

RECODE
CHATHAM

PLAN MONCURE





Farmstead near Corinth
(Source: Green Heron Planning)

ACKNOWLEDGEMENTS

Thank you to all the individuals and organizations who committed their time and energy to this effort.

County Commissioners

Karen Howard (Chair of the Board: District 1)
Mike Dasher (Vice Chair of the Board: District 2)
David Delaney (District 3)
Katie Kenlan (District 4)
Franklin Gomez Flores (District 5)

Planning Board

George Lucier (Chair of the Board: At-Large)
Jon Spoon (Vice Chair of the Board: District 2)
Clyde Frazier (District 1)
Mary Roodkowsky (District 1)
Amanda Robertson (District 2)
Kent Jones (District 3)
Shelly Colbert (District 3)
Tony Mayer (District 4)
Elizabeth Haddix (District 4)
Eric Andrews (District 5)
Norma Hernandez (District 5)

Community Leaders

Peyton Holland
Quentin Murray

Moncure School

Principal Justin Sudol
Teachers and Staff

Moncure Fire Dept.

Chief Robert Shi and Fire Department

Planning Staff

Jason Sullivan
Chance Mullis
Angela Plummer
Kimberly Tyson
Hunter Glenn
Brandon Dawson
Paula Phillips
Dan Garrett
Dorian McLean
Karen Bonomolo

Consultants

White & Smith Planning and Law Group
Nealon Planning
Green Heron Planning
City Explained, Inc.
Economic Leadership
Freese & Nichols
VHB

Technical Advisory Committee*

Chatham Department Heads & Staff
Chatham County School System
Moncure Fire Dept.
Town of Sanford

Plan Moncure Stakeholders*

Moncure Residents
Moncure Business Owners
Land Developers
NCDOT
Faith Leaders
Environmental Groups
Duke Energy
NCDEQ

* Lists of names of individuals that participated in these groups are available through the Chatham County Planning Department.

EXECUTIVE SUMMARY

In March 2022, Governor Roy Cooper announced that the electric car maker VinFast would locate its first North American manufacturing facility between Old US-1 and Christian Chapel Church Road, on the eastern portion of the Triangle Innovation Point megasite known as “TIP East.” The announcement of the state’s first major automotive plant on the megasite triggered the requirement that a “small area plan” be prepared as a supplement to Chatham County’s 2017 comprehensive plan, *Plan Chatham*.

The small area plan’s purpose is to establish a community-based vision to guide the future of southeastern Chatham County, including the Moncure community.

This plan summarizes the community’s vision for the Study Area (the *Plan Moncure* Study Area is described in [Section II](#)), the expert analysis that informed that input, and implementation and zoning strategies to achieve this vision.

Following an initial planning phase, development of this plan began in January 2023 with the White & Smith consultant team gathering data and undertaking its initial market study, land use evaluations, environmental and historical reviews, and utility and transportation assessments of the Study Area, each in light of the anticipated development of the TIP East site. These findings are described in [Section II](#) of *Plan Moncure*, and include the

Existing Conditions Summary and Market Study included as appendices to the plan.

As described in [Section III](#), the team kicked off a dialogue with the public in February that continued through the adoption of the Plan in October 2023, with a series of three public input sessions held at Moncure Fire Station 8. Three open house sessions followed in March, April, and May, culminating in presentation of the draft small area plan in August at the Sprott Center in Moncure. In addition, a project website was constructed as a community resource for gathering news and updates, project documents, and to facilitate several public surveys. County staff also built a project kiosk at

the Moncure Collection Center to host the same information as the project website for those with limited internet access.

The White & Smith team presented the draft plan, along with public input received at the Sprott Center worksession, to the Planning Board on August 23rd. The Board continued its discussion at its meeting on September 5th, at which it unanimously recommended approval of **Plan Moncure** to the Board of Commissioners. Following consideration of the plan at its meetings on October 2nd and 16th, the Board of Commissioners adopted **Plan Moncure** as the community vision for the area. This public process is detailed in [Section III](#) of the plan.

[Section IV](#), “The Vision for Moncure,” reflects the

community’s vision for southeastern Chatham County, which resulted from the consultants’ presentation of four alternative scenarios at the community workshop in May. In short, the community envisions most new growth in the Study Area to be directed along the US-1 Highway interchanges, in proximity to the TIP sites, and, at a lesser scale, in established rural nodes, like the Moncure community. Preserving the character of existing rural areas is paramount for the community and, therefore, became a central factor in development of the vision for the Study Area.

Finally, Sections [V](#) and [VI](#) of the plan set out the Action Steps, Implementation Strategies, and the Zoning Strategy to effectuate **Plan Moncure’s** community vision.

Implementation Strategies are set out as twelve unique themes, including:

1. Improve communication and coordination;
2. Protect rural character and lifestyle;
3. Protect natural resources;
4. Provide needed community facilities and services;
5. Provide needed recreational amenities;
6. Add community-serving infrastructure;
7. Maintain housing affordability;
8. Support desired land uses and amenities;
9. Enhance historic villages and downtowns;
10. Improve transportation and mobility;
11. Protect historic resources; and
12. Help residents access new employment opportunities.



The Deep River above Buckhorn Dam
(Source: Nealon Planning)

CONTENTS

EXECUTIVE SUMMARY

I. INTRODUCTION 9

II. ABOUT THE STUDY AREA 10

General Area of Study 10

Population 12

Environment & Natural Resources 13

Development Pattern & Land Use 14

Key Places 16

Projections 18

III. PLANNING PROCESS SUMMARY 20

Planning with, not for, the Community 20

The Project Stages 21

Community Engagement Program 22

Topics of Input Received 24

IV. THE VISION FOR MONCURE 28

Bringing the Vision into Focus 28

Community Choices:

Using the Scenario Planning Tool 30

The Vision Map 32

The Place Types 34

Conceptual Plans 40

V. ACTION STEPS 55

Introduction 55

Local Government Toolbox 56

Implementation Strategy 57

VI. CONCLUSION | NEXT STEPS 84

Taking Action to Pursue the
Community Vision 84

Key Short-Term Projects 86

Implementing *Plan Moncure*:
A Zoning Strategy 88

VII. APPENDICES:

A: Existing Conditions Summary

B: Market Assessment

C: Engagement Summary

D: Summary of Scenarios

E: Maps



Moncure Fire Department
(Source: Moncure Fire Department Chief Shi)

I. INTRODUCTION

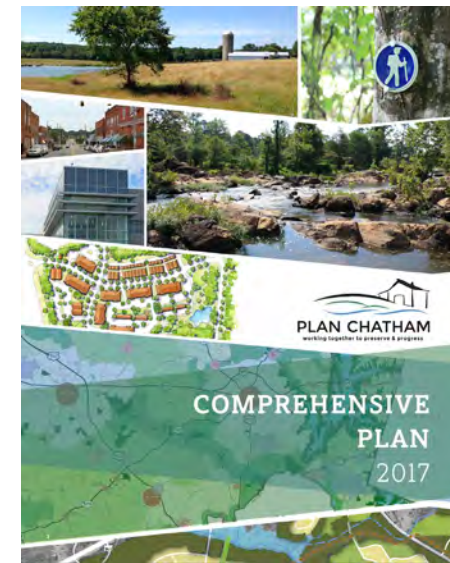
In 2017, the Chatham County Board of Commissioners completed a major update to its comprehensive plan entitled **Plan Chatham**, which laid out a vision for the County for years to come.

Compared to other areas of the County, the unincorporated portions in southeastern Chatham County were envisioned slightly differently. They included four distinct and sizable “employment centers” in this part of the County, including the Moncure Megasite and adjacent centers along U.S. Highway 1. Of course, at the time **Plan Chatham** was completed, much of the Moncure Megasite—now known as Triangle Innovation Point (TIP)—was undeveloped, and no major economic development project was underway. Regardless, it was important for the Board of Commissioners to designate these lands for economic development purposes. Importantly, the plan provided that, once a tenant for the TIP site was identified, the County would “prepare a ‘small area plan’ for the Moncure Area,” noting “housing, commercial, and service needs” in the area networks.

On March 29, 2022, Governor Roy Cooper announced that automaker VinFast selected Chatham County as the location of its first North American assembly plant for electric vehicles—the first major automotive plant in North Carolina’s history. Further, the plant was planned on a portion of the TIP East site in Moncure, which is situated along the east side of Pea Ridge Road.

Immediately following this announcement, the County investigated ways to better understand relationships between existing and potential future development as well as between the built environment and the natural resources. The primary objective was to give the community an opportunity to influence the change that would result from the investments already underway. In April 2022, the County took steps to initiate the small area planning process.

This plan, **Plan Moncure**, was developed through a series of activities that engaged the residents, business owners, property owners, and other stakeholders. The process encouraged a dialogue about growth in the Southeastern part of Chatham County spurred by the VinFast announcement and other investments in the region, the potential impacts of such growth, and ways to leverage change for positive outcomes. This document builds on **Plan Chatham** and conveys more specifically the community’s expectations and aspirations for the future of the Moncure area.



Chatham County’s Comprehensive Plan, **Plan Chatham**, adopted in 2017 laid out a vision for the County for years to come.

MARCH 29, 2022: VINFAST SELECTS CHATHAM COUNTY FOR E.V. ASSEMBLY PLANT

- » \$4 Billion investment in Chatham County
- » 7,500 new jobs
- » New infrastructure

II. ABOUT THE STUDY AREA

General Area of Study

The study area, depicted in the Study Area Map, is the subject of the **Plan Moncure** planning effort. It is the unincorporated area in the southeastern portion of Chatham County. It encompasses the historic community of Moncure, hence the name. The area to be studied, however, extends well outside of the geography most County residents associate with Moncure, as County leaders are anticipating the need to address the issues and opportunities of potential growth in this broader area of the county over the next decade or more.

For purposes of **Plan Moncure**, the study area is defined as the area within which future land use will be depicted in the final plan. It is restricted to Chatham County's planning and zoning jurisdiction and includes related places that are not addressed by other adopted land use plans. As shown in the Study Area Map (Refer to page 11), it is delineated as follows:

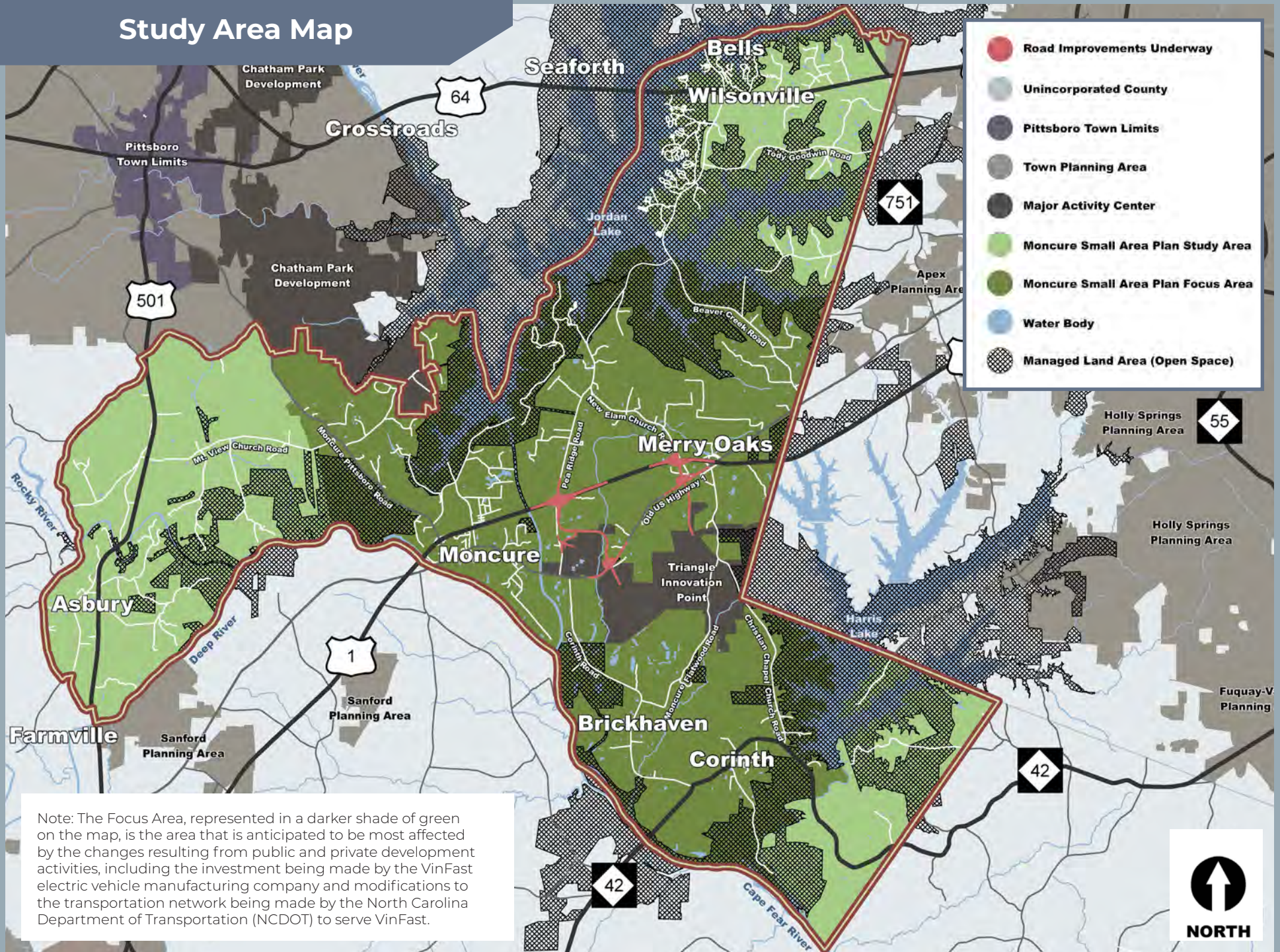
- the County limits form the south and east sides;
- the US-501 corridor defines the western edge; and
- the Town of Pittsboro's extraterritorial jurisdiction (ETJ), Jordan Lake, and the study area of the Chatham Cary Joint Land Use Plan, in combination, demarcate the northern boundary.

"Low light pollution, star gazing, migratory birds, rural character, small town feel, Moncure School, lake access with boat launch, rivers, and trails."

-Residents of Moncure area, when asked what are the reasons people come to visit, and stay, in the area.

More detailed information about the Study Area is provided in the Existing Conditions Summary (Appendix A).

Study Area Map



Population

Population in Chatham County, the study area, and Moncure is projected to grow faster than in the Triangle Region overall.

EXISTING POPULATION

While there are 4,000 residents in the broader study area, there are fewer than 800 people residing in the Moncure area.

DEMOGRAPHICS

Compared to the study area as a whole, the immediate Moncure area has

- a larger percentage of Black (16%) and Hispanic (15%) residents
- moderate incomes with a low poverty rate (3.5%)
- lower education attainment

POPULATION PROJECTIONS

The population of Chatham County is projected to grow between 2023 and 2040 by approximately 35% (or a rate of 1.75% per year). **This is much higher than the projected growth for the Triangle region, which is approximately 24%.**

Figure 1. Chatham County Population Historical and Projected, 2000-2040
(Source: NC Office of State Budget & Management)

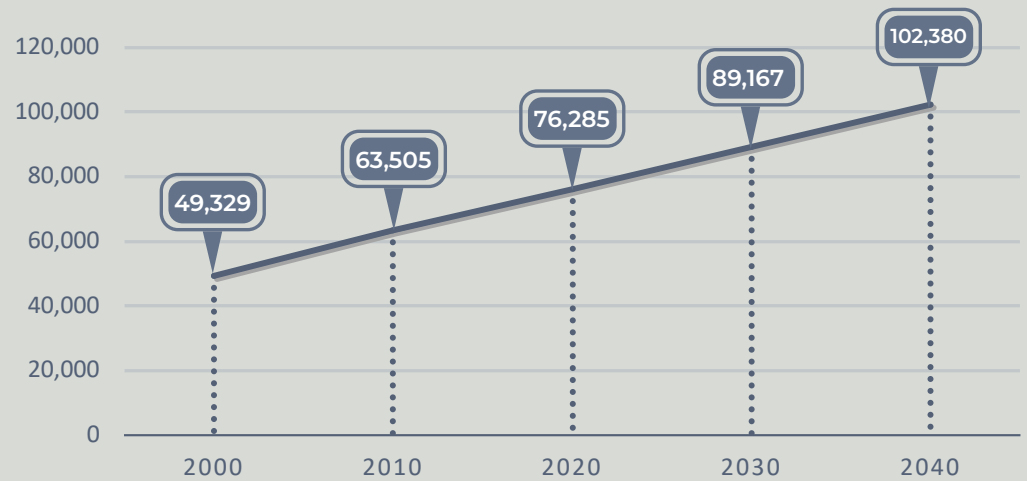
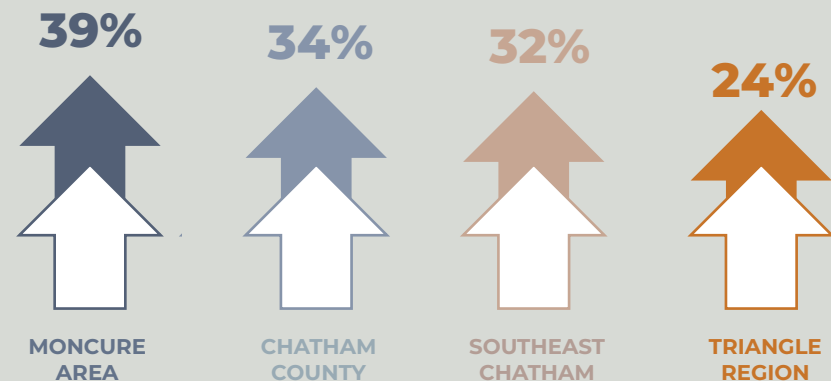


Table 1. Population Growth Projections, 2023-2040

	Total Percentage Increase	Annual Percentage Increase
Triangle Region	24%	1.26%
Chatham County	34%	1.76%
Southeast Chatham	32%	1.66%
Moncure Area	39%	1.97%



Environment & Natural Resources

The study area is home to numerous environmental resources including important surface water bodies, flora, and fauna.

For example, the Cape Fear Shiner is an imperiled minnow found only in the Cape Fear River Basin of North Carolina - and no where else in the world. The County is home to a number of other threatened or endangered species and designated Natural Heritage Areas.

The entire County, in fact, is located within the Cape Fear River Basin, which is divided into a number of different watershed areas for the purpose of implementing state and local watershed policies. Chatham County has a Watershed Protection Ordinance that applies countywide, which limits impervious surface area on developed property and includes riparian buffer standards.

In addition, the Study Area includes designated lakes, streams, rivers, water supply areas, and water supply sources, the major water courses being the Haw River, Deep River, Cape Fear River, Rocky River, Shaddox Creek, and Weaver Creek.

At the time **Plan Moncure** was underway, the County was revisiting and updating its environmental regulations as part of its "Unified Development Ordinance" update.

Finally, it is important to point out the Natural Heritage Areas designated within the Moncure Study Area, which includes Lower Deep River Shoals, Haw River Levees and Bluffs, Dicenetra Slopes, White Pines Preserve, Rocky River Dragonfly Riffles, and the Cape Fear River/McKay Island Floodplain; as well as the Managed Areas, which include Deep River State Trail, Jordan Dam and Lake, Harris Game Land, and Chatham Game Reserve.



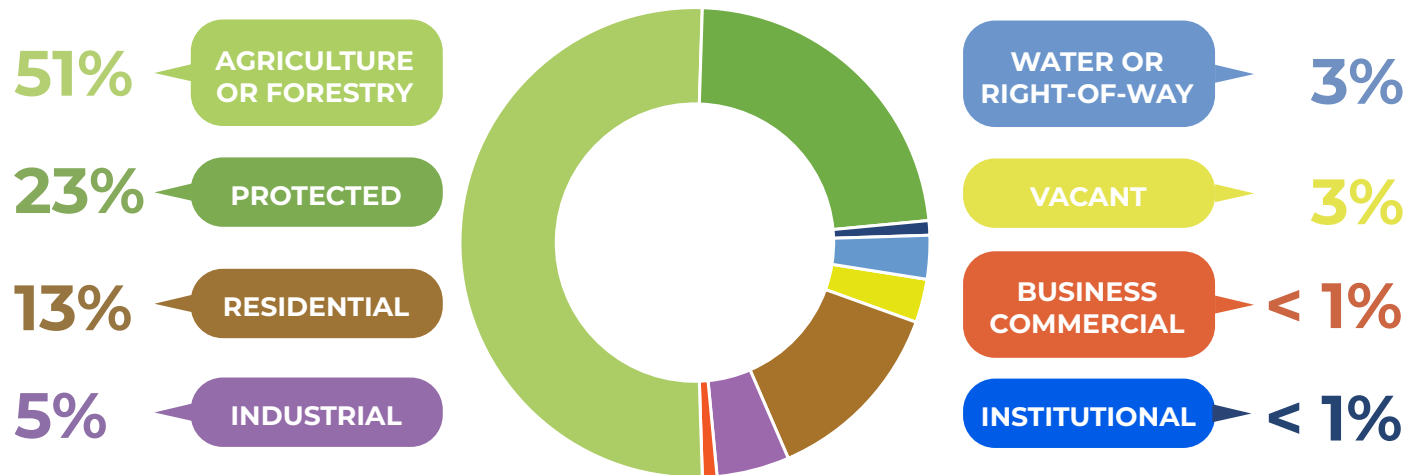
Top: A sunset over Jordan Lake.
 Middle: Jordan Lake from the U.S. Army Corps of Engineers Visitor Center.
 Bottom: Confluence of Rocky River and Deep River.

