

LEGEND VILLAGE & VILLAGE CENTER TOWN CENTER RURAL DURHAM CO. ORANGE CO. EMPLOYMENT CENTER AGRICULTURE CROSSROADS COMMUNITY CONSERVATION COMPACT RESIDENTIAL COMMUNITY CENTER PARK / PROTECTED LANDS NEIGHBORHOOD CENTER 0 \cup WAKE CO. X LEE CO. 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 Chothom and realizing the vision. Areas in municipalities are not fully represented. See town of Pittsbaro, Town of Siler City, and Town of Goldston Land Use Plans for more details. MOORE CO. LandDesign. FUTURE LAND USE S C A L E : 1 " = 4 , 6 6 6 ' AND CONSERVATION PLAN

VICKERS VILLAGE COMPACT COMMUNITY COMPREHENSIVE 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
- 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.

