



Comprehensive Plan Update + Downtown Master Plan

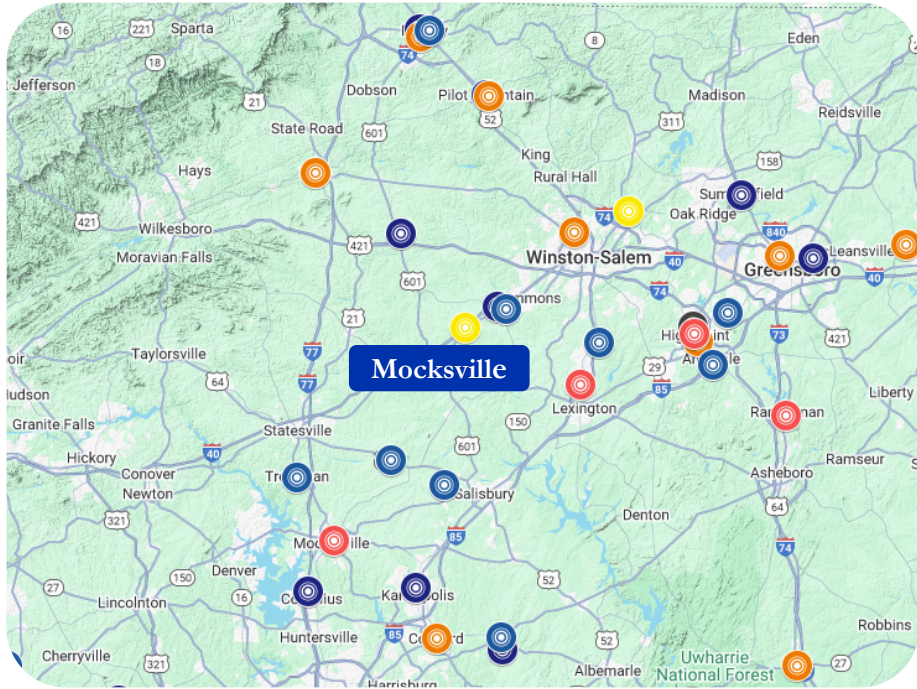
Kickoff Presentation

November 4, 2025



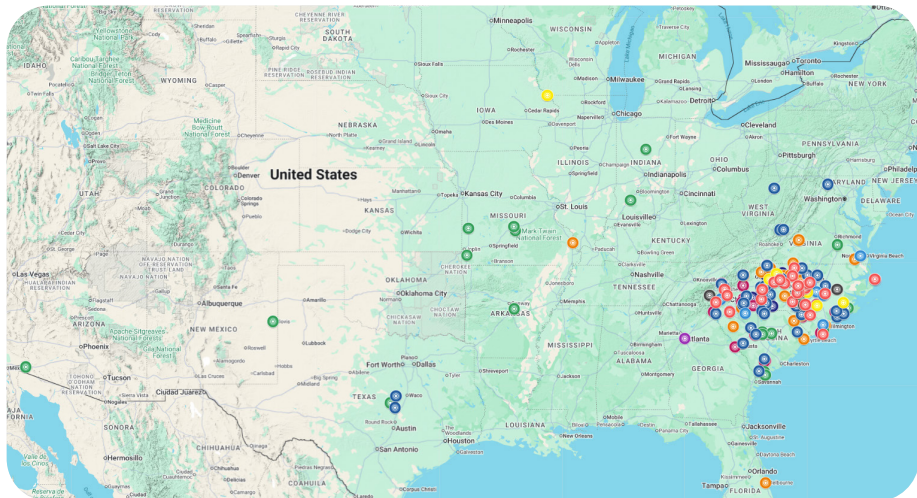
BENCHMARK PLANNING

- Established in 1982
- National Experience
- Comprehensive Planning
- Downtown Planning
- Economic Development
- Placemaking / Urban Design



