compare the options, understand the trade-offs, and make informed choices about the future of the area.

## PERFORMANCE MEASURES

Performance measures are the factors, or metrics, established to convey the likely impacts of future development when examined through the lens of the community's preferences and aspirations. Based on the themes of the input received from the residents, property owners, and other stakeholders, the CommunityViz model tested potential impacts.

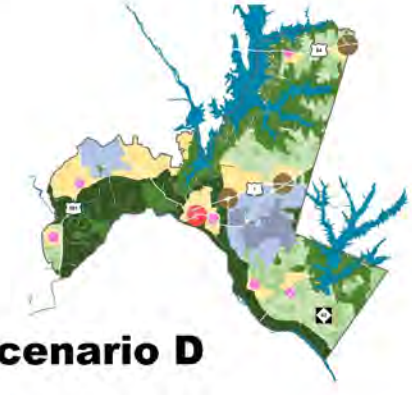
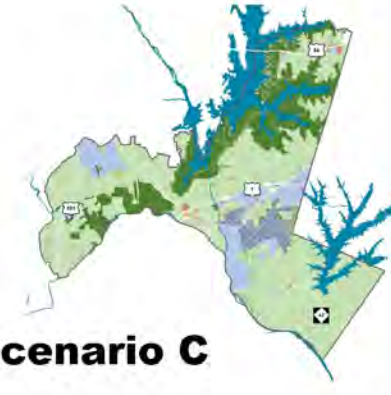
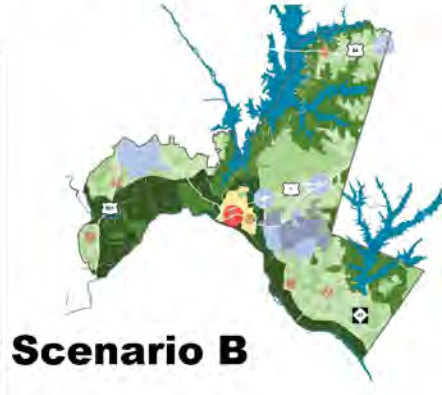
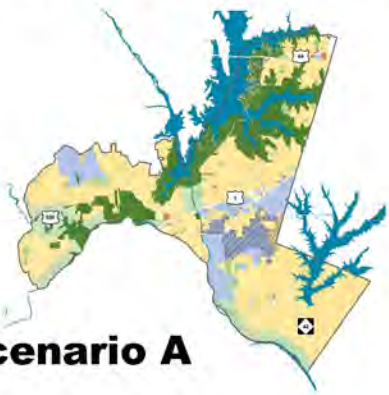
The four scenarios presented for Moncure reflect the range of preferences expressed by the community while being mindful of opportunities and constraints, such as infrastructure availability and environmentally sensitive conditions. Though the assumptions and key features of each vary, all the options considered suggest an approach to growth management to accomplish the following: balance competing interests, manage change for the benefit of the Moncure area residents and property owners (present and future), and minimize the impacts of change that are likely as growth continues in the region.

## EVALUATION OF 4 SCENARIOS

The evaluation of the scenarios by the community revealed that the community would generally be in favor of the following:

- Modifications to current zoning, as the amount of by-right development that is possible is not consistent with the rural pattern that defines Moncure today.
- A departure from the Plan Chatham (the Moncure portion of the adopted map), which precludes some of the types of development and amenities (i.e., parks) the community desires.
- The promotion of land conservation and low-density development (including large-lot subdivisions).

# Side-by-Side Scenario Comparison: Performance Measures



## Scenario A

## Scenario B











## Scenario C

## Scenario D

-  **+15**  
New Police Officers Needed for 2040
-  **+14**  
New Full-Time Firefighters Needed in 2040
-  **+49**  
County Park Acres Needed in 2040
-  **+5.0**  
New Greenway Miles Needed in 2040
-  **+585**  
New CCS Students from Moncure Area Anticipated in 2040
-  **59:41**  
Res. To Non-Res. Assessed Value Ratio in 2040
-  **2%**  
Land Held for Agriculture or Woodlands in 2040
-  **+380**  
D.U.'s Encroaching on Natural Heritage Areas in 2040
-  **+507**  
Acres of New Impervious Surface (Estimate) in 2040
-  **\$1,202 per DU | \$0.33 per NRSF**  
Net Annual Ad Valorem Tax Revenue by Category in 2040

