



## Chatham County Planning Board Special Meeting Minutes August 23, 2023

The Chatham County Planning Board met in a special session on the above date and the meeting were as follows:

### Present

George Lucier, Chair  
Mary Roodkowsky  
Kent Jones  
Amanda Roberson

Jon Spoon, Vice Chair  
Shelley Colbert  
Eric Andrews

### Absent

Clyde Frazier  
Norma Hernandez  
Elizabeth Haddix  
Tony Mayer

### Planning Department

Jason Sullivan, Director, Chance Mullis, Assistant Director, Kim Tyson, Subdivision Administrator, Hunter Glenn, Planner II, and Dan Garrett, Clerk to the Planning Board.

### I. CALL TO ORDER:

Chair Lucier called the meeting to order at 6:30 p.m.

### II. DETERMINATION OF QUORUM:

Chair Lucier stated there was a quorum, 7 members present, Mr. Frazier, Ms. Hernandez, Ms. Haddix and Mr. Mayer were absent.

### III. APPROVAL OF AGENDA:

Approval of the Agenda – Chair Lucier asked the board members if they were okay with the one item on the agenda. There were no objections, and the agenda was approved.

### IV. PLAN MONCURE DRAFT SMALL AREA PLAN:

1. Receive a presentation from the consultants about the Plan Moncure Small Area Plan review draft preferred scenario.
  - Chair Lucier stated to the Planning Board that there are two items we want to focus on tonight, the Small Area Plan, and the Preferred Scenario. Once the Small Area Plan is approved by the commissioners it will be reflected in the Unified Development Ordinance. It is impressive how this group has collaborated with the citizens and the different boards of Chatham County to

forge ahead in this overly complicated process, receiving a lot of public input along the way and incorporating that public input into the Small Area Plan and Preferred Scenario.



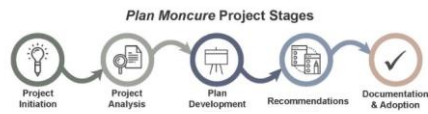
## Consultant Team



## Agenda

-  Process to Develop the Plan
-  Presentation of Preferred Scenario
-  Concept Plans
-  Implementation
-  Addendum
-  Discussion / Q&A

## Process – Plan Moncure



## Community Engagement

### Website

### Postcard Announcements

### Meetings

### Project Kiosk

### By the Numbers...

- 75 Attendees: 3 Resident Drop-in Sessions at Moncure Fire Station 8 (8/2/23)
- 163 Attendees: Community Open House #1 at Moncure School (8/2/23)
- 90 Attendees: Community Listening Session at Moncure School (8/2/23)
- 75 Attendees: Community Open House #2 at Moncure School (8/2/23)
- 35 Attendees: Pop-Up Table Spring Around the Loop Street Fair (8/2/23)
- 2,360 Visitors: Plan Moncure Website (through 8/31/23)
- 25 Attendees: Scenario Planning Online Session (8/16/23)
- 57 Attendees: Community Open House #3 at Civic Center (8/16/23)

### POP-UP EVENTS

The project hosted a table at a community event to help engage stakeholders by bringing the project to them. The event was Spring Around the Loop Street Fair at Haywood on April 8.

### WEBSITE

The project includes a website that is 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 includes a special website where people can 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.

### PLANNING PROCESS SUMMARY

#### PROJECT KIOSK

Chatham County Planning Staff have constructed an outdoor kiosk at the Moncure Collection Center at 2885 Oak Hill way with updated information about the project and a comment box to submit questions and input.

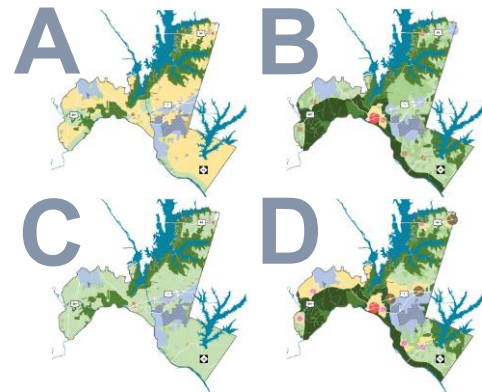
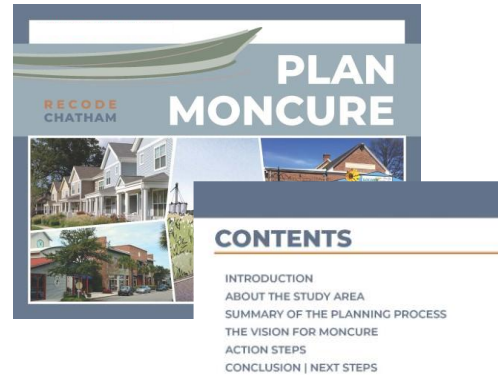
#### SURVEY

For stakeholders who may not have been able to attend some of the in-person meetings, the project has conducted an online survey. To date, nearly 150 responses have been 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 has conducted a series of interviews and focus groups with community leaders.

## Community Engagement

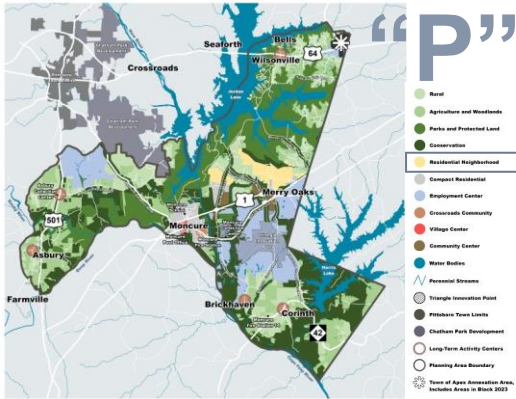


## Key Features

- Protect rural character and lifestyle (2)
- Protect natural resources (3)
- Provide needed community facilities and services (4)
- Provided needed recreational amenities (5)
- Maintain affordability (7)
- Support desired land uses, development amenities (8)
- Enhance historic villages, create walkable downtown (9)
- Protect historic resources (11)
- Help residents access employment opportunities (12)

## Key Features

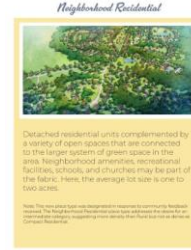




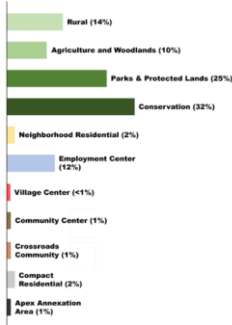
“P”

## Uses in Place Types

A new place type addresses desire for a level of density between “Rural” and “Compact Residential.”

