



PLAN CHATHAM

working together to preserve & progress

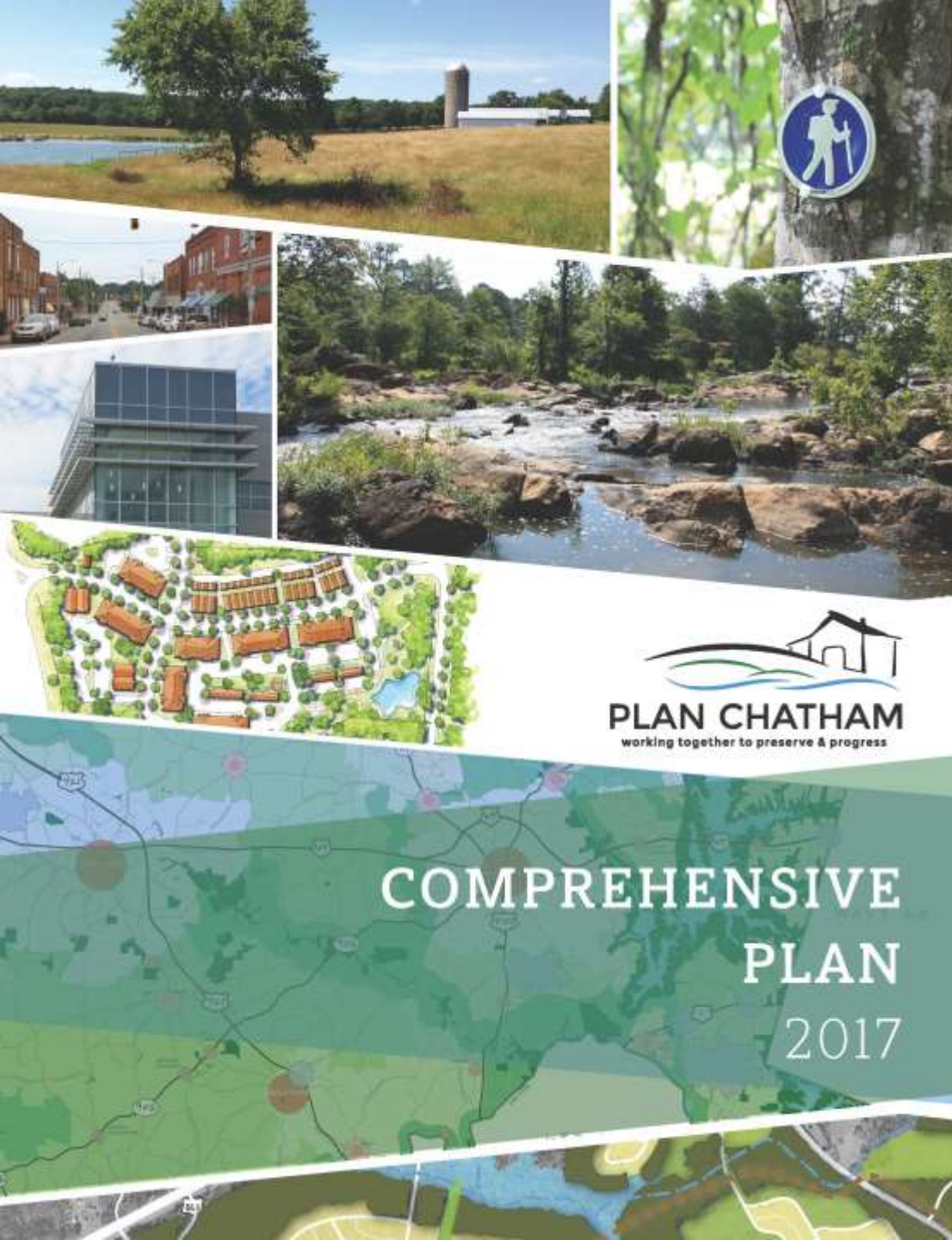
Steering Committee


June 15, 2017



Agenda

- I. Welcome and Introductions (10 min)
 - *Comments from the Chair*
- II. Approval of Minutes
- III. Presentation (20 min)
 - *Plan Highlights*
 - *Draft Action Items*
- IV. Small Group Worksession (30 min)
 - *Critical Edits and Clarification*
 - *Short-term Priorities*
- V. Discussion (45 min)
- VI. Next Steps (5 min)



The background of the slide is a grayscale photograph of a wooden pier or dock extending into the ocean. The wooden planks of the pier are clearly visible, running horizontally across the frame. In the distance, a seagull is captured in flight, its wings spread, against the horizon. The overall scene is serene and coastal.

The Comprehensive Plan is a document that **provides strategic direction in the form of policies, programs and projects** that will guide land use, infrastructure investment, and service decisions over the long term.



