

G2 2050 MTP - Growth Analysis Output Summary by County

Regional Growth Capacity Total Summary Table

		Total	Dwelling Units		Employment				
		Population	Single Family	Multi-Family	Industrial	Retail	Office	Service - Low Rate	Service - High Rate
Alamance	G2 2050 MTP Region Guide Total	0	0	0					
	G2 2050 MTP Capacity								
Chatham	G2 2050 MTP Region Guide Total	47,709	13,474	1,497	571	2,527	2,499	5,499	1,058
	G2 2050 MTP Capacity	96,181	36,669	2,818	33,936	51,221	40,113	30,452	16,513
Durham	G2 2050 MTP Region Guide Total	138,584	40,069	21,576	4,461	13,849	77,894	57,756	12,206
	G2 2050 MTP Capacity	509,415	93,982	140,011	57,561	150,265	244,426	129,130	75,788
Franklin	G2 2050 MTP Region Guide Total	32,798	18,298	963	1,114	749	2,433	2,216	336
	G2 2050 MTP Capacity	194,337	62,338	17,437	127,846	68,377	84,585	63,973	19,137
Granville	G2 2050 MTP Region Guide Total	19,839	6,655	740	1,458	549	2,250	4,459	470
	G2 2050 MTP Capacity	123,176	45,465	1,154	42,351	15,234	7,167	16,181	3,177
Harnett	G2 2050 MTP Region Guide Total	16,461	5,099	567	726	1,609	1,742	2,538	1,384
	G2 2050 MTP Capacity	266,308	90,380	2,548	40,105	23,006	14,226	15,683	10,140
Johnston	G2 2050 MTP Region Guide Total	162,610	45,713	5,079	3,421	3,993	7,993	13,706	3,498
	G2 2050 MTP Capacity	362,992	110,503	20,351	114,235	217,844	203,087	199,557	74,583
Nash	G2 2050 MTP Region Guide Total	303	44	8	321	45	131	118	9
	G2 2050 MTP Capacity	10,426	3,998	59	4,868	3,701	3,038	1,396	2,383
Orange	G2 2050 MTP Region Guide Total	44,867	11,878	6,396	2,741	4,243	13,163	19,683	2,218
	G2 2050 MTP Capacity	151,850	28,309	38,713	303,037	125,346	73,799	114,525	44,763
Person	G2 2050 MTP Region Guide Total	3,494	90	4	0	41	221	925	104
	G2 2050 MTP Capacity	309,154	124,014	209	20,684	44,850	18,082	10,661	12,923
Wake	G2 2050 MTP Region Guide Total	651,287	211,188	90,509	38,002	81,950	163,449	226,457	52,119
	G2 2050 MTP Capacity	1,512,241	287,063	349,304	74,404	507,610	625,194	327,673	274,505
Totals	G2 2050 MTP Guide Total	1,117,952	352,508	127,339	52,815	109,555	271,775	333,357	73,402
	G2 2050 MTP Capacity	3,536,080	882,721	572,604	819,027	1,207,454	1,313,717	909,231	533,912

Guide Totals match Demand Totals

Last Revised

September 28, 2021

Amended 2050 MTP CommunityViz Growth Model Output by Jurisdiction (12.8.22)

**Chatham County Control Totals (30-Year Forecast, 2020-2050)**

POP	SF	MF	IND	RET	OFF	SRL	SRH
47,709	13,474	1,497	571	2,527	2,499	5,499	1,058

**Chatham County Build-Out Potential (G2 2050 MTP)**

POP	SF	MF	IND	RET	OFF	SRL	SRH
96,181	36,669	2,818	33,936	51,221	40,113	30,452	16,513

**Employee Space Ratios, Number of Employees per 1,000 Sq Ft**

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

**Growth Allocation by Jurisdiction, G2 2050 MTP**

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	666	4	662	0	0	0	1,392	0	1,392	272	0	272	0	0	0	272	0	272	0	0	0
Town of Pittsboro	17,878	9,489	8,389	1,797	1,374	423	3,316	529	2,787	19,272	2,134	17,138	15,348	2,342	13,006	12,494	5,362	7,132	7,263	1,043	6,220
Town of Cary	6,280	2,858	3,422	0	0	0	219	0	219	0	0	0	328	28	300	36	9	27	41	1	40
Unincorporated Chatham County	11,845	1,123	10,722	1,021	123	898	29,009	42	28,967	31,677	393	31,284	24,437	129	24,308	17,650	128	17,522	9,209	14	9,195
Countywide Totals	36,669	13,474	23,195	2,818	1,497	1,321	33,936	571	33,365	51,221	2,527	48,694	40,113	2,499	37,614	30,452	5,499	24,953	16,513	1,058	15,455

**Total Capacity, G2 2050 MTP**

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Siler City	666	1,936
Town of Pittsboro	19,675	57,693
Town of Cary	6,280	624
Unincorporated Chatham County	12,866	111,982
Countywide Totals	39,487	172,235