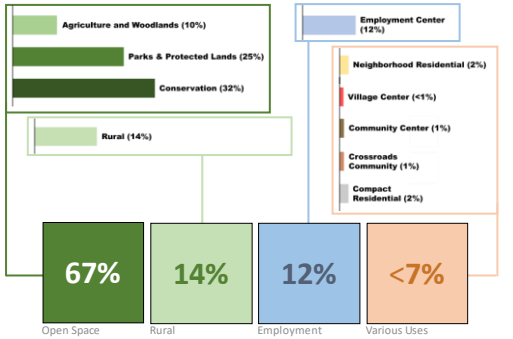


## Distribution of Place Type Categories on the Map



“P”

## Distribution of Place Types

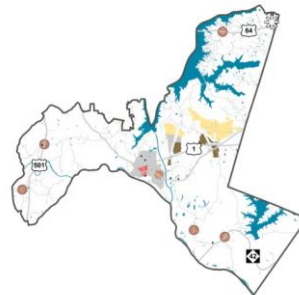


## Distribution of Place Types

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



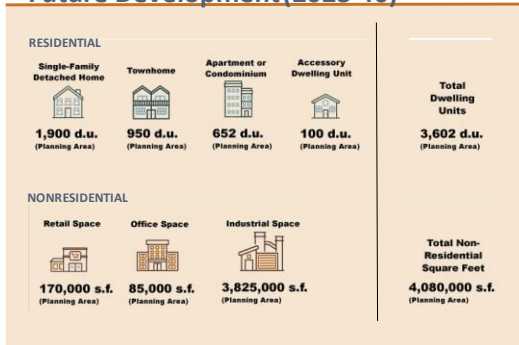
## Areas of Change Targeted in the FLUM



Some of the land identified by the 5 categories would not develop in the future because:

- 1) Land represented by the color is already developed
- 2) A portion of the land represented by the color is deemed constrained for development, meaning the presence of wetlands, water bodies, or right-of-way would preclude some portion of the land from developing.

## Future Development(2023-40)

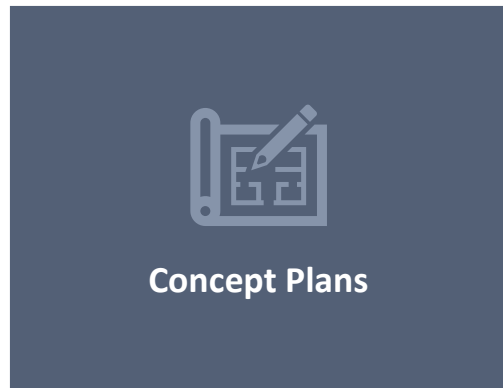


## Future Needs

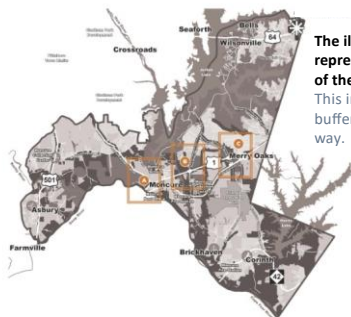


## Timing of Change

- Owner's desire to do something with property
- Utilities
- Approvals and permits from County and other agencies

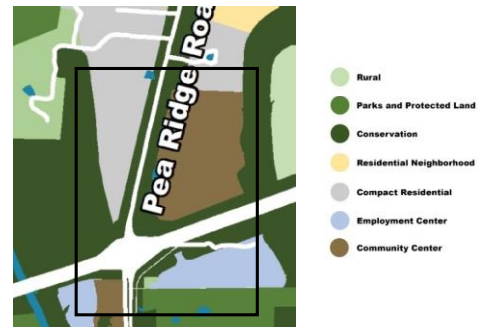


## Concept Plan Location Map



The illustrated areas represent approximately 3% of the total land area. This includes parkland, buffers, and road right-of-way.

## Concept Plan – Pea Ridge Road




## Concept Plans



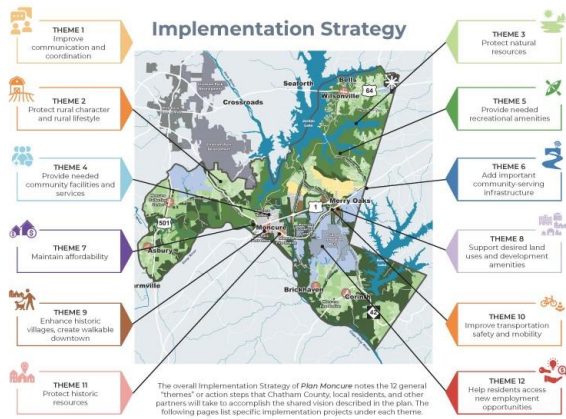
- Mixed use – desired retail, restaurants
- Housing variety
- River and creek corridors
- Corridor buffers – visual quality
- Amenities
- Connected street network – pedestrian- and bike-friendly





## Implementation





## Local Government Toolbox



#### DRIVE-UP DEVELOPMENTS

#### BUILDING INVESTMENTS

#### PROGRAMS & POLICIES

#### FOLLOWUP STUDIES PLANS

## Action Steps

**3.4 Enhance or Restore Historic Villages**

3.4.1 Enhance or Restore Historic Villages

3.4.2 Enhance or Restore Historic Villages

**Historic Villages**

Historic villages are areas of a community that have a special character and are an important part of the community's heritage. They are often characterized by historic architecture, streetscapes, and landscapes.