THE BIG PICTURE

ISSUES AND OPPORTUNITIES

Projected Population Growth



2015 | 70,928



2040 | 128,327



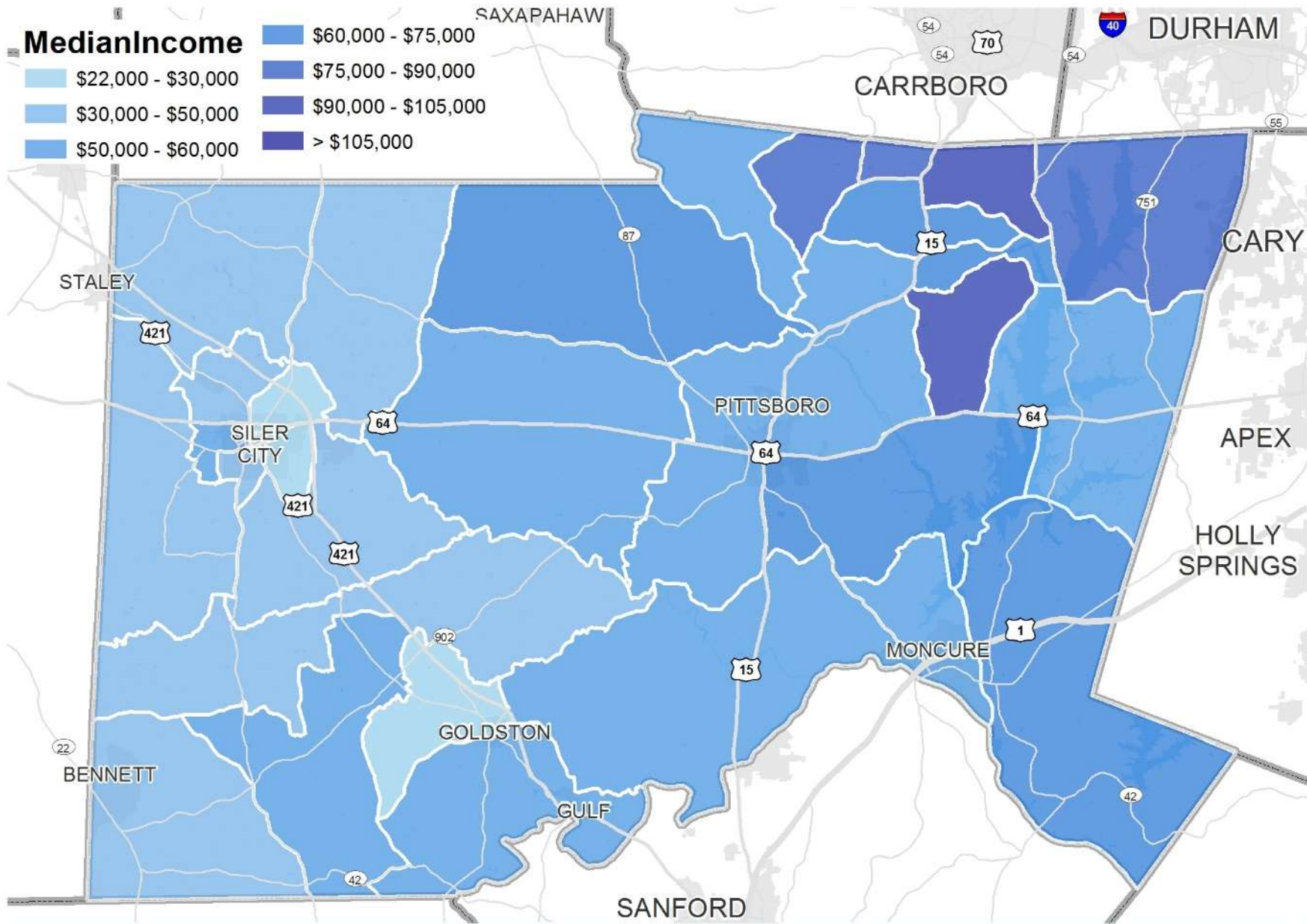
= 10,000 PEOPLE

SOURCES: US CENSUS BUREAU (1990-2015),

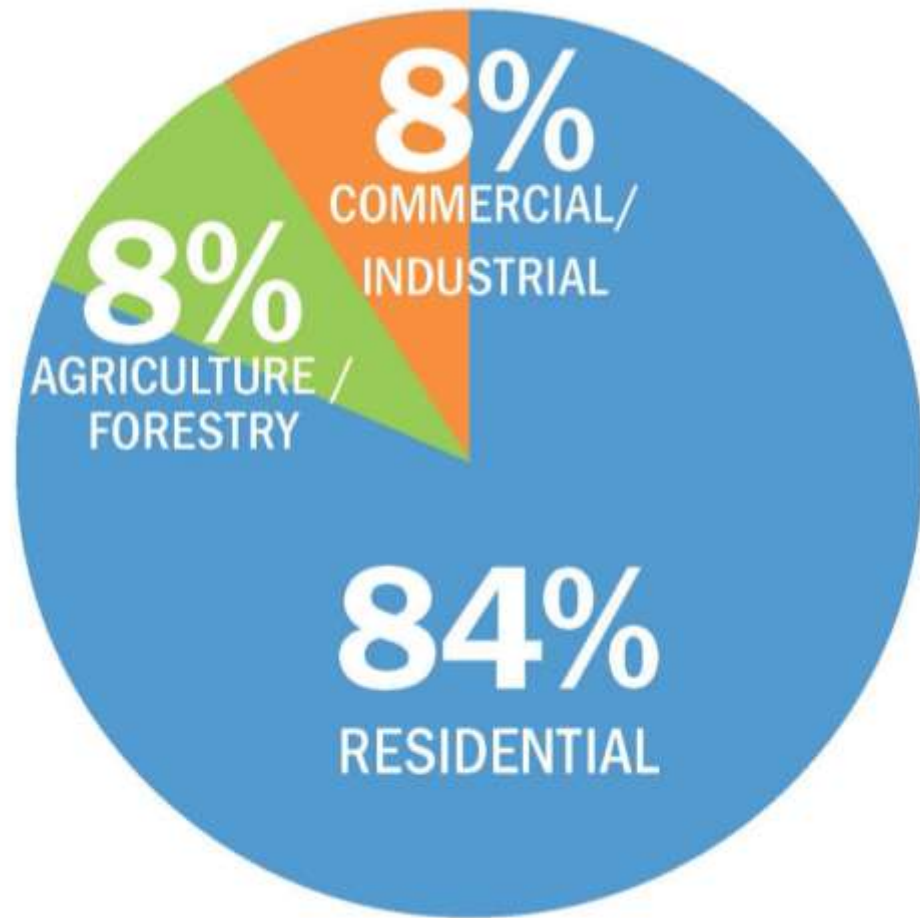
LANDDESIGN

ECONOMICS AND GROWTH

- Population and job growth
- Income disparity between parts of the county
- Retail sales leakage
- Agriculture and forestry



MEDIAN INCOME



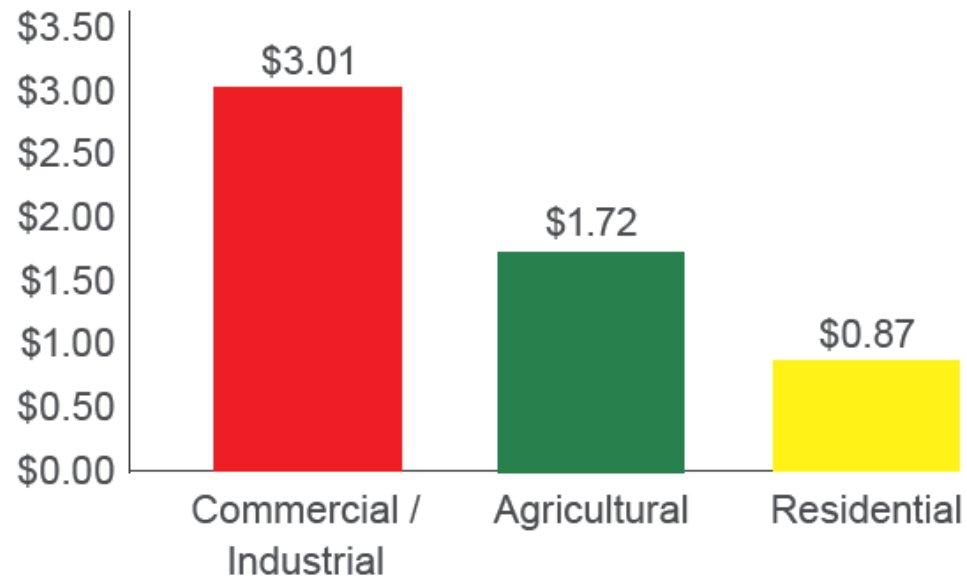
TAX BASE AND RETAIL LEAKAGE

58% OF ALL POTENTIAL RETAIL SALES IN CHATHAM “LEAK” OUT TO OTHER COUNTIES. THIS REPRESENTS ABOUT **\$207 MILLION** IN LOST RETAIL ANNUALLY



LAND USE

Return on Investment
for Land Use Types



- Land Use Trends
- Tax Base and Return on Investment
 - *8% Commercial / Industrial*
 - *8% Agriculture*
 - *84% Residential*
- Geographic Diversity
- Land Use Suitability and Preference
- Approved Development

HOUSING AND DEMOGRAPHICS

- Age, Preferences & Housing Mix
- Lack of affordable housing
 - *Definition: a dwelling that costs no more than 30% of gross monthly household income*
 - *Affordable units needed for households who make 80% or less of Area Median Income (\$65K in the region)*



Teacher in
Chatham
County
\$35k
(53%
AMI)



Law
Enforcement
Worker in
Chatham
County
\$40k (60%
AMI)

- Average sale price of new homes in the past 12 months was \$260,500 (~\$1,560 mortgage)

AGING POPULATION

21%

Of Chatham residents are
over 65 years of age



SOURCE: US CENSUS BUREAU ACS DATA



AGRICULTURE AND FORESTRY

- Support for Agriculture
- Assets
- Threats
 - 111,778 acres of farm and forestry land in the county (2012)
 - 60,000 acres of farms lost the Triangle Region since 1997
 - **Residential growth and associated impacts ranked as #1 threat to agriculture** (Plan Chatham Ag Survey, Fall of 2016)



INFRASTRUCTURE

- **Impacts of growth from Orange, Durham, Wake and Chatham Park**
- There is a need to provide mobility throughout the County
- Broadband access is a concern
- Utilities, such as water and sewer need to be planned carefully



8,923
COMMUTING IN

5,016
LIVING AND
WORKING IN
CHATHAM

20,985
COMMUTING OUT

ENVIRONMENT

- Water Quality
- Unique Assets
- Tourism
- Emerging Issues
 - Ecosystem Services
 - Emissions
 - Energy / Water Efficiency
 - Low Impact Development
 - Fracking



ENVIRONMENT

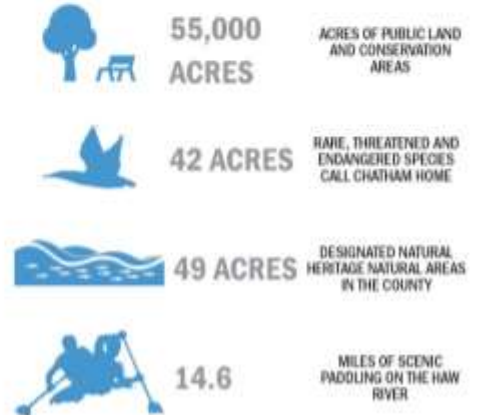
Chatham County is part of the "green heart" of NC, a stretch of forest and farmlands that stretch from Raleigh to Charlotte.

