



UTILITIES AND PUBLIC SERVICES

Well planned utilities and public services are critical to accomplishing economic development, land use, and environmental goals. Key objectives guiding the policies and strategies in this Plan Element include:

- Focus the development of utilities and urban services to foster compact development and support economic development in defined areas.
- High-speed internet/broadband should be available to all and enable education and entrepreneurship.

BIG IDEA

Define urban service areas & update policies to accomplish economic development and environmental goals.

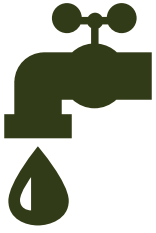
GOALS

PRIMARY GOAL

Provide infrastructure to support desired development and support economic and environmental objectives.

SECONDARY GOAL

Preserve the rural character and lifestyle of Chatham County.



RECOMMENDATIONS AND STRATEGIES

Recommendation 01

Support the desired development pattern with utility policies and public services.

Utility Policy 1

Ensure adequate utilities and public services to support the desired development pattern.

► Strategy 1.1

Support well-designed, decentralized wastewater systems in order to support land use goals and objectives, particularly:

- Growth in designated, well-planned, walkable, mixed use centers
- Conservation subdivisions that conserve sensitive natural resources while protecting property rights

► Strategy 1.2

Develop utilities policies, systems and services that facilitate compact development and support economic development in defined areas.

- Adopt an Urban Service Area (USA) and update utility and public service policies to reinforce the USA.
- Locate new public services and public service facilities, such as governmental offices and schools, in growth areas identified on the Future Land Use and Conservation Plan or where existing infrastructure exists and public services are needed.

Case Study

Supports Strategy 1.2

Defining Urban Service Areas (USAs) are one way a local government can set expectations related to utility provision and guide growth and development. USAs could include towns and other areas where public sewer service is feasible or preferable in order to achieve defined land use and environmental goals. For more information see the Action Plan.

► Strategy 1.3

Expand public services (including police, fire, health and other county services) concurrent with demands.

Recommendation 02

Support environmental, economic and other objectives with utility policies and public services.

Utility Policy 2

Consider long-term impacts of new development on water supply and public systems.

► Strategy 2.1

In evaluating a development proposal, and prior to approval, consider the potential demands relative to existing and planned water and sewer capacity, the relationship to existing and future service areas and commitments for current and future allocations.