## Short-Term Action

**Short-Term Project 1**  
This includes Implementation Projects 21, 23, 23.2, 26, 31, 52, 53, 75, and 91.

**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 51.

**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 Action

**Short-Term Project 3**  
This includes Implementation Project 32.

**UPDATE NATURAL HERITAGE INVENTORY FOR CHATHAM**

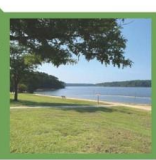
Chatham County is seeking matching funds from the N.C. Natural Heritage Program to update the inventory of important and endangered natural areas in the county.



**Short-Term Project 4**  
This includes Implementation Project 33.

**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.

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

## Community Engagement

### Public Input Received at Community Open House #3 & Survey

Question: Which of the following themes would you most like to see Chatham County address as part of its implementation efforts for Plan Moncure? (Pick up to 4) (Note: Survey data as of 8/15/23)



PLAN MONCURE IMPLEMENTATION THEMES	VOTES AT MEETING	VOTES IN SURVEY	TOTAL
Theme 1: Improve communication and coordination	4	2	6
Theme 2: Protect rural character and rural lifestyle	14	11	25
Theme 3: Protect natural resources	12	12	24
Theme 4: Provide needed community facilities and services	3	5	8
Theme 5: Provide needed recreational amenities	6	3	9
Theme 6: Add important community-serving infrastructure	9	5	14
Theme 7: Maintain affordability	13	3	16
Theme 8: Support desired land uses and development amenities	1	2	3
Theme 9: Enhance historic villages, create walkable downtown	5	0	5
Theme 10: Improve transportation safety and mobility	7	3	10
Theme 11: Protect historic resources	1	5	6
Theme 12: Help residents access new employment opportunities	3	1	4

# Input on Implementation

## Public Input Received at Community Open House #3 & Survey

Question: Which of the following Short-Term Implementation Projects would you like to see Chatham County prioritize for action? (Note: Survey data as of 8/15/23)

Top Ten Projects

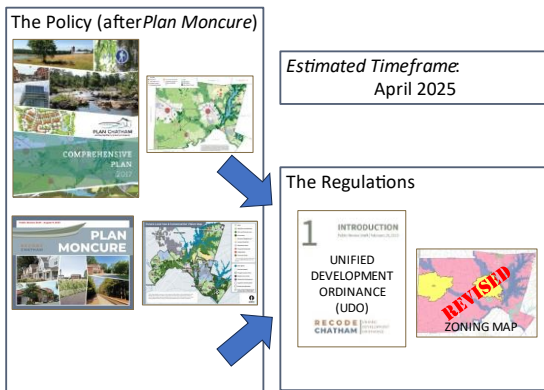
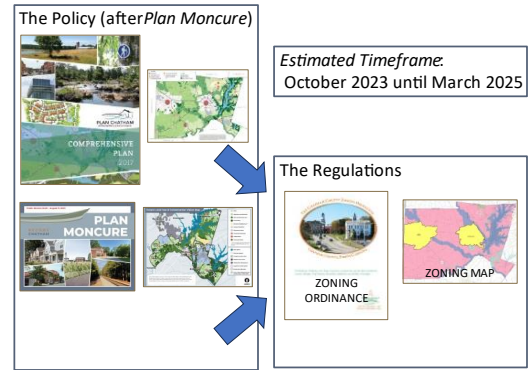
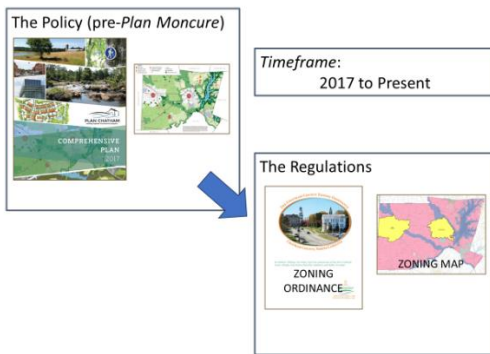


PLAN MONCURE SHORT-TERM IMPLEMENTATION MEASURES	VOTES AT MEETING	VOTES IN SURVEY	TOTAL
Project B.1 - Continue Working to Partner with Thermal Service Providers to Provide Affordable Broadband Service, within Resources and Authority Available	20	8	28
Project 2.2 - Update Unified Development Ordinance to Implement Plan Moncure Zoning Strategy to Protect Rural Character and Lifestyle	16	7	23
Project B.1.1 - Work with Property Owners and/or Retailers and Restaurants to Consider Locating Stores in Moncure Area	13	9	22
Project S.2 - Build Parkers Ridge Park	10	9	19
Project B.2 - Collaborate with Partners to Identify Wastewater Service Needs and Feasibility	13	4	17
Project B.3 - Evaluate Zoning Designations in Historic Villages such as Historic Moncure as Part of UD0 to Help Facilitate Appropriate Uses	5	9	14
Project 2.1.1 - Continue Working with CCCC on Job Skills Development Partnership to Help Train Local Residents	5	8	13
Project S.2 - Work to Develop New Walking, Hiking, and Biking Trails	9	2	11
Project B.2.3 - Continue to Facilitate Communication Between Residents and MCDOT Regarding Transportation Concerns	5	6	11
Project 2.4 - Allow Home-Based Businesses That Are Compatible with Rural Landscape on Large Lots	8	1	9

