

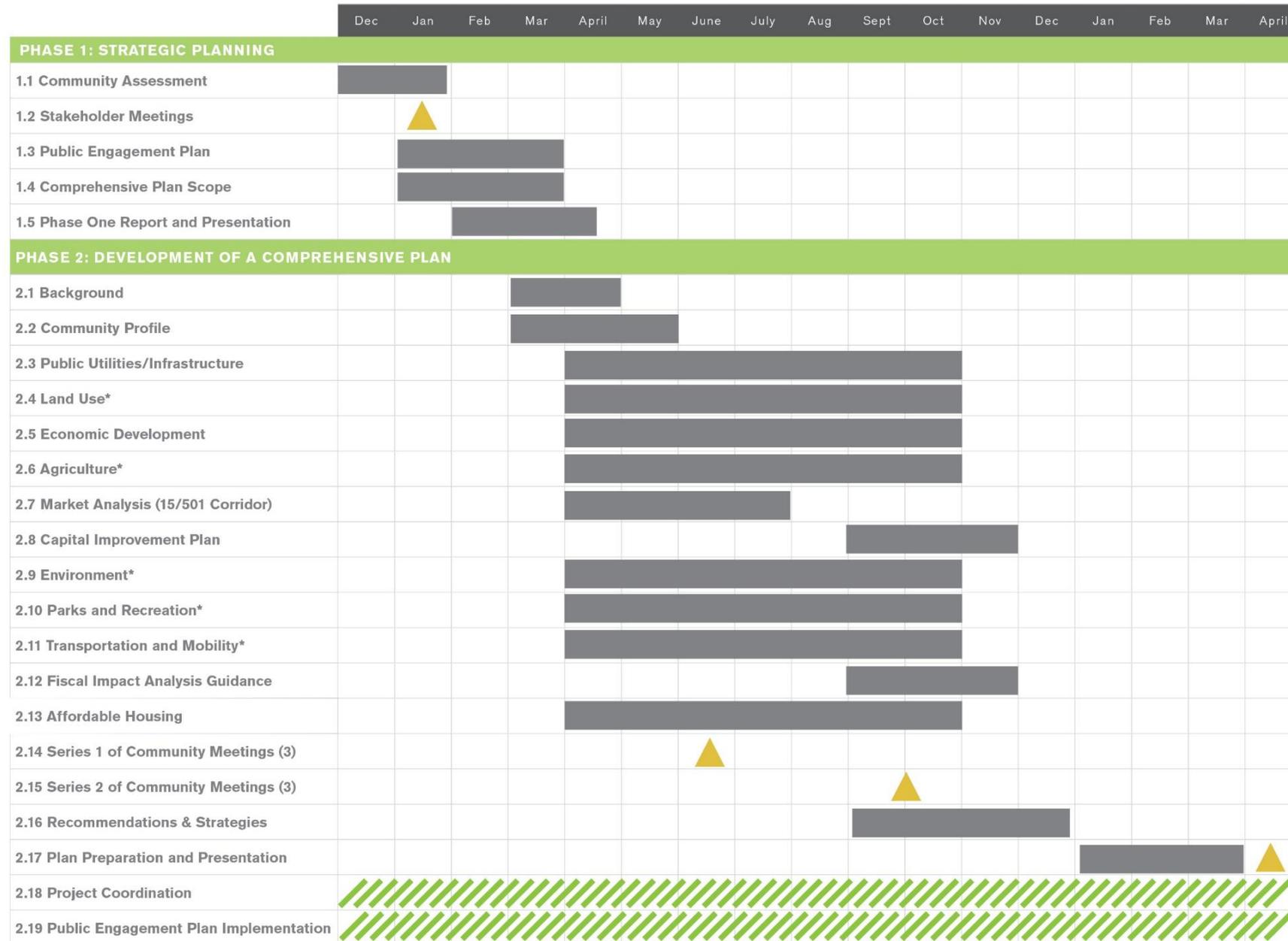


CHATHAM COUNTY COMPREHENSIVE PLAN

Presentation to the Board of Commissioners 4/18/2016

Chatham County Comprehensive Plan Draft Schedule

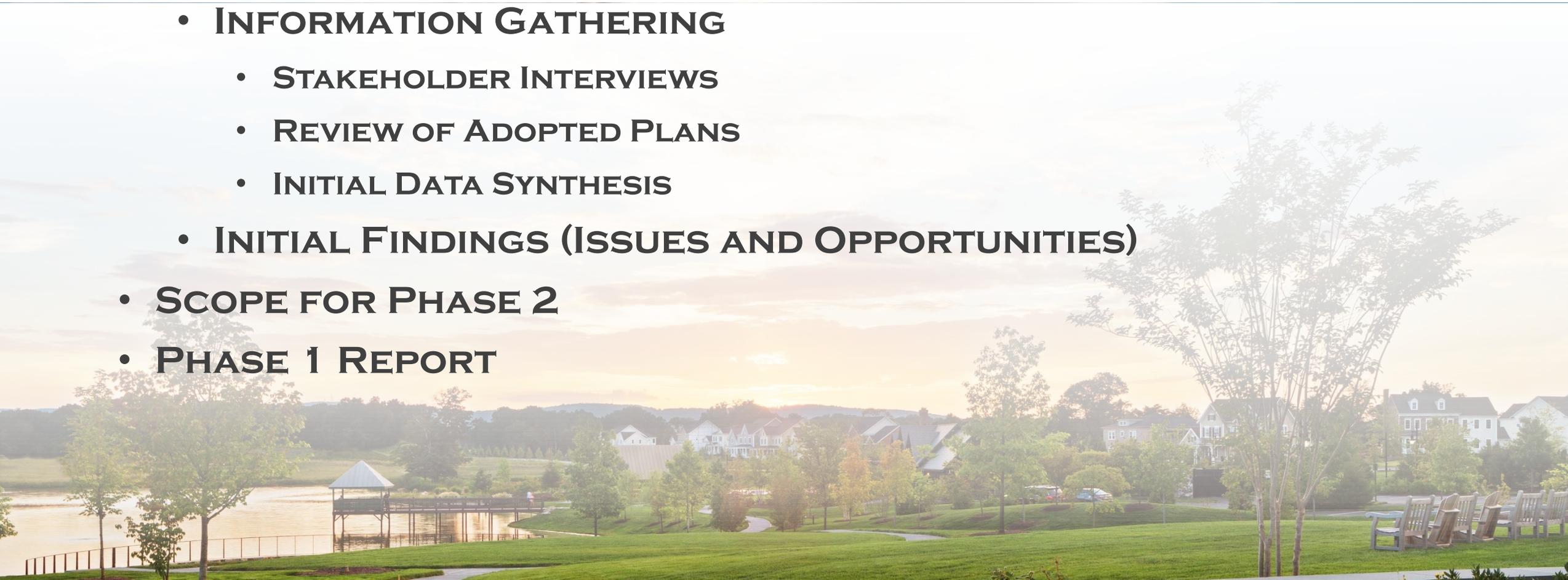
Updated 4/04/2016



*Existing conditions research, goals and recommendations related to health will be integrated into the Land Use, Agriculture, Environment, Parks and Recreation and Transportation portions of the Plan.

PHASE 1: SUMMARY

- **PUBLIC ENGAGEMENT PLAN**
- **COMMUNITY ASSESSMENT**
 - **INFORMATION GATHERING**
 - **STAKEHOLDER INTERVIEWS**
 - **REVIEW OF ADOPTED PLANS**
 - **INITIAL DATA SYNTHESIS**
 - **INITIAL FINDINGS (ISSUES AND OPPORTUNITIES)**
- **SCOPE FOR PHASE 2**
- **PHASE 1 REPORT**



PUBLIC ENGAGEMENT PLAN





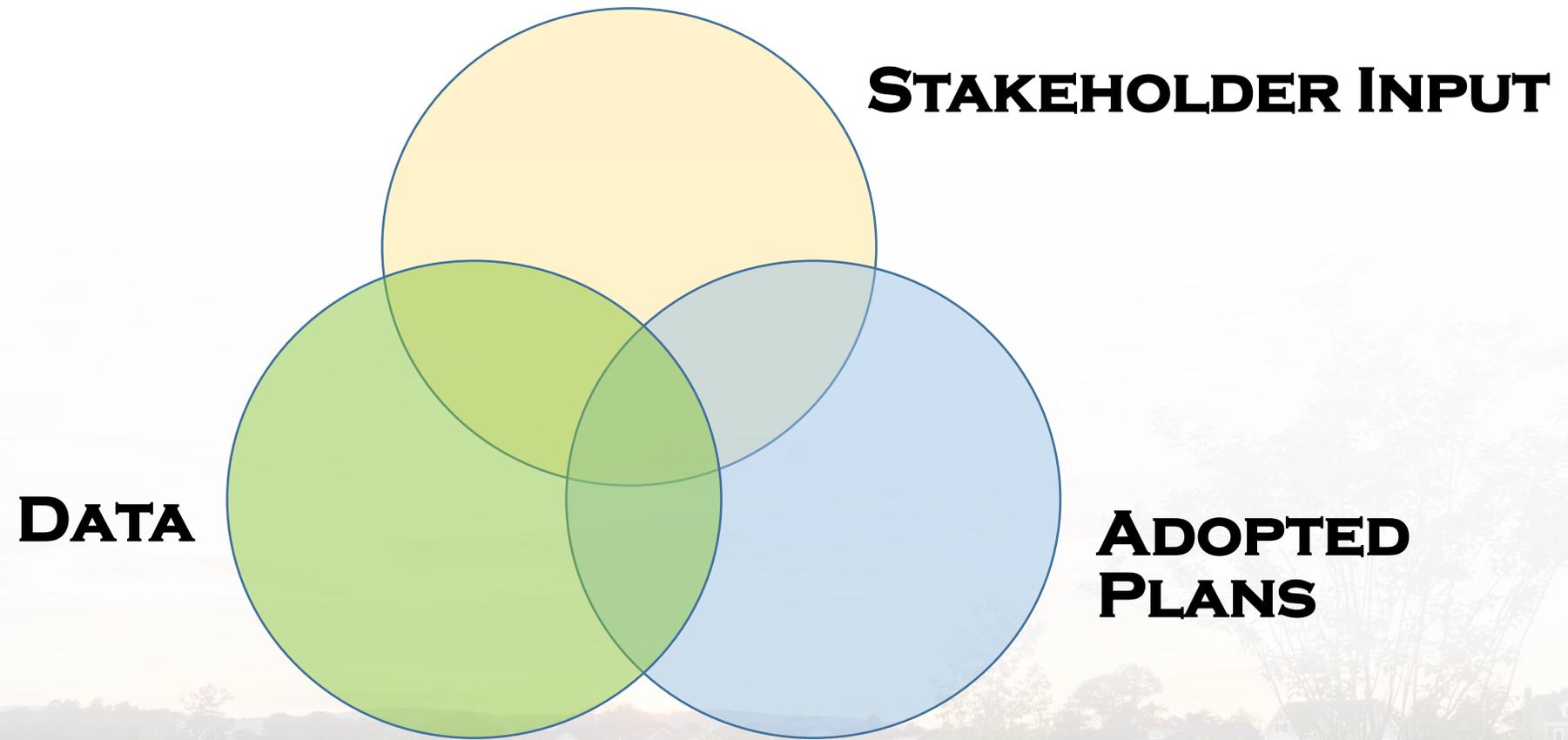
TOOLS IN

Public Engagement Plan

COMMUNITY ASSESSMENT



INFORMATION GATHERING



STAKEHOLDER INTERVIEWS

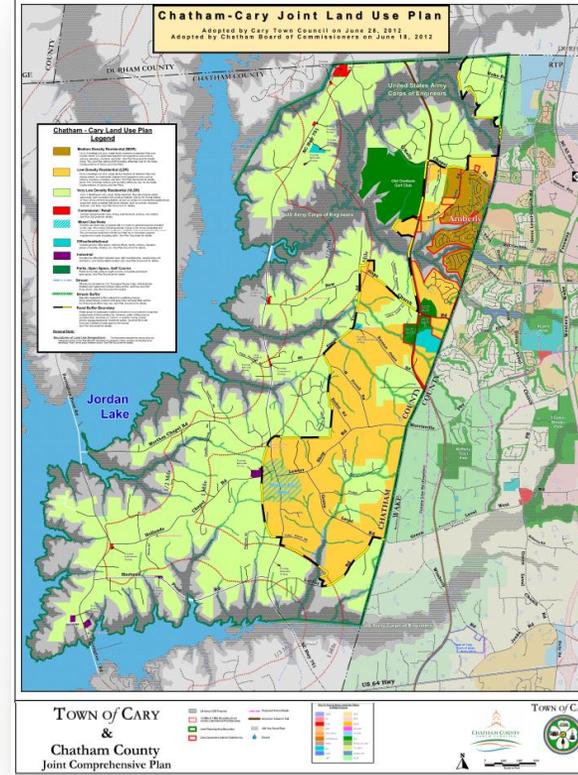
- LAND USE
- ECONOMIC DEVELOPMENT
- AGRICULTURE
- COMMUNITY & HEALTH
- ENVIRONMENT
- INFRASTRUCTURE



