



2025 Chatham Development Briefing

Presented By:



Gold Sponsors:

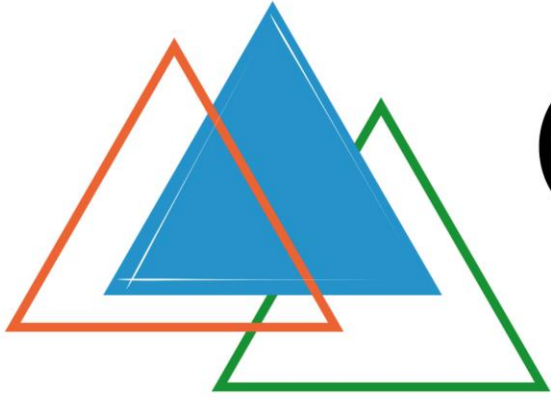


Silver Sponsors:



Innovator Sponsors:





Chatham

Chamber of Commerce



Chris Elkins
**Chatham Magazine &
Triangle Media Partners**
Chatham Chamber Board Chair



Rebecca Dickenson
The Chatham Chamber
President & CEO



John Perry

Senior Vice President &
Area Executive



Tony Cash

Business Development
Officer



Thank you to our Presenting Sponsor



Antonio McBroom

**Ben & Jerry's Franchise Owner
Chatham Economic Development Corporation Chairman**



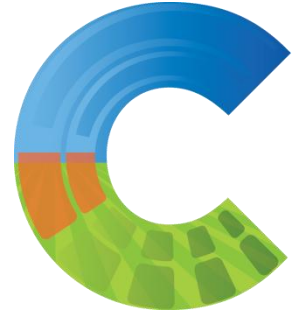


Chatham Economic Development Corporation

MAY 1ST, 2025



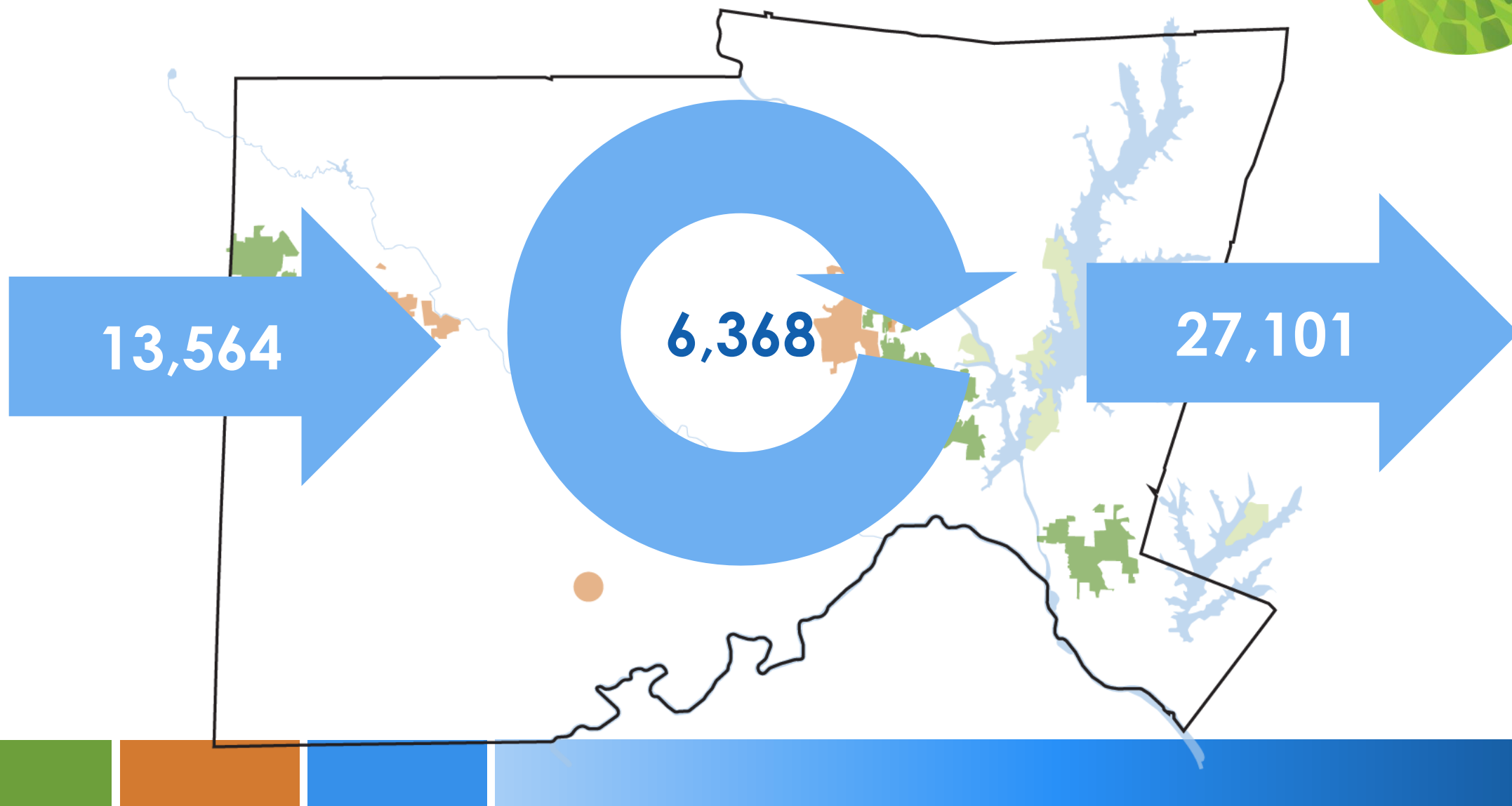
Chatham EDC Office Priorities



- Lead the effort to increase the tax base and new jobs in Chatham County
- Provide a triage and referral function for business assistance and workforce development
- Support existing business
- Support the economic development efforts of the county's municipalities
- Be the economic development information resource and clearinghouse for the County, towns, local businesses and citizens



Out-Commuting (2022)





UNC Greensboro
NC A&T State University



GREENSBORO
(30 minutes)

#1 BEST BUSINESS CLIMATE
Business Facilities Magazine, 2022

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



DURHAM
DUKE UNIVERSITY

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



Raleigh-Durham International Airport

Dozens OF COLLEGES & UNIVERSITIES WITHIN AN HOUR DRIVE
130K+ STUDENTS ENROLLED IN 4 YEAR PROGRAMS

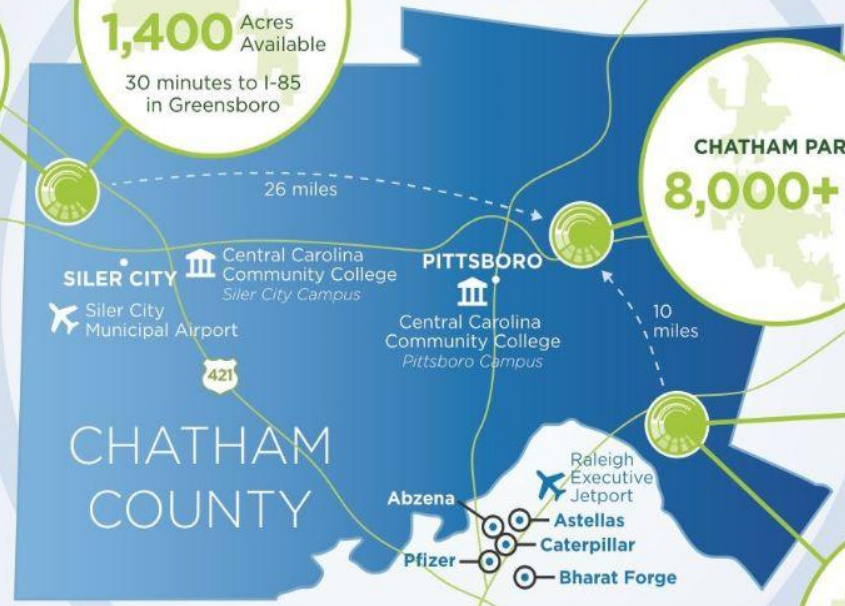
1M+ REGIONAL LABOR FORCE IN RESEARCH TRIANGLE REGION
US Census, Emsi



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



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

PITTSBORO
Central Carolina Community College Pittsboro Campus

Abzena
Astellas
Caterpillar
Pfizer
Bharat Forge

SANFORD

CHATHAM PARK
8,000+ Acres



TRIANGLE INNOVATION POINT WEST
350 Acres Available
15 minutes to Raleigh's Outer Loop (NC540)