Pockets of development are growing, but the County is mostly rural and still has many high quality, in-tact natural resources. Sixty-eight percent of the County is covered in forests. The County is home to Jordan Lake State Recreation Area and four rivers (the Haw, Deep, Rocky and Cape Fear) that provide recreational and tourism opportunities, aquatic habitat for rare fauna, and clean water for county residents and communities downstream.

Water Quality

Over half a million people rely on Jordan Lake and the Cape Fear River for drinking water downstream. Many county residents also rely on municipal and county water drawn from the Rocky River, Haw River or Jordan Lake.

Natural Resource Stats





26%

of adults in Chatham
County are obese

(Source: Chatham County Health Assessment, 2014)

HEALTH

- Importance of the Built Environment
- Access to Parks
- Access to Healthy Food
- Healthcare

PLAN CHATHAM



GOALS

Not Prioritized

1. **Preserve the rural character** and lifestyle of Chatham County.
2. Preserve, **protect, and enable agriculture** and forestry.
3. **Promote a compact growth pattern** by developing in and near existing towns, communities, and in designated, well planned, walkable mixed use centers.
4. **Diversify the tax base** and generate more quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.
5. Conserve **natural resources**.
6. Provide **recreational opportunities**.
7. **Provide infrastructure** to support desired development and support economic and environmental objectives.
8. **Become more resilient** by mitigating, responding, and adapting to emerging threats.
9. **Provide equitable access** to high-quality education, housing and community options for all.
10. Foster a **healthy community**.

PLAN ELEMENTS



Economic Development



Land Use



Housing



Health



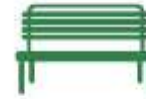
Agriculture



Environment



Resiliency



Parks and Recreation



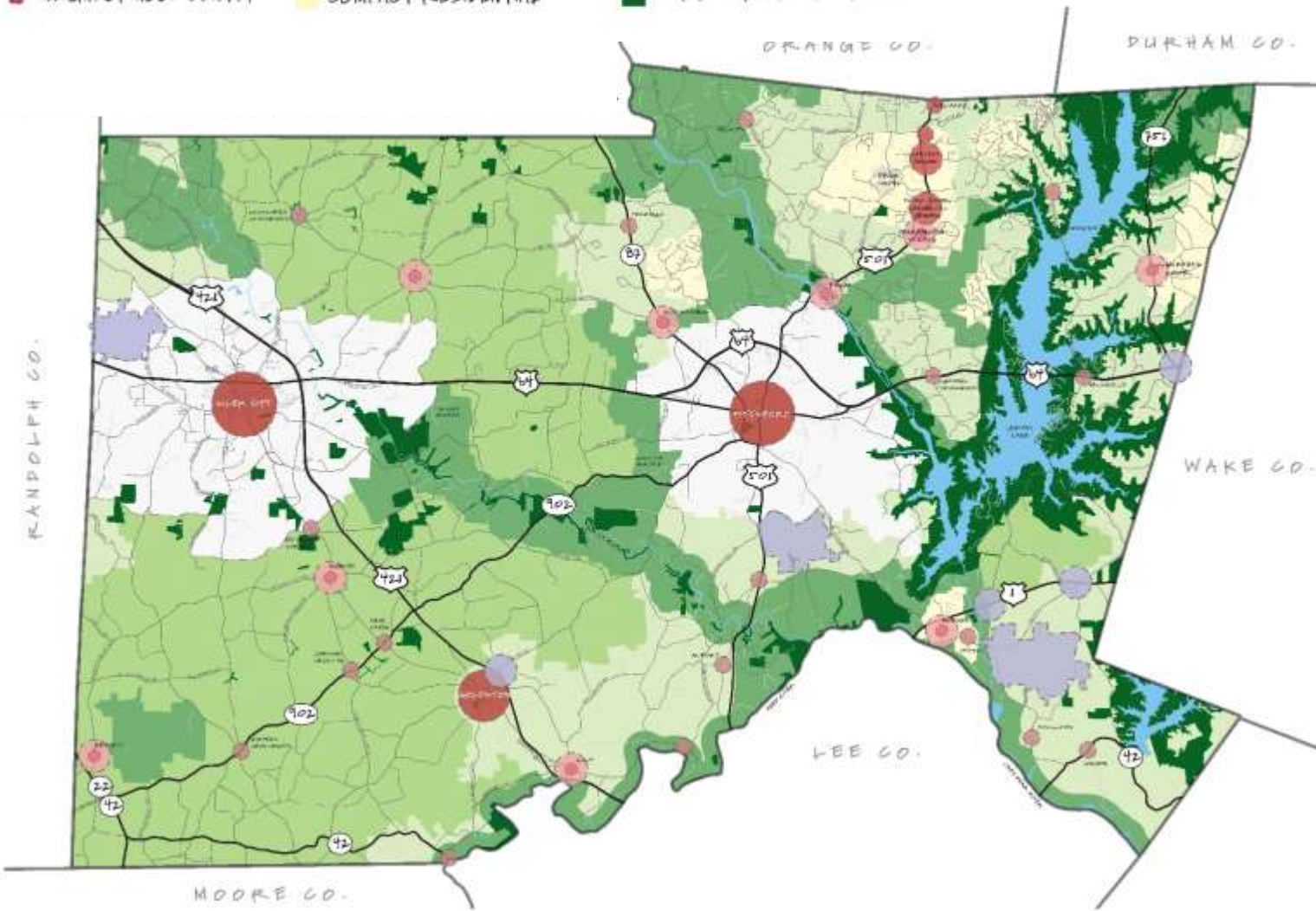
Transportation



Utilities and Public Services

LEGEND

- | | | |
|---------------------|--------------------------|------------------------|
| TOWN CENTER | VILLAGE & VILLAGE CENTER | RURAL |
| EMPLOYMENT CENTER | CROSSROADS COMMUNITY | AGRICULTURE |
| COMMUNITY CENTER | ETJ | CONSERVATION |
| NEIGHBORHOOD CENTER | COMPACT RESIDENTIAL | PARK / PROTECTED LANDS |



FUTURE LAND USE AND CONSERVATION PLAN

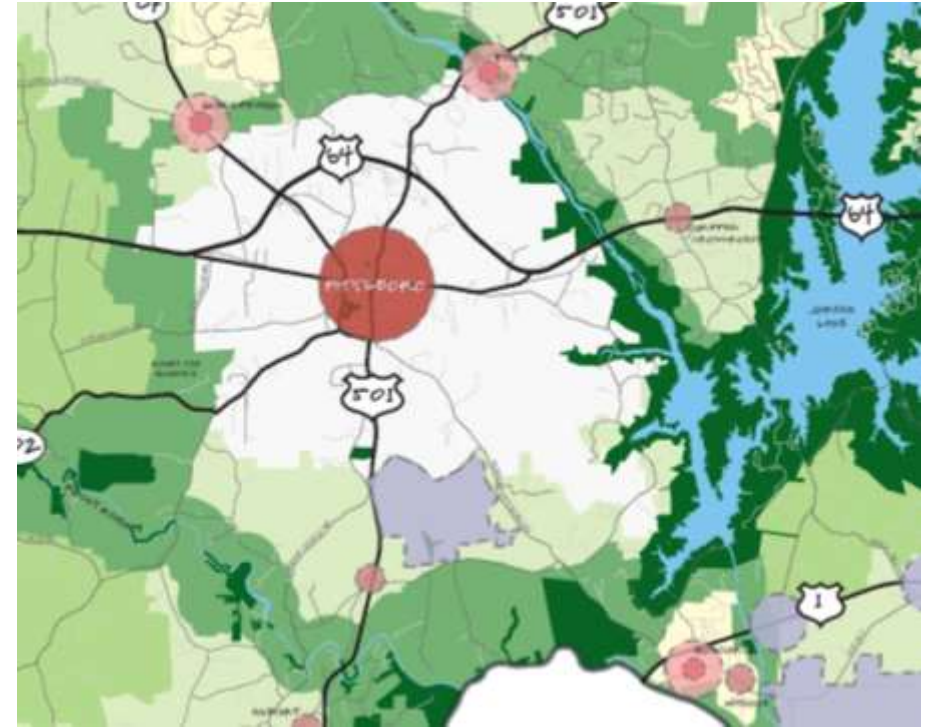
- Compact, walkable mixed use areas with focused residential growth
- Designated Employment Centers to recruit jobs and diversify the tax base
- Rural and Agricultural Areas—where lower density development is key to protecting rural character and farming operations
- Conservation Areas meant to protect water quality, wildlife habitat, and property rights

COMMENT / OUTSTANDING QUESTION

“

I think the boundaries of Chatham Park should be on this map.

