MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, MAY 12, 2014
7:00 PM

Mayor Bill Terry called the meeting to order gave condolences to former Commerce Secretary Keith Crisco's family on his sudden death today. Mayor Terry called for a moment of silence.

PLEDGE OF ALLEGIANCE

Commissioner Farrell led the Pledge of Allegiance.

ATTENDANCE

Members present: Mayor Bill Terry, Mayor Pro Tem Pamela Baldwin, Commissioners Jay Farrell, Michael Fiocco, Bett Wilson Foley and Beth Turner.

Staff present: Manager Bryan Gruesbeck, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Engineer Fred Royal, Chief of Police Percy Crutchfield and Paul Horne Parks Planner.

CONSENT AGENDA

Motion made by Commissioner Fiocco seconded by Commissioner Foley that items 3, 4, and 5 be pulled from the consent agenda and addressed before old business.

Vote Aye-5 Nay-0

Motion made by Commissioner Baldwin seconded by Commissioner Turner to approve the modified consent agenda.

Vote Aye-5 Nay-0

The Consent Agenda contains the following items:

1. Approve minutes of the April 28, 2014 regular meeting.

2. Approve easement agreement with Chatham County to accept an easement to construct a sidewalk associated with the NCDOT CMAQ grant.

3. Approve Resolution Accepting a Donation of Land and Non-Warranty Deed in Memory of Page Vernon for Downtown Pocket Park. **Moved for discussion.**

4. Approve Agreement with NCDOT for improvements along Bridge #61 over Roberson's Creek on NC 87/902 in Pittsboro. **Moved for discussion.**

5. Wastewater Allocation Request – The Church of Jesus Christ Latter Day Saints. **Moved for discussion.**

COPY OF AGREEMENT WITH CHATHAM COUNTY TO ACCEPT AN EASEMENT TO CONSTRUCT A SIDEWALK ASSOCIATED WITH THE NCDOT CMAQ GRANT IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

REGULAR MEETING AGENDA

Motion made by Commissioner Baldwin seconded by Commissioner Turner to approve the regular agenda with the earlier modifications.

Vote Aye-5 Nay-0

CITIZENS MATTERS

None

RESOLUTION ACCEPTING A DONATION OF LAND AND NON-WARRANTY DEED IN MEMORY OF PAGE VERNON FOR DOWNTOWN POCKET PARK

Commissioner Fiocco stated he wanted to acknowledge Mr. Vernon's very generous gift to the Town. He wanted to thank Mr. Vernon and his family for their very gracious offer and his grace.

Commissioner Fiocco wanted to commit to Mr. Vernon that the Town will be good stewards of this land. We will do a good job of making it the peaceful park that Judge Vernon used it as.

Motion made by Commissioner Fiocco seconded by Commissioner Foley to accept the donation of land and non-warranty deed in memory of Judge Page Vernon for a Downtown Pocket Park.

Vote Aye-5 Nay-0

A RESOLUTION ACCEPTING A DONATION OF LAND FROM ROCKY ROAD COMPANY, LLC IN MEMORY OF JUDGE PAGE H. VERNON IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE

AGREEMENT WITH NCDOT FOR IMPROVEMENTS ALONG BRIDGE #61 OVER ROBERSON'S CREEK ON NC 87/902 IN PITTSBORO

Commissioner Fiocco wanted to point out that throughout the contract is states "Robertson's Creek" not Roberson Creek and he thinks if needs to reflect Roberson.

Motion made by Commissioner Fiocco seconded by Commissioner Foley to appoint the agreement with NCDOT for improvements along bridge #61 over Roberson's Creek on NC 87/902 in Pittsboro.

Vote Aye-5 Nay-0

A COPY OF THE AGREEMENT WITH NCDOT FOR IMPROVEMENTS ALONG BRIDGE #61 OVER ROBERSON'S CREEK ON NC 87/902 IN PITTSBORO IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

WASTEWATER ALLOCATION REQUEST – THE CHURCH OF JESUS CHRIST LATTER DAY SAINTS

Commissioner Fiocco stated our policy in the past has been to include in the resolution that approval is contingent upon the submittal of a site plan within one year of allocation. The idea is we have a very limited allocation commodity and we would like for those that are ready to use it to come forward and use it. They do not want it sitting being unused.

Motion made by Commissioner Fiocco seconded by Commissioner Foley to approve the wastewater allocation request for1,250 gallons per day from the Church of Jesus Christ Latter Day Saints subject to site plan submittal within one year of this evening.

Vote Aye-5 Nay-0

OLD BUSINESS

UPDATE ON THE CHATHAM COUNTY COMPREHENSIVE TRANSPORTATION PLAN (SCOTT WALSTON, BRENDAN MERITHEW)

Mr. Walston and Mr. Merithew gave an update on the Chatham County Comprehensive Transportation Plan. There was questions and discussion.

A copy of the presentation is attached to these minutes.

PRESENTATION FROM ANDREW MCMAHON ON MAKING AN APPLICATION TO THE FEDERAL ELECTRIC REGULATORY COMMISSION (FERC) FOR A LICENSE TO GENERATE ELECTRICITY AT THE BYNUM DAM

Mr. McMahon said he spoke with town staff a few months ago and they suggested that he appear before the board to introduce himself and his project.

Mr. McMahon said he is in the process of relicensing a small hydro plant in Bynum. It is a private business that has the right to utilize the waterways to produce power.

He said there are no improvements planned for the plant or site itself. It is more of a rehabilitation project.

He said the current licensee has not met his obligations to renew his license so he is in the process of relicensing the plant and purchasing the property where the damn is located.

PRESENTATION FROM HAW RIVER ASSEMBLY (ELAINE CHIOSSO)

Ms. Elaine Chiosso said she is with Haw River Assembly but she is making the presentation on behalf of Pittsboro Matters.

The Power Point presentation is attached to these minutes.

PRESENTATION FROM THE EDC AMBASSADOR GROUP (DOUG EMMONS, CHRIS EHRENFELD)

A copy of the presentation is attached to these minutes.

NEW BUSINESS

APPOINT PLANNING BOARD MEMBERSHIP (MAYOR TERRY)

Mayor Terry said he recommends that the Board appoint Dr. Robert McConnaughey to the vacant in-town seat on the Planning Board and Mr. Philip Bienvenue as the in-town alternate (seat which Mr. McConnaughey currently holds).

Mayor Terry stressed that all the applicants were very good applicants.

Motion was made by Commissioner Foley seconded by Commissioner Turner to appoint Dr. Robert McConnaughey to the vacant in-town seat on the planning board.

Vote Aye-2 Foley/Turner
Nay-3 Farrell/Fiocco/Baldwin

Motion made by Commissioner Baldwin seconded by Commissioner Fiocco to appoint Oakley Bennett to fill the in-town vacancy on the planning board and that Dr. McConnaughey remain the in-town alternate.

Vote Aye-3 Baldwin/Farrell/Fiocco
Nay-2 Foley/Turner

CAPITAL PROJECTS REPORT

MANAGER'S UPDATE ON CAPITAL PROJECTS

Manager Gruesbeck said the budget is prepared and can be picked up after the meeting. He said it will be on the website tomorrow. He said the proposed budget includes a 2% pay increase and an 18% health insurance increase. There is not a tax increase included.

After discussion the board agreed to have a budget worksession on May 27, 2014 after the public hearing.

Manager Gruesbeck said Mandy has been as helpful as she can. He has interviews scheduled for Tuesday and Thursday of this week.

Manager Gruesbeck stated staff has received proposals from five consultants for the UDO. Staff will be looking over them and making a recommendation by May 27, 2014.

Manager Gruesbeck said surveyors will be out on Hwy 87 on May 14, 2014.

Manager Gruesbeck said the EDC has helped set up a meeting with him and Mr. Royal for tomorrow to have discussions with 3M.

Mayor Updates

- EDC – meeting in the morning. Bojangles ribbon cutting on Wednesday at 11 am.

- RPO
- Solid Waste – Commissioner Turner said she sent an update to everyone earlier.
- Fairground Association
- PBA/Downtown – Commissioner Fiocco said they are very happy about the gift (Park) and that Secretary Tata is coming to town on Friday to meet with the PBA.

COMMISSIONER CONCERNS

None

FYI

1. Riparian Buffer Width Comparisons and Planning/Engineering Department Recommendations

ADJOURNMENT

Motion made by Commissioner Fiocco seconded by Commissioner Turner to adjourn at 9:22 p.m.

Vote Aye-5 Nay-0

_____
William G. Terry, Mayor

ATTEST:

_____
Alice F. Lloyd, CMC, NCCMC
Town Clerk

North Carolina
DEPARTMENT OF TRANSPORTATION

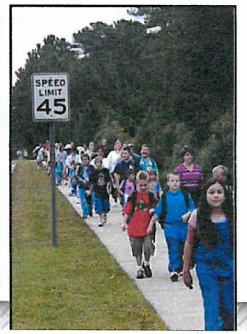
Pittsboro Comprehensive Transportation Plan

Scott Walston, PE

May 12, 2014

Presentation Outline

- Overview of a CTP (Comprehensive Transportation Plan)
- History of Pittsboro's CTP
- A look at the 2011 Pittsboro CTP
- Chatham County CTP coordination
- Options for moving forward

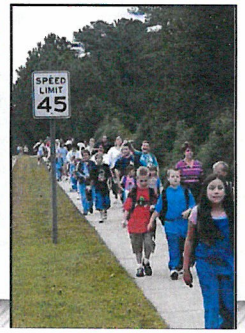


Overview of a CTP

CTP = Comprehensive Transportation Plan

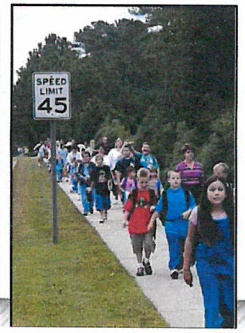
- Identifies future transportation deficiencies, and generates recommendations as a guide to future transportation decisions
- Developed cooperatively locally, and by Triangle RPO, and NCDOT
- Multi-modal final plan is comprised of…
  - A map set of recommendations for each mode
  - A written report for documentation

(but Pittsboro's isn't entirely multi-modal ….yet)



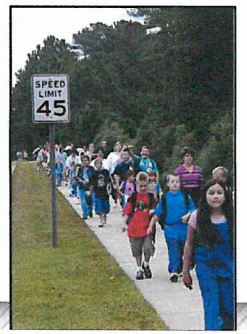
Overview of a CTP

- Long-range - a "needs list" for year 2035
- A CTP does NOT make a promise to build projects, but is an *important* first step in obtaining them
- Entire process generally 18-24 months
- Adopted/endorsed at 3 levels
  - Local (county/municipalities – municipalities adopt within their jurisdiction and endorse remainder of plan)
  - Regional (RPO)
  - State (NCDOT)



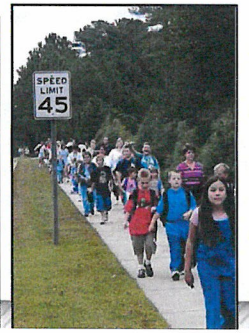
Why Develop a CTP?

- NCDOT has implemented a project prioritization process called Strategic Transportation Investment. It is a new funding formula for NCDOT's Capital Expenditures. (House Bill 817 June 26, 2013)
- Projects generally come from adopted plans, such as CTPs.
- Future transportation impacts to the human and natural environments may be more severe if development continues to be permitted in advance of a well thought out, long range transportation plan

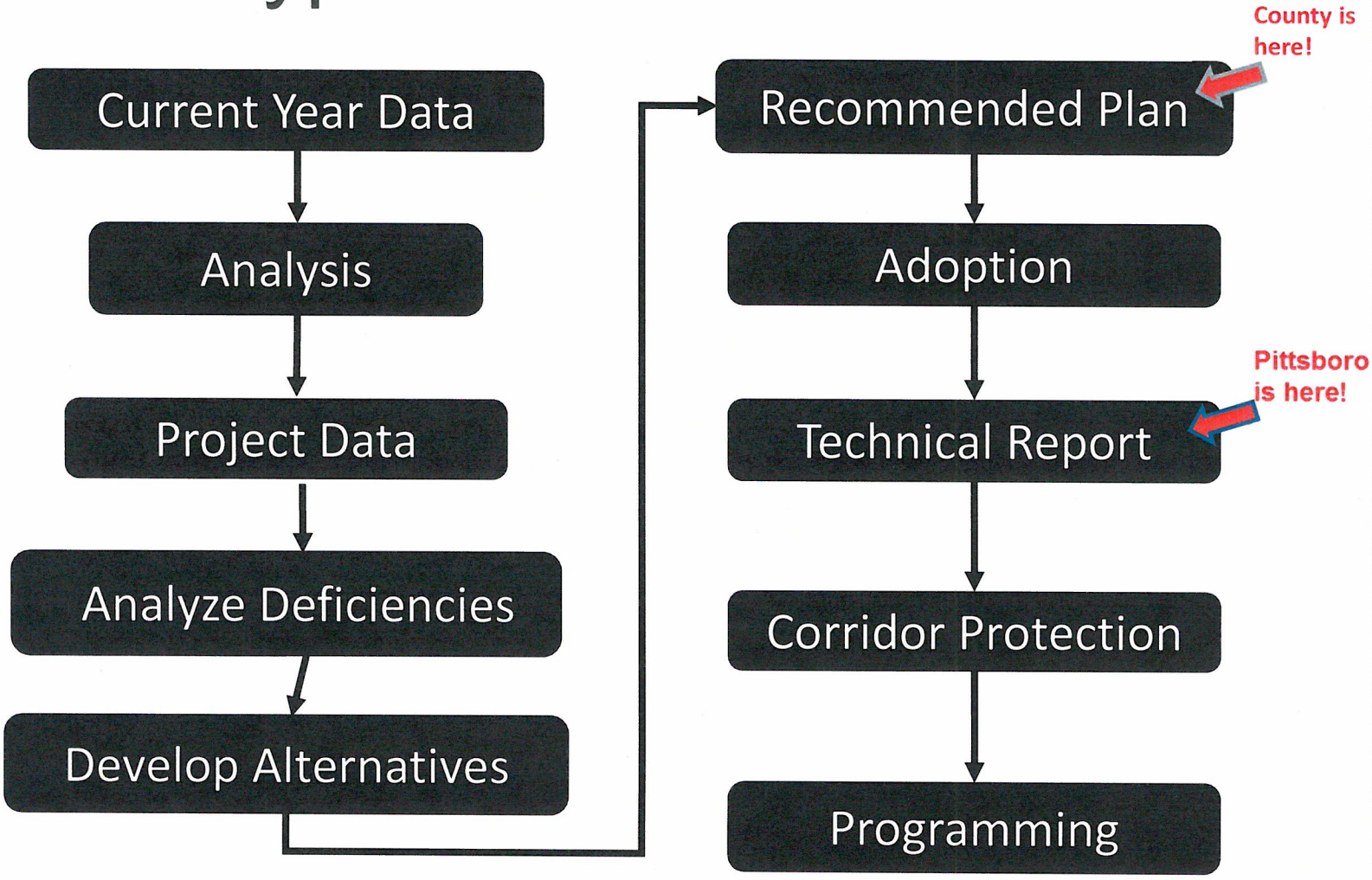


Why Develop a CTP?

- A CTP can be amended or updated anytime as long as locals and NCDOT agree. The plan is not set in stone!!
- Therefore, if proposed development is different than what was anticipated, DOT would be happy to work with local governments to update the plan, as resources allow.
- Requests for updates or amendments should go through the Triangle Rural Planning Organization (TARPO)



Typical CTP Schedule



History of the Pittsboro CTP

- 1992 – Adopted Thoroughfare Plan (highway only plan)
- 2004-2006 (approx.)– Work on a new Pittsboro CTP, travel demand model built
  - Plan was not adopted due to controversy about future US 15-501 location (Strategic Highway Corridor)
- 2009 – Pittsboro and Chatham Park were seeking permission for a new interchange on US 64 Bypass, east of existing US 15-501
- Jan. 14, 2010 – Initial meeting to discuss possible Pittsboro CTP
  - Discussed a 2035 "highway only" plan due to schedule
  - Needed consensus around future US 15-501 location (Strategic Highway Corridor)

History of the Pittsboro CTP

- April, 2010- consultant selected (Wilbur Smith)
  - Data that went into the revised/updated Travel Demand Model included considerable outreach to local developers to reflect Chatham Park and other future growth
- April, 2011 – After looking at 19 scenarios, Alternative S chosen by committee as best option.
  - New interchange with US 64 would be constructed as a boulevard (4 lanes, median, with driveways) to serve local development
  - Future US 15/501 would be located on the western side of Pittsboro
- May 31, 2011 – Public Meeting on 2035 plan

