

**2024**  
**Chatham Chamber**  
**Development Briefing**



# THANK YOU TO OUR SPONSORS



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**INNOVATOR  
SPONSORS**

# Welcome & Opening Remarks



**CHRIS ELKINS**

Chatham Chamber

Board Chair & Executive Committee



**Chatham**  
Chamber of Commerce

# Introducing YOUR New Chatham Chamber CEO



**Tyler G. Bryant**

- **Former President & CEO of the Hawkinsville-Pulaski County Chamber**
- **Born and raised in Houston County, Georgia**
- **14 years of experience, primarily in the non-profit management sector**
- **I love to perform in theatre**
- **I'm a published author and playwright**



# Chatham Chamber :

## It's a NEW Day!



**Chatham**  
Chamber of Commerce





# 30-Day Plan



**Assessment & Learning**



**Building Relationships**



**Immediate Priorities**



**Social Media Strategy**

# I'm here **BECAUSE** of **YOU!**

Let's work together to continue to move  
**ALL** of Chatham County forward.

We are truly **BETTER TOGETHER!**



**“IF THE PLAN DOESN'T  
WORK, CHANGE THE PLAN  
BUT NEVER THE GOAL”**

**DANIEL HURST**





Chatham  
Chamber of Commerce

**THANK YOU**



# Citizenship and Service Award

**Integrity**

**Inclusion**

**Initiative**

**Teamwork**

**Accountability**



**INDIRA M. EVERETT**  
Vice President, Government &  
Community Relations



**RAY TRAPP**  
Government & Community  
Relations Manager



**Michael Smith**  
**Chatham EDC**  
**President**



# Chatham Economic Development Corporation

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APRIL 25<sup>TH</sup>, 2024



# Project Ice



- Locating at the Chatham-Siler City Advanced Manufacturing Site
- 157 new jobs, \$39M investment
- Over \$8.3 million in annual payroll at full build out
- Announced April 23<sup>rd</sup>, 2024





# VinFast

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MONCURE



# VinFast



- Holman (Leith Automotive) has opened North Carolina's first VinFast dealership
- Recent Central Carolina Community College training trip to VinFast headquarters in Vietnam
- Site work continues with a new contract signed for additional preparation
- New, adjusted site plan recently submitted with employment and output projections unchanged





# Wolfspeed

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SILER CITY





# Wolfspeed John Palmour Facility in Siler City



# Wolfspeed



- Hired 150 plant employees
- 2,300 construction workers on site
- Start of production planned for early 2025
- External structure completed
- Customized training underway with Central Carolina Community College





# Available Industrial Land

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MARKETED TO NEW USERS



# Apex Gateway



- 375-acre commercial and industrial development
- Located at the western edge of Apex
- Recently acquired additional acreage for second phase
- Marketed towards Life Science industry with multiple +100K sq.ft. buildings deliverable in Q4 2024



Durham Coca-Cola Bottling Company  
Headquarters progress, April 2024

# Triangle Innovation Point West



- 360-acre heavy industrial site, FedEx completed construction on a 338,000 sq.ft. facility
- Located adjacent to the VinFast site
- Marketed towards advanced manufacturing and life science users
- Multiple cleared pads ready for users and utilities in place





# Business Retention & Expansion

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BUILDING RELATIONSHIPS BETWEEN SMALL BUSINESSES  
AND LARGE INDUSTRIES



# BR&E Efforts Underway



- CTI Systems \$1 million expansion, 20 new jobs
- 10 NC State Rural Works interns placed in Chatham County existing industries
- 5 active Customized Training projects in partnership with CCCC
- Enhancing local supplier networks



# Procurement Efforts

- **Central Carolina Procurement Summit (Regional)**

- **What:** Learn the art of securing contract opportunities with large public institutions.
- **When:** April 29<sup>th</sup>-May 1<sup>st</sup>, 5:30-8pm
- **Where:** Dennis A. Wicker Civic and Conference Center, Sanford
- Hosted by Fayetteville State University, partnering with Central Carolina Community College, Chatham County, the Town of Pittsboro, and more.

**REGISTER**  
Regional



**REGISTER**  
Chatham



- **Chatham Procurement Kickoff Event (Chatham)**

- **What:** Small business owners will be able to connect with private industry procurement representatives and learn about vetting and application procedures
- **When:** Monday, May 6<sup>th</sup>, 2024, 3–5 p.m.
- **Where:** FireClay Cellars, 1276 Bowers Store Rd., Siler City
- Hosted by the Chatham Economic Development Corporation, the Siler Area Chamber of Commerce, Central Carolina Community College, and Chatham Small Business Center





# Thank You

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Wake Forest University

Piedmont Triad International Airport

NC A&T State University

UNC Greensboro

**GREENSBORO**  
(30 minutes)

**#1 BEST BUSINESS CLIMATE**  
*Business Facilities Magazine, 2022*

**RTP** IS THE LARGEST RESEARCH PARK IN THE NATION. 7K ACRES, 300+ COMPANIES, 55K EMPLOYEES.



**TOP STATE FOR BUSINESS**  
*CNBC, 2022 & 2023*

**CHATHAM-SILER CITY ADVANCED MANUFACTURING SITE**

**1,400** Acres Available  
30 minutes to I-85 in Greensboro

**CHAPEL HILL**  
THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL

**Duke UNIVERSITY**  
DURHAM

Research Triangle Park (25 minutes)

Raleigh-Durham International Airport

**Dozens** OF COLLEGES & UNIVERSITIES WITHIN AN HOUR DRIVE

**130K+** STUDENTS ENROLLED IN 4 YEAR PROGRAMS



**1M+** REGIONAL LABOR FORCE IN RESEARCH TRIANGLE REGION  
*US Census, Emsi*

26 miles

**SILER CITY**  
Central Carolina Community College  
Siler City Campus  
Siler City Municipal Airport

**PITTSBORO**  
Central Carolina Community College  
Pittsboro Campus

**CHATHAM PARK**  
**8,000+** Acres



**EASY ACCESS TO MULTIPLE DEEPWATER PORTS**

**CHATHAM COUNTY IS HOME TO 16,000-ACRE JORDAN LAKE AS WELL AS HUNDREDS OF ACRES OF PARKS & PUBLIC GREENWAYS.**



**THE RALEIGH-CARY METRO IS ONE OF THE FASTEST GROWING IN THE NATION. SO IS THE DURHAM-CHAPEL HILL METRO.**  
*US Census Bureau*