-  **+14**  
New Police Officers Needed for 2040
-  **+13**  
New Full-Time Firefighters Needed in 2040
-  **+37**  
County Park Acres Needed in 2040
-  **+4.0**  
New Greenway Miles Needed in 2040
-  **+439**  
New CCS Students from Moncure Area Anticipated in 2040
-  **55:45**  
Res. To Non-Res. Assessed Value Ratio in 2040
-  **18%**  
Land Held for Agriculture or Woodlands in 2040
-  **+83**  
D.U.'s Encroaching on Natural Heritage Areas in 2040
-  **+482**  
Acres of New Impervious Surface (Estimate) in 2040
-  **\$1,475 per DU | \$0.36 per NRSF**  
Net Annual Ad Valorem Tax Revenue by Category in 2040

-  **+10**  
New Police Officers Needed for 2040
-  **+5**  
New Full-Time Firefighters Needed in 2040
-  **+23**  
County Park Acres Needed in 2040
-  **+2.0**  
New Greenway Miles Needed in 2040
-  **+267**  
New CCS Students from Moncure Area Anticipated in 2040
-  **54:46**  
Res. To Non-Res. Assessed Value Ratio in 2040
-  **2%**  
Land Held for Agriculture or Woodlands in 2040
-  **+46**  
D.U.'s Encroaching on Natural Heritage Areas in 2040