Development Pattern & Land Use

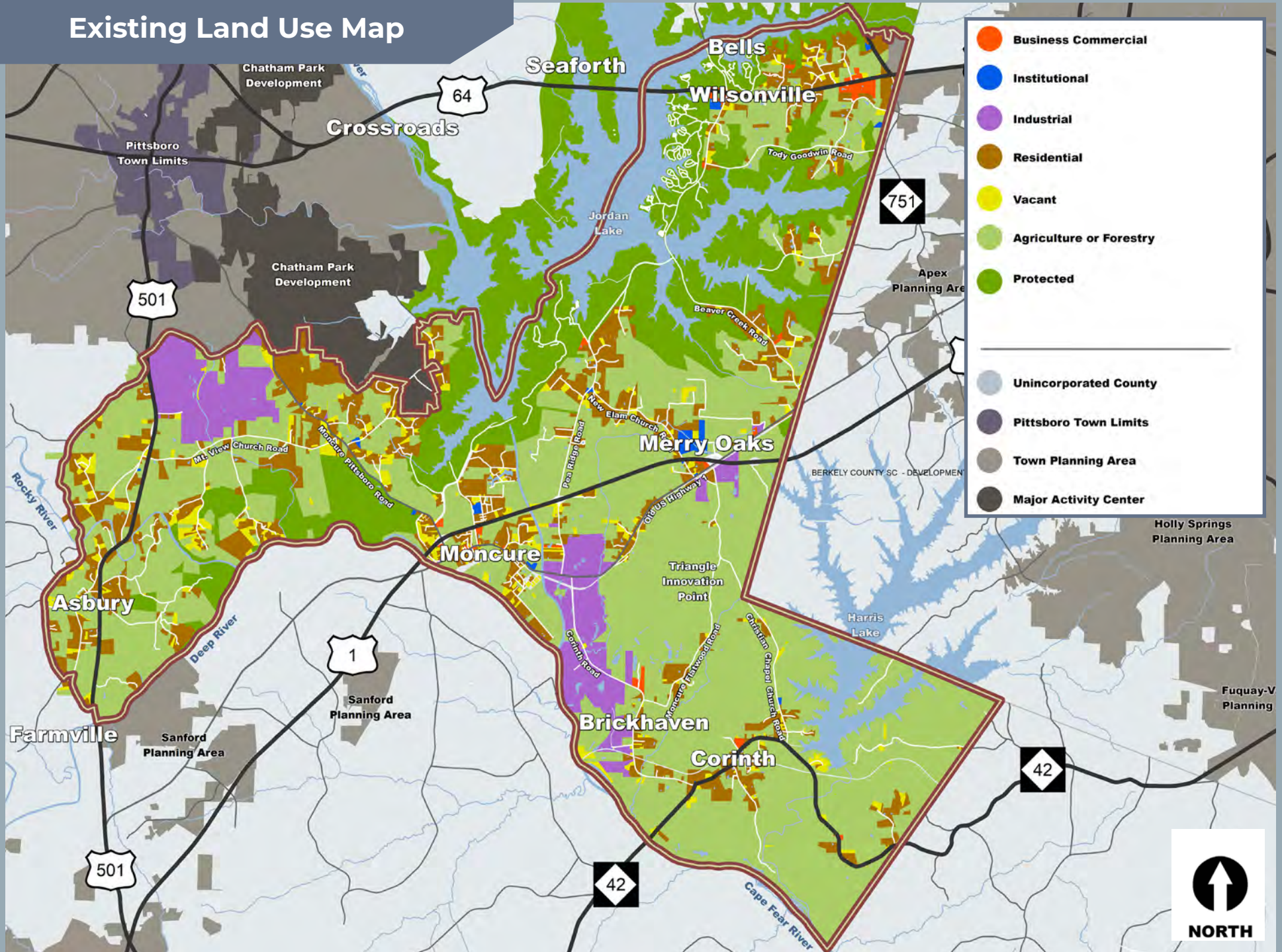
Moncure is presently a rural community along US-1. It is an unincorporated area of Chatham County. The lack of wastewater service has helped maintain Moncure as a relatively undeveloped area of the county.

Based on Chatham County tax parcel data, the majority of land in the study area is currently being utilized for agriculture, which includes timber operations and management. Agricultural uses account for approximately 51% of the land area. Protected open space is the next largest land use at 23%, and another 3% is comprised of surface water and rights-of-way for roads and utilities. Most of the “protected” acres are part of the Jordan Lake State Recreation Area as well as large tracts of land in conservation easements held by land trusts. Residential development occupies roughly 13% of the study area. Commercial and industrial areas account for less than 10% of the land area. Only 3% of the study area is considered undeveloped or “vacant.”

Figure 2. Existing Land Use as a Percentage of Study Area



Existing Land Use Map



Key Places

Considered to be one of the more rural areas of Chatham County, Moncure has been the location of selected kinds of development dating back to the later 19th century, including homes, small-scale commercial businesses, and large-scale industrial activity. While housing is part of the development pattern, many nonresidential uses occupy sites in the area. The following describes the variety of places within the study area.

AGRICULTURE

Parcels devoted to agriculture comprise almost half of the study area. In addition to cropland and pastureland, working lands include forests that are managed for timber operations. From small-scale growers focused on flowers and fresh produce to larger establishments that produce soybeans and hay, farmers in this part of Chatham County contribute to the local economy while maintaining a thriving ecosystem.



Flowers are among the products of local agriculture.



COMMERCIAL DESTINATIONS

Commercial development in the study area is nearly indiscernible on the Existing Land Use Map. The businesses in this category are generally small convenience retail stores and gas stations situated in the US-1 corridor where road access and visibility ensure a steady stream of patrons. Other commercial uses include artists' studios, small-scale production shops (e.g., cabinet makers), veterinary clinics, small engine repair businesses, and wedding venues. Lodging is available in the form of inns, bed-and-breakfasts, vacation rentals, and campgrounds for recreational vehicles.

Convenience stores are located along Old US-1 and close to US-1.



Brick manufacturing has been a local industry for decades.

INDUSTRIAL CONCENTRATIONS

Major industrial development is concentrated in two parts of the study area. In the north near Pittsboro is a quarry operated by Luck Stone Corporation and one of 3M's plants. Drawn to the US-1 corridor for the highway and rail access, several industrial operations have located in the southern half of the study area. Among them are Triangle Brick and General Shale Brick. Triangle Brick opened its Merry Oaks facility (near Exit 84 along US-1) in 1991 and, with one of the largest kilns ever built in the US as well as an automated manufacturing process, the plant produces 240 million bricks annually.



NEIGHBORHOODS

Most of the residential units in the study area are situated on large parcels that are not part of a neighborhood. However, over the last 50+ years, subdivisions with lots ranging in size from one acre to more than 10 acres have been developed on the north side of US-1. Many of these lots accommodate large homes that differ from the houses in the neighborhood in Moncure's historic center, where the typical lot size is half an acre. The campgrounds have satisfied some demand for temporary housing for workers at the Shearon Harris Nuclear Plant.



A home in Moncure (Source: Zillow)

COMMUNITY FACILITIES & AMENITIES

Parks managed by the State are located at the edges of the study area and along the waterways. They provide a range of recreational opportunities for residents but are also destinations for tourists seeking places to boat, fish, kayak, swim, and camp. Civic and institutional uses complement the many uses in the study area. Many are part of Moncure's historic center while others are dispersed throughout the study area. Some of the key facilities in the study area include the following:

- Moncure School – This school has served the Moncure community with public education for generations. Today, the school has an enrollment of almost 250 students and offers instruction for pre-kindergarten through eighth grades.
- Jordan Lake State Recreation Area – A popular destination for camping, boating, fishing, hiking, swimming, and bird watching, this NC-maintained land provides visitors access to the 14,000-acre lake. The dam and surrounding lands are managed in partnership with the U.S. Army Corps of Engineers.
- Sprott Youth Center – The gymnasium, built in 1936 on the Old Moncure School property, was renovated to support the development of the youth in the community through academics, health education, athletics, and fellowship activities.

Churches in the community are central to civic life. While some residents in the area come together through faith, many are united in their appreciation for the natural environment. Both are key components of the study area.



A paddler observing an eagle at the edge of Jordan Lake. (Source: Zillow)



Projections

Note: Circumstances in the Moncure area can and will change. In an effort to anticipate potential changes the southeastern part of the county is facing over the next two decades, the Project Consultant Team examined the existing and future market conditions to determine a range of projections for the housing and nonresidential space demand through 2040. The projections are based on assumptions, which rely on the best available data at the time the study is conducted, including historical trends, employment plans from VinFast, and market data for the Research Triangle region. Substantial shifts in market conditions that were not anticipated at the time the plan was developed may warrant an update to *Plan Moncure* in the future.

As noted in the Market Assessment (Appendix B), projections of future growth are merely best estimates. Projecting growth is no more certain than projecting what will happen to interest rates or the stock market years from now. The projections that follow are for planning purposes only, but attempt to incorporate existing population and development trends as well as the major job creation announcement from VinFast.

HOUSING DEMAND

As part of the growing Triangle region, Chatham County is estimated to need 685 new housing units per year based on population trends. The sparsely-populated study area is projected to see only modest demand, or approximately 34 new units per year. However, VinFast job creation numbers could dramatically change that, even if a small percentage of workers live in Chatham. Over the first seven years of hiring, VinFast could create demand for another 428 housing units per year in southeastern Chatham. Pittsboro, particularly Chatham Park, could accommodate some of that. A wider range of housing types than currently exists would be needed to fit the budgets of mid-wage earners.

Table 2. Potential Housing Demand by Type, Southeastern Chatham County

Type	% of Total Demand	Annual Demand (# of units)
Single-Family	50%	173
Townhomes	20-25%	69 to 87
Apartments	25-30%	87 to 104

Several housing types that are not common or not present in the study area today can be supported by the market in the upcoming decades. They are single-family detached homes (including some on smaller lots), townhomes, and apartments.



RETAIL DEMAND

Physical retail spaces in the U.S. weathered the storm of rising online shopping, but future construction will likely be cautious.

Since retail “follows the rooftops,” meaning it goes to where homes and residents are already locating, little new retail would be expected in the mostly rural Moncure area. The addition of more small, stand-alone stores (e.g., a gas/convenience mart) is likely. However, new housing developed as part of larger residential or mixed-use communities could generate demand for a greater amount of new retail space.

OFFICE DEMAND

A slow return to the office due to the surge in remote working and hybrid work arrangements has led to record-high office vacancy in the U.S. New construction is slowing and will likely be limited to the more proven locations in the region.

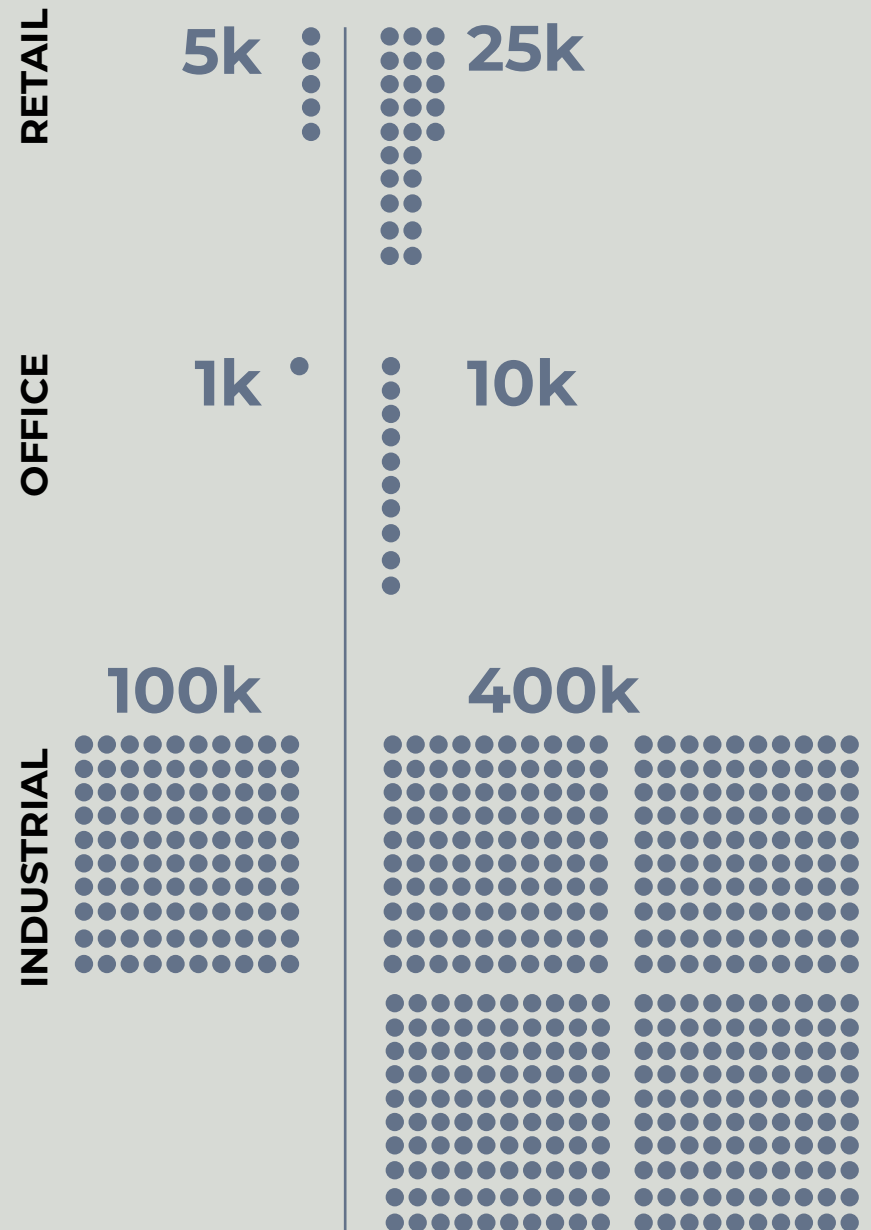
Industrial projects, like VinFast, could spur a small amount of office demand. If new mixed-use neighborhoods are developed nearby, more office uses could locate there.

INDUSTRIAL DEMAND

America’s industrial and warehouse markets have been booming for years, with record levels of demand and new construction. The pace of development is expected to slow significantly throughout 2023 due to concerns about a weakening economy and the rising cost of loans and rising interest rates.

Nearby industrial markets in southern Wake County & Lee County are small, and past trends would not suggest a great deal of demand in southeastern Chatham. However, the new facilities for FedEx, Wolfspeed, and VinFast as well as successful leasing of large, new buildings in Sanford indicate that the US-1 corridor is gaining ground as a recognized location for manufacturing and distribution.

Figure 3: Ranges of Annual New Demand, Southeastern Chatham County (Square Feet)



III. PLANNING PROCESS SUMMARY

Planning with, not for, the Community

Decisions that result in change in any community are made by a variety of entities operating at the Federal, State, regional, and local levels and by private sector investors. Chatham County leaders have opportunities to influence some of those decisions, such as private investment and the timing of related development activity. Only a few types of development-related decisions are completely within the County's control, including the countywide tax rate, local plans and policies, and local land development regulations (zoning and development standards).

Planning for the future provides an opportunity to manage change in accordance with community expectations and aspirations, giving the community a voice to influence the direction of future development that could occur in the next decade or more.

KEY QUESTIONS TO BE ANSWERED BY THE PROCESS

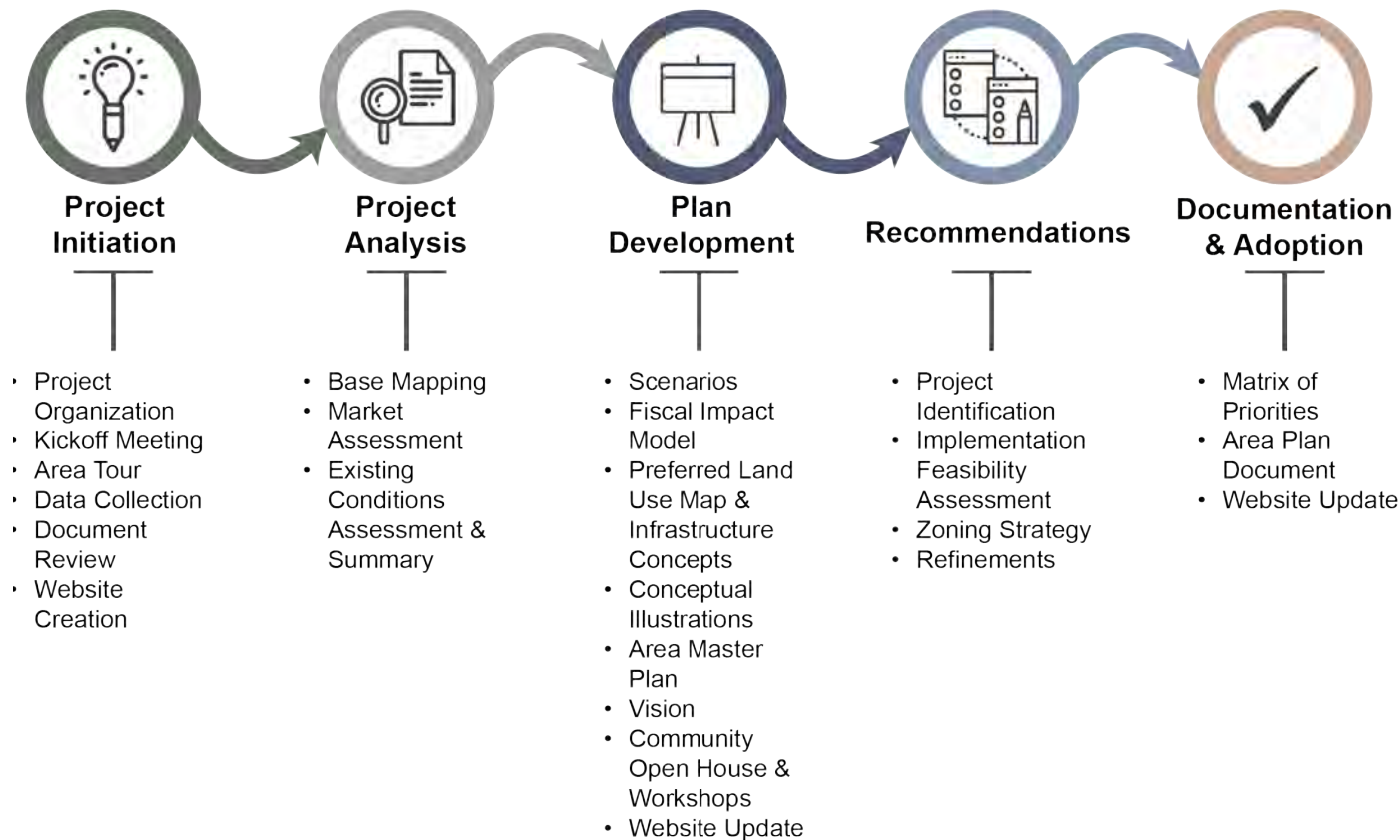
The planning process was designed to address a set of questions posed by the Board of Commissioners, including the following:

- » How much development can the area support?
- » With the changes that are already underway, is there an outcome that is suitable given the unique assets that define the place today, the community's interest and desires for the future, and the opportunities for economic growth that could benefit the County and the region?
- » To what extent is land development limited by environmental conditions?
- » How can we overcome barriers to the changes the community desires?
- » Are there new County infrastructure systems and services that will be needed to accommodate projected growth?
- » What can/should the County expect from future private investments to ensure the changes in the area optimize the benefits?
- » What are the lessons learned from similar communities with similar projects?