22K HOMES PLANNED IN CHATHAM PARK



EASY ACCESS TO MULTIPLE DEEPWATER PORTS

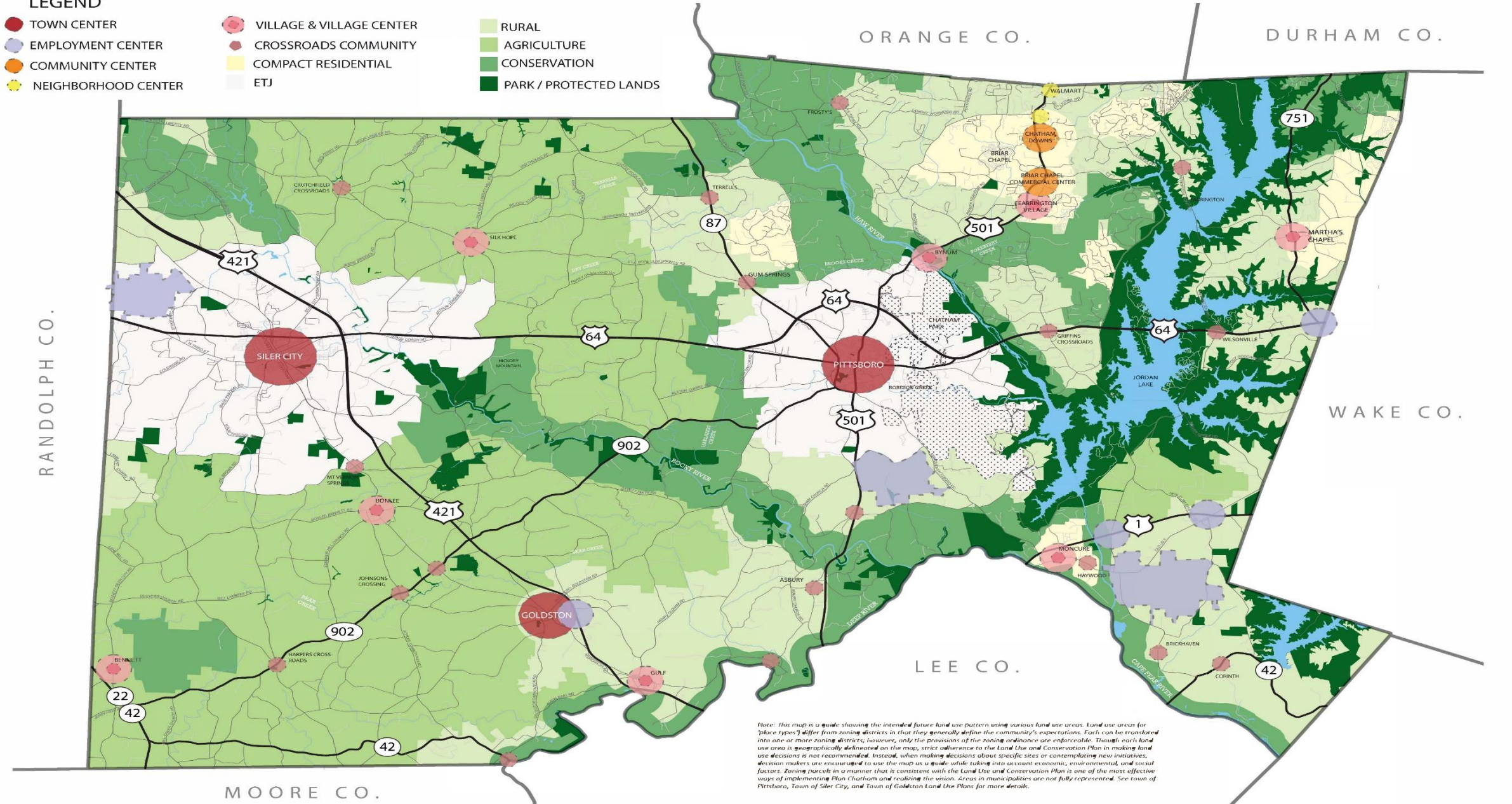


EXITING MILITARY PERSONNEL ARE AN OUTSTANDING SOURCE OF TRAINED WORKERS FOR AREA COMPANIES

Fort Bragg Military Installation

LEGEND

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

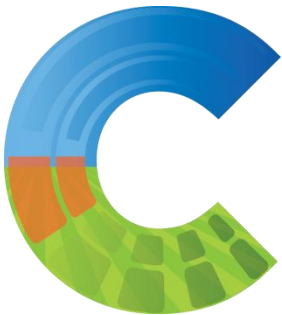


Note: This map is a guide showing the intended future land use pattern using various land use areas. Land use areas (or "place types") differ from zoning districts in that they generally define the community's expectations. Each can be translated into one or more zoning districts, however, only the provisions of the zoning ordinance are enforceable. Though each land use area is geographically delineated on the map, strict adherence to the Land Use and Conservation Plan in making land use decisions is not recommended. Instead, when making decisions about specific sites or contemplating new initiatives, decision makers are encouraged to use the map as a guide while taking into account economic, environmental, and social factors. Zoning parcels in a manner that is consistent with the Land Use and Conservation Plan is one of the most effective ways of implementing Plan Vision and realizing the vision. Gaps in municipalities are not fully represented. See town of Pittsboro, Town of Siler City, and Town of Goldston Land Use Plans for more details.