**Growth Allocation by Jurisdiction, G2 2050 MTP, Non-Residential Square Footage**

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	732,632	0	732,632	93,793	0	93,793	0	0	0	93,793	0	93,793	0	0	0
Town of Pittsboro	1,745,263	278,421	1,466,842	6,645,517	735,862	5,909,655	4,650,909	709,697	3,941,212	4,308,276	1,848,966	2,459,310	2,269,688	325,938	1,943,750
Town of Cary	115,263	0	115,263	0	0	0	99,394	8,485	90,909	12,414	3,103	9,310	12,813	313	12,500
Unincorporated Chatham County	15,267,895	22,105	15,245,789	10,923,103	135,517	10,787,586	7,405,152	39,091	7,366,061	6,086,207	44,138	6,042,069	2,877,813	4,375	2,873,438
Countywide Totals	17,861,053	300,526	17,560,526	17,662,414	871,379	16,791,034	12,155,455	757,273	11,398,182	10,500,690	1,896,207	8,604,483	5,160,313	330,625	4,829,688

**Total Demand (Growth Allocation), G2 2050 MTP**

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Siler City	4	0
Town of Pittsboro	10,863	11,410
Town of Cary	2,858	38
Unincorporated Chatham County	1,246	706
Countywide Totals	14,971	12,154

**Household Population Growth Allocation by Jurisdiction, G2 2050 MTP**

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	1,652	10	1,642	0	0	0	1,652	10	1,642
Town of Pittsboro	44,337	23,533	20,805	3,342	2,556	787	47,680	26,088	21,592
Town of Cary	15,574	7,088	8,487	0	0	0	15,574	7,088	8,487
Unincorporated Chatham County	29,376	2,785	26,591	1,899	229	1,670	31,275	3,014	28,261
Countywide Totals	90,939	33,416	57,524	5,241	2,784	2,457	96,181	36,200	59,981

**Chatham County Average Household Size**

Single Family	Multi Family
2.48	1.86

Guide Total Check

Amended 2050 MTP CommunityViz Growth Model Output by Jurisdiction (12.8.22)

Durham County Control Totals (30-Year Forecast, 2020-2050)							
POP	SF	MF	IND	RET	OFF	SRL	SRH
138,584	40,069	21,576	4,461	13,849	77,894	57,756	12,206

Durham County Build-Out Potential (G2 2050 MTP)							
POP	SF	MF	IND	RET	OFF	SRL	SRH
509,415	93,982	140,011	57,561	150,265	244,426	129,130	75,788

Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, G2 2050 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	42,300	24,608	17,692	99,154	20,247	78,907	20,635	2,542	18,093	88,097	12,196	75,901	146,143	59,224	86,919	73,296	41,262	32,034	52,478	11,694	40,784
Town of Chapel Hill	40	34	6	2,206	26	2,180	0	0	0	3,117	21	3,096	3,109	1,448	1,661	4,065	2,707	1,358	928	2	926
Research Triangle Park	179	167	12	1,682	332	1,350	711	594	117	10,600	690	9,910	28,999	9,392	19,607	13,177	5,751	7,426	3,252	204	3,048
Unincorporated Durham County	51,463	15,260	36,203	36,969	971	35,998	36,215	1,325	34,890	48,451	940	47,511	66,175	7,831	58,344	38,592	8,036	30,556	19,130	304	18,826
Countywide Totals	93,982	40,069	53,913	140,011	21,576	118,435	57,561	4,461	53,100	150,265	13,847	136,418	244,426	77,895	166,531	129,130	57,756	71,374	75,788	12,204	63,584
Committed	0			2,511						382			1,095			226			409		
Asserted	0			6,530			1,428			586			4,688			5,456			1,194		
Total	0			9,041			1,428			968			5,783			5,682			1,603		

Total Capacity, G2 2050 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Durham	141,454	380,649
Town of Chapel Hill	2,246	11,219
RTP	1,861	56,739
Unincorporated Durham County	88,432	208,563
Countywide Totals	233,993	657,170
Total Committed	2,511	2,112
Total Asserted	6,530	13,352
Total Committed & Asserted	9,041	15,464

Growth Allocation by Jurisdiction, G2 2050 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	10,860,526	1,337,895	9,522,632	30,378,276	4,205,517	26,172,759	44,285,758	17,946,788	26,338,970	25,274,483	14,228,276	11,046,207	16,399,375	3,654,500	12,744,875
Town of Chapel Hill	0	0	0	1,074,828	7,241	1,067,586	942,121	438,788	503,333	1,401,724	933,448	468,276	290,000	625	289,375
RTP	374,211	312,632	61,579	3,655,172	237,931	3,417,241	8,787,576	2,846,061	5,941,515	4,543,793	1,983,103	2,560,690	1,016,250	63,750	952,500
Unincorporated Durham County	19,060,526	697,368	18,363,158	16,707,241	324,138	16,383,103	20,053,030	2,373,030	17,680,000	13,307,586	2,771,034	10,536,552	5,978,125	95,000	5,883,125
Countywide Totals	30,295,263	2,347,895	27,947,368	51,815,517	4,774,828	47,040,690	74,068,485	23,604,667	50,463,818	44,527,586	19,915,862	24,611,724	23,683,750	3,813,875	19,869,875