10 miles

Raleigh Executive Jetport  
Abzena  
Pfizer  
Astellas  
Caterpillar  
Bharat Forge

**SANFORD**

**TRIANGLE INNOVATION POINT WEST**

**350** Acres Available  
15 minutes to Raleigh's Outer Loop (NC540)

**22K HOMES** PLANNED IN CHATHAM PARK



**EXITING MILITARY PERSONNEL ARE AN OUTSTANDING SOURCE OF TRAINED WORKERS FOR AREA COMPANIES**

Fort Liberty Military Installation



**DEVELOPMENT UPDATES**

**Karen Howard**  
**Chatham County**  
**Board of**  
**Commissioners**  
**Vice Chair**

# Today's Agenda

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- ▶ Unified Development Ordinance (UDO): *Recode Chatham*
  - ▶ Modules & Updates
  - ▶ Health & Equity Assessment
  - ▶ Timeline
  - ▶ Next Steps
- ▶ Small Area Plan: *Plan Moncure*
  - ▶ Adoption
  - ▶ Future Land Use & Conservation Map



# Unified Development Ordinance (UDO)

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- ▶ The project is progressing nicely and is structured into 4 Modules: Zoning, Development Standards, Procedures, and Definitions.
- ▶ Module 1: Zoning
  - ▶ This module includes Chapter 1: Introduction, Chapter 2: Zoning Districts, and Chapter 3: Use Regulations
  - ▶ Public review draft of module was presented to Board of Commissioners and Planning Board in March 2023 and consultants are incorporating feedback received to be reflected in the consolidated draft. That document is available on the project website: [www.recodechathamnc.org](http://www.recodechathamnc.org).



# Unified Development Ordinance (UDO)

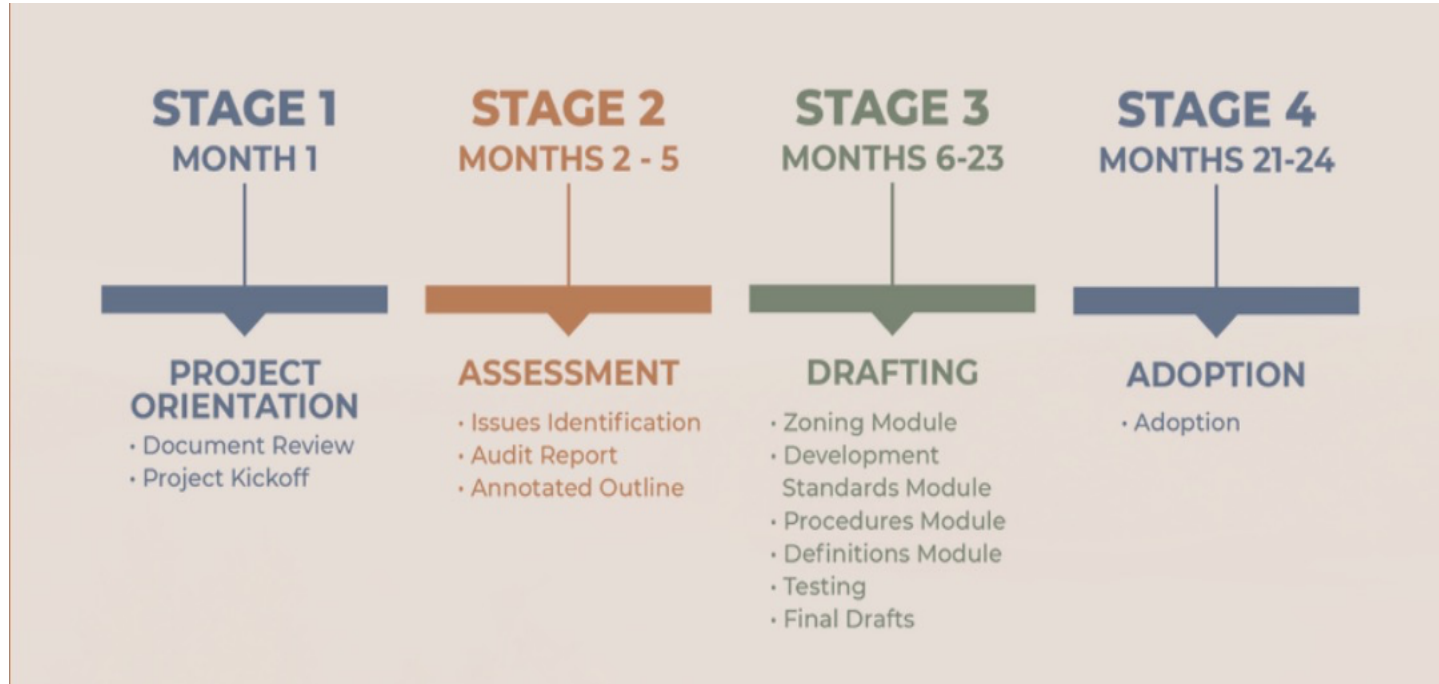
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- ▶ Module 2: Development Standards
  - ▶ Topics in this module cover a variety of standards such as building and design, parking, signs, landscaping & screening, subdivision, and environmental regulations.
  - ▶ Module 2 Public Review Draft was released on April 15, 2024. The consultant team will present the drafts to the Board of Commissioners on May 6<sup>th</sup>, at the regular meeting and to the Planning Board at their meeting on May 7<sup>th</sup>.
  - ▶ Public comment will be received at each of those meetings and input can also be sent to the project email address at [recodechathamudo@chathamcountync.gov](mailto:recodechathamudo@chathamcountync.gov)