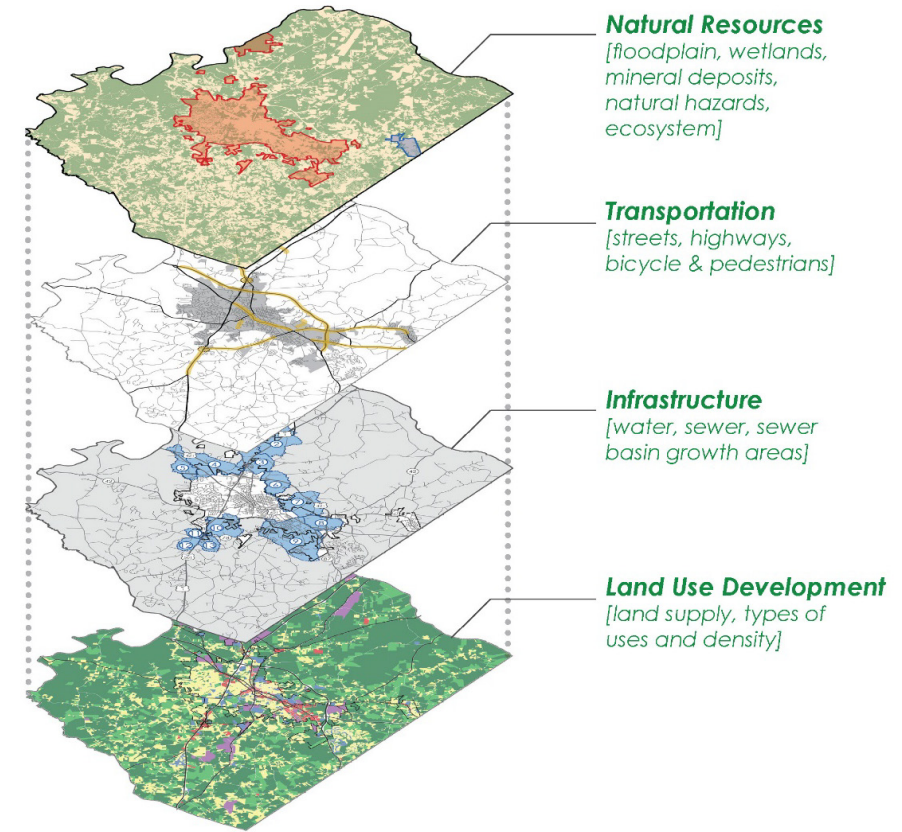
HIGHLIGHTS

- Mount Airy
 - Comprehensive Plan
 - Downtown Master Plan
- Bermuda Run
 - Comprehensive Plan (x3)
- Blowing Rock
 - Comprehensive Plan (x2)
- Jamestown
 - Comprehensive Plan
- Archdale
 - Comprehensive Plan
- Last 10 years (14 states)
 - 50 Comprehensive Plans
 - 25 Downtown Plans



MOCKSVILLE'S PLAN UPDATE

- Road Map or Blueprint for the future of the Town
- Looks at development trends, previously approved plans, demographic and economic data, and community perceptions
- Identifies specific recommendations for the Town as a whole
- Future Land Use Map and recommendations to guide future infrastructure investment and development