Total Demand (Growth Allocation), G2 2050 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Durham	44,855	126,919
Town of Chapel Hill	60	4,178
RTP	499	16,631
Unincorporated Durham County	16,231	18,436
Countywide Totals	61,645	166,164

Household Population Growth Allocation by Jurisdiction, G2 2050 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	108,288	62,996	45,292	190,376	38,874	151,501	298,664	101,871	196,793
Town of Chapel Hill	102	87	15	4,236	50	4,186	4,338	137	4,201
Research Triangle Park	458	428	31	3,229	637	2,592	3,688	1,065	2,623
Unincorporated Durham County	131,745	39,066	92,680	70,980	1,864	69,116	202,726	40,930	161,796
Countywide Totals	240,594	102,577	138,017	268,821	41,426	227,395	509,415	144,003	365,412

Durham County Average Household Size

Single Family	Multi Family
2.56	1.92

Includes Committed/Asserted  
Guide Total Check

Amended 2050 MTP CommunityViz Growth Model Output by Jurisdiction (12.8.22)

Franklin County Control Totals (30-Year Forecast, 2020-2050)								Franklin County Build-Out Potential (G2 2050 MTP)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
32,798	18,298	963	1,114	749	2,433	2,216	336	194,337	62,338	17,437	127,846	68,377	84,585	63,973	19,137	1.9	2.9	3.3	2.9	3.2

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	891	736	155	2,990	396	2,594	128	58	70	1,008	1	1,007	4,842	584	4,258	1,531	222	1,309	847	103	744
Town of Franklinton	670	465	205	714	24	690	40	31	9	589	4	585	1,495	69	1,426	635	116	519	411	20	391
Town of Louisburg	635	136	499	68	0	68	399	3	396	812	0	812	395	0	395	482	1	481	370	0	370
Town of Bunn	352	167	185	10	0	10	29	14	15	4	0	4	1	0	1	1	0	1	2	0	2
Town of Wake Forest	91	75	16	0	0	0	4	0	4	131	0	131	85	0	85	77	0	77	40	15	25
Unincorporated Franklin County	59,699	16,719	42,980	13,655	543	13,112	127,246	1,008	126,238	65,833	744	65,089	77,767	1,780	75,987	61,247	1,877	59,370	17,467	198	17,269
Countywide Totals	62,338	18,298	44,040	17,437	963	16,474	127,846	1,114	126,732	68,377	749	67,628	84,585	2,433	82,152	63,973	2,216	61,757	19,137	336	18,801
Total Committed	217			0			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	217			0			0			0			0			0			0		

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	3,881	8,356
Town of Franklinton	1,384	3,170
Town of Louisburg	703	2,458
Town of Bunn	362	37
Town of Wake Forest	91	337
Unincorporated Franklin County	73,354	349,560
Countywide Totals	79,775	363,918
Total Committed	217	0
Total Asserted	0	0
Total Committed & Asserted	217	0

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	67,368	30,526	36,842	347,586	345	347,241	1,467,273	176,970	1,290,303	527,931	76,552	451,379	264,688	32,188	232,500
Town of Franklinton	21,053	16,316	4,737	203,103	1,379	201,724	453,030	20,909	432,121	218,966	40,000	178,966	128,438	6,250	122,188
Town of Louisburg	210,000	1,579	208,421	280,000	0	280,000	119,697	0	119,697	166,207	345	165,862	115,625	0	115,625
Town of Bunn	15,263	7,368	7,895	1,379	0	1,379	303	0	303	345	0	345	625	0	625
Town of Wake Forest	2,105	0	2,105	45,172	0	45,172	25,758	0	25,758	26,552	0	26,552	12,500	4,688	7,813
Unincorporated Franklin County	66,971,579	530,526	66,441,053	22,701,034	256,552	22,444,483	23,565,758	539,394	23,026,364	21,119,655	647,241	20,472,414	5,458,438	61,875	5,396,563
Countywide Totals	67,287,368	586,316	66,701,053	23,578,276	258,276	23,320,000	25,631,818	737,273	24,894,545	22,059,655	764,138	21,295,517	5,980,313	105,000	5,875,313

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	1,132	968
Town of Franklinton	489	240
Town of Louisburg	136	4
Town of Bunn	167	14
Town of Wake Forest	75	15
Unincorporated Franklin County	17,262	5,607
Countywide Totals	19,261	6,848

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	2,317	1,914	403	5,532	733	4,799	7,848	2,646	5,202
Town of Franklinton	1,742	1,209	533	1,321	44	1,277	3,063	1,253	1,810
Town of Louisburg	1,651	354	1,297	126	0	126	1,777	354	1,423
Town of Bunn	915	434	481	19	0	19	934	434	500
Town of Wake Forest	237	195	42	0	0	0	237	195	42
Unincorporated Franklin County	155,217	43,469	111,748	25,262	1,005	24,257	180,479	44,474	136,005
Countywide Totals	162,079	47,575	114,504	32,258	1,782	30,477	194,337	49,356	144,981