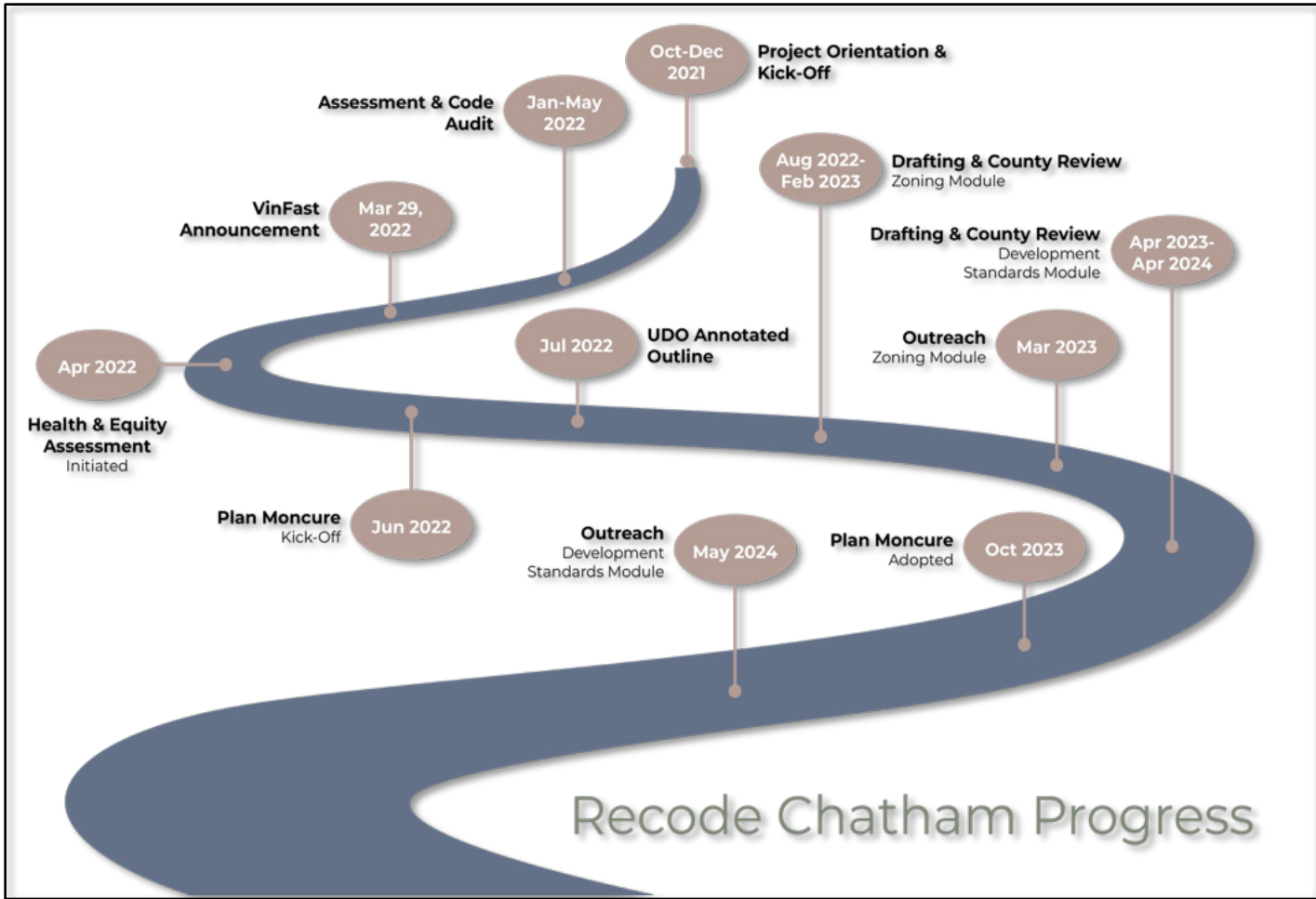




# UDO Project Timeline







# Recode Chatham Progress



# UDO Next Steps

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## Module 3: Procedures

Module 3 Public Review Draft will be released in June and reviewed by Planning Board & Board of Commissioners in July