-  **+365**  
Acres of New Impervious Surface (Estimate) in 2040
-  **\$1,805 per DU | \$0.34 per NRSF**  
Net Annual Ad Valorem Tax Revenue by Category in 2040

-  **+25**  
New Police Officers Needed for 2040
-  **+24**  
New Full-Time Firefighters Needed in 2040
-  **+89**  
County Park Acres Needed in 2040
-  **+9.0**  
New Greenway Miles Needed in 2040
-  **+1,107**  
New CCS Students from Moncure Area Anticipated in 2040
-  **57:43**  
Res. To Non-Res. Assessed Value Ratio in 2040
-  **9%**  
Land Held for Agriculture or Woodlands in 2040
-  **+165**  
D.U.'s Encroaching on Natural Heritage Areas in 2040
-  **+815**  
Acres of New Impervious Surface (Estimate) in 2040
-  **\$912 per DU | \$0.33 per NRSF**  
Net Annual Ad Valorem Tax Revenue by Category in 2040

# Vision Map (Preferred Scenario)

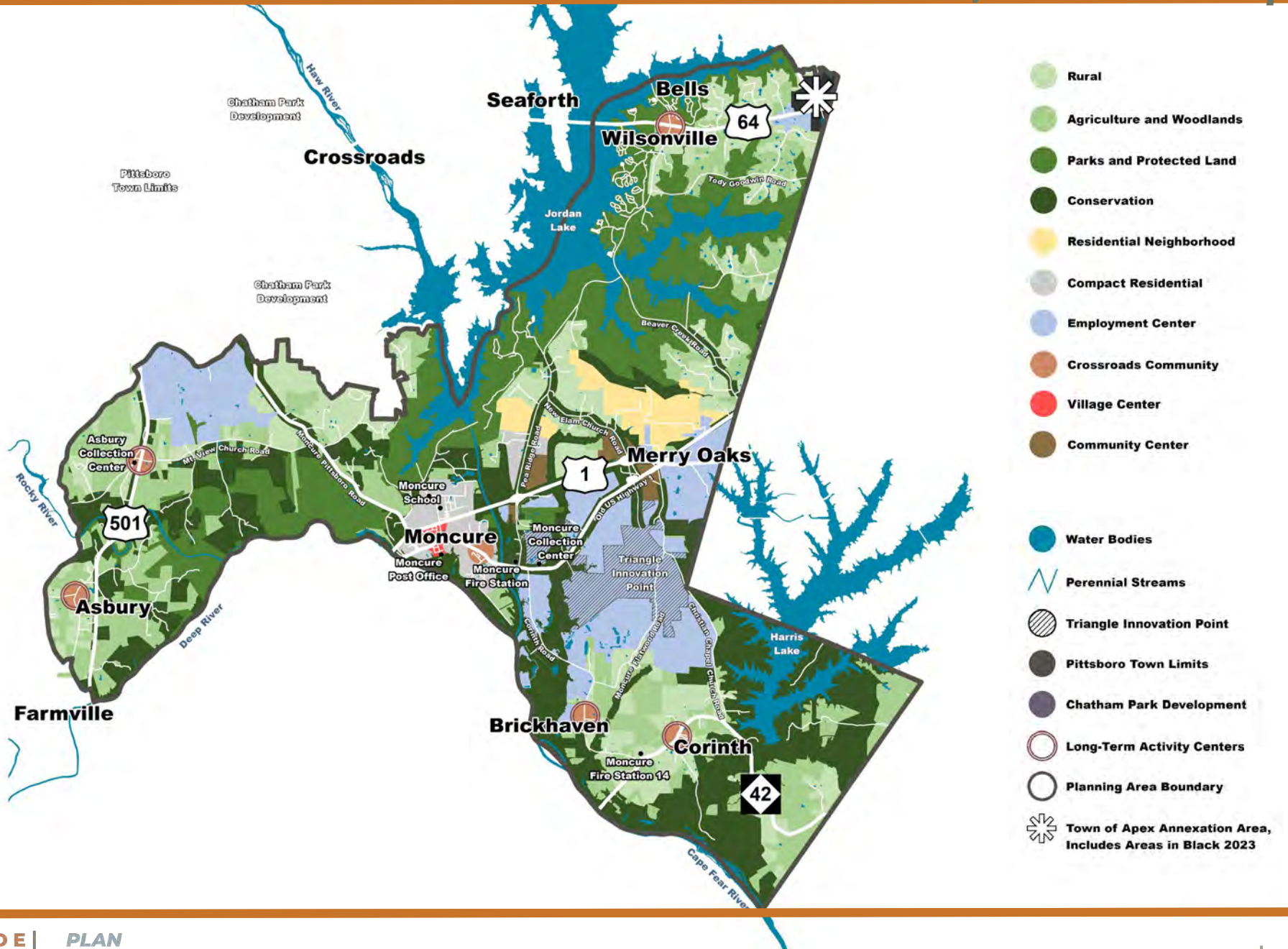
The Vision Map reflects many of the features the community expressed support for following the presentation of the model results. The map depicts a land use pattern that draws from elements in each of the four scenarios.