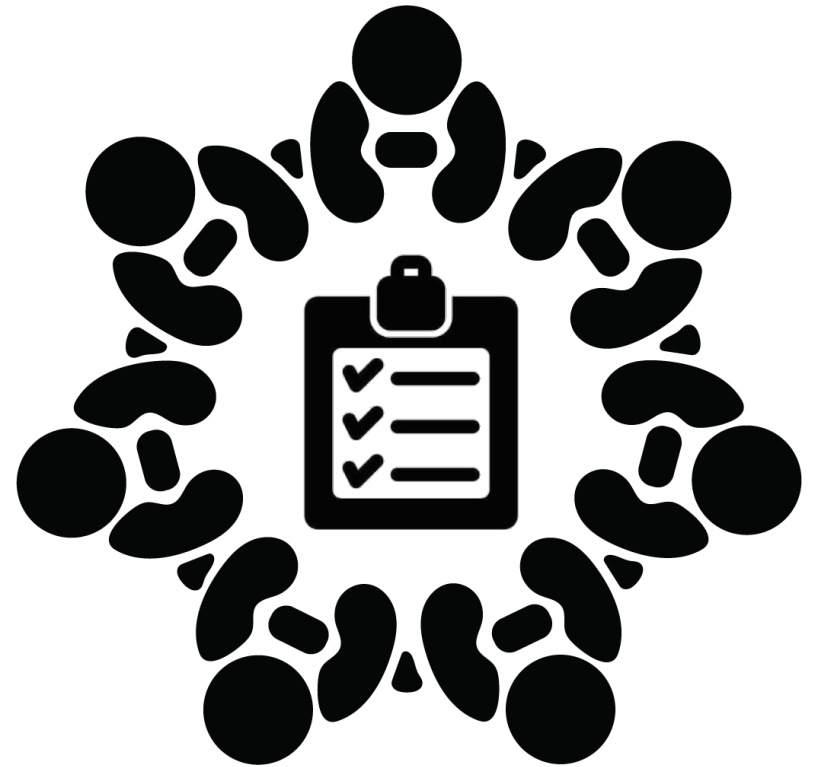
DOWNTOWN MASTER PLAN

- Framework for the future of downtown
- Examines data, trends, issues, and opportunities specific to downtown
- Identifies specific recommendations and implementation strategies for the public and private sectors to improve downtown



PLANNING PROCESS

- The two plans will be developed concurrently over a 12-month period
- **Planning Board** to oversee both the Comprehensive Plan update + Downtown Master Plan
- **Downtown Mocksville Collaborative** to provide additional input on the Downtown Master Plan
- **Public Participation** through survey, meetings, and workshops



September '25 – August '26

PLANNING PROCESS

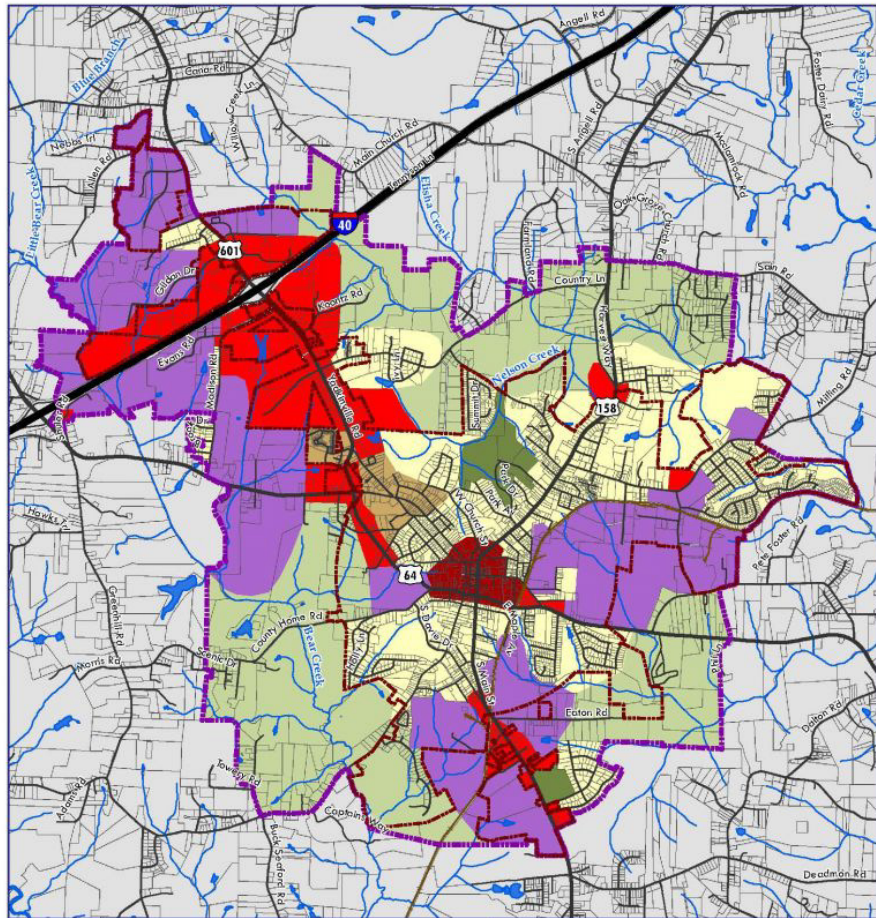
Project Task	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug
Kickoff & Data Collection	◆											
Background & Downtown Assessment	→											
Public Kickoff & Community Survey			◆									
Vision & Guiding Principles					→							
Downtown Workshops							◆					
Prepare the Draft Plans					→							
Public Input on Draft Plans									◆			
Prepare Final Plans										→		
Adoption Process											→	