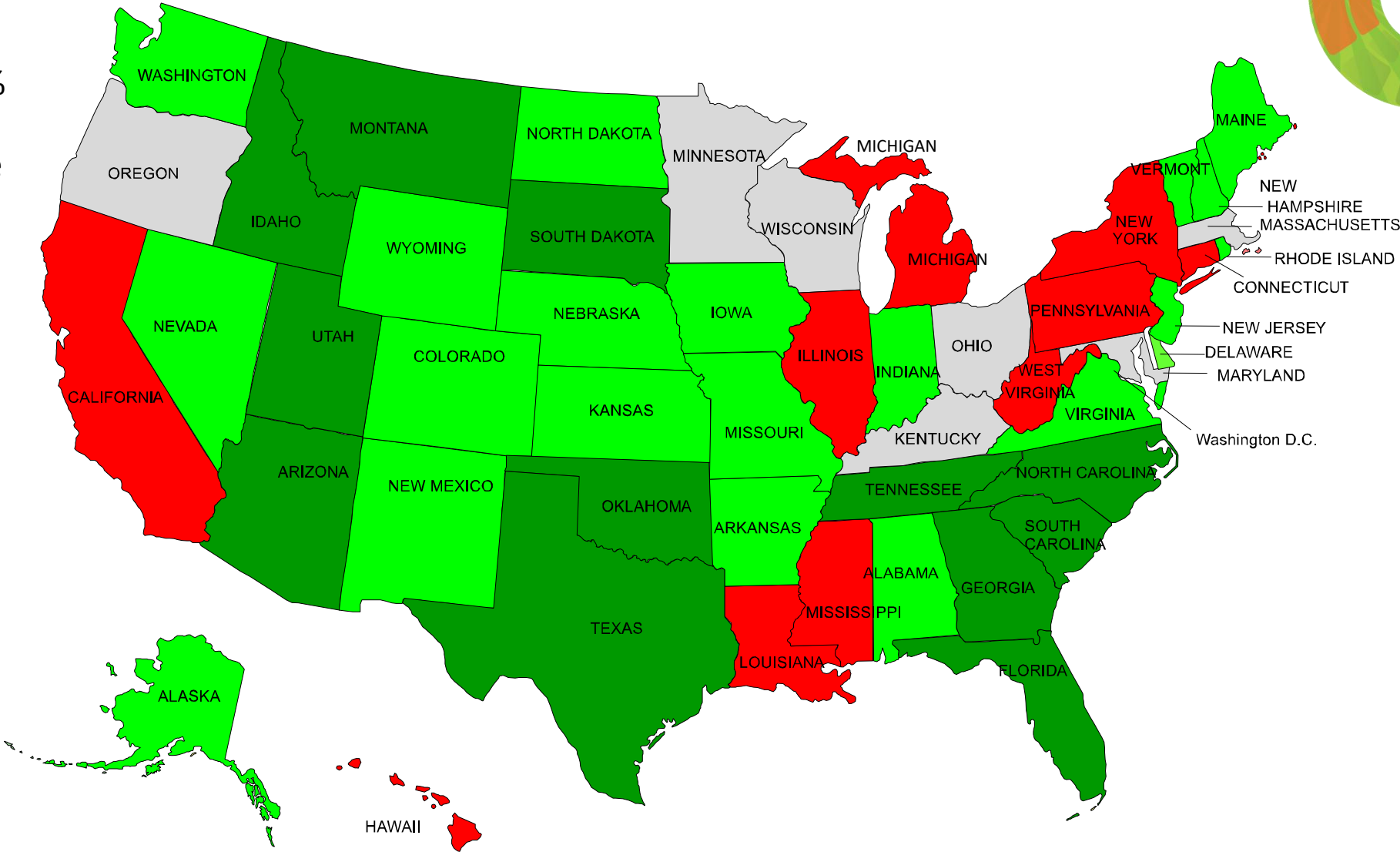
Workforce



Projected Population Change 2024–2034 Ages 25-64



-  Growth over 7%
-  Growth under 7%
-  Under 1% change
-  Population loss



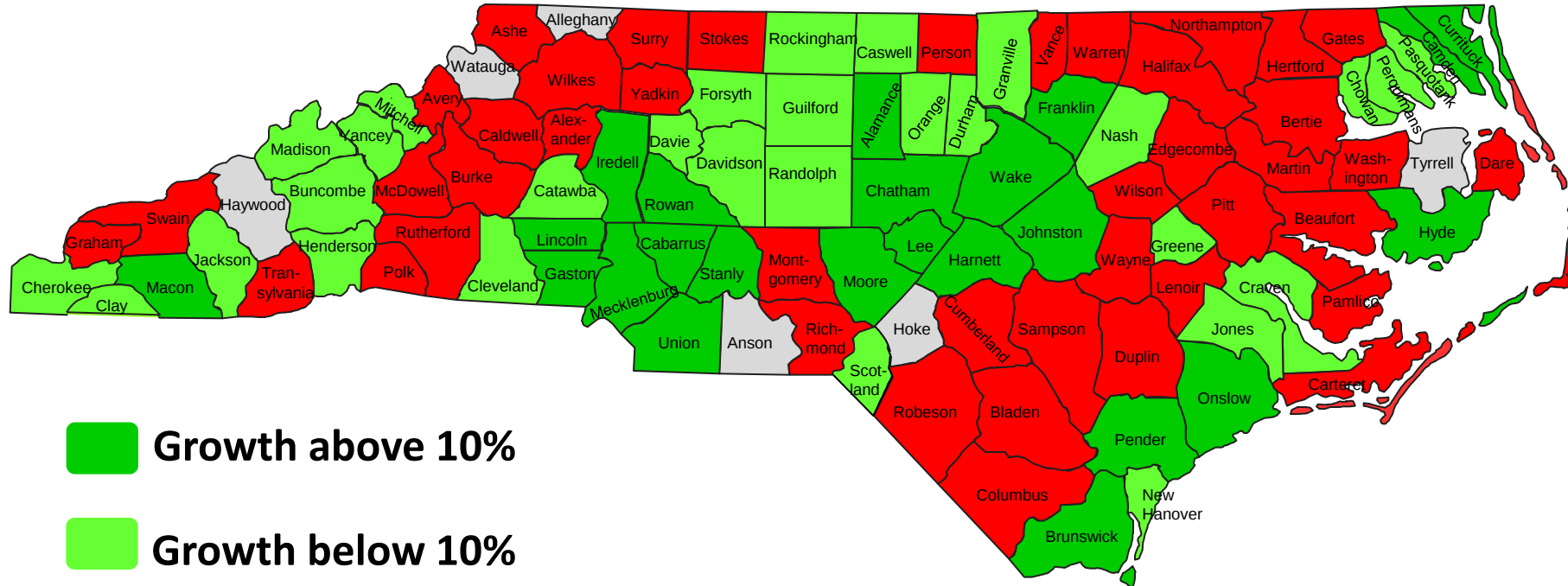
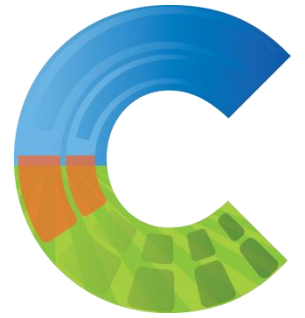
PROJECTED CHANGE IN LABOR FORCE AGE POPULATION

Ages 25 – 64

2024 - 2034

North Carolina state average 8.2%

Chatham County 17.3%



 Growth above 10%

 Growth below 10%

 Losing population

 Less than 1% or less than 100 person change

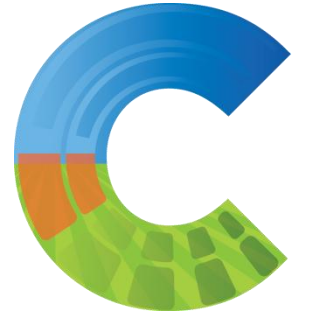
Local Talent – Higher Education



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Duke
UNIVERSITY

NC STATE
UNIVERSITY



Three tier-one
research universities
make major contributions to
North Carolina through
education and research.



UNC GREENSBORO



HIGH POINT UNIVERSITY



ELON
UNIVERSITY



WAKE FOREST
UNIVERSITY



NC Central
UNIVERSITY

MEREDITH
COLLEGE



NORTH CAROLINA AGRICULTURAL
AND TECHNICAL STATE UNIVERSITY

CAMPBELL
UNIVERSITY



CENTRAL CAROLINA
COMMUNITY COLLEGE

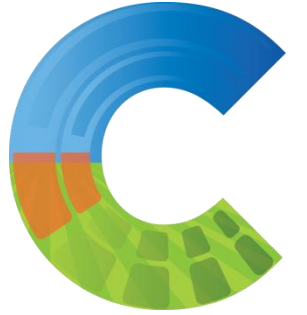


WAKE TECH
COMMUNITY COLLEGE



DURHAM
TECH

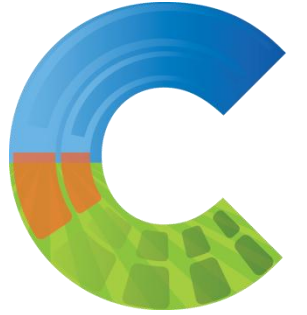
8,000 Exiting Military Personnel
Annually. 45 minutes away.



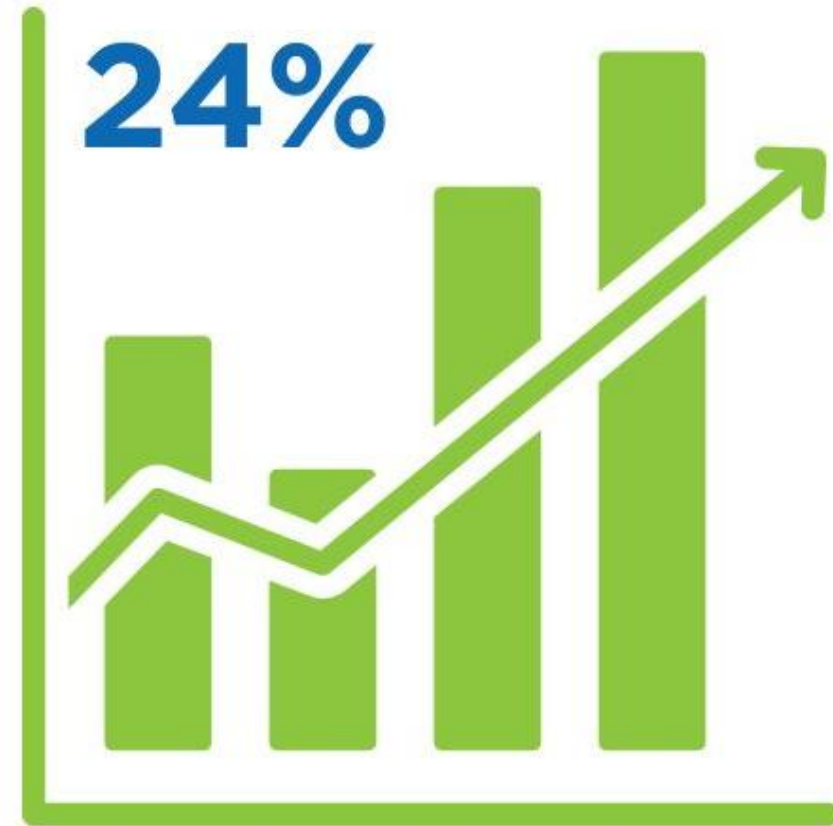
Ongoing Projects & Recent Announcements



Chatham County's Commercial & Industrial Growth

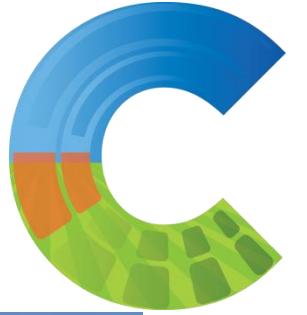


- Chatham County's commercial and industrial sectors saw a significant 24% revenue increase, reflecting strong economic momentum and business expansion.



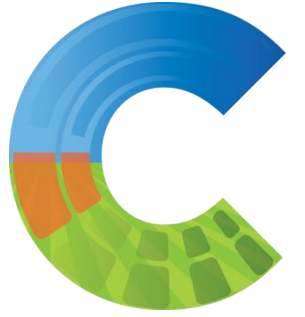
Vinfast

- Start of production planned for 2028
- Ongoing discussions with Company leadership regarding future plans
- Currently, a vehicle is at CCCC for training purposes



Wolfspeed

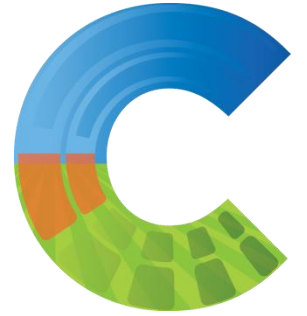
- Begun hiring plant employees onsite
- 2,300 construction workers on site
- 2.2 Million SF under roof
- Customized training underway with Central Carolina Community College



Wolfspeed John Palmour Facility in Siler City



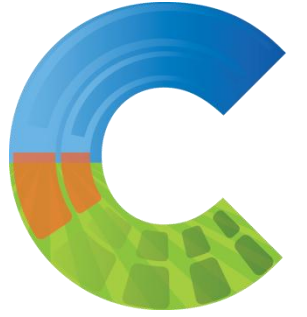
Innovative Construction Group



- Locating at the Chatham-Siler City Advanced Manufacturing Site (CAM)
- 157 new jobs, \$39M investment
- Over \$8.3 million in annual payroll at full build out



MetOx International



- Manufacturer's high-temperature superconducting wire, which can make energy transmission up to ten times more efficient than traditional copper cables
- 333 new jobs, \$193.7M investment



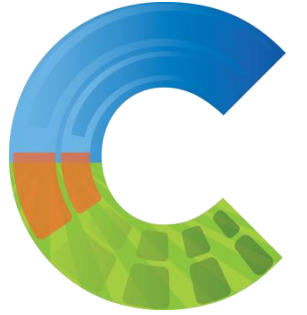


Available Industrial Land

MARKETED TO NEW USERS



Apex Gateway



- 375-acre commercial and industrial development
- Durham Coca-Cola Bottling HQ now open and operational
- Recently acquired additional acreage for the second phase
- Marketed towards Life Science industry with multiple +100K sq.ft. buildings under development



205,776 SF Available April 2025

Triangle Innovation Point West



- 360-acre heavy industrial site, FedEx completed construction on a 338,000 sq.ft. facility. Now operational.
- Located adjacent to the VinFast site.
- Marketed towards advanced manufacturing and life science users.
- Multiple cleared pads ready for users and utilities in place.
- 1 of 15 Sites to earn the North Carolina SelectSite Designation, which identifies the most industrial development-ready sites in the State.