**STAKEHOLDER INTERVIEWS – PHASE 1
INTERVIEWS INCLUDED SEVEN GROUPS,
FEBRUARY 18-19, 2016**

PLAN REVIEW

- LAND USE STRATEGIC PLAN, 1999
- LAND CONSERVATION AND DEVELOPMENT PLAN, CIRCA 2000
- CHATHAM – CARY JOINT LAND USE PLAN, 2012
- COMPREHENSIVE CONSERVATION PLAN, 2011
- FARMLAND PRESERVATION PLAN
 - AGRICULTURAL LAND USE PLAN, 2009
 - AGRICULTURAL ECONOMIC DEVELOPMENT PLAN, 2009
- EDC STRATEGIC ACTION AGENDA, 2015 – 2020
- COMPREHENSIVE PARKS AND RECREATION MASTER PLAN, 2009
- HOUSING NEEDS ASSESSMENT UPDATE, 2008
- REGIONAL TRANSPORTATION PLANS



Executive Summary

The Vision for Chatham County

Chatham County will be a place that cooperatively controls its own destiny to assure the state of well-being desired by all of our people, while proudly preserving diverse cultural heritages and the County's rural character.

-- Vision prepared by the Strategic Plan Development Committee and signed by the five governing boards in the County.

Land Conservation & Development Policies

Two fundamental policies are considered in every issue addressed by the plan:

1. Land development & conservation will reflect balanced growth.

Balanced growth means that development is welcomed, but in ways that ensure that:

- benefits and burdens of growth are shared,
- growth consists of a mix of different types of development, and
- development is guided to suitable locations and is designed appropriately.

2. Chatham County's approach to land development & conservation will be open, pro-active and cooperative.

An open, pro-active and cooperative approach means:

- making citizens aware of land use changes,
- preparing ahead for development issues instead of reacting to specific development proposals or growth-shaping influences, and
- working closely with other jurisdictions.

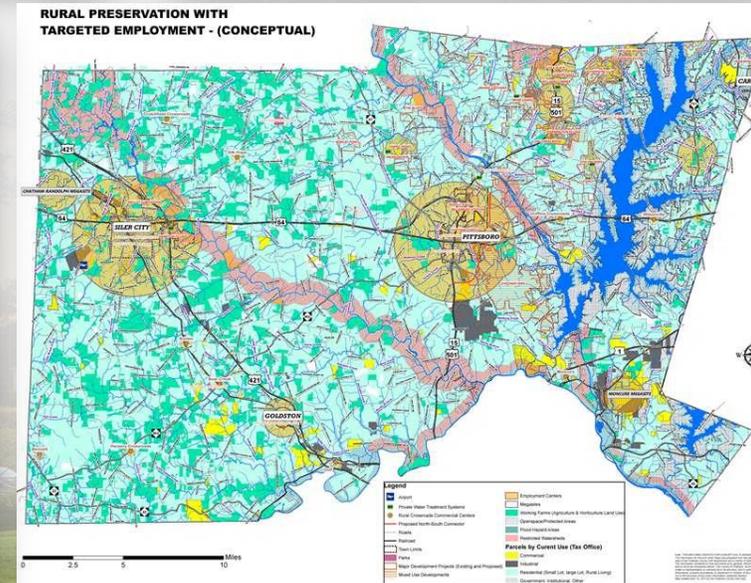
Six other policies define the specific issues on which this plan focuses:

1. Preserve both the form and function of rural character -- the landscape, agriculture, and home-based businesses.
2. Encourage compact communities with a mix of activities as development occurs.
3. Designate economic development centers in order to promote a diversified, sustainable business community.
4. Develop an integrated approach to protecting and promoting high-quality open space, recreation, historic and tourism locations.

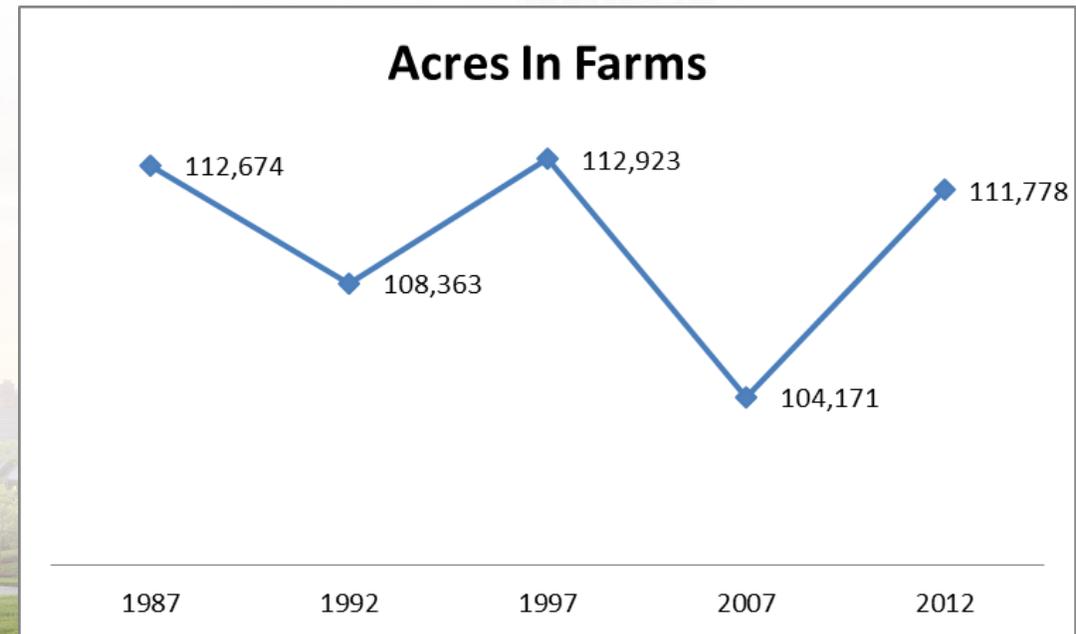
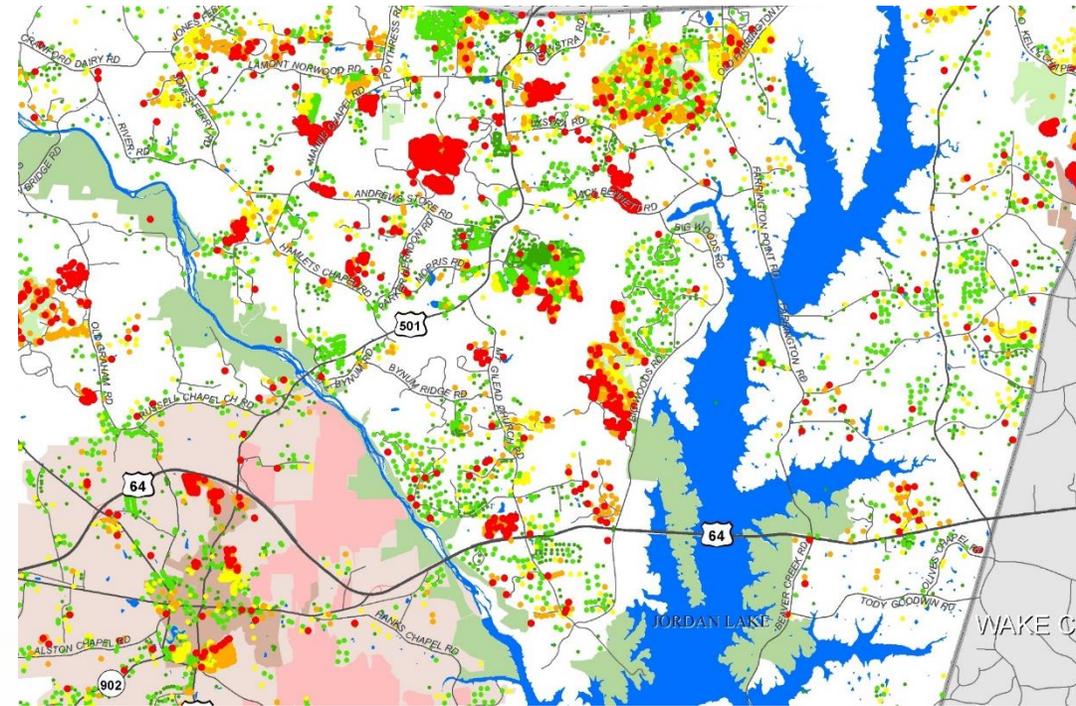
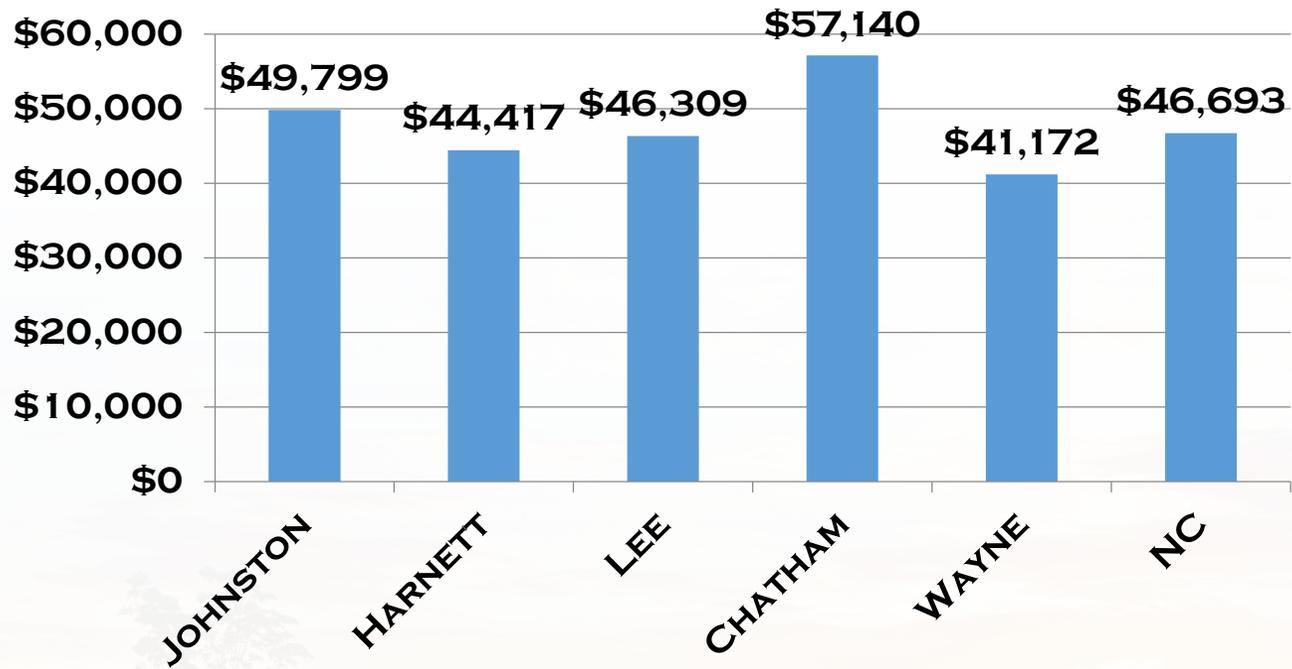