## Module 4: Definitions

Module 4 Definitions has been ongoing throughout drafting process

## Consolidated UDO Draft Prepared

Expected to be reviewed by Board of Commissioners & Planning Board in September

## Board of Commissioners & Planning Board Review & Adopt UDO

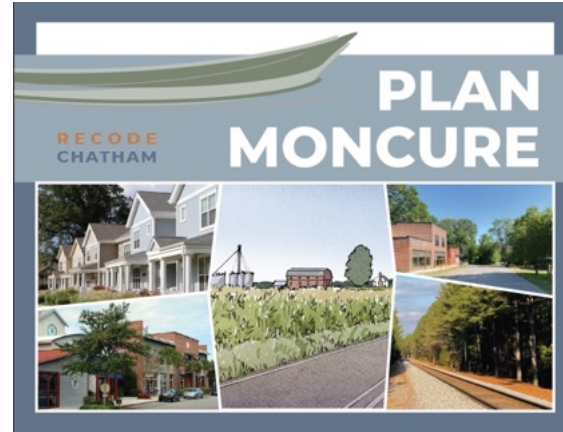
Expected in October-November



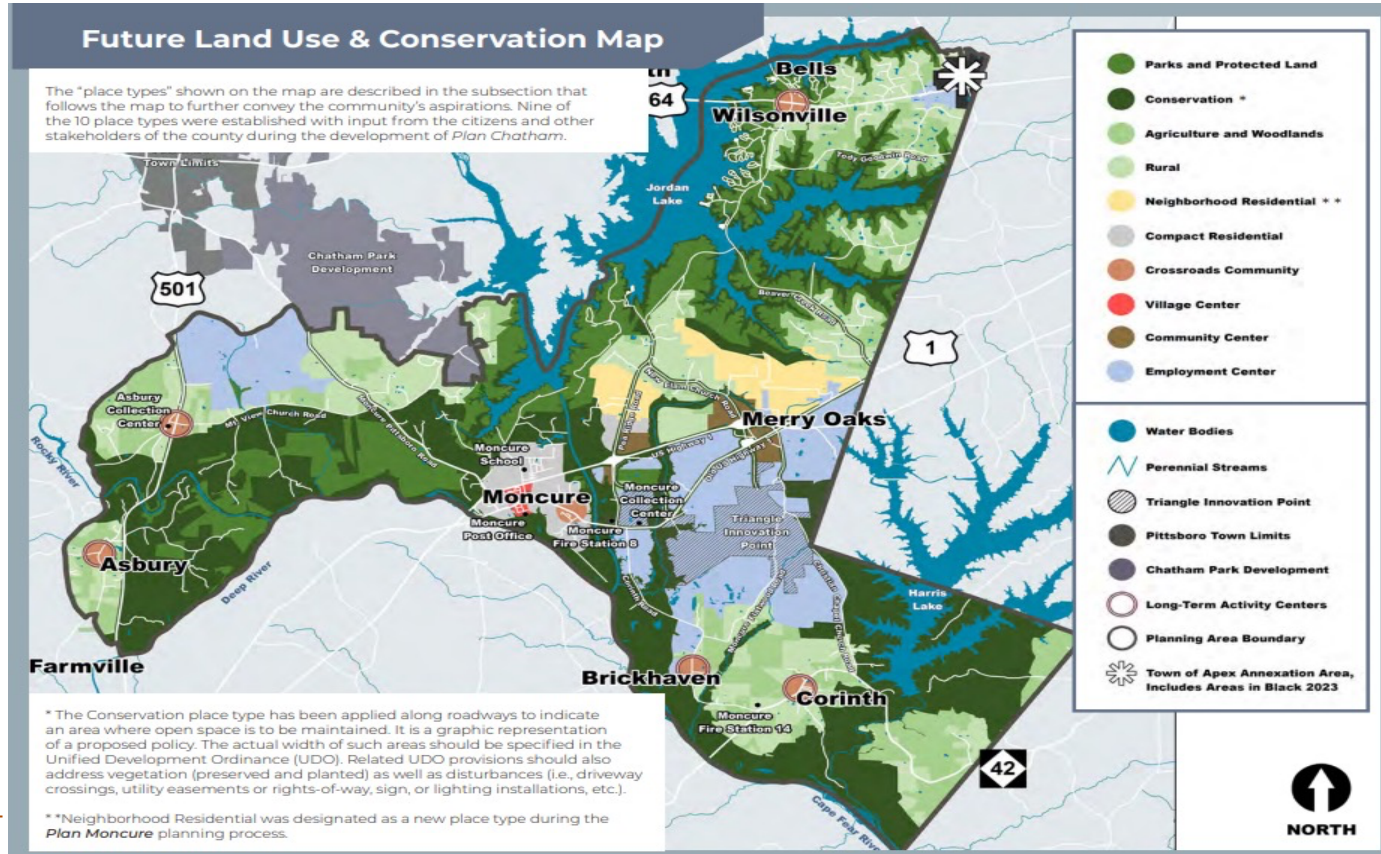
# Plan Moncure, Small Area Plan

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- ▶ Project Update: Plan Moncure was adopted in October of 2023
- ▶ The small area plan's purpose established a community-based vision to guide the future of southeastern Chatham County, including the Moncure community
- ▶ The final adopted plan is available on the project website at <https://www.recodechathamnc.org/planmoncure>