Franklin County Average Household Size	
Single Family	Multi Family
2.6	1.85

Includes Committed/Asserted  
Guide Total Check

Amended 2050 MTP CommunityViz Growth Model Output by Jurisdiction (12.8.22)

Granville County Control Totals (30-Year Forecast, 2020-2050)								Granville County Build-Out Potential (G2 2050 MTP)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
19,839	6,655	740	1,458	549	2,250	4,459	470	123,176	45,465	1,154	42,351	15,234	7,167	16,181	3,177	1.9	2.9	3.3	2.9	3.2

  

Growth Allocation by Jurisdiction, G2 2050 MTP																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	1,946	1,392	554	532	394	138	4,059	1,234	2,825	1,949	281	1,668	2,436	1,020	1,416	5,476	2,831	2,645	1,042	158	884
Town of Creedmoor	1,378	909	469	242	165	77	252	12	240	4,235	245	3,990	3,182	1,076	2,106	2,526	1,291	1,235	1,425	199	1,226
Town of Stem	175	59	116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Granville County	41,966	4,295	37,671	380	181	199	38,040	212	37,828	9,050	23	9,027	1,549	154	1,395	8,179	337	7,842	710	113	597
Countywide Totals	45,465	6,655	38,810	1,154	740	414	42,351	1,458	40,893	15,234	549	14,685	7,167	2,250	4,917	16,181	4,459	11,722	3,177	470	2,707

  

Total Capacity, G2 2050 MTP			Growth Allocation by Jurisdiction, G2 2050 MTP, Non-Residential Square Footage														
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	2,478	14,962	2,136,316	649,474	1,486,842	672,069	96,897	575,172	738,182	309,091	429,091	1,888,276	976,207	912,069	325,625	49,375	276,250
Town of Creedmoor	1,620	11,620	132,632	6,316	126,316	1,460,345	84,483	1,375,862	964,242	326,061	638,182	871,034	445,172	425,862	445,313	62,188	383,125
Town of Stem	175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Granville County	42,346	57,528	20,021,053	111,579	19,909,474	3,120,690	7,931	3,112,759	469,394	46,667	422,727	2,820,345	116,207	2,704,138	221,875	35,313	186,563
Countywide Totals	46,619	84,110	22,290,000	767,368	21,522,632	5,253,103	189,310	5,063,793	2,171,818	681,818	1,490,000	5,579,655	1,537,586	4,042,069	992,813	146,875	845,938

  

Total Demand (Growth Allocation), G2 2050 MTP			Household Population Growth Allocation by Jurisdiction, G2 2050 MTP										Granville County Average Household Size			
Jurisdiction	Total Demand		Single Family Population			Multifamily Population			Total Population				Single Family	Multi Family		
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.66	1.94
Town of Butner	1,786	5,524	5,176	3,703	1,474	1,032	764	268	6,208	4,467	1,741					
Town of Creedmoor	1,074	2,823	3,665	2,418	1,248	469	320	149	4,135	2,738	1,397					
Town of Stem	59	0	466	157	309	0	0	0	466	157	309					
Unincorporated Granville County	4,476	839	111,630	11,425	100,205	737	351	386	112,367	11,776	100,591					
Countywide Totals	7,395	9,186	120,937	17,702	103,235	2,239	1,436	803	123,176	19,138	104,038					

  

Guide Total Check
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Amended 2050 MTP CommunityViz Growth Model Output by Jurisdiction (12.8.22)

Harnett County Control Totals (30-Year Forecast, 2020-2050)								Harnett County Build-Out Potential (G2 2050 MTP)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
16,461	5,099	567	726	1,609	1,742	2,538	1,384	266,308	90,380	2,548	40,105	23,006	14,226	15,683	10,140	1.9	2.9	3.3	2.9	3.2

  

Growth Allocation by Jurisdiction, G2 2050 MTP																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	3,371	693	2,678	1,422	328	1,094	6,601	437	6,164	6,838	390	6,448	2,777	183	2,594	2,514	421	2,093	2,255	111	2,144
Town of Lillington	1,014	144	870	117	65	52	2,134	160	1,974	4,400	928	3,472	2,824	1,228	1,596	2,974	1,346	1,628	2,206	433	1,773
Town of Coats	2,711	155	2,556	10	0	10	1,341	9	1,332	229	0	229	11	0	11	224	6	218	8	0	8
Unincorporated Harnett County	83,284	4,107	79,177	999	174	825	30,029	120	29,909	11,539	291	11,248	8,614	331	8,283	9,971	765	9,206	5,671	840	4,831
Countywide Totals	90,380	5,099	85,281	2,548	567	1,981	40,105	726	39,379	23,006	1,609	21,397	14,226	1,742	12,484	15,683	2,538	13,145	10,140	1,384	8,756
Total Committed	1,395			0			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	1,395			0			0			0			0			0			0		

  