A COMPREHENSIVE CONSERVATION PLAN FOR CHATHAM COUNTY, NORTH CAROLINA

March 2011



DATA SYNTHESIS



INITIAL FINDINGS

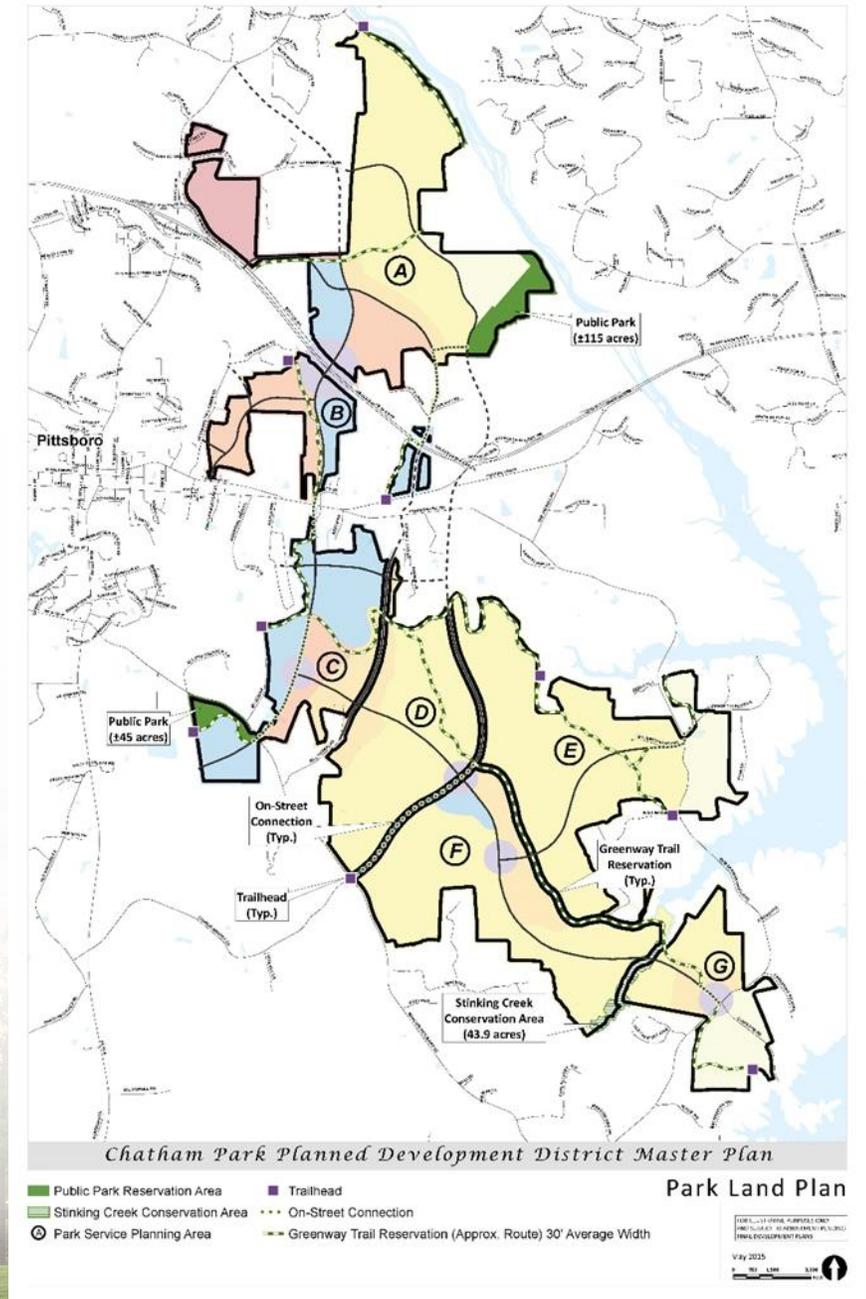


LAND USE

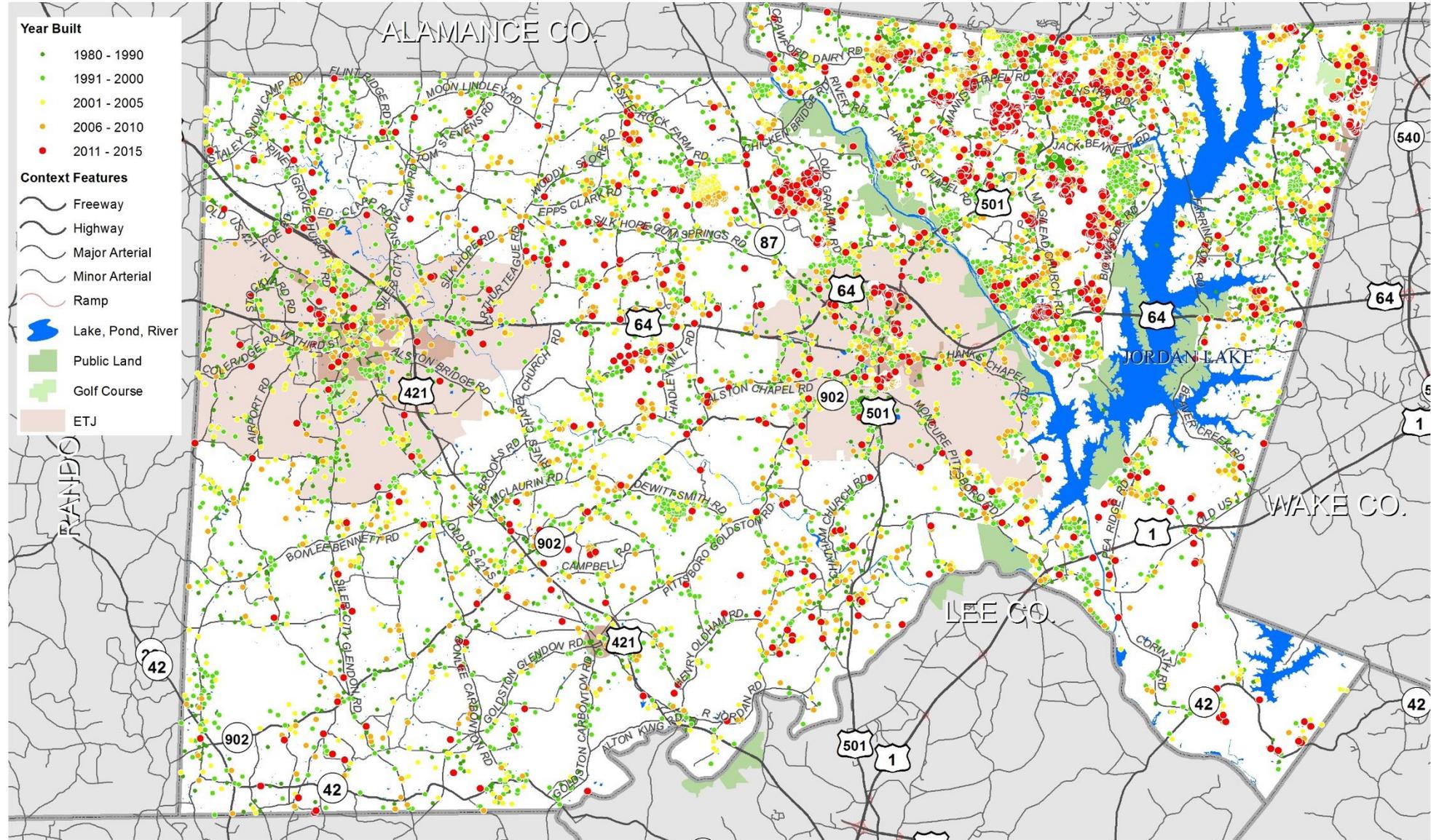


LAND USE

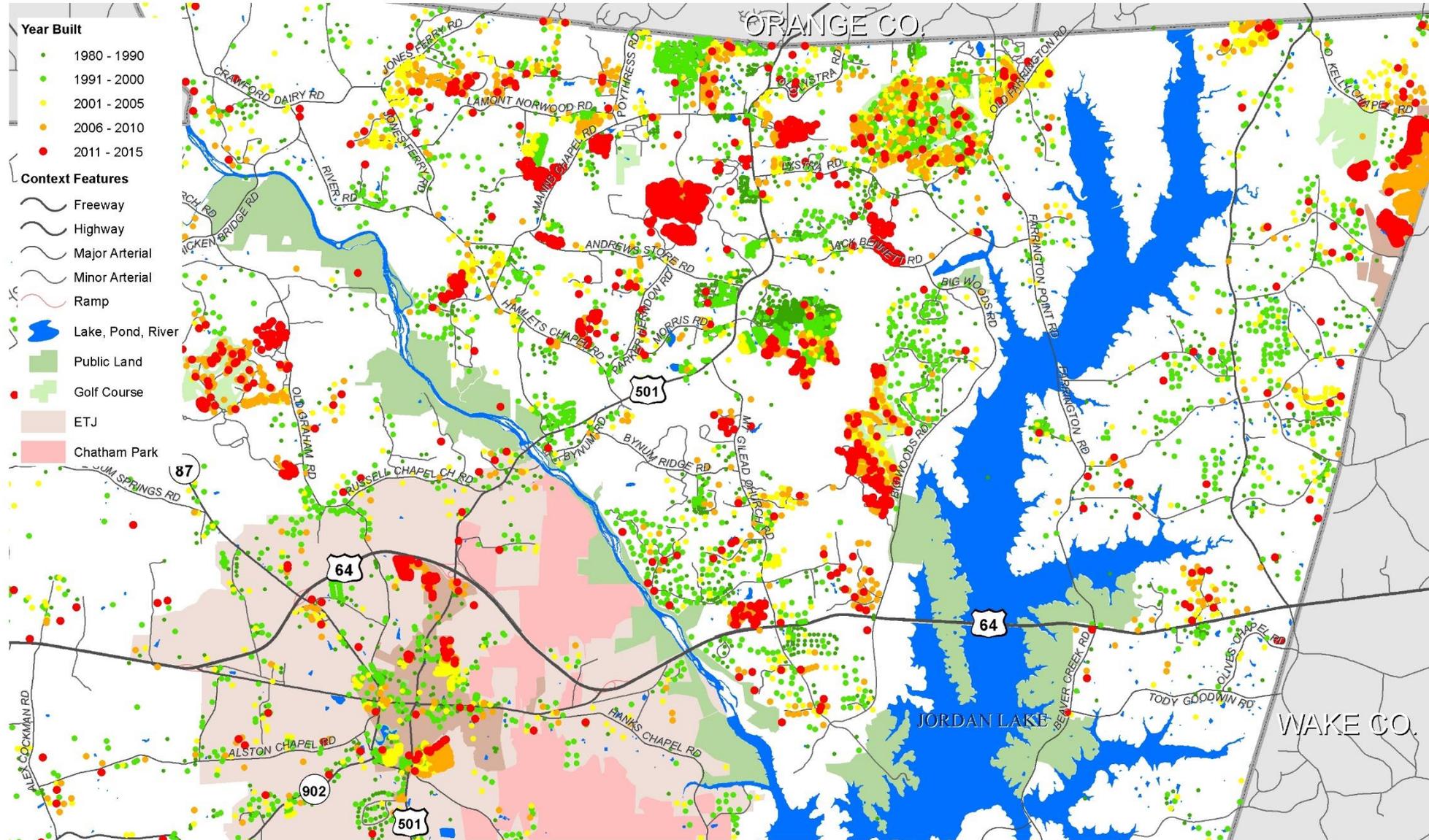
- RESIDENTIAL GROWTH PRESSURE
- DIVERSITY IN LAND USE
 - HOUSING (CHOICES – TYPE, COST), RETAIL (REDUCE LEAKAGE)
 - EMPLOYMENT (ECONOMIC DEVELOPMENT)
 - RESIDENTIAL VS. NONRESIDENTIAL (TAX BASE)
- DEVELOP IN CORE AREAS; PRESERVE RURAL AREAS
- LAND USE CONNECTION TO TRANSPORTATION
 - FEWER TRIPS OUT FOR WORK OR OTHER PURPOSES
- POTENTIAL FOR MORE ENCROACHMENT: ENVIRONMENT, CULTURE, RURAL CHARACTER



LAND USE



LAND USE

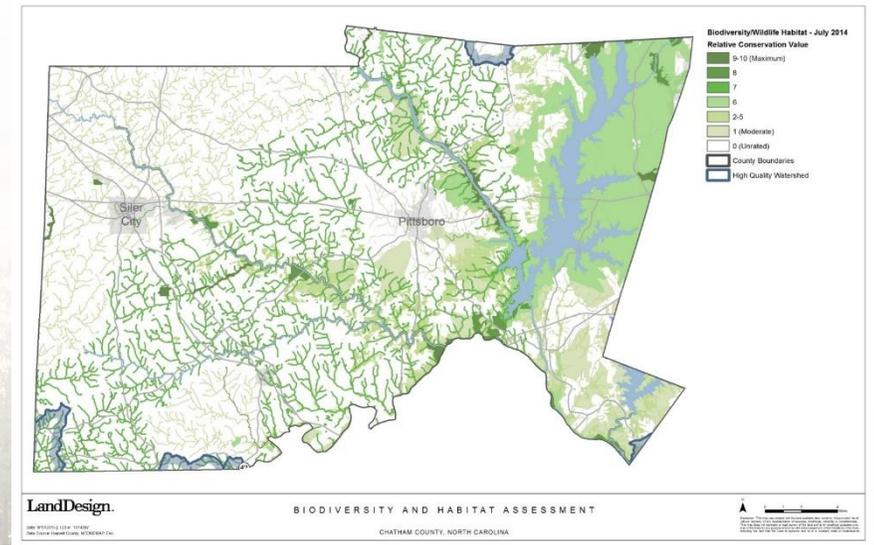


ENVIRONMENT

A scenic view of a river flowing over rocks, with a dense forest in the background. The image is overlaid with a semi-transparent blue and green gradient. The word "ENVIRONMENT" is written in white, bold, uppercase letters on the left side of the image.