”



LAND USE



- Performance based approach to rural businesses
- Context sensitive design that preserves rural and small town character
- Well designed, walkable mixed use communities in planned growth areas
- Updates to design guidelines and regulatory framework



Mixed Use Infill Concept

ECONOMIC DEVELOPMENT



Action Item 01

Targeted recruitment of existing businesses in the Triangle and Triad regions and promotion of appropriate targeted industries.

Action Item 02

Prepare a **Small Area Plan for Moncure area after the occupancy of the first major tenant** within the megasite.

Action Item 03

New incentive policy geared for small to medium-sized businesses (less than 100 employees).

Action Item 04

Consider increased funding and **staffing for the Pittsboro-Siler City Convention & Visitors Bureau and the CCC Small Business Center** to expand services.

Action Item 05

Use relationships between the EDC, business community and educators to develop several new **work experience opportunities** for Chatham high school students.

Action Item 06

Review existing **incentive and loan programs in the towns** for possible participation or extension by Chatham County.

BIG IDEA

- **10,000 new jobs by 2040 (a 71% increase, up from 14,000 jobs today)**
- SC Comment: Workforce should increase more rapidly to keep pace with population growth and change the out-commuting balance.



HOUSING



- Improvements to processes
 - *Zoning provisions with contribution options and incentives*
- Housing Trust Fund for affordable housing with locational parameters
- Evaluate county owned properties for housing
- Improved tracking for assistance programs and expiring affordable units



HEALTH



Action Item 01 [NEW]

Assure effective integration of health, healthcare, and equity in Chatham's plans, programs, projects, and policies by collaborating cross-sector and developing a Health in All Policies approach.

Action Item 02

Support the work and progression of the Chatham Health Alliance and collaborate on cross-sector issues to improve health outcomes.

Action Item 03

Address localized data needs and gaps.

Action Item 04

Consider implementing requirements for Health Impact Assessments to be completed for certain types of major public projects and/or proposed developments over a certain size or threshold.

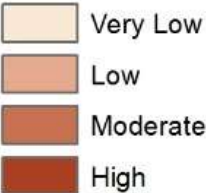
Action Item 05

Conduct studies to determine steps to improve access for areas within **Public Health Priority Areas** that do not have safe access to healthy food vendors, healthcare and/or parks.

Action Item 06

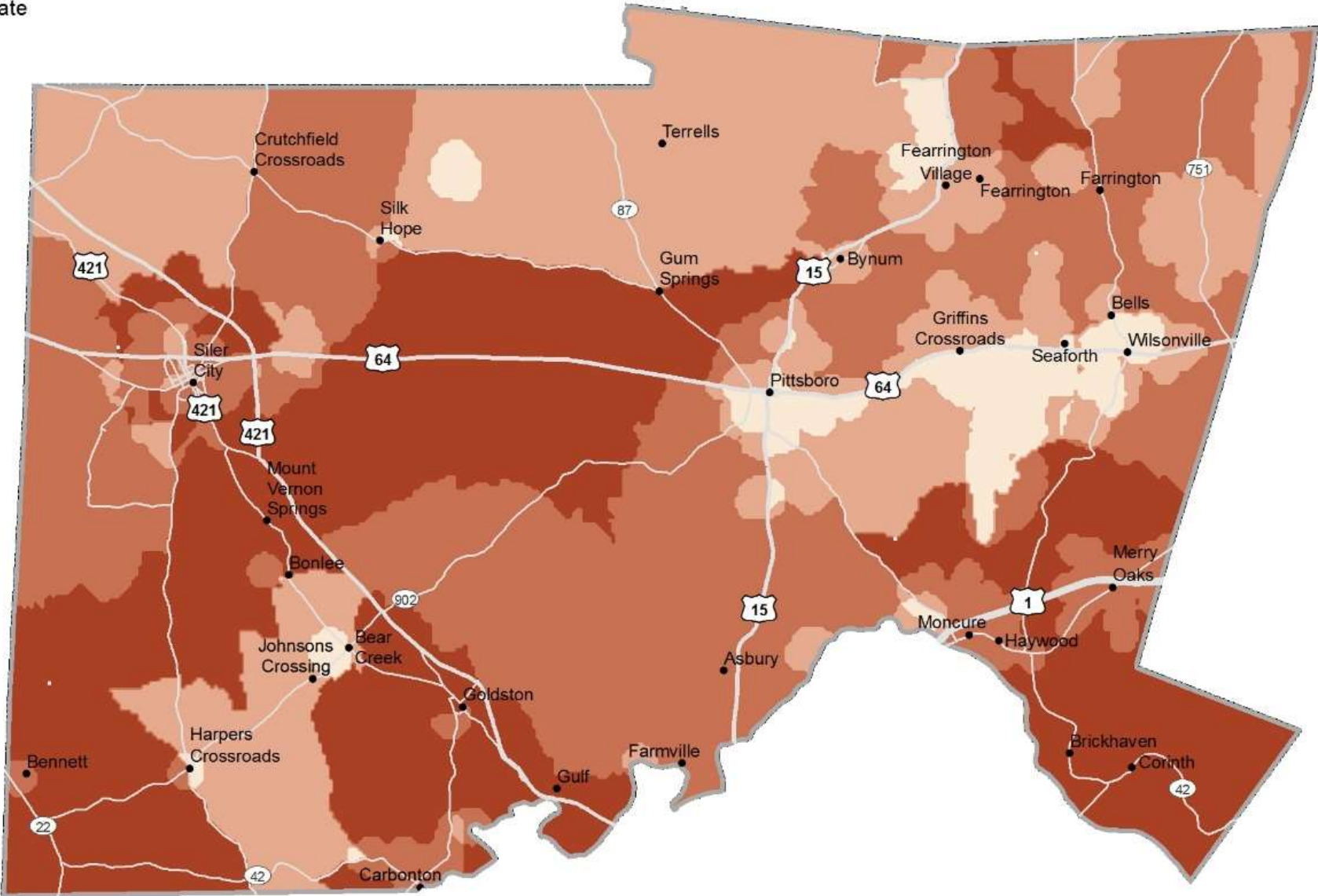
Support the development of solutions that expand access to healthcare and mental health services