# Plan Moncure Map





**THANK YOU!**

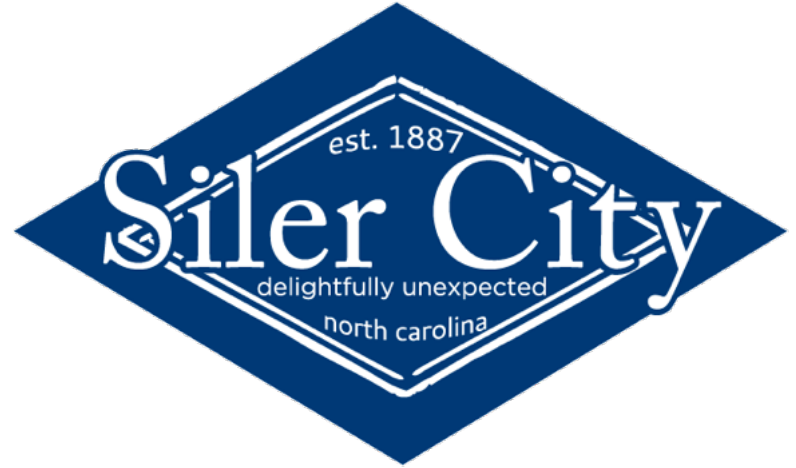
**Karen Howard, Vice Chair**

**Chatham County Board of Commissioners**

**[karen.howard@chathamcountync.gov](mailto:karen.howard@chathamcountync.gov)**



**Hank Raper**  
**Siler City**  
**Town Manager**



# CHATHAM DEVELOPMENT BRIEFING

TOWN MANAGER, HANK RAPER



# WOLFSPEED PROJECT UPDATES



# SANFORD UTILITY MERGER

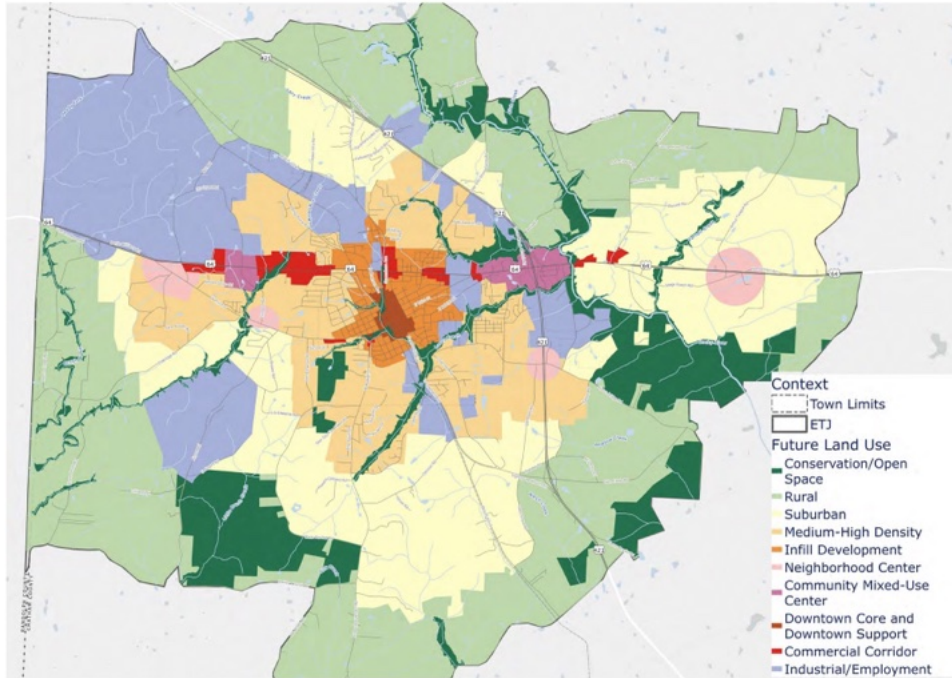


- Key Dates
- Asset Transfer
- Employment
- Tri-River
- Wastewater Treatment Plant Expansion Bid Opening



# COMPREHENSIVE LAND USE PLAN

## Future Land Use Map



### ***What is a Comprehensive Plan?***

A Comprehensive Plan outlines a town's vision for its future with the policies and recommendations needed to achieve that vision. It guides land use policy, funding, resource distribution and infrastructure investment decisions for the Town of Siler City, its staff, and its governing bodies. It is created through an extensive planning process that prioritizes public engagement to capture the shared vision for Siler City. This Town of Siler City Comprehensive Plan will serve as an update to the [2017 Siler City Land Development Plan](#). It will incorporate existing planning documents such as the [Siler City Pedestrian Master Plan](#) and [Downtown Plan](#).