ENVIRONMENT

- **GROWTH PRESSURES IN SENSITIVE AREAS**
- **DEVELOPMENT IMPACTS**
 - ALTERATION OF TERRESTRIAL AND AQUATIC HABITATS
 - WATER POLLUTION (POINT AND NON-POINT SOURCE)
- **ECOLOGICAL BALANCE / ECOSYSTEM MANAGEMENT**
 - INVASIVE SPECIES
 - FIRE SUPPRESSION
 - TICK BORNE ILLNESSES
- **POTENTIAL POINT SOURCE POLLUTION (FRACKING, COAL ASH)**



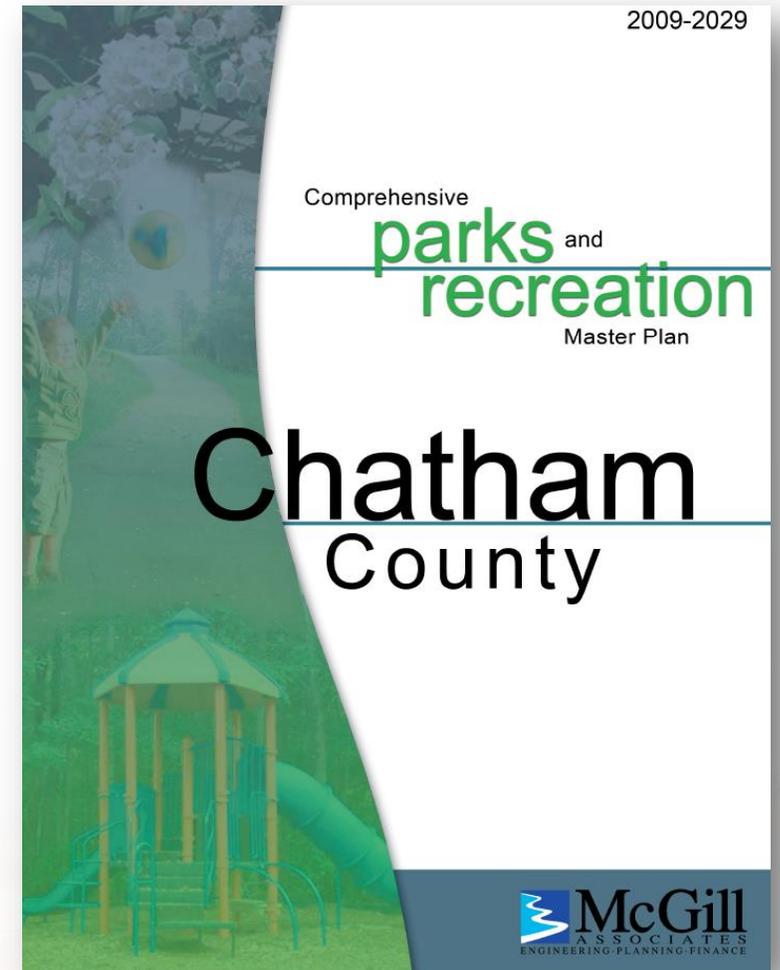
Conservation Value
Source: NC DENR

PARKS AND RECREATION



PARKS AND RECREATION

- **OPEN SPACE IS PART OF THE CHATHAM COUNTY BRAND**
- **INCREASING DEMAND FOR ACTIVE AND PASSIVE FACILITIES IN THE FUTURE**
- **HAVE BUILT 3 PARKS IN PLAN, OTHERS PROPOSED**
- **PRIORITIES:**
 - **NORTHEAST DISTRICT PARK (PHASES 1, 2 AND 3)**
 - **PARTIALLY COMPLETE**
 - **NORTHWEST DISTRICT PARK**
 - **CONSTRUCTED**
 - **BRIAR CHAPEL COMMUNITY PARK**
 - **GREENWAYS/BLUEWAYS**
 - **HAW RIVER MOU**
- **PRIVATE DEVELOP CAN PROVIDE, MEET DEMAND IN AREA WHERE DEVELOPMENT/POPULATION WILL BE CONCENTRATED**

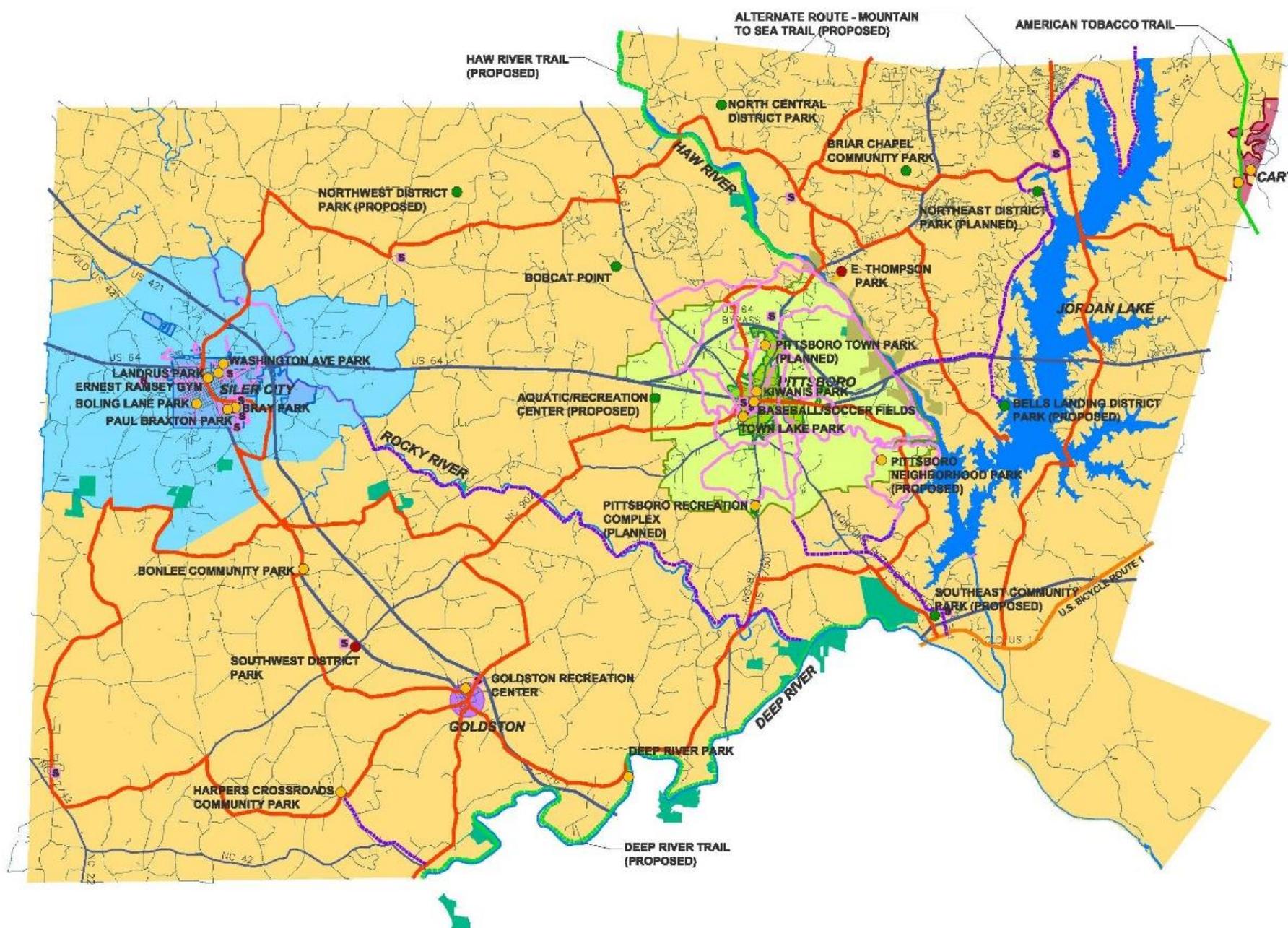


Plan was not adopted, this impacts PART-F grant funding opportunities

Chatham County North Carolina

Parks and Recreation Master Plan, 2009-2029

Map 3
Greenways/Trails



- Proposed Parks
 - Existing County Parks
 - Other Owned Parklands
- Existing Trails**
- Pittsboro/Siler City Trails
 - American Tobacco Trail
 - Chatham County Bike Routes
 - National Bike Routes
- Proposed Trails**
- - - Chatham County Greenways/Trails*
 - - - Pittsboro/Siler City Greenways/Trails*
 - - - Others*

*TRAIL ROUTES SHOWN ARE MEANT TO REPRESENT ONLY THE GENERAL ROUTE OF PLANNED AND EXISTING TRAILS. THE ACTUAL TRAILS MAY EXTEND UP ONE OR BOTH SIDES OF STREAMS/RIVERS AND ROADWAYS.



Note: Though trails are shown as a single line down one side of the river, it is possible that the trail travels down both sides of the river, or down the opposite side of the river. Many of the riverine trails are still under development.