◆ Community Survey, Meetings, and Workshops

LISTENING SESSIONS

- Real Estate / Development Community
- Major Property Owners / Business Owners
- Town Departments / Project Committee
- Business Promotion and Economic Development Entities
- Elected & Appointed Officials
- Neighborhood Advocates, Volunteer Committees
- Other Partners & Outside Agencies

BACKGROUND RESEARCH



Town of MOCKSVILLE
Comprehensive Plan

FOOTBALL PARK + D BISH

FUTURE LAND USE

Mapping provided by:
Piedmont Triad Regional
Council - Planning Department
Date: March 27, 2019

Planning services provided by:
Footfall Planning + Design

Future Land Use

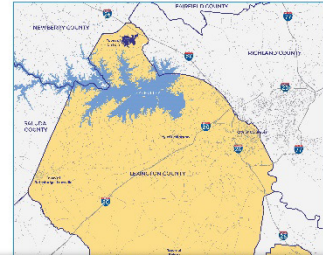
- Rural Residential
- Neighborhood Residential
- Central Business
- General Commercial
- Industrial
- Mixed Use
- Parks & Recreation

- Road
- Railroad
- Stream
- Parcel
- Town Limits
- ETJ Boundary
- County Jurisdiction

REGIONAL CONTEXT



Chapin is an incorporated town located in northern Ixington County. As shown to the right, it is separated from the majority of the County by Lake Murray and is near the borders of both Newberry and Richland Counties. The greater Chapin community surrounds the Town, extending far beyond the Town's boundaries. The Town is best defined by 29036 zip code, as shown below. The Town is just over 2 square



29036 ZIP CODE



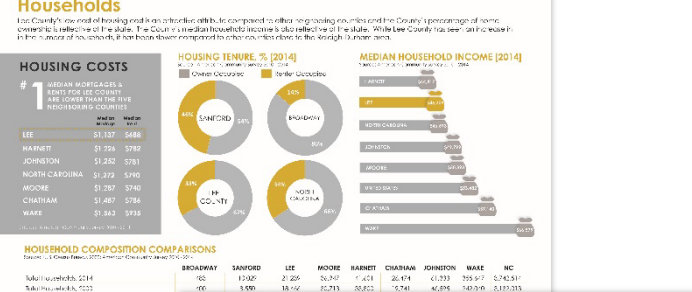
EMERGING THEMES

Through the process of reviewing background research, meeting with the Comprehensive Plan Committee, analyzing community survey results, and discussing the Town of Chapin with a number of local stakeholders, seven major themes have emerged. These emerging themes will help guide the development of the Plan's vision and direction.