## Key Features

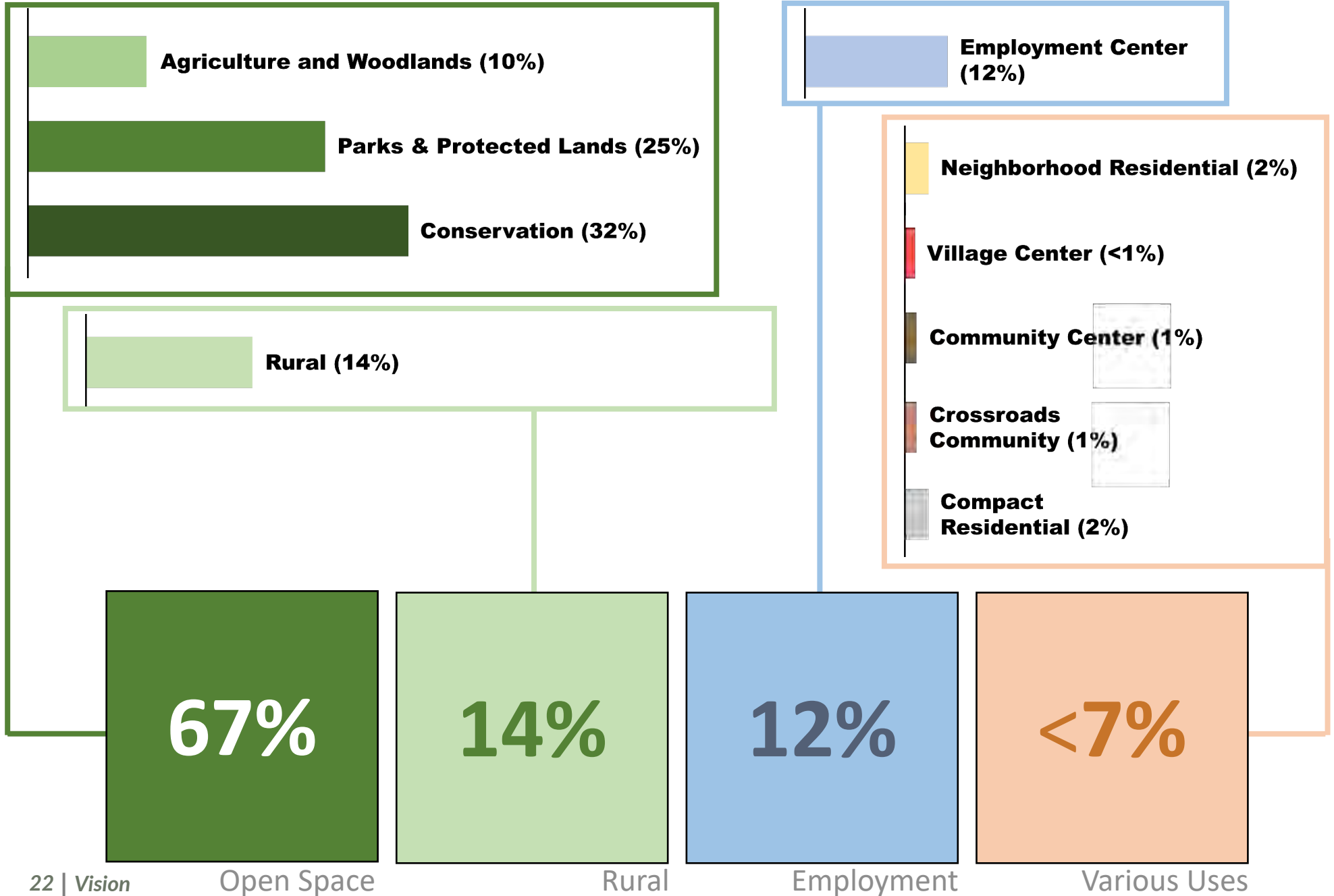
- Parks & Protected Lands – This has been expanded to include Parker Ridge Park and other amenities proposed in the P&R Master Plan.
- Conservation – This has been expanded to encompass more areas, such as important cultural assets, the gamelands near Harris Lake, and all floodplains.
- Agriculture – This includes all parcels participating in PUV and VAD programs.
- Rural – This is a larger area to reflect the interest expressed in Rural in Scenario C
- Neighborhood Residential – Created a new Place Type to distinguish lower density residential from Compact Residential, and reduced Compact Residential
- Compact Residential –
  - Limited these areas to where development aligns with the Place Type and is described as “Developed, Not Likely to Redevelop” in Development Status
  - Added to sites in the committed development inventory that can actually achieve this.
  - Removed from outlying areas around Crossroads Community
- Crossroads Community –
  - Retained condition of Plan Chatham, and eliminated Neighborhood Center place type suggested in Scenario D.
  - Noted future development of nodes with dashed outline. These would be considered as locations for development beyond the planning horizon (2040)
- Village – Only the historic Moncure core has this place type applied.
- Community Center – Changed Employment around interchanges 81 and 84 to eliminate some industrial and create places for retail and office opportunities near US-1. Applied to suitable sites owned by willing property owners.
- Employment –
  - Restricted to areas on south side of US-1 except where the 3M quarry is still in operation
  - These areas encompass the lands where:
    - The current zoning is IL, IH, O&I, NB, ...
    - The development status of existing development is “Developed, Not Likely to Redevelop”
  - Shifted total area to remove Employment from lands that are not being used for such uses per the zoning, and redistributed to suitable sites owned by willing property owners.