History of the Pittsboro CTP

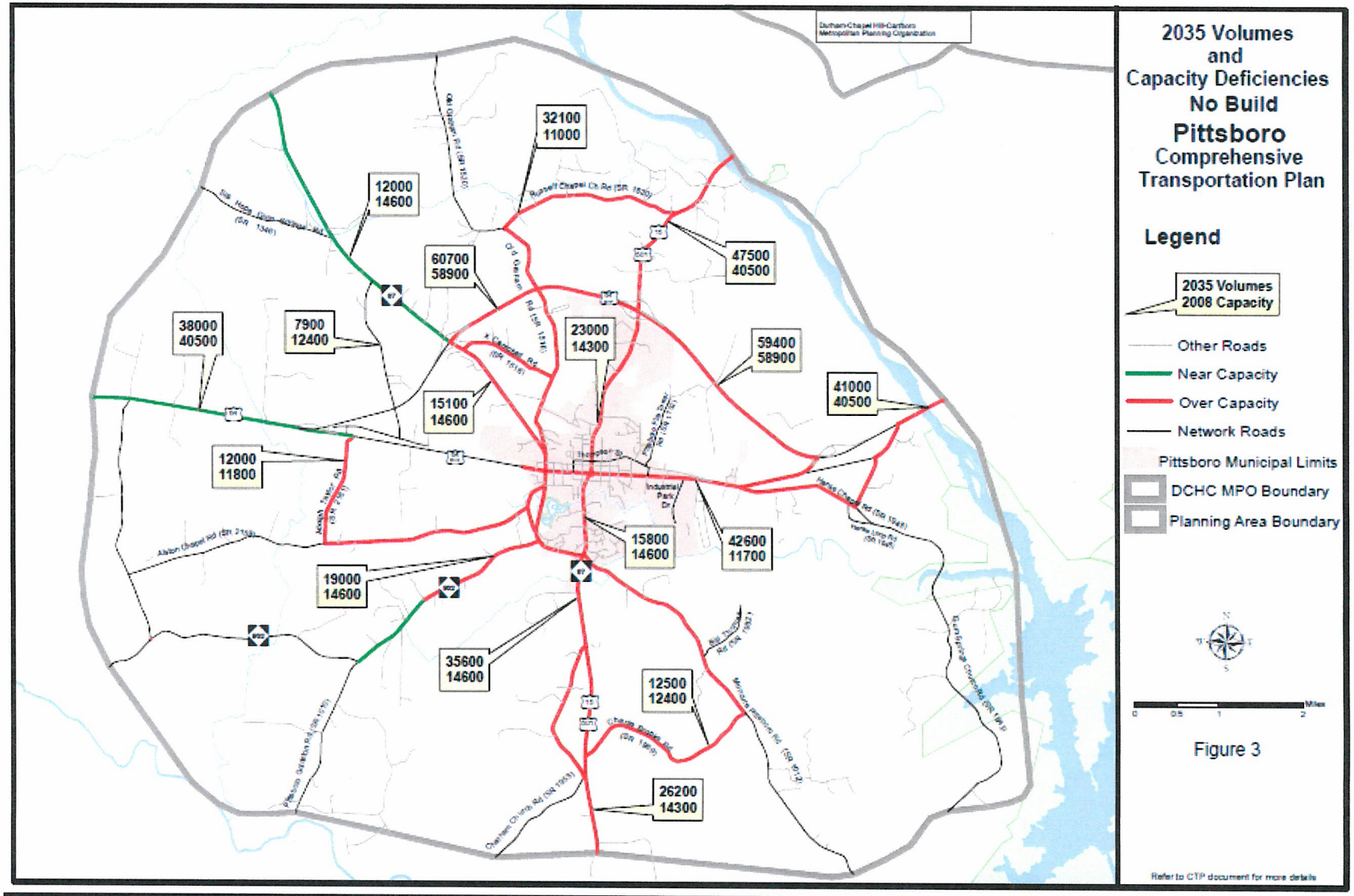
- August-November, 2011 – local adoptions and endorsements
  - Pittsboro – August 22, 2011
  - Chatham County – September 19, 2011
  - NCDOT – November 3, 2011
  - Triangle RPO – August 18, 2011
- February, 2013 – draft documentation received by consultant
- Currently, documentation being finalized by NCDOT

Chatham County CTP

- May 2, 2011 – kickoff meting for Chatham County CTP
  - Envisioned that Pittsboro CTP (Highway) could be folded into the Chatham CTP
  - Other modes for Pittsboro could be developed during this process.
  - Build travel demand model for Siler City
- Currently, there is a draft CTP for the entire county.

Why build a model?

- A travel demand model is a technical tool to assist in the forecast of future roadway conditions (2035 for Pittsboro)
- Housing and employment was projected to 2035.
  - Data that went into Travel Demand Model included considerable outreach to local developers to reflect Chatham Park and other future growth
  - (2001 Housing = 2,396 2035 Housing= 18,649)
- The model helps predict what roadways will have more traffic than they are designed to accommodate (capacity deficiency).


Durham-Chapel Hill-Carrboro Metropolitan Planning Organization
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and
Capacity Deficiencies
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Pittsboro
Comprehensive
Transportation Plan
Legend
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Other Roads
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Over Capacity
Network Roads
Pittsboro Municipal Limits
DCHC MPO Boundary
Planning Area Boundary
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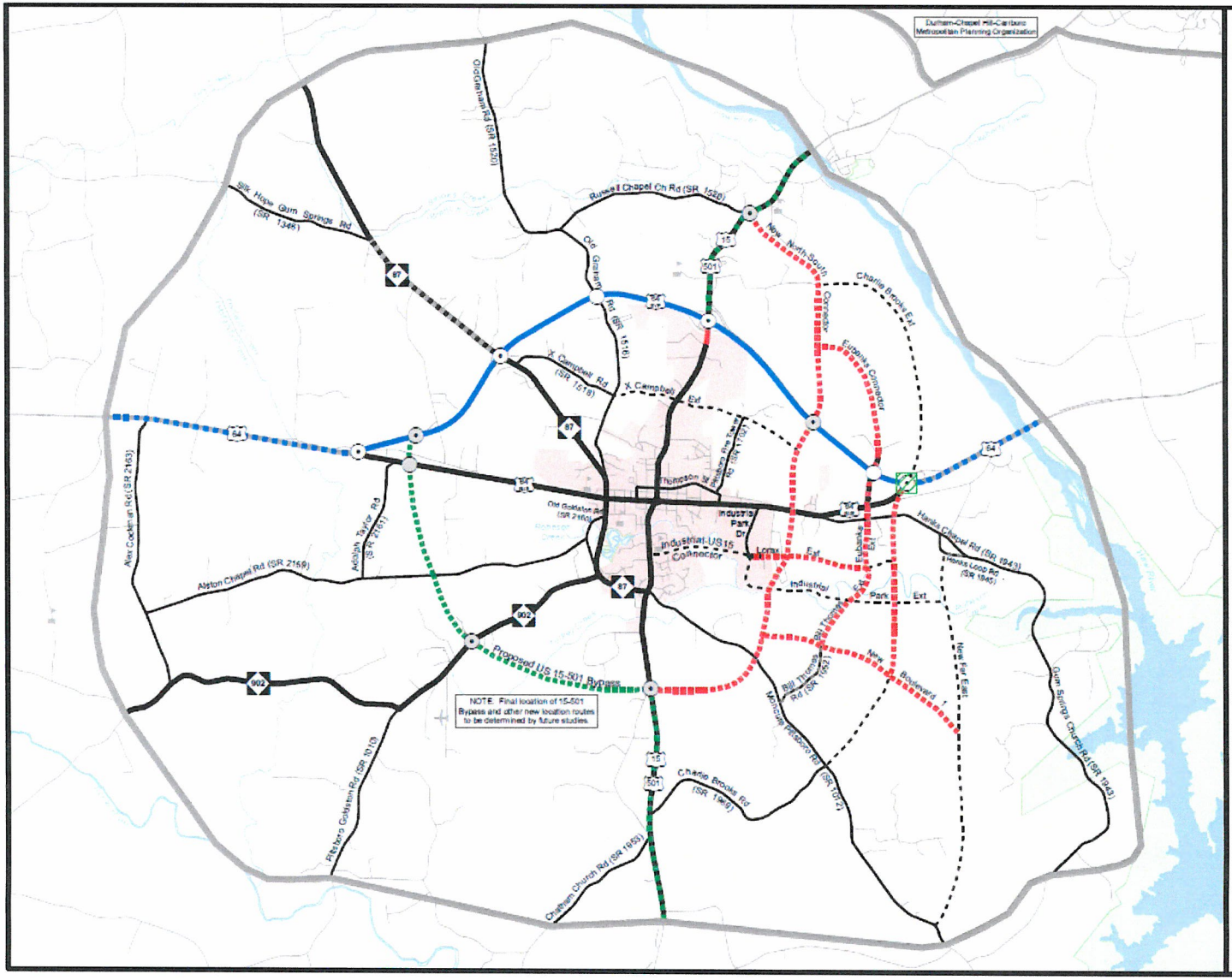
Refer to CTP document for more details

Figure 3



Highway Map

Pittsboro
Comprehensive Transportation Plan

Plan date: July 8, 2011

Freeways
- Existing
- Needs Improvement
- Recommended

Expressways
- Existing
- Needs Improvement
- Recommended

Boulevards
- Existing
- Needs Improvement
- Recommended

Other Major Thoroughfares
- Existing
- Needs Improvement
- Recommended

Minor Thoroughfares
- Existing
- Needs Improvement
- Recommended

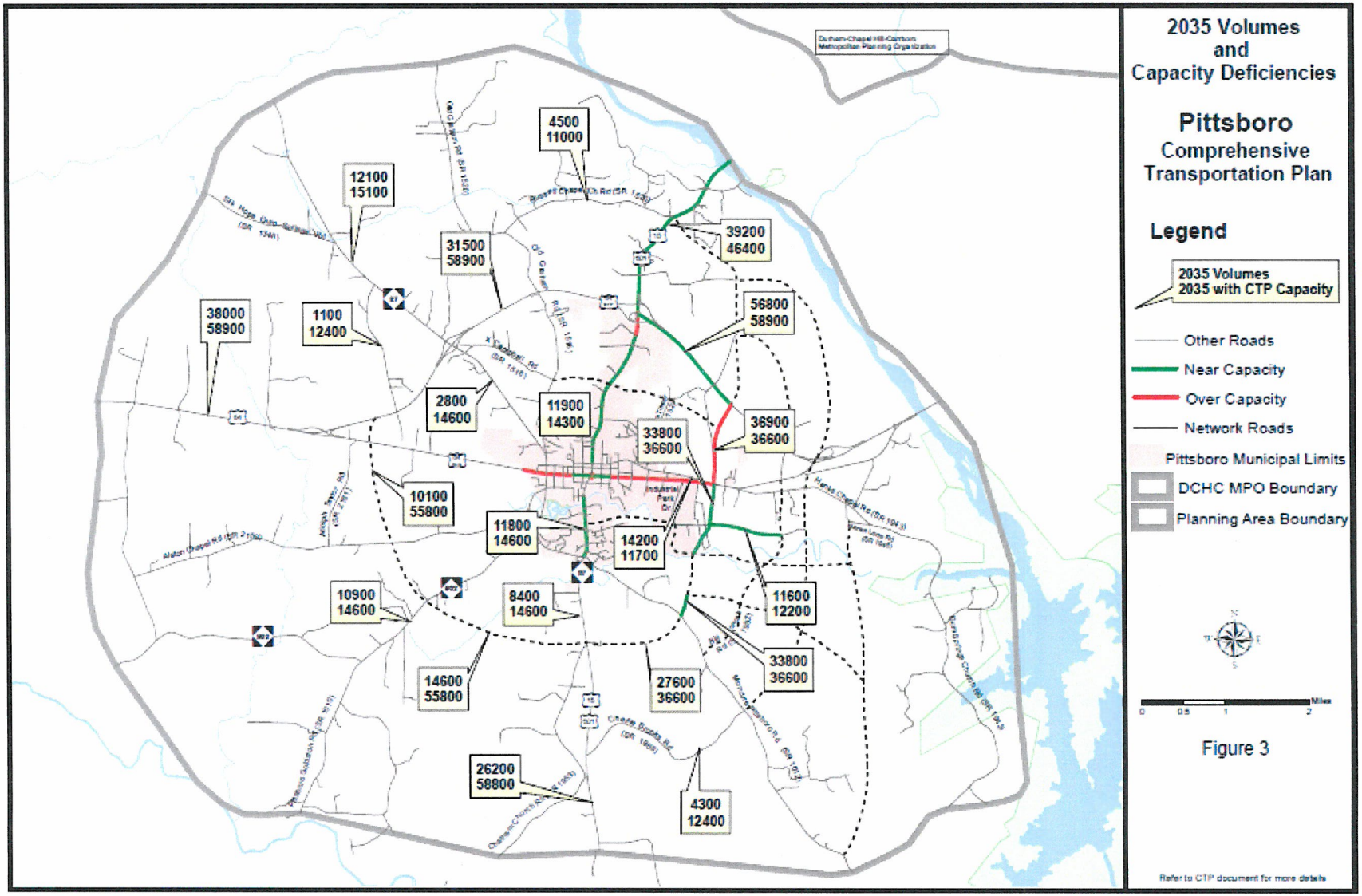
- Existing Interchange
- Improved Interchange
- Proposed Interchange
- Existing Grade Separation
- Proposed Grade Separation

0 0.5 1 2 Miles

Sheet 2 of 5

Base map date: August, 2007

Refer to CTP document for more details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2035 Volumes
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2035 Volumes
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Near Capacity
Over Capacity
Network Roads
Pittsboro Municipal Limits
DCHC MPO Boundary
Planning Area Boundary
Miles
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1
2
Refer to CTP document for more details

Figure 3

Some questions / answers

Question #1: Can the plan change with development?

Answer: Yes, the plan can be amended and changed at anytime, based on available resources. That request should go through the Triangle Area RPO.

Question #2: How can Pittsboro reduce truck traffic in town?

Answer: The CTP provides a long range solution for truck traffic. If there are immediate concerns, the town should work with NCDOT Division 8.

Some questions / answers

Question #3: How are Bicycles and Pedestrians addressed in the CTP?

Answer: Although only the Highway Mode was completed in the 2011 plan, all the new Pittsboro CTP roadway recommendations would allow bicycle and pedestrian accommodations (Complete streets). Those amenities would be discussed when the project is closer to funding.

Question #4: Why are there so few new roads on the southwest quadrant of the Pittsboro CTP? *(south of 64, west of US 15/501)*

Answer: 2035 projections from local input for the entire planning area added 16,253 houses. Of that total, only 1,481 came from the southwest quadrant (9%).

Options for Pittsboro

Option #1: Keep the county as one plan. Pittsboro wishes to make minor (if any) edits.

Move forward with public involvement and Chatham CTP adoption.

Pittsboro would adopt their portion of the Chatham County CTP, and endorse the balance of the plan.

Option #2: Keep the plans separate for now. Pittsboro wishes to reconsider their area of the plan.

The County could move forward with adopting the rest of the county plan. Pittsboro would adopt a revised plan when complete.

At some future date, the plans could be combined.

DOT/RPO Contacts

NCDOT Transportation Planning Branch

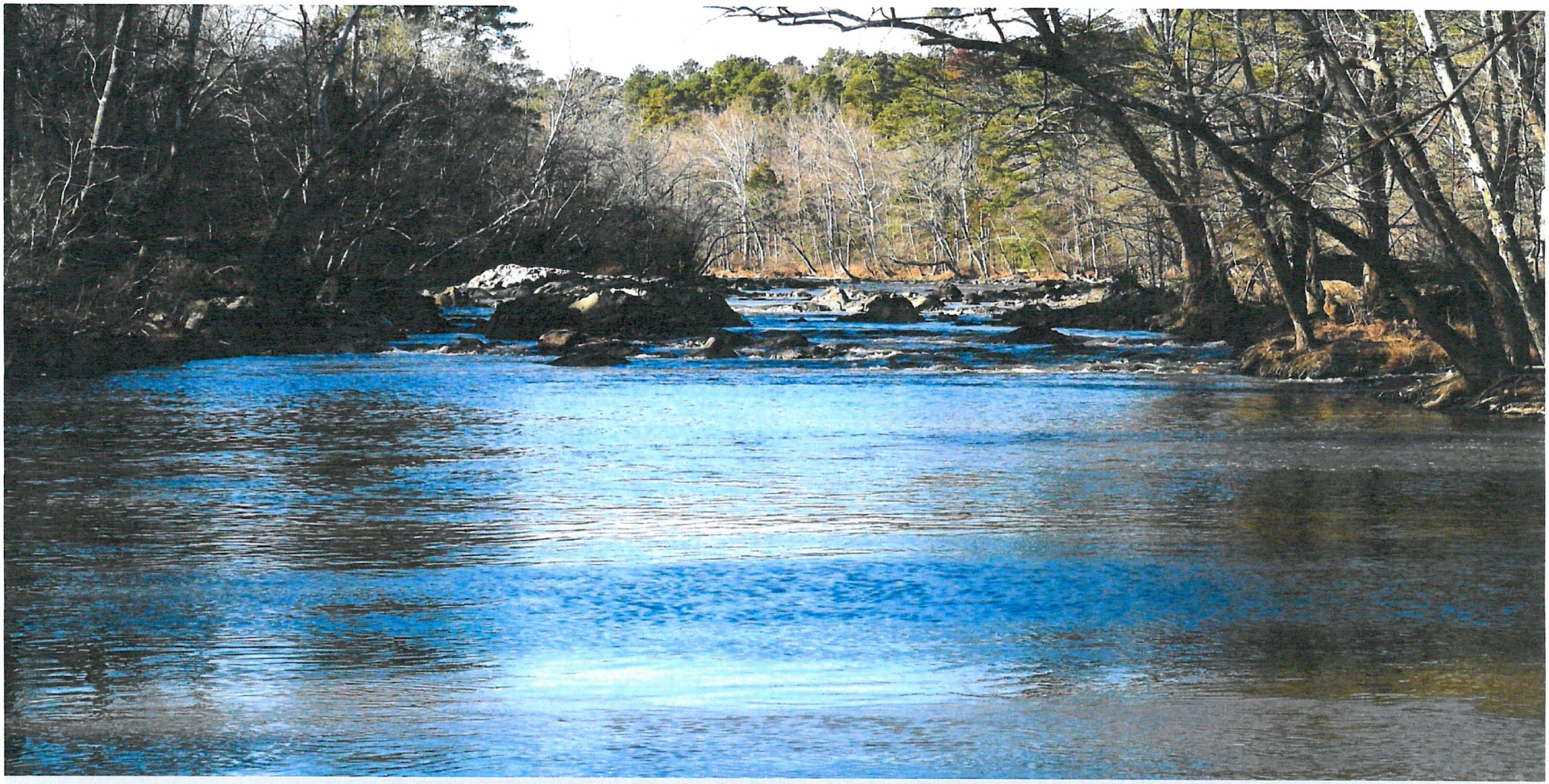
- Scott Walston, PE, (Triangle Area Supervisor) 919-707-0941 swalston@ncdot.gov
- Brendan Merithew (Trans. Eng.– Chatham CTP) 919-707-0943 bwmerithew@ncdot.gov