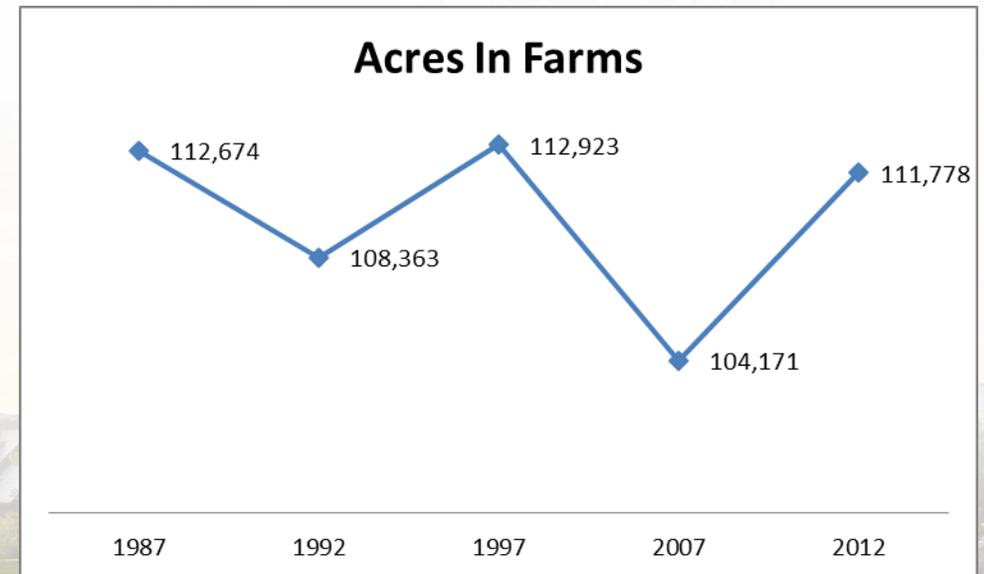
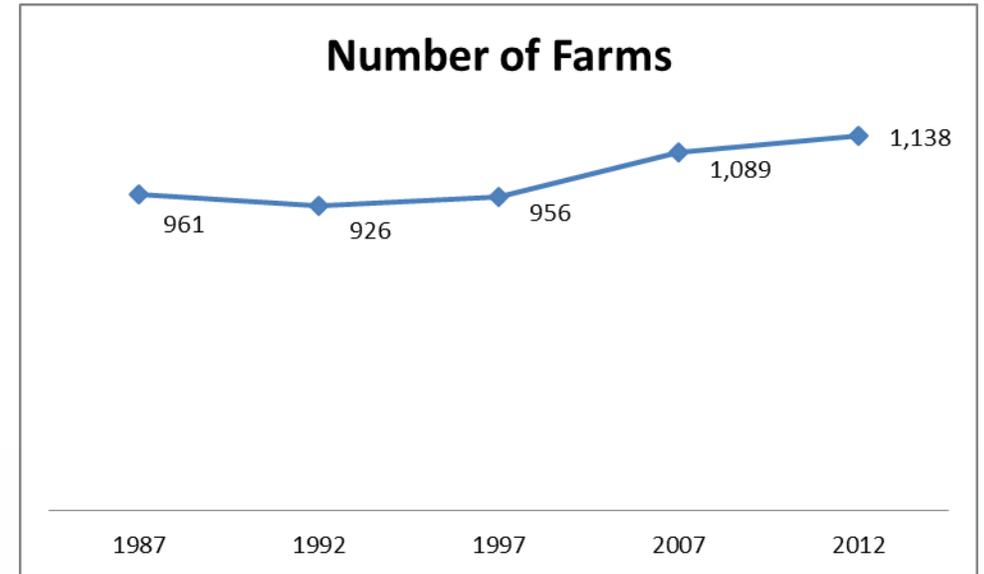


AGRICULTURE



AGRICULTURE

- RESIDENTIAL / AGRICULTURAL CONFLICTS
- INCREASING PRICE OF LAND
- GROUNDWATER CONCERNS
- PROXIMITY TO MARKETS / DEMAND FOR LOCAL FOOD
- TRADITIONAL FARMING STRONG IN WESTERN PART OF COUNTY
- ACCESS TO PROCESSING FACILITIES
- SPECIALTY CROP PRODUCTION
- LANDSCAPERS / GREEN INDUSTRY FAST GROWING
- TIMBER PRODUCTION (~30% OF AG LANDS)



Source: 2012 Census of Agriculture, USDA

AGRICULTURE

- FARMERS MARKETS / CSAs
- VOLUNTARY AGRICULTURAL DISTRICTS (26,000+ ACRES)
- AG EXTENSION PROGRAMS AND STAFF
 - COUNTY SUPPORT FOR STAFFING DURING STATE FUNDING CRISIS
- AG CENTER
 - FUNDED IN 2012, OPEN IN 2016



ECONOMIC DEVELOPMENT

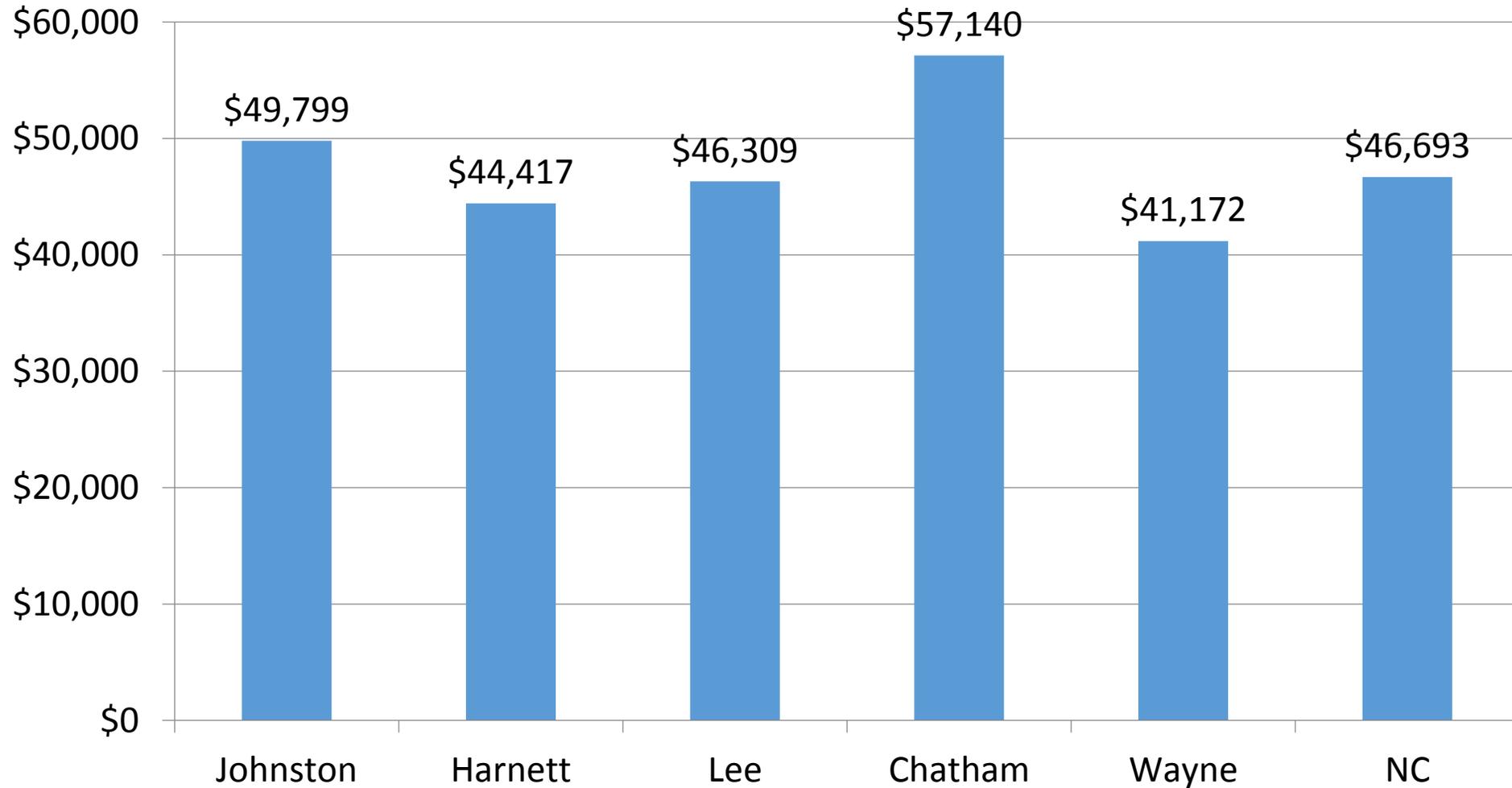


MARKET CONDITIONS / ECONOMY

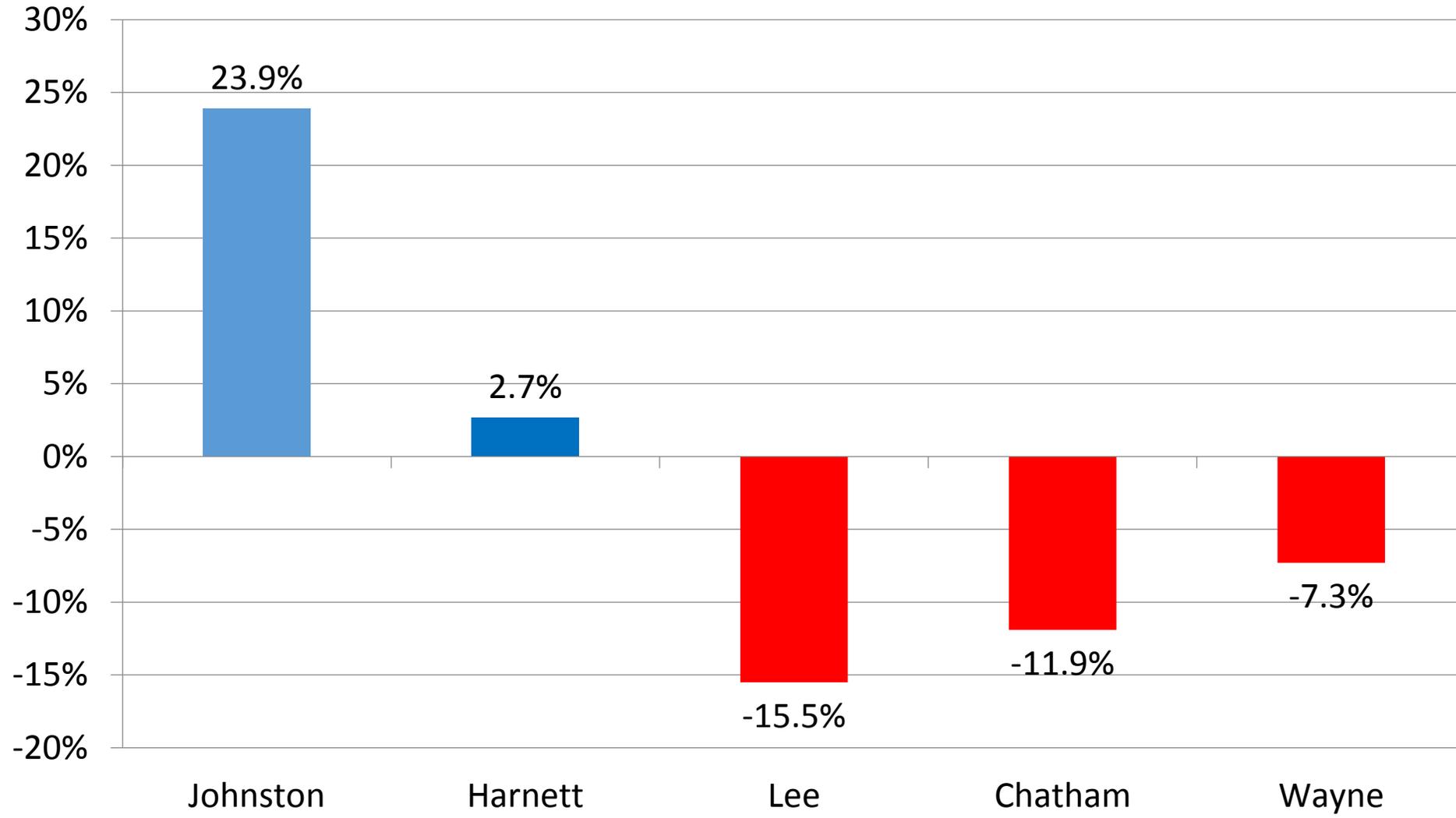
- **JOB GROWTH IS DOWN (NEED MORE JOBS, HIGHER-WAGE JOBS)**
- **MEDIAN HOUSEHOLD INCOME IS HIGH (NE)**
- **CONCERNS ABOUT ECONOMIC STRATEGY ALIGNING WITH INFRASTRUCTURE/UTILITY CAPACITY**
- **ECONOMIC STRATEGY SHOULD BE LONG-TERM AND NON-POLITICAL**
- **ORIENTATION - RESIDENTS LOOK OUTSIDE COUNTY**
 - **RETAIL SALES - LEAKAGE**
- **FOCUS ON QUALITY OF LIFE AND COMMUNITY CHARACTER**
- **INEQUITIES ACROSS THE COUNTY**
- **NEED FOR COUNTY-WIDE COLLABORATION**