Total Capacity, G2 2050 MTP			Growth Allocation by Jurisdiction, G2 2050 MTP, Non-Residential Square Footage																	
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage					
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net			
Town of Angier	4,793	20,985	3,474,211	230,000	3,244,211	2,357,931	134,483	2,223,448	841,515	55,455	786,061	866,897	145,172	721,724	704,688	34,688	670,000			
Town of Lillington	1,131	14,538	1,123,158	84,211	1,038,947	1,517,241	320,000	1,197,241	855,758	372,121	483,636	1,025,517	464,138	561,379	689,375	135,313	554,063			
Town of Coats	2,721	1,813	705,789	4,737	701,053	78,966	0	78,966	3,333	0	3,333	77,241	2,069	75,172	2,500	0	2,500			
Unincorporated Harnett County	84,283	65,824	15,804,737	63,158	15,741,579	3,978,966	100,345	3,878,621	2,610,303	100,303	2,510,000	3,438,276	263,793	3,174,483	1,772,188	262,500	1,509,688			
Countywide Totals	92,928	103,160	21,107,895	382,105	20,725,789	7,933,103	554,828	7,378,276	4,310,909	527,879	3,783,030	5,407,931	875,172	4,532,759	3,168,750	432,500	2,736,250			
Total Committed	1,395	0																		
Total Asserted	0	0																		
Total Committed & Asserted	1,395	0																		

  

Total Demand (Growth Allocation), G2 2050 MTP			Household Population Growth Allocation by Jurisdiction, G2 2050 MTP									Harnett County Average Household Size	
Jurisdiction	Total Demand		Single Family Population			Multifamily Population			Total Population			Single Family	Multi Family
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.88	2.36
Town of Angier	1,021	1,542	9,708	1,996	7,713	3,356	774	2,582	13,064	2,770	10,294		
Town of Lillington	209	4,095	2,920	415	2,506	276	153	123	3,196	568	2,628		
Town of Coats	155	15	7,808	446	7,361	24	0	24	7,831	446	7,385		
Unincorporated Harnett County	4,281	2,347	239,858	11,828	228,030	2,358	411	1,947	242,216	12,239	229,977		
Countywide Totals	5,666	7,999	260,294	14,685	245,609	6,013	1,338	4,675	266,308	16,023	250,284		

  

Committed / Asserted Development Included  
 Guide Total Check

Amended 2050 MTP CommunityViz Growth Model Output by Jurisdiction (12.8.22)

Johnston County Control Totals (30-Year Forecast, 2020-2050)

Table with 8 columns: POP, SF, MF, IND, RET, OFF, SRL, SRH. Values: POP 162,610, SF 45,713, MF 5,079, IND 3,421, RET 3,993, OFF 7,993, SRL 13,706, SRH 3,498.

Johnston County Build-Out Potential (G2 2050 MTP)

Table with 8 columns: POP, SF, MF, IND, RET, OFF, SRL, SRH. Values: POP 362,992, SF 110,503, MF 20,351, IND 114,235, RET 217,844, OFF 203,087, SRL 199,557, SRH 74,583.

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

Table with 5 columns: IND, RET, OFF, SRL, SRH. Values: IND 1.9, RET 2.9, OFF 3.3, SRL 2.9, SRH 3.2.

Growth Allocation by Jurisdiction, G2 2050 MTP

Main growth allocation table with columns for Jurisdiction, Single Family D.U.'s, Multifamily D.U.'s, Industrial Employees, Retail Employees, Office Employees, Service-Low Employees, Service-High Employees. Includes sub-totals for Total Committed, Total Asserted, and Total Committed & Asserted.

Total Capacity, G2 2050 MTP

Table with 3 columns: Jurisdiction, Total Capacity (D.U.'s, Employees). Countywide Totals: 130,854 D.U.'s, 1,016,551 Employees.

Growth Allocation by Jurisdiction, G2 2050 MTP, Non-Residential Square Footage

Table with columns for Jurisdiction, Industrial Square Footage, Retail Square Footage, Office Square Footage, Service-Low Square Footage, Service-High Square Footage. Countywide Totals: 169,200,000 Industrial, 73,741,724 Retail, 61,541,515 Office, 4,726,207 Service-Low, 22,214,063 Service-High.

Total Demand (Growth Allocation), G2 2050 MTP

Table with 3 columns: Jurisdiction, Total Demand (D.U.'s, Employees). Countywide Totals: 50,792 D.U.'s, 32,611 Employees.

Household Population Growth Allocation by Jurisdiction, G2 2050 MTP

Table with columns for Jurisdiction, Single Family Population, Multifamily Population, Total Population. Countywide Totals: 320,459 Single Family, 42,534 Multifamily, 219,809 Total Population.

Johnston County Average Household Size

Table with 2 columns: Single Family (2.9), Multi Family (2.09).