# FUTURE HOUSING

## APPROX. 4,000 PROPOSED UNITS

Harold Andrews Rd - 214 units

Lane Jordan Rd - 760 units

Loves Creek Church Rd - 600 units

Glosson Rd - 944 units

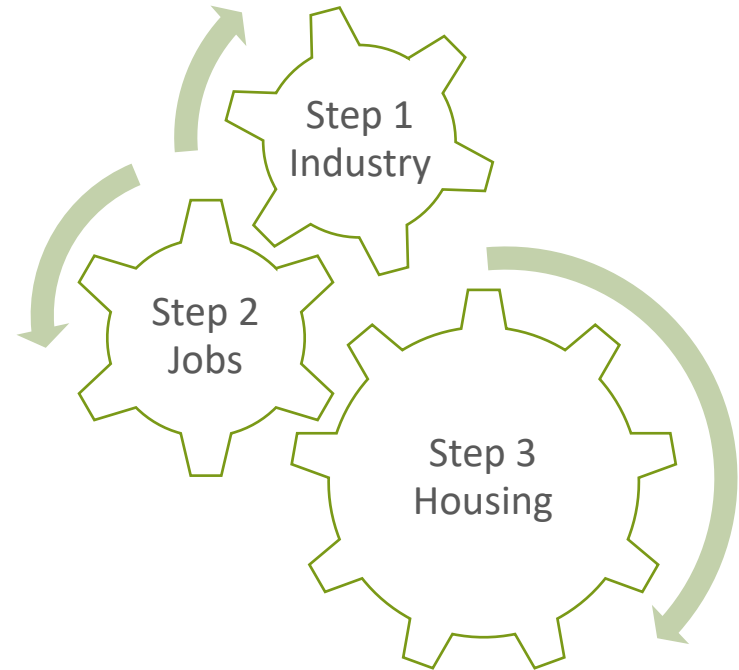
Siler City Snow Camp Rd - 500 units

Coleridge Road - 800 units

Craft Lane - 24 units

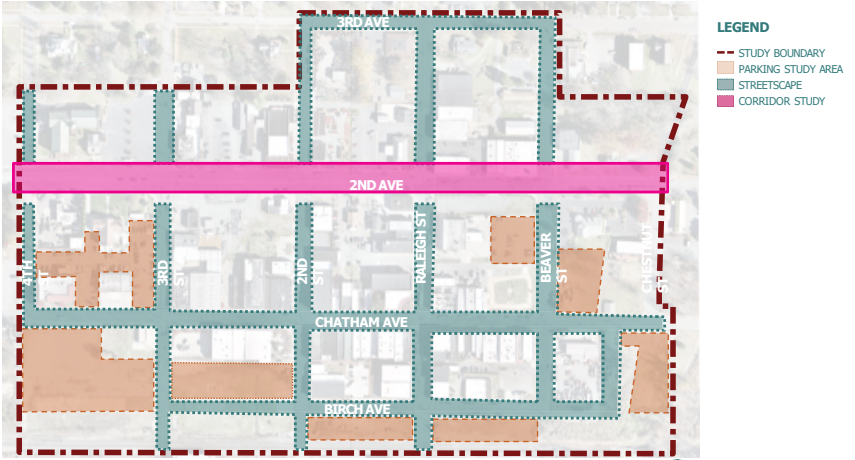
North Dogwood - 12 units

Ellington Rd - 288 units

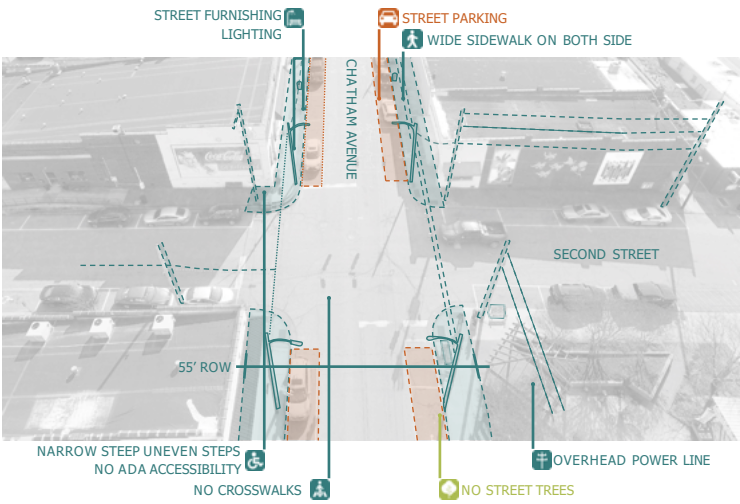


# Town of Siler City Downtown Streetscape Master Plan

## SITE INVENTORY AND ANALYSIS



OVERALL STUDY AREA



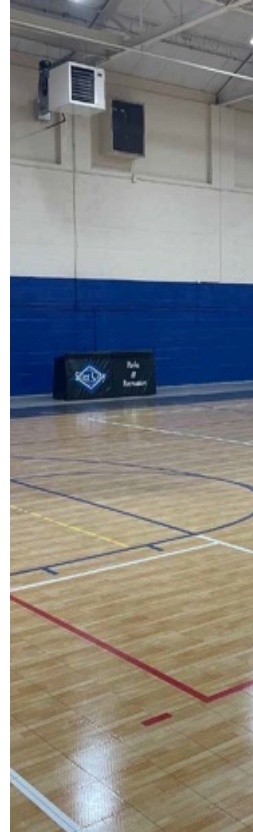
# FINAL RECOMMENDATIONS

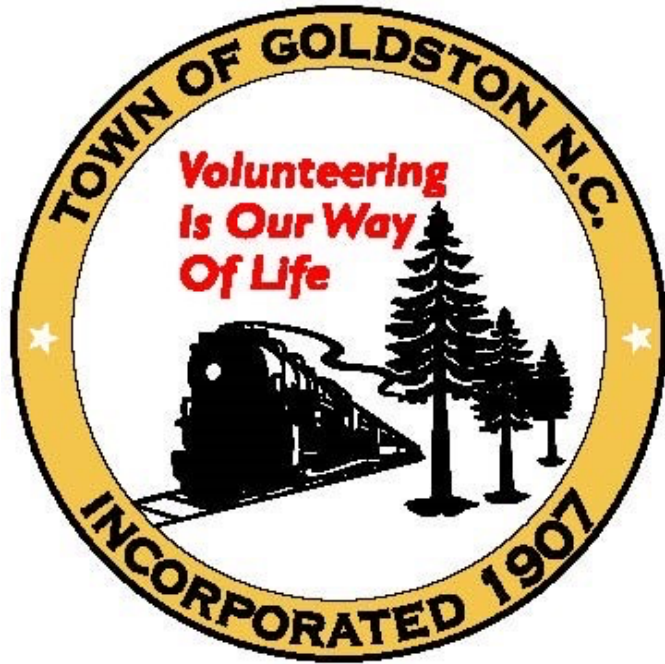


# PARKS AND RECREATION COMPREHENSIVE PLAN

## VISION STATEMENT

*The Town of Siler City Parks and Recreation Department will enhance the quality of life for residents and visitors alike through strategic expansion of parks, facilities, and programs. The Town will work with regional partners to identify complementary recreational opportunities to ensure a diverse and efficient suite of options is available for regional stakeholders. Siler City will endeavor to provide opportunities for people of all ages, races, and creeds, and will create spaces for diverse peoples to congregate and build community together.*





**Jonathan Hensley**  
**Goldston**  
**Mayor**

# Introduction

- Fiber
- Traffic
- Growth
- Town and park updates

• Slide 1 of 356



# Fiber

- Randolph Fiber / Stephanie Gee
- Chatham County
- progress



# Traffic

- New stop sign on main street
- Pedestrian cross walk
- Purpose
- results





# Growth

- New Subdivisions
- Infrastructure
- Businesses



# Improvements



- Park Improvements
- Down town Improvements
  - Future vision



# Conclusion





**Colby Sawyer**  
**Pittsboro**  
**Public Information**  
**Officer & Emergency**  
**Management**  
**Coordinator**

# GAC Treatment - PFAS

- 25 August 2022 – “Fast Track GAC” Brought Online
- ~\$3.5m Total Cost – Enterprise Revenue and Grants
- 1m GPD Treatment Capacity
- 95%-99% removal of PFAS