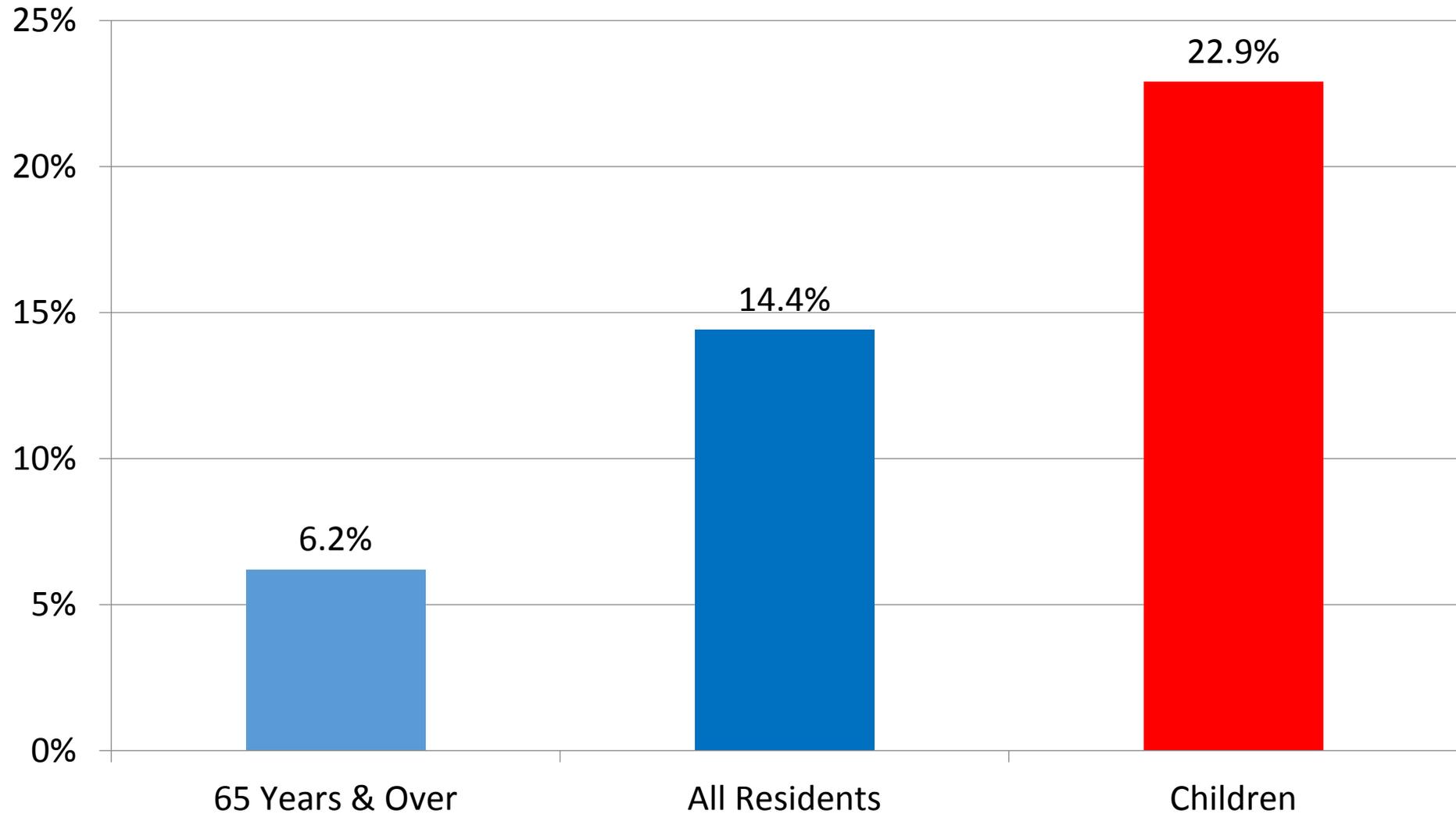
MEDIAN HOUSEHOLD INCOME



COUNTY JOB GROWTH 2000-2014



CHATHAM COUNTY POVERTY RATES 2014



TRANSPORTATION

Connecting all points of the Triangle

GO  Triangle

SPECIAL

GO  Triangle

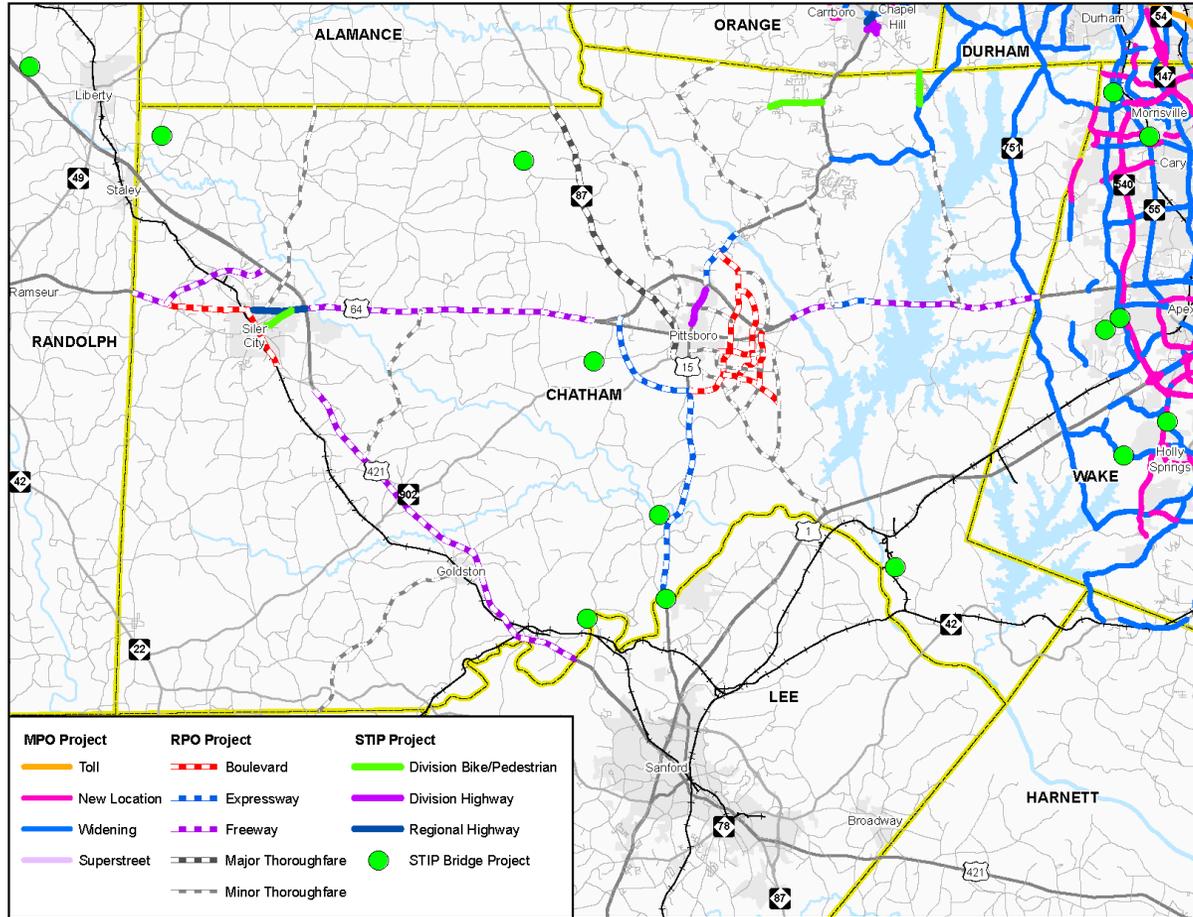


TRANSPORTATION

- **PLANNING FOR GROWTH FROM ORANGE, DURHAM, WAKE AND CHATHAM PARK**
 - IMPACTS TO MAJOR ROADS (US 15/501, US 421, AND US 64 IN PARTICULAR)
 - IMPACTS TO MINOR ROADS
 - NEED FOR MULTIMODAL SOLUTIONS
- **CONNECTIVITY FOR ALL OF CHATHAM COUNTY**
 - LINKING CITIES – SILER CITY, GOLDSTON, PITTSBORO
 - PROVIDING MOBILITY THROUGHOUT THE COUNTY
- **FREIGHT, GOODS MOVEMENT, AND EMERGENCY AND DISASTER RESILIENCE**
- **PEDESTRIAN AND BICYCLE FACILITIES**
 - RECREATIONAL AND NON-RECREATIONAL FACILITIES

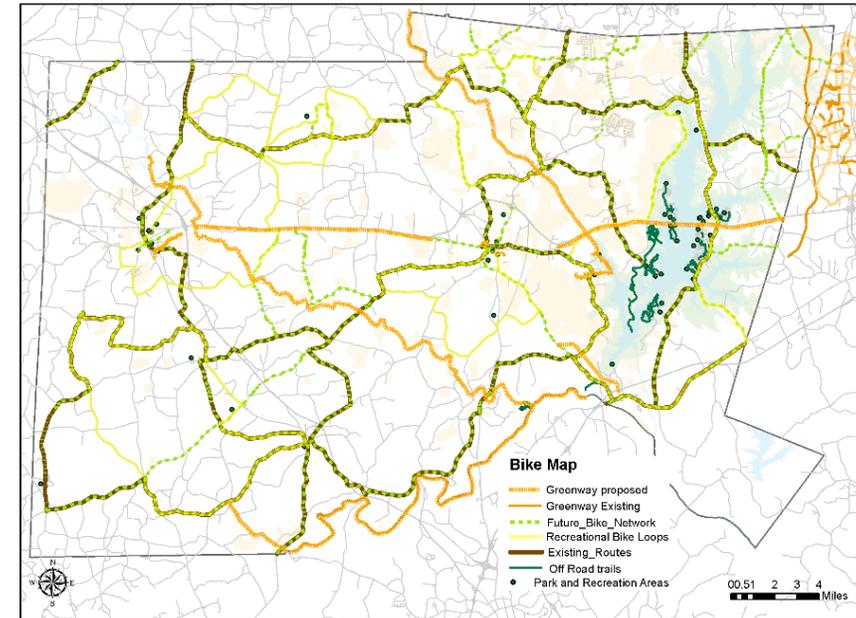
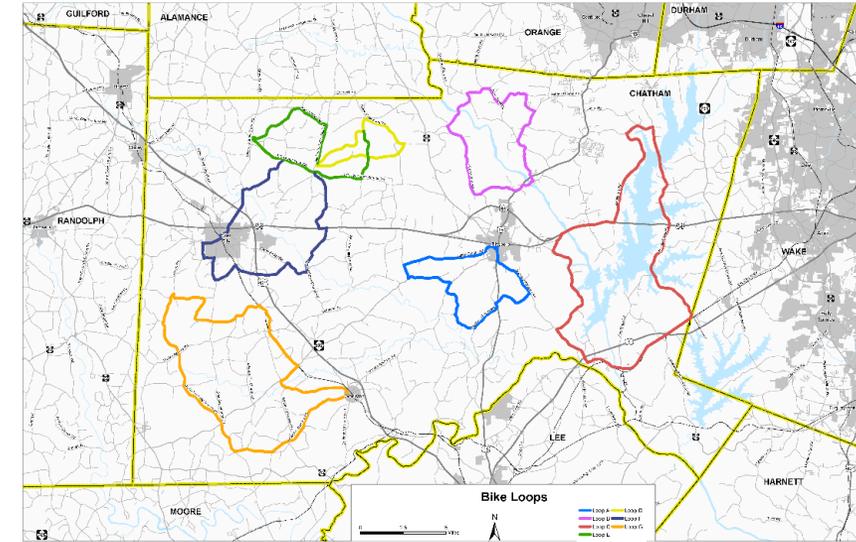