Committed / Asserted Development Included  
Guide Total Check

Amended 2050 MTP CommunityViz Growth Model Output by Jurisdiction (12.8.22)

Nash County Control Totals (30-Year Forecast, 2020-2050)								Nash County Build-Out Potential (G2 2050 MTP)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
303	44	8	321	45	131	118	9	10,426	3,998	59	4,868	3,701	3,038	1,396	2,383	1.9	2.9	3.3	2.9	3.2

  

Growth Allocation by Jurisdiction, G2 2050 MTP																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	1,052	23	1,029	59	8	51	4,763	320	4,443	3,318	45	3,273	882	130	752	997	77	920	1,918	9	1,909
Unincorporated Nash County	2,946	21	2,925	0	0	0	105	1	104	383	0	383	2,156	1	2,155	399	41	358	465	0	465
Countywide Totals	3,998	44	3,954	59	8	51	4,868	321	4,547	3,701	45	3,656	3,038	131	2,907	1,396	118	1,278	2,383	9	2,374

  

Total Capacity, G2 2050 MTP			Growth Allocation by Jurisdiction, G2 2050 MTP, Non-Residential Square Footage																	
Jurisdiction	Total Capacity		Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage					
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net			
Town of Middlesex	1,111	11,878	2,506,842	168,421	2,338,421	1,144,138	14,063	1,130,075	267,273	39,394	227,879	343,793	26,552	317,241	599,375	2,813	596,563			
Unincorporated Nash County	2,946	3,508	55,263	526	54,737	132,069	0	132,069	653,333	303	653,030	137,586	14,138	123,448	145,313	0	145,313			
Countywide Totals	4,057	15,386	2,562,105	168,947	2,393,158	1,276,207	14,063	1,262,144	920,606	39,697	880,909	481,379	40,690	440,690	744,688	2,813	741,875			

  

Total Demand, G2 2050 MTP			Household Population Growth Allocation by Jurisdiction, G2 2050 MTP									Nash County Average Household Size	
Jurisdiction	Total Demand		Single Family Population			Multifamily Population			Total Population			Single Family	Multi Family
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.58	1.89
Town of Middlesex	31	581	2,714	59	2,655	112	15	96	2,826	74	2,751		
Unincorporated Nash County	21	43	7,601	54	7,547	0	0	0	7,601	54	7,547		
Countywide Totals	52	624	10,315	114	10,201	112	15	96	10,426	129	10,298		

  

Guide Total Check
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Amended 2050 MTP CommunityViz Growth Model Output by Jurisdiction (12.8.22)

Orange County Control Totals (30-Year Forecast, 2020-2050)

POP	SF	MF	IND	RET	OFF	SRL	SRH
44,867	11,878	6,396	2,741	4,243	13,163	19,683	2,218

Orange County Build-Out Potential (G2 2050 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
151,850	28,309	38,713	303,037	125,346	73,799	114,525	44,763

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, G2 2050 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	803	652	151	2,510	103	2,407	660	58	602	907	76	831	2,608	61	2,547	208	65	143	150	48	102
Town of Chapel Hill	4,490	4,178	312	25,095	5,967	19,128	49	15	34	21,902	4,146	17,756	37,491	12,893	24,598	22,477	17,727	4,750	13,823	2,141	11,682
Town of Hillsborough	4,545	3,210	1,335	5,726	326	5,400	1,177	33	1,144	5,659	18	5,641	11,599	181	11,418	6,404	852	5,552	2,373	27	2,346
City of Mebane	1,213	946	267	462	0	462	9,078	574	8,504	882	0	882	461	0	461	551	0	551	399	0	399
City of Durham	1,291	1,025	266	1,757	0	1,757	4,176	943	3,233	4,990	0	4,990	5,956	0	5,956	3,477	687	2,790	2,401	1	2,400
Unincorporated Orange County	15,967	1,867	14,100	3,163	0	3,163	287,897	1,118	286,779	91,006	0	91,006	15,684	27	15,657	81,408	353	81,055	25,617	2	25,615
Countywide Totals	28,309	11,878	16,431	38,713	6,396	32,317	303,037	2,741	300,296	125,346	4,240	121,106	73,799	13,163	60,636	114,525	19,684	94,841	44,763	2,219	42,544
Total Committed	2,308			3,393			1,015			1,205			2,053			1,297			792		
Total Asserted	0			1,823			0			780			7,495			7,691			590		
Total Committed & Asserted	2,308			5,216			1,015			1,985			9,548			8,988			1,382		

Total Capacity, G2 2050 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Carrboro	3,313	4,533
Town of Chapel Hill	29,585	95,742
Town of Hillsborough	10,271	27,212
City of Mebane	1,675	11,371
City of Durham	3,048	21,000
Unincorporated Orange County	19,130	501,612
Countywide Totals	67,022	661,470
Total Committed	5,701	6,362
Total Asserted	1,823	16,556
Total Committed & Asserted	7,524	22,918