# TriRiver Water

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Capacity Increase

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Rate Decrease

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Capital Projects

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Advanced Treatment

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Resilience



# Non-Chatham Park Development

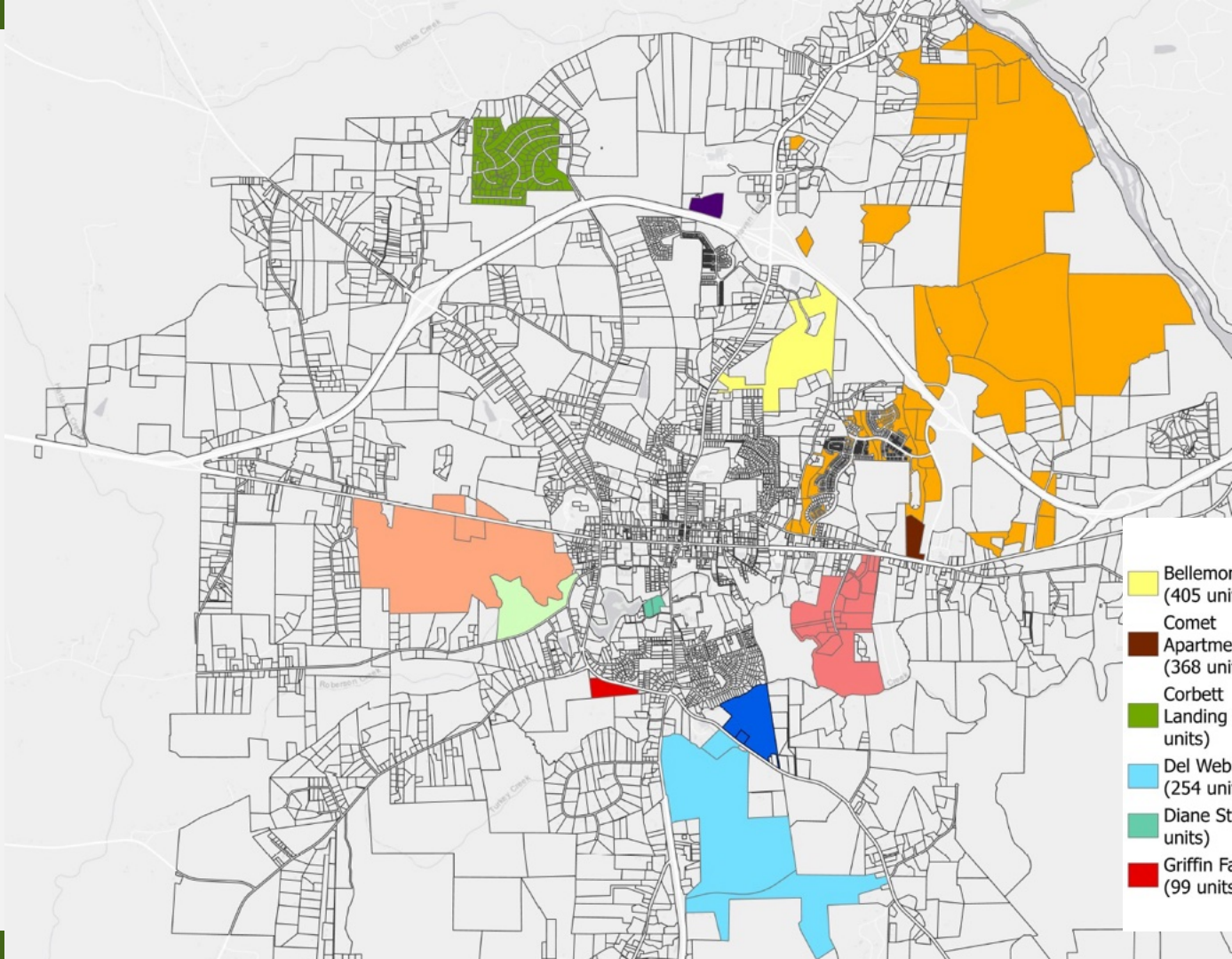
Has been delayed due to a lack of utility capacity.

With merger agreement -> projects moving forward.

Current Projects: approx. 5000 dwelling units:

- Assume 2.3 Persons/Household
- Est. Additional Population = ~11.5k people
- A Mixture of Apartments, Single Family Attached and Detached, and Commercial.





**Legend**

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Belmont (405 units)        | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Madison Ridge (255 units)          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> Comet                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> North Village (7,000 units)      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Corbett Landing (115 units) | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Northwood Apartments (312 units) |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Del Webb (254 units)    | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightorange; border: 1px solid black;"></span> Reeves Farm (1,500 units)   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: teal; border: 1px solid black;"></span> Diane St (88 units)          | <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> Robersons Walk (N/A)               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Griffin Farms (99 units)      | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Wimberly (190 units)         |
|   | <span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span> Pittsboro                         |

# Chatham Park Development



Master Planned Development approved in 2015.



Buildout is now underway.



Maximum of 22k dwelling units w/ 22 million ft<sup>2</sup> of non-residential.

2030 – est.

18,412



Current build/approval trends show 500 homes/yr:

2040 – est.

29,704

2050 – est.

40,996



# Downtown Revitalization (1 of 2)

- July 2022 – TOP became a NC Main Street community.
- Works with BOC-appointed PDAB.
- The Main Street Program comprises a four-point approach:
  - Design
  - Promotion
  - Economic Vitality
  - Organization



# Downtown Revitalization (2 of 2)

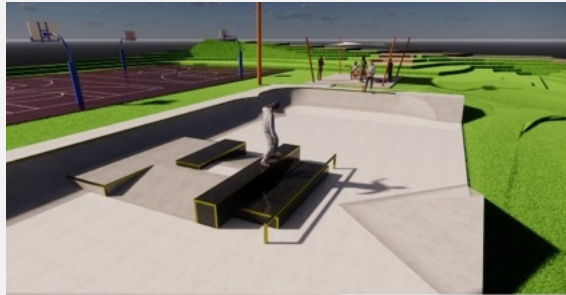


- Recently Became an Accredited NC Main Street Community
  - 1 of only 51 in the State.
  - Means we performed high on the six Main Street America performance standards.
- Additionally, SOCO recently received an Award of Merit for Best Outdoor Space Improvement.
- Last Year, Greg Stafford was recognized as the 2022 NC Main Street Champion

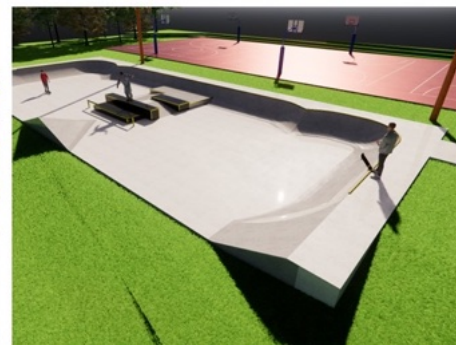
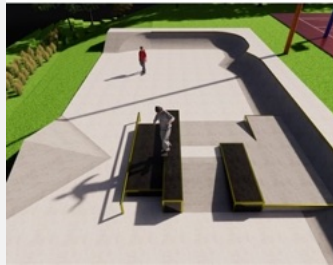
# McClenahan Street Park