TRANSPORTATION

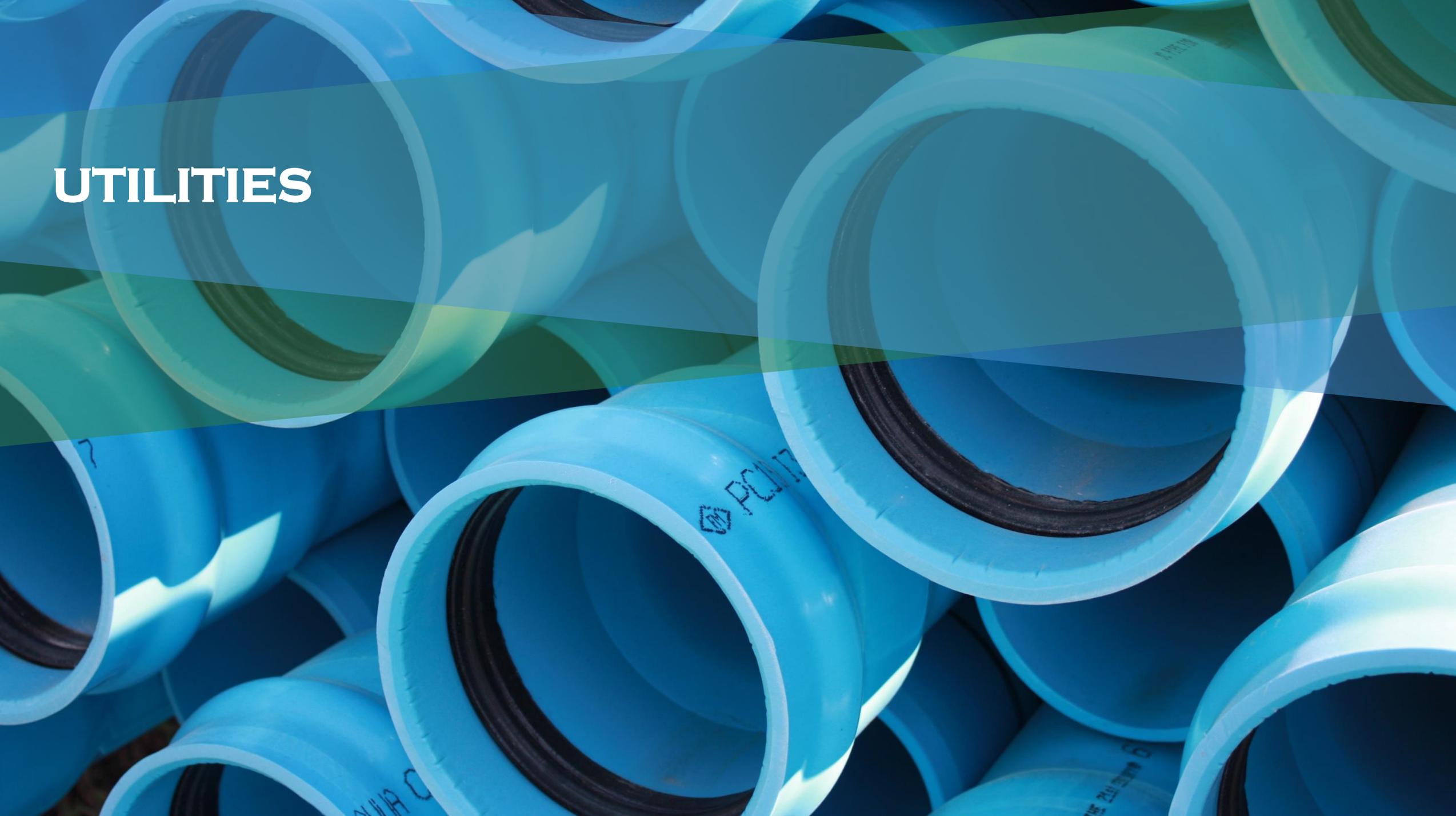


PLANNED ROAD PROJECTS

Recreational Bike Loops



Planned Bike Facility Improvements

The background consists of a dense, overlapping pattern of blue and green plastic bottle caps. A semi-transparent diagonal band, transitioning from light blue to light green, runs across the image from the top-left to the bottom-right. The word "UTILITIES" is printed in white, bold, sans-serif capital letters on the left side of this band.

UTILITIES

UTILITIES

- **WATER AVAILABILITY IS A CONCERN IN SOME AREAS**
- **WATER QUALITY IS AN ISSUE, SINCE IT IS A WIDE-SPREAD RURAL WATER SYSTEM (MORE INTERCONNECTS NEEDED)**
- **SEWER TREATMENT WILL REQUIRE COORDINATION WITH MUNICIPALITIES (I.E. PITTSBORO, SILER CITY AND SANFORD) AND/OR ADDITIONAL PRIVATE PACKAGE PLANTS**
- **COUNTY SEWER POLICY**
 - **EMPHASIS ON PRIVATE DECENTRALIZED UTILITIES MAY HAVE UNINTENDED CONSEQUENCES**
 - **LONG TERM MAINTENANCE ISSUES**
 - **DIFFICULTY ACHIEVING COMPACT GROWTH OBJECTIVES AND ECONOMIC DEVELOPMENT ALONG 15/501 CORRIDOR**

HOUSING



HOUSING

BOC PRIORITIES

- **AFFORDABLE RENTAL HOUSING**
 - LIMITED IN THE MARKET EVEN PRIOR TO 2010 FOR BOTH SINGLE FAMILY AND MULTIFAMILY.
- **AFFORDABLE HOME OWNERSHIP**
 - LAND VALUES LIMIT AFFORDABILITY.
 - CHATHAM COUNTY HAS HAD THE HIGHEST AVERAGE PRICE IN THE FIVE COUNTY AREA.
 - AVERAGE HOME PRICE AT BRIAR CHAPEL \$385,000 vs \$312,465 FOR THE MSA.
- **TRANSITIONAL/SUPPORT HOUSING**

MF PERMITS

CHATHAM COUNTY	RALEIGH-DURHAM
2015 - 0	2015 - 1913
2014 - 0	2014 - 1534
2013 - 8	2013 - 1678
2012 - 10	2012 - 1689
2011 - 6	2011 - 1128
2010 - 24	2010 - 1141



PHASE 2 SCOPE: AREAS OF EMPHASIS

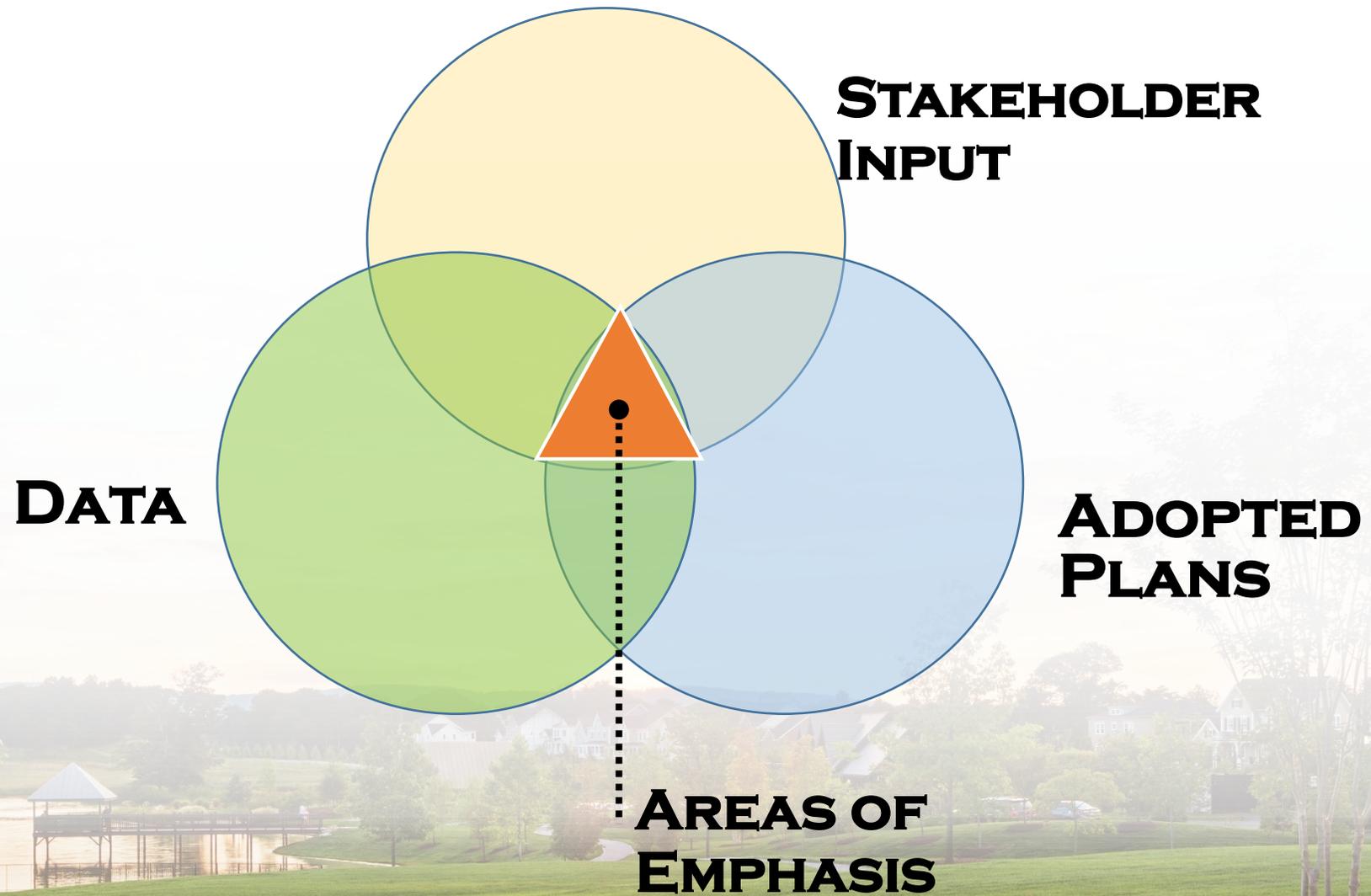


PHASE 2: SUMMARY

- **PUBLIC ENGAGEMENT ACTIVITIES (MEETINGS, WEB SITE, ETC)**
- **DETAILED ANALYSIS (ALL ELEMENTS)**
 - **OPTIONAL TOPIC-SPECIFIC WORKSHOPS**
- **FUTURE LAND USE PLAN MAP**
 - **CONCEPTUAL DEVELOPMENT ILLUSTRATIONS**
- **STUDY OF 15-501 CORRIDOR**
- **POLICY RECOMMENDATIONS + IMPLEMENTATION STRATEGIES**
- **COMPREHENSIVE PLAN (REPORT)**



INFORMATION GATHERING



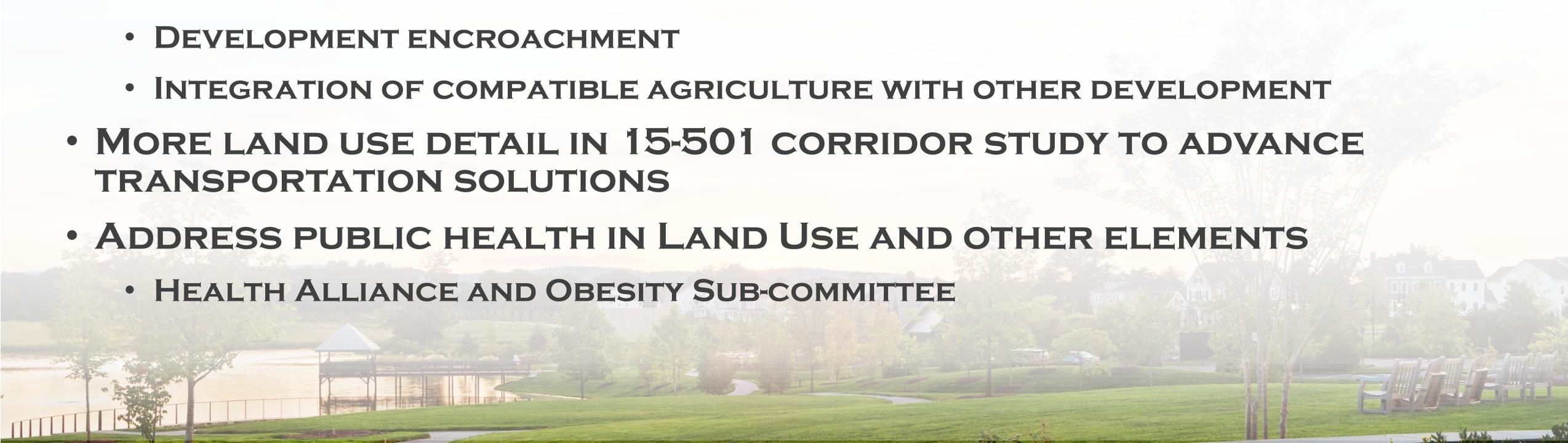
PUBLIC ENGAGEMENT

- **OUTREACH SHOULD BE EDUCATIONAL**
 - **LU VS. ZONING**
 - **AGRICULTURE (% OF ECONOMY, GROWING, ETC)**
 - **MULTIPLE METHODS OF OUTREACH TO REACH UNDERSERVED AND DIVERSE CITIZENS**
 - **TRADITIONAL MEETING/ONLINE ENGAGEMENT**
 - **RUNNING LIST OF ORGANIZATIONS AND CONTACTS**
 - **SPEAKERS BUREAU**
 - **“MEETING IN A BOX”**
 - **UNDERSTANDING PERCEPTIONS (I.E. SERVICES AVAILABLE IN COUNTY—ORIENTATION)**
 - **HOSPITAL IN SILER CITY**
 - **RETAIL**



