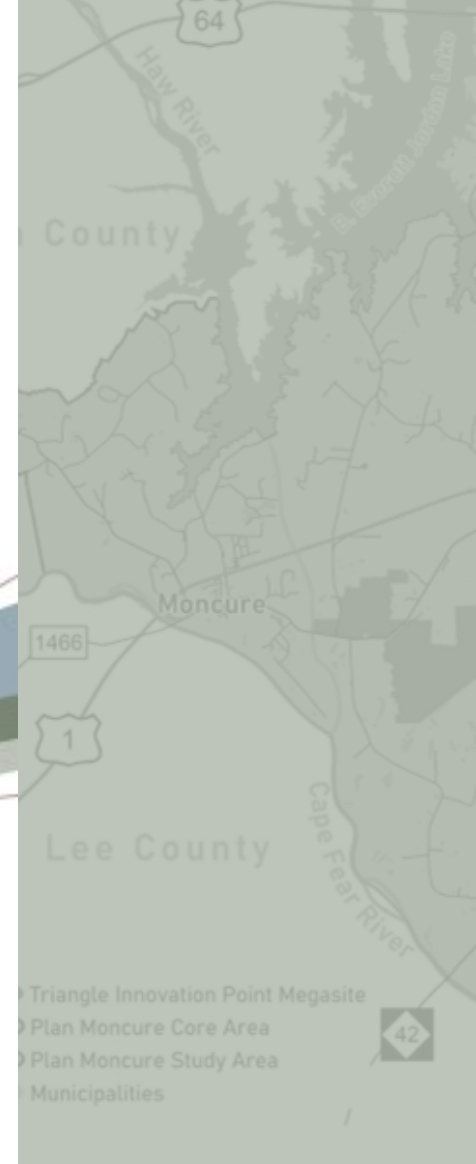
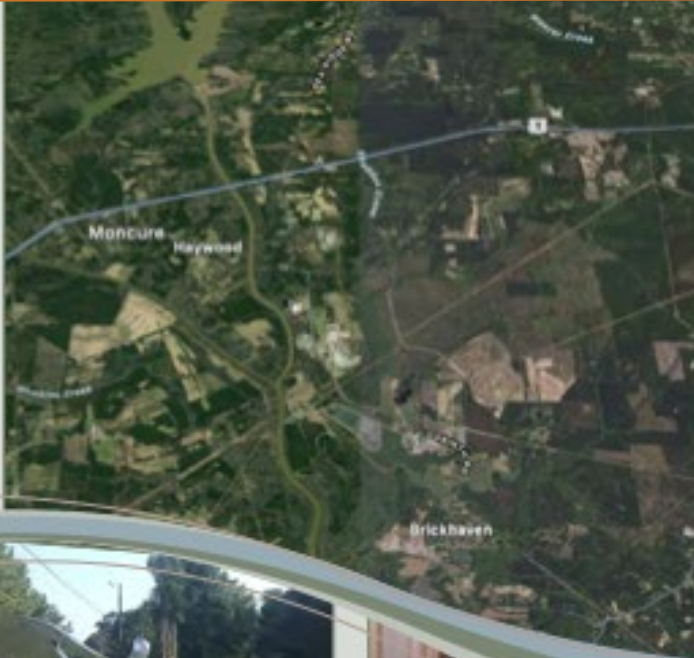