NCDOT Division 8

- Rob Stone, PE, (Division Engineer) 910-944-2344 robstone@ncdot.gov
- Jeff Loflin, PE, (District Engineer) 336-318-4000 jloflin@ncdot.gov
- Darius Sturdivant (Division Planning Engineer) 910-944-2344 ddsturdivant@ncdot.gov

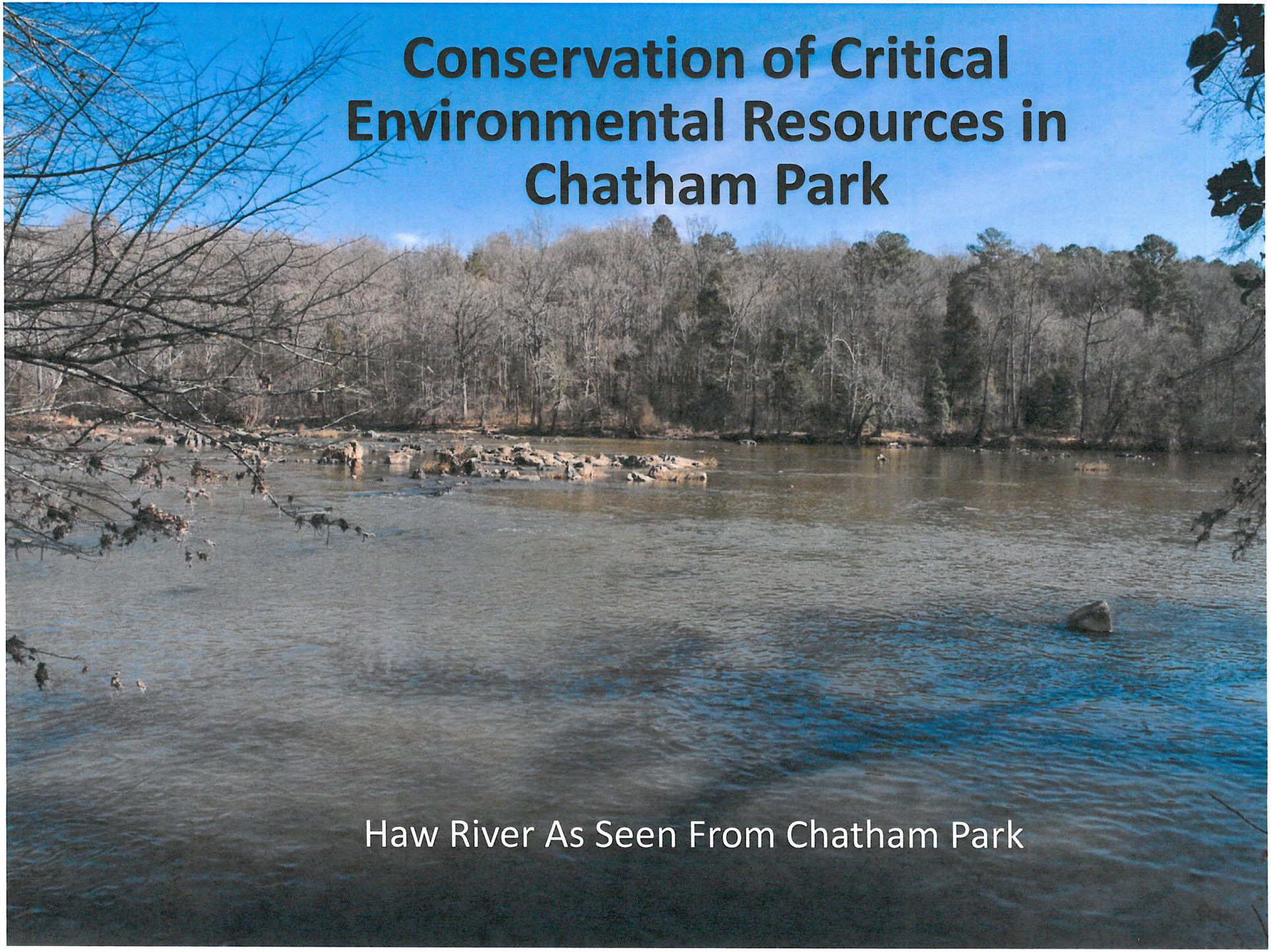
Triangle Area Rural Planning Organization (TARPO)

- Matt Day, (Principal Planner) 919-558-9397 mday@tjcog.org



"Spreading southwestward from the banks of the Haw River and the shore of Jordan Lake lies an undeveloped wilderness of more than 10,000 acres... Laying within the Cape Fear River Basin and draining into Jordan Lake—the second largest drinking water supply for Triangle area communities—the Southwest Shore Wilderness is one of the largest remaining unfragmented areas in the six-county Triangle region . (Southwest Shore Conservation Assesment, 2008)

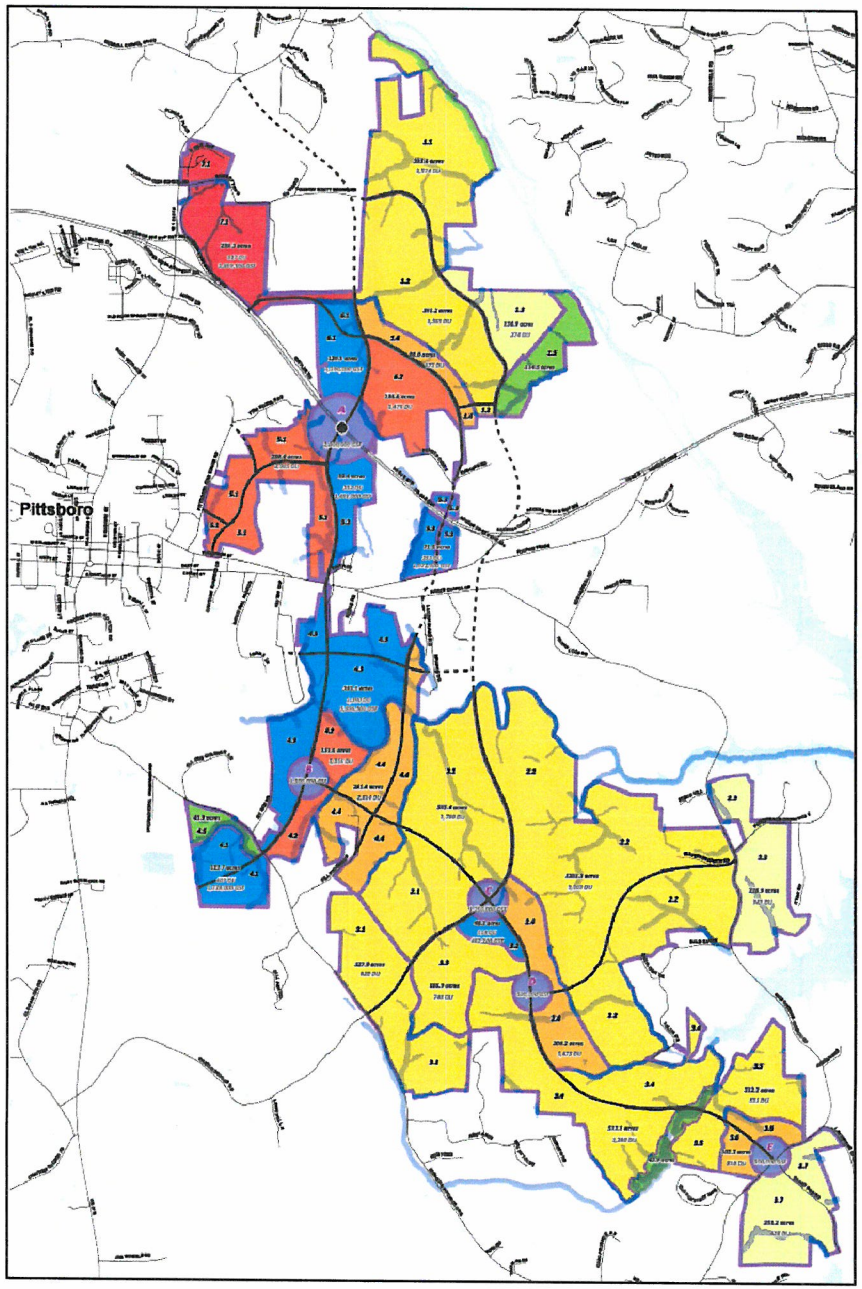
Conservation of Critical Environmental Resources in Chatham Park



Haw River As Seen From Chatham Park

The Town of Pittsboro has made it clear that conservation must be a key element of a Master Plan community under the Planned Development District ordinance in order to protect the *"public health, safety and well being"* of the town.

A Planned Development District is expected to "Preserve Critical Environmental Resources"
(Section 5.1(6) Town of Pittsboro PDD Ordinance)



These Critical Environmental Resources must be identified and mapped as part of the Master Plan before rezoning of Chatham Park is approved

What are the Critical Environmental Resources?

1. Streams & buffers using Chatham County rules (GIS delineations)
2. Wetlands & buffers (per Chatham Co rules)
3. 100 year floodplains
4. Steep Slopes of 20% or greater
5. Cape Fear Shiner recovery habitat (per US Fish and Wildlife Service)
6. Natural Heritage Areas (defined by NC Dept. of Environment and Natural Resources
7. Waters of the Haw River and Jordan Lake

We'd like to take you on a "Virtual Tour" of the Critical Environmental Resources in Chatham Park

Perennial streams

Perennial streams flow year-round and include Robeson and Stinking creeks on Chatham Park land. Chatham County requires 100' buffers on perennial streams.

Intermittent Streams

Intermittent streams streams have sporadic flow, usually in response to seasonal rainfall patterns and the rise and fall of groundwater levels. Chatham County requires 50 foot buffers on each side of intermittent streams.

Ephemeral Streams

Ephemerals are small headwater streams that run during rainfall.

Chatham County ephemerals, meeting minimum requirements, are protected by 30 foot buffers.

Chatham Park Investors do not plan to protect ephemerals, which means hillsides would be stripped and bulldozed, and the headwaters streams destroyed.

Wetlands and their buffers

Wetlands are protected by state and federal law, but if the land surrounding them is not also protected, the wetlands are damaged by mud during construction.

Chatham County requires that wetlands are protected by 50 foot buffers surrounding them

Conservation … A Virtual Tour

100 Year Floodplains

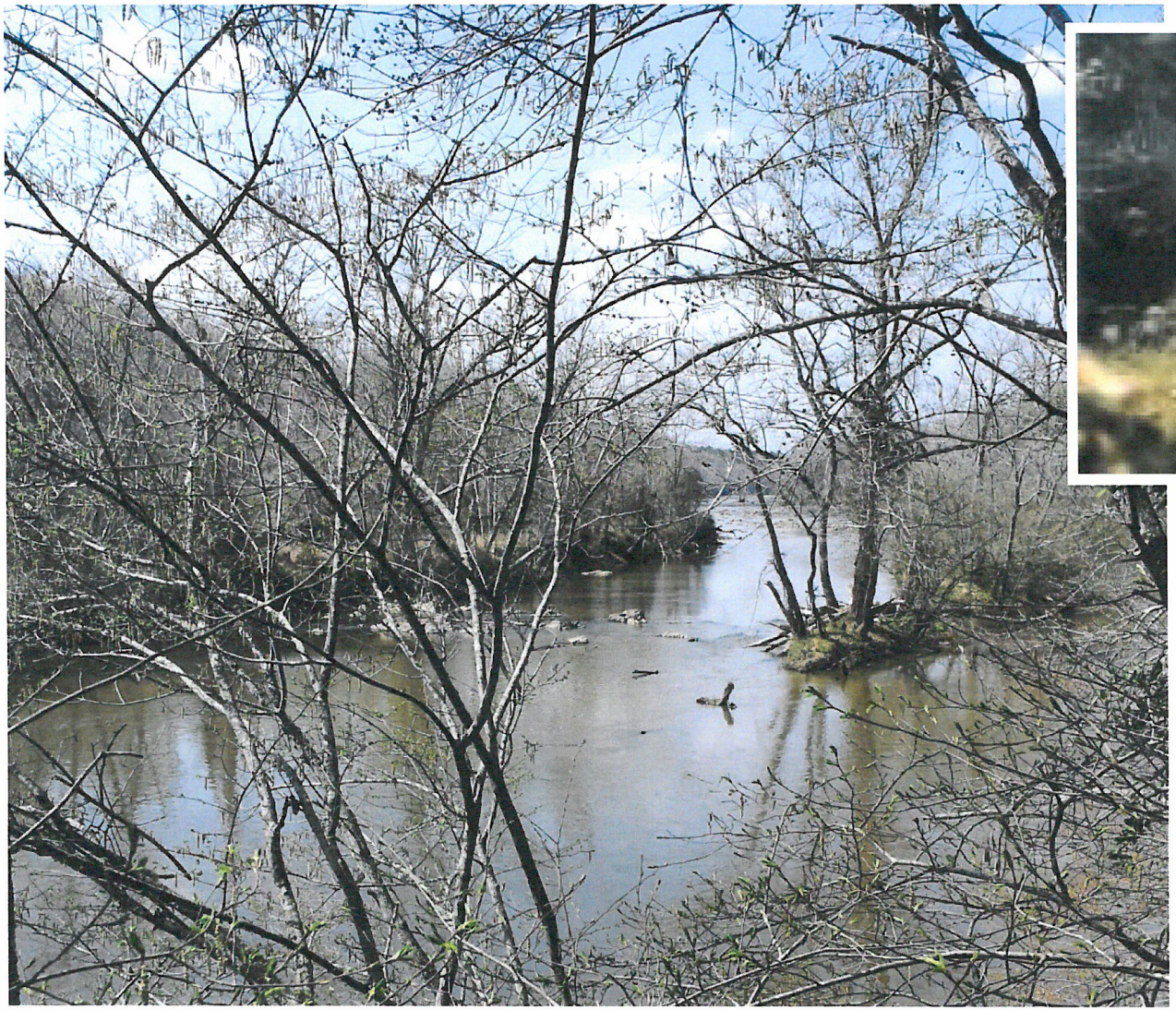
Critical for protecting downstream properties from flooding

Steep Slopes of 20% and Greater

Chatham Park Has a 350 Ft. Elevation Change over the highest and lowest parts of the land

Conservation ... A Virtual Tour

Haw River Cape Fear Shiner Recovery Habitat



The Cape Fear shiner is a Federally listed Endangered Species

Haw River lands along Chatham Park are part of its recovery habitat

Conservation ... A Virtual Tour

Significant Natural Heritage Areas

- The Haw River Aquatic Habitat
- The Pittsboro Wilderness Area
- The Haw River Levees and Bluffs
- The Robeson Creek Ravine
- The Robeson Creek Depression and hardpan

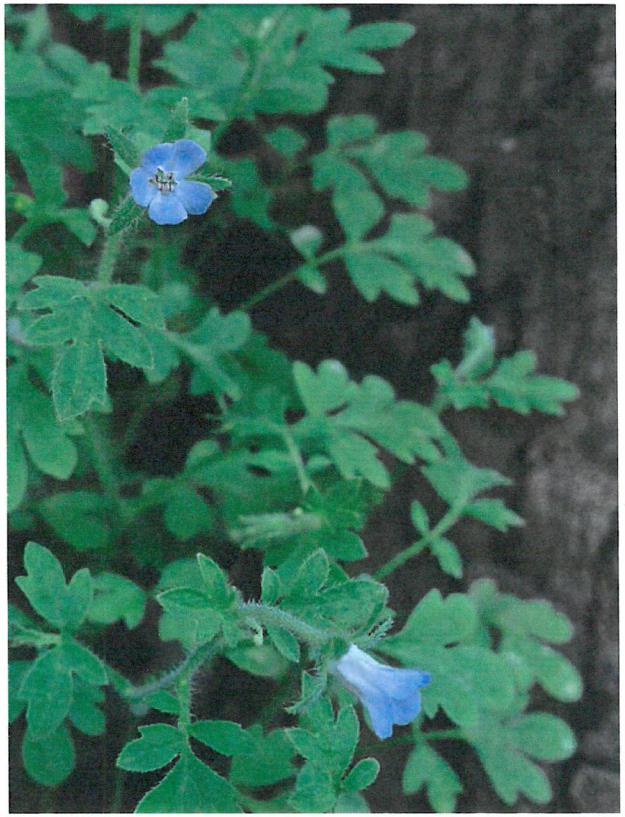


Photo by Fritz Flohr Reynolds

Conservation ... A Virtual Tour

Jordan Lake

- Drinking water for over 300,000 people
- 1 million visitors a year for recreation.
- It has been on the EPA Impaired Waters list since 2002 due to pollution.

What will Chatham Park Investors do so that pollution from their development is not increased in Jordan Lake?

Options for Conservation Protection?