Growth Allocation by Jurisdiction, (G2 2050 MTP) , Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	347,368	30,526	316,842	312,759	26,207	286,552	790,303	18,485	771,818	71,724	22,414	49,310	46,875	15,000	31,875
Town of Chapel Hill	25,789	7,895	17,895	7,552,414	1,429,517	6,122,897	11,360,909	3,907,091	7,453,818	7,750,690	6,112,897	1,637,793	4,319,688	669,125	3,650,563
Town of Hillsborough	619,474	17,368	602,105	1,951,379	6,207	1,945,172	3,514,848	54,970	3,459,879	2,208,276	293,793	1,914,483	741,563	8,375	733,188
City of Mebane	4,777,895	302,105	4,475,789	304,138	0	304,138	139,697	0	139,697	190,000	0	190,000	124,688	0	124,688
City of Durham	2,197,895	496,316	1,701,579	1,720,690	0	1,720,690	1,804,848	0	1,804,848	1,198,966	236,897	962,069	750,313	313	750,000
Unincorporated Orange County	151,524,737	588,421	150,936,316	31,381,379	0	31,381,379	4,752,727	8,182	4,744,545	28,071,724	121,724	27,950,000	8,005,313	625	8,004,688
Countywide Totals	159,493,158	1,442,632	158,050,526	43,222,759	1,461,931	41,760,828	22,363,333	3,988,727	18,374,606	39,491,379	6,787,724	32,703,655	13,988,438	693,438	13,295,000

Total Demand, G2 2050 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Carrboro	755	308
Town of Chapel Hill	10,145	36,923
Town of Hillsborough	3,536	1,111
City of Mebane	946	574
City of Durham	1,025	1,631
Unincorporated Orange County	1,867	1,500
Countywide Totals	18,274	42,047

Household Population Growth Allocation by Jurisdiction, G2 2050 MTP

Jurisdiction	Single Family DU Population			Multifamily DU Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	2,144	1,741	403	4,945	203	4,742	7,089	1,944	5,145
Town of Chapel Hill	11,988	11,155	833	49,437	11,754	37,683	61,425	22,909	38,516
Town of Hillsborough	12,135	8,571	3,564	11,280	642	10,638	23,415	9,213	14,202
City of Mebane	3,239	2,526	713	910	0	910	4,149	2,526	1,623
City of Durham	3,447	2,737	710	3,461	0	3,461	6,908	2,737	4,172
Unincorporated Orange County	42,632	4,985	37,647	6,231	0	6,231	48,863	4,985	43,878
Countywide Totals	75,585	31,714	43,871	76,265	12,599	63,665	151,850	44,314	107,536

Orange County Average Household Size

Single Family	Multi Family
2.67	1.97

Includes Committed / Asserted

Guide Total Check

Amended 2050 MTP CommunityViz Growth Model Output by Jurisdiction (12.8.22)

Person County Control Totals (30-Year Forecast, 2020-2050)

POP	SF	MF	IND	RET	OFF	SRL	SRH
3,494	90	4	0	41	221	925	104

Person County Build-Out Potential (G2 2050 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
309,154	124,014	209	20,684	44,850	18,082	10,661	12,923

Employee Space Ratios, Number of Employees per 1,000 Sq Ft

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, G2 2050 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Roxboro	9,753	35	9,718	205	4	201	2,457	0	2,457	4,682	7	4,675	1,266	35	1,231	1,556	133	1,423	2,418	0	2,418
Unincorporated Person County	114,261	55	114,206	4	0	4	18,227	0	18,227	40,168	34	40,134	16,816	186	16,630	9,105	792	8,313	10,505	104	10,401
Countywide Totals	124,014	90	123,924	209	4	205	20,684	0	20,684	44,850	41	44,809	18,082	221	17,861	10,661	925	9,736	12,923	104	12,819
Total Committed	0			0			0			34			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	0			0			0			34			0			0			0		

Total Capacity, G2 2050 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Emp
City of Roxboro	9,958	12,379
Unincorporated Person	114,265	94,821
Countywide Totals	124,223	107,200
Total Committed	0	34
Total Asserted	0	0
Total Committed & Asserted	0	34

Growth Allocation by Jurisdiction, G2 2050 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Roxboro	1,293,158	0	1,293,158	1,614,483	2,414	1,612,069	383,636	10,606	373,030	536,552	45,862	490,690	755,625	0	755,625
Unincorporated Person	9,593,158	0	9,593,158	13,851,034	11,724	13,839,310	5,095,758	56,364	5,039,394	3,139,655	273,103	2,866,552	3,282,813	32,500	3,250,313
Countywide Totals	10,886,316	0	10,886,316	15,465,517	14,138	15,451,379	5,479,394	66,970	5,412,424	3,676,207	318,966	3,357,241	4,038,438	32,500	4,005,938

Total Demand, G2 2050 MTP

Jurisdiction	Total Demand	
	D.U.'s	Emp
City of Roxboro	39	175
Unincorporated Person	55	1,116
Countywide Totals	94	1,291

Household Population Growth Allocation by Jurisdiction, G2 2050 MTP

Jurisdiction	Single Family DU Population			Multifamily DU Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Roxboro	24,285	87	24,198	353	7	346	24,638	94	24,544
Unincorporated Person County	284,510	137	284,373	7	0	7	284,517	137	284,380
Countywide Totals	308,795	224	308,571	359	7	353	309,154	231	308,923