# McClenahan - Skatepark



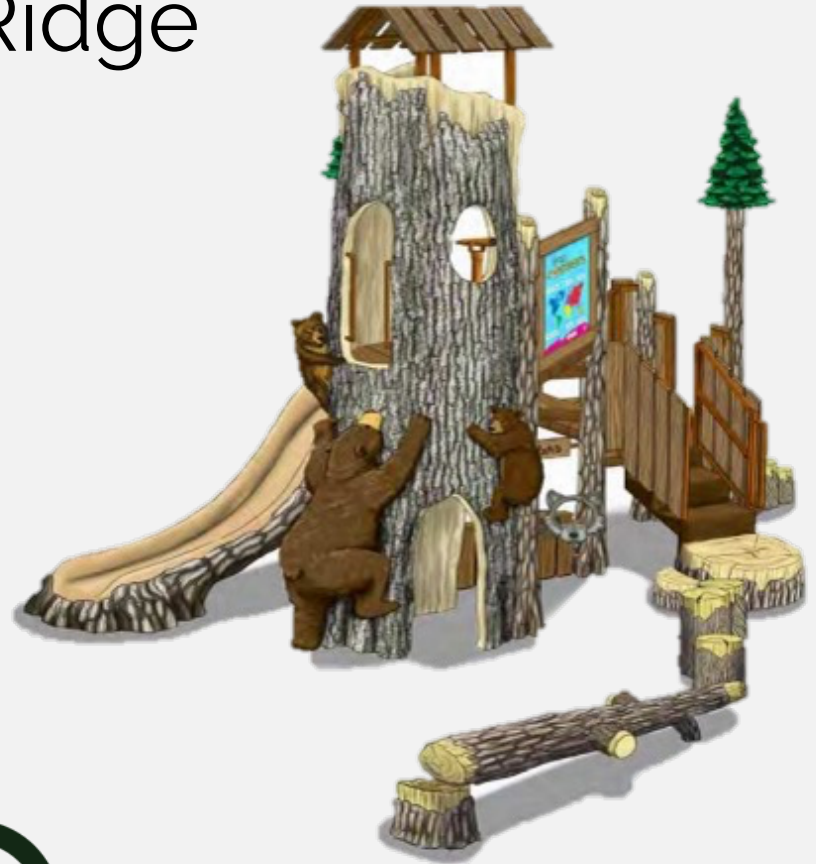
**Concept C**





# Rock Ridge

- Keep it natural
- Placed the order
- Coming this summer!



# Mary Hayes Barber Holmes - Bathrooms



# Kiwanis Park

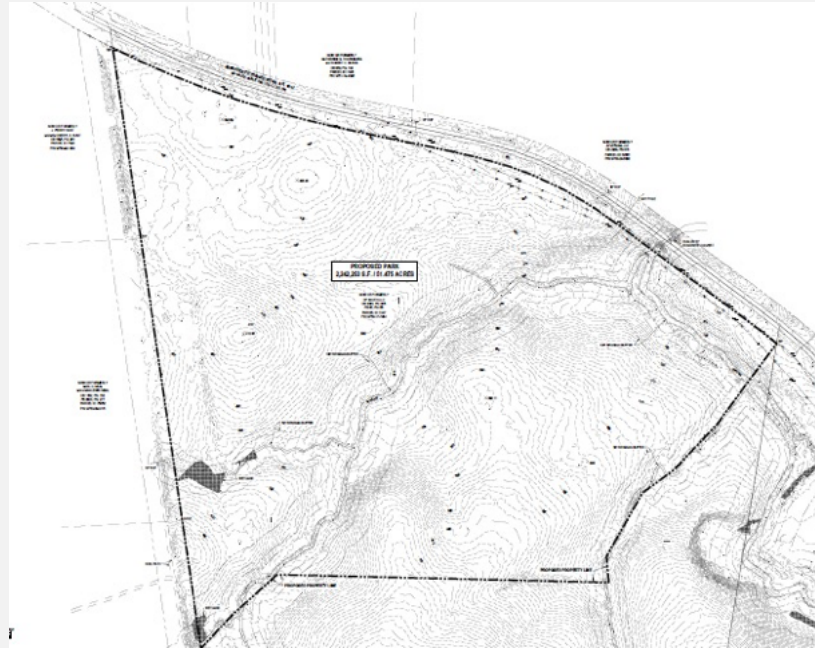


# Knight Farm Dog Park – PARAB Approves!

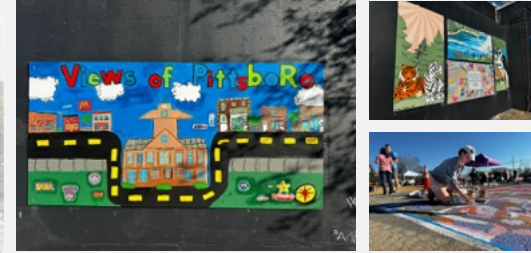
- Relocation of dog park
- Future open space options
- Replacement amenity for current area



# Moncure Road



# Downtown Pop-Up Park



Temporary Park until relocation to the larger footprint in Downtown Pittsboro

5-7-year time frame.

Outdoor venue that consists of a stage, restrooms, seating area, children's play area, and a community garden.



# Police Department



- Staffing:
  - Adding Additional Detective
  - Running Cadet Program
  - Fully Staffed w/ Cadets
  - Likely to Double in Next 5-10 Years
- Location:
  - Old Town Hall Location (635 East Street)
  - Renovations Underway



# Fire Department

- Remain a Valued Partner in Pittsboro
- Recently Acquired Ladder Truck for Large Buildings
- Reviewing Options for New/Additional Fire Stations
- Continues to Hire/Increase Staffing in Response to Additional Call Volume





# Community Engagement



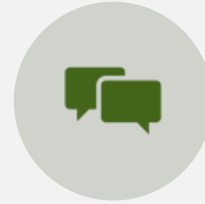
PITTSBORONC.GOV/ENGAGE



PBO-101: CITIZENS ACADEMY



COMMUNITY BUDGET SURVEY (CHECK BACK NEXT YEAR)



CUSTOMER SERVICE FEEDBACK FORM



YOUTUBE/SOCIAL MEDIA





## Contact Information

Colby W. Sawyer, Public Information Officer/EM Coord.  
919-542-4621 ext. 1108  
[csawyer@pittsboronc.gov](mailto:csawyer@pittsboronc.gov)





CHATHAM PARK

# Spring 2024 Video Update

# Closing Remarks



**DEBBIE ANDLETON**

Chatham Chamber  
Executive Committee



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