Conservation Scenario	Conservation Acres
Current Pittsboro Rules	849
Chatham Park Master Plan	?
Pittsboro Matters Recommendation for Protecting Critical Environmental Resources	2895 acres

Protection of Critical Environmental Resources

Recommended Acres To Be Conserved by CPI in the Master Plan :	Total Acres per category	Net Acres (not included elsewhere)	Cumulative Acres	Total Percent
A. Streams + Buffers (per Chatham Co.)	1452	1452	1452	20.7
B. Floodplains (100 yr.)	125	30	1482	21.1
C. Steep Slopes (20% slopes)	798	494	1976	28.2
D. Wetlands + Buffers (per Chatham Co.)	62	28	2004	28.6
E. Cape Fear Shiner Recovery Habitat (per USFWS)	217	135	2139	30.5
F. Significant Natural Heritage Areas (per NCDENR)	1270	756	2895	41.2
TOTAL:			**2895 acres**	**41.2%**

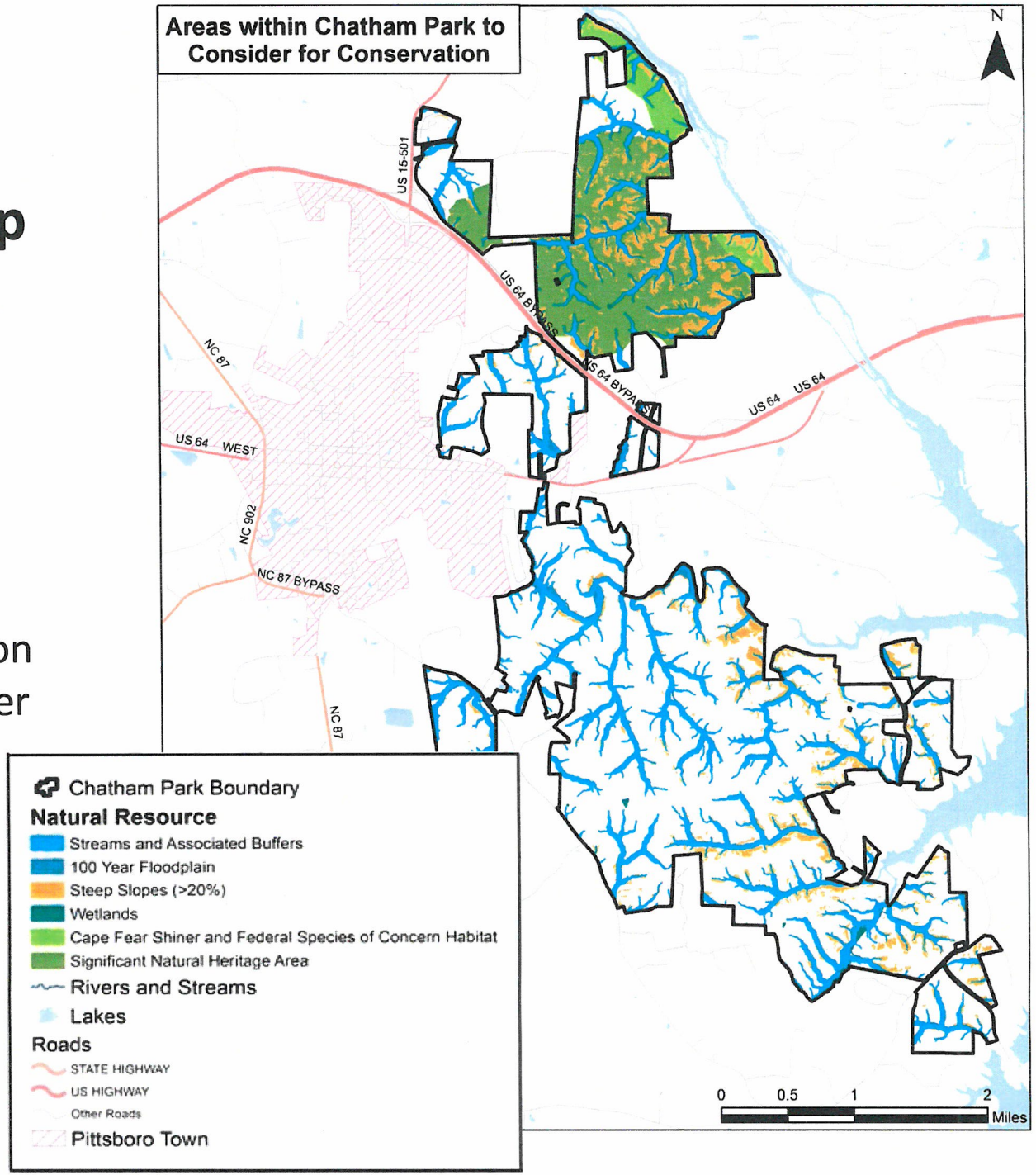
Conservation Areas Mapped = 41.2%

The Lawrence Group Also Recommends

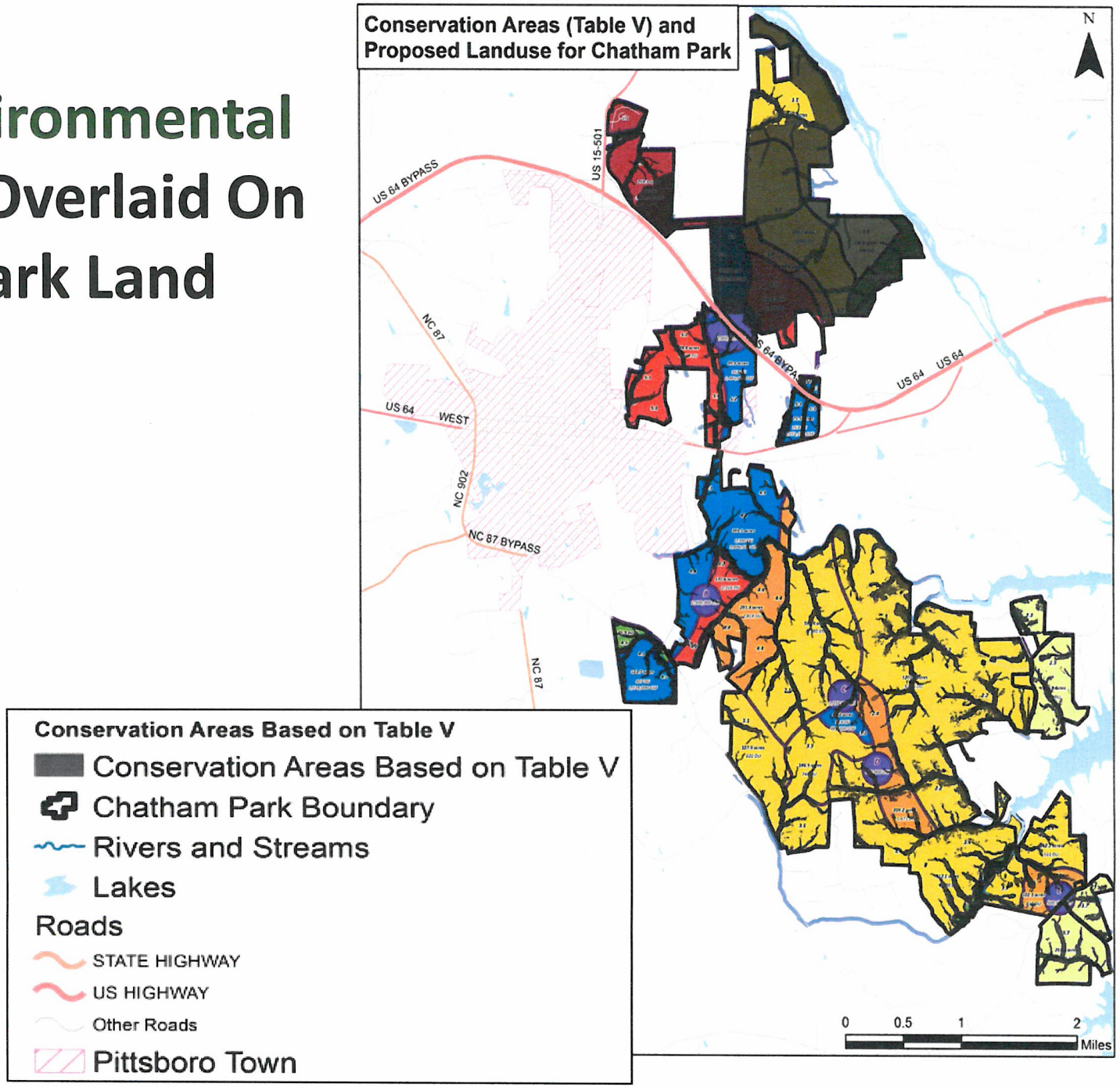
(1) **10%** more for parks

(2) **5-10%** more for conservation lands

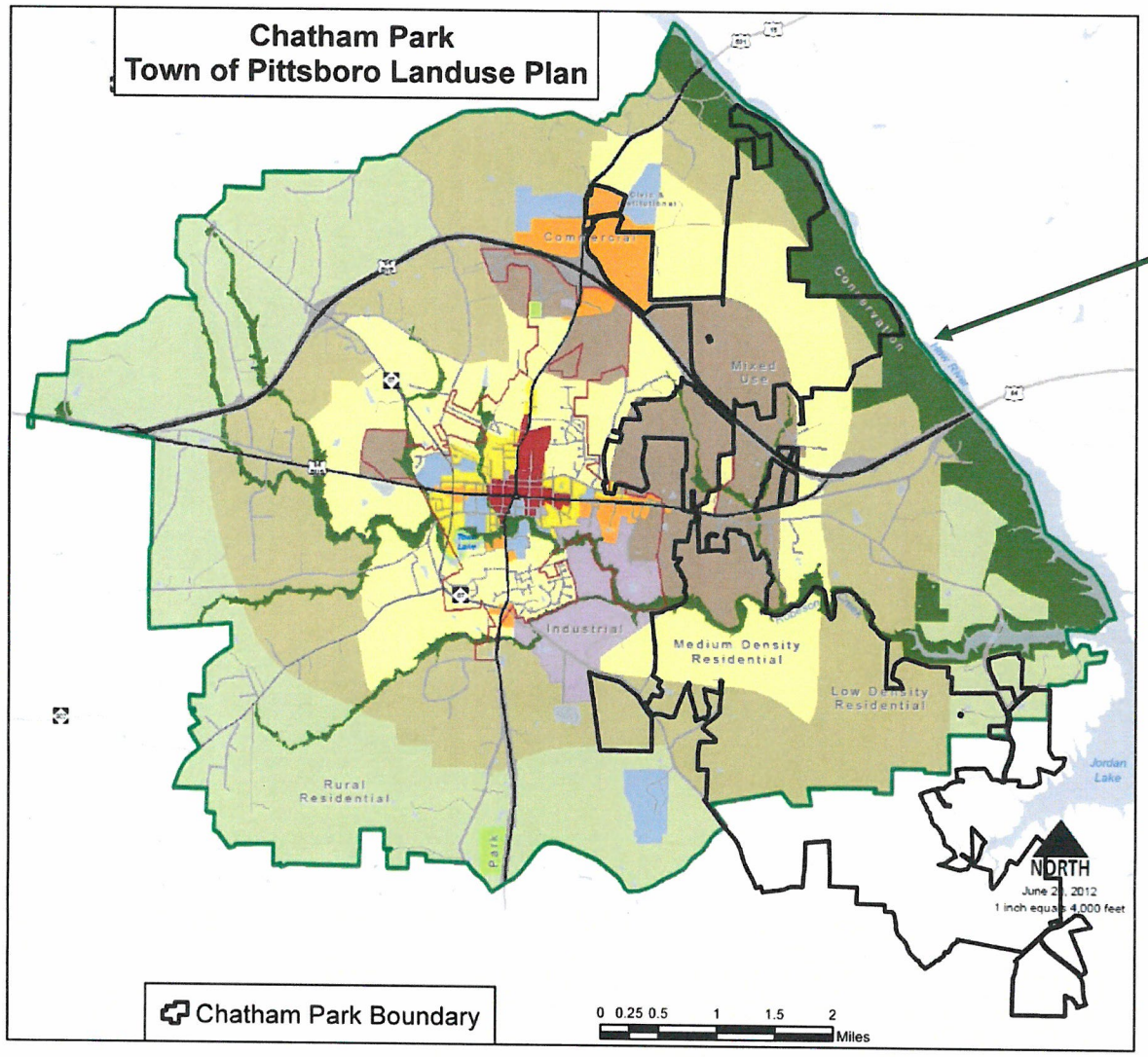
These areas should be sited on **poorly drained soils** that cover nearly 10% of Chatham Park



Critical Environmental Resources Overlaid On Chatham Park Land Use Map



Chatham Park should conform to the Pittsboro Land Use Plan



Pittsboro's Land Use Plan includes a 2000 foot –wide buffer (in dark green) along the Haw River consistent with Chatham County's low density stream buffers.

"Development in these areas is generally discouraged."

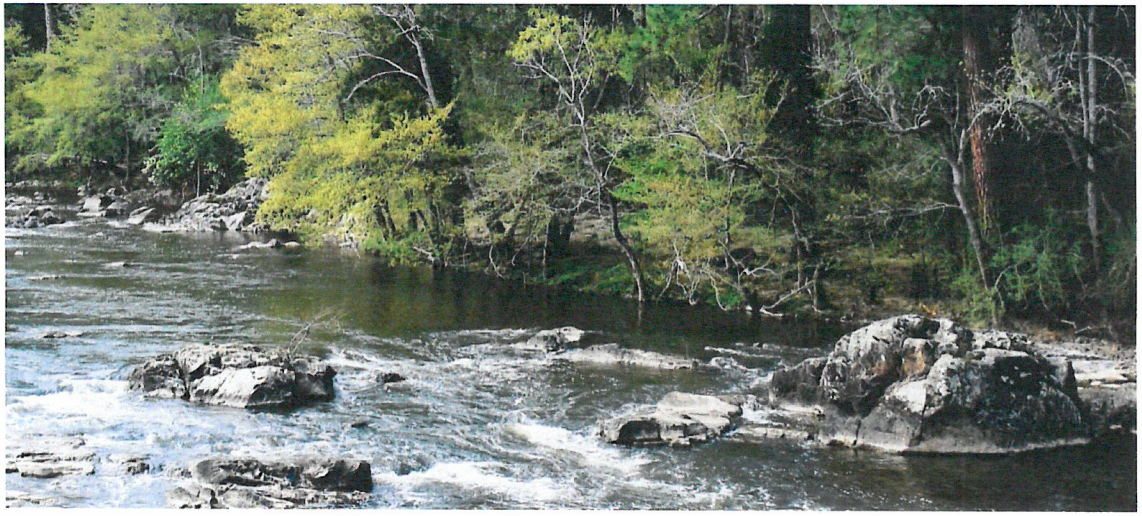
(Pittsboro Land Use Plan, Section 5 page 99)

Chatham Park Does Not Have A Conservation Plan.

An Open Space Plan Is Not A Conservation Plan.

The Master Plan states … **if full build-out occurs** then 2,000+/- acres will be set aside as **"open space"** including **undeveloped easements (utility, roads?), public and private lawns,** mostly unidentified parks and trails, and some streams & buffers

Critical Environmental Resources are largely unprotected



Without A True Conservation Master Plan--

What is the cost to our Environment, Clean Air and Water?

- **Thousands of acres of forested steep slopes will be bulldozed** and miles of streams will be destroyed.

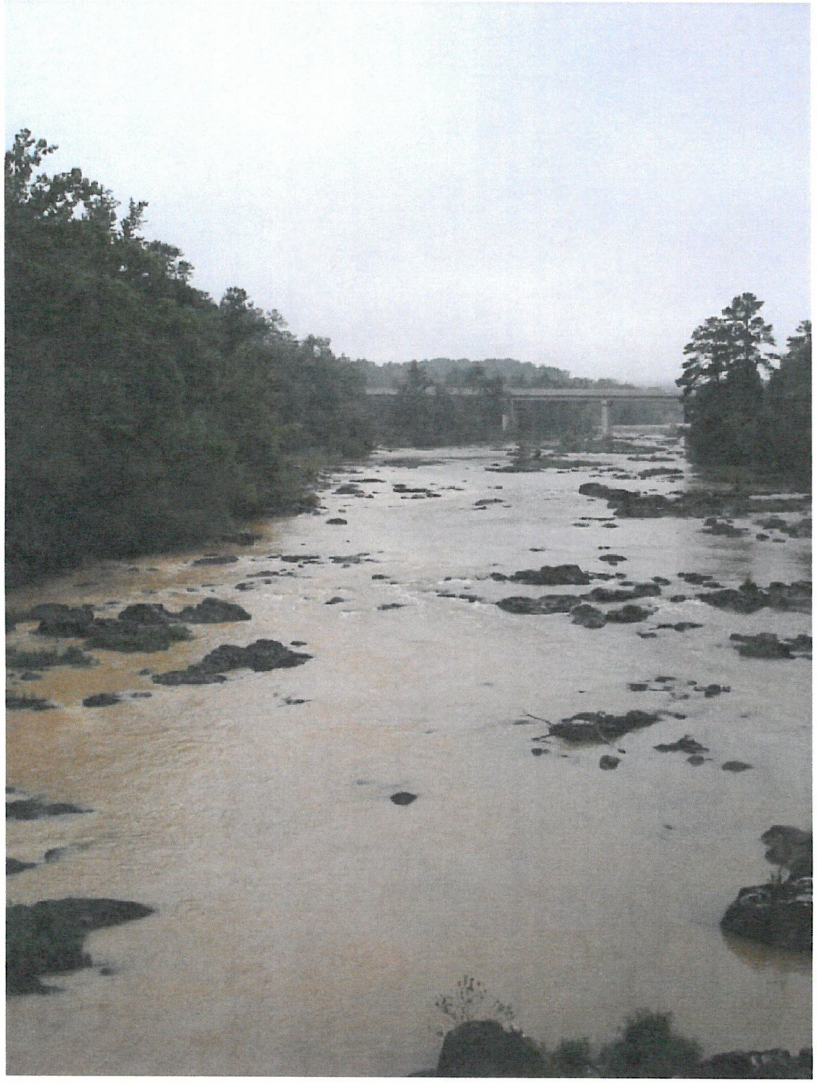
- **Damage during and after development will include massive sedimentation,** and **runoff of toxins and nutrient pollution** into Jordan Lake and the Haw River that will damage ecosystems, recreation and drinking water.

- **Climate Change in the 21st Century** will increase the damage done by Chatham Park to air and water quality due to loss of forest and healthy streams.

Damage During Development…

Creeks damaged by sediment from erosion during construction in Chatham County. Engineered sedimentation control structures did not prevent this damage.

Damage During Development…

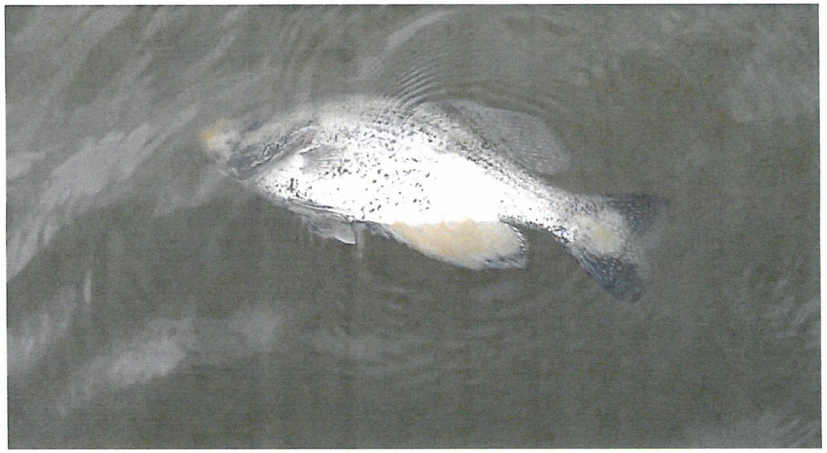


The mud ended up as massive sedimentation of the Haw River and Jordan Lake from area developments

Damage After Development…

Excessive algal growth due to nutrients in stormwater runoff have impaired the Haw River and Jordan Lake.