Thank You



Michael L. Walden, Ph.D.

President, Walden Economic Consulting, LLC
Professor Emeritus, North Carolina State University

CHATHAM COUNTY ECONOMY: TODAY AND TOMORROW



CHATHAM COUNTY'S GROWTH HAS BEEN STRONG

MEASURES OF GROWTH: 2019 – 2023, % CHANGE

	<u>CHATHAM CO.</u>	<u>NC</u>	<u>US</u>
GDP	22%	12%	9%
JOBS	13%	7%	3%
WEEKLY EARNINGS	28%	25%	22%
COST OF LIVING*	24%	24%	20%

** Durham-Chapel Hill Metro Area*

SHORT TERM ECONOMIC OUTLOOK: TARIFFS

TARIFFS ARE FEES ON IMPORTS PAID TO US GOVERNMENT

IMPORTER PAYS THE TARIFF

LIKELY PASSES COST ON TO BUYERS

ADMINISTRATION'S GOALS FROM TARIFFS

- * RETURN MANUFACTURERS TO US
- * MAKE TRADING SYSTEM FAIRER

WHILE APPLIED, LIKELY SLOW THE ECONOMY

NEGOTIATED SETTLEMENT ????



SHORT TERM ECONOMIC OUTLOOK: FEDERAL RESERVE

DUAL MANDATE: LOW INFLATION AND LOW UNEMPLOYMENT
USES ITS INFLUENCE ON INTEREST RATES TO CHANGE GROWTH
RATE OF THE ECONOMY

ANNUAL INFLATION RATE IN 2.5% TO 3% RANGE, BUT HIGHER
THAN 2% GOAL

WORRIED THAT TARIFFS COULD INCREASE INFLATION RATE AND
JOBLESS RATE

RESULT: "STAGFLATION"

EXPECT FED WILL KEEP THEIR INTEREST RATE STABLE

ALSO QUESTION OF "WHO CONTROLS THE FED"



LONG –RUN ECONOMIC OUTLOOK

POPULATION FORECASTS, 2020 TO 2060

US: 332 million to 420 million; 27% increase

NC: 10.4 million to 15.4 million; 47% increase

Chatham Co.: 76,260 to 131,885: 73% increase



A FUTURE OF CHALLENGES AND OPPORTUNITIES

**OPPORTUNITIES FOR EXPANSION, NEW
BUSINESSES, AND NEW JOBS**

**CHALLENGES OF LIKELY HIGHER COSTS,
INFRASTRUCTURE NEEDS, AND LESS OPEN
SPACE**



CHATHAM COUNTY SCHOOLS

STATE OF OUR SCHOOLS



For ALL Students

Dr. Anthony D. Jackson, Superintendent

We are committed to operating as a
dynamic, high-performing
organization dedicated to equipping
students with the skills and
knowledge needed to build bright
and prosperous futures.

BOARD OF EDUCATION



Ms. Ana Carlson
District 1



Mr. Gary Leonard
Board Chair / District 5



Ms. Del Turner
Board Vice Chair / District 3



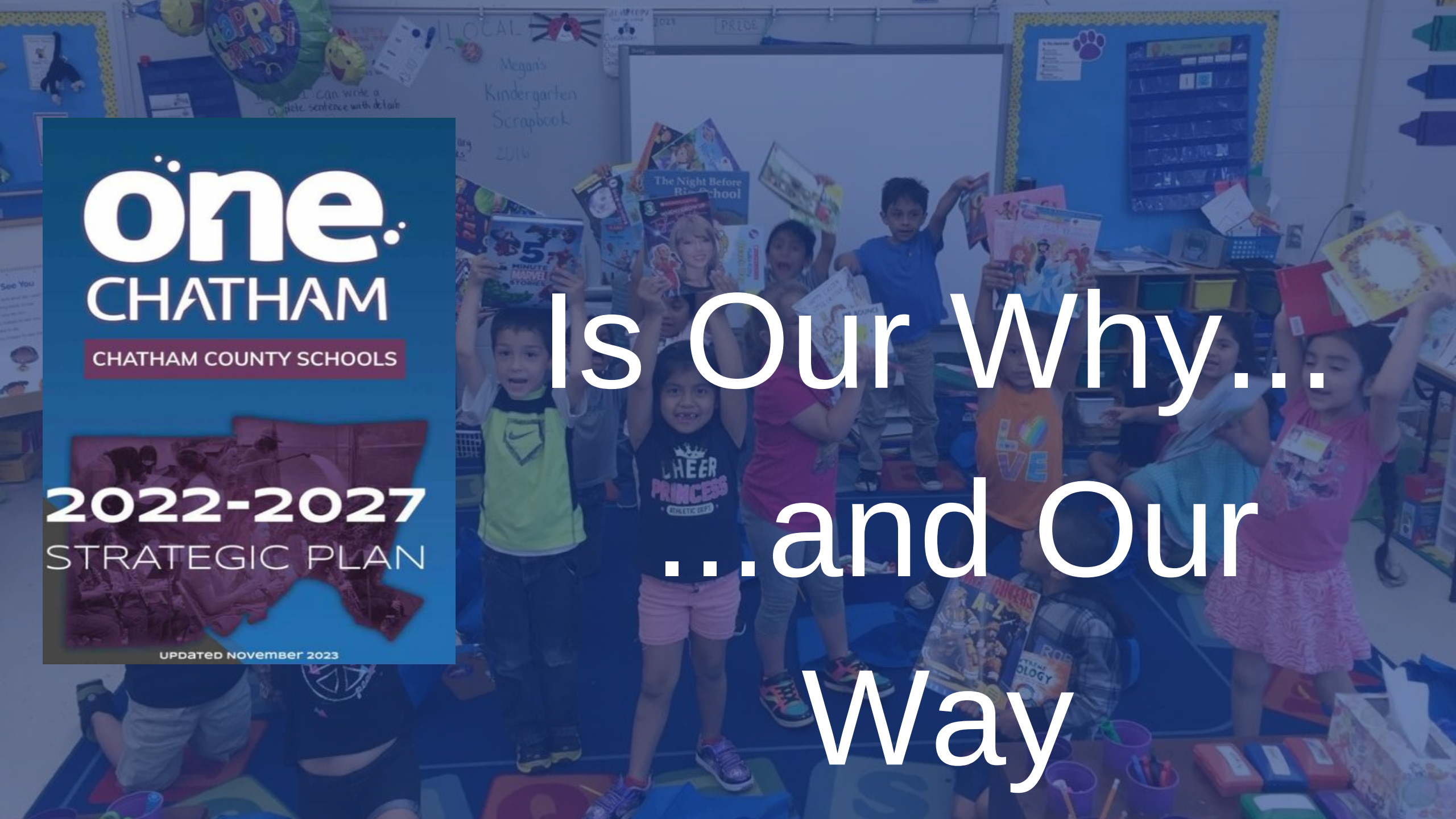
Mr. David Hamm
District 2



Ms. Jane Allen Wilson
District 4

one.
CHATHAM





one.
CHATHAM

CHATHAM COUNTY SCHOOLS

2022-2027
STRATEGIC PLAN

UPDATED NOVEMBER 2023

Is Our Why...
...and Our
Way



CHATHAM
COUNTY SCHOOLS

Our Way

The 3 A's

Pathways for ALL Students

ATHLETICS



**THE
WHOLE
CHILD**

ARTS



ACADEMICS



ARTS



NC JAZZ BAND DIRECTOR OF THE
YEAR- NCMEA PERFORMANCE



ELEMENTARY HONORS
CHORUS 2024- CGE



NC'S FIRST PRODUCTION OF
FROZEN- JMHS



NWHS ALL SUPERIOR
SEASON 2024



ALL COUNTY ARTS EVENTS &
PERFORMANCES



NC SECONDARY ART TEACHER OF THE
YEAR- NWHS

ATHLETICS



2023 NCHSAA WOMENS
WRESTLING CHAMPION



WOMENS TENNIS STATE
CHAMPIONSHIP



MENS BASKETBALL STATE
RUNNER-UPS



WOMENS BASKETBALL
STATE RUNNER-UPS



INAUGURAL CHATHAM
COUNTY UNIFIED DAY



CROSS COUNTRY STATE
CHAMPIONSHIP

ACADEMICS



STATE SCIENCE FAIR &
SPELLING BEE WINNERS



DUAL LANGUAGE
PROGRAMS K-12



AVID NATIONAL
DEMONSTRATION SCHOOL



DELL SCHOLARSHIP
RECIPIENTS & MOREHEAD CAIN-
JMHS



Kylee Beck wins 2nd!