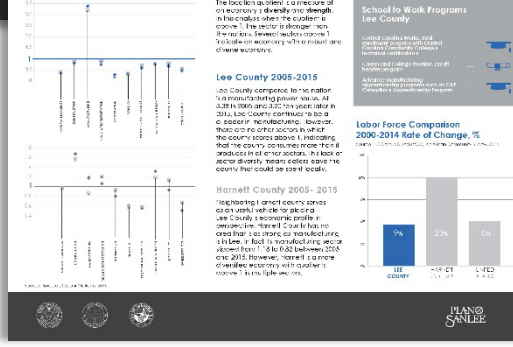


EnvisionChapin
Town of Chapin Comprehensive Plan

HOUSEHOLDS & HOUSING

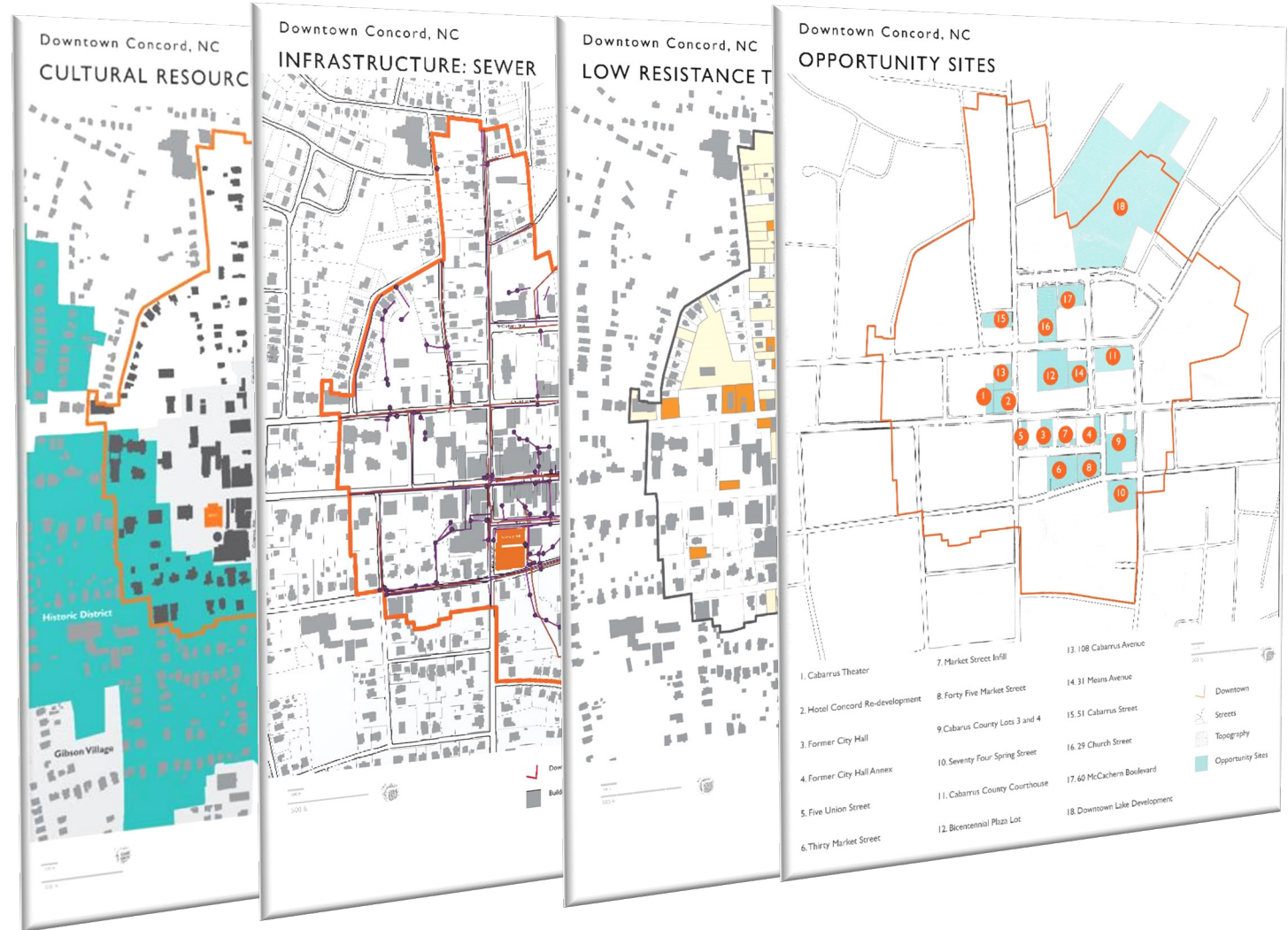


ECONOMIC PROFILE



DOWNTOWN ASSESSMENT

- Existing Plans / Studies
- Infrastructure
- Transportation
- Parking
- Pedestrian Network
- Public Safety
- Public Space
- Historic Resources
- Opportunity Site Evaluation



DOWNTOWN WORKSHOPS

Workshop #1 Big Ideas

- Present the Assessment
- Summarize main concepts and ideas to address key issues
- Utilize maps & visuals
- Facilitate small group discussions
- Small groups report back to the full group