Stormwater runoff from paved surfaces also carry heavy metals and other toxins that further damage water quality and wildlife.



A Conservation Master Plan and Map of these Critical Environmental Resources must be submitted *before* re-zoning is approved

Protection for streams, steep slopes, wetlands, floodplains, critical habitat, and Natural Heritage Areas has to be planned for all of Chatham Park upfront - not piecemeal as development proceeds in Small Area Plans

PittsboroMatters.org

We know where the Critical Environmental Resources are – let's protect them now.

Thank You

CHATHAM EDC
ECONOMIC DEVELOPMENT CORPORATION

Chatham County Economic Development Update

Doug Emmons
Chatham Economic Development Corporation Board Member

Chris Ehrenfeld
Chatham Economic Development Corporation Board Member

May 12, 2014

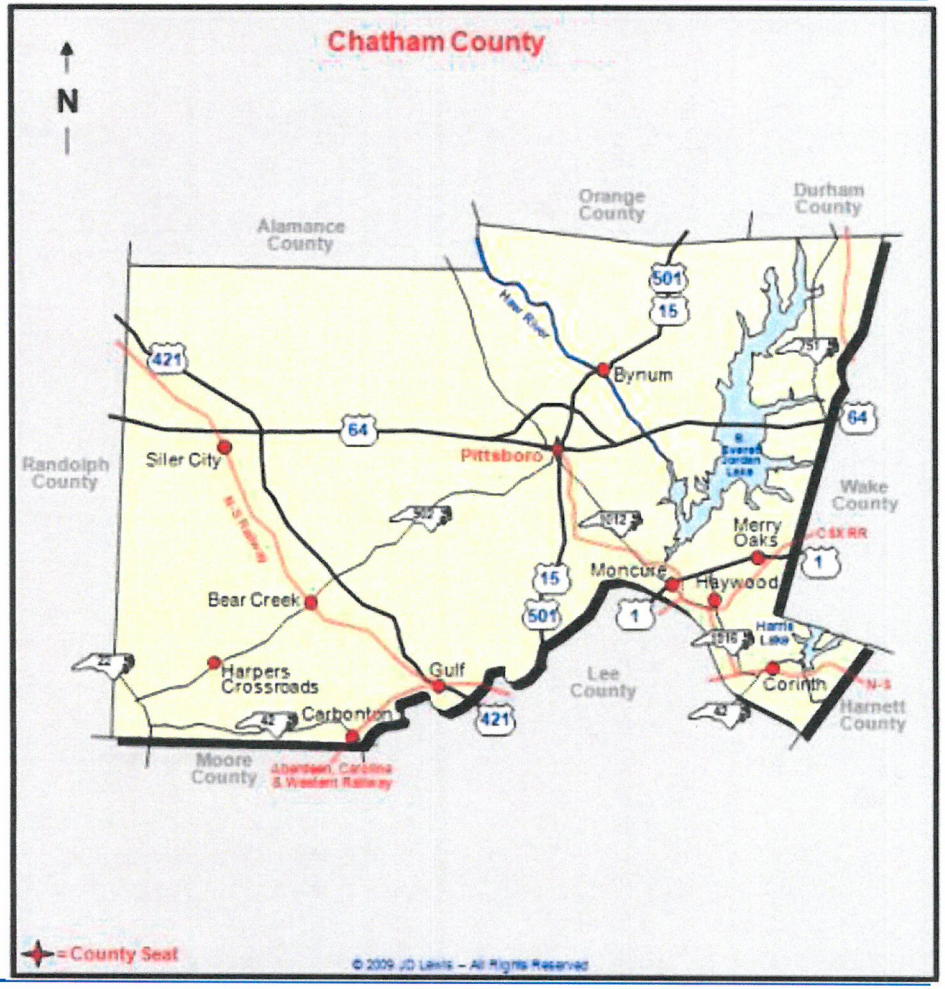
AGENDA

- The Need for Economic Development
- The Importance of Education
- EDC Focus and Results to Date
- Current Major Proposed Developments

THE NEED FOR ECONOMIC DEVELOPMENT

CHATHAM COUNTY PROFILE

- Square Miles: 709
  (#20 largest of 100)
- Population: 63,564
  (#40 largest of 100)
- Workforce: 34,168
  (#66 largest of 100)
- Number of Jobs: 15,140
  (#86 in jobs to workforce ratio)
- Unemployment: 4.6%
  (March '14, lowest in state)
- Average Weekly Wage: $625
  (State average $710)

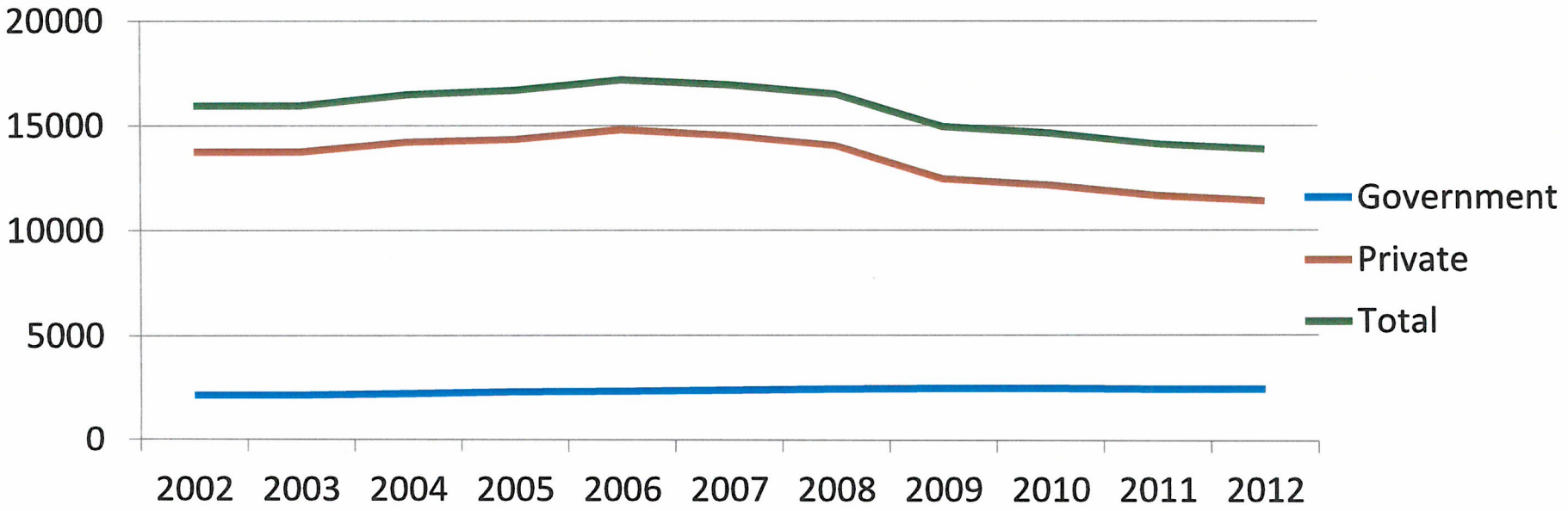


CHATHAM COUNTY INDUSTRIES

- Agriculture
  - 1,100 farms, largely livestock & poultry
  - Generate > $122M tax revenue per year
- Manufacturing
  - Food manufacturing, wood products
  - Declining base with loss of poultry plant
- Other: Wholesale, Retail, Construction, Real Estate, Health Care, Professional & Technical Services, Social Assistance

CHATHAM COUNTY
PRIVATE SECTOR JOBS DECLINE

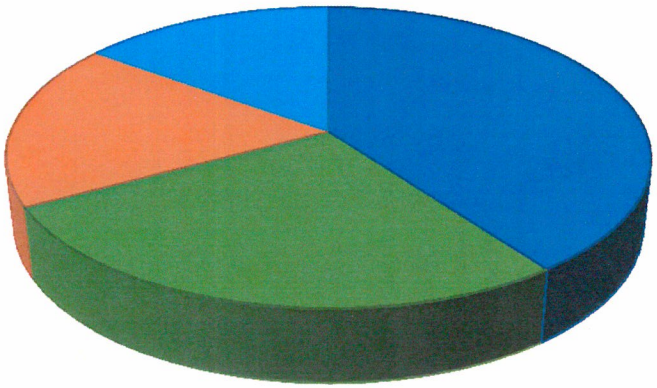
- Manufacturing = 34% of Chatham jobs in 2005
- Manufacturing jobs decline > new jobs added since 2005:



CHATHAM COUNTY IMPACT AS A BEDROOM COMMUNITY

- 55% of resident labor force commutes out of the County. Average commute is 26 minutes
- $0.64 of every consumer dollar is spent outside Chatham County
- Estimated loss in Chatham sales tax revenue = $7.7M

County Revenue Sources



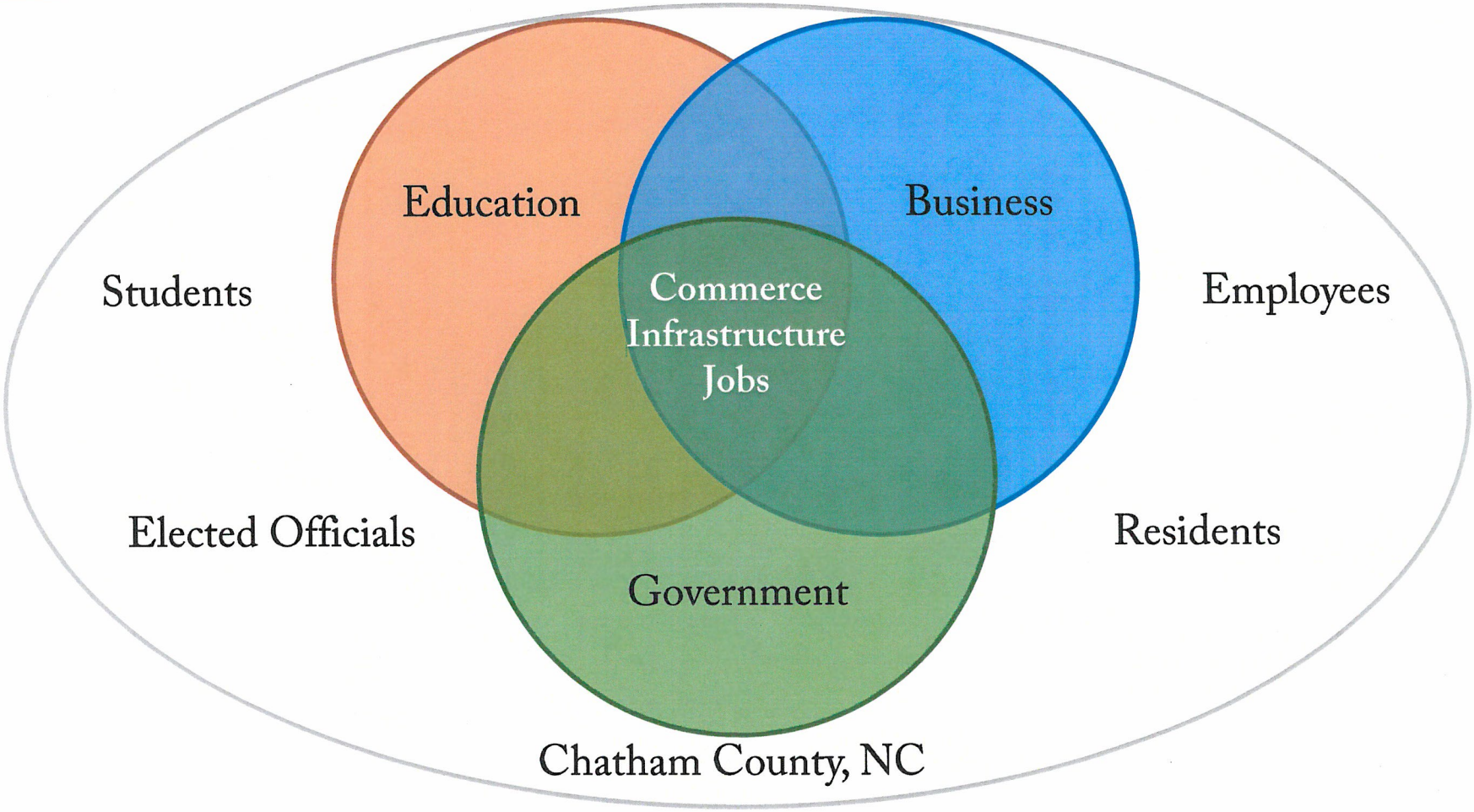
CHATHAM COUNTY TAX BASE

Residential	$6.5 Billion	77.13%	~91%
Present-Use	$1.2 Billion	13.92%	
Commercial	$0.6 Billion	7.49%	~9%
Industrial	$0.1 Billion	1.46%	
Other	$0.0 Billion	0.00%	
	$8.4 Billion	100.00%	

COST OF COMMUNITY SERVICES STUDY (2007)

Residential	$1 : $1.14
Commercial	$1 : $0.33
Farmland	$1 : $0.58

CHATHAM PARTNERSHIP MODEL



THE IMPORTANCE OF EDUCATION

EDUCATION-RELATED DEMOGRAPHICS

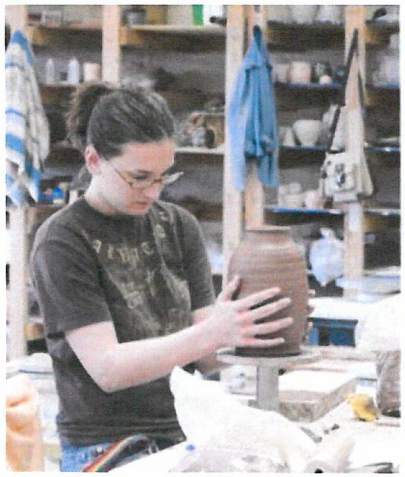
Chatham County population (2012)	**65,976**
% persons under age 5	5.3%
% persons under age 18	21.0%
% persons 65 years and over	21.6%
% persons age 5+ speaking other than English at home	13.5%
% persons age 25+ High School graduate or higher	85.5%
% persons age 25+ Bachelor's degree or higher	36.7%
Median household income	**$57,793**
% persons below poverty level	11.1%

CHATHAM COUNTY K-12

- 17 public schools
  - 5 elementary, 5 K-8, 3 middle, 3 high
- 1,213 employees
- Top ranked (#6, #15) high schools in NC
- 3 charter schools also well ranked
- Non-profit support via Chatham Educational Foundation, Chatham Literacy Council, and Chatham County Together

CENTRAL CAROLINA COMMUNITY COLLEGE

- Public, non-profit 2-year college
- Associate in Arts, Associate in Science, Applied Science, certificate programs, adult education courses
- Campuses in three counties



CENTRAL CAROLINA WORKS

- Collaborative dual enrollment project
- High school students earn college credit from tuition-free CCCC courses
- 16 UNC campuses and 24 NC private universities
- Texas model: Students twice as likely to enroll in and complete post-secondary education

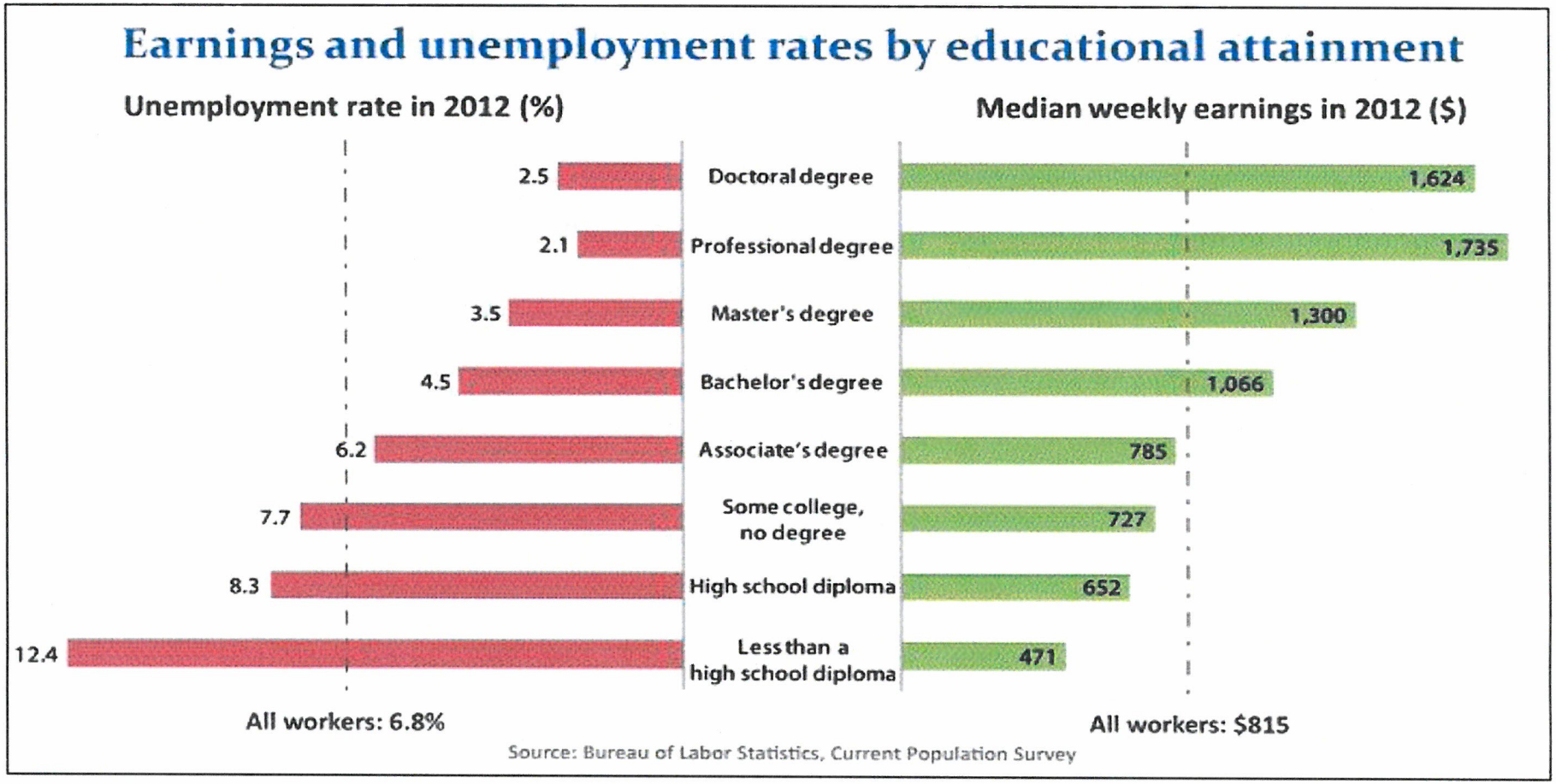
NC RANKED FACTORS FOR COMPANIES LOCATION CHOICE

Table 2.6: Importance of Factors on North Carolina's Business Climate for Non-Incented Companies (Non-Lee Act): Rank Based on Percentage of Highest Score for All Companies