NATIONAL BETA CLUB
WINNERS- BENNETT



AWARD-WINNING CTE
PROGRAMS



"A community's investment in its schools is only as fruitful as the success of its students and the outcomes of its programs. Adequate funding for academics, arts, and athletics ensures every student has the opportunity to achieve, succeed, and thrive."

"An investment in education gives the best returns"

- Benjamin Franklin

**Dr. Anthony D. Jackson,
Superintendent
We are One Chatham, with One Focus, in
pursuit of our mission to inspire learning
and empower ALL of our learners to be
productive citizens.**

QUESTIONS?



State of Agriculture: Chatham County

Chatham Development Briefing

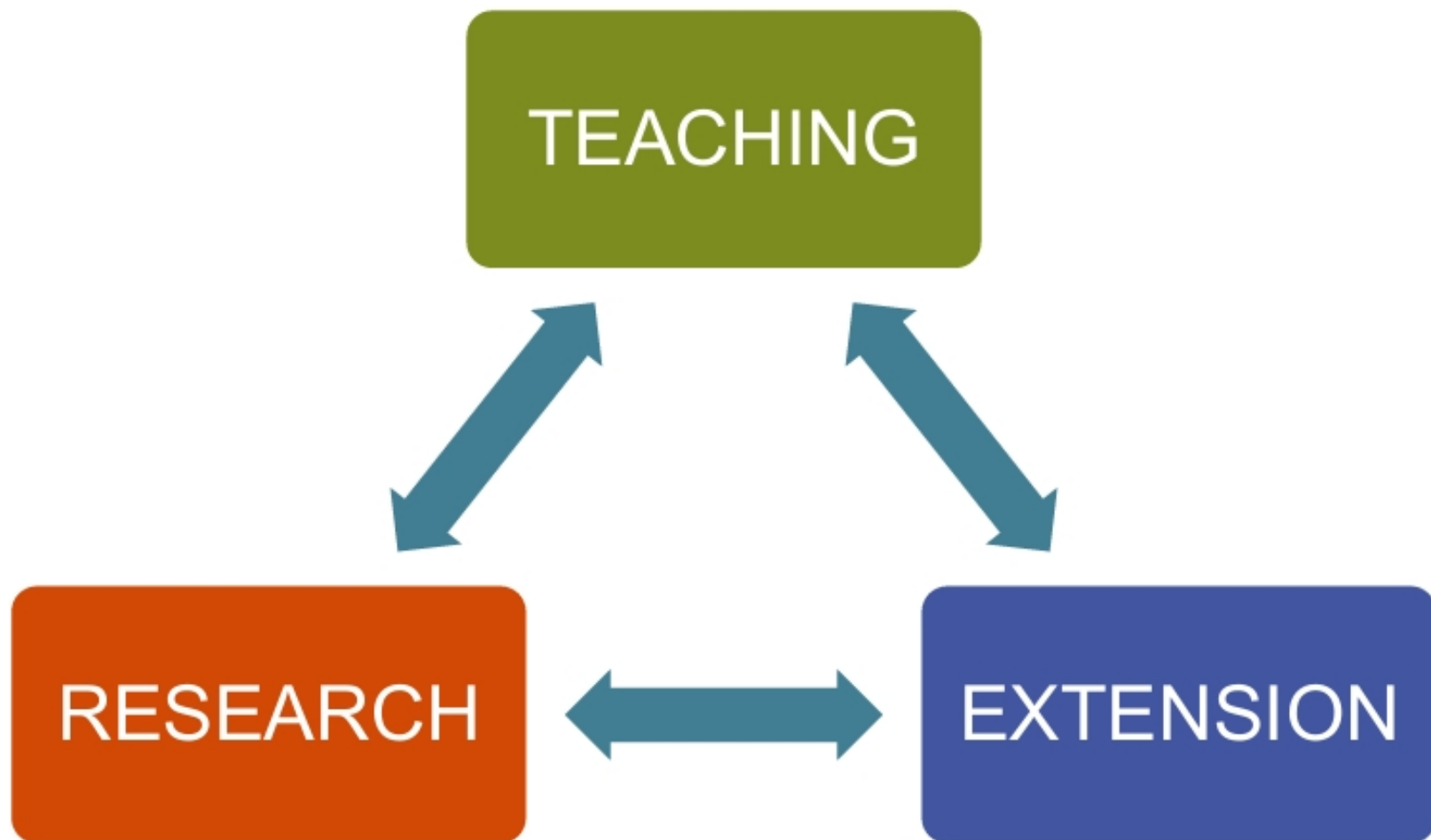
May 1, 2025



N.C. A&T
STATE UNIVERSITY

NC STATE
UNIVERSITY

Land-Grant University Model



101

County centers incl.
Eastern Band of
Cherokee

1,294

Extension experts

136,000+

Educational outreach
activities offered

3.8 Million

Unique website
visitors each year

2.6 Million

Participants engage in
educational activities

25,000+

Extension programs
delivered

\$2.1 BILLION

Economic impact on North Carolina

=

27-to-1 ROI

Return on government investments

What Ag Looks Like in Chatham



> \$776M
annually

The Critical Role of Ag

Agriculture and agribusiness industries account for a significant portion of the County's total annual income.

- Average of **\$338M** annually in cash receipts
 - 1,076 farming operations (95% identified as family farms)
 - Over 1/3 of 1,800+ ag producers identify as female
 - Chatham's rankings within the state:
 - 1st in beef cattle production
 - 3rd in sheep and goat production
 - 7th in dairy cattle population
 - 9th in hay production
 - 11th in layers production
 - 14th in broiler production (and steadily rising)
 - Top county in number of native plant nurseries
- Additional **\$438M** in forestry sector output, supporting 1,377 jobs with annual payroll of \$75M
 - 245,334 acres of private timberland

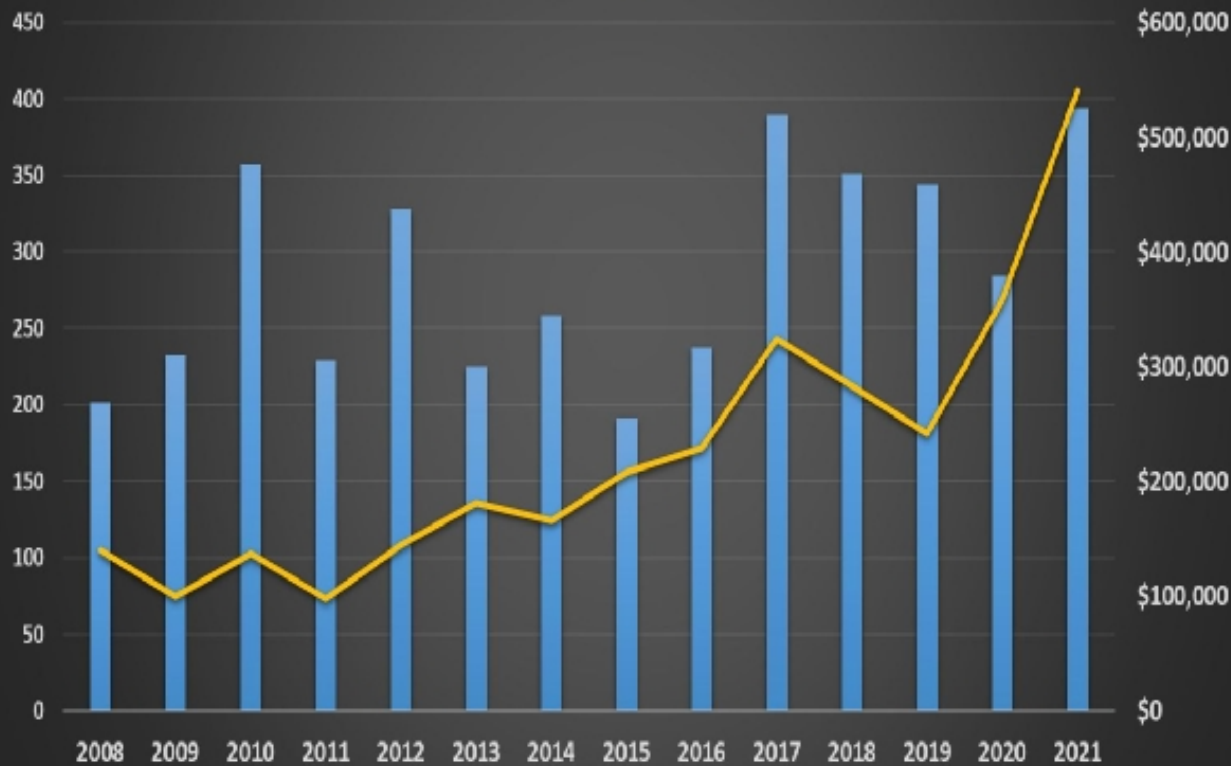
Combating the Irreversible Loss of A Finite Resource

Developmental pressure has increased significantly.