Workshop #2 Concept Plans

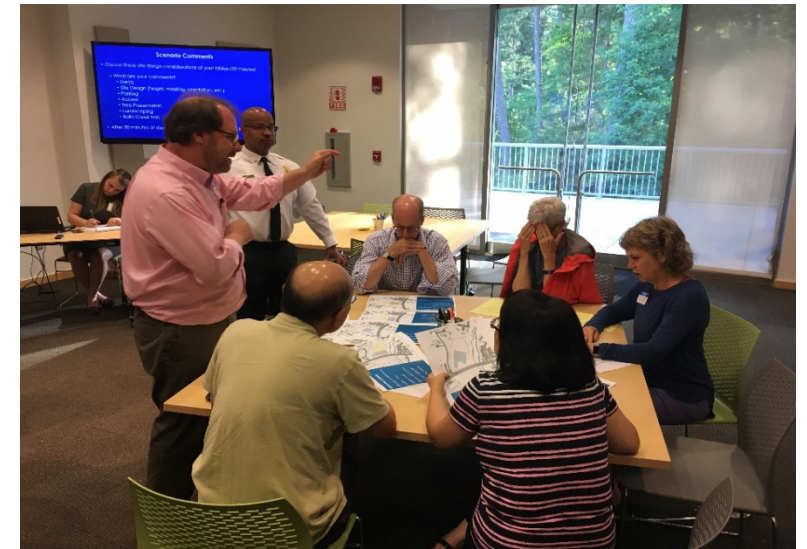
- Present ideas generated from 1st workshop
- Utilize maps & visuals
- Facilitate small group discussions on additional ideas
- Small groups report back to the full group
- Continue building consensus