The Project Stages

The planning process was conducted over an eight-month period. After initiating the project with data collection and examining the existing conditions of the study area, the project team worked with the community to explore the options for future development and conservation. The first three steps helped the community arrive at a “preferred vision for the future.” The latter stages were devoted to recommendations in support of the vision. The resulting plan define the steps to realizing the vision through implementation activities.

Figure 4. Stages of the Planning Process



“Respect for the people and the natural resources of the area are very important. Help for people who have been here for generations should be available. Taking their land should not happen.”

-- Survey response

Community Engagement Program

The *Plan Moncure* project is designed to build a shared vision for how land will be used in the greater Moncure area in the years ahead. The resulting plan document will help guide County policy, development regulations, and public investment for this part of Chatham County.

The planning process is intended to give community stakeholders a voice in shaping the future of this area as growth pressures begin to impact it. In this way, this process is different from other kinds of recent projects in the area. There is no existing small area plan for this part of the county. Instead, the plan is being created with stakeholders through this project. As a result, broad and meaningful participation is key to a successful project.

To help give the range of stakeholders an opportunity to participate in this work, the project team is using a combination of in-person and virtual engagement tools. These are described in more detail on this page.

PUBLIC MEETINGS

The project team hosted a series of community meetings to engage stakeholders. These include:

- » **February 21 at Moncure Fire Station 8:** Resident drop-in sessions (3) to hear local comments and concerns;
- » **March 21 at Moncure School:** Community Open House to introduce the project to the community and get initial input on what people like about the community today, and what they'd like to see in the years ahead;
- » **April 27 at Moncure School:** Community Meeting to hear opportunities and concerns from community stakeholders and get initial input on different conservation and development scenarios to study as part of the project;
- » **May 24 at Moncure School:** Community Open House #2 to share results of scenario planning analysis and receive feedback on preferred scenario features from stakeholders;
- » **August 9 at Sprott Center:** Community Open House #3 to share draft of *Plan Moncure*, including vision map and implementation measures, and receive stakeholder feedback.

Community Open House #1 held at the Moncure School on March 21st hosted 163 residents, property owners, and other stakeholders. Two presentations were complemented by topic-specific information stations.



By the Numbers...



POP-UP EVENTS

The project hosted a table to help engage stakeholders by bringing the project to them. The community event was the Spring Around the Loop Street Fair held in Haywood on April 15.

WEBSITE

The project includes a website that was updated regularly to provide information on the project, advertise upcoming community outreach events, and provide opportunities for public comment.

SHARE-A-PHOTO

To help engage stakeholders in sharing the places they love in the Moncure area, the project included a special website where people could submit a photo of a favorite place and why they love it.

SCENARIO PLANNING ONLINE SESSION

To share more details and answer questions about the scenario planning process, the project team held a deep dive session online for interested stakeholders.

PROJECT KIOSK

Chatham County Planning Staff constructed an outdoor kiosk at the Moncure Collection Center at 2855 Old US-1 with updated information about the project and a comment box to submit questions and input.

SURVEY

For stakeholders who were not able to attend some of the in-person meetings, the project conducted three online surveys. Overall, more than 350 responses were received.

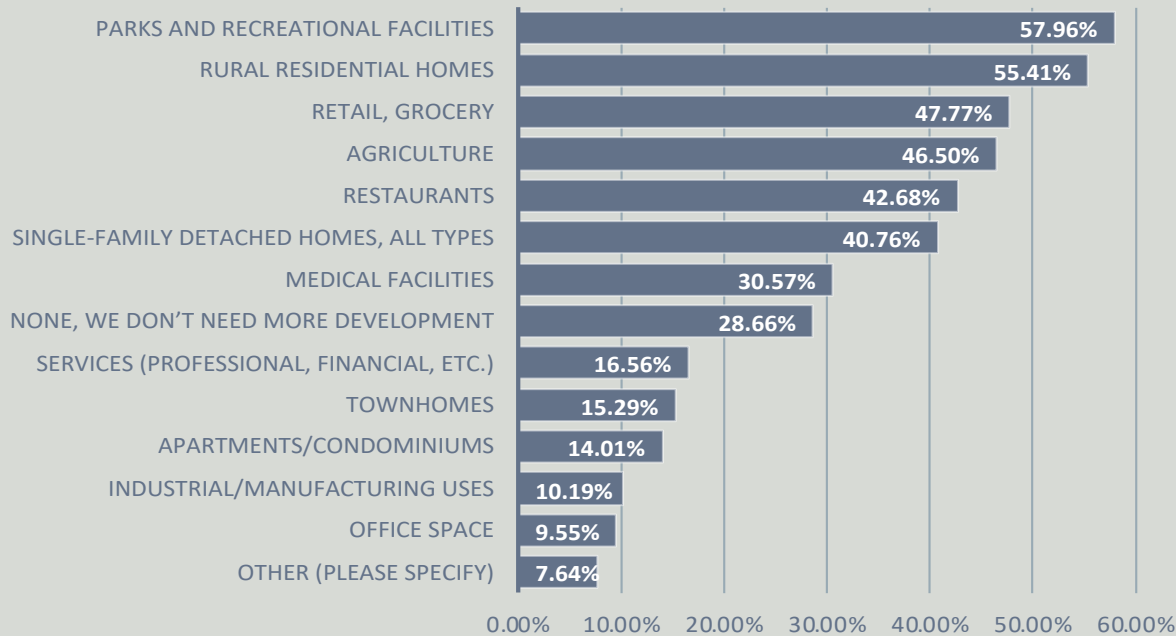
INTERVIEWS / FOCUS GROUPS

To get more detailed information on comments and concerns, as well as input and feedback on proposed public engagement methods, the project team conducted a series of interviews and focus groups with community leaders.

Topics of Input Received

There are a number of themes from public input provided to date by community stakeholders. These include the following, along with sample comments that are representative:

Figure 5: Survey Responses to the question, "In the future, what types of uses should the County encourage?"



A community survey helped shed light on the types of features and activities in Moncure that residents and property owners truly value. The survey also revealed interest in certain land uses. The question regarding the uses residents desire in the future indicated a strong preference for rural residential housing, single family detached housing, retail (grocery), restaurants, parks, and agriculture.

RURAL LANDSCAPE AND LIFESTYLE

- Small country roads, scenic farmland, natural forests and wildlife habitation, clear streams and farm ponds, bird calls, fresh air
- Keep the natural beauty and wildlife it contains!
- I want to still be able to hunt on my land
- People moved to Moncure for peace and quiet, keep it small with small communities (Corinth Area/ Buckhorn Road)
- The open space and "quiet life"
- Keep the rural tranquility of Moncure
- Leave Moncure as it is!



SHOPPING / SERVICES

- Retail Stores, Grocery Stores/ Farmers Market
- Schools and Daycare are a primary need
- Bring in a gas station with a fast food restaurant, drug store or Walmart
- Planned commercial development
- Restaurant would be great
- Aldi or Lidl grocery store along old US-1
- Add quality grocery store, gas station, and pharmacy
- We need a grocery store
- Businesses could spring up around small business encouraged to support rural and farming pursuits. THAT would make us unique

PREFERRED DEVELOPMENT FEATURES

- Preservation of a lot of existing vegetation
- Good architectural design
- Building construction that lasts for decades
- Walkable development

ENVIRONMENT

- Partin Creek
- We have a beautiful landscape of trees, wildlife, the lake, etc.
- There is a parcel of land supposedly purchased by Tim Sweeney that would connect the Jordan Lake protected lands with the Deep River State Park area
- McKay Island in the Haw River
- Shaddox Creek
- Concerned about the runoff [from a proposed] development
- What about PFAS?
- East River Road area, keep in conservation and do not develop
- I want to be able to still hear the owls at night, for me that is what makes this feel like Moncure



AGING IN PLACE

- Elderly people who can't attend and not represented, living off social security and can barely afford things now it will only get worse for them. Any assistance/programs for elderly?
- Just purchased private property to live the rest of their lives here, don't take it
- Senior center

INDUSTRY / JOBS

- Save agriculture areas in all Moncure
- Preserve forestry
- The megasite has destroyed the Moncure we knew and loved all of our lives

UTILITIES

- No sewer beyond Corinth
- Public water supply
- Public utilities and trash pick up company
- It is extremely disappointing that the county only plans to extend water, sewer, and broadband services directly to specific new manufacturing sites, bypassing current residents and also limiting potential development of more desirable features in our community such as small businesses on smaller plots of land, apartments, or other affordable housing

"Any assistance programs for elderly?"



"Save agriculture areas in Moncure"



"public water supply"

BROADBAND

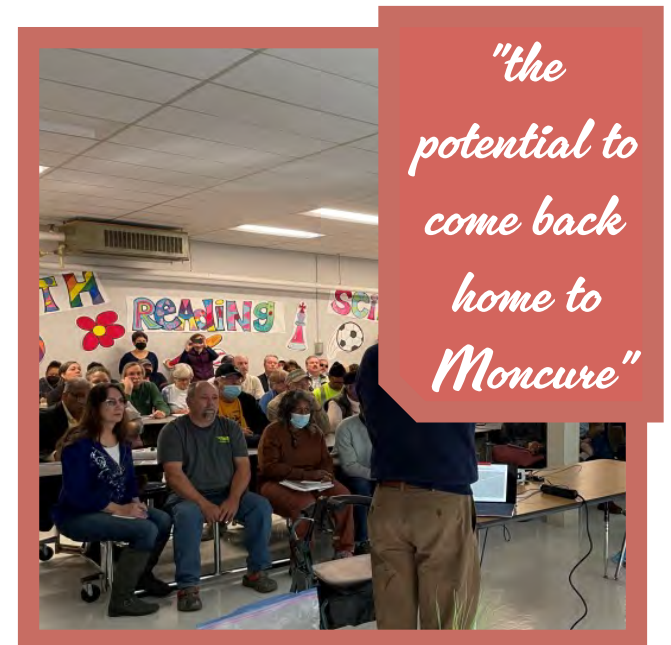
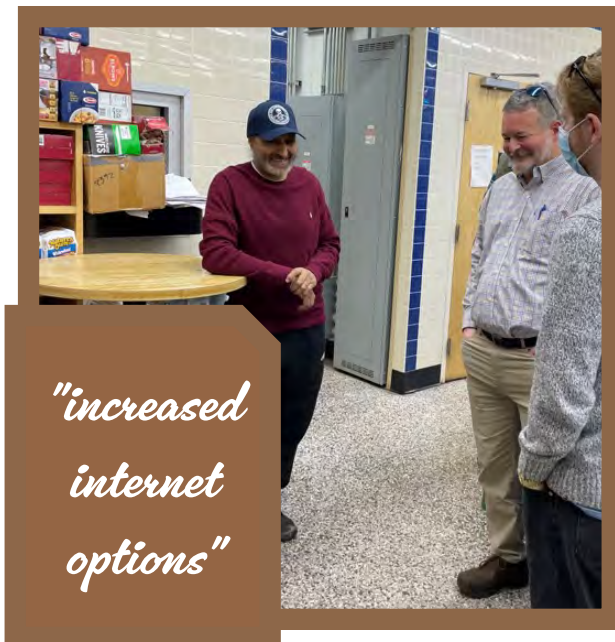
- High-speed internet does not go past Corinth. Needs to be expanded.
- It would be nice if we had reliable fast internet
- Increased internet options
- Need high speed internet
- Retain rural character while bringing in modern services like high-speed internet
- True high-speed internet for all residents, not just new developments

COMMUNITY FACILITIES

- Larger school with public access to sports fields/tennis courts/ etc.
- Sports complexes
- Better schools, senior services
- Have a park and recreation place for kids

TAXES / PROPERTY VALUE

- Taxes from the folks in Moncure should be going towards services in Moncure
- Planned Moncure Flatwood Road - owns small family business, family land. What effects will this development have on tax value?
- If all these expensive houses are going to come in and push us (locals) out - please set up a special tax base. I want to be able to stay in my childhood home all my life and not be thrown out into the street



IV. THE VISION FOR MONCURE

Bringing the Vision into Focus

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” (Refer to page 33). 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.

ROOM TO GROW

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 Map

The Development Status Map depicts the distribution of these categories of development status. The status of parcels in the study area can be described as follows:

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.)

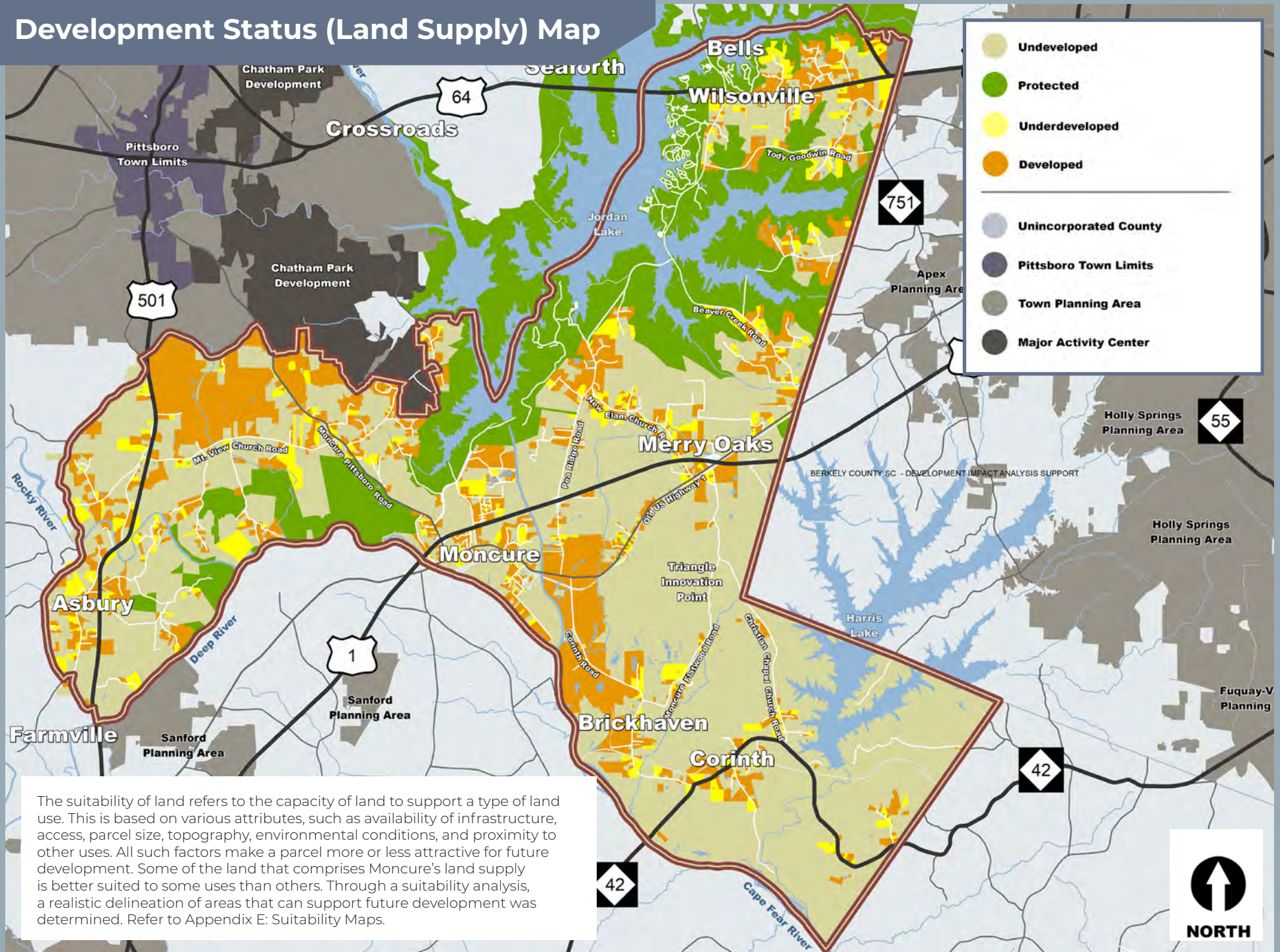
UNDERDEVELOPED

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 (Land Supply) Map

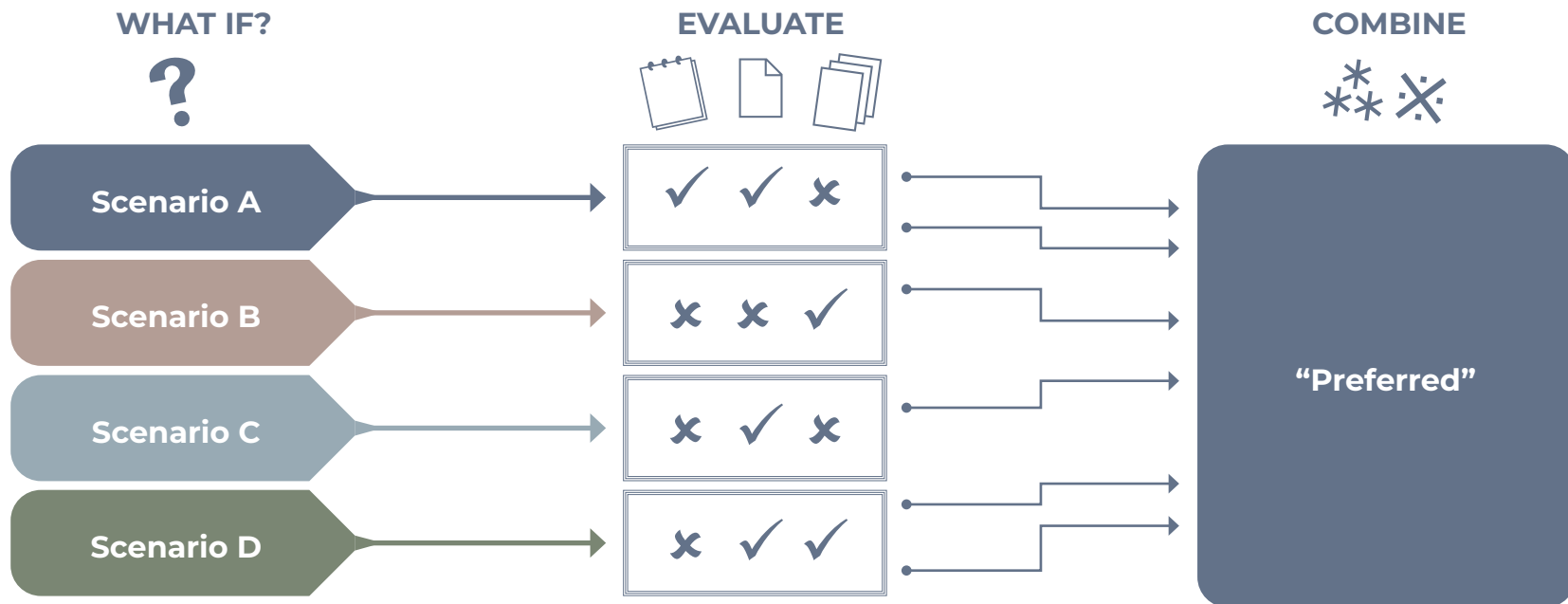


Community Choices: Using the Scenario Planning Tool

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.

Scenario-Planning-in-Concept

The results of the scenario planning exercise provide a way to compare scenarios and evaluate the differences (particularly the trade-offs). For example, Scenarios B and D trade low density development throughout Moncure for higher levels of protected open space and lower infrastructure costs accomplished through concentrating development at higher densities in a few key locations. Actual future needs shall be determined by the County departments and agencies responsible for delivering facilities and services based on their respective facilities plans, which should be updated periodically and modified to respond to the Vision in *Plan Moncure*.



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. (For more information about the four scenarios, refer to Appendix D: Summary of 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).

Measuring Trade-Offs

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.



Police Protection

Number of new sworn officers needed in the study area by 2040 based on projected growth and development levels.



Fire Protection

Number of new firefighter/EMS personnel needed to serve projected growth and development levels in the study area by 2040.



County Parks

Number of new park acres needed by 2040 to serve existing and future residents with the same level of service observed in 2022.



Greenways and Trails

Expansion of the existing greenway and trails network in the study area by 2040 to serve existing and future residents with the same level of service observed in 2022.



New Students

Number of new students anticipated by 2040 based on the number of new dwelling units projected for the study area.



Tax Base Balance

An indication for the level of change expected in the ratio of residential-to-non-residential tax value for the study area by 2040.



Land Preserved for Agriculture or Woodlands

Percent of land in the study area designated as either agriculture or woodlands using present use value (tax status) data published by Chatham County.



Encroachment on Natural Heritage Areas

The number of new dwelling units anticipated for the study area that were allocated in close proximity (one quarter mile) to identified natural heritage areas.