Rank	Factors	Number of Companies	Percentage of Highest Score
1	Availability of skilled labor	464	60%
2	State corporate tax rate	460	42%
2	State regulatory environment	463	42%
4	Local property tax rates	464	40%
5	State individual income tax rate	463	37%
6	Availability of community colleges	465	34%
7	Highway infrastructure	465	30%
8	Information technology infrastructure	463	29%
9	Availability of 4-year colleges/univ	465	27%
10	Workforce training programs	462	24%
10	Environmental regulations	459	24%
12	State economic dev. tax incentives	463	23%
13	Local economic dev. tax incentives	461	23%
14	Land prices	464	23%
15	Housing costs	464	22%
15	Accessibility to major airport	464	22%
17	Availability of low cost labor	462	16%
18	Mass transit infrastructure	465	10%
19	Availability of unskilled labor	462	9%

Availability of skilled labor is 50% higher than the next ranked factor

IMPORTANCE OF EDUCATION



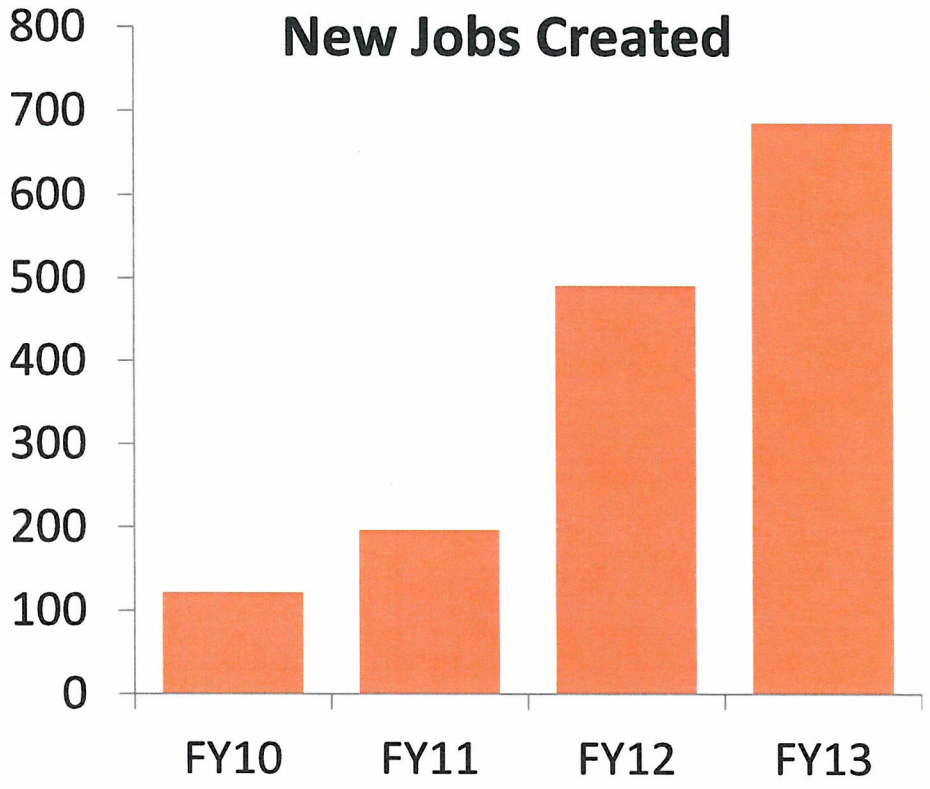
EDC FOCUS & RESULTS TO DATE

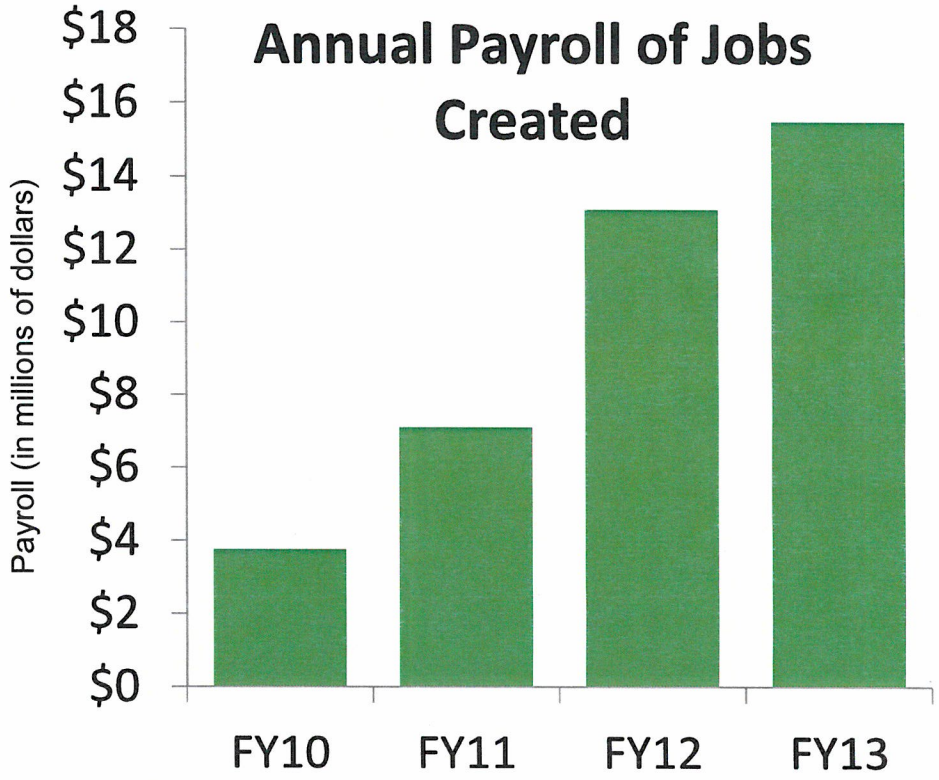
ABOUT CHATHAM EDC

The Chatham Economic Development Corporation (EDC) is a private, non-profit organization working to make Chatham County the preferred location for emerging growth companies.

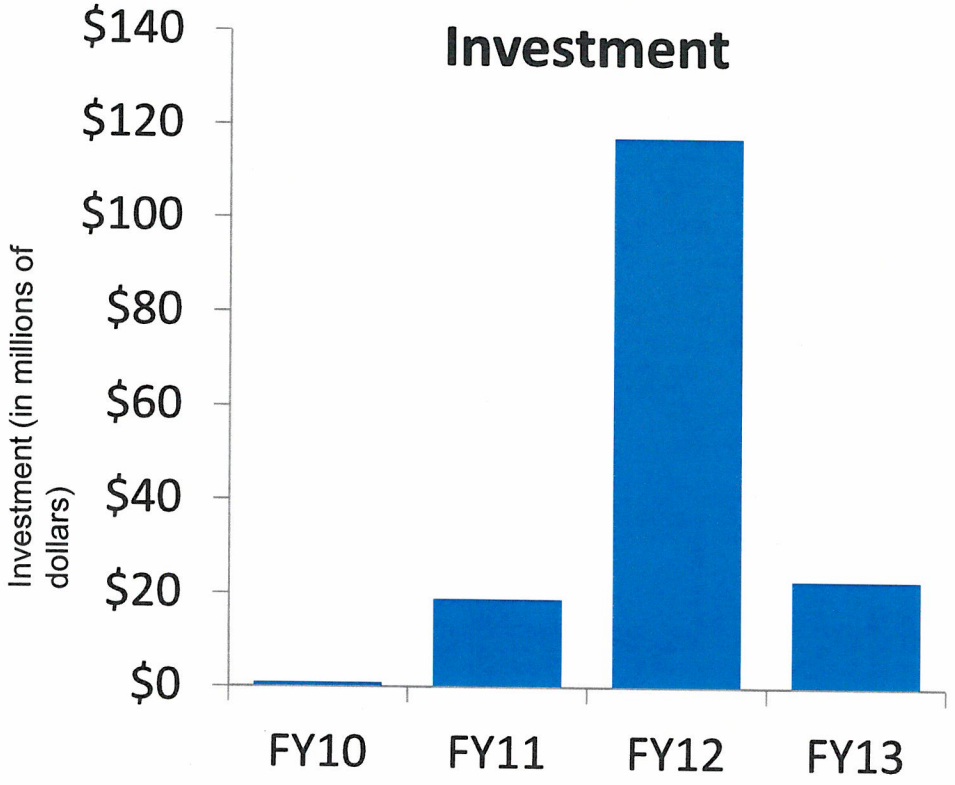
By attracting new companies, helping existing businesses and assisting new ventures, the EDC encourages new job creation and private investment in property and equipment.

EDC RECENT ACCOMPLISHMENTS





EDC RECENT ACCOMPLISHMENTS



CHATHAM EDC OBJECTIVES

Attraction

Target established businesses located outside the county and encourage them to move into Chatham

Retention and Expansion

Support established businesses within Chatham County, to maintain existing jobs and help firms grow

Entrepreneurship

Help small businesses locate resources and support, including technical and marketing assistance and financing sources

RECENT EDC PROJECTS:
ATTRACTION

RECENT EDC PROJECTS: ATTRACTION

RECENT EDC PROJECTS: ATTRACTION

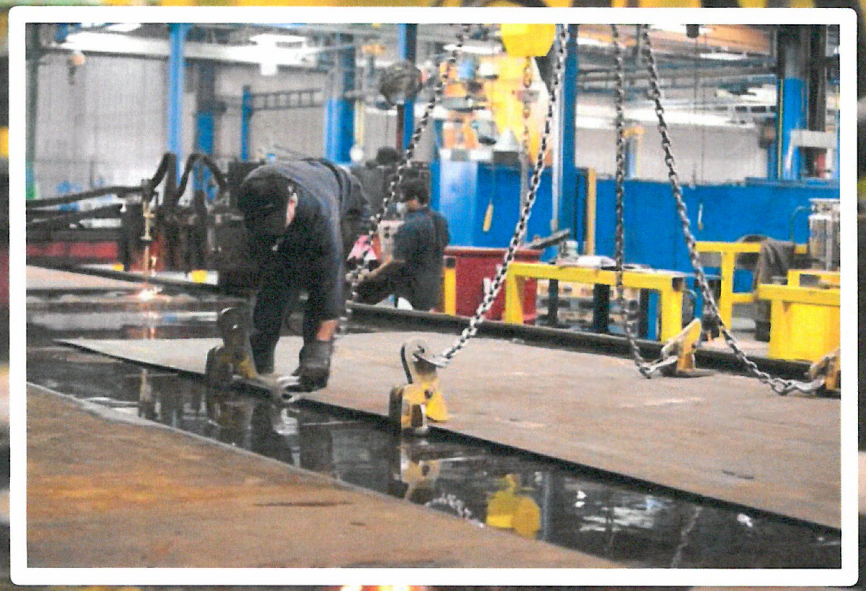
Photos courtesy Piedmont Health SeniorCare

RECENT EDC PROJECTS: ATTRACTION

Photos courtesy Strata Solar

RECENT EDC PROJECTS:
RETENTION & EXPANSION

RECENT EDC PROJECTS: RETENTION & EXPANSION



OLYMPIC STEEL

RECENT EDC PROJECTS: RETENTION & EXPANSION

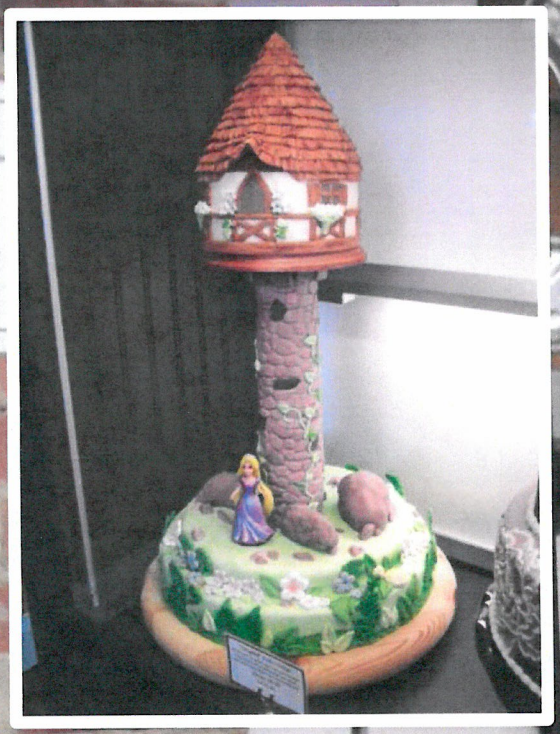
Official Barbeque Of CHARLOTTE MOTOR SPEEDWAY

OFFICIAL PARTNER OF UNC ATHLETICS

Photos courtesy Brookwood Farms

RECENT EDC PROJECTS:
ENTREPRENEURSHIP

RECENT EDC PROJECTS: ENTREPRENEURSHIP



THE PHOENIX BAKERY
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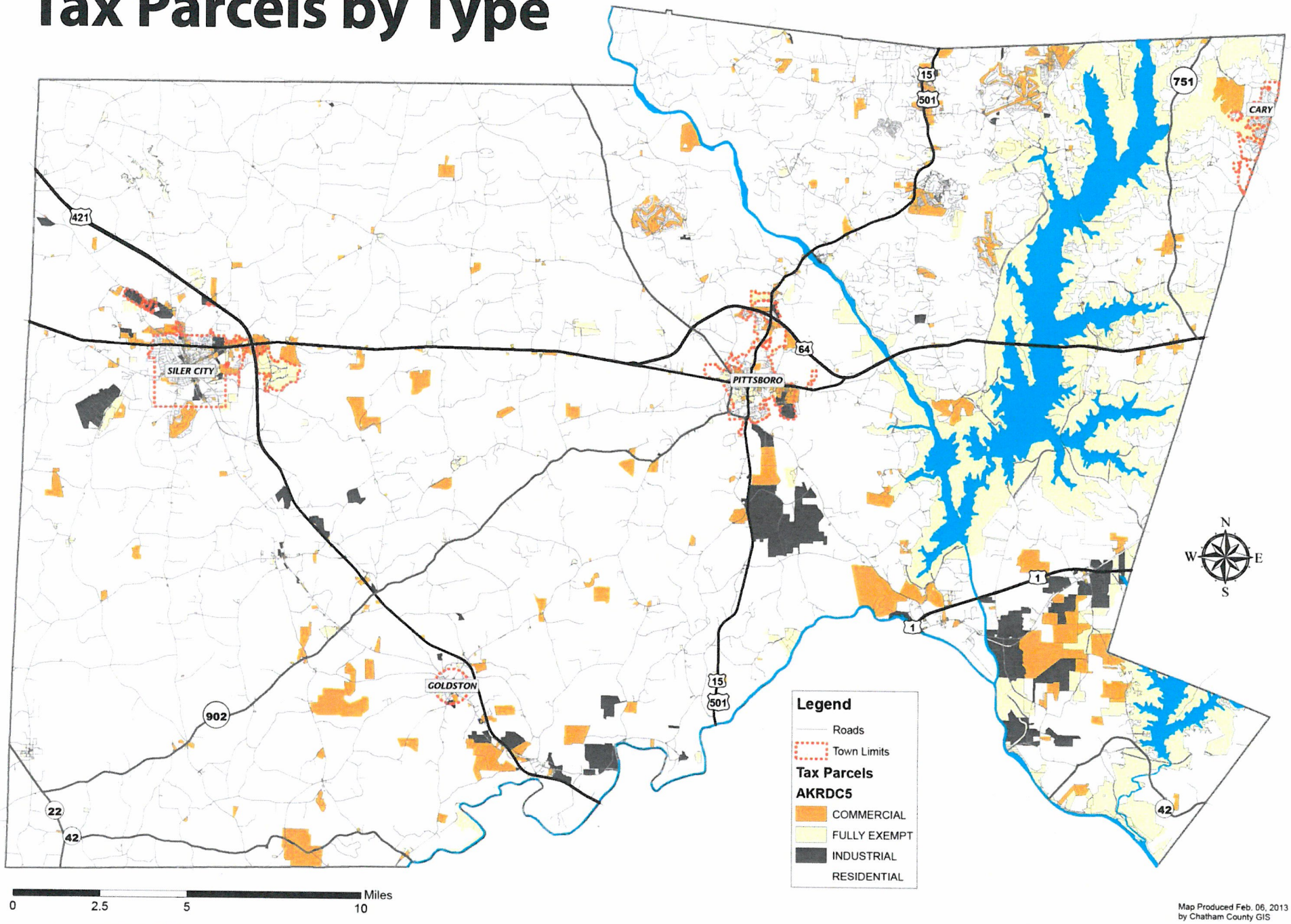
Did you know.....