# Zoning Strategy

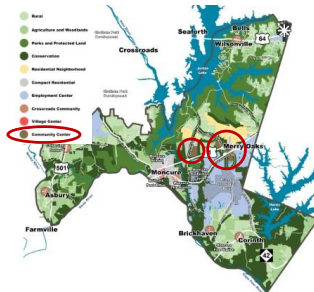
- Adopt *Plan Moncure* and updated *Future Land Use and Conservation Map* ("FLUCM") for the Moncure Study Area
- Apply *Plan Moncure* to land use decisions & infrastructure planning for parcels in the Study Area
- Complete and Adopt the UDO/zoning map

**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.



## Where might future land uses go?

First *Planning*, then *Zoning*, then *Uses*

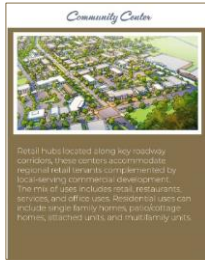


**Community Center Place Type**



## Where might future land uses go?

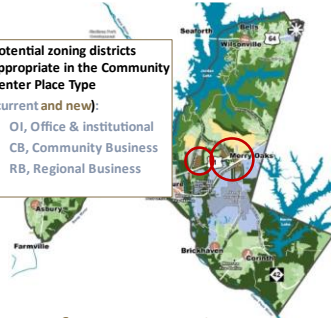
- COMMUNITY CENTER**
- Retail hubs located along key roadway corridors, these centers accommodate regional retail tenants complemented by local-serving commercial development.
  - Allow flexibility to provide a variation and mix of centers at quadrant intersections.
  - Mix of uses include retail, restaurants, services, and office uses (1,125-400K SF commercial).
  - Residential use can include as much as 40% of land area and can include single family homes, patio cottage homes and attached units.
  - Buildings 2x stories to accommodate are common.
  - Streets: A network of local streets - private drives with few access points to adjacent arterials and collectors.
  - Publicopen space: Plazas, greens, enhanced stormwater management.
  - Locations:
    - Star Chapel Commercial Area (Planned): Intersection of Andrews Store Rd and 15-601
    - Chatham Downs, Park Center, and Williams: Corner Intersection of Lystra Rd and 15-601



### Community Center – Planning ...

## Where might future land uses go?

- Potential zoning districts appropriate in the Community Center Place Type (current and new):**
- OI, Office & Institutional
  - CB, Community Business
  - RB, Regional Business



Planning to Zoning...

### for Community Center Place Type

## ... and Zoning to Uses

### Current Zoning Ordinance - excerpt

Zoning District	RS	R1	OK1	OK1+	NB	CR	RB	IL	SH
Automobile service stations including tune-ups, minor repairs, tire service, washing facilities both manual and automatic and similar services.*					P	P	P	P	P
Auto/body/repair equipment, engine and instrument manufacturing and/or assembly. (Subject to additional requirements of Section 17.9)					P	P	P		SUP
Accessory farming									
Bait and tackle shops					P	P	P	P	P
Bake shops and similar food preparation intended primarily for retail sales on the premises for consumption either on or off premises					P	P	P	P	P
Bathrooms or laundries					P	P	P	P	P
Banks, savings and loans, finance companies, credit agencies and similar financial institutions					P	P	P	P	P
Battery Manufacture (Subject to additional requirements of Section 17.9)									SUP
Beauty Shops, Salons					P	P	P	P	P
Owner-occupied bed and breakfast homes with no more than two (2) rooms (units) for rent for stays no longer than seven (7) consecutive days and may be located on legal, non-conforming and conforming lots of record, on at least one and one half (1.5) acres, which may have standard setbacks as set in the district in which it is located.					P	P	P		
Bed and breakfast units with no more than six rooms for rent with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located.					SUP	SUP	SUP		
Bedding, carpet and pillow manufacturing, cleaning and renovating					P	P	P	P	P
Bicycle sales and repair					P	P	P	P	P
Blacksmith or horseshoeing shops					P	P	P	P	P

### for Community Center Place Type

## Where might future land uses go?

- Potential zoning districts appropriate in the Community Center Place Type (current and new):**
- OI, Office & Institutional
  - CB, Community Business
  - RB, Regional Business
  - AC, Activity Center
  - CD-CMU, Compact Mixed Use Conditional District
  - CD-CN, Compact Non-Residential Conditional District



Planning to Zoning...

## REMEMBER

While adoption of Plan Moncure changes the planning framework ...  
the decision to development, redevelop, or submit new land use applications ...  
remains up to the property owner.



## Uses in Place Types

### A. Adjustments to the Place Types:

- Page 37: Employment Center – Expand the description of this place type to explicitly name types of housing that may be appropriate as a supporting, compatible use within these areas delineated in the Future Land Use & Conservation ("Vision") Map.

## Uses in Place Types

Mixed-use development envisioned in several place types including:

*Community Center*



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

*Employment Center*



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

"Other" uses = ?  
Lodging, housing?

## Uses in Place Types - Housing



## Action Steps

### B. Revisions to the Action Steps:

- Page 77: In the second to last paragraph, add the following:  
In addition, community stakeholders identified the following themes as the ones they would most like to see Chatham County address as part of their 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

## Action Steps

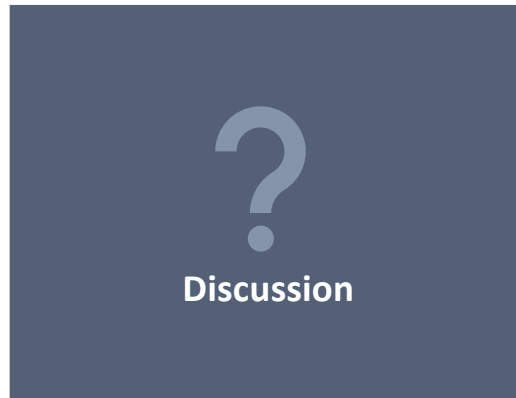
### B. Revisions to the Action Steps:

- Page 77: In the second to last

In addition, community stakeholders identified the following themes as the ones they would most like to see Chatham County address as part of their 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

TOP TEN SHORT-TERM IMPLEMENTATION MEASURES IDENTIFIED BY COMMUNITY STAKEHOLDERS
<b>Project 6.1</b> – Continue Working to Partner with Internet Service Providers to Provide Affordable Broadband Service, within Resources and Authority Available
<b>Project 2.2</b> – Update Unified Development Ordinance to Implement Plain Moncure Zoning Strategy to Protect Rural Character and Lifestyle
<b>Project 8.1</b> – Work with Property Owners and/or Retailers and Restaurants to Consider Locating Stores in Moncure Area
<b>Project 5.1</b> – Build Parkers Ridge Park
<b>Project 6.2</b> – Collaborate with Partners to Identify Wastewater Service Needs and Feasibility
<b>Project 9.1</b> – Evaluate Zoning Designations in Historic Villages such as Historic Moncure as Part of UDO to Help Facilitate Appropriate Infill
<b>Project 12.1</b> – Continue Working with CCCC on Job Skills Development Partnership to Help Train Local Residents
<b>Project 5.2</b> – Work to Develop New Walking, Hiking, and Biking Trails
<b>Project 10.2</b> – Continue to Facilitate Communication Between Residents and NCDOT Regarding Transportation Concerns
<b>Project 2.6</b> – Allow Home-Based Businesses That Are Compatible with Rural Landscape on Large Lots



Meg Nealon, Ben Hitchings, and Tyson Smith the consultants for the Moncure Area Small Area Plan gave the above presentation to the Planning Board members. After the presentation, the consultants listened and answered questions, comments, and concerns from the Planning Board.

## Board Discussion:

- Chair Lucier thanked the consultants for a thorough and detailed presentation. Chair Lucier said he likes to look at probability and risk assessment, as we read through this document there are a lot of specific numbers and I know these are not meant to be exact, but it might be helpful to point out in the document where the range of uncertainty is high and where you think that range of uncertainty is low. Chair Lucier asked once this is implemented into the UDO is there a way to help protect these sites that are on the National Historic Register from zoning changes that might impair the integrity of that historic site or area? Chair Lucier also stated time will tell whether there will be issues with Apex annexing into Chatham County and how that might disrupt some of the plans we have in place. We have already worked with Cary over several years with the Chatham Cary Joint Plan, do you think the same thing might need to happen if Apex wishes to annex into parts of Chatham?
- Ms. Nealon stated right now Apex is only interested in non-residential uses within Chatham County and some of that will be dictated by what the development program is. Anytime you are looking in a fast-growing area it is always prudent to see if there are areas that need that level of attention so you can be equipped with the right decisions, infrastructure, and services. What the county is doing now with this Small Area Plan helps get prepared for those kinds of changes that may come down the road in the future. Ms. Nealon said about the Historic District concern, that is part of our inventory, we know in North Carolina that the protections are not as strong as we would like them to be, so what is listed on the Historic National Register has a certain amount of protection, but in a local district you have more protection. Setting up those guidelines around historic areas that are delineated because of the contributing structures to those local districts, it is that process that starts to lend itself to more protection. So, when you raise awareness of these assets that we have across Chatham County, not just in the Moncure area, the inventory of these assets would be defined and should be part of the Conservation Implementation Plan will demonstrate what it means to be sensitive to these properties. Mr. Hitchings stated this would be a major project that would take staff time and resources to accomplish it correctly. We have a Historic Preservation toolbox that includes several distinct kinds of tools to bring recognition and regulation to historic sites. There is also an incentive framework that could be established where private property owners that have a property which is eligible for listing could receive a property tax deferral. Mr. Hitchings also stated we have national historic districts and local historic districts; the national level is focused on recognition and property owners eligible for a tax credit. The local historic district is where you can have more regulations such as if a property owner wants to make any exterior changes, they are required to receive a certificate of appropriateness from a historic preservation commission for approval.
- Ms. Roodkowsky has a concern regarding community input. During the presentation there was a slide showing the community attendance and input and I am having a challenging time with that representing the community if the sample size was 25, what is the population of the area under consideration. The number 25 was the highest number in the category, and that only represents the people who were able to attend the meeting. Do you feel that is really the representation of the community and was there any efforts made to make a more statistical sampling so the people who were not able to go to the community meeting could be heard. Mr. Hitchings stated we always put out an opportunity for the citizens to communicate while using a number of different strategies so if people are unable to come to a meeting, they can fill out an on-line survey and we provided a kiosk with surveys located at the recycling center, but it is rare we receive input that is statistically significant. However, we have done everything possible to make sure the range of voices and perspectives have had an opportunity to be heard. Ms. Nealon added that it was discovered after the Covid pandemic people became comfortable with on-line participation in so many ways and we are seeing more participation in our projects now than we did pre-pandemic. At the time of this community meeting, we had 2500 hits on the website and now well over 3000.