New Impervious Surface

Increase in the amount of impervious surface associated with the type, pattern, and intensity of development anticipated for the study area.



Ad Valorem Tax Production

An indication for the level of change expected in net annual ad valorem tax revenue for Chatham County (after removing annual operating and maintenance expenses) that may be available to fund, in part, future capital projects.

The Vision Map

The “Vision” for the future of Moncure is expressed in terms of goals and objectives outlined in *Plan Chatham*, the County’s comprehensive plan, as well as the Future Land Use & Conservation Map (See next page). In support of the goals and objectives, the map depicts an arrangement of places that are a reflection of the types of development and conservation areas the community desires in the future. The map represents the long-term “preferred” vision the community has for the future and refined with assistance from the Technical Advisory Committee. It depicts the build-out condition.

BIG IDEAS



The big ideas were developed through the engagement process and range from ways to conserve natural and cultural assets to support the sensitive integration of commercial, recreational, and service uses to meet the needs of the community.

Industrial development is confined to the areas south of US-1 that are already zoned for industrial uses, and additional employment opportunities are supported on surrounding sites.

The rural lifestyle and character is maintained through low-density development, and development pressure on such properties is reduced as much of the demand is accommodated on sites close to US-1.

Development that is coming to the area is directed toward and concentrated in nodes along and within the US-1 corridor.

USING THE VISION MAP

This map is meant to provide a framework for future land use decisions and, as such, supports written policies and offers additional guidance with respect to the application of land development regulations (e.g., zoning and subdivision), the provision of services, and the prioritization of capital investments in support of the future development pattern.

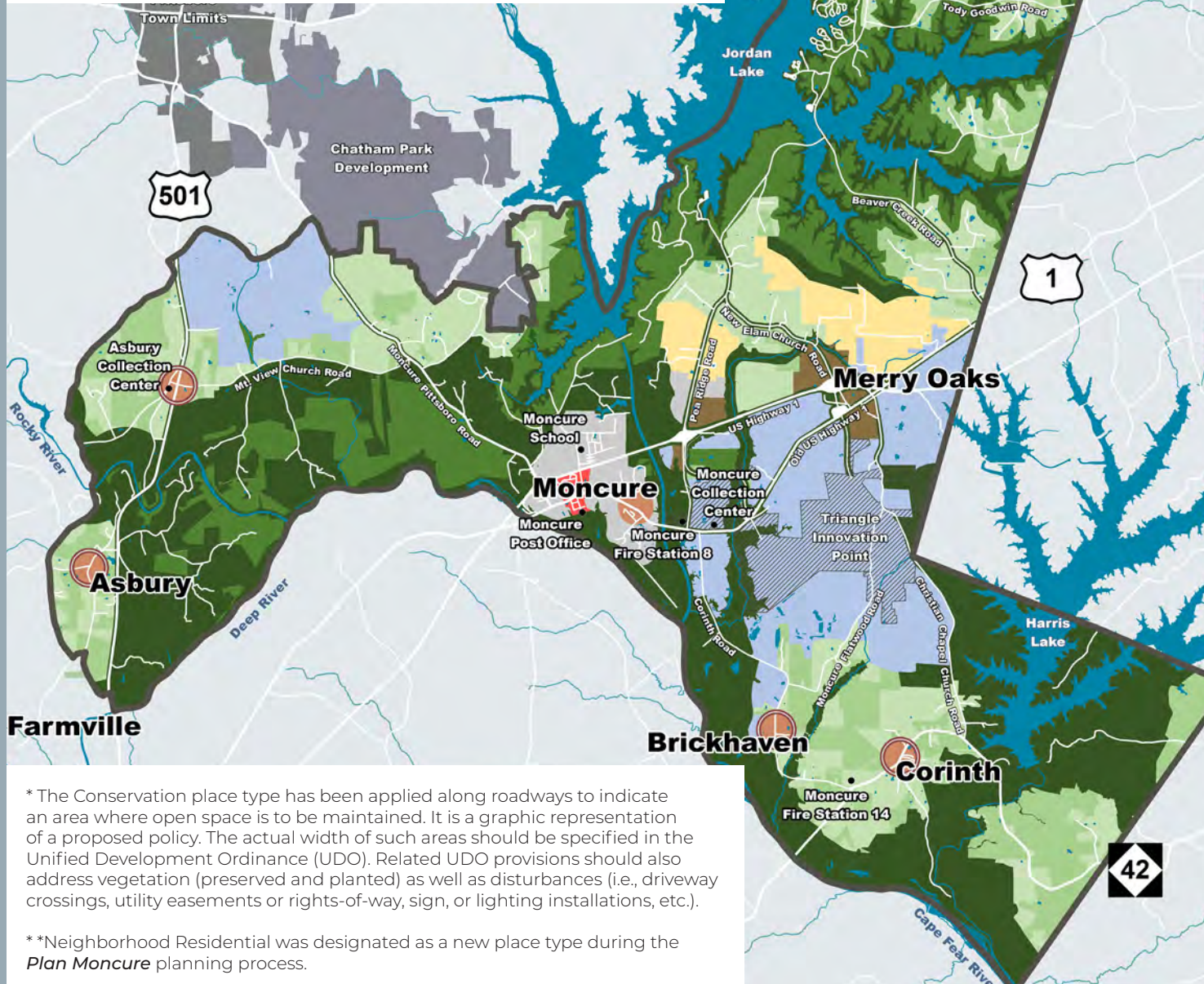
Places for grocery stores, pharmacies, shops, restaurants, and services the community desires are accommodated in mixed-use development near US-1 interchanges. In these locations, easy access and many new residents living in close proximity ensure viability.

Historic and cultural assets are respected, as change occurring around them is done in a manner that enhances and revitalizes these places.

Open space is accomplished through a concerted effort to conserve areas with valuable natural resources and the promotion of improved green spaces in new development.

Future Land Use & Conservation Map

The "place types" shown on the map are described in the subsection that follows the map to further convey the community's aspirations. Nine of the 10 place types were established with input from the citizens and other stakeholders of the county during the development of *Plan Chatham*.



- Parks and Protected Land
- Conservation *
- Agriculture and Woodlands
- Rural
- Neighborhood Residential **
- Compact Residential
- Crossroads Community
- Village Center
- Community Center
- Employment 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

* The Conservation place type has been applied along roadways to indicate an area where open space is to be maintained. It is a graphic representation of a proposed policy. The actual width of such areas should be specified in the Unified Development Ordinance (UDO). Related UDO provisions should also address vegetation (preserved and planted) as well as disturbances (i.e., driveway crossings, utility easements or rights-of-way, sign, or lighting installations, etc.).

**Neighborhood Residential was designated as a new place type during the *Plan Moncure* planning process.



The Place Types

For more about the details of the place types, see [pages 46-49](#) for place types in *Plan Chatham*.

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

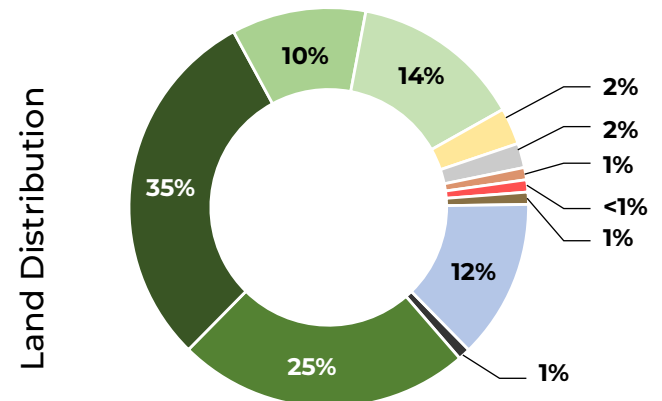
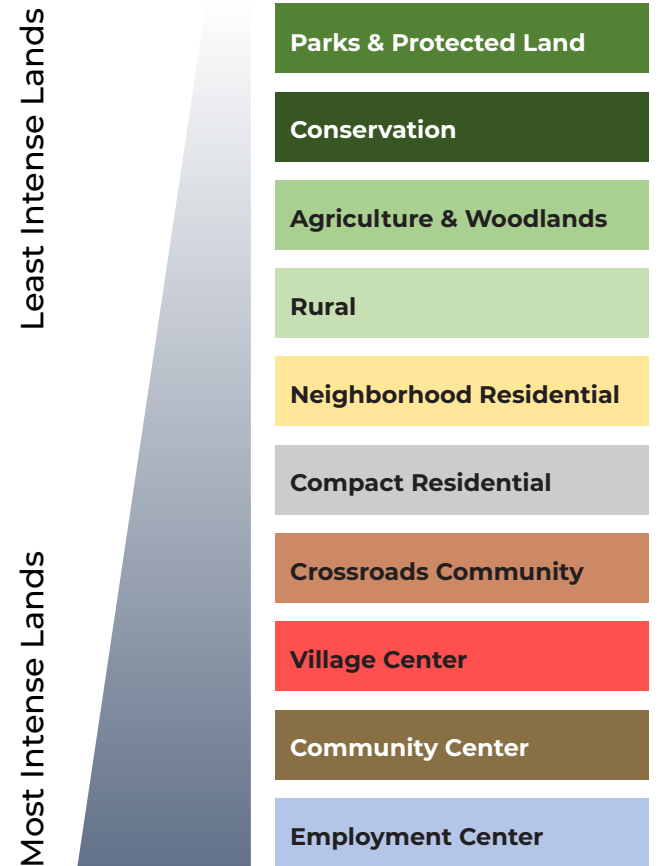
Place Types and Zoning Districts are not the same. In fact, more than one zoning district could be appropriate for an area designated for a single place type. Refer to the Zoning Strategy presented in Section VI.

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.

Intensity & Distribution of Place Types

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



As permanently protected lands, these areas are composed of federal- and state-maintained recreation areas and 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



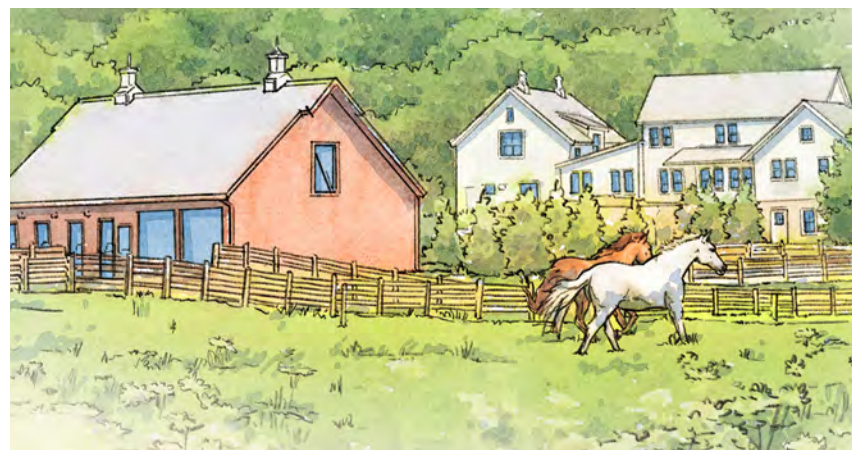
Areas with concentrations of natural assets. (Note: They were delineated previously through a GIS-based analysis that utilized data from the Chatham County Comprehensive Conservation Plan and the North Carolina Conservation Planning Tool.)

Agriculture & 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.

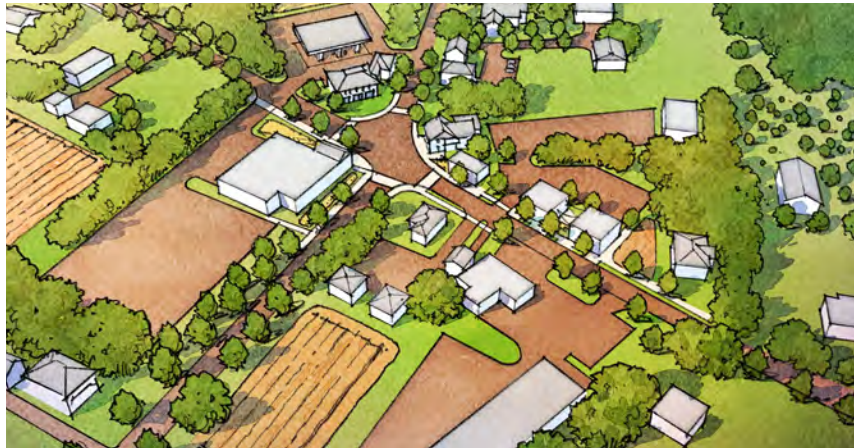
Note: This new place type was designated in response to community feedback received. The Neighborhood Residential place type addresses the desire for an intermediate category, suggesting more density than Rural but not as dense as Compact Residential.

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 dwellings 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, lodging, and office uses. Residential uses can include single family homes, patio/cottage homes, attached units, and multifamily units (including apartment complexes).

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 lodging 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. Locational criteria for residential units would apply.

Conceptual Plans

DEMONSTRATING PLACE TYPES

Three places within the Study Area were selected for further study to demonstrate the intent of the Place Types when applied to the specific locations. Each illustration presented on the pages that follow is conceptual. Each represents one of several possibilities for future development and conservation, as there are many ways to achieve desired results. .

A *Heart of Moncure Area*

The heart of Moncure is becoming the focus of revitalization efforts that could bring a new level of energy to this historic center that has suffered from disinvestment.

B *Pea Ridge Road Area*

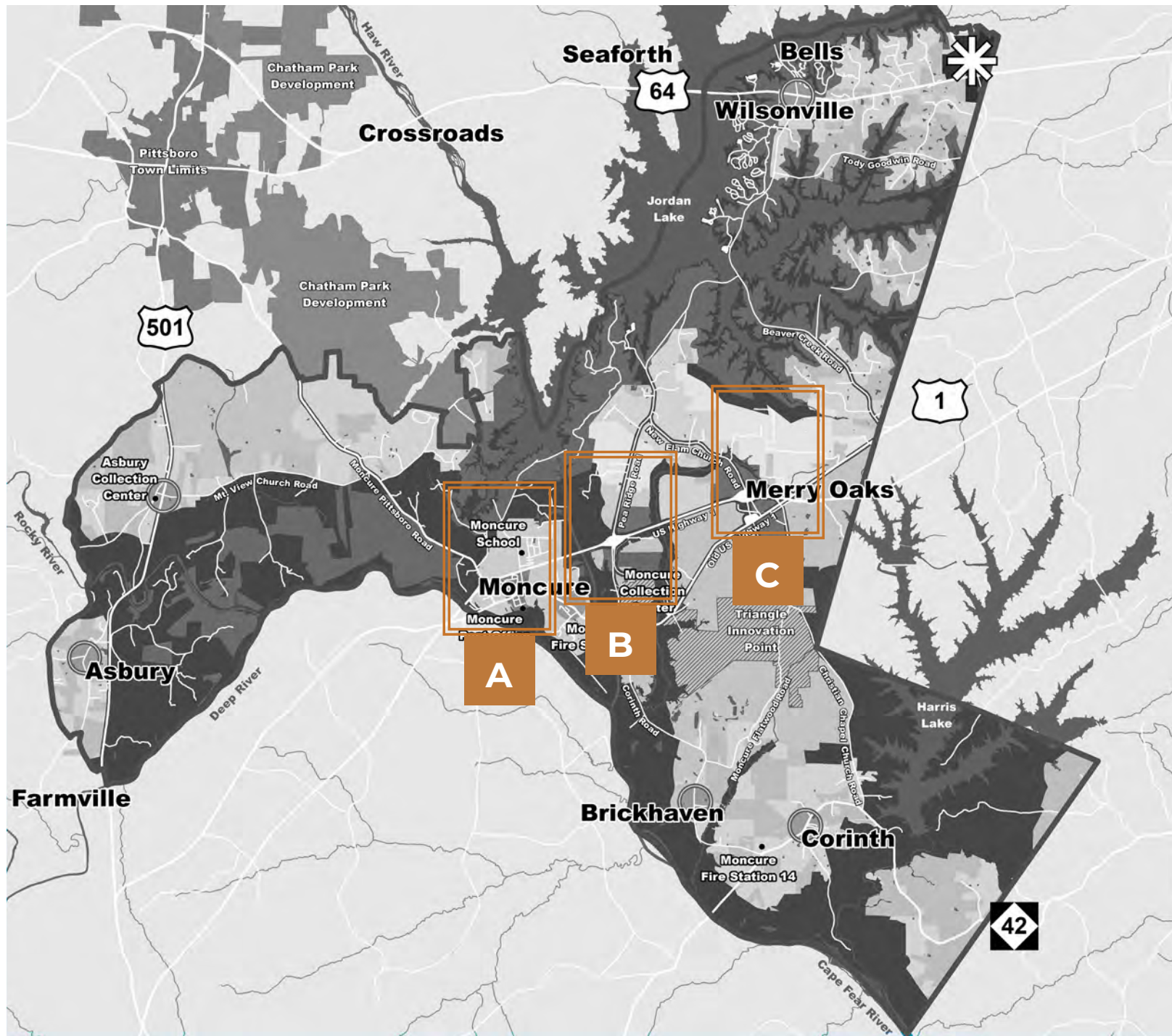
As a key point of entry into the Moncure area, the Pea Ridge Road interchange will likely draw development. Locating a mix of uses in a well organized, pedestrian-scaled center flanked by housing could reduce pressure for development in the more rural places in the area.

C *New Elam Church Road Area*

This is a new interchange area that provides access to TIP East. The required realignment of New Elam Church Road will change circulation patterns and open the door for new business opportunities on existing commercial sites.

DID YOU KNOW?

The US-1 corridor is poised for growth. Images help convey the community's expectations and effectively help manage change for outcomes that benefit the Moncure area and Chatham County.



NORTH

A Heart of Moncure Area

Figure 7. The Heart of Moncure Concept

The heart of Moncure is becoming the focus of revitalization efforts that could bring a new level of energy to this historic center that has suffered from disinvestment.



1



A VIBRANT NEIGHBORHOOD: Expanding the development footprint of Moncure's center opens the door to a variety of housing types that complement existing residences, provide more housing choices, and achieve a critical mass needed to bolster the revitalization of Moncure.

2



CIVIC CENTER: The Spratt Center is one of a limited number of community facilities enjoyed by residents. Elevating its importance with a civic green reinforces this area as the civic center of Moncure while providing a fitting front door and additional space for programming (i.e., recreational activities, community gatherings, etc.)

3



GREENWAY/BUEWAY SYSTEM: The adopted Parks & Recreation Master Plan calls for a connected network of greenways and blueways as well as access points for each. A park that offers boat launch and other facilities could connect to other destinations in the community via a trail loop. Together, they would expand recreation and enhance the quality of life in the historic center.



2

Heart of Moncure Area Concepts (cont.):

- 4 Create a central civic green as a foreground to the Sprott Center and a programmable space to bring the community together.
- 5 Allow infill development that complements adjacent existing development and respects the cultural assets and character of this historic center.
- 6 Support a limited amount of small-scale commercial development within the areas accessible to the US-1 interchange along Moncure-Pittsboro Road.
- 7 Support the addition of institutional uses in the land use mix to address additional community service needs as they are identified over the next 20 years (i.e., school facilities, park and recreation facilities, community center and gathering spaces, library, etc.).
- 8 At the appropriate time, enhance or redevelop Moncure School to meet education needs of the Moncure community with modernized facilities.
- 9 Accommodate a range of housing types to expand housing choices.
- 10 Outside of the historic center, transition to the larger lots consistent with more recent subdivisions in outlying areas. The large-lot development and subdivisions that employ a conservation design approach are suitable transitions to protected open space.
- 11 Support efforts to create a greenway along the Cape Fear River.
- 12 Support efforts to create a greenway along the Haw River.
- 13 Work with property owners, developers, and utility providers to create a greenway loop. Utilize the floodplain, power line easements, rights-of-way, and building setback areas, improving them to become linear parks and sidepaths along roadways.
- 14 Implement plans for a park and boat launch at the designated site on US-1 where it crosses the Haw River.
- 15 Encourage conservation areas as passive recreation amenities in new development.
- 16 Maintain the vegetation along US-1 to protect the general character of the corridor between interchanges.





B Pea Ridge Road Area

Figure 8. Pea Ridge Road Concept

As a key point of entry into the Moncure area, the Pea Ridge Road interchange will likely draw development. Locating a mix of uses in a well organized, pedestrian-scaled center, flanked by housing, could reduce pressure for development in the more rural places in the area.



1



SHOP, DINE, WORK, LIVE: A grocery-anchored center can be configured as a mixed-use, pedestrian friendly environment with pharmacies, restaurants, offices, and other community-focused uses. Here, daily needs can be met, and with residential units integrated, a truly viable center that suits residents of any age can be created.