Public Health Priority Areas

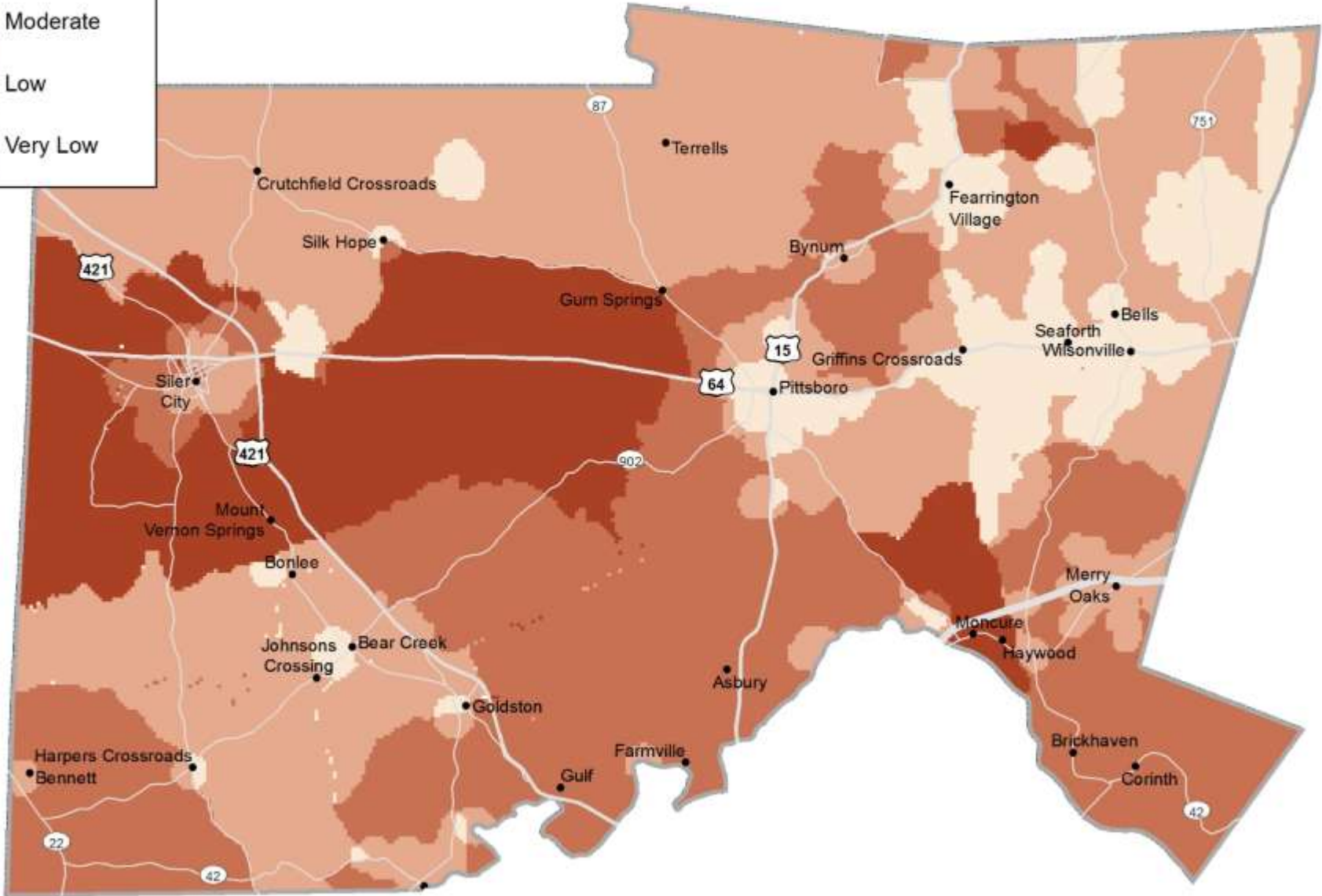


The Wellness Risk is considered High in areas where at least four factors that contribute to lower overall wellness exist. The risk is considered Moderate where three of the factors exist, the risk is considered Low where two of the factors exist, and the risk is considered Very Low where one or less of the factors exist.

- Exact factors include:
- Percent Poverty: Over 15% of Households in Poverty
 - Zero Vehicle Households: Over 10% of Households without a car
 - Population Over 65: Over 20% of population greater than 65 years of age
 - Percent Minority Population: Over 25% of population is minority
 - Access to Healthy Food: Health Food vendors are greater than 2 miles away
 - Access to Parks and Trails: Parks and Trails are more than 1/2 mile away



Public Health Priority Areas



AGRICULTURE



- Measures to **reduce conflict between agriculture and new residential** development
- County-led farmland protection program (voluntary)
- Additional support for Ag-Extension
- Ag-friendly design
 - *Low density and compatible edge conditions*



AGRICULTURE



AGR Policy 4

Ensure that agriculture has long term access to water supplies.

► Strategy 4.1

Improve understanding of groundwater usage and availability in Agricultural Areas.

► Strategy 4.2

Establish utility policies that reduce potential conflicts over groundwater.

- Discourage community wells in strategic agricultural areas.
- Establish policies for extending utilities into strategic agricultural areas.
- Allow utility extensions (water and sewer) for:
 - Serving Villages and Crossroads communities, denoted on the Future Land Use Map
 - Providing water for agricultural operations
 - Providing water to encourage decentralized wastewater systems for Agriculture Friendly Developments with an overall lower density than allowed on wells via by-right zoning
 - Do not allow utility extensions for serving major, conventional subdivisions over a certain size

► **Action Item: Coordinate with the Ag Advisory Board to establish or update utility extension policies for Agricultural Areas**

AGRICULTURE



- Steering Committee Comments
 - Add a strategy to “**Consider impacts of new development on ground and surface water resources during development approval process**”
 - Add recommendation for **Real Estate Transfer Disclosure Statement**

Chatham County Agricultural Land Use Plan

**APPENDIX A
REAL ESTATE TRANSFER DISCLOSURE STATEMENT**

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF CARROLL, STATE OF MARYLAND, DESCRIBED AS THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE CARROLL COUNTY RIGHT TO FARM ORDINANCE IN COMPLIANCE WITH CHAPTER 173 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY (RIGHT TO FARM).

SELLER'S INFORMATION

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

AGRICULTURAL OPERATIONS (as defined in the Carroll County Right to Farm Chapter) LAWFULLY EXIST IN ALL ZONING DISTRICTS WITHIN THE COUNTY. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24-hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Carroll County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with reasonable use and enjoyment of land, if such operations are conducted in accordance with generally accepted agricultural management practices. Carroll County has established a reconciliation committee to assist in the resolution of disputes which might arise between persons in this county regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any questions concerning this policy or the reconciliation committee, please contact the Carroll County Planning Department for additional information.

Seller _____ Date: _____

Seller: _____ Date: _____

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT:

Buyer _____ Date: _____

Buyer _____ Date: _____

IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

NATURAL RESOURCES



Action Item 01

Increase capacity of the Land and Water Resources staff to **ensure enforcement of sedimentation and erosion control** standards.

Action Item 02

Protect Natural Heritage Natural Areas (NHNAs), habitat hubs and wildlife corridors through voluntary reservation, acquisition and partnerships with non-profits and private entities.

Action Item 03

Modify submittal requirements for conventional and conservation subdivision design and update the conservation design guidelines for clarity as specified in the Natural Resources Plan Element.