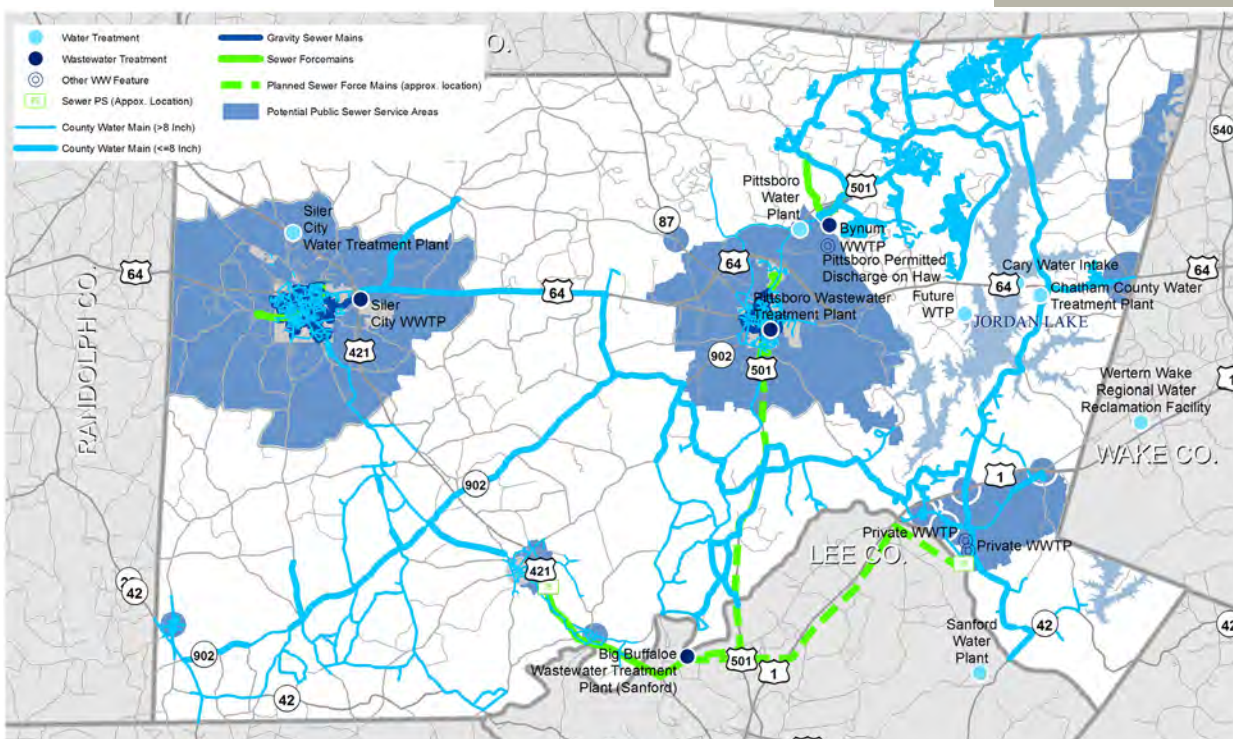


FIGURE 29: MAP IDENTIFIES POTENTIAL FUTURE PUBLIC UTILITY/URBAN SERVICE AREAS.

Case Study

Supports
Strategy 4.2

Rural Broadband Expansion

Mid-Atlantic Broadband (a non-profit), Microsoft and the Virginia Tobacco Commission are partnering to expand broadband in rural Halifax and Charlotte counties in Virginia.

For More Information:

http://www.sovanow.com/index.php?/news/article/warner_brought_up_to_speed_on_broadband_rollout/

<http://www.mbc-va.com/news/b2xonline-inc-partners-with-abc-to-expand-broadband-services/>

► Strategy 2.2

Require new development to demonstrate the ability to provide an adequate water supply and wastewater treatment indefinitely for all uses in the proposed project.

► Strategy 2.3

Require private water and wastewater systems to be built according to county standards that include monitoring of potential environmental impacts.

Utility Policy 3

Require water efficiency in public and private developments.

► Strategy 3.1

Require new developments over a certain size to include water reuse systems and remove county regulatory barriers for site-scale systems.

► Strategy 3.2

Require the design process of new county buildings over a certain size threshold to study the utilization of innovative water reuse / recycle systems.

Utility Policy 4

Support economic development and other goals with public utility planning and investment.

► Strategy 4.1

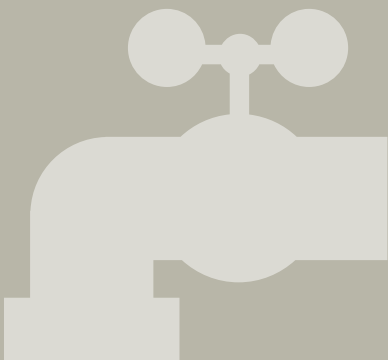
Promote county-wide planning and coordination with municipalities regarding water, sewer, solid waste, and broadband internet.

► Strategy 4.2

Building on previous broadband coverage research, explore grant funds (such as through the Golden LEAF Foundation) and partnerships to expand broadband internet service to high-priority portions of the County.

► Strategy 4.3

Partner with Siler City to serve the Chatham-Siler City Advanced Manufacturing (CAM) Site with water and wastewater service.



Case Study

Supports
Strategy 4.5

Town of Knightdale Water Allocation Policy

Knightdale's Water Allocation Policy is an example of an innovative approach to encouraging quality development. A proposed development must obtain a certain number of points to receive an additional water allocation if the proposal is over a minimum density. Points can be awarded for non-residential uses, roadway improvements, gateway improvements, transit facilities, and amenities (including greenways). See Knightdale's Ordinance for more details.

For More Information: www.knightdalenc.gov/index.aspx?page=460

► Strategy 4.4

Partner with Sanford to serve the Moncure Megasite with water and wastewater service.

► Strategy 4.5

As part of extending service to the Moncure Megasite, allow a certain percentage (i.e. up to 30%) of sewer capacity to be utilized for residential, commercial or mixed use developments in the vicinity of the community of Moncure.

- A water and/or sewer capacity allocation policy could be used to:
 - Encourage diversification of land uses (i.e. more non-residential tax base)
 - Allow for a portion of the designated capacity to be utilized by properties that have failing septic tanks.
 - Encourage new residential development to include affordable and/or workforce housing units.
 - Incentivize reservation of land for publicly accessible open space (i.e. parks).
 - Incentivize the construction of publicly accessible greenways.

► Strategy 4.6

Encourage regular maintenance of septic systems.

Utility Policy 5

Support agricultural operations with utility policies.

► Strategy 5.1

Limit utility extensions or upgrades in key agricultural areas (Agricultural Areas on the Future Land Use Plan and concentrations of agricultural areas shown on the strategic farmland map).

► Strategy 5.2

Discourage community well systems in Agricultural Areas (SUP requirement).

► Strategy 5.3

Improve understanding of groundwater usage and availability in Agricultural Areas.

- Create an accurate, spatial inventory of permitted wells
- Improve permitting process