BOARD OF COMMISSIONERS PRESENTATION

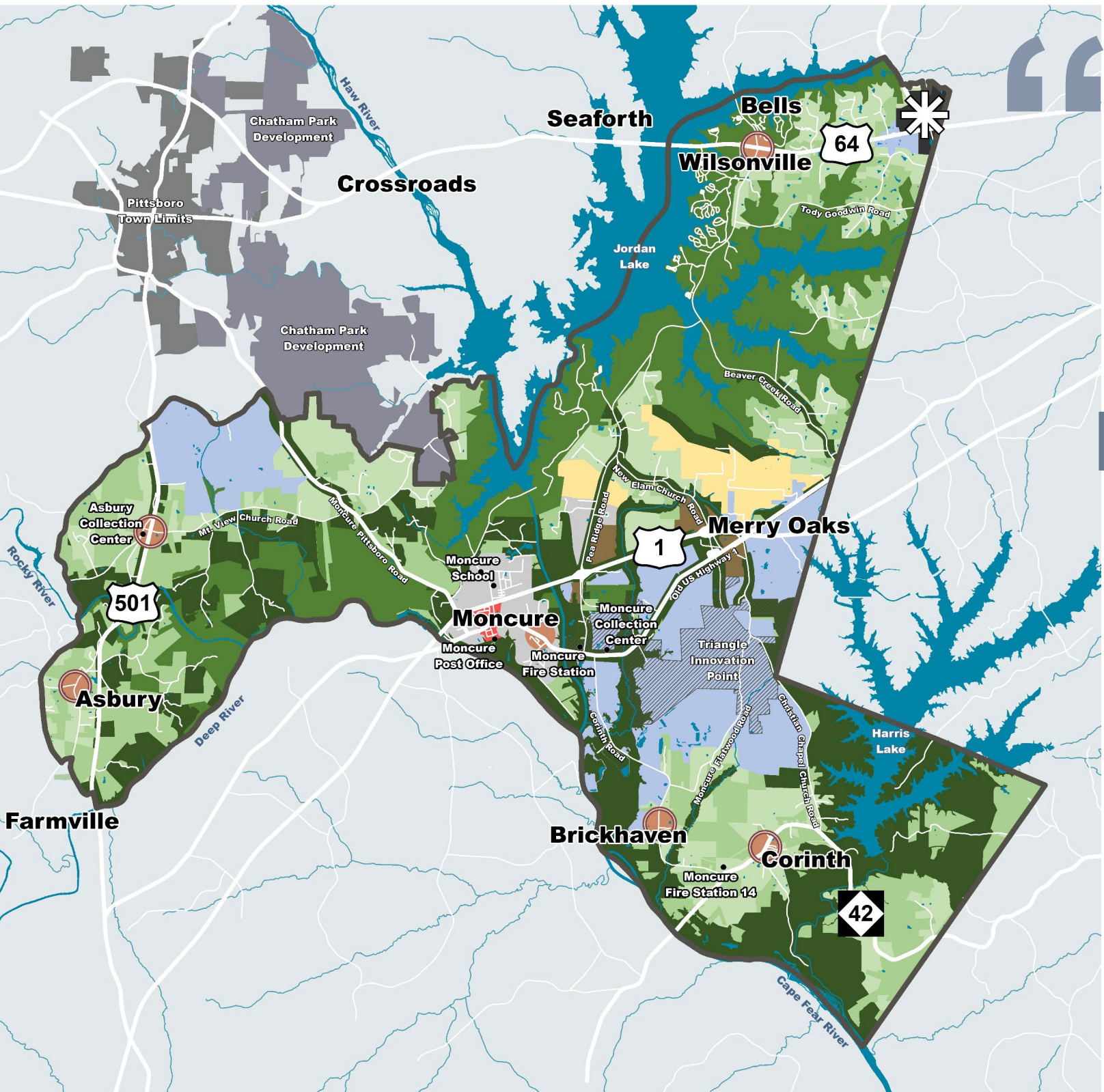
OCTOBER 16, 2023



Proposed Modifications

1. Housing in 'Employment Center' place type
2. Modifications to the 'Community Center' place type application (map)
 - a. Pea Ridge Road (reduction)
 - b. New Elam Church Rd. between US-1 and Old US-1
3. Clarification (map graphics) – 'Conservation' along roads

“P”



- Rural
- Agriculture and Woodlands
- Parks and Protected Land
- Conservation
- Residential Neighborhood
- Compact Residential
- Employment Center
- Crossroads Community
- Village Center
- Community Center
- Water Bodies
- Perennial Streams
- Triangle Innovation Point
- Pittsboro Town Limits
- Chatham Park Development
- Long-Term Activity Centers
- Planning Area Boundary
- Town of Apex Annexation Area, Includes Areas in Black 2023

Uses in Employment Center

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.

“Other” uses = ?
Lodging, housing?

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 lodging, and other uses. Residential uses may include small-lot detached homes, attached units (townhomes) and multifamily units (e.g., stacked flats, lofts, and upper floor units), provided residential development is incorporated into the Employment Center on parcel(s) that meet specific criteria (e.g., proximity and access to US-1) and such development becomes a supporting use, as defined in the UDO. Location criteria for residential units would apply.**

Housing in Employment Ctr (1)



Housing in Employment Ctr (2)



Residential Uses in Employment Center



- Potential zoning districts appropriate in the Employment Center place type (**current** and **new**):
 - **OI**, Office & Institutional
 - **CB**, Community Business
 - **RB**, Regional Business
 - **IL**, Light Industrial
 - **IH**, Heavy Industrial
 - **CD-CN**, Compact Non-Residential Conditional District
- Apartment Complexes and Mixed Use Buildings:
 - Allowed in **OI**, **CB**, and **RB** with a Special Use Permit
 - Allowed in **CD-CN** as permitted uses
 - *A use is only allowed in a conditional district if expressly authorized by the BOC through the rezoning process*

Excerpt from *Draft* UDO Use Table

Table 3.2.15-1: Residential Principal Uses

Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Apartment Complex ¹⁸									S		P	P	S	S				P	P	P
Cottage courts	3.3.7																	L	L	
Two-family dwellings (duplex)						P	P				P							P	P	
Family Care Homes	3.3.11				L	L	L				L							L	L	
Multi-family dwellings											P							P	P	
Single-family attached dwellings (townhouses)											P	P						P	P	
Single-family detached dwellings (including site built, modular, and manufactured)			P	P	P	P	P	P			P							P	P	

Table 3.2.14-1: Mixed Principal Uses

Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Live-work unit								P	P	P	P	P	P	P					P	P
Mixed use building								S	S	P	P	S	S					P	P	

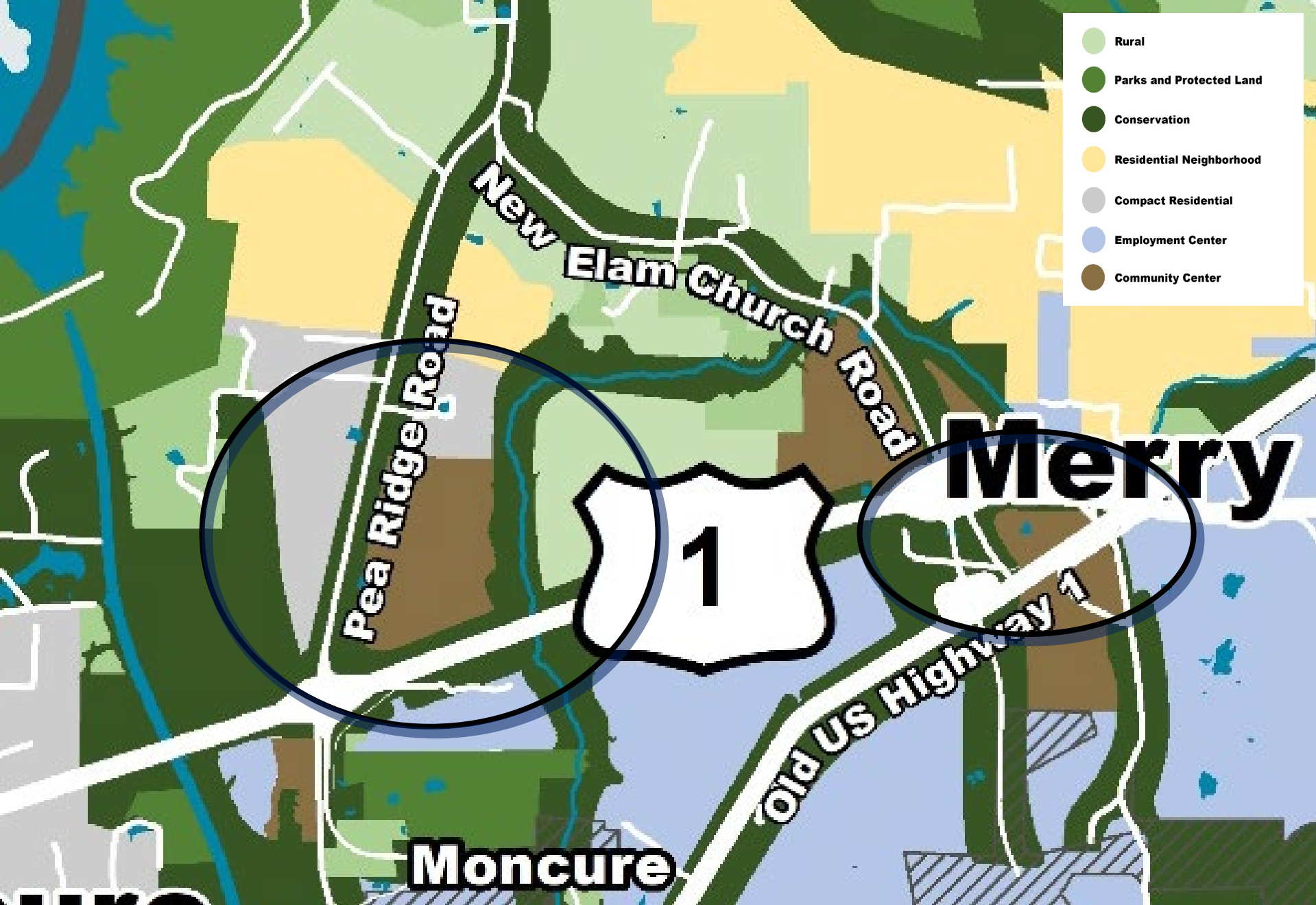
Residential Uses in Employment Center

- To accommodate additional dwelling types (e.g., small lot detached homes) in areas recommended as Employment Center, the draft UDO could be revised to identify CD-CMU, Compact Mixed Use Conditional District, as an appropriate district

Table 3.2.15-1: Residential Principal Uses

Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Apartment Complex ¹⁸									S		P	P	S	S				P	P	P
Cottage courts	3.3.7																	L	L	
Two-family dwellings (duplex)						P	P				P							P	P	
Family Care Homes	3.3.11				L	L	L				L							L	L	
Multi-family dwellings											P							P	P	
Single-family attached dwellings (townhouses)											P	P						P	P	
Single-family detached dwellings (including site built, modular, and manufactured)			P	P	P	P	P	P			P							P	P	

Community Center Application



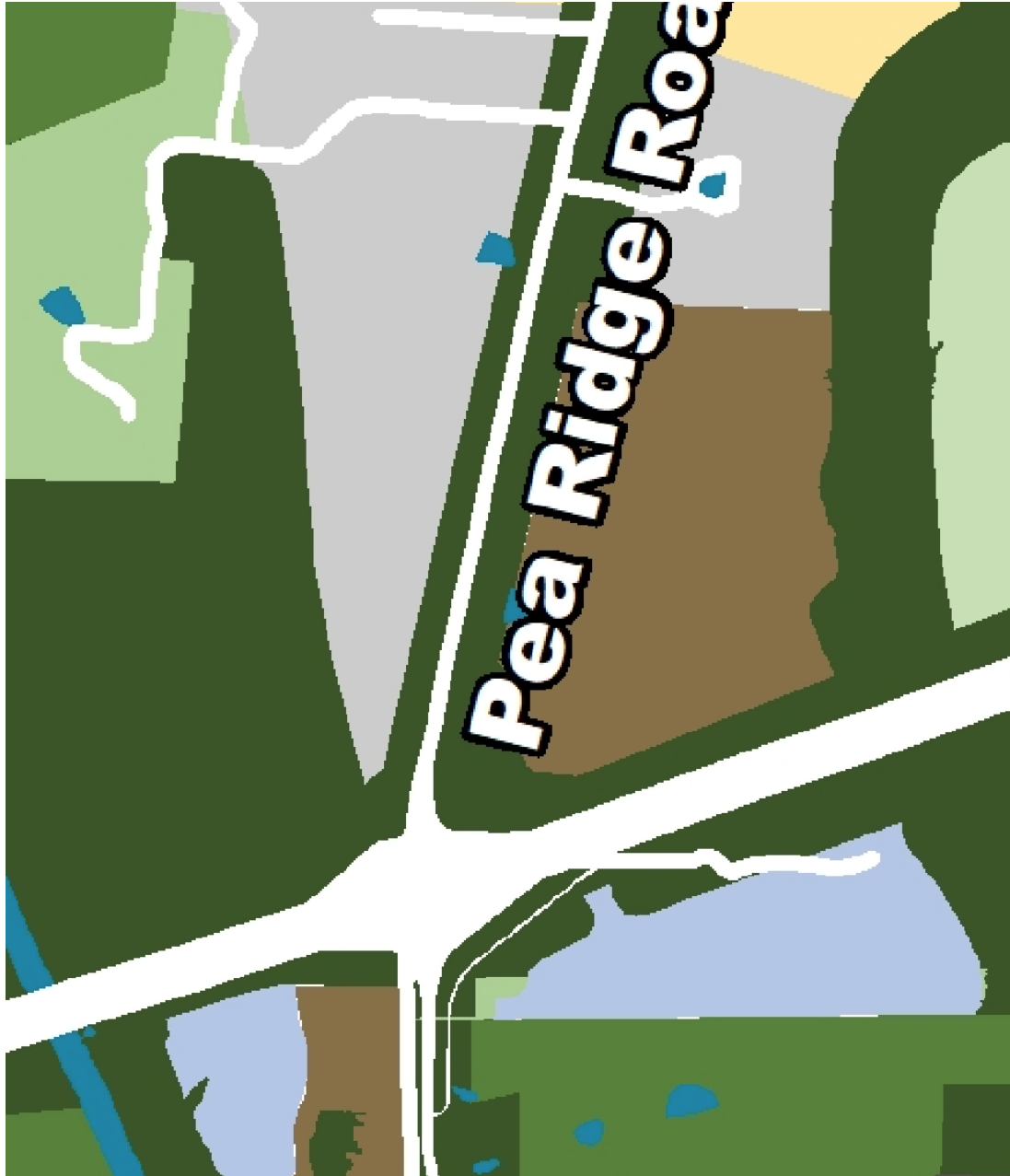
Community Center Application

To accommodate anticipated demand and reduce pressure for development throughout most of Moncure.

Drivers:

- **Market Assessment** (capacity to accommodate a conservative projection of retail, office, and residential)
- **Current Land Use**
- **Current Zoning** – mostly R-1
- **Suitability**
- **Infrastructure Timing**
- **Desire to Concentrate Development (per community input and market conditions)**
 - Opportunity to create synergy in mixed-use development (competitive in region)
 - Utility service feasibility
 - Land area for desired retail, office, and a portion of residential
 - Reduced pressure elsewhere

Community Center – Pea Ridge



-  Rural
-  Parks and Protected Land
-  Conservation
-  Residential Neighborhood
-  Compact Residential
-  Employment Center
-  Community Center

Modification of Place Types



-  **Rural**
-  **Parks and Protected Land**
-  **Conservation**
-  **Residential Neighborhood**
-  **Compact Residential**
-  **Employment Center**
-  **Community Center**




Concept Plan



- Compact Residential
- Community Center

Concept Plan



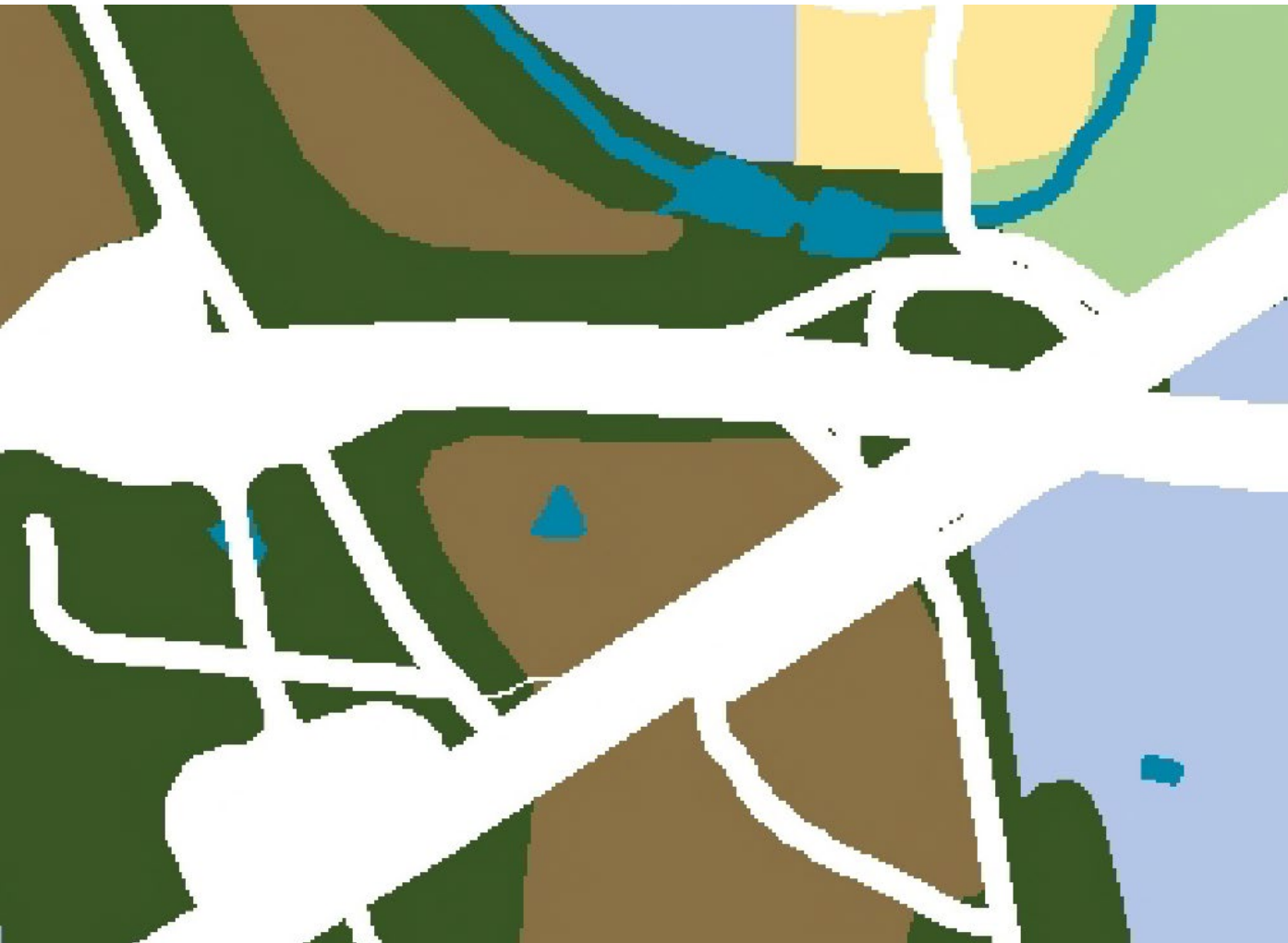
-  **Residential Neighborhood**
-  **Compact Residential**
-  **Community Center**

Modification of Place Types



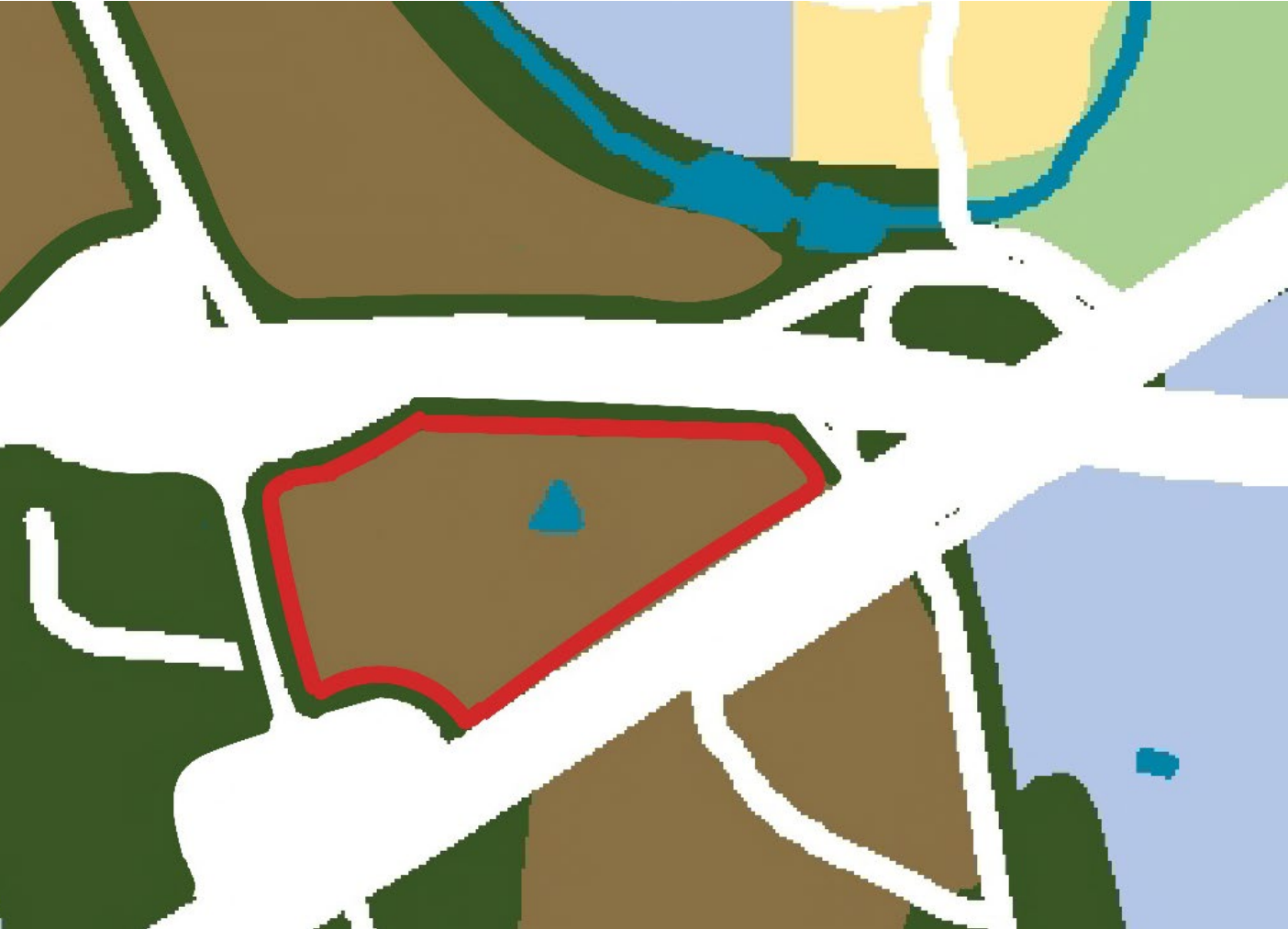
-  **Rural**
-  **Parks and Protected Land**
-  **Conservation**
-  **Residential Neighborhood**
-  **Compact Residential**
-  **Employment Center**
-  **Community Center**

Community Center – Merry Oaks



-  **Rural**
-  **Parks and Protected Land**
-  **Conservation**
-  **Residential Neighborhood**
-  **Compact Residential**
-  **Employment Center**
-  **Community Center**

Modification of Place Types



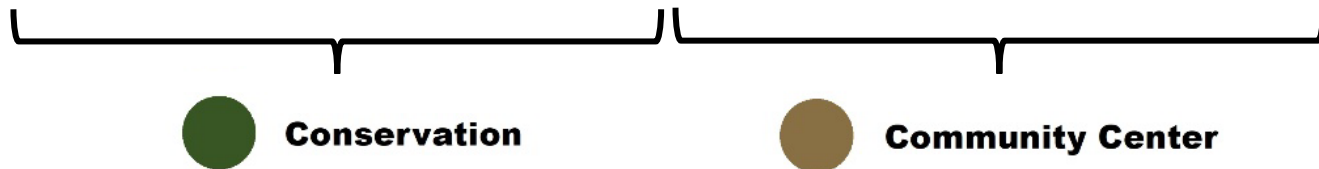
-  **Rural**
-  **Parks and Protected Land**
-  **Conservation**
-  **Residential Neighborhood**
-  **Compact Residential**
-  **Employment Center**
-  **Community Center**

Concept Plan

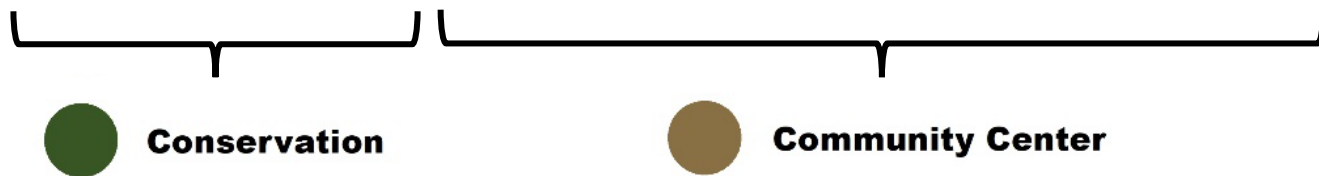


Community Center

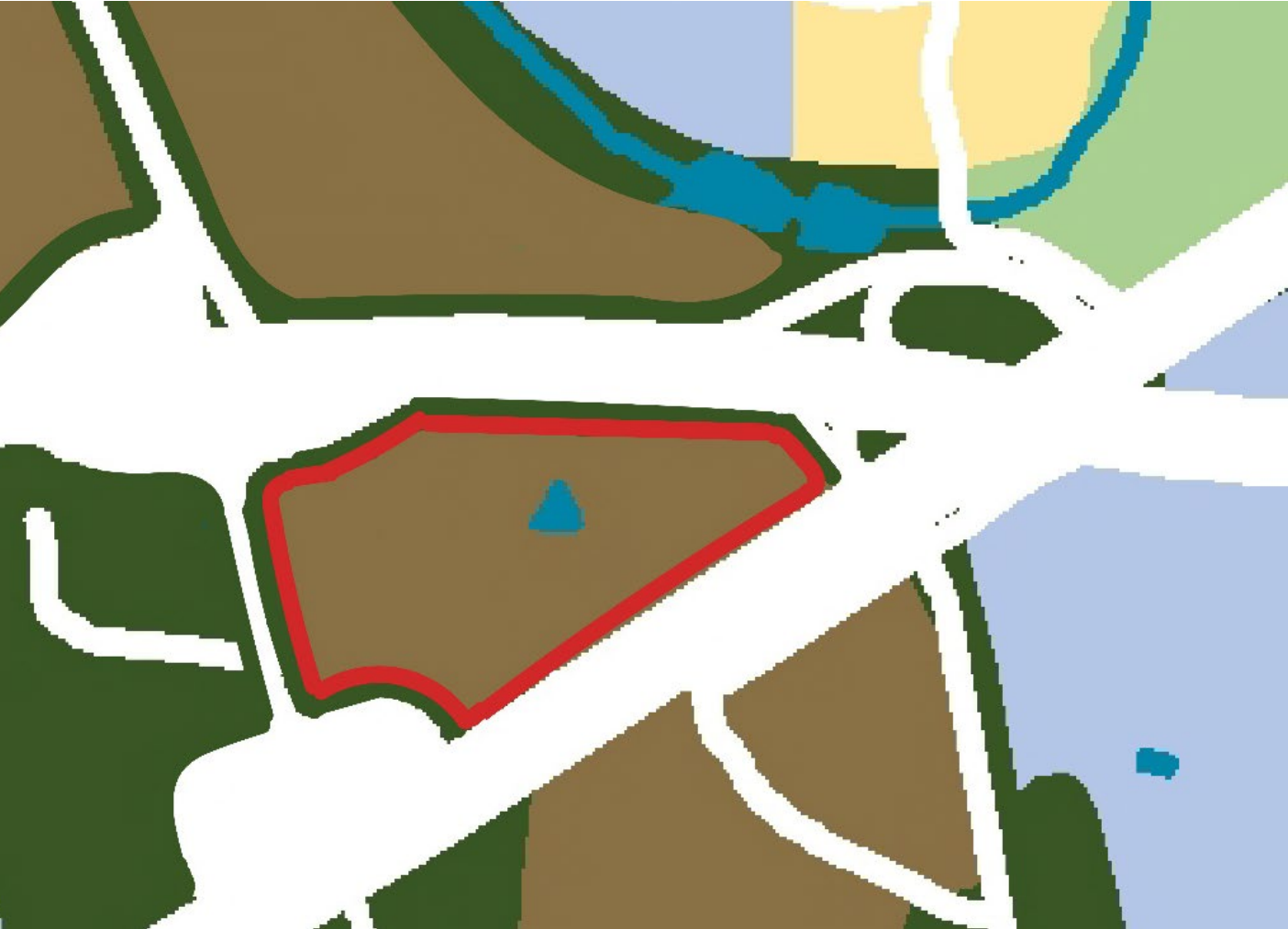
Concept Plan



Concept Plan

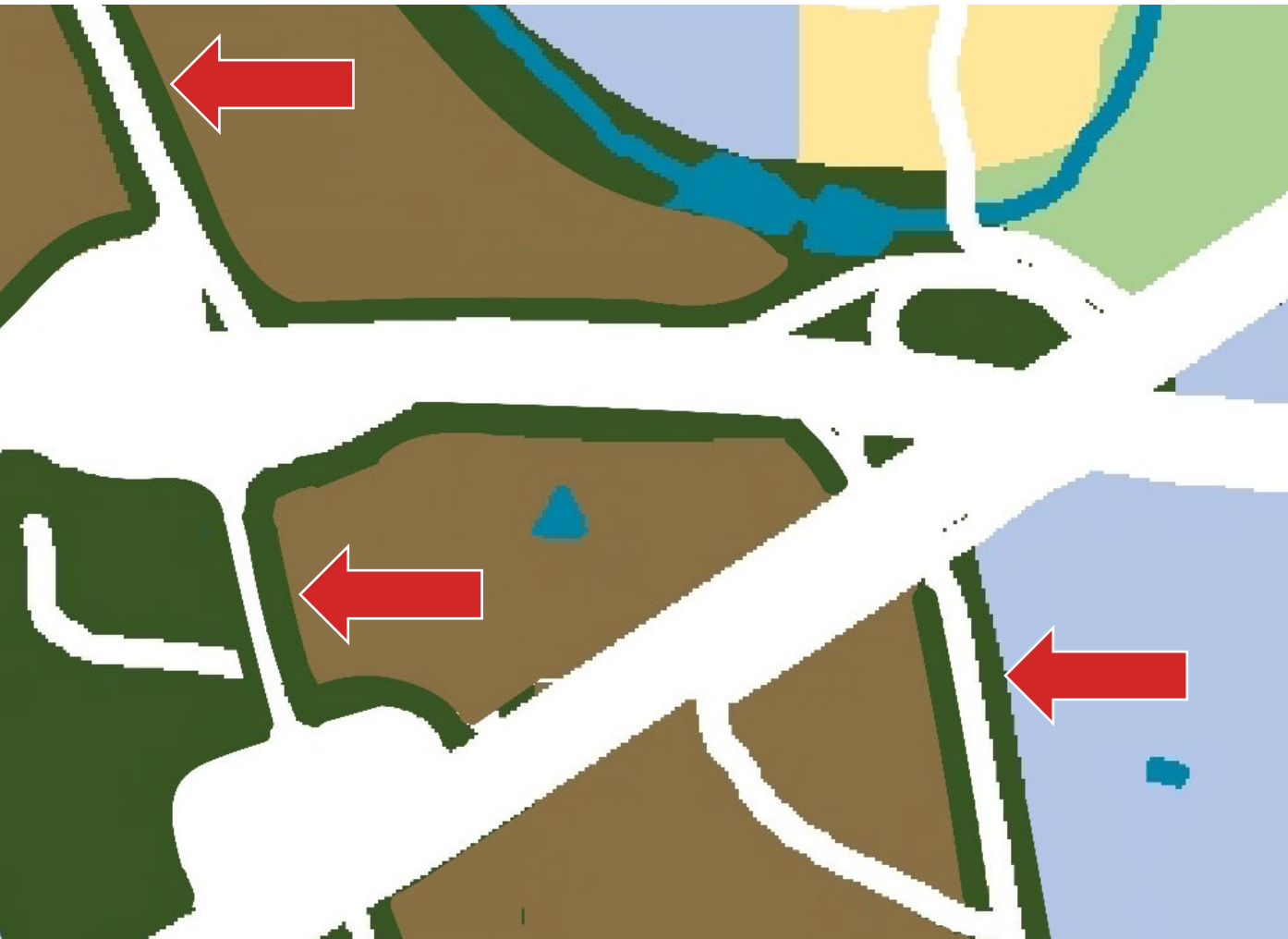


Modification of Place Types



-  **Rural**
-  **Parks and Protected Land**
-  **Conservation**
-  **Residential Neighborhood**
-  **Compact Residential**
-  **Employment Center**
-  **Community Center**

Modification of Place Types



● Conservation

Update development standards in Chatham County Unified Development Ordinance (UDO) to implement Plan Moncure Zoning Strategy. Consider measures to encourage context-sensitive design such as promoting vernacular architecture and **tree preservation**, directing new commercial development to nodes, adopting zoning district appropriate for permanently protected lands, and encouraging agriculture- and forestry-friendly developments.

Prepare **Road Corridor Protection Overlay Zone** as part of UDO and show on Future Land Use Map and Zoning Map.



Direction