- Ms. Roodkowsky asked to what degree is affordable housing being considered, we want police and teachers living where they work, a lot of the proposed housing is single family homes which is often much more expensive than townhomes or apartments. Ms. Nealon stated when you look at the Market Assessment it shows about 50% of the demand for single family dwellings and 25% in the townhomes and multifamily category. It is a tough question, because it is what is being demanded and what the market will deliver along with other factors. Chatham County is one of the most expensive places to live in the state right now. What we try to do is create opportunities for a wider variety housing product to find its way into the planned area. We expect some of the demand for multifamily homes to be here so the flexibility that is suggested through our mixed-use categories will allow for a greater variety of price points. Mr. Hitchings added that we do have one of the twelve themes is maintaining affordability and the county already has an affordable housing program and we have called out some key strategies for citizens who may qualify for assistance.
- Ms. Colbert stated the Planning Board has received several documents that have not been posted to the website, are there plans to add those additional documents to the website, so the public also has access to some of the things we are talking about tonight, including the presentation. Mr. Mullis stated he will make sure those documents are added to the website. Ms. Colbert asked who the intended audience for this Plan Moncure document is and where we should be directing specific comments about the content within the document. Ms. Nealon stated the target audience is all Chatham County and Moncure community and any comments, errors, or concerns about the document should be directed to Mr. Mullis and he will make sure the correct consultant is provided those comments.
- Ms. Colbert stated on page 30 of the Plan Moncure there is the vision and map, but what is lacking in this document is the same kind of comparative analysis based on percentages for the land use areas that are existing in the scenario planning summary which ties it into the A, B, C, D scenarios. That is an important piece of information that the public should be able to have so they can see how category by category comparison to what was previously, it is a significant omission. Ms. Colbert also stated she feels this document is bloated for public consumption, it is 86 pages and in my opinion a lot, but not all, unnecessary graphics. When we talked about the limited time for participation, I found this document difficult to get through because of that. The word count of this document is 18,377 words over 86 pages which is 213 words per page. If I were a member of the public, would I really want to take on the task of reading all of this document? This document could be tightened up to be easier to read and it would be helpful to the public as well.
- Mr. Jones asked when you did the survey were the fliers sent out to local churches, community centers, and stores for people to see and participate? Ms. Nealon stated yes, we provided fliers for each community meeting which were printed and delivered to local stores, churches, and we even have community members take a lot of the survey fliers and circulate them around to their social network. Mr. Mullis added we gave fliers to the Moncure Fire Department and had them post on their social media as well as the county social media. The Plan website also sent out an e-mail blast to who ever has signed up for that notification. So, there were a lot of different avenues for the citizens to receive the information we provided and surveys for them to give feedback.
- Mr. Jones asked the consultants to elaborate on what they meant by maintaining affordability. Mr. Hitchings stated the U.S. Department of Housing and Urban Development has established a standard that if a household is paying more than 30% of their annual income on housing, they are considered not to have affordable housing. There are fair market rents that are established through the different metro areas and that 30% threshold is often used in the development of affordable housing programs to identify people who might be eligible for assistance. In the Plan on page 62, theme 7 "Maintaining Affordability," we identified seven different strategies to help with providing affordable housing in the community. Mr. Sullivan added the county has initiatives towards better affordable housing and the commissioners are committed to seeing that effort with the affordable housing trust fund. Within the UDO we are looking for opportunities for affordable housing within the legal parameters.

- Vice-Chair Spoon asked about the three more dense areas, the downtown Moncure, Pea Ridge Road, and New Elam Church Road, are those feasible without sewer to achieve the kind of density we are looking at? Ms. Nealon stated no, only with utilities can we make that happen. What a plan like this does is it starts to delineate where would you send utilities if you wanted them. The plan points to where we want to concentrate growth and therefore where the utilities need to be located.
- Vice-Chair Spoon stated the other communities that have already been through this type of process were surprised by how many people rely on commuting from other communities. To what extent are we relying on NCDOT to say this is okay and how can we make public transit be a part of this, so the quality of life is not ruined for the residents who live on those roads. Ms. Nealon stated we have the market assessment that says a certain amount of people want to be in this area or surrounding area. The assessment shows that US 1 corridor is going to be where the commuter traffic is used, so US 1 will have to be improved over the next 20, 30, or 40 years to address that. One of the things that this allows you to do as a county community region is when we talk about transit opportunities, some of the intensity we are suggesting with the community center and the employment center gets you to a level where public transit makes sense. Mr. Mullis stated the county has just funded a transit study which will identify where in the county transit would be best located. Chair Lucier stated there was a recommendation about moving to Capital Area Metropolitan Planning Organization (CAMPO) currently Moncure is in the Triangle Area Rural Planning Organization (TARPO), what is the advantages of one verse the other organization? Mr. Hitchings stated both organizations have advantages, but you get more direct allocation from CAMPO of federal and state funds, and they have a smaller projects assistance fund which would be good for small road improvements, pedestrian, and bike paths. Chair Lucier stated we might have better chances for funding if Moncure stays with TARPO because we would not have to compete with Wake County, it is something to think about.
- Mr. Andrews stated sometimes development does follow access to sewer, have we had consultations with Sanford, at a minimum we know there will be sewer between VinFast and Sanford, does that map represent where we think we will have sewer. Ms. Nealon stated that allocation is for VinFast only, so beyond that, they need the information of bigger planning to have that conversation. Mr. Andrews asked if the map reflects any kind of soils evaluation if sewer is not an option? Ms. Nealon said yes, the suitability analysis within the existing conditions document identifies areas with available data where suitable soils are located for septic.
- Mr. Andrews asked if we are trying to create a downtown area in Moncure and Haywood where there currently is not much of a downtown. Ms. Nealon said we are trying to enhance what is already there, we have several churches, the Sprott Center, and some nice homes. The idea is to have a business location, but the reality is there needs to be more investment for it to be truly a location where a restaurant or small business would want to be located. What is illustrated and suggested in the village center description is that this area can support more things in that area and what it is going to take to draw businesses to that location. We are looking for a downtown as a walkable center and very approachable.
- Ms. Robertson asked how we can manage development so we can keep the existing Moncure downtown area preserved as it grows. Ms. Nealon said the UDO will have village center and community center designations which are in various places and within those designations there are existing zoning districts and future zoning districts that are appropriate. When you compare those, you will see there is a distinctive scale in intensity. Mr. Tyson Smith stated this is an area where market and utilities play a significant role, what we do not want is the UDO to bar the redevelopment of those areas if the market wants to do that and can do it. Ms. Robertson thanked the consultants for their hard work and the work they completed. The green space and open space being proposed is important and I am excited to see that as an important part of the future. Affordable housing is so important because we have people who work in this county that can not afford to live here and that is sad. Ms. Robertson asked what are your thoughts on how we can develop what is illustrated with dense areas and preserving all the green

space and incorporate affordable housing? Ms. Nealon stated the UDO will address design standards, so the amount of open space is set aside is one thing, but the type of open space and where it is located so it is meaningful is a different thing. The communities that are successful have these inventories of what constitutes the assets of the community and what is to be in conservation. Mr. Hitchings stated on page 55 under theme 3, “protecting natural resources”, this will update the ordinance, and what has tremendous potential is the Comprehensive Conservation Implementation Plan to help figure out other ways to operationalize the protection of green space.