SC Comments

-Add strategy for tree protection ordinance

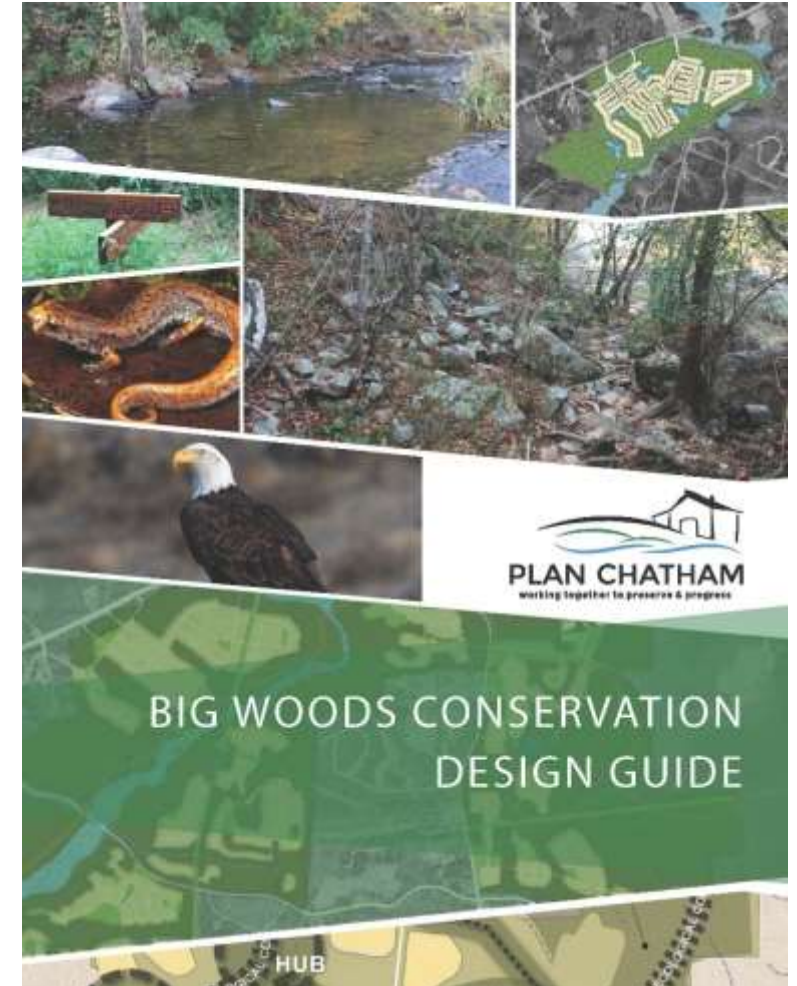


Big Woods Concepts (Conventional Subdivision vs. Conservation Design)



BIG WOODS PARTNERS FOR GREEN GROWTH PROJECT

- Appendix to Plan
- Landscape level recommendations for the Big Woods Area
- Illustrates potential benefits of conservation design and recommendations for Conservation Areas from the Comprehensive Plan



BIG WOODS PARTNERS FOR GREEN GROWTH PROJECT



- Big Woods area chosen due to high pressure for development and presence of valuable natural assets
- Chatham Conservation Partnership Meeting 1/19/17
- Landowners and CCP Members provided feedback on preferred development pattern

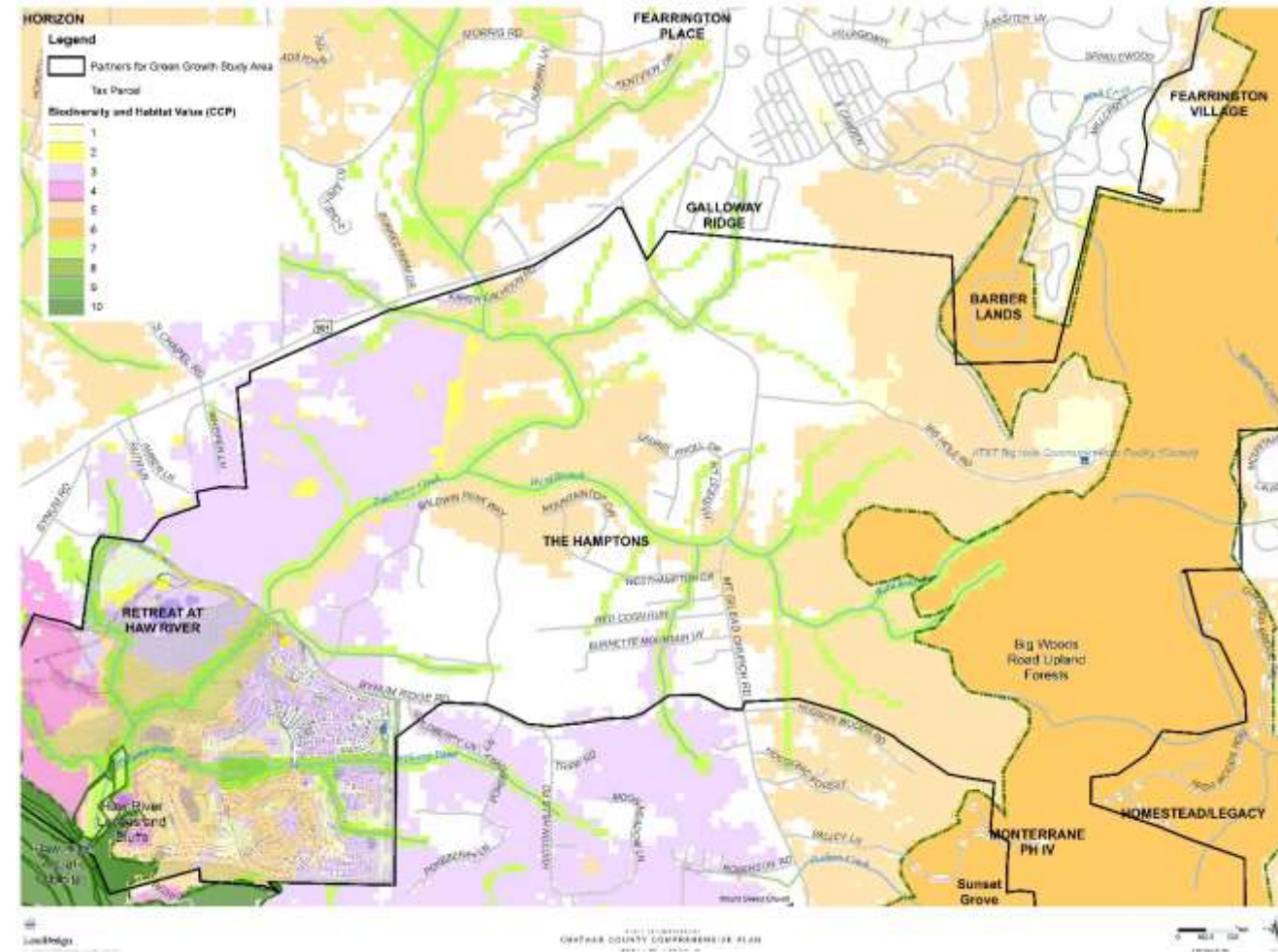


Chatham Conservation Partnership Meeting
Winter, 2017

BIG WOODS BIODIVERSITY AND HABITAT



- The areas ranked highest for biodiversity and wildlife habitat include:
- Areas adjacent to Pokeberry Creek, Ward Branch and headwater streams
- Big Woods NHNA and surrounding forest lands
- The uplands along the northwest bank of Pokeberry Creek and the disturbed areas along utility easements are moderately valuable





BIG WOODS OPEN SPACE CONCEPT

This graphic shows a conceptual development pattern for the Big Woods area. Ideally many of the most sensitive areas would be permanently preserved through voluntary conservation efforts, however if development does take place, conservation subdivisions are preferred over conventional large lot subdivisions due to the fact that development can be clustered and key wildlife hubs and corridors protected.

Highlights from the concept include:

- Property rights protected and a density bonus provided
- 60% Conservation / Open Space
- Wildlife corridor and greenway along Pokeberry Creek (A)
- Four wildlife hubs (B)
- Views preserved from 15-501 and Mount Gilead Church Road (C)
- Protection of historic assets (D)



FIGURE 13. CONCEPTUAL DEVELOPMENT PATTERN FOR BIG WOODS AREA

RESILIENCY



Action Item 04

Encourage CERT (**Community Emergency Response Teams**) organizations at the County and community levels.

Action Item 05

Evaluate barriers to **renewable energy facilities** in the County.