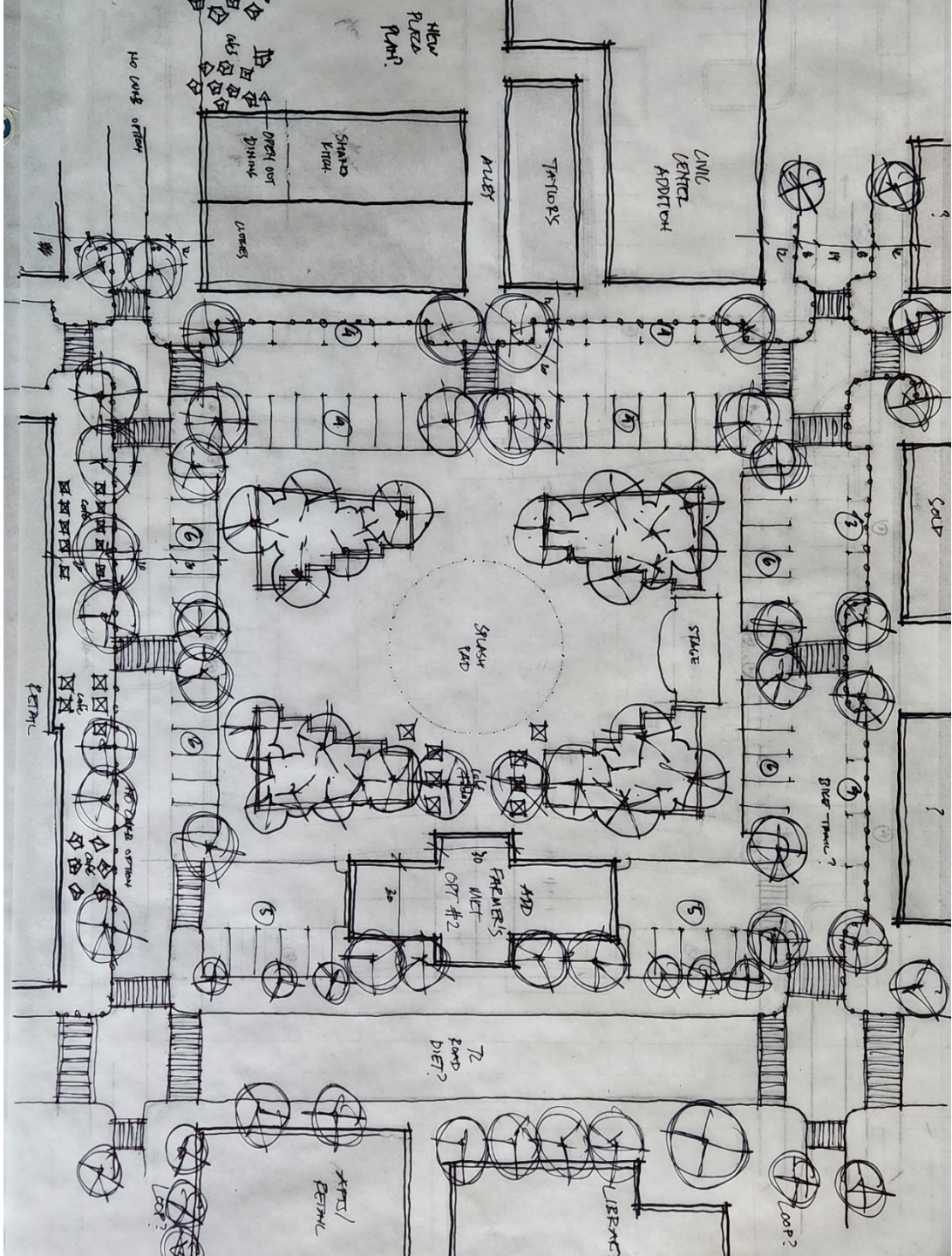
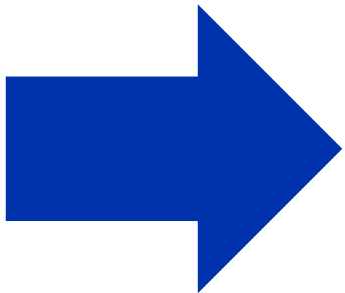
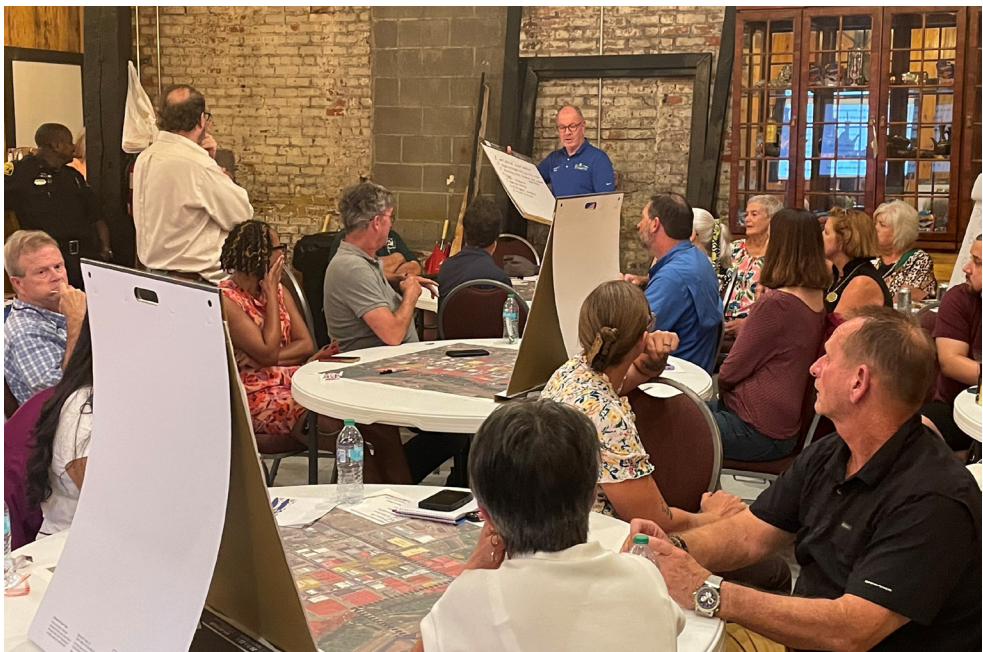
Workshop #3 Consensus

- Present refined concepts and ideas
- Utilize maps & visuals
- Facilitate small group discussions on additional ideas
- Small groups report back to the full group
- Consensus on the Vision