2



AGE IN PLACE: A variety of housing types seamlessly integrated into neighborhoods that surround the mixed-use core can meet future demand for new housing and create options for multi-generational living.

3



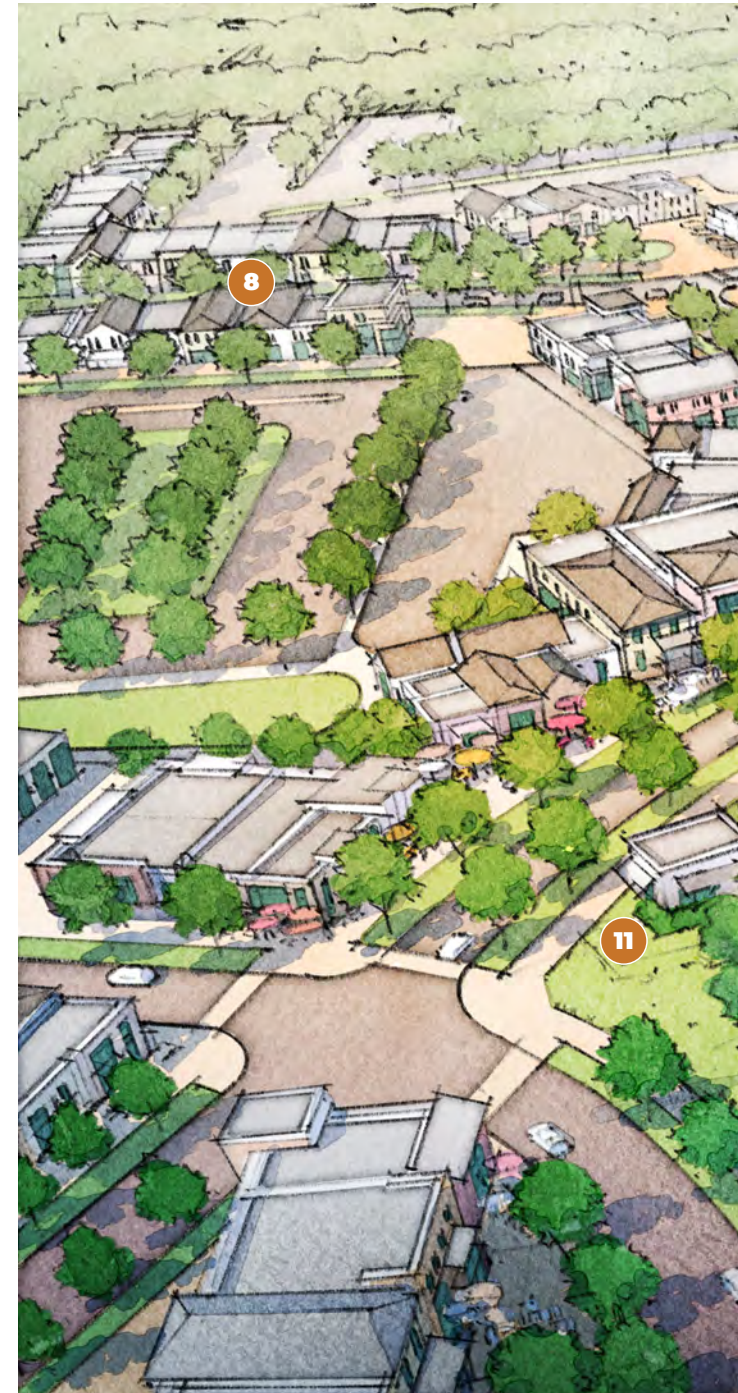
A DAILY DOSE OF GREENS: New development can be enhanced with a wide variety of amenities, including green spaces in the form of greenway trails and linear parks, village greens, neighborhood playgrounds, and equestrian paddocks.



1

Pea Ridge Road Interchange Area Concepts (cont.):

- 4 Leverage the access provided by the new interchange improvements to attract uses the community desires, such as a grocery and complementary uses that serve the local population.
- 5 Encourage development at new interchanges to integrate a mix of uses. Development should be scaled, organized, and amenitized to become pedestrian- and bike-friendly destinations flanked by housing. The concentration of nonresidential and residential uses will help create viable business locations.
- 6 Promote positive connections between development and adjacent recreational spaces, such as Parkers Ridge Park and the planned greenway trails.
- 7 Advance efforts to create a greenway along the Haw River by encouraging open space set aside in new development that implements the trail plan, and reward developers with reductions in requirements for improved open space.
- 8 Encourage a mix of housing types to meet future demand and to enable multi-generational living.
- 9 Promote the design of industrial areas to include smaller spaces for creative entrepreneurs seeking makerspaces as well as small office uses and supporting commercial uses (i.e., food service). The structures should be organized around public amenities that enhance the viability of the businesses locating within the area.
- 10 Maintain open space and vegetation along the river corridors, which can also function as greenway corridors.
- 11 Encourage buildings fronting on large and small open space areas that are improved for a variety of uses. Open space should be a featured element in the development pattern and add value to the real estate at its edges.





New Elam Church Road Area

Figure 9. New Elam Church Road Concept

This is a new interchange area that provides access to TIP East. The required realignment of New Elam Church Road will change circulation patterns and open the door for new business opportunities on existing commercial sites.



1



A NEW ENTRANCE: Surrounded by existing and new roadways, the center of the area can leverage the new level of accessibility and be developed to provide a broad range of region-serving commercial services. Here, the daily needs of residents, area workers, and commuters can be met in one convenient location, and transit service can be a viable option.

2



LOCAL SERVING BUSINESSES: A new interchange presents opportunities for the parcels fronting on New Elam Church Road, which lend themselves to locations for new, local-serving businesses. These nonresidential uses quickly transition to residential clusters. Green spaces and other amenities are the “glue” that connects the parts together.

3



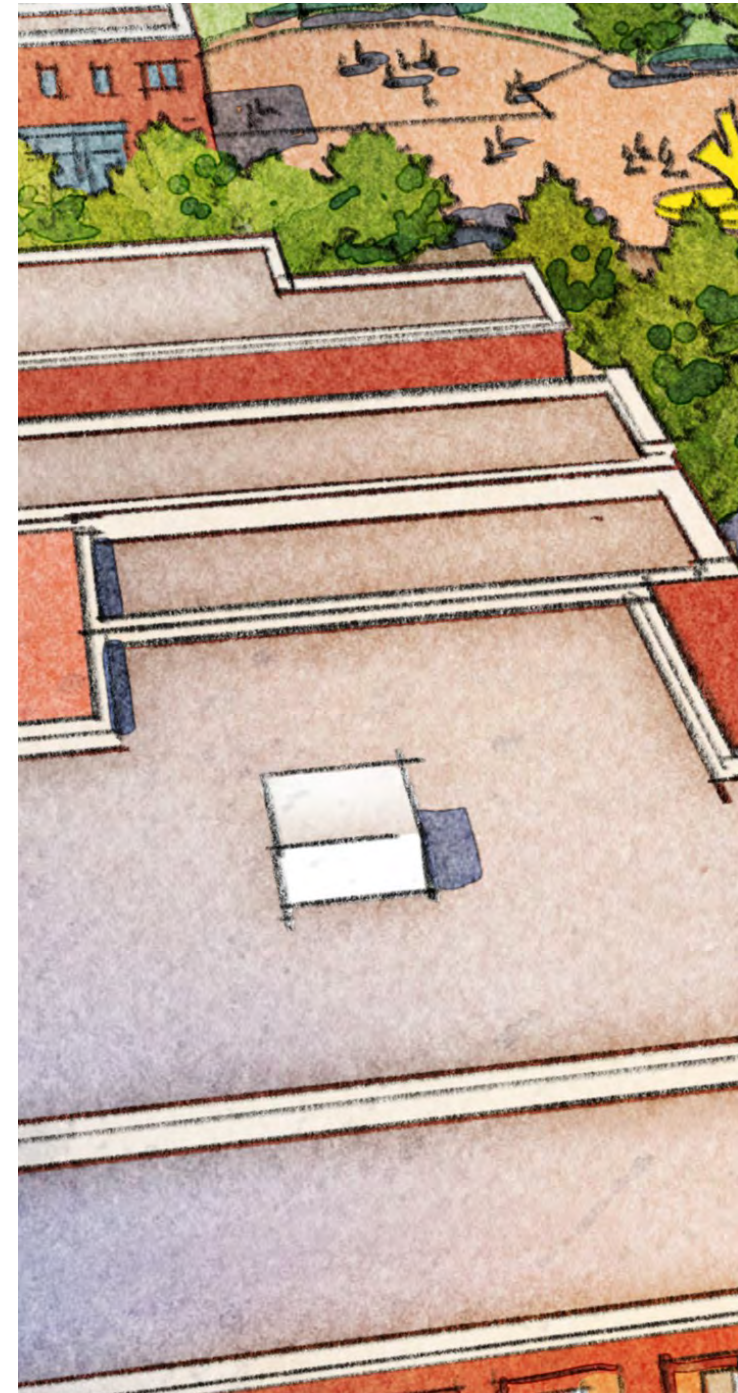
NOT OUT OF THE WOODS: New development can also embrace large-lot living, where neighborhoods and the individual homes within live among the trees that are currently comprise timber operations. Transitions from this type of agriculture to new living spaces can retain some of the tree canopy.

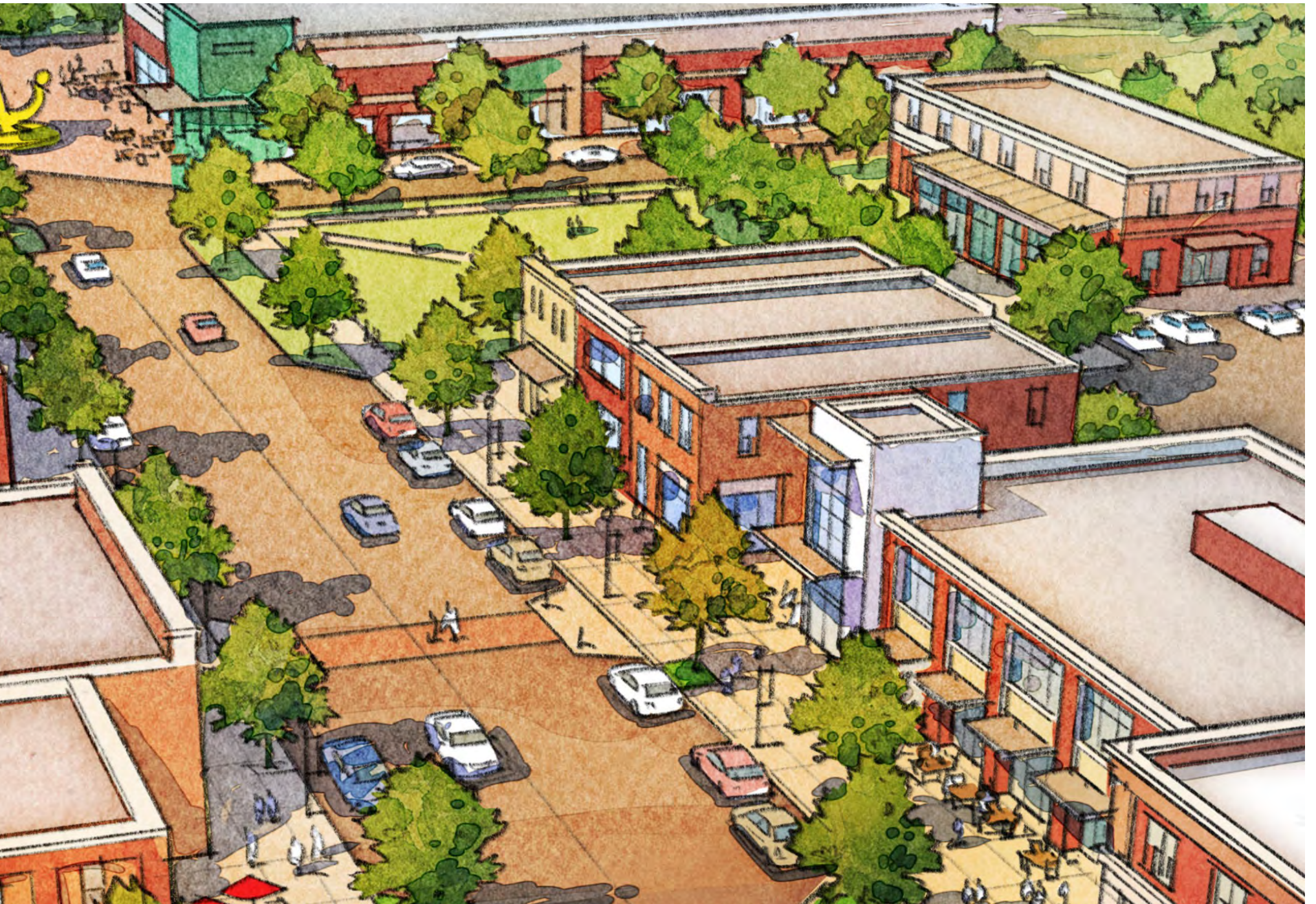


1

New Elam Church Road Area Concepts (cont.):

- 4 Preserve churches, cemeteries, and other cultural assets around which the community has evolved. Help reinforce the importance of such assets by (1) encouraging only compatible development on adjacent parcels, and (2) protecting the edges with open space and buffers that help maintain respectful distances.
- 5 Within the area surrounded by highways, allow local- and region-serving commercial development thereby reducing development pressure for such uses on the north side of US-1.
- 6 Retain the development rights of properties fronting on New Elam Church Road, allowing commercial development that can leverage the access to US-1 that are being provided through NCDOT's modifications to the highway network.
- 7 Allow a variety of housing types in areas close to US-1, particularly multifamily and attached single-family units, where residents of such development can support and have access to locally-supported commercial uses without encroaching on existing residential areas.
- 8 Encourage a mix of housing types, including single-family homes. The variety can be achieved with a variety of subdivision approaches that could offer a high percentage of open space within new development in exchange for smaller lots.
- 9 Utilize former highway access ramps to provide additional, and more direct, access into neighborhoods and create local street connections to local-serving commercial development.
- 10 Work with property owners and developers to create a greenway along Shaddox Creek that can improve pedestrian and bike connections in the area as well as provide a recreational amenity for occupants of new and existing development.







The Haw River feeds Jordan Lake
(Source: Chatham County)

V. ACTION STEPS

Introduction

The history of the greater Moncure community is one of enterprise and industry – of people who went out and did things to improve their lives and the life of the community. In the same way, the purpose of **Plan Moncure** is to develop a shared vision for the future and then use it to improve the community in the years ahead. As a result, the plan includes action steps to implement the plan.

KEY QUESTIONS TO BE ANSWERED BY ACTION STEPS

In identifying these implementation measures, *Plan Moncure* answers two key questions:

1. What?

- » What will Chatham County, working with public and private sector partners, do to implement the shared vision expressed in *Plan Moncure*?

2. How?

- » How will they do it?

The answer to the first question flows directly from the public input received during the planning process. As a result, the implementation measures called for in the plan have been organized into twelve categories to help stakeholders see how their input about the things they value, and what they want to see moving forward, have shaped the plan. These 12 themes or action steps are displayed in a graphic showing the overall Implementation Strategy for the plan on page 51.

The second question is answered by the supporting strategies, which provide the direction needed to move forward and make progress on the 12 themes. The strategies are presented under each theme in the pages that follow.

Local Government Toolbox

To identify these projects, the **Plan Moncure** project team looked through the local government toolbox of implementation measures available in North Carolina. This includes the categories of tools pictured below.

In crafting the resulting portfolio of implementation projects, the team worked to create a set of measures that is both impactful and achievable. It includes both smaller, often easier, projects, and larger, often more difficult, projects. In addition, the project team sorted the various projects by implementation timeframe, grouping them into three categories: Short-Term, Medium-Term, and Long-Term. A separate implementation table adopted at the same time as the plan lists the Short-Term Projects, with information about each one to help Chatham County move forward with implementation in a timely and effective manner. All of these projects are drawn from the full list included in the plan.

The result of this work is a dynamic collection of projects that will enable Chatham County and the greater Moncure community to work systematically and collaboratively in the years ahead to advance the shared community vision.

DEVELOPMENT STANDARDS

3.5.4. Town Center Commercial (TCC) District

TOWN CENTER COMMERCIAL (TCC) DISTRICT

A. Purpose

The Town Center Commercial District along Morrisville-Carpenter Road, Chapel Hill Road corridors and gateways into the Town Center accommodates a mix of small-scale retail service, institutional, cultural/public, and entertainment developments that meet local needs and are sensitively designed to reflect a positive image of the Town. The district accommodates higher-density residential and live/work uses. District regulations encourage pedestrian-scale retail development and the integration of outdoor gathering space opportunities for residents to walk to meet some of their daily service, entertainment, or needs.

B. Principal Intensity and Dimensional Standards

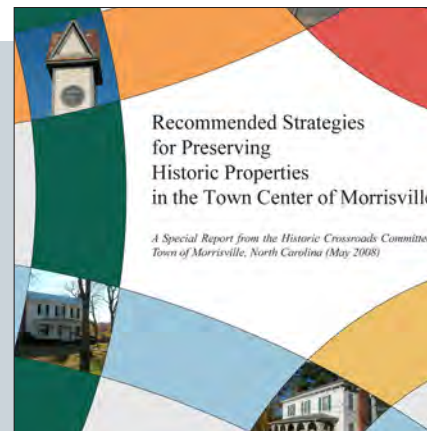
etc. are symbols used in the illustrations showing application of dimensional standards

	Single-Family Attached Dwellings	Multifamily Dwellings	Other Use
Lot Standards			
Min. Net Lot Area (sf)	n/a	20,000	20,000
Min. Lot Width (ft)	20	100	150
Max. Net Density (du/ac)	n/a	n/a	n/a

PUBLIC INVESTMENTS



FOLLOW-UP STUDIES & PLANS



PROGRAMS & POLICIES



Implementation Strategy



THEME 1

Improve communication and coordination



THEME 2

Protect rural character and rural lifestyle



THEME 4

Provide needed community facilities and services



THEME 7

Maintain affordability



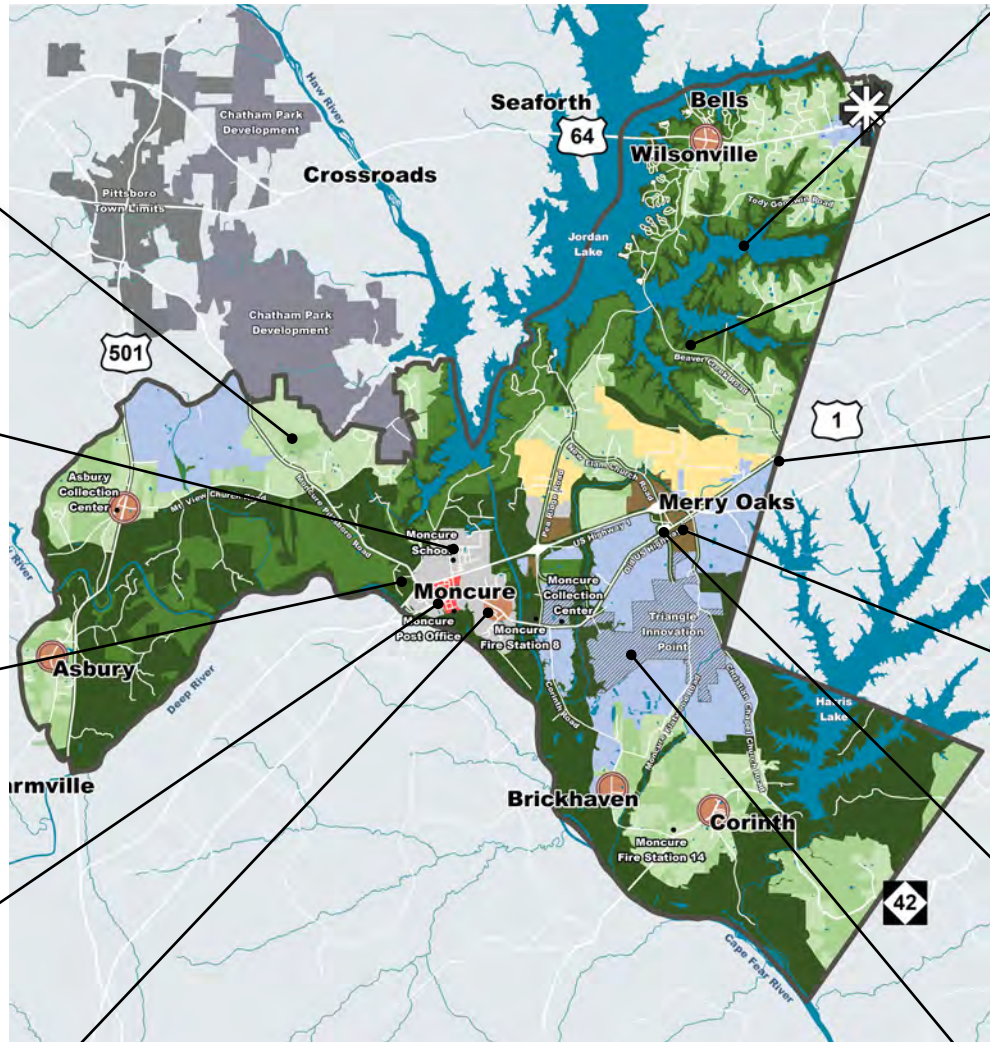
THEME 9

Enhance historic villages, create walkable "downtown"



THEME 11

Protect historic resources



THEME 3

Protect natural resources



THEME 5

Provide needed recreational amenities



THEME 6

Add important community-serving infrastructure



THEME 8

Support desired land uses and development amenities



THEME 10

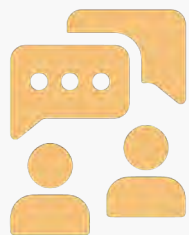
Improve transportation safety and mobility



THEME 12

Help residents access new employment opportunities

The overall Implementation Strategy for *Plan Moncure* notes the 12 general "themes" or action steps that Chatham County, local residents, and other partners will take to accomplish the shared vision described in the plan. The following pages list specific implementation projects under each theme.