- Ms. Robertson asked if there is anyway to build into this plan for affordable housing because it sounds like this will be a desirable place which will increase the cost and a more expensive area to live because of the protections and the conservation areas that are going to be a part of it and the demand and the price will go up. Are there any tools that can be built within the UDO or in and around carving out spaces to ensure the whole area does not just skyrocket and only the super-rich can live there. Mr. Tyson stated we are addressing those concerns within the UDO with different zoning tools such as design standards, lot area standards, and incentivize affordable housing if not require it as part of the development as they occur. There are several topics we are working on now within the UDO that you will see as we roll them out to be reviewed that will address affordable housing as well.

#### V. PUBLIC INPUT SESSION:

- Mr. Jay Gilleece stated we have 330 acres right next to VinFast and our concern was the employment center, or the community center had enough residential density types for us to be able to build a mixed-use community and provide a type of housing for people who work at VinFast can live in this area where we will have mixed-use, greenways, parks, daycare centers, and retail. After tonight’s meeting the consultants and Board has done a fantastic job of addressing all those issues. For the people to work and live in the same area you need to have condominiums, townhomes, and apartments. Mr. Gilleece thanked the Planning Board for their time.
- Ms. Robin Anders said she lives in New Hill and has been concerned so I have attended the community meetings and I was concerned at the listening sessions, they were not conversations, so there was no opportunity for residence to get up and speak about what our concerns were. You could listen to their presentation and then we were filed off to speak individually. We were not encouraged to get up and speak about our options and what are our concerns publicly. The A, B, C, D Plans are fear tactics, the densest plan showed the lowest property taxes, and it was also colored dark green, so it wasn’t clear to the average resident what they were voting for, when clearly one of the most important features to the residents to this community is maintaining the rural lifestyle. The most recent Moncure Plan I received via e-mail on the same day that you could come and comment at the public meeting, I do not know if that were intentional, if I did not receive it on time, but I had plans and could not go to the meeting. I spent two weeks reading the document and the first 30 pages were fluff, a lot of happiness and everybody wants rural. Not even one of my immediate Pea Ridge neighbors, 18 neighbors did not know about this meeting tonight, not even one. I have been to most of the Moncure planning meetings to date. I do not feel that the density proposed is desired by most of our existing community north of US 1, and do not believe that the plan produced accurately represents the desires of its residents. Anyone who may have casually commented they would like a grocery store also wants to maintain the rural nature of our community. Many do not understand that a grocery is not by desire, it is by rooftops. Most also do not understand that the resulting road widening to accommodate said rooftops will land many of their homes in the center of the road. And yet the colorful plans do not show the effect of their innocent commentary. In fact, the densest plans deceptively show the darkest green. I call it “green washing.” Never mind it is not 15 minutes either direction to get to grocery stores. Heck, it takes that long in many parts of Raleigh to get to groceries. We moved to New Hill for the rural character and to raise our animals and our family. We hunt, farm, and respect our neighbors. It is easy enough to pop out on US 1

to 540 and be inside the RTP for business within 25 minutes, an extremely short commute by anyone's watch. We did not move here to have the County bring us jobs we did not ask for. Chatham County was touted as special because of its countryside, its rural lifestyle. I am saddened to see so little effort to preserve it, and instead see it envisioned yet another subdivision which is not the desire of most residents today. Which families will get the boot from eminent domain with this plan? Sadly, it does not appear to me that there are many benefits at all to the current residents. It seems that the County is planning for a replacement community.

- Mr. Nelson Smith stated he lives in Moncure and feels the consultants did an excellent job with their presentation and all the work they have been doing. I have heard people getting upset because they received the email two or three weeks before the event, so you cannot make everyone happy. Green spaces for country people are called the woods, the new commers want green spaces, rural people do not want that. We are comfortable with septic tanks and well water, but what is being proposed requires infrastructure, you must plan so the commissioners can produce an idea for us. The consultants did a respectable job, but it will not develop without infrastructure. My tax dollars right now are going to Sanford for wastewater and water and Pittsboro will be sending their wastewater to Sanford as well. As a citizen here in Chatham County I know that things are going to change, there is about 1300 people who move into Chatham each year and they are going to want something that is different than what is here now. The Plan must accommodate those people that want change, it will never stay rural. If you look down the street from NC State, remember what it used to look like and what it looks like now, today. It is apartments, condominiums, and restaurants. Things will change, they will constantly change, and we have the plan for those changes. Mr. Smith thanked the Board for their time and all the work that has been done.