We use locally

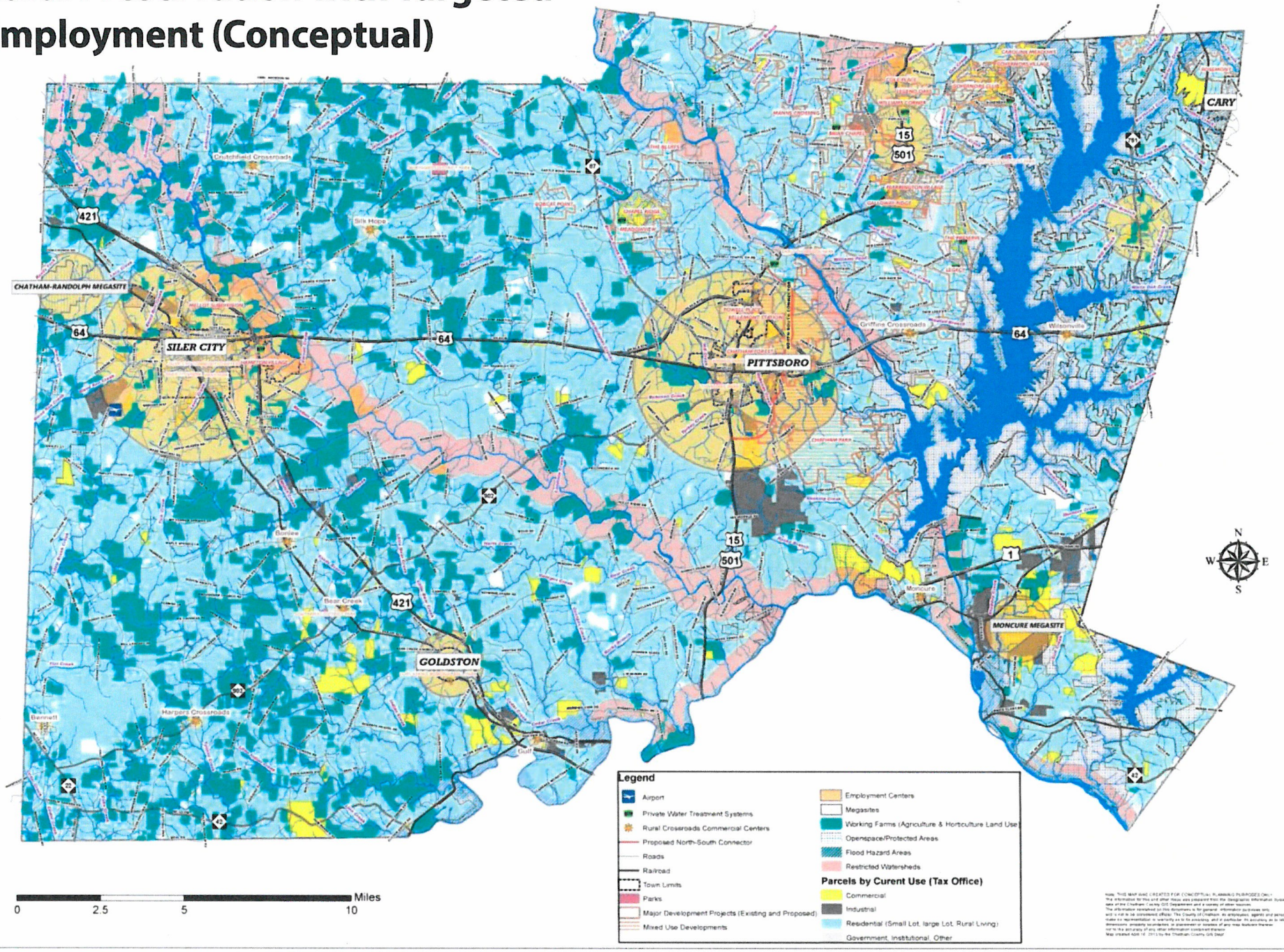
RECENT EDC PROJECT:
CONCEPTUAL LAND USE PLAN

Tax Parcels by Type



Map Produced Feb. 06, 2013
by Chatham County GIS

Rural Preservation with Targeted Employment (Conceptual)



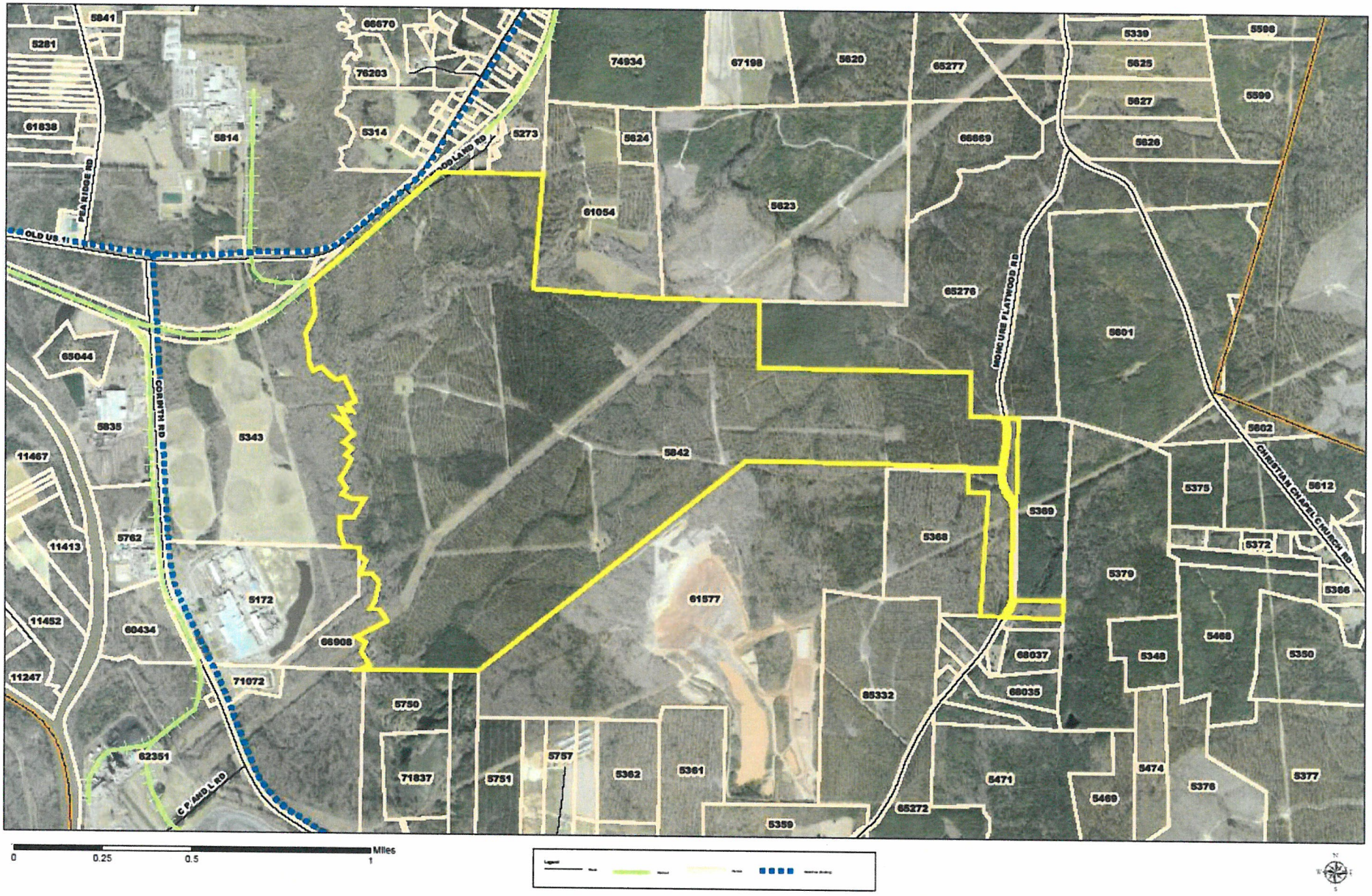
MAJOR PROPOSED DEVELOPMENTS

MAJOR PROPOSED DEVELOPMENTS

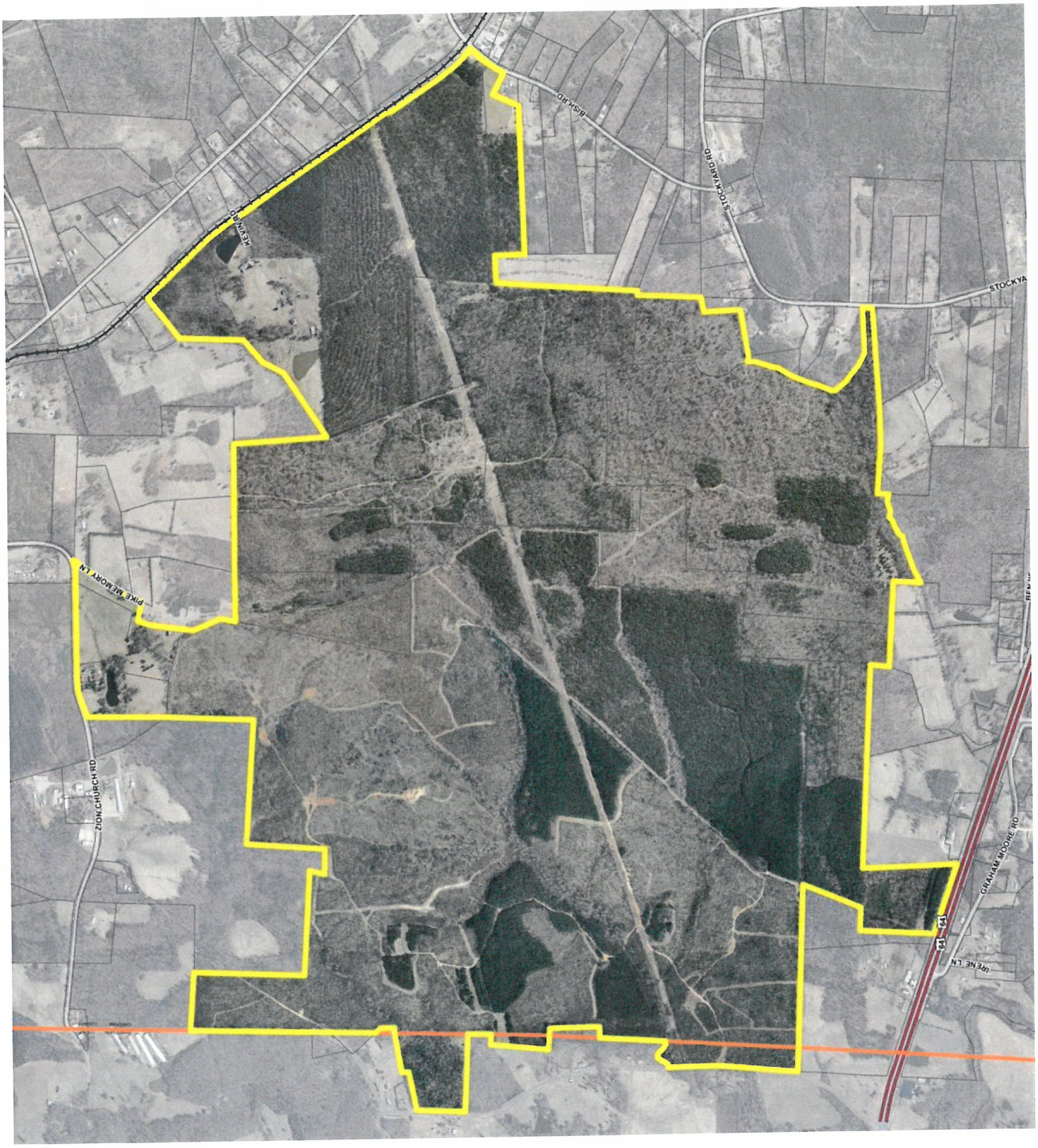
Proposed Industrial, Commercial and Office Space

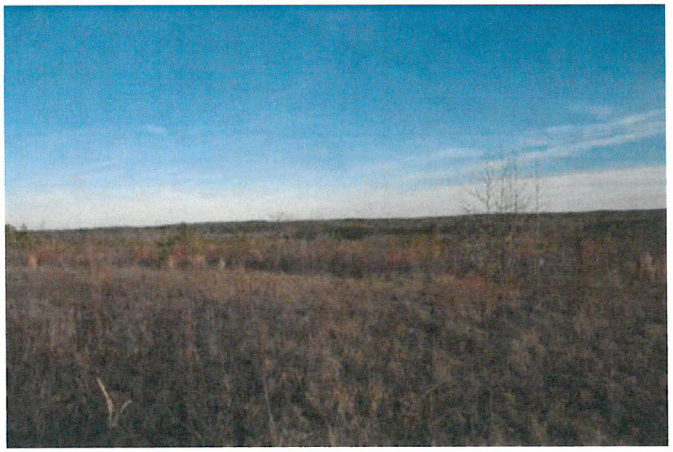
- Moncure Megasite – 1,000 acres
- Chatham-Randolph Megasite – 1,800 acres
- Chatham Park – 7,000 acres

MONCURE MEGASITE



MAJOR PROPOSED DEVELOPMENT: CHATHAM-RANDOLPH MEGASITE


BISH RD
STOCKYARD RD
KEVIN RD
PIKE MEMORY LN
ZION CHURCH RD
GRAHAM MOORE RD
IRENE LN



ChathamRandolph Megasite

CHATHAM/RANDOLPH COUNTIES, NORTH CAROLINA | 919.542.8274

NORTH CAROLINA'S PREMIER MEGASITE.

Located in the heart of the Piedmont, powered by the strength of superior logistics, high-capacity utilities and a performance-ready workforce, the ChathamRandolph Megasite is the certified site of choice for world-class competitiveness.

Choose ChathamRandolph for speed: A rail-served site in a strategic location less than 50 miles from two international airports and within a one-day drive of major East Coast port terminals. **Choose ChathamRandolph for service:** High-capacity utilities offer customer choice power, excellent excess capacity in water and water treatment, and fiber available within 90 days of request. **Choose ChathamRandolph with confidence:** While the site itself has been vigorously evaluated by McCallum Sweeney through the Duke Site Readiness Program, the workforce is also tested and ready, thanks to the nation's best training and a higher than average percentage of workers already employed in manufacturing. Only two owners, both motivated to sell, mean the ChathamRandolph Megasite is ready to roll when you are.

Named the #3 Site in the Top Region in the South for Auto Assembly by Southern Business & Development Magazine.

ChathamRandolph is the site to choose for the strongest state and regional support. Proximity to Greensboro and Raleigh—including the globally-renown Research Triangle—puts metro amenities and services, as well as leading R&D, right at hand. And in

ADVANTAGES

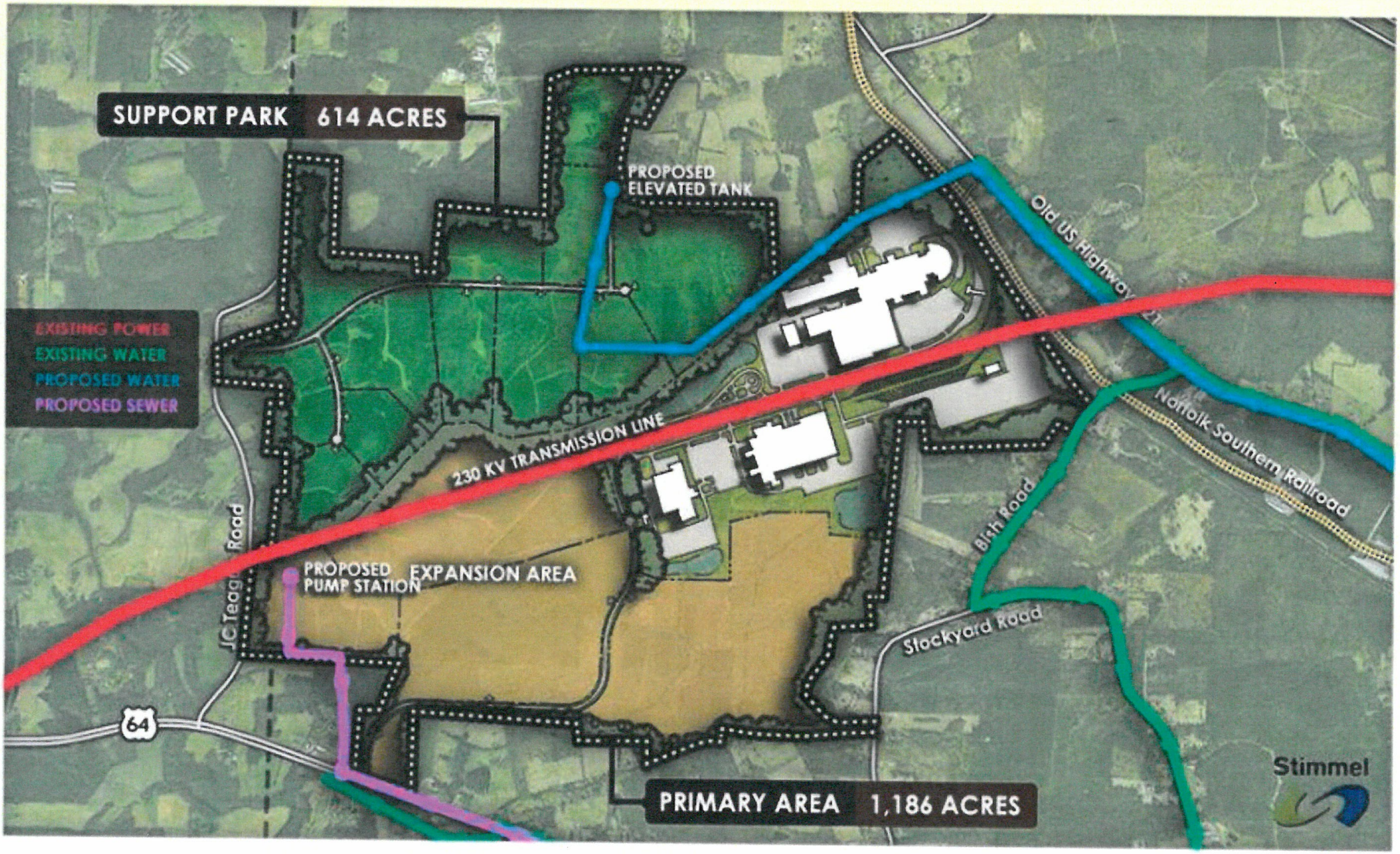
- Strong fit for automotive or OEM—1,800± available acres
- Direct access to Norfolk Southern RR
- Customer choice power—230 kv capacity through Duke Energy
- Over 2 mgd excess water and waste treatment capacity
- Ample natural gas through PSNC
- Skilled manufacturing workforce
- Leading education and R&D in the Research Triangle
- North Carolina certification pending