- NC is projected to lose 1.1 million acres of farmland over the next 20 years.
 - Equates to 9,100 farms, nearly 19,600 jobs, and \$1.25B in farm output (American Farmland Trust, 2020)
- In Chatham, under the “Business as Usual” model, we stand to lose 14,700 acres (American Farmland Trust, 2020).
 - This model **does not** reflect changes from 2017 to current, nor does it include recent megasite development implications.

Parcels out of the PUV program

of Properties Rollback Taxes Collected



A Changing Landscape

North Carolina ranks 2nd in the nation in potential agricultural land lost by the year 2040.



Benefits of Preserving Ag Land

“Conservation of land and conservation of
people frequently go hand in hand.”
- Eleanor Roosevelt

Why We Need Ag

- Diverse economy and workforce
- Preserve rural character and lifestyle
- Local food production, supply, and access
- Open and green space
- Natural Resource conservation
- Wildlife habitats and corridors
- Carbon sequestration
- Less impervious surface
- Resiliency (both short and long term)
- **Lower cost of community services and utilities infrastructure**



The Prominence of Ag

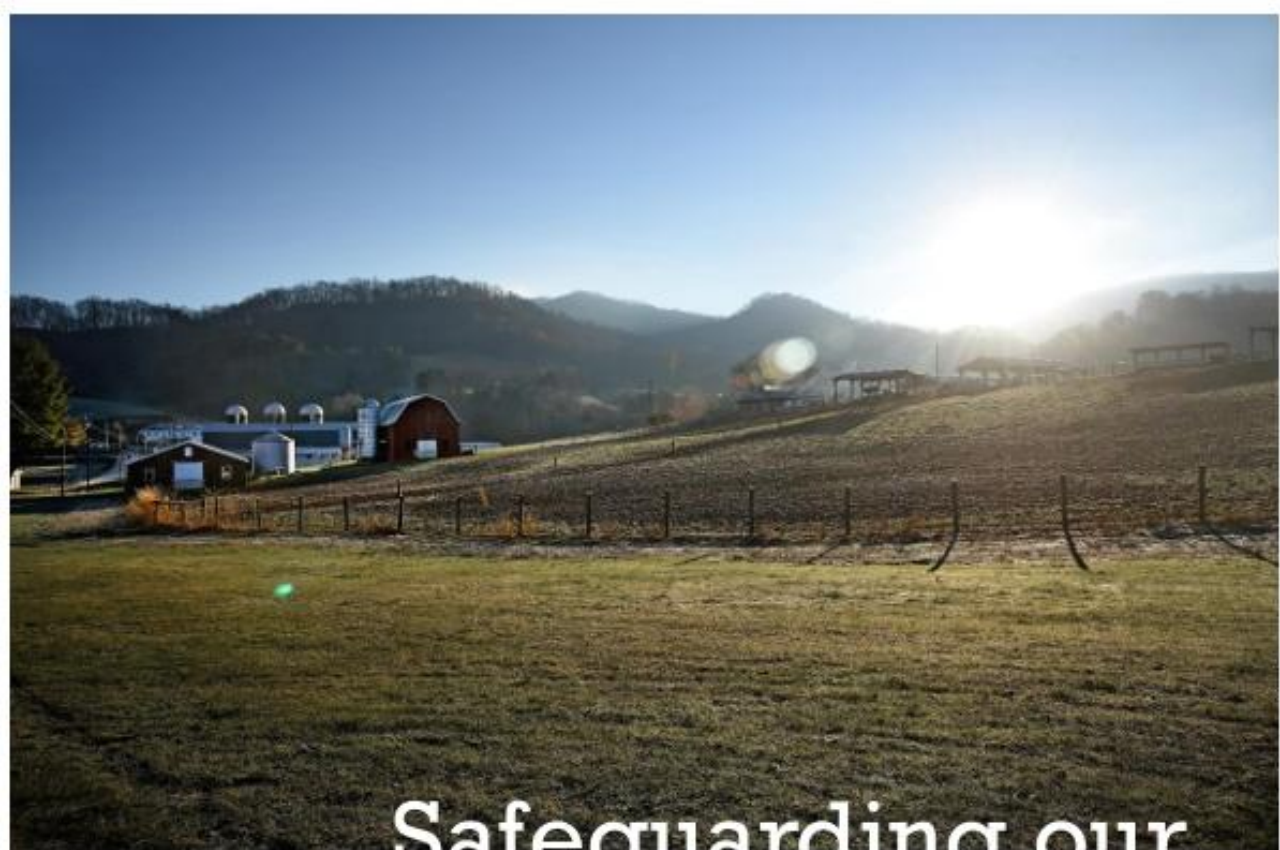
The benefits and importance of agriculture are obvious to many residents and stakeholders who provided input to the existing *Chatham Farmland Preservation Plan* and *Plan Chatham*.

Supported by the Cost of Community Services Study

Chatham CoCS Study Results:

- For each \$1 of county revenue contributed by residential uses, the county spent \$1.18 to provide necessary community services for those residential land owners.
- For each \$1 of county revenue derived from commercial uses, Chatham County spent \$0.29 for county-provided services.
- For each \$1 of income received by Chatham County for agricultural/forestry uses, the county spent \$0.35 to provide required community services.

Ag lands generate surplus revenues that play an essential role in balancing community budgets.



Chatham County Agricultural Preservation & Development Trust Fund

Safeguarding our Future

Our aim is to protect Chatham County agricultural working lands while also addressing the need to help farmers stay in business, both now and for future generations.

- County hired Farmland Preservation Coordinator (Andrew Waters - SWCD) in 2023
- CAPD supported by Article 46 tax revenue and PUV rollback funding
- Agricultural Working Lands Preserved:
 - 6,695 acres in conservation easements
 - 19,061 acres enrolled in Voluntary Agricultural District (VAD) Program



How You Can Help

Stay Informed

- Be mindful of local, state, and federal legislation
- Take part in an ag literacy event

Show Some Love

- Consider volunteering
- Support Chatham farmers and buy local

Looking for More Info?



Reach out to the Chatham
County Center team:

<https://chatham.ces.ncsu.edu/>





NORTH CAROLINA
Department of Transportation

Transportation Update

Chatham Development Briefing

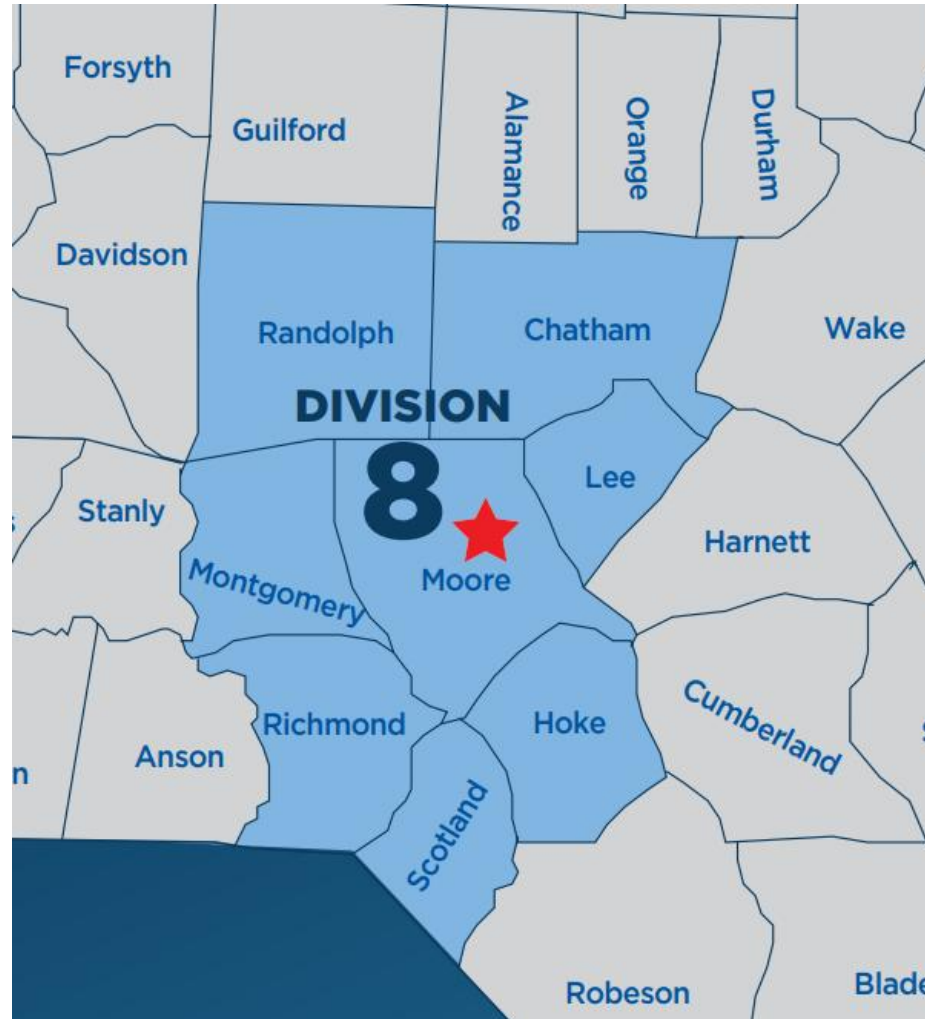
Jeffrey L. Teague, PE
Division 8 Project Development Engineer