LAND USE

- **FUTURE LAND USE MAP AND CONCEPTUAL DEVELOPMENT ILLUSTRATIONS**
- **ENCOURAGE GROWTH IN CERTAIN AREAS, BE SENSITIVE TO NATURAL RESOURCES AND BE COGNIZANT OF UTILITY AVAILABILITY**
- **LAND USES IN AND AROUND 2 EMPLOYMENT PARKS – HOW TO MAKE THEM COMPETITIVE**
- **MORE ON AGRICULTURAL ANALYSIS**
 - **DEVELOPMENT ENCROACHMENT**
 - **INTEGRATION OF COMPATIBLE AGRICULTURE WITH OTHER DEVELOPMENT**
- **MORE LAND USE DETAIL IN 15-501 CORRIDOR STUDY TO ADVANCE TRANSPORTATION SOLUTIONS**
- **ADDRESS PUBLIC HEALTH IN LAND USE AND OTHER ELEMENTS**
 - **HEALTH ALLIANCE AND OBESITY SUB-COMMITTEE**



ENVIRONMENT

- **DETAILED POLICY AND ORDINANCE REVIEW**
 - **CURRENT POLICIES AND REGS TO LOCAL, REGIONAL AND NATIONAL BEST PRACTICES**
 - **SOURCES INCLUDE THE COMPREHENSIVE CONSERVATION PLAN, GREEN GROWTH TOOLBOX, RURAL BY DESIGN, ETC.**
- **ANALYSIS TO UNDERSTAND THREATS / CONFLICTS**
 - **GIS SUITABILITY ANALYSIS – DEVELOPMENT PRESSURE AND CONSERVATION VALUE BOTH HIGH**
 - **WATERSHED STUDY TO EVALUATE FOREST COVER AND IMPERVIOUS SURFACE COVER IMPACTS & POTENTIAL TARGETS**
 - **NATURAL GAS IMPACTS STUDY (PARALLEL EFFORT, FOCUSING ON DESIGN AND POLICY BMPs, CONTRACT UNDER NEGOTIATION W/WVU PROFESSOR)**
- **CONSERVATION SUITABILITY / GREEN INFRASTRUCTURE MAP**
 - **INFLUENCE LAND USE, UTILITY AND NATURAL RESOURCE POLICIES**
- **GOALS AND RECOMMENDATIONS TO PRESERVE KEY NATURAL ASSETS**

PARKS AND RECREATION

- **CONNECTIONS (BIKE/PED, GREENWAYS, BLUEWAYS)**
- **PUBLIC/PRIVATE PARTNERSHIPS**
- **COMMUNITY AND NEIGHBORHOOD PARK NEEDS**
- **INTEGRATION OF PASSIVE RECREATION AND NATURAL AREAS**
- **CONNECTION TO HEALTH**



AGRICULTURE

- **AGRICULTURAL EXTENSION SURVEY**
 - TAP DIVERSE STAKEHOLDERS (CONVENTIONAL, SPECIALTY, OLD, YOUNG, ETC.)
- **STRATEGIC FARMLAND MAP (BUILD ON REGIONAL EFFORT, TAILOR FOR CHATHAM)**
- **FOOD DESERT/OUTLET OPPORTUNITIES**
- **CONSIDER RECOMMENDATIONS IN AG LAND USE PLAN AS COMP PLAN IS DEVELOPED**
 - INTEGRATE STRATEGIC RECOMMENDATIONS RELATED TO LAND USE PLANNING
 - ENHANCED VOLUNTARY AG DISTRICTS & AGRICULTURAL ZONING
 - → STRATEGIC FARMLAND MAP IS KEY TO LOCATION SPECIFIC PROTECTIONS
 - OUTREACH / EDUCATION EFFORTS
- **RELATE TO LAND USE, ENVIRONMENT AND UTILITIES**

ECONOMIC DEVELOPMENT

- **ADDRESS DIFFERENCES ACROSS SUBAREAS OF THE COUNTY**
- **ECONOMIC STRATEGIES AND LAND USES – ALIGNMENT WITH INFRASTRUCTURE, UTILITIES, AND PLANNED CAPITAL IMPROVEMENTS**
- **SURVEY(S) – INCLUDE ECONOMIC COMPONENT TO GAUGE CITIZEN & STAKEHOLDER PRIORITIES, ANY CHANGES FROM PRIOR PLANS**
- **15/501 CORRIDOR – EXPLORE OPPORTUNITIES FOR APPROPRIATELY-LOCATED DEVELOPMENT TO DIVERSIFY THE TAX BASE AND INCREASE LOCAL EMPLOYMENT**
- **FISCAL IMPACTS AND COST OF SERVICES (PAST AND POTENTIAL FUTURE)**

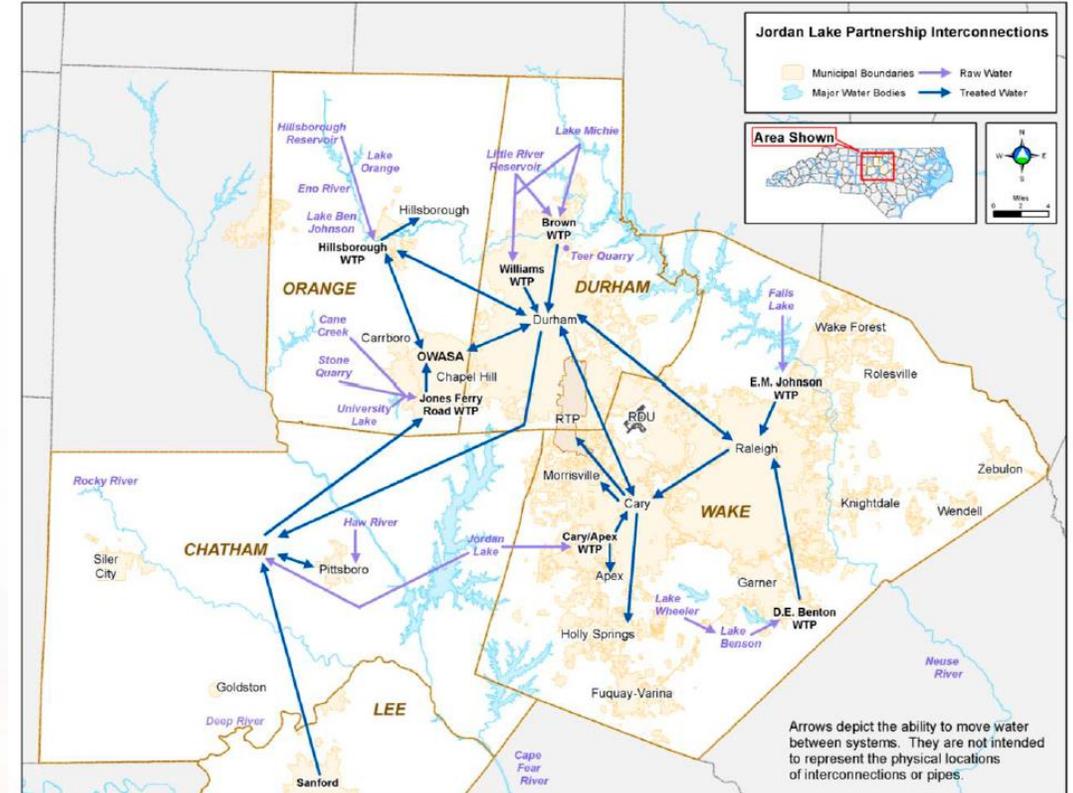


TRANSPORTATION

- **MODEL FUTURE GROWTH AND TRAFFIC AND CONGESTION IMPLICATIONS**
 - **HOW CAN WE MAINTAIN MOBILITY WHILE ACCOMMODATING NEW GROWTH?**
- **REASSESS SUFFICIENCY OF ROADWAY PLANS**
 - **IDENTIFY DEFICIENCIES, BOTTLENECKS, CRASH HAZARDS**
 - **BUILD ON WORK ACCOMPLISHED DURING CTP PLANNING PROCESS**
- **TOOLS IN THE TOOLBOX**
 - **HOW CAN PROBLEMS BE ADDRESSED (SHORT TERM / LONG TERM)?**
 - **15/501 FOCUS**
- **MULTIMODAL SOLUTIONS**
 - **OPPORTUNITY FOR PEDESTRIAN, BICYCLE, AND TRANSIT IMPROVEMENTS**
- **FREIGHT AND ECONOMIC DEVELOPMENT ISSUES AND SOLUTIONS**

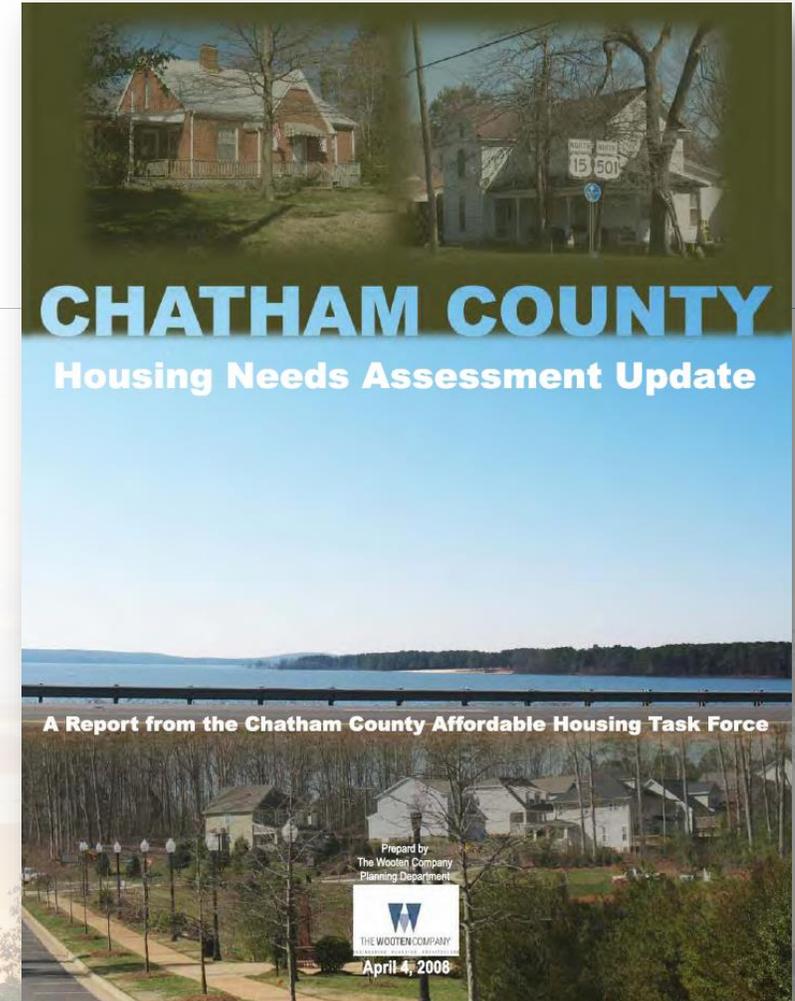
UTILITIES

- **STRATEGIC POLICY DIRECTION**
- **INC. WATER, SEWER AND OTHER UTILITIES (STORMWATER AND BROADBAND)**
- **SUPPORTIVE OF LAND USE, ECONOMIC DEVELOPMENT, AGRICULTURE, AND NATURAL RESOURCE GOALS**



HOUSING

- **BUILD ON HOUSING NEEDS ASSESSMENT AND ACTIVITIES OF MUNICIPALITIES AND COUNTY**
 - **UNDERSTAND AFFORDABILITY, HOUSING TYPES AND NUMBERS NEEDED (TODAY/FUTURE), OTHER ISSUES (I.E. HOMELESS YOUTH)**
- **AFFORDABLE HOUSING GOALS/POLICIES**
 - **INTEGRATED APPROACH / FEE IN LIEU**
- **PARTNERSHIPS WITH MUNICIPALITIES**



PROJECT IDENTITY



PLAN BRANDING / LOGO (3 OPTIONS)



A

B

C