#### Board Discussion:

- Chair Lucier stated over the past year we have had several rezonings along Pea Ridge Road and Old US 1 for neighborhood business, light industrial, and commercial uses. Where these rezonings taken into consideration in the mapping we see? Ms. Nealon stated yes, we implemented in the map what is called committed development and made that part of the plan. All the rezoning requests that have been approved by the commissioners are shown on the map. Chair Lucier stated you had removed neighborhood business from the list of uses in these kinds of centers and yet I believe we have approved three applications to neighborhood business. Ms. Nealon said there is a little bit of confusion when we talk about place types of verses zoning, in the place types we have a neighborhood center place type, and it is a mix of uses at a small scale. That is different from neighborhood business district, we are not taking that district away. All existing neighborhood business and committed development that is classified as neighborhood business has all been folded into the document.
- Chair Lucier stated the Preferred Scenario has 170,000 sqft of additional retail space as an estimate, to put that into perspective, how much commercial space is within the Briar Chapel development? Mr. Sullivan stated Briar Chapel has 250,000 sqft of commercial plus apartments.
- Ms. Roodkowsky stated she would like to hear more from the citizens, but a lot of them have already left the meeting tonight. The presentation was good and thorough, so I do not want to take away from the presentation, however, how can we structure these meetings to allow for more public input. We want them to feel that they have been heard as well. Chair Lucier stated we provide a public comment session and anyone who wishes to speak we allow them to speak so they can be heard. Mr. Nelson Smith stated for the most part the people in Moncure will not show up to the meetings. Moncure is not organized so the people do not come together as they should to make more public comments. Ms. Nealon stated at the very beginning of this process back in February we went to the Moncure Fire Chief and asked if we could use their facility to allow the public to drop in to discuss and ask questions. There was such a response from the public we had to hold three separate listening sessions with no agenda

other than to hear from the public. Then in March we held our first open house, and we provided a presentation and then allowed the public to speak one on one with the consultants or Planning staff, in other jurisdictions we have had success with that, and the public appreciated the opportunity. We did have a response that several residents were not able to speak and be heard, so because of that we added a meeting in April which was not part of our original schedule just for a listening session and we made sure anyone who wanted to speak was heard. We expanded the Frequently Asked Questions on the website, and we generated a response to the feedback from the first open house in February. At the April meeting we delivered hard copies of the feedback to everyone who walked in the door, and we placed it on the website. From the April listening session, we generated another set of comments and questions to which we gave another round of responses to, at our May community meeting, we delivered yet another hard copy of the handout with those questions and responses. Lastly, we had the August community meeting in which we presented the Preferred Scenario from all the information, comments, and concerns we gathered from the public.

- Ms. Colbert stated she did not want to give the impression of any kind of criticism towards the document, which was not her intent, but rather concerned about format, organization, and making the document flow better. There are some things within the document that need attention and I will provide those comments to Mr. Mullis separately. The addendum item we received said expanded description of the employment centers explicitly name types of housing that might be appropriate, but I am not seeing we have done that, we just indicated that needs to be done or have you provided something that is specific? Ms. Nealon said we have suggested that would be a consideration in the addendum and replaced it with compatible housing. Ms. Colbert stated she feels the consultants did do an excellent job in attempting to show what those different interests might be and find ways to balance them because clearly the final product we have seen looks like it has gone through some changes from the previous four plans. To the comment about Chatham will not always remain rural, I am not a native of North Carolina, but I first moved to Wayne County in Goldsboro in 1966 and I have experienced in my lifetime what it means to live in rural North Carolina and when I look at areas like Moncure I am completely sympathetic to the people who are living in those areas and would like to keep it that way. On the other hand, we are growing, we need to balance those interests, and need to be looking at infrastructure. Our role as a Planning Board is looking at these issues the community has surfaced and be sure we are putting extra effort into reviewing the documents and when we make a recommendation, we have explored the issues and concerns of the community and elevate those in the same manner as the public has by showing up.
- Vice-Chair Spoon asked about the underdeveloped status and how that was determined and does it include timberland. Ms. Nealon stated the areas that are in the present use value program are separated out and we know the different areas of agriculture and timberland. Vice-Chair Spoon stated timberland can easily be flipped into development. Ms. Nealon stated that is true, but we felt if someone when through the process to participate in the present use value program it would not be developed. Vice-Chair Spoon asked about the neighborhood residential and what are the main differences between community center and village center because you had mentioned that might be applicable to other parts of the county and to incorporate it in our zoning efforts. Ms. Nealon stated compact residential has been part of Chatham's place types since 2017 and we are recognizing those differences in the unincorporated areas of the county, and we noticed a large gap between R1 and R-5, so we want to try and create something where that transition was more logical. The desire for a greater housing variety and affordability suggested more of a mixture. Vice-Chair Spoon asked if this plan could pivot if some of the efforts on a state level come through to preempt us from doing the regulatory changes we want to make such as watershed protection. Mr. Smith stated while drafting the UDO this has been a constant topic and we have had instances where we had to go back and revisit something because of what the Legislation has done or thinking about doing. We can react to changes in the Legislation and adjust the plan. Vice-Chair Spoon stated he will send his other comments to Mr. Mullis.



- Mr. Andrews stated he feels we are in a situation where Moncure could become its own municipality, and shouldn't we be planning for that? Ms. Nealon stated the idea for Moncure to be incorporated would be a lengthy process and in the interim this plan would serve as that vision. If it does become incorporated, then they would have to adopt their own plan and we are not considering that right now because that is not a guarantee to happen. Mr. Hitchings stated whether that happens or not, we are setting up Moncure for success in the years ahead and having a thoughtful vision on what to protect and where to develop.
- Chair Lucier stated we have received a lot of information tonight and we all had a good discussion. We should take some time to digest everything and allow us to generate comments and concerns before our September 5<sup>th</sup> Planning Board meeting. Come prepared with specific changes or comments to our next meeting because we do need to take action on this item in September because the Board of Commissioners would like to hear it at their October 16<sup>th</sup> meeting.
- Ms. Colbert asked how are we going to circulate our concerns or changes prior to the meeting? Mr. Mullis stated he will create a working document on One Drive and share it with everyone, so we have a centralized document.

VI. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:05 p.m.

Signed: \_\_\_\_\_ / \_\_\_\_\_  
 George Lucier, Chair Date

Attest: \_\_\_\_\_ / \_\_\_\_\_  
 Dan Garrett, Clerk to the Board Date