# Draft Vision Map

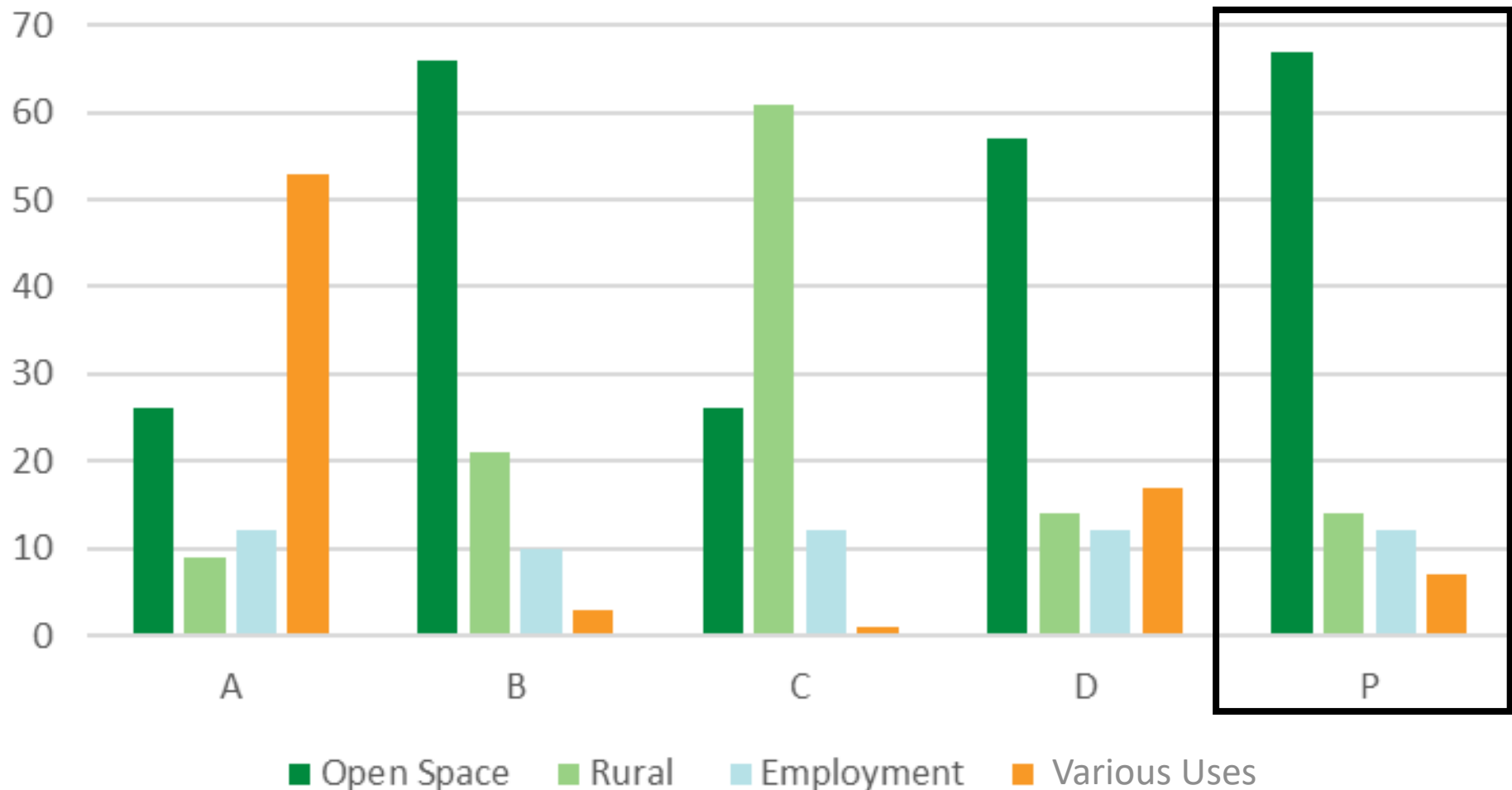


# Distribution of Place Types



# Distribution of Place Types

- As much 'Open Space' as B (*Plan Chatham*)
- Rural - major component, but 'Open Space' offers more opportunity for protecting character
- Area for Employment is relatively constant across all
- Limited area for more intense uses (less area than A and D but not as limited as B and C)



# Future Development (2023-40)

## RESIDENTIAL

### Single-Family Detached Home



**1,900 d.u.**  
(Planning Area)

### Townhome



**950 d.u.**  
(Planning Area)

### Apartment or Condominium



**652 d.u.**  
(Planning Area)

### Accessory Dwelling Unit



**100 d.u.**  
(Planning Area)

### Total Dwelling Units

**3,602 d.u.**  
(Planning Area)

## NONRESIDENTIAL

### Retail Space



**170,000 s.f.**  
(Planning Area)

### Office Space



**85,000 s.f.**  
(Planning Area)

### Industrial Space



**3,825,000 s.f.**  
(Planning Area)

### Total Non-Residential Square Feet

**4,080,000 s.f.**  
(Planning Area)

# Future Needs



**11**  
Police  
Officers  
in 2022

Source: Annual Comprehensive  
Financial Report, FY 2021-22

**+17**  
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.

**69:31**  
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

**+17**  
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

**10%**  
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

**+83**  
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.

**+128**  
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

**+8.0**  
New Greenway  
Miles Needed in  
2040

Source: Computation, City Explained, Inc.



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

Source: Computation, City Explained, Inc.

**+542**  
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

**+1,019**  
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.

**\$483 per DU | \$0.46 per NRSF**  
Net Annual Ad Valorem  
Tax Revenue by  
Category in 2040

Source: Computation, City Explained, Inc.