Person County Average Household Size

Single Family	Multi Family
2.49	1.72

Guide Total Check



Amended 2050 MTP CommunityViz Growth Model Output by Jurisdiction (12.8.22)

County	Jurisdiction	SFDU	MFDU	IND	RET	OFF	SRL	SRH	
ALAMANCE		0	0	0	0	0	0	0	0
CHATHAM	Town of Cary	0	0	0	0	0	0	0	0
CHATHAM	Town of Pittsboro	0	0	0	0	0	0	0	0
CHATHAM	Town of Siler City	0	0	0	0	0	0	0	0
CHATHAM	Unincorporated Chatham County	0	0	0	0	0	0	0	0
DURHAM	City of Durham	0	8,700	878	842	5,432	5,682	1,605	
DURHAM	Town of Chapel Hill	0	0	0	0	0	0	0	0
DURHAM	RTP	0	100	550	125	350	0	0	0
DURHAM	Unincorporated Durham County	0	241	0	0	0	0	0	0
FRANKLIN	Town of Youngsville	0	0	0	0	0	0	0	0
FRANKLIN	Town of Franklinton	0	0	0	0	0	0	0	0
FRANKLIN	Town of Louisburg	0	0	0	0	0	0	0	0
FRANKLIN	Town of Bunn	0	0	0	0	0	0	0	0
FRANKLIN	Town of Wake Forest	0	0	0	0	0	0	0	0
FRANKLIN	Unincorporated Franklin County	217	0	0	0	0	0	0	0
GRANVILLE	Town of Butner	0	0	0	0	0	0	0	0
GRANVILLE	Town of Creedmoor	0	0	0	0	0	0	0	0
GRANVILLE	Town of Stem	0	0	0	0	0	0	0	0
GRANVILLE	Unincorporated Granville Co	0	0	0	0	0	0	0	0
HARNETT	Town of Angier	0	0	0	0	0	0	0	0
HARNETT	Town of Lillington	0	0	0	0	0	0	0	0
HARNETT	Town of Coats	0	0	0	0	0	0	0	0
HARNETT	Unincorporated Harnett County	1,395	0	0	0	0	0	0	0
JOHNSTON	Town of Clayton	1,666	1,055	228	0	0	0	0	0
JOHNSTON	Town of Benson	0	50	0	0	0	0	0	0
JOHNSTON	Town of Wilson's Mills	0	0	0	0	0	0	0	0
JOHNSTON	Town of Kenly	0	0	0	0	0	0	0	0
JOHNSTON	Town of Micro	0	0	0	0	0	0	0	0
JOHNSTON	Town of Selma	0	0	0	0	0	0	0	0
JOHNSTON	Town of Smithfield	0	0	0	0	0	0	0	0
JOHNSTON	Town of Four Oaks	0	0	0	0	0	0	0	0
JOHNSTON	Town of Archer Lodge	0	0	0	0	0	0	0	0
JOHNSTON	Town of Pine Level	0	0	0	0	0	0	0	0
JOHNSTON	Unincorporated Johnston County	0	0	0	0	0	0	0	0
NASH	Town of Middlesex	0	0	0	0	0	0	0	0
NASH	Unincorporated Nash County	0	0	0	0	0	0	0	0
ORANGE	Town of Carrboro	38	100	0	75	61	42	47	
ORANGE	Town of Chapel Hill	176	4,790	0	1,904	9,370	8,598	1,308	
ORANGE	Town of Hillsborough	1,148	326	0	8	117	347	26	
ORANGE	City of Mebane	769	0	415	0	0	0	0	0
ORANGE	City of Durham	0	0	0	0	0	0	0	0
ORANGE	Unincorporated Orange County	177	0	600	0	0	0	0	0
PERSON	City of Roxboro	0	0	0	0	0	0	0	0
PERSON	Unincorporated Person County	0	0	0	34	0	0	0	0
WAKE	City of Raleigh	0	7,926	0	962	3,976	3,459	2,183	
WAKE	Town of Wake Forest	0	0	500	0	0	0	0	0
WAKE	Town of Rolesville	163	151	0	0	0	0	0	0
WAKE	Town of Knightdale	400	0	950	0	0	0	0	0
WAKE	Town of Zebulon	0	0	0	0	0	0	0	0
WAKE	Town of Wendell	49	489	9	75	179	57	3	
WAKE	Town of Garner	1,812	2,197	13,489	234	0	47	206	
WAKE	Town of Holly Springs	0	0	725	0	0	0	0	0
WAKE	Town of Fuquay-Varina	3,693	1,780	0	1,160	264	348	640	
WAKE	Town of Apex	2,962	3,625	0	1,049	743	90	26	
WAKE	Town of Cary	430	4,224	0	2,219	3,079	2,425	1,279	
WAKE	Town of Morrisville	0	1,331	0	12	3,878	35	0	0
WAKE	Town of Angier	164	0	0	0	0	0	0	0
WAKE	RTP	0	0	0	0	5,493	0	0	0
WAKE	Unincorporated Wake County	1,091	227	233	51	849	230	1,277	