Theme 1. Improve Communication and Coordination

As the pace of change accelerates in Chatham County and the Triangle region as a whole, the need to share timely information with community residents on County projects, proposed new developments, and other topics only increases in importance. In addition, the County must continue to coordinate with surrounding local governments and other partners, actively sharing the community vision embodied in *Plan Moncure*, learning about the latest plans of other communities, and identifying opportunities for collaboration.

1.1 Use the Plan in Decision Making

The *Plan Moncure* document provides Chatham County, residents, businesses, investors, and others with a touchstone to help them make decisions consistent with the shared community vision in order to gain the support of Chatham County and help implement the plan over time. In order to serve this function effectively, the County will use *Plan Moncure* often and share it broadly.

1.2 Improve Communication

Timely information about County activities, and referrals to other government agencies and partners, will help the residents of greater Moncure track the changes occurring in their community, get their questions answered, and identify opportunities for input and coordination. As a result, Chatham County will actively advertise the County number to call to get a referral to the right department, and will continue using tools like the Community Kiosk in the Moncure Collection Center to post the latest information on County projects.

1.3 Continue Cross-Jurisdictional Coordination

The greater Moncure area lies at the intersection of four counties. As a result, to help shape its own future, Chatham County will actively continue to coordinate with neighboring communities on land use, transportation, utilities, trails, and other topics at the staff and elected official level.

EXISTING RESOURCES

BICYCLE, PEDESTRIAN, and GREENWAY RESOURCES IN HARNETT COUNTY

The resources below serve as excellent building blocks to create a more complete and connected system of trails and recreation resources throughout the county.

- Dunn-Erwin Rail-Trail:** The Dunn-Erwin Rail Trail connects the two downtown areas (Dunn and Erwin) while allowing people to stroll through farmlands, beside cotton fields and across wetlands. The 5-mile trail of crushed stone is perfect for the casual walker, biker or family and is also used by serious runners because of its length and flat, well-maintained surface. Dogs on leashes are welcome, but horses and ATVs are not permitted. At multiple points on the path, there are informative signs with a map as well as historical points of interest and attractions along the trail.
- East Coast Greenway:** A multi-state trail system running from Maine to Florida that is approximately 33% complete. Designated sections in Harnett include the Dunn-Erwin Rail Trail and a connector to the Cape Fear River Trail Park.
- Triangle Trails Initiative:** A newly launched collaboration between government, business, anchor institutions and civic leaders to make the Research Triangle Region a national leader in greenways and trails. Triangle Trails will work on behalf of the region to promote the extensive regional greenway system. The Triangle Trails initiative region includes 14 Triangle area counties (including Harnett County).

EXISTING RESOURCES AND EXISTING PLANS MAP

RESOURCES IN SURROUNDING AREAS

This plan also aims to connect to regional bicycle, pedestrian, and trail resources, such as those listed below.

- All American Trail:** An unpaved pathway for hikers, runners and bicyclists along the southern boundary of Fort Bragg. The trail will eventually circumnavigate the entire boundary of Fort Bragg (approximately 70 miles in length). There is

Harnett County has plans to build a Cape River Trail to connect Raven Rock State Park with the Town of Lillington and extend it west to the Chatham County/Lee County line.

Photos on right: Chatham County has installed a community information kiosk at the Moncure Collection Center, and has worked to engage with local residents and businesses as part of the *Plan Moncure* planning process.

- Raven Rock State Park Trails:** 26 miles of a variety of easy-to-moderate mountain biking, hiking, and bridle trails.
- Harnett County Parks:** Parks and recreation facilities offering a variety of recreation opportunities:
 - Neill's Creek County Park:** 25 acres adjacent to Harnett Central High School; No designated trails.
 - Barbecue Creek County Park:** 0.5 miles of walking trails (walking the outer loop of concrete walking trail around the park is 1/3 mile in length)
 - South Harnett Park:** 8 acres; no designated trails.
 - Anderson Creek County Park:** 1,014 acres between Nursery Rd and Powell Farm Rd including hiking trails. When completed, will also include bicycle and equestrian trails.
 - Cape Fear River Trail Park:** 16 acres of walking trails, overlooks, canoe access, and picnic shelter with restrooms; recently designated as part of the East Coast Greenway.
 - Stone Trail Community Center and Library:** Features many programmed activities and a gravel-screened walking trail.
 - Cape Fear River County Park:** Phase one includes 3.25 miles of trails.
 - Patrols Park at Ponderosa:** Will include both paved trails and natural surface trails.
- North Carolina Bicycle Route 5 (Cape Fear Run):** This 160-mile route roughly parallels the course of the Cape Fear River through the southeast coastal plain. Rolling hills give way to flat land in the swamps and Carolina bays. NC 5 begins at its connection with Salem St. (US 1) in Apex, continuing through Holly Springs, Fuquay-Varina and Harnett County, passing near Fayetteville, and ending in Wilmington at its intersection with the NC 3 route.

HARNETT COUNTY BICYCLE, PEDESTRIAN, & GREENWAY PLAN

FINAL REPORT 2021

Harnett County ALTA PREPARED BY HARNETT COUNTY, NORTH CAROLINA PREPARED BY ALTA PLANNING + DESIGN





Theme 2. Protect Rural Character and Rural Lifestyle

Many families have lived in Moncure for generations, and others have moved here more recently, in significant part because they love the area's rural character, and the rural lifestyle that it provides.

2.1 Update Zoning Map To Implement *Plan Moncure* Future Land Use & Conservation Map

A key early implementation task is to update the Chatham County Zoning Map using the land use pattern described in the *Plan Moncure* Future Land Use & Conservation Map. In some parts of the study area, this process will take place over time as private developers propose projects for consideration by Chatham County. The plan provides the County with a touchstone to help make decisions on proposed development projects in a manner that is consistent with the shared community vision.

2.2 Update Unified Development Ordinance To Implement *Plan Moncure* Zoning Strategy To Protect Rural Character & Lifestyle

A second task is to include updated development standards in the Chatham County Unified Development Ordinance to implement the *Plan Moncure* Zoning Strategy (See page 82). This should include considering measures to encourage context-sensitive design such as promoting vernacular architecture and tree preservation, directing new commercial development to nodes, adopting a zoning district appropriate for permanently protected lands, and encouraging agriculture- and forestry-friendly developments.

2.3 Protect Key Viewsheds & Road Corridors

The way a place feels is shaped, to a significant degree, by the views from public roads. As a result, a Road Corridor Protection Overlay Zone will be prepared as part of the Unified Development Ordinance. The Future Land Use & Conservation Map and Chatham County Zoning Map will show where this overlay zone is established.

2.4 Update Chatham County Farmland Preservation Plan

Chatham County should update its 2009 *Agricultural Land Use Plan* and *Agricultural Economic Development Plan* and develop an impactful and manageable action plan to guide this work in the Moncure area and across the county in the years ahead.

2.5 Develop a County-led Farmland Protection Program

With the updated Farmland Preservation Plan in hand, Chatham County should implement it to help protect the farming way of life, and the contributions it makes to the local economy and the rural landscape.

2.6 On Large Lots, Allow Home-Based Businesses That Are Compatible With the Rural Landscape

To continue farming, many farmers need to find new ways to derive income from their property. As part of the Unified Development Ordinance, the County will make updates to the home-based business standards to continue supporting non-farm activities that are compatible with the rural landscape.



Top Photo: Pick-up truck planter in Haywood.

Bottom Left: Old US-1 road corridor.

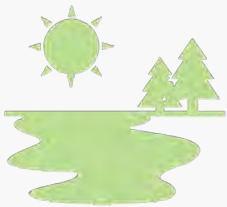
Bottom Right: Home-based businesses, such as small engine repair, provide families with additional sources of revenue in a manner that is compatible with the rural landscape.

Buncombe County, NC Blue Ridge Parkway Scenic Overlay District

To help protect the beauty and rural character of views from the Blue Ridge Parkway, in 2015 Buncombe County, NC adopted a scenic corridor overlay district. It established special standards for new development or major redevelopment (changes costing more than 50% of appraised value of the structure being modified) on land in the County's zoning jurisdiction extending 1,320 feet on each side of the centerline of the Blue Ridge Parkway. The standards include a 50-foot building setback from the edge of property owned by the National Park Service, a maximum building height of 40 feet above the height of the Parkway centerline, vegetative screening requirements, and notification of the National Park Service of the proposed development.

Other communities have established large vegetative buffers along road corridors as well, including the City of Raleigh, Wake County, and Durham County along I-40, and the City of Greensboro along NC 68 and the Greensboro Urban Loop.





Theme 3. Protect Natural Resources

The greater Moncure area includes a notable array of natural features, resulting in part from the extensive riverine environments and large tracts of protected green space that exist near the confluence of the Haw and the Deep Rivers.

3.1 Continue Considering Updates To Maintain and Improve Resource Protection as Part of the Unified Development Ordinance

As part of drafting the UDO, the County should consider a variety of updates intended to increase resource protections for new development, including updating the open space requirements, encouraging conservation subdivisions, encouraging the integration of open space into new development, continuing policies that discourage mass grading, encouraging development design that preserves green infrastructure on site, and encouraging density transfers to protect landscape level green infrastructure.

3.2 Update Natural Heritage Inventory for Chatham County

Chatham County is submitting a grant request to the N.C. Natural Heritage Program to update the County's Natural Heritage Inventory to develop a current understanding of the important and endangered plant and animal communities in the county. This will include a variety of sites in the greater Moncure area.

3.3 Prepare Comprehensive Conservation Implementation Plan

Chatham County is funding a Comprehensive Conservation Implementation Plan that should include metrics to measure county conservation goals, a public online dashboard to monitor progress towards those goals, and an actionable plan for implementing goals that have not yet been achieved, among other features. As part of this work, consider the feasibility and potential effectiveness of establishing a land trust for Chatham County and the development of a conservation credit system.

3.4 Continue Working With Builders & Residents of Homeowners Associations To Improve Stormwater Management Continuity for HOAs

Chatham County will continue its existing initiative to help residential builders transition responsibility for maintaining stormwater management facilities to Homeowners Association (HOA) residents to make sure these facilities continue to function effectively in managing the impacts of stormwater runoff.



Cape Fear River near Avents Ferry Road in Chatham County.



Theme 4. Provide Needed Community Facilities and Services

Community facilities such as schools, parks, and community centers play an important role in community life, providing places to learn, recreate, and socialize. They also provide important venues for residents to come together as a community. Facility improvements are needed as the community grows. The specific needs will be determined by the nature and extent of the growth, and the resources available from public and private sources.

4.1 Consider Building a New School

Chatham County Schools is considering building a new elementary school at the Southern Village component of Chatham Park to help ensure adequate facilities for the growing number of students in the southeastern part of the county.

4.2 Consider Improving Moncure School

Chatham County Schools should explore possible improvements to the Moncure School to modernize and improve this longstanding community facility, and help it continue to serve the growing student population in the greater Moncure area.

4.3 Consider Community Center as Part of Parkers Ridge Park

As Chatham County prepares the master plan for Parkers Ridge Park, it should consider including a community center to serve youth, seniors, families, and residents of all ages in the greater Moncure area.

4.4 Consider Joint School Use To Provide Additional Community Services in Cost-Efficient Manner

To provide needed community facilities in a cost-effective manner, Chatham County should consider developing a joint use arrangement with Chatham County Schools to allow for appropriate community use as part of any new school facilities in the greater Moncure area.

4.5 Explore Chatham County Sheriff Substation in SE Chatham

The Chatham County Sheriff's Department should consider the possibility of establishing a substation in the greater Moncure area to improve response times and public safety services in this part of the county.

4.6 Explore Preparing Southeast Chatham Fire Facilities Plan

The Moncure Fire District should consider preparing a facilities plan for the southeastern part of the county to ensure adequate fire facilities and prompt response times as the area grows.

4.7 Coordinate With U.S. Postal Service About Improvements to Moncure Post Office

Chatham County should request that the U.S. Postal Service explore possible improvements to the Moncure Post Office to serve a growing population with updated facilities.



Top Photos: Moncure school and gymnasium.
Bottom: Moncure Fire Station.



Theme 5. Provide Needed Recreational Amenities

The southeastern part of Chatham County is blessed with outstanding recreational resources centered around Jordan and Harris Lakes, including extensive game lands. These places offer a variety of opportunities for fishing, boating, swimming, and hunting. More recreational facilities are needed to serve local residents, and to meet the needs of a growing population.

5.1 Build Parkers Ridge County Park

Chatham County will build Parkers Ridge Park to provide this much-needed recreational facility in the southeastern part of the county. A master plan for the park is being developed at the time of *Plan Moncure*, and the Chatham County Commissioners have allocated funds for park development.

5.2 Work To Develop New Walking, Hiking, & Biking Trails

The *Plan Moncure* study area lies at the intersection of a growing trail network, with ready access to existing and planned trails along the Deep River, the Haw River, the Cape Fear River, Jordan Lake, Harris Lake, and the American Tobacco Trail. An important opportunity is to develop a loop trail to connect Moncure and Haywood with key destinations such as the Moncure School, the Deep River, the Haw River, the Cape Fear River, and Jordan Lake. As a result, Chatham County will continue to work to develop these facilities to help residents and visitors enjoy the rural landscape and be active. In addition, Chatham County should require sidewalks in new developments near or in planned centers and other pedestrian generators.

5.3 Require, Encourage, or Incentivize Donation or Reservation of Easements and Construction for Trails and Greenways Shown in Adopted Plans, As Appropriate

In order to develop the planned trail network in a systematic and coordinated manner, Chatham County should work to secure easements and improvements as part of new development. In so doing, the evolving trail system will add value to every place along its path.

5.4 Work To Develop New Water Access Points for Boating, Fishing, & Kayaking Especially Along the Deep and Cape Fear Rivers

Chatham County should work to implement its plan of a coordinated set of water trails by improving regular water access points. In so doing, it can facilitate water access and a diversity of boat trips for a wide range of users.



Upper Left: Opportunities for new walking and biking trails abound in the greater Moncure area, including along the route of a former rail line near the Moncure school.
 Upper Right: Chatham County is developing land near the intersection of US-1 and Pea Ridge Road into the new Parkers Ridge Park.



Left: The greater Moncure area is blessed with extensive water resources, including Jordan Lake.
 Above: Sunrise on Harris Lake provides a quiet time for boating.



Theme 6. Add Important Community-Serving Infrastructure

The greater Moncure area has long supported major infrastructure that serves the Triangle region. At the same time, it also needs more infrastructure such as broadband and utilities to better serve the local community.

6.1 Continue Partnering With Internet Service Providers To Provide Affordable Broadband Service, Within Authority and Resources Available

Chatham County has been actively working to expand broadband service throughout the county, where it can partner with Internet Service Providers and find the necessary resources, such as through state and federal grants.

6.2 Collaborate With Partners To Identify Wastewater Service Needs & Feasibility

While Chatham County currently provides public water service to the southeastern part of the county, it does not provide wastewater service. Wastewater for private developments will most likely need to be via private vendors or via septic systems. The City of Sanford is extending wastewater service to Triangle Innovation Point which is intended to serve industrial users such as VinFast and FedEx. To design and fund such infrastructure for other users, collaboration will be needed between multiple partners using resources from both the public and private sectors. Chatham County stands ready to collaborate as users come forward with service needs.

6.3 Where Appropriate, Work With Partners To Draft Wastewater Agreements Needed To Serve Mixed-Use Center Planned Along US-1

As users come forward with service needs, Chatham County will work cooperatively to draft wastewater agreements as appropriate to support needed collaboration and help facilitate obtaining wastewater service. Should additional wastewater service be available from Sanford that is not needed for Triangle Innovation Point and/or not otherwise needed by Sanford, the County will work with Sanford to amend their existing Interlocal Agreement to allow this capacity to serve development consistent with the *Plan Moncure* Future Land Use & Conservation Map. Similarly, the County will investigate opportunities for an interlocal agreement with the Towns of Cary and Apex for wastewater service at the Western Wake Regional Water Reclamation Facility in New Hill, NC.



Above: Chatham Park built a new water recovery center to treat wastewater along Business 64 east of Pittsboro.

Right: Where local governments are able to partner with internet service providers and tap state and federal infrastructure funds, they can sometimes bring broadband service to underserved rural areas.





Theme 7. Maintain Affordability

Rapid growth in the greater Moncure area and the Triangle as a whole is driving up housing prices. This can create a cost burden both for newcomers and for longstanding residents, especially those who are on a fixed income. As a result, Chatham County will pursue a variety of strategies to help address housing affordability in the greater Moncure area.

7.1 Work With Non-Profit Organizations To Continue Providing Home Repair & Weatherization Assistance To Residents in Need

Chatham County will continue its existing collaboration with non-profit organizations to provide home repair and weatherization assistance to qualifying residents throughout the county, including in the greater Moncure area. This support can help keep residents in need, including those on fixed incomes, in their homes, and help ensure they have safe, decent, affordable housing.

7.2 Increase Funding for Chatham County Housing Trust Fund

Chatham County will look for opportunities to increase the funds it invests in its Housing Trust Fund. These funds are used to help catalyze the production of affordable housing by providing gap funding to non-profit developers to combine with affordable housing tax credits, private capital, and other financing to build units and provide them at below market rates.

7.3 Explore Contribution To Housing Trust Fund & Other Affordable Housing Opportunities From Major Employers in the Area

Companies need a strong labor pool to compete successfully in a global economy, and helping ensure the availability of safe, decent, affordable housing can provide an attractive incentive to prospective workers. As a result, Chatham County will explore opportunities to partner with major employers to contribute resources toward this purpose.

7.4 Promote Development of Accessory Dwellings Consistent With County Regulations

Chatham County will continue to allow accessory dwellings as a low-impact means of providing more housing options. Such units can provide more affordable housing, both for renters and for the primary home owner, who now can derive additional income from their property in a manner compatible with the surrounding neighborhood.

7.5 Explore Zoning Provisions for Affordable Housing With Contribution Options & Incentives

Consider making it easier to build a range of housing types to provide more living options, including townhomes, condominiums, apartments, small-lot single family detached dwellings, and “cottage court” housing, as well as appropriate non-residential uses. In appropriate locations, provide development guidelines that promote attached and small-lot single family housing options at more affordable price levels. Explore development contributions to help fund affordable housing as part of receiving entitlement benefits.

7.6 Continue To Encourage Developers To Partner With Nonprofit Affordable Housing Developers

Chatham County will continue to encourage market-rate developers to partner with non-profit affordable housing organizations to increase the production of new affordable units in Chatham County, including the greater Moncure area. The County will use its resources as appropriate to encourage this activity, including unneeded County land and funds from the Chatham County Housing Trust Fund.

7.7 Explore Preservation of Existing Mobile Home Parks To Help Preserve Affordability

Chatham County will review examples of other communities that have worked to preserve existing mobile home parks to help maintain affordability for residents, and evaluate possible use of appropriate techniques in Chatham County.

