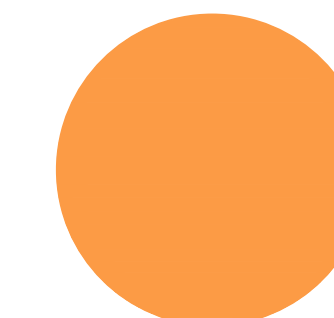
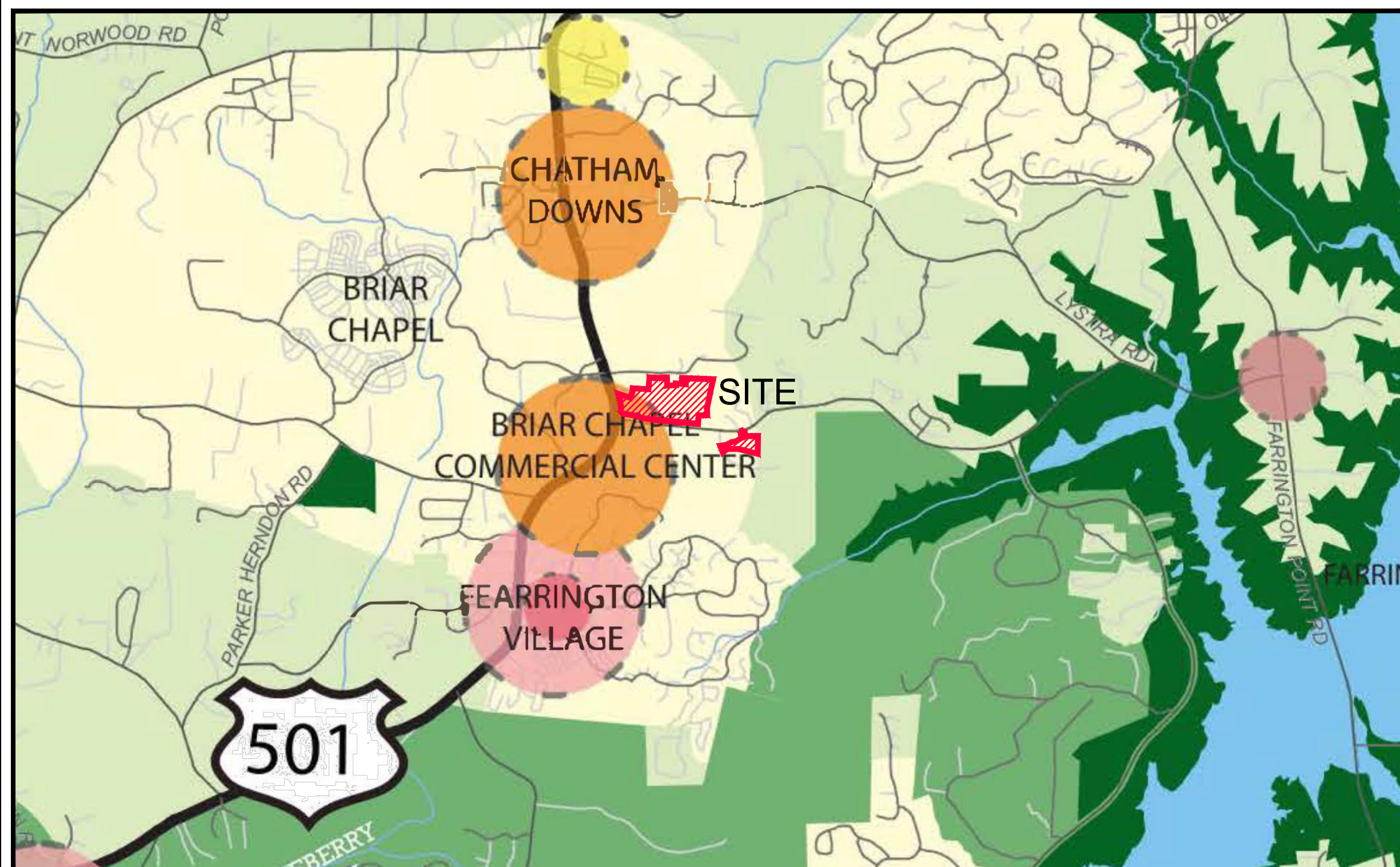
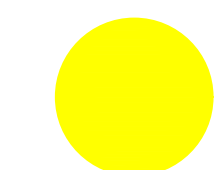


VICKERS VILLAGE COMPACT COMMUNITY PLAN EXHIBIT CHATHAM COUNTY, NC JULY 2, 2021



COMMUNITY CENTER

- Retail hubs located along key roadway corridors, these centers accommodate regional retail tenants complemented by local-serving commercial development.
- Allow flexibility to provide a variation and mix of centers at quadrant intersections.
- Mix of uses (±125-400K SF commercial).
- Residential uses can include as much as 60% of land area and can include single family homes, patio/cottage homes and attached units.
- Buildings: 2+ stories (or comparable) are common.
- Streets: A network of local streets + private drives with few access points to adjacent arterials and collectors.
- Public/open space: Plazas, greens, enhanced stormwater management.
- Locations:
 - Briar Chapel Commercial Area (Planned): Intersection of Andrews Store Rd and 15-501.
 - Chatham Downs, Polk Center, and Williams Corner: Intersection of Lystra Rd and 15-501.



COMPACT RESIDENTIAL

- Mix of detached and attached residential units complemented by a variety of open spaces. Mix of uses include single family detached and attached units and some multifamily units. Community centers, amenities, recreational uses, schools, and churches may be part of the fabric.
- Buildings: Mostly 1-and 2-story, some 3-story.
- Streets: Connected system of local and collector streets with access to surrounding development.
- Public/open space: Range of types (from large natural resource areas to small pocket parks and gardens).
- Locations:
 - Current extent of Compact Communities Ordinance within 1 mile of community centers (transit potential).
 - Wastewater service (private or proposed public).
 - In close proximity to Employment Centers, but not in conflict with industrial operations.
 - In areas not in conflict with high value natural resources.