Action Item 06

Create an **Electric Vehicle Infrastructure Plan** that identifies locations in the County for electric vehicle charging stations + best practices for new developments. **+ EV fleet additions**

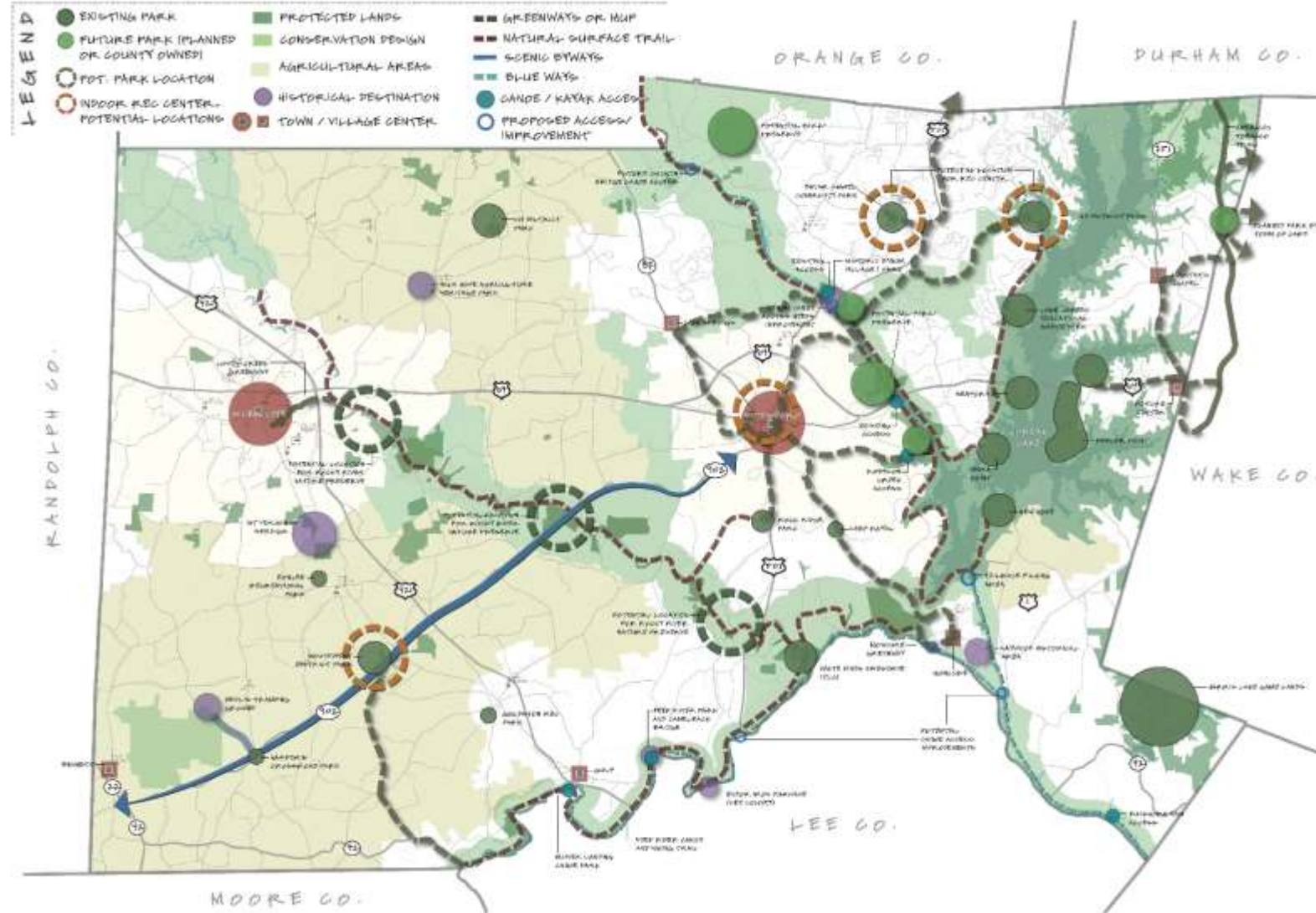
SC Comments

-When to encourage vs. require water efficiency, minor text edits from Climate Change Committee



PARKS, RECREATION AND OPEN SPACE

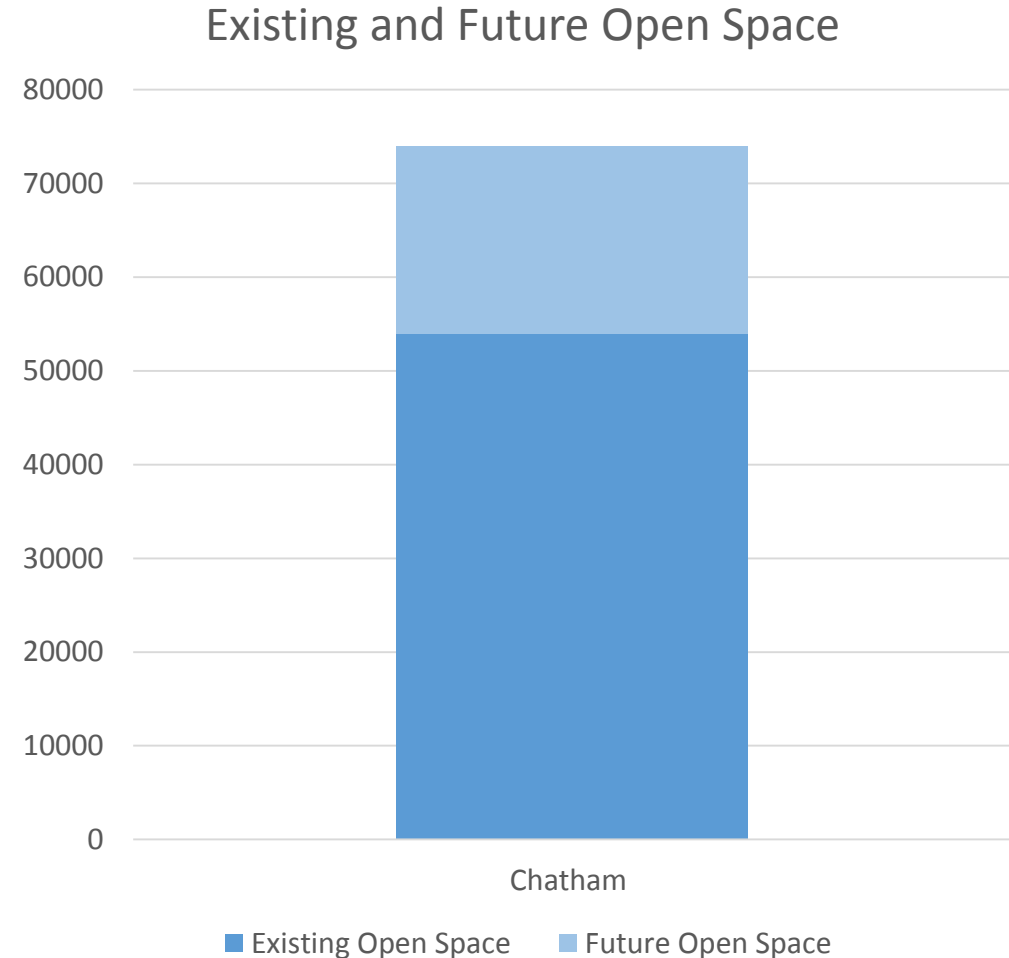
- Regional trails and greenways and improved river access
- Greenway connections to Pittsboro, Siler City, Moncure, Cary and Apex
- New indoor recreation facilities
- New nature preserves
- Areas of strategic open space
- Protection of historic assets
- Policies that encourage parks, open space and amenities in new development



BIG IDEA

PERMANENTLY PROTECT 20,000 ACRES OF LAND BY 2040

- 54,000 acres of existing open space
- 20,000 acres of new land by 2040
- 25,000 new housing units projected
- Comparison to Wake County
 - Wake County Open Space Plan calls for increasing open space from 55k to 165k acres
 - Projected growth for Wake County is 700k people or ~250,000 homes by 2040