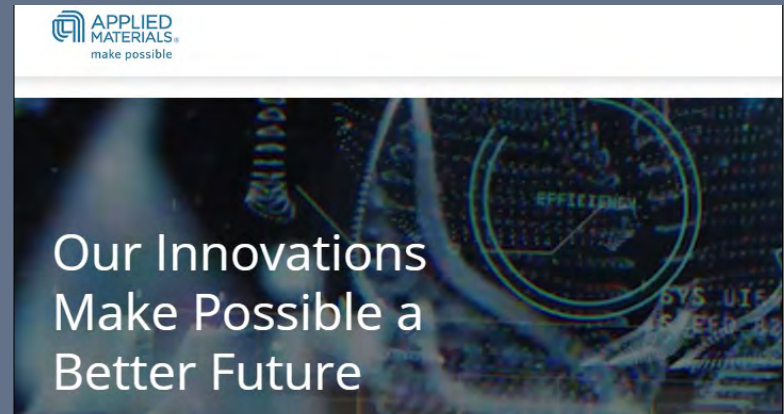
New housing options can sometimes take the form of (from left to right) townhomes, duplexes, multi-family dwellings, and accessory dwellings.



Applied Materials Employer-Assisted Housing Initiative

Concerned about its ability to recruit and retain talented workers, and about the community's ability to do the same for essential workers, semiconductor systems company Applied Materials began investing money in the Housing Trust of Silicon Valley, CA in 2000. These funds have helped provide downpayment assistance to first-time homeowners in the form of no-interest deferred loans. In addition, the Housing Trust provides loans to affordable housing developers to help them build new affordable units. In 2016, Santa Clara County, CA passed a \$950 million affordable housing bond to help it provide housing for special populations like veterans, seniors, and very low-income residents. With help from partners like Applied Systems and Santa Clara County, the Housing Trust has invested more than \$522 million in affordable housing in the Bay area and leveraged an additional \$7.6 billion in funding for this purpose.

Closer to home, UNC Health is making a \$5 million contribution to the Town of Chapel Hill's Housing Trust Fund as part of the approval of the Eastowne redevelopment in June of 2023.





Theme 8. Provide Desired Land Uses and Development Amenities

Some desired land uses and services such as grocery stores, retail development, and restaurants can only be provided by the private sector that has the financial resources and expertise to invest in these activities. Chatham County can help support such development consistent with *Plan Moncure* by providing information and technical assistance. In addition, as Chatham County considers applications for new development, it will work with developers to help ensure that proposed projects provide community benefits such as needed infrastructure and community facilities.

8.1 Work With Property Owners and/or Retailers & Restaurants To Consider Locating Stores in Moncure Area

Chatham County will provide information and other technical assistance as requested to property owners, retailers, and restaurants to help them consider locating stores in the greater Moncure area. This could also include exploring incentives for commercial building renovation and reuse in historic Moncure and Haywood.

8.2 Work With Developers To Provide Community Benefits As Part of Development Approvals

Requests for approvals of new development in the greater Moncure area will bring benefits for developers and also responsibilities to help provide the infrastructure and facilities needed to support new residents and businesses. As a result, Chatham County will work with developers during the plan review process to identify needed improvements to help serve the new development.



In some cases, local governments can negotiate the provision of sites, funding, or construction of new community facilities such as parks and libraries by developers as part of larger development projects.



Theme 9. Enhance Historic Villages, Create Walkable "Downtown"

The greater Moncure area includes longstanding community focal points such as Moncure and Haywood, as well as potential sites for new centers at interchanges along US-1. Chatham County will pursue several implementation measures to support these historic places by allowing appropriately-scaled infill development, and facilitate suitable mixed-use development in the specified new locations.

9.1 Evaluate Zoning Designations in Historic Villages such as Historic Moncure as Part of UDO to Help Facilitate Appropriate Infill

As part of drafting the Unified Development Ordinance, Chatham County will evaluate the zoning designations in longstanding villages such as Historic Moncure and Haywood with the help of the *Plan Moncure* Zoning Strategy to explore possible revisions to support compatible infill development.

9.2 Require Applicants For Community Center Development To Prepare Detailed Master Plan Along US-1 Between Pea Ridge Road and Old US -1/Christian Chapel Church

To ensure that new commercial development occurs in a walkable, mixed-use form, Chatham County will require applicants for new community center development along US-1 at Pea Ridge Road and Christian Chapel Church Road to prepare detailed master plans for review and consideration by Chatham County as part of the development review process.



Top: Recent work has occurred to restore and repurpose old commercial buildings in historic Moncure.
Bottom: Thoughtfully designed infill development can bring new retail and dining opportunities to the local community.

Salisbury, NC Infill Development Provisions

To help encourage development of underused parcels in a manner consistent with existing development, the City of Salisbury, NC adopted special infill provisions in 2022. Infill development applicants must determine the average front setback of the closest building on either side of the subject lot and use the same setback distance for their infill structure. In addition, applicants must match the building alignment of comparison structures when they are aligned parallel or perpendicular to the street centerline. If the block only provides access to homes via alleys, then infill applicants must do the same. Finally, if a public sidewalk is present along the comparison lots, then the applicant must install one along the frontage of their property as well. The result of these standards is to allow for new development that improves neighborhood vitality and increases housing options in a manner consistent with the existing community character.





Theme 10. Improve Transportation Safety and Mobility

The transportation network is a vital system within Chatham County and the greater Moncure community, and the evolution of this system will be integral in the realization of the shared community vision for the region. *Plan Moncure* focuses on balancing roadway function with the values and themes identified by existing and future greater Moncure community citizens.

10.1 Build on *Plan Moncure* Safety Analysis To Partner With NCDOT and TARPO To Explore Opportunities To Address High Risk Sites for Future Study & Possible Mitigation

The safety of all citizens as they navigate the transportation network is a key concern for the region. As part of *Plan Moncure*, the North Carolina Highway Safety Improvement Program (HSIP) map was reviewed to identify locations where historical crash trends met warrants for inclusion in the program. The HSIP is a North Carolina Department of Transportation (NCDOT)-run program that identifies road segments and intersections to review and address traffic safety concerns. Chatham County should partner with NCDOT and the Triangle Area Rural Planning Organization (TARPO) to explore the following additional ways to address transportation safety issues:

- Submit a Crash Data Request to NCDOT Mobility and Safety Unit.
- Use NCDOT Safest Feasible Intersection Design (SAFID) Tool.
- Use NCDOT Predictive Analysis Spreadsheets.
- Partner with the Triangle Area RPO (TARPO) to pursue a federal Safe Streets and Roads for All (SS4A) safety planning grant for Chatham County to provide a more in-depth study across all modes, with implementation funding available once the study is completed.

		<u>Ranking</u>	
		<u>2021</u>	<u>2022</u>
<u>General Information</u>			
Population (2021)	77,420	36	36
Registered Vehicles (2021)	88,627	37	37
Estimated Avg. Annual Miles Traveled (100 MVMT) (2021)	9.16	36	37
<u>Crash Rates</u>			
<i>(Based on a 3 Year Average of All Reported Crashes)</i>			
Total Crash Rate (/100 MVMT)	209.07	83	74
Fatal Crash Rate (/100 MVMT)	1.56	58	49
Non Fatal Injury Crash Rate (/100 MVMT)	39.62	90	85
Crash Injuries Per 1000 People	6.85	91	91
Fatal Crash Injuries Per 1000 People	0.19	38	49
Crashes Per 1000 Reg. Veh.	21.61	72	74
Fatal Crashes Per 1000 Reg. Veh.	0.16	50	51
Percent Alcohol Related Crashes	4.3%	55	60
Severity Index	4.15	59	62

Source: Chatham County Crash Profile Summary, NCDOT

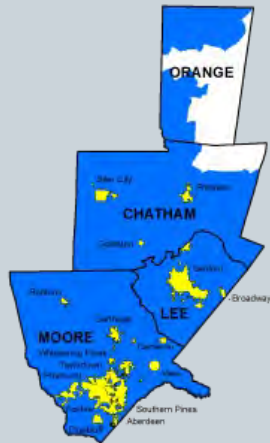
10.2 Communication & Coordination

Active and transparent communication between the greater Moncure area, Chatham County, and NCDOT is necessary to create an agile process centered around the transportation needs and concerns in the area. A clear line of communication between residents and representatives from the greater Moncure area, Chatham County, and NCDOT should be established.

- Support from the Triangle Area Rural Planning Organization (TARPO) can be requested to set up additional coordination meetings between the County staff, RPO staff and NCDOT to discuss outstanding transportation issues.
- Through its membership in TARPO, Chatham County can request transportation improvement projects to be submitted through NC Strategic Transportation Initiative Prioritization (STIP) for funding in the State Transportation Improvement Program (STIP).



TARPO Planning Area, Source: TARPO, <https://www.tarpo.org/>



10.3 Join CAMPO

The Capital Area Metropolitan Planning Organization (CAMPO) coordinates transportation planning in Wake County and portions of Franklin, Granville, Johnston, and Harnett counties. Chatham County membership in CAMPO could bolster transportation funding and technical assistance for the community and provide an opportunity for further coordination with surrounding counties. As a result, Chatham County should continue the process of joining CAMPO.

10.4 Conduct Microtransit Feasibility Study for Chatham County

The emergence of microtransit provides a flexible, multimodal service option for members of the community. The on-demand service could provide a benefit to local commuters by establishing a public transportation option between residential areas and growing centers of development in the future. This topic may be addressed, at least in part, by the Alternative Transportation Demand Study funded by Chatham County in FY2024. In addition, Chatham County should consider:

- Applying to NCDOT Intermodal Division for a microtransit feasibility study; conducting a microtransit feasibility study for Chatham County that investigates the demand for transit services;
- Reviewing the Mobility for Everyone, Everywhere in NC (MEE NC) requirements for inclusion in this program; and/or
- Identifying barriers to use and possible service expansions.



Morrisville Smart Shuttle is an example of microtransit service that was launched in Morrisville in 2021. (Source: Town of Morrisville)



Top: A passenger boards Chatham Transit bus in Pittsboro (source: Chatham News Record)
 Bottom: A Town of Matthews roadway built with a shared use path
 Right: Example of NCDOT cross-section (typical section No. 3D) with a shared use path

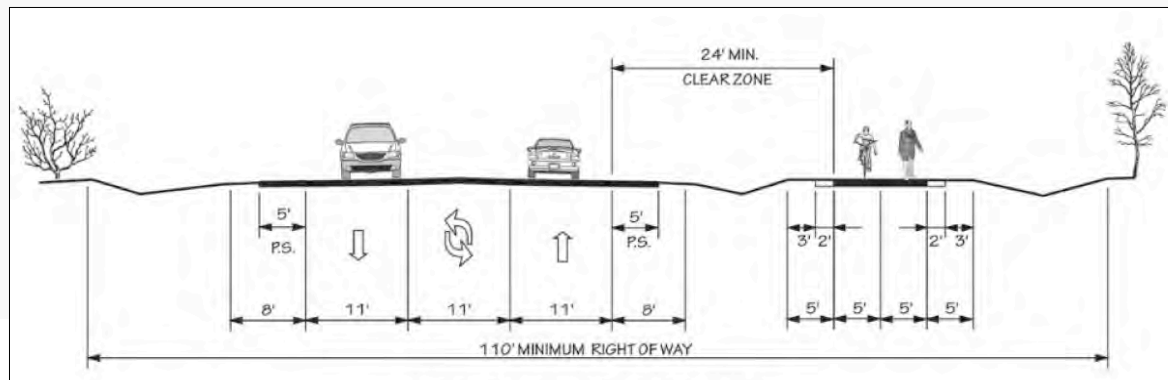
10.5 Support Bicycle & Pedestrian Planning and Educational & Safety Outreach

Chatham County should identify and leverage the State and Local programs available to expand bicycle and pedestrian planning and educational outreach for pedestrian and bicycle safety in the area. In addition, it should partner with local groups to determine the most effective way to reach target audiences, and update and enhance existing and future facilities to create a safer transportation system. Possible measures include:

- Building on the foundation of TARPO Bicycle and Pedestrian Planning Framework and Chatham County Parks and Recreation Master Plan to develop an active transportation plan for Chatham County
- Applying to NCDOT to become a partner in a Watch for Me NC Campaign for Chatham County in support of bicycle and pedestrian safety in Chatham County
- Pursuing a federal Safe Streets and Roads for All (SS4A) safety planning grant for Chatham County for a planning study that would support the safety of all roadway users.

10.6 Update UDO To Require Recommended Design Standards and Road Cross Sections for All Modes

Chatham County should update the UDO to require recommended design standards and cross sections that support accessibility and mobility, including bicycle and pedestrian improvements and dedicated easements for planned future greenways in key areas. In addition, it should review the UDO for block length and connectivity requirements to support multiple access points to new developments and improve emergency services access, bicycle and pedestrian access, and roadway network connectivity. Finally, it should specify that new development is required to build complete streets.



10.7 Context-Sensitive Design & Complete Streets

Chatham County should work with TARPO, NCDOT and other transportation planning partners to help ensure context-sensitive design and complete streets implementation, where possible. The NCDOT Complete Streets Policy focuses on incorporating multiple modes of transportation when constructing new facilities or upgrading existing infrastructure and creating a network that enhances mobility, improves safety, and promote economic and health benefits.

10.8 Evaluate Improved Transit Access To Megasite

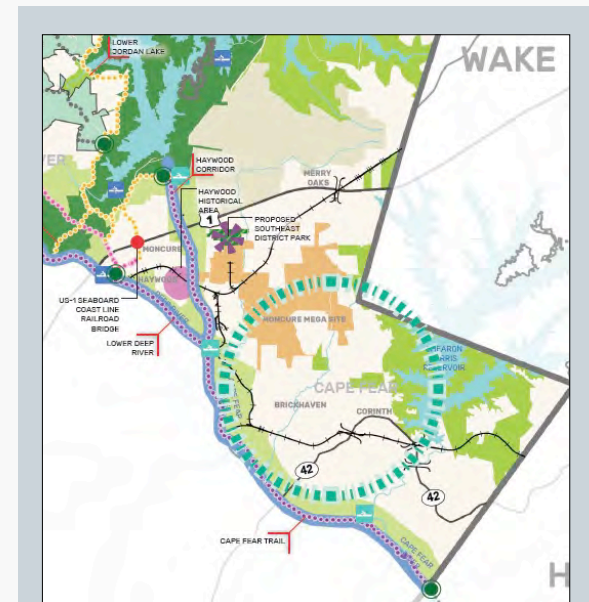
Efficient, safe, and equitable access to the Megasite will be important. Transit can play a key role in providing this. In addition to microtransit, other transit options that should be explored include the following:

- Consider providing additional fixed routes for the Chatham Transit Network (CTN) to the Moncure area. This can be explored through future transit planning studies. This topic may be addressed, at least in part, by the Alternative Transportation Demand Study funded by Chatham County in FY2024; or through a microtransit feasibility study.
- Explore opportunities for Megasite supported shuttle services to proximate residential areas, preferred vanpool parking, and/or other Travel Demand Management incentives.

10.9 Prepare SE Chatham County Transportation Study

Chatham County should consider working with regional transportation partners and NCDOT to prepare a transportation study for Southeast Chatham County.

- Through its membership in TARPO, Chatham County could request transportation planning funds from NCDOT TPD for a transportation study.
- Alternatively, the planning study funds could be applied for through CAMPO when Chatham County joins CAMPO.
- A small area transportation study could support a deeper dive into specific locations and identify targeted improvements.
- Improvements across all modes could be explored, including transit, freight and active transportation links.
- The study could build on the vision for the area to further detail infrastructure improvements needed to realize the vision for the greater Moncure area.
- In coordination with TARPO (or CAMPO), the County should then consider incorporating the study recommendations into an amendment to the Chatham County Comprehensive Transportation Plan (CTP).



Chatham County Comprehensive Parks and Recreation Master Plan has identified a recommended Cape Fear Trail as well as potential equestrian trails in the vicinity of Moncure Megasite (Source: Chatham County).



Theme 11. Protect Historic Resources

Historic structures play an important role in preserving the history of the greater Moncure area and helping residents and historic organizations tell its story. This is especially important as this part of Chatham County undergoes rapid change. As a result, this plan includes several implementation measures to help honor the local history.

11.1 Explore Cultural Heritage Plan for Chatham County

In order to weave together the different threads of the story of southeastern Chatham County, it can be helpful to prepare a Cultural Heritage Plan that identifies historic resources and how they embody local historical themes. The plan can also identify strategies for preserving these resources and interpreting them in ways that honor the history of longstanding residents and introduce newcomers to this special place.



The Lockville Dam, Canal, and Powerhouse at Old US-1 and the Deep River are listed on the National Register of Historic Places.

11.2 Explore Strategies To Identify, Preserve, and Restore Cultural & Historic Resources That Contribute To the County's Identity

Chatham County can support property owners and historic preservation partners such as the Chatham County Historical Association and Preservation North Carolina in working with the NC State Historic Preservation Office in nominating properties for listing on the National Register of Historic Places. Listing brings recognition, eligibility for historic preservation tax credits for rehabilitation, and limited protection from state and federal projects. In addition, work with property owners to explore additional protection measures such as historic preservation easements and historic rehabilitation agreements.



Historic markers can help tell the story of the local community.

11.3 When and Where Appropriate, Work With Partners To Develop Wayside Markers and Educational Displays To Share Local History

Wayside signage and historical markers can help honor historic sites and build awareness of local history. These can be installed as individual signs at important locations or organized as historical “trails” spaced at regular intervals along roads or pedestrian and bicycle paths to tell a cohesive story of local historical activities and events.



Jack Womble's old filling station on Old US-1 has been determined to be eligible for listing on the National Register of Historic Places in a 2022 study conducted for the NC Department of Transportation.

Morrisville, NC Historic Walking Loop

Morrisville was first established in the mid 19th century when Jeremiah Morris gave three acres of land to the North Carolina Railroad for a train station. In 2016, to help honor its history and introduce thousands of new residents to the remaining historic structures in its original depot village, the Town of Morrisville created a historic walking tour with a continuous sidewalk loop, wayside interpretive signs, and benches. The result is a facility that helps Morrisville residents and visitors be active while learning about the history of the community even as it grows and evolves as a result of new development.





Theme 12. Help Residents Access New Employment Opportunities

With the continuing growth of the region and major new manufacturing and light industrial businesses locating in Triangle Innovation Point, there are new potential jobs and business opportunities for local residents, if they have the skills and resources needed to take advantage of them. As a result, Chatham County will pursue several strategies to promote continuing education and skills development to help interested local residents access these work and income options.

12.1 Continue Working With CCCC on Job Skills Development Partnership To Help Train Local Residents

Chatham County and the Chatham County Economic Development Corporation (EDC) will continue working with Central Carolina Community College (CCCC) to offer skills training for local residents. CCC has received significant funds from the State of North Carolina to develop such programs as part of the incentives package for VinFast. Potential strategies could include direct outreach to SE Chatham residents, and/or providing training in the Moncure area (perhaps on-site at VinFast or supplier facilities).

12.2 Work With Partners such as CCCC, Innovate Carolina, 79 Degrees West, & Web Squared To Provide Greater Participation by Small- and Medium-Sized Firms

Chatham County and the EDC will also continue their work with a number of partners to help small- and medium-sized companies develop their business and create new jobs in the local area. They should also introduce new megasite businesses to local small businesses and encourage their mutual support.

12.3 Support Increased Tourism and Recreation Opportunities and Amenities, Particularly Sustainable Tourism & Authentic Experiences

Chatham County and the EDC will also work with the Pittsboro-Siler City Convention & Visitors Bureau and other organizations to support the continuing development of sustainable tourism and authentic experiences for visitors to help them access and enjoy the many natural, cultural, and recreational assets of the area. As part of this work, they should provide information to megasite employees and their families about day-trip and weekend-recreation opportunities in Chatham County.



Potential educational, employment, and business opportunities exist for residents in the greater Moncure area, including taking job training classes (upper left), developing skills and products in a maker space (lower left), providing recreational opportunities (upper right and lower right), and featuring local businesses at street fairs (lower middle).

VI. CONCLUSION | NEXT STEPS

Taking Action to Pursue the Community Vision

As southeastern Chatham County continues to grow with the arrival of major new employers, this action plan will help the community evolve in ways that support the shared community vision described in *Plan Moncure*. While the planning process is relatively brief, plan implementation is a long-term commitment and is also a shared responsibility. The County will take the lead while working collaboratively with a wide variety of partners, including local, regional, state and federal agencies, NCDOT, non-profits, area organizations and institutions, private developers, businesses, property owners, and landowners.

With the help of the implementation measures listed in this plan, Chatham County, the residents of the greater Moncure area, and their partners can work collaboratively to harness both public and private investment in service to this vision. If they do so effectively, they can help manage the forces of change and shape the community in ways that continue to make it an outstanding place to live, work, and recreate in the years ahead.