ChathamRandolph Megasite

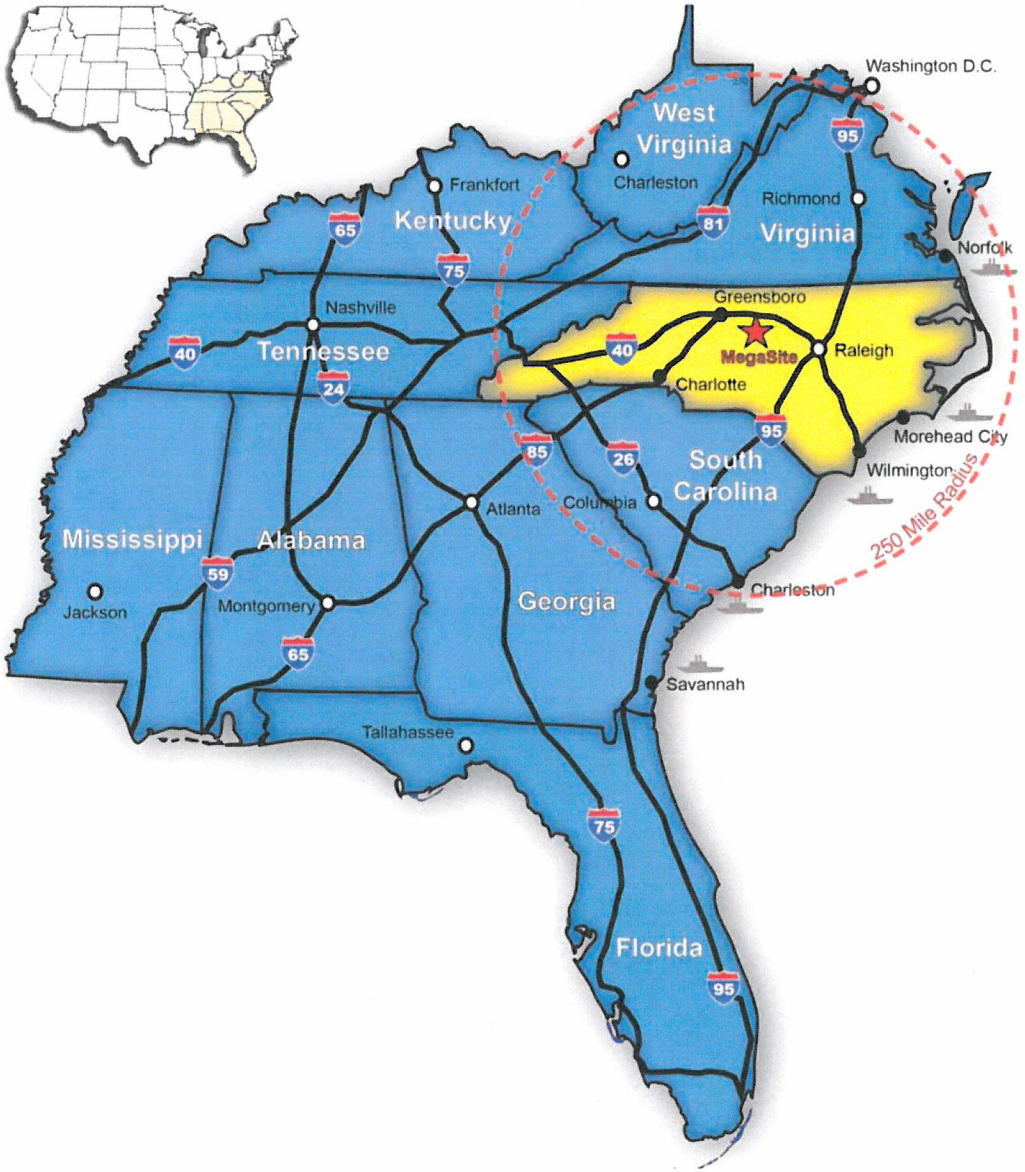
CHATHAM/RANDOLPH COUNTIES, NORTH CAROLINA | 919.542.8274

OVERVIEW | REGIONAL VIEW | LOCAL VIEW | SITE VIEW

Pano Photos | Utilities | Megasite Plan 1 | Megasite Plan 2



CHATHAM-RANDOLPH MEGASITE



Chatham / Randolph County MegaSite

Chatham & Randolph Counties, NC 07/19/13

Location Map 1

Prepared for:
Mr. Tim Booras & D.H. Griffin
4319 Waterleaf Court, Suite 101
Greensboro, NC 27410
(336) 316-1260

Project #: 12-174

Prepared by:

Stimmel
Landscape Architecture
Civil Engineering
Land Planning
Stimmel Associates, PA
801 N. Trade Street Suite 200 Winston-Salem, NC 27101-2918
P. 336.723.1647
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*TOP MARKETS IN THE SOUTH FOR AUTO ASSEMBLY

1. Piedmont Triad, N.C.
2. Houston, Texas
3. Savannah, Ga.
4. Emporia, Va.
5. Elizabethtown, Ky.
6. Huntsville, Ala.
7. Memphis, Tenn.
8. Little Rock, Ark.
9. Jackson, Tenn.
10. Florence, S.C.
11. Columbia, S.C.
12. Charlotte, N.C.
13. Monroe, La.
14. Bardstown, Ky.
15. Tri-Cities, Tenn.
16. Hopkinsville, Ky.
17. Sumter-Clarendon County, S.C.
18. Orangeburg, S.C.
19. Jacksonville, Fla.
20. Montgomery, Ala.

TOP SITES IN THE SOUTH FOR AUTO ASSEMBLY

1. Glendale Megasite - Elizabethtown, Ky.
2. Mid-Atlantic Manufacturing Center - Emporia, Va.
3. Chatham-Randolph Co. Megasite - Siler City, N.C.
4. Memphis Regional Megasite - Haywood Co., Tenn.
5. Central South Carolina Megasite - Kershaw Co., S.C.
6. Sewell Site - Huntsville, Ala.
7. White Hawk Commerce Park - Florence, S.C.
8. I-95 Megasite - Clarendon County, S.C.
9. Carolinas I-95 Megasite - Dillon County, S.C.
10. I-77 Megasite - Chester County, S.C.
11. I-24 Megasite - Hopkinsville, Ky.
12. I-22 Industrial Site - Guin, Ala.
13. Franklin Farm Megasite - Holly Ridge, La.
14. Crawford Diamond Megasite - Nassau Co., Fla.
15. West Kentucky Megasite - Graves Co., Ky.
16. Jafza Magna Park - Orangeburg County, S.C.
17. Savannah Megasite - Pooler, Ga.
18. Tunica Megasite - Tunica, Miss.
19. South Alabama Megasite - Baldwin Co., Ala.
20. Bridgeport Site - Coweta County, Ga.

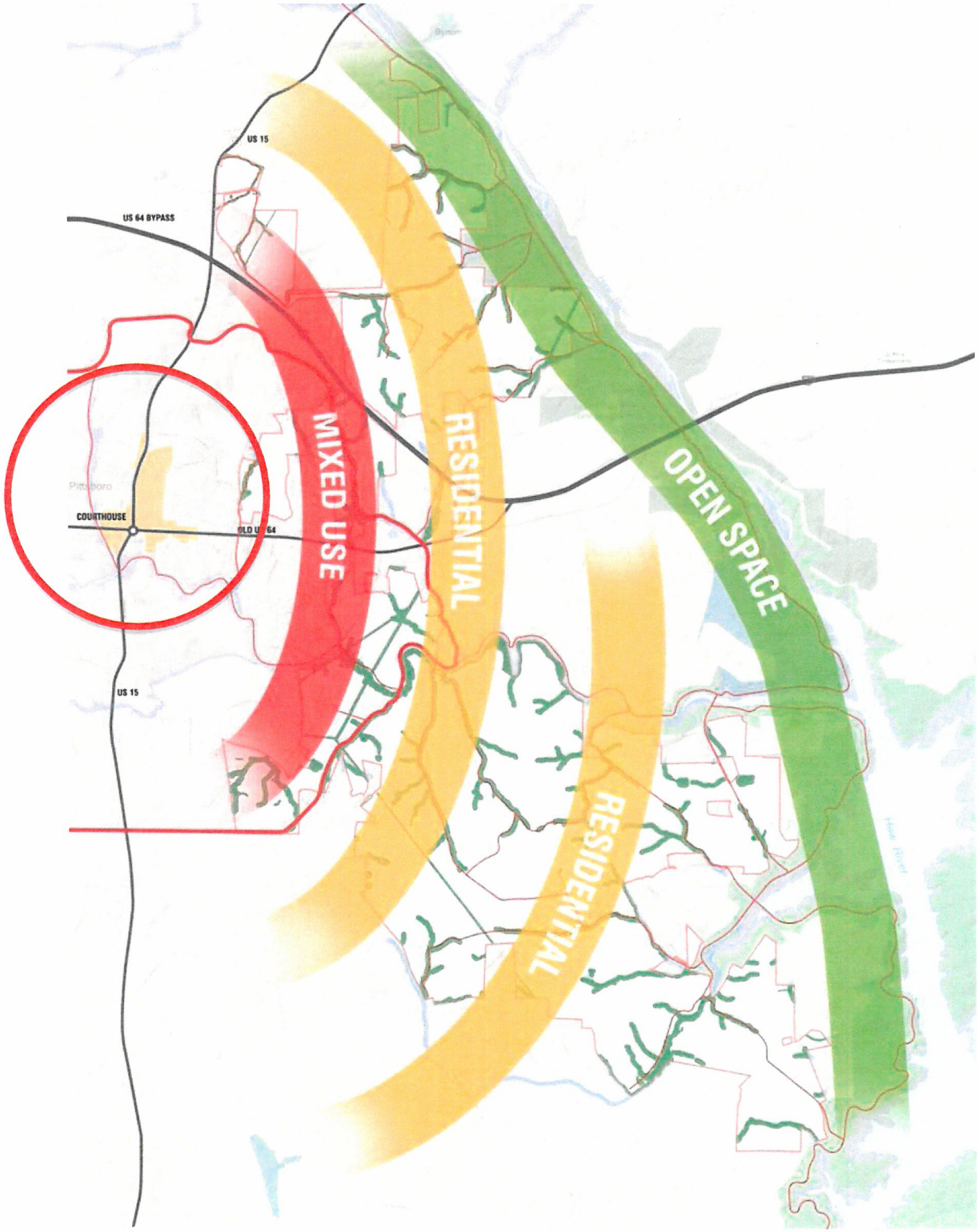
MAJOR PROPOSED DEVELOPMENT:
CHATHAM PARK

CHATHAM PARK

PLANNING FRAMEWORK:

Locate commercial near Pittsboro and Highways

Link new neighborhoods to the Haw River



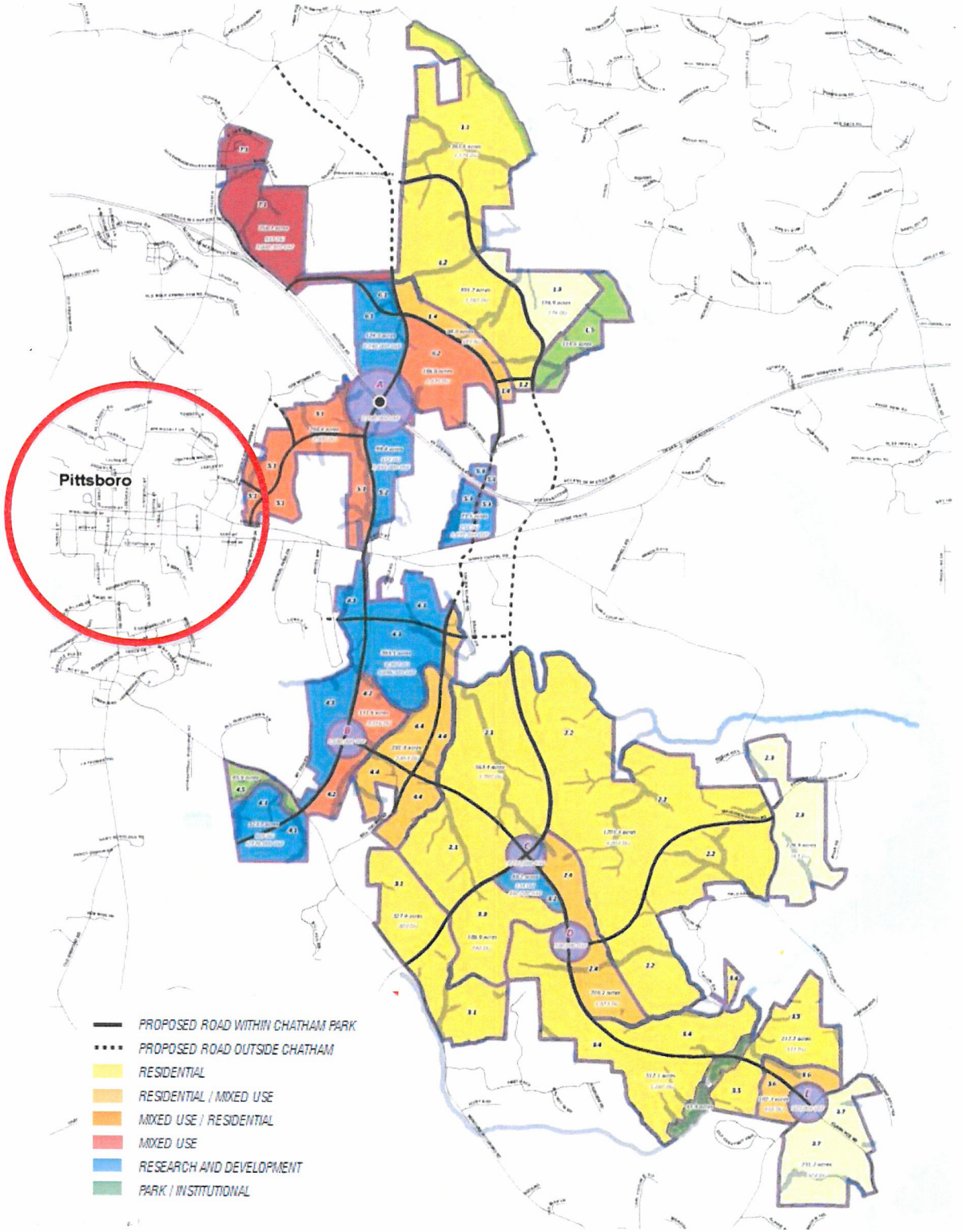
CHATHAM PARK

PLANNING FRAMEWORK:

Land Use

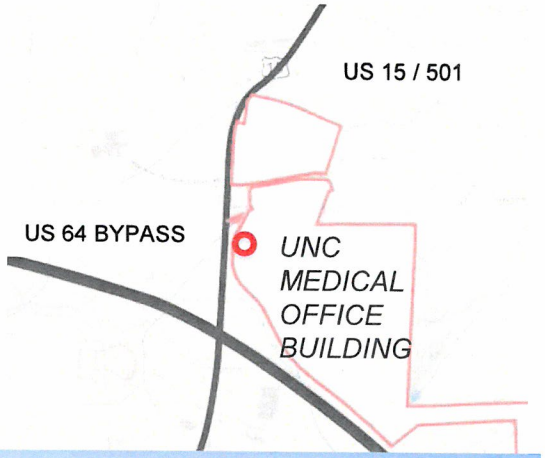
Commercial, office, medical, hospitality and retail organized along Highways 64 & 15-501 and future 15-501 Bypass

Residential oriented toward stream valleys, the Haw River and Jordan Lake



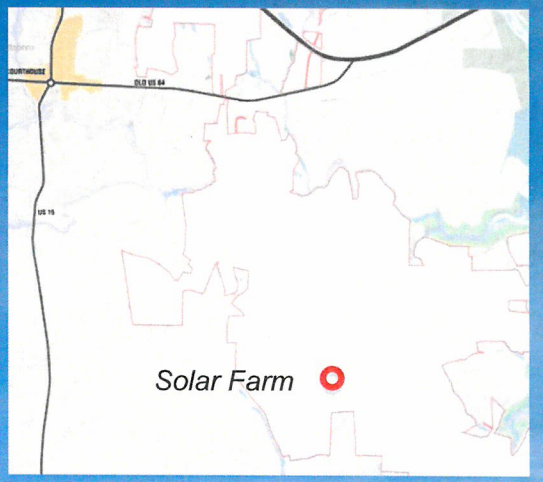
CHATHAM PARK

UNC Medical Office Building



CHATHAM PARK

20 Mega Watt Solar Farm



STRATA SOLAR

CHATHAM PARK

Bluff Park Overlook

CHATHAM PARK

North Village Concept

WHAT SUCCESSFUL ECONOMIC DEVELOPMENT MEANS

For Residents

- Larger and more diverse tax base
- Easier access to medical facilities, shopping, etc.
- Greater opportunities for local employment

For Business Owners

- Larger consumer base and employee pool
- Increased business traffic
- Business to business opportunities

GET INVOLVED

www.chathamedc.org

Sign up for our newsletter and stay in touch with social media

Dianne Reid
President, Chatham Economic Development Corporation
dreid@chathamedc.org
919-542-8274