PARKS, REC AND OPEN SPACE

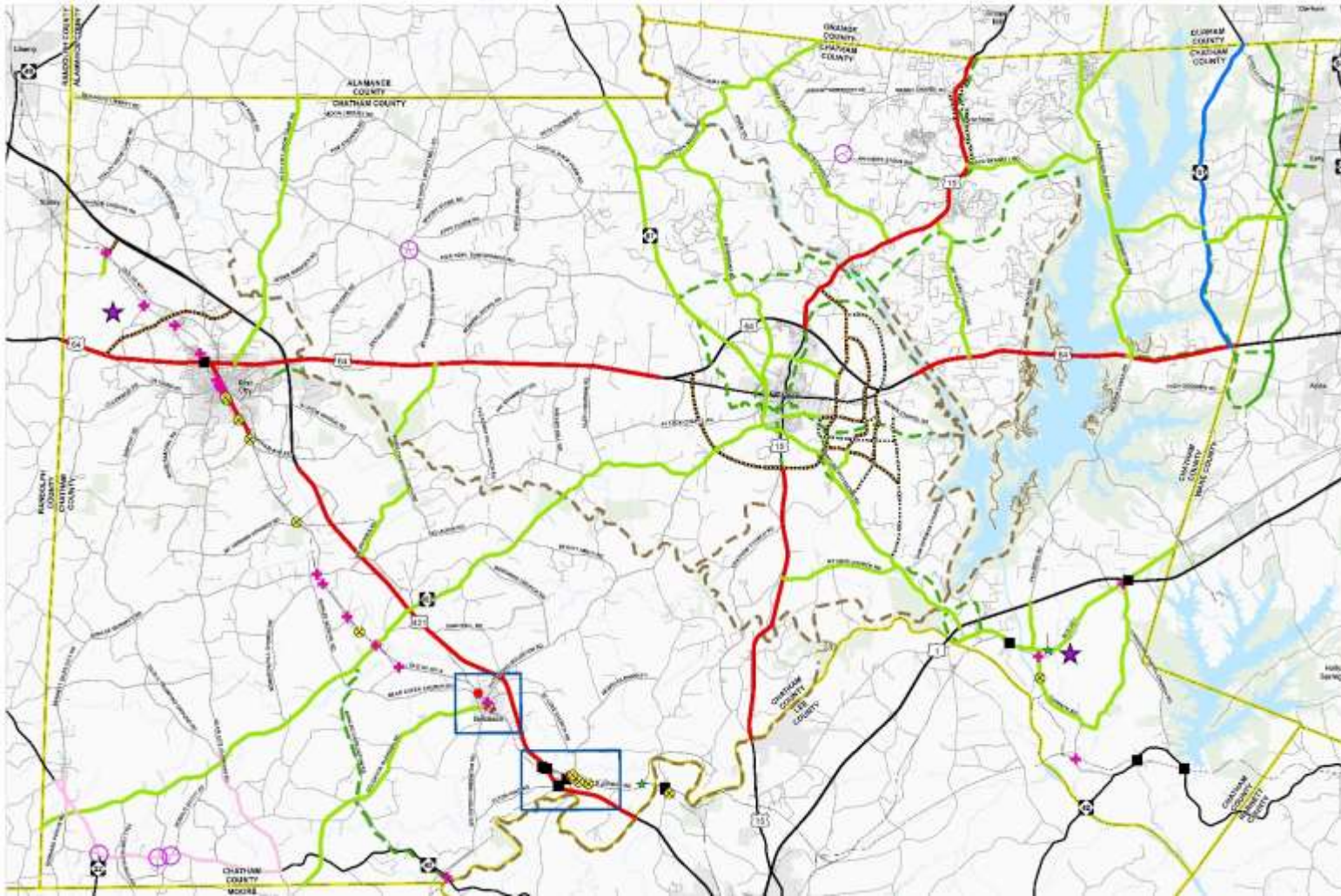


- Steering Committee Comments
 - Cooperation between health and environmental concerns
 - Edits to preserve more core habitat and connect open space across properties
 - Remove invasive species
 - **Address Southeast Park**
 - Parks and Rec Department home/facility
 - Greater commitment to trails, environmental education & conservation



TRANSPORTATION MAP

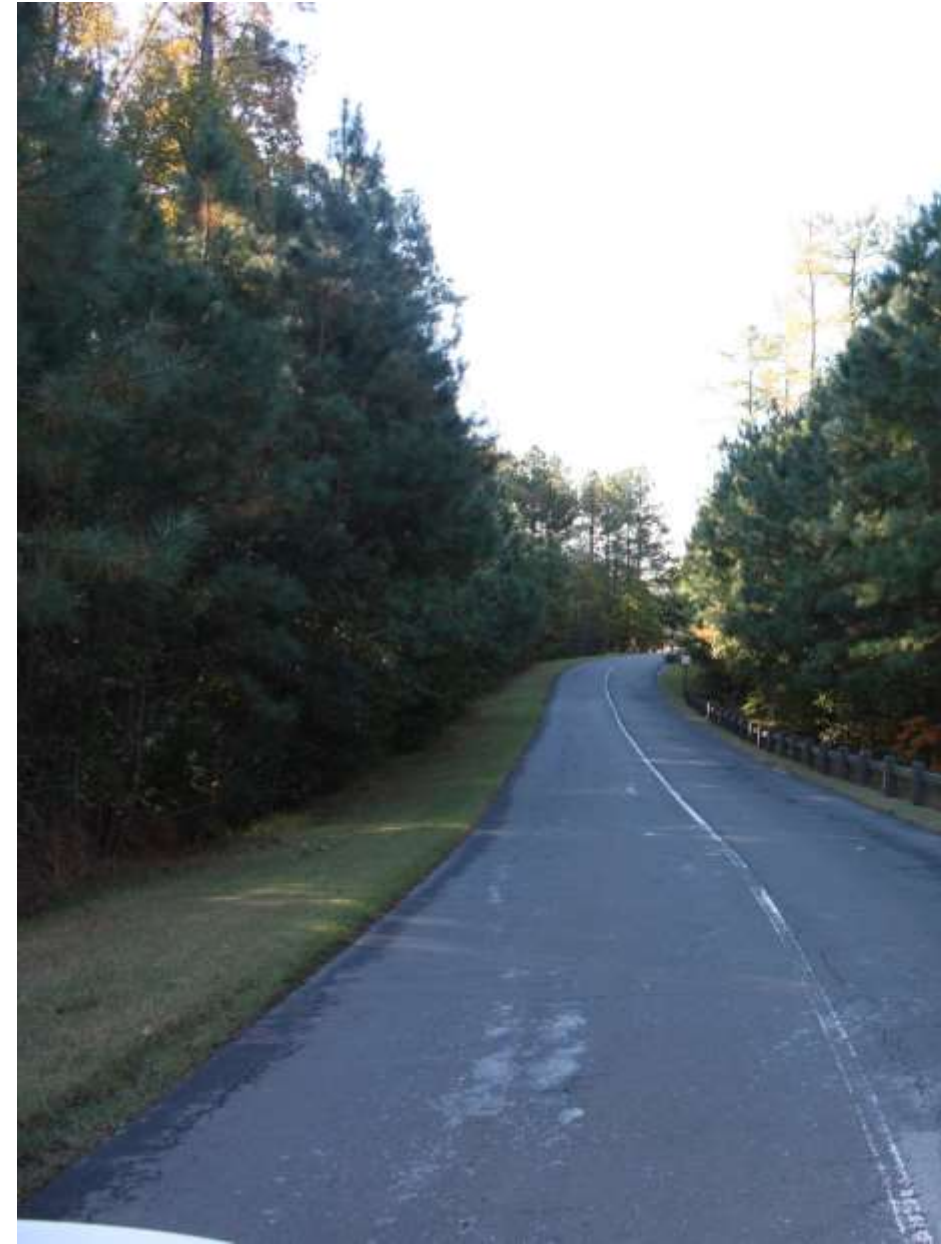
- Minor upgrades to improve functionality of rural roads
- Safety improvements
- New “backage” roads parallel to 15-501 in sections
- Widening of NC 751
- Regional trails and greenways



TRANSPORTATION



- Andrews Store Road upgrade/study
- NC 751 context sensitive widening
- + Expand intro to transportation recommendation map and how it is intended to be used
- + Rural road improvement strategy
- + Spot safety strategy
- + Intergovernmental coordination on transit



Next Steps

- I. Small Group Discussion (2-3 groups)
- II. Discussion
 - *Critical Edits and Clarification*
 - *Are big ideas, big enough?*
 - *Short-term Priorities*
- III. Final Plan Edits
- IV. BOC to receive plan on July 17th
- V. Public Comment Period to be 7/14-8/25
- VI. Public Hearing August 21st at BOC
- VII. Adoption
 - Planning Board (Sept. 5th)
 - Board of Commissioners (TBD)