May 1, 2025

Connecting people, products and places safely and efficiently with customer focus, accountability and environmental sensitivity to enhance the economy and vitality of North Carolina

Division 8 Counties

Randolph, Chatham, Lee, Montgomery, Moore, Richmond, Scotland, and Hoke



Projects In Chatham County

NCDOT Project R-5724A

Streetscape improvements to the traffic circle

R-5724A was completed in 2021



NCDOT Project R-5724B

US 15-501/Hillsboro Street Widening

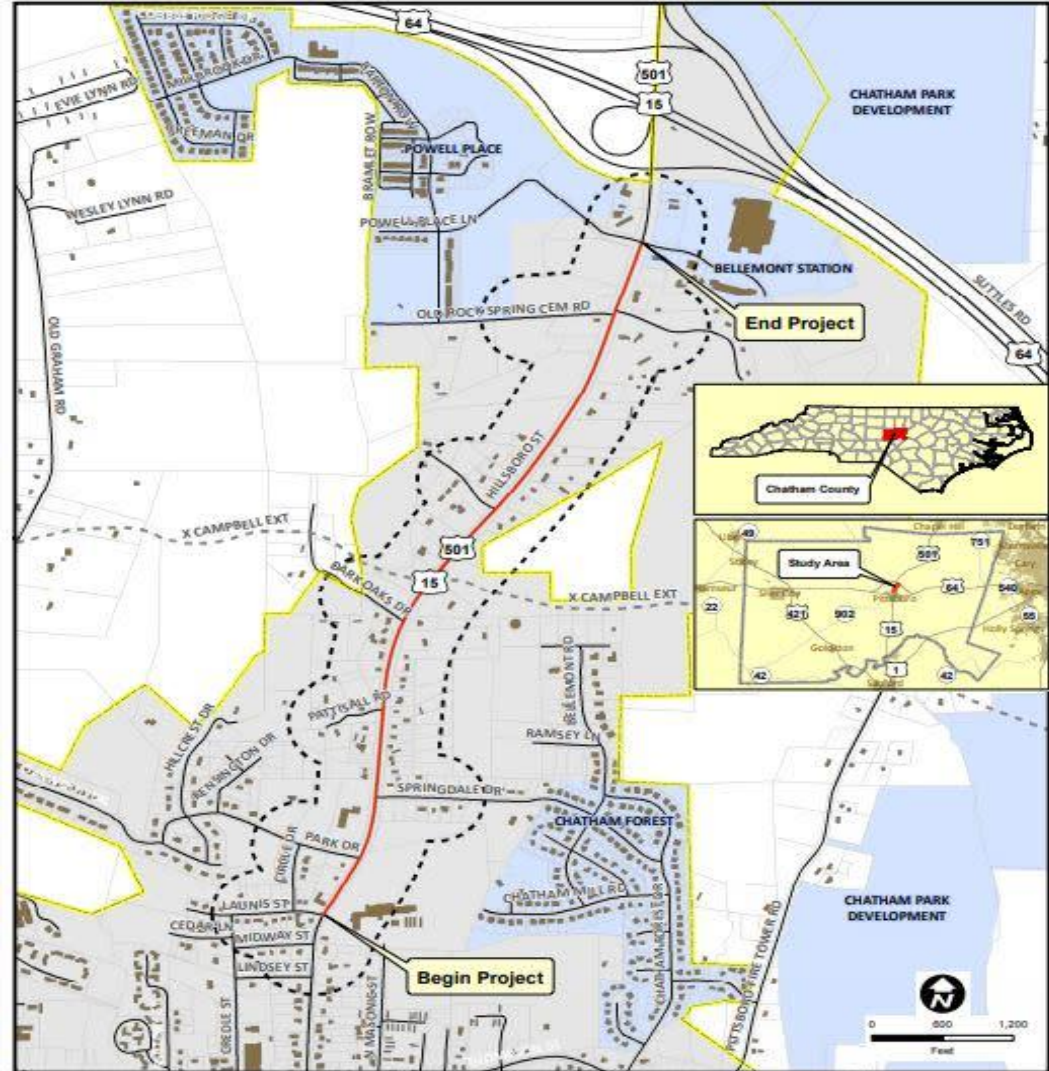
US 15/501 from north of US 64
Business to Powell Place Lane