When: – March / April

WORKSHOPS



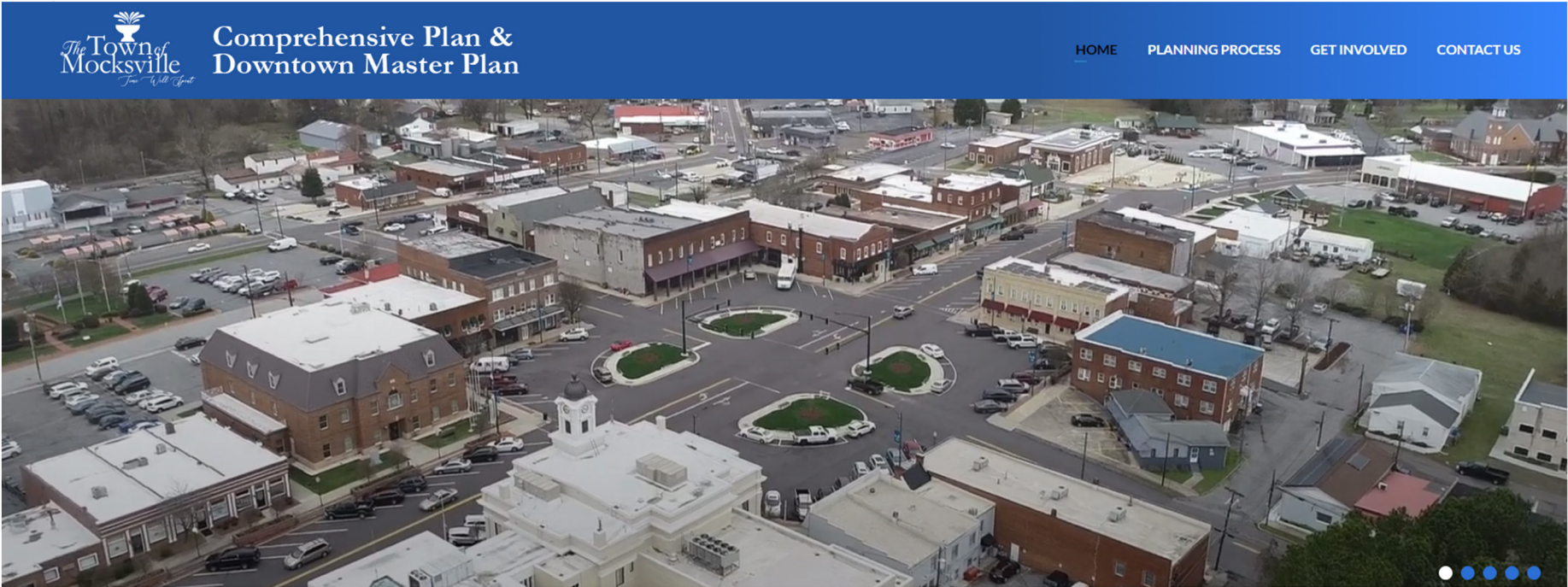




WHAT WE'VE HEARD SO FAR

- Would like improved walkability throughout Town
- Desire for improved appearance across Town
- Perceived shortage of diverse and attainable housing
- Uncertainty/unease about potential development/density
- Where and how should we grow (utilities / services)?
- What will Mocksville's identity be in the future?

DIGITAL ENGAGEMENT – PROJECT WEBSITE



The Town of Mocksville
Comprehensive Plan & Downtown Master Plan

HOME PLANNING PROCESS GET INVOLVED CONTACT US

Public Kickoff November 4th!

A public kickoff presentation will be presented to the Town Board of Commissioners on **Tuesday, November 4th at the Mocksville Education Building**. Attendees will hear a presentation on the Comprehensive Plan Update and the development of a Downtown Master Plan. Come out to learn more about the process and hear how you can get involved!

www.PlanMocksville.com

COMMUNITY SURVEY

Available **NOW** through ***November 30***

Visit project website to take the community survey, or scan the QR code below:



NEXT STEPS

- **Background Research & Downtown Assessment**
 - Evaluate data and trends
 - Existing plan review
 - Existing conditions review
 - Stakeholder interviews (November)
- **Community Survey**
 - Digital Community Survey Available Through November 30
- **Planning Board & Downtown Collaborative Updates**
 - December 2025 / January 2026