BEGINNING THE IMPLEMENTATION PROCESS

To help catalyze timely and effective implementation of *Plan Moncure*, the plan pairs the full list of recommendations and strategies presented in the previous section with a Short-Term Implementation Projects Table maintained separately by Chatham County staff outside the plan. This is a tool for Chatham County to use in initiating and monitoring an initial set of implementation activities over the next two years or so. Since implementation is a shared responsibility, this table is intended to guide the work of the County, partner agencies, local organizations, and representatives of the private sector as they work together to implement the plan and realize the vision. The table describes each short-term action item, lead departments and agencies, potential funding sources, and next steps. A copy of the table is available for viewing on the *Plan Moncure* website, or upon request to County staff.

Some tasks are easily accomplished in the near-term while others will likely be more feasible later. As a result, patience may be needed for some aspects of the plan to be realized over an extended period of time.

Coordination across County departments is key to achieving results efficiently and effectively. Therefore, County departments should consider the potential for identifying common interests and needs and sharing appropriate resources. For example, efforts to obtain necessary grant funding could be optimized by two or more departments sharing responsibilities for the preparation and submission of applications.

Several examples of key short-term projects that Chatham County will pursue are listed on the following pages. In addition, community stakeholders identified the following themes as the ones they would most like to see Chatham County address as part of its implementation work:

- **Theme 2:** Protect rural character and rural lifestyle
- **Theme 3:** Protect natural resources
- **Theme 7:** Maintain affordability
- **Theme 6:** Add important community-serving infrastructure
- **Theme 11:** Protect historic resources

Stakeholders also identified the following projects as priorities for action. In this way, the plan is designed to help Chatham County, local residents, and their partners move smoothly and effectively from planning to implementation and begin realizing the shared community vision on the ground.

TOP TEN SHORT-TERM IMPLEMENTATION MEASURES IDENTIFIED BY COMMUNITY STAKEHOLDERS

- 1 - Project 6.1:** Continue Working to Partner with Internet Service Providers to Provide Affordable Broadband Service, within Resources and Authority Available
- 2 - Project 8.1:** Work with Property Owners and/or Retailers and Restaurants to Consider Locating Stores in Moncure Area
- 3 - Project 2.2:** Update the Unified Development Ordinance to Implement *Plan Moncure* Zoning Strategy to Protect Rural Character and Lifestyle
- 4 - Project 5.1:** Build Parkers Ridge Park
- 5 - Project 12.1:** Continue Working with CCCC on Job Skills Development Partnership to Help Train Local Residents
- 6 - Project 9.1:** Evaluate Zoning Designations in Historic Villages such as Historic Moncure as Part of UDO to Help Facilitate Appropriate Infill
- 7 - Project 6.2:** Collaborate with Partners to Identify Wastewater Service Needs and Feasibility
- 8 - Project 10.2:** Continue to Facilitate Communication Between Residents and NCDOT Regarding Transportation Concerns
- 9 - Project 5.2:** Work to Develop New Walking, Hiking, and Biking Trails
- 10 - Project 7.1:** Work with Non-Profit Organizations to Continue Providing Home Repair and Weatherization Assistance to Residents in Need

Key Short-Term Projects

Short-Term Project 1

This includes Implementation Projects 2.1, 2.2, 2.3, 2.6, 3.1, 5.2, 5.3, 7.5, and 9.1.

INCLUDE UPDATED STANDARDS IN THE UNIFIED DEVELOPMENT ORDINANCE (UDO) TO PROTECT RURAL CHARACTER AND ENVIRONMENTAL QUALITY, ENHANCE HISTORIC VILLAGES, AND CREATE A WALKABLE DOWNTOWN

A number of the implementation projects for *Plan Moncure* include additions and revisions to Chatham County's standards for new development that it can make as part of preparing the Unified Development Ordinance. The UDO project is already well underway but still in process, so these projects will be included as part of this work.



Restaurants and outdoor dining can provide fun community gathering spots as a part of a walkable downtown.

Short-Term Project 2

This includes Implementation Project 5.1.

2. BUILD PARKERS RIDGE PARK

This project led by the Chatham County Parks & Recreation Department is already in the process of preparing a master plan for the park site, and the Chatham County Board of Commissioners has allocated funding to make park improvements.



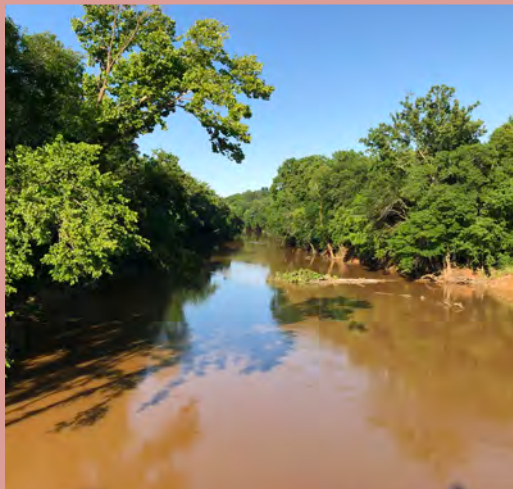
New park facilities in the community will provide kids and families in the community with more places to be physically active.

Short-Term Project 3

This includes Implementation Project 3.2.

UPDATE NATURAL HERITAGE INVENTORY FOR CHATHAM

Chatham County is seeking matching funds from the N.C. Natural Heritage Program to update the inventory of important and endangered natural areas in the county.



The extensive riffle habitat along the Rocky River supports a diversity of native plants and animals.

Short-Term Project 4

This includes Implementation Project 3.3.

PREPARE A COMPREHENSIVE CONSERVATION IMPLEMENTATION PLAN

This project will lay out a road map for how to make tangible conservation improvements in the county. This project has been funded and the County will move forward with hiring a consultant to do this work.



Wildlife and residents alike benefit from the protected natural areas along the shores of Jordan Lake.

Implementing *Plan Moncure*: A Zoning Strategy

BACKGROUND

Chatham County began a full-scale review and update to its zoning, subdivision, and other land use codes in the fall of 2021. The project, referred to as “Recode Chatham,” was undertaken, in part, to effectuate the County vision set forth in *Plan Chatham*, the County’s comprehensive plan completed in 2017.

The Economic Development Element of *Plan Chatham* described the importance of continuing to develop and promote “megasites” in the County, including the “Moncure Megasite,” to advance ongoing job growth in the area (*Plan Chatham*, ED Policy 3, p. 55). The Moncure Megasite refers to the Triangle Innovation Point (TIP) properties along Old US-1. The “TIP West” portion is located north and west of Old US-1, north of its intersections with Pea Ridge Road and Corinth Road. “TIP East” is between Old US-1 and Christian Chapel Church Road.

Economic Development Strategy 3.5 of *Plan Chatham* called for the creation of a small area plan “to give guidance to developers of sites within and at the edges of the megasites.” (*Plan Chatham*, p. 56).

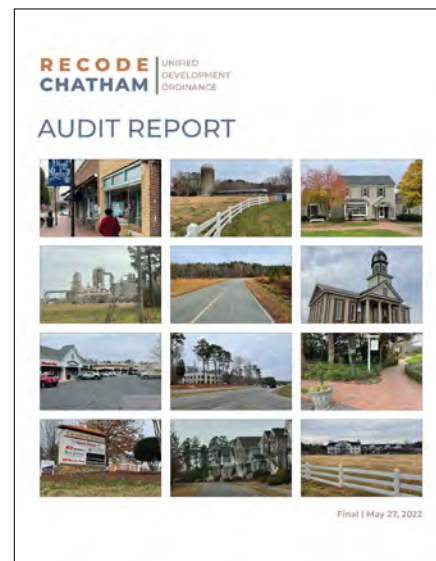
And, finally, Economic Development Action Item 02 of the plan provided:

“After the occupancy of the first major tenant within the Moncure megasite, prepare a small area plan for the Moncure Area. The type and scale of the tenant will help define the housing, commercial, and service needs as well as the demand for infrastructure capacity.”

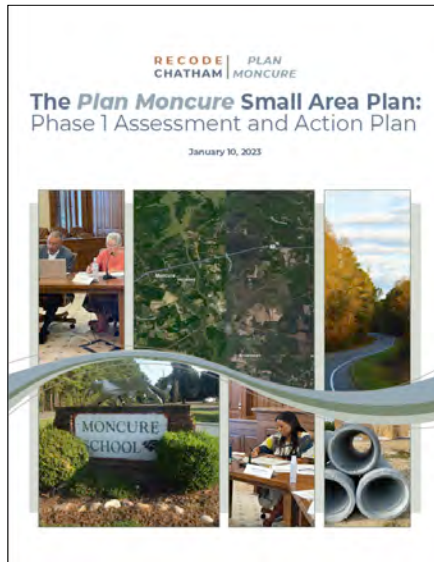
In March 2022, Governor Roy Cooper announced the electric car manufacturer VinFast would soon locate in southeastern Chatham County on the TIP East site. The announcement created the immediate prospect of as many as 7,500 new jobs in Chatham County, the development of almost 2,000 acres of land, and extensive NCDOT road improvements in this part of the County.



Chatham County’s Comprehensive Plan, *Plan Chatham*, adopted in 2017 laid out a vision for the County for years to come.



The Audit Report, as part of “Recode Chatham,” assessed and laid out recommendations for improving, modernizing, and implementing the County’s land use codes.



The first phase of *Plan Moncure* kicked off in June 2022 and resulted in completion of an assessment and action plan.

In response, the County Board of Commissioners expanded *Recode Chatham* to include the small area plan (SAP) process required by the comprehensive plan, allowing the community to craft its vision for what southeastern Chatham County should look like, given ongoing growth and, in particular, the anticipated impacts from the VinFast development.

The first phase of *Plan Moncure* kicked off in June 2022 and resulted in completion of an “Assessment and Action Plan,” which was considered and accepted by the Board of Commissioners on December 19, 2022.

At the same time, the board directed the start of Phase 2, the SAP itself, and also passed a motion to process, but delay acting upon, rezoning requests received after December 19th until after the anticipated completion of this plan. This was an important step in preserving the “status quo” as much as possible until the community had time to establish what the future of the Moncure area should be, before the Board acted on new rezoning requests.

Phase 2 began in January 2023 and resulted in this report.



Matt Noonkester presents alternative scenarios for community feedback at the open house on May 24, 2023.

The “Summary of the Planning Process,” above, describes the extensive work the County and its consulting team undertook with the community over a five-month period to arrive at “The Vision for Moncure.” Following a series of resident meetings and open house sessions in the community, the team presented four scenarios for the community’s feedback and input; each offering an “alternative future” for the Moncure area. These scenarios were presented to the public at Moncure School on May 24, 2023.

Based on input received at this meeting, and responses to two public surveys, “The Vision for Moncure” emerged and was approved by the Board of Commissioners in October 2023. That Vision reflects the community’s overarching guidance as this plan was developed, as well as a Future Land Use and Conservation Map of the area.

THE VISION

As is described in detail in "The Vision for Moncure," during the planning process, community feedback included several key points related to the future of Moncure, specifically with regard to: future industrial uses; maintaining rural lifestyles and low-density development; concentrating future growth at the nodes of US-1; and protecting open space, historic, and cultural assets in the Study Area. These "Big Ideas" guided the development of the Vision Map, which sets out the location of key place types, consistent with *Plan Chatham*.

However, in addition to the place types from *Plan Chatham*, this plan establishes a new place type designated as "Neighborhood Residential" specifically in response to community feedback received and the desire to direct more compact single-family development away from the County's more sensitive conservation and rural areas.

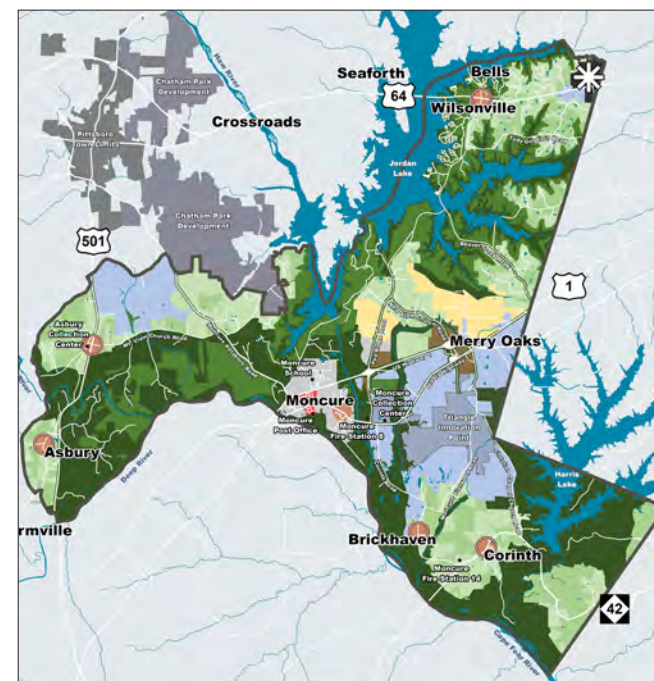
The policies associated with the "Neighborhood Residential" place type are set forth in "The Vision for Moncure," and will be applicable to areas on the Future Land Use & Conservation Map designated "Neighborhood Residential."

THE VISION MAP

Plan Moncure's Future Land Use & Conservation Map, or Vision Map, is the product of public input received during the SAP, the consultant team's market study, and scenario planning during *Plan Moncure*, and is consistent with the place type framework established in *Plan Chatham*.

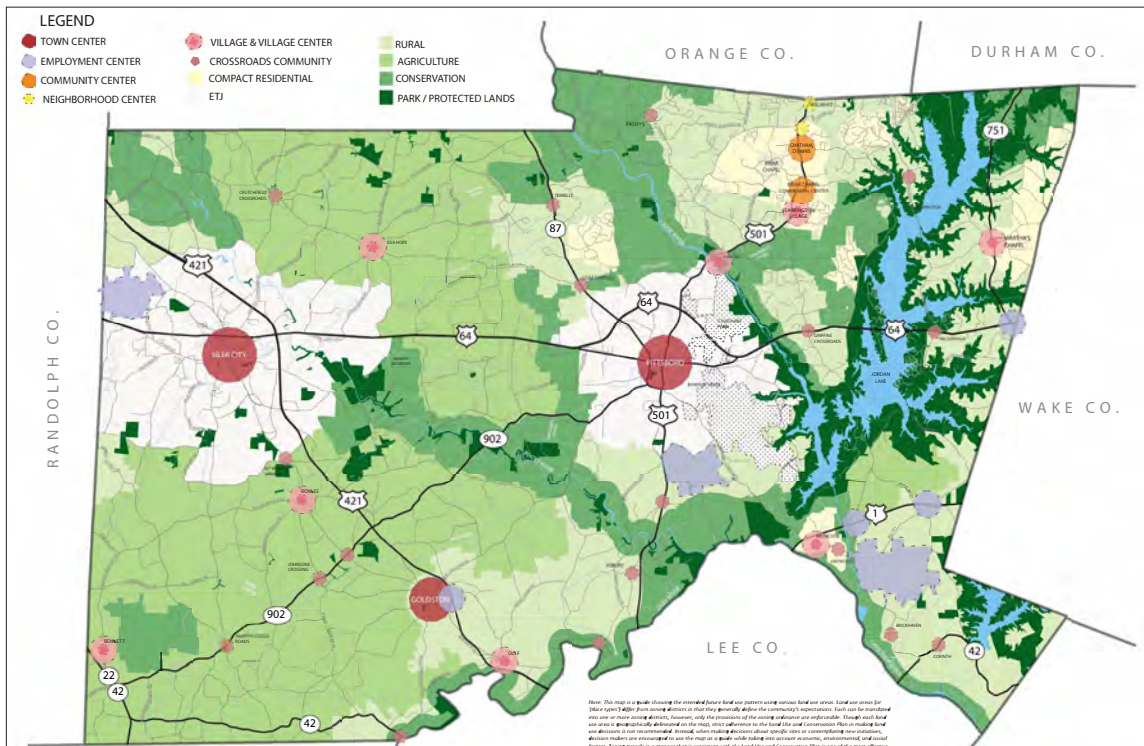
The Vision Map is not parcel-specific, but rather identifies general areas in the County to which the defined place types would be compatible. Therefore, future zoning map considerations will include, among other things, place types applicable to the property (or *potentially* applicable, depending on specific characteristics), nearby associated place types, ongoing and emerging land use trends at the time, and adopted plan policies underlying the place types.

Figure 10. *Plan Moncure* Future Land Use & Conservation Map



The *Plan Moncure* Future Land Use & Conservation Map assigns the recommended place types for the geographic areas within the *Plan Moncure* Study Area. Once adopted, this vision map constitutes the Future Land Use and Conservation Map for properties in and proximate to the Study Area.

Figure 11. *Plan Chatham's* Future Land Use and Conservation Map



Plan Chatham's Future Land Use and Conservation Map depicts the various place types throughout the County, prior to *Plan Moncure* and the adoption of the Vision Map applicable to this Study Area.

A ZONING STRATEGY FOR IMPLEMENTING THE VISION FOR MONCURE

Having developed a vision for its future, how then does the community effectuate that vision? In the case of the County, a key tool is the zoning map, which is a direct regulatory mechanism for applying land use “rules” consistent with the “vision.” Simply put, *Plan Moncure's* Future Land Use and Conservation Map will serve as a Vision Map to inform County land use decisions in the SAP Study Area. In fact, the place type designations on Moncure's Future Land Use and Conservation Map amount to an amendment to the County's Future Land Use and Conservation Map adopted in the County's 2017 comprehensive plan (known as *Plan Chatham*), as to lands within the SAP Study Area.

In accordance with the community's clear desire to maintain a rural, large-lot feel in much of the Study Area, the SAP recommends one new place type, called "Neighborhood Residential." The Board of Commissioners' vision for this place type is outlined in “The Vision for Moncure,” above. The previously-adopted policies for the other place types are included in the text of *Plan Chatham*.

Rezoning Before and After Completion of the Unified Development Ordinance

Since *Recode Chatham* has been ongoing during the SAP, the question arose of how future rezonings in the Study Area would be processed. The County has intended to revisit the zoning map after it completes *Recode Chatham*, so any new policies related to land use and conservation would be reflected in a new countywide zoning map.

However, with VinFast potentially moving on a different timeline, the County will inevitably receive individual property owner rezoning requests in the near-term. This section describes the approach the Board of Commissioners adopted along with this plan.

First, rezoning requests for properties within the Study Area, filed prior to completion of *Recode Chatham*, will be evaluated consistent with this small area plan, including the “Vision for Moncure” and the Vision Map adopted in this plan. This will involve the County applying the Vision Map to the zoning district categories in place when this plan was adopted, which will likely change upon the adoption of *Recode Chatham’s* “Unified Development Ordinance” (the “UDO”) anticipated for completion in 2024.

Immediately upon its adoption, the *Plan Moncure* Future Land Use & Conservation Map will be used to update the *Plan Chatham* Future Land use & Conservation Map prior to completion of the *Recode Chatham* process.

REZONING REQUESTS

Rezoning requests following adoption of *Plan Moncure* will be subject to the policies set out in this plan and should consider distinctions, as applicable, between standards of countywide applicability and those appropriate within the *Plan Moncure* study area, based on the plan vision.

The UDO and *Plan Moncure*

In March 2023, during Phase 2 of the *Plan Moncure* small area plan, the UDO consultant team, led by White & Smith, LLC, presented “Module 1” of the UDO to the Board of Commissioners and the Planning Board for review and feedback. Module 1 included drafts of zoning categories and associated compatible land uses different than those in effect when *Plan Chatham* was completed.

As was anticipated in *Plan Chatham* in 2017, the *Plan Moncure* planning process has refined the land use framework assumed in *Plan Chatham*, which, of course, had informed the County’s work on the UDO, including Module 1’s new zoning framework, before this SAP was completed. Therefore, this report recommends revisiting the draft zoning districts and uses prepared for Module 1 of *Recode Chatham* to take into consideration the “Vision for Moncure” and associated Future Land Use and Conservation Map. For example, the County may consider:

- Whether the “Neighborhood Residential” place type policies included in this plan would be appropriate in other parts of Chatham County;
- Whether or when to revisit the *Plan Chatham* Future Land Use and Conservation Map;
- Whether the unique characteristics of the Moncure area, including the US-1 corridor, require distinct zoning standards and alignments in order to effectuate the “Vision for Moncure;” or
- Developing the public process applicable to any “UDO-related” revisions to the zoning map, the *Plan Chatham* Future Land Use and Conservation Map, or the *Plan Moncure* Future Land Use and Conservation Map.

RECODE | **PLAN**
CHATHAM | **MONCURE**