Planning/Design: **Complete**

Right of Way: **Complete**

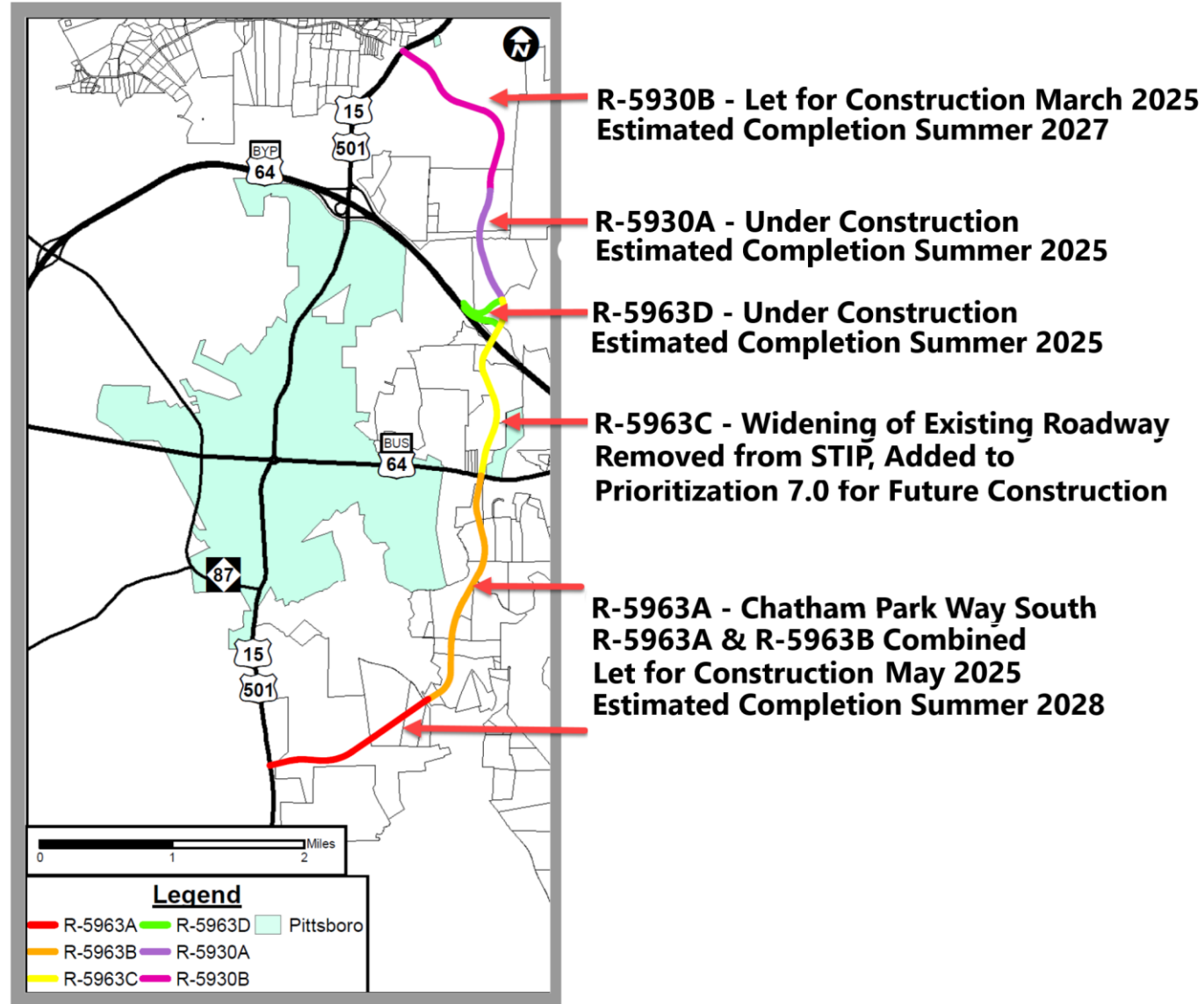
Utility Relocation: **In Progress**

Construction: **July 2026**



NCDOT Projects R-5930 & R-5963

Chatham Park Way



NCDOT Project R-5887

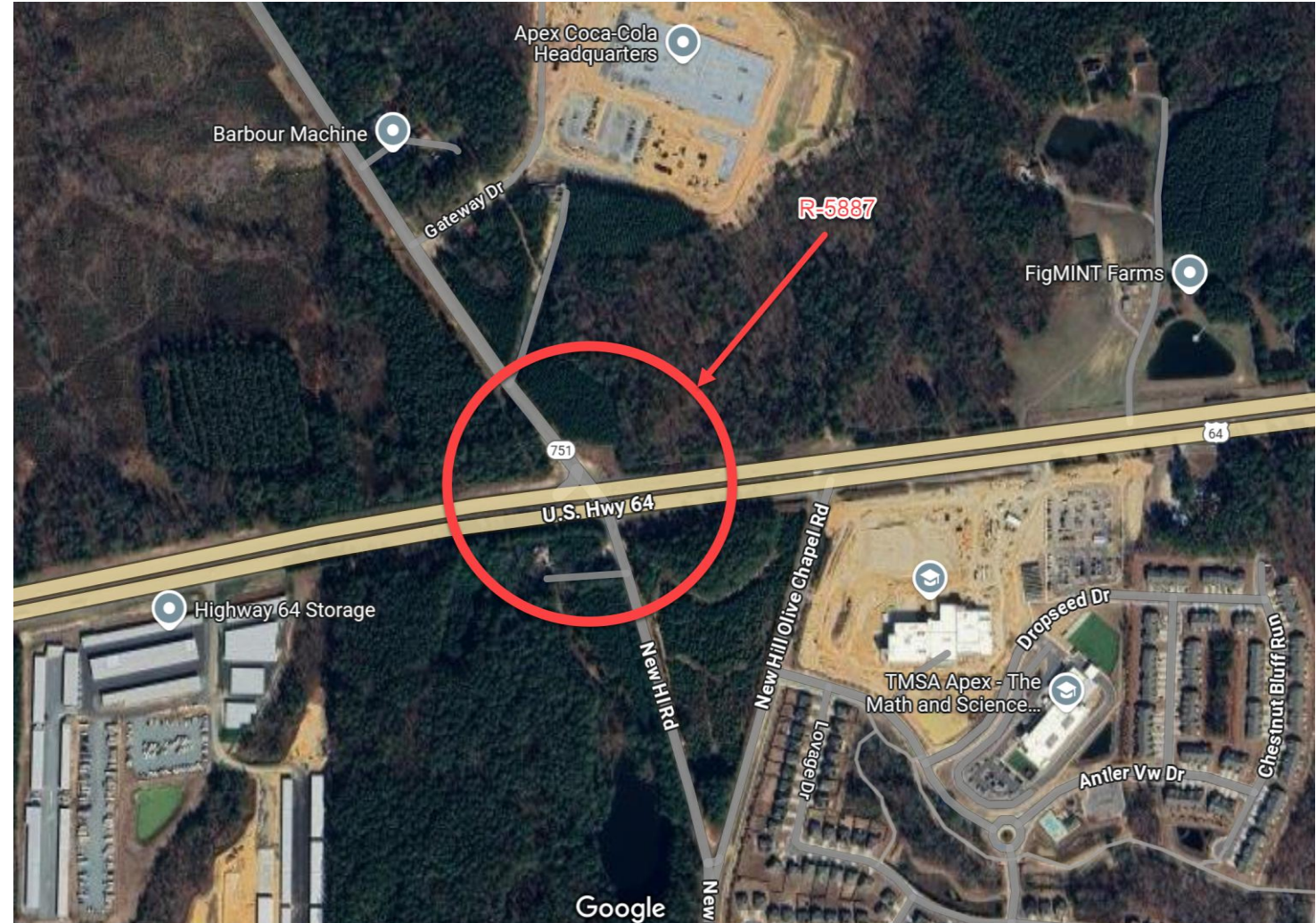
US 64 at NC 751

Convert at-grade intersection to interchange

Planning/Design: **In Progress**

Right of Way: **2030**

Construction: **2032**



NCDOT Project U-5737

US 64 in Siler City

US 64 from North Glenn Avenue
to US 421

Planning/Design: **In Progress**

Right of Way: **February 2026**

Utility Relocation: **February 2028**

Construction: **May 2030**





**Chatham Advanced Manufacturing Megasite
Wolfspeed**



**Triangle Innovation Point Megasite
Vinfast**



NCDOT Project HE-0011

Carolina Core Parkway

Construction: **Complete**



NCDOT Project HE-0006

Triangle Innovation Point Roadway Improvements

Phase 1

Planning/Design: **Complete**

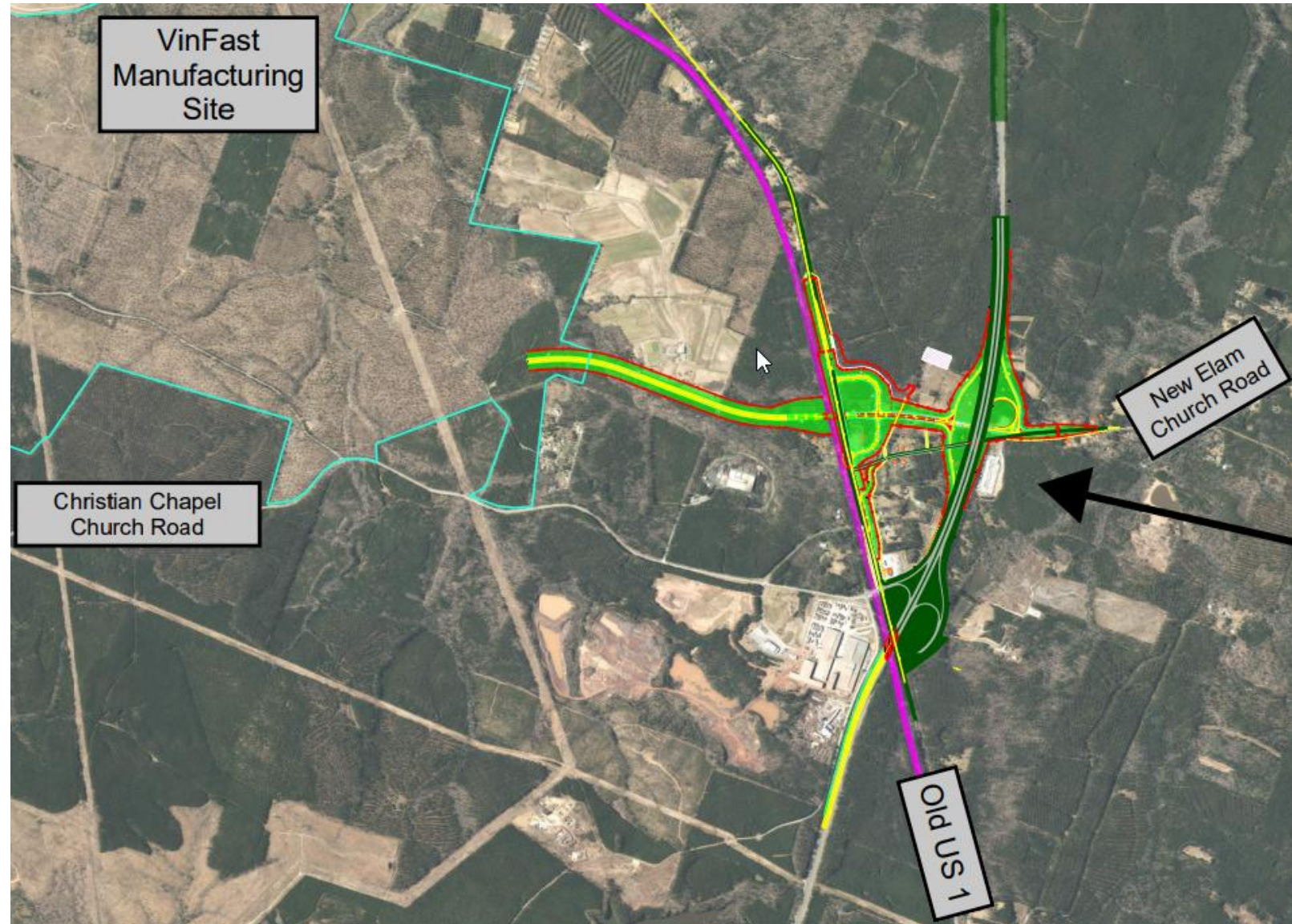
Right of Way: **Complete**

Start Clearing for Utility Relocation: **Summer 2025**

Utility Relocation: **Fall 2025**

Construction: **Summer 2026**

<https://publicinput.com/Triangle-Innovation-Point>



Construction is expected to begin in Summer 2026 to coincide with VinFast's start of production date in 2028

Contact Us

Jeffrey L. Teague, PE
jlteague@ncdot.gov
910-773-8000

 ncdot.gov

 [@NCDOT](https://twitter.com/NCDOT)

 [ncdotcom](https://www.instagram.com/ncdotcom)

 [NCDOTcommunications](https://www.youtube.com/NCDOTcommunications)

 [ncdotcom](https://www.soundcloud.com/ncdotcom)

 [@NCDOT](https://www.facebook.com/NCDOT)

 [NCDOT](https://www.linkedin.com/company/NCDOT)

 [NCDOTcommunications](https://discord.com/invite/NCDOTcommunications)

 [View All Channels](#)



+

79°West

Coworking | Private Offices | Event Space



Advancing *Opportunity*
and *Entrepreneurship*
in Chatham County



Local Elected Officials Panel Discussion



Commissioner Karen Howard
District 1, **Chair**



Mayor Jonathan Hensley



Commissioner Travis Patterson
At Large



Mayor Kyle Shipp





2025 Chatham Development Briefing

Presented By:



Gold Sponsors:



Silver Sponsors:



Innovator Sponsors:

