

2050 MTP - Plans & Trends Scenario 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	
Chatham	2050 MTP Guide Total	52,267	20,229	1,124	571	2,527	2,499	5,499	1,058	
	Plans & Trends Capacity	89,639	34,548	2,129	33,936	39,675	28,931	23,185	11,035	
Durham	2050 MTP Guide Total	138,584	38,533	20,749	4,461	13,849	77,894	57,756	12,206	
	Plans & Trends Capacity	294,399	71,580	57,893	79,079	95,924	114,601	84,662	47,869	
Franklin	2050 MTP Guide Total	34,555	12,781	710	1,114	749	2,433	2,216	336	
	Plans & Trends Capacity	152,727	58,145	838	127,633	67,151	58,587	57,002	14,863	
Granville	2050 MTP Guide Total	29,935	10,822	601	1,458	549	2,250	4,459	470	
	Plans & Trends Capacity	121,885	45,190	866	42,351	15,218	7,227	16,182	3,176	
Harnett	2050 MTP Guide Total	25,183	8,365	465	726	1,609	1,742	2,538	1,384	
	Plans & Trends Capacity	236,152	80,160	2,242	33,505	13,885	11,130	23,905	6,784	
Johnston	2050 MTP Guide Total	184,421	61,186	3,399	4,379	5,208	8,430	14,156	3,625	
	Plans & Trends Capacity	559,445	187,494	7,518	114,235	81,856	36,966	47,442	31,834	
Nash	2050 MTP Guide Total	533	190	22	321	45	131	118	9	
	Plans & Trends Capacity	10,584	4,059	59	4,865	3,700	3,021	1,351	2,383	
Orange	2050 MTP Guide Total	44,867	12,045	6,486	2,741	4,243	13,163	19,683	2,218	
	Plans & Trends Capacity	105,095	23,530	21,457	305,303	121,050	50,276	117,022	47,285	
Person	2050 MTP Guide Total	5,015	1,941	108	0	41	221	925	104	
	Plans & Trends Capacity	309,157	124,015	209	20,684	44,850	19,806	10,661	13,129	
Wake	2050 MTP Guide Total	651,287	176,984	75,850	38,002	81,950	163,449	226,457	52,119	
	Plans & Trends Capacity	1,143,265	252,126	215,243	59,966	462,622	451,676	267,929	233,765	
Totals	2050 MTP Guide Total	1,166,646	343,076	109,514	53,773	110,770	272,212	333,807	73,529	
	Plans & Trends Capacity	3,022,349	880,847	308,454	821,557	945,931	782,221	649,341	412,123	

Guide Totals match Demand Totals

Last Revised May 19, 2021

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends Scenario (3.26.21)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
52,267	20,229	1,124	571	2,527	2,499	5,499	1,058

Chatham County Build-Out Potential (2050 MTP - Plans & Trends)

POP	SF	MF	IND	RET	OFF	SRL	SRH
89,639	34,548	2,129	33,936	39,675	28,931	23,185	11,035

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, 2050 MTP - Plans & Trends

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	72	594	0	0	0	1,392	0	1,392	272	0	272	0	0	0	272	1	271	0	0	0
Town of Pittsboro	17,878	14,464	3,414	1,797	1,093	704	3,316	558	2,758	19,412	2,525	16,887	15,380	2,496	12,884	12,536	5,392	7,144	7,340	1,043	6,297
Town of Cary	5,675	3,680	1,995	0	0	0	219	0	219	0	0	0	328	1	327	36	8	28	41	6	35
Unincorporated Chatham County	10,329	2,013	8,316	332	31	301	29,009	13	28,996	19,991	2	19,989	13,223	2	13,221	10,341	98	10,243	3,654	9	3,645
Countywide Totals	34,548	20,229	14,319	2,129	1,124	1,005	33,936	571	33,365	39,675	2,527	37,148	28,931	2,499	26,432	23,185	5,499	17,686	11,035	1,058	9,977

Total Capacity, 2050 MTP - Plans & Trends

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Siler City	666	1,936
Town of Pittsboro	19,675	57,984
Town of Cary	5,675	624
Unincorporated Chatham County	10,661	76,218
Countywide Totals	36,677	136,762

Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends, 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	345	93,448	0	0	0
Town of Pittsboro	1,745,263	293,684	1,451,579	6,693,793	870,690	5,823,103	4,660,606	756,364	3,904,242	4,322,759	1,859,310	2,463,448	2,293,750	325,938	1,967,813
Town of Cary	115,263	0	115,263	0	0	0	99,394	303	99,091	12,414	2,759	9,655	12,813	1,875	10,938
Unincorporated Chatham County	15,267,895	6,842	15,261,053	6,893,448	690	6,892,759	4,006,970	606	4,006,364	3,565,862	33,793	3,532,069	1,141,875	2,813	1,139,063
Countywide Totals	17,861,053	300,526	17,560,526	13,681,034	871,379	12,809,655	8,766,970	757,273	8,009,697	7,994,828	1,896,207	6,098,621	3,448,438	330,625	3,117,813

Total Demand (Growth Allocation), 2050 MTP - Plans & Trends

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Siler City	72	1
Town of Pittsboro	15,557	12,014
Town of Cary	3,680	15
Unincorporated Chatham County	2,044	124
Countywide Totals	21,353	12,154

Household Population Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	1,652	179	1,473	0	0	0	1,652	179	1,473
Town of Pittsboro	44,337	35,871	8,467	3,342	2,033	1,309	47,680	37,904	9,776
Town of Cary	14,074	9,126	4,948	0	0	0	14,074	9,126	4,948
Unincorporated Chatham County	25,616	4,992	20,624	618	58	560	26,233	5,050	21,184
Countywide Totals	85,679	50,168	35,511	3,960	2,091	1,869	89,639	52,259	37,380

Chatham County Average Household Size

Single Family	Multi Family
2.48	1.86

Guide Total Check

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends Scenario (3.26.21)

Durham County Control Totals (30-Year Forecast, 2020-2050)								Durham County Build-Out Potential (2050 MTP - Plans & Trends)								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
138,584	38,533	20,749	4,461	13,849	77,894	57,756	12,206	294,399	71,580	57,893	79,079	95,924	114,601	84,662	47,869	1.9	2.9	3.3	2.9	3.2

  

Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends																					
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	33,933	23,469	10,464	47,631	16,607	31,024	33,000	2,662	30,338	70,329	12,421	57,908	67,529	46,779	20,750	55,602	39,675	15,927	39,596	10,879	28,717
Town of Chapel Hill	24	22	2	2,154	884	1,270	0	0	0	3,164	65	3,099	3,061	2,717	344	4,087	3,775	312	1,030	55	975
Research Triangle Park	9	9	0	480	369	111	286	25	261	6,113	749	5,364	32,386	21,913	10,473	13,795	8,938	4,857	1,145	558	587
Unincorporated Durham County	37,614	15,033	22,581	7,628	2,889	4,739	45,793	1,774	44,019	16,318	614	15,704	11,625	6,485	5,140	11,178	5,368	5,810	6,098	714	5,384
Countywide Totals	71,580	38,533	33,047	57,893	20,749	37,144	79,079	4,461	74,618	95,924	13,849	82,075	114,601	77,894	36,707	84,662	57,756	26,906	47,869	12,206	35,663

  

Total Capacity, 2050 MTP - Plans & Trends			Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends, 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
City of Durham	81,564	266,056	17,368,421	1,401,053	15,967,368	24,251,379	4,283,103	19,968,276	20,463,333	14,175,455	6,287,879	19,173,103	13,681,034	5,492,069	12,373,750	3,399,688	8,974,063
Town of Chapel Hill	2,178	11,342	0	0	0	1,091,034	22,414	1,068,621	927,576	823,333	104,242	1,409,310	1,301,724	107,586	321,875	17,188	304,688
RTP	489	53,725	150,526	13,158	137,368	2,107,931	258,276	1,849,655	9,813,939	6,640,303	3,173,636	4,756,897	3,082,069	1,674,828	357,813	174,375	183,438
Unincorporated Durham County	45,242	91,012	24,101,579	933,684	23,167,895	5,626,897	211,724	5,415,172	3,522,727	1,965,152	1,557,576	3,854,483	1,851,034	2,003,448	1,905,625	223,125	1,682,500
Countywide Totals	129,473	422,135	41,620,526	2,347,895	39,272,632	33,077,241	4,775,517	28,301,724	34,727,576	23,604,242	11,123,333	29,193,793	19,915,862	9,277,931	14,959,063	3,814,375	11,144,688

  

Total Demand (Growth Allocation), 2050 MTP - Plans & Trends			Household Population Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends									Durham 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	2.56	1.92
City of Durham	40,076	112,416	86,868	60,081	26,788	91,452	31,885	59,566	178,320	91,966	86,354		
Town of Chapel Hill	906	6,612	61	56	5	4,136	1,697	2,438	4,197	1,754	2,444		
RTP	378	32,183	23	23	0	922	708	213	945	732	213		
Unincorporated Durham County	17,922	14,955	96,292	38,484	57,807	14,646	5,547	9,099	110,938	44,031	66,906		
Countywide Totals	59,282	166,166	183,245	98,644	84,600	111,155	39,838	71,316	294,399	138,483	155,917		

  

Includes Committed/Asserted
Guide Total Check

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends Scenario (3.26.21)

Franklin County Control Totals (30-Year Forecast, 2020-2050)								Franklin County Build-Out Potential (2050 MTP - Plans & Trends)								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
34,555	12,781	710	1,114	749	2,433	2,216	336	152,727	58,145	838	127,633	67,151	58,587	57,002	14,863	1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends

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	606	269	337	139	139	0	128	31	97	1,795	8	1,787	1,484	65	1,419	1,134	11	1,123	545	16	529
Town of Franklinton	496	311	185	3	3	0	40	1	39	350	9	341	154	9	145	154	20	134	153	1	152
Town of Louisburg	635	126	509	68	51	17	396	33	363	812	0	812	395	7	388	482	1	481	370	3	367
Town of Bunn	352	229	123	10	10	0	29	16	13	4	0	4	1	0	1	1	0	1	2	0	2
Town of Wake Forest	91	69	22	0	0	0	4	0	4	131	0	131	85	1	84	77	12	65	40	1	39
Unincorporated Franklin County	55,965	11,777	44,188	618	507	111	127,036	1,033	126,003	64,059	732	63,327	56,468	2,351	54,117	55,154	2,172	52,982	13,753	315	13,438
Countywide Totals	58,145	12,781	45,364	838	710	128	127,633	1,114	126,519	67,151	749	66,402	58,587	2,433	56,154	57,002	2,216	54,786	14,863	336	14,527

Total Capacity, 2050 MTP - Plans & Trends

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	745	5,086
Town of Franklinton	499	851
Town of Louisburg	703	2,455
Town of Bunn	362	37
Town of Wake Forest	91	337
Unincorporated Franklin County	56,583	316,470
Countywide Totals	58,983	325,236

Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends, 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 Youngsville	67,368	16,316	51,053	618,966	2,759	616,207	449,697	19,697	430,000	391,034	3,793	387,241	170,313	5,000	165,313
Town of Franklinton	21,053	526	20,526	120,690	3,103	117,586	46,667	2,727	43,939	53,103	6,897	46,207	47,813	313	47,500
Town of Louisburg	208,421	17,368	191,053	280,000	0	280,000	119,697	2,121	117,576	166,207	345	165,862	115,625	938	114,688
Town of Bunn	15,263	8,421	6,842	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	303	25,455	26,552	4,138	22,414	12,500	313	12,188
Unincorporated Franklin County	66,861,053	543,684	66,317,368	22,089,310	252,414	21,836,897	17,111,515	712,424	16,399,091	19,018,621	748,966	18,269,655	4,297,813	98,438	4,199,375
Countywide Totals	67,175,263	586,316	66,588,947	23,155,517	258,276	22,897,241	17,753,636	737,273	17,016,364	19,655,862	764,138	18,891,724	4,644,688	105,000	4,539,688

Total Demand (Growth Allocation), 2050 MTP - Plans & Trends

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	408	131
Town of Franklinton	314	40
Town of Louisburg	177	44
Town of Bunn	239	16
Town of Wake Forest	69	14
Unincorporated Franklin County	12,284	6,603
Countywide Totals	13,491	6,848

Household Population Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	1,576	699	876	257	257	0	1,833	957	876
Town of Franklinton	1,290	809	481	6	6	0	1,295	814	481
Town of Louisburg	1,651	328	1,323	126	94	31	1,777	422	1,355
Town of Bunn	915	595	320	19	19	0	934	614	320
Town of Wake Forest	237	179	57	0	0	0	237	179	57
Unincorporated Franklin County	145,509	30,620	114,889	1,143	938	205	146,652	31,558	115,094
Countywide Totals	151,177	33,231	117,946	1,550	1,314	237	152,727	34,544	118,183

Franklin County Average Household Size

Single Family	Multi Family
2.6	1.85

Includes Committed/Asserted  
Guide Total Check

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
29,935	10,822	601	1,458	549	2,250	4,459	470

**Granville County Build-Out Potential (2050 MTP - Plans & Trends)**

POP	SF	MF	IND	RET	OFF	SRL	SRH
121,885	45,190	866	42,351	15,218	7,227	16,182	3,176

**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, 2050 MTP - Plans & Trends**

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	1,709	1,524	185	351	298	53	4,059	1,199	2,860	1,949	190	1,759	2,436	866	1,570	5,476	3,097	2,379	1,042	235	807
Town of Creedmoor	1,293	1,168	125	216	174	42	252	27	225	4,219	302	3,917	3,242	1,308	1,934	2,527	854	1,673	1,424	203	1,221
Town of Stem	175	96	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Granville County	42,013	8,034	33,979	299	129	170	38,040	232	37,808	9,050	57	8,993	1,549	76	1,473	8,179	508	7,671	710	32	678
Countywide Totals	45,190	10,822	34,368	866	601	265	42,351	1,458	40,893	15,218	549	14,669	7,227	2,250	4,977	16,182	4,459	11,723	3,176	470	2,706

**Total Capacity, 2050 MTP - Plans & Trends**

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Butner	2,060	14,962
Town of Creedmoor	1,509	11,664
Town of Stem	175	0
Unincorporated Granville County	42,312	57,528
Countywide Totals	46,056	84,154

**Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends, 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 Butner	2,136,316	631,053	1,505,263	672,069	65,517	606,552	738,182	262,424	475,758	1,888,276	1,067,931	820,345	325,625	73,438	252,188
Town of Creedmoor	132,632	14,211	118,421	1,454,828	104,138	1,350,690	982,424	396,364	586,061	871,379	294,483	576,897	445,000	63,438	381,563
Town of Stem	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Granville County	20,021,053	122,105	19,898,947	3,120,690	19,655	3,101,034	469,394	23,030	446,364	2,820,345	175,172	2,645,172	221,875	10,000	211,875
Countywide Totals	22,290,000	767,368	21,522,632	5,247,586	189,310	5,058,276	2,190,000	681,818	1,508,182	5,580,000	1,537,586	4,042,414	992,500	146,875	845,625

**Total Demand (Growth Allocation), 2050 MTP - Plans & Trends**

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Butner	1,822	5,587
Town of Creedmoor	1,342	2,694
Town of Stem	96	0
Unincorporated Granville County	8,163	905
Countywide Totals	11,423	9,186

**Household Population Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends**

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	4,546	4,054	492	681	578	103	5,227	4,632	595
Town of Creedmoor	3,439	3,107	333	419	338	81	3,858	3,444	414
Town of Stem	466	255	210	0	0	0	466	255	210
Unincorporated Granville County	111,755	21,370	90,384	580	250	330	112,335	21,621	90,714
Countywide Totals	120,205	28,787	91,419	1,680	1,166	514	121,885	29,952	91,933

**Granville County Average Household Size**

Single Family	Multi Family
2.66	1.94

Guide Total Check

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends Scenario (3.26.21)

Harnett County Control Totals (30-Year Forecast, 2020-2050)								Harnett County Build-Out Potential (2050 MTP - Plans & Trends)								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
25,183	8,365	465	726	1,609	1,742	2,538	1,384	236,152	80,160	2,242	33,505	13,885	11,130	23,905	6,784	1.9	2.9	3.3	2.9	3.2

  

Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends																					
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	3,393	2,511	882	1,470	446	1,024	6,601	537	6,064	6,356	1,417	4,939	2,667	837	1,830	2,370	661	1,709	1,990	762	1,228
Town of Lillington	482	178	304	0	0	0	2,635	53	2,582	2,297	125	2,172	3,645	484	3,161	10,861	807	10,054	2,598	597	2,001
Town of Coats	2,544	1,142	1,402	10	3	7	1,341	3	1,338	229	9	220	11	4	7	224	0	224	8	0	8
Unincorporated Harnett County	73,741	4,534	69,207	762	16	746	22,928	133	22,795	5,003	58	4,945	4,807	417	4,390	10,450	1,070	9,380	2,188	25	2,163
Countywide Totals	80,160	8,365	71,795	2,242	465	1,777	33,505	726	32,779	13,885	1,609	12,276	11,130	1,742	9,388	23,905	2,538	21,367	6,784	1,384	5,400

  

Total Capacity, 2050 MTP - Plans & Trends			Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends, 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	4,863	19,984	3,474,211	282,632	3,191,579	2,191,724	488,621	1,703,103	808,182	253,636	554,545	817,241	227,931	589,310	621,875	238,125	383,750		
Town of Lillington	482	22,036	1,386,842	27,895	1,358,947	792,069	43,103	748,966	1,104,545	146,667	957,879	3,745,172	278,276	3,466,897	811,875	186,563	625,313		
Town of Coats	2,554	1,813	705,789	1,579	704,211	78,966	3,103	75,862	3,333	1,212	2,121	77,241	0	77,241	2,500	0	2,500		
Unincorporated Harnett County	74,503	45,376	12,067,368	70,000	11,997,368	1,725,172	20,000	1,705,172	1,456,667	126,364	1,330,303	3,603,448	368,966	3,234,483	683,750	7,813	675,938		
Countywide Totals	82,402	89,209	17,634,211	382,105	17,252,105	4,787,931	554,828	4,233,103	3,372,727	527,879	2,844,848	8,243,103	875,172	7,367,931	2,120,000	432,500	1,687,500		

  

Total Demand (Growth Allocation), 2050 MTP - Plans & Trends			Household Population Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends									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	2,957	4,214	9,772	7,232	2,540	3,469	1,053	2,417	13,241	8,284	4,957		
Town of Lillington	178	2,066	1,388	513	876	0	0	0	1,388	513	876		
Town of Coats	1,145	16	7,327	3,289	4,038	24	7	17	7,350	3,296	4,054		
Unincorporated Harnett County	4,550	1,703	212,374	13,058	199,316	1,798	38	1,761	214,172	13,096	201,077		
Countywide Totals	8,830	7,999	230,861	24,091	206,770	5,291	1,097	4,194	236,152	25,189	210,963		

  

Guide Total Check
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2050 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends Scenario (3.26.21)

Johnston County Control Totals ((30-Year Forecast, 2020-2050))								Johnston County Build-Out Potential (2050 MTP - Plans & Trends)								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
184,421	61,186	3,399	4,379	5,208	8,430	14,156	3,625	559,445	187,494	7,518	114,235	81,856	36,966	47,442	31,834	1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends

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 Clayton	27,783	22,252	5,531	4,004	2,549	1,455	19,714	3,385	16,329	23,333	4,080	19,253	15,899	7,151	8,748	12,804	9,124	3,680	9,702	2,561	7,141
Town of Benson	948	672	276	761	251	510	1,573	164	1,409	2,114	402	1,712	1,245	164	1,081	1,152	655	497	728	106	622
Town of Wilson's Mills	937	711	226	38	14	24	1,142	69	1,073	996	114	882	413	88	325	344	148	196	574	23	551
Town of Kenly	206	53	153	0	0	0	215	0	215	200	0	200	45	0	45	60	0	60	111	0	111
Town of Micro	354	199	155	3	0	3	25	0	25	2	1	1	0	0	0	1	1	0	1	1	0
Town of Selma	582	364	218	21	15	6	12,671	319	12,352	1,259	80	1,179	299	59	240	383	163	220	695	86	609
Town of Smithfield	3,979	2,250	1,729	63	18	45	1,094	12	1,082	2,465	99	2,366	1,676	178	1,498	2,426	926	1,500	1,419	34	1,385
Town of Four Oaks	530	254	276	0	0	0	1,303	20	1,283	246	24	222	52	17	35	73	34	39	142	3	139
Town of Archer Lodge	1,506	1,017	489	74	7	67	1,910	29	1,881	641	9	632	293	117	176	423	266	157	193	11	182
Unincorporated Johnson County	150,669	33,414	117,255	2,554	545	2,009	114,835	381	114,454	50,600	399	50,201	17,044	656	16,388	29,776	2,839	26,937	18,269	800	17,469
Countywide Totals	187,494	61,186	126,308	7,518	3,399	4,119	114,235	4,379	150,103	81,856	5,208	76,648	36,966	8,430	28,536	47,442	14,156	33,286	31,834	3,625	28,209

Total Capacity, 2050 MTP - Plans & Trends

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Clayton	31,787	81,452
Town of Benson	1,709	6,812
Town of Wilson's Mills	975	3,469
Town of Kenly	206	631
Town of Micro	357	29
Town of Selma	603	15,307
Town of Smithfield	4,042	9,080
Town of Four Oaks	530	1,816
Town of Archer Lodge	1,580	3,460
Unincorporated Johnson County	153,223	230,524
Countywide Totals	195,012	352,580

Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends, 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 Clayton	10,375,789	1,781,579	8,594,211	8,045,862	1,406,897	6,638,966	4,817,879	2,166,970	2,650,909	4,415,172	3,146,207	1,268,966	3,031,875	800,313	2,231,563
Town of Benson	827,895	86,316	741,579	728,966	138,621	590,345	377,273	49,697	327,576	397,241	225,862	171,379	227,500	33,125	194,375
Town of Wilson's Mills	601,053	36,316	564,737	343,448	39,310	304,138	125,152	26,667	98,485	118,621	51,034	67,586	179,375	7,188	172,188
Town of Kenly	113,158	0	113,158	68,966	0	68,966	13,636	0	13,636	20,690	0	20,690	34,688	0	34,688
Town of Micro	13,158	0	13,158	690	345	345	0	0	0	345	345	0	313	313	0
Town of Selma	6,668,947	167,895	6,501,053	434,138	27,586	406,552	90,606	17,879	72,727	132,069	56,207	75,862	217,188	26,875	190,313
Town of Smithfield	575,789	6,316	569,474	850,000	34,138	815,862	507,879	53,939	453,939	836,552	319,310	517,241	443,438	10,625	432,813
Town of Four Oaks	685,789	10,526	675,263	84,828	8,276	76,552	15,758	5,152	10,606	25,172	11,724	13,448	44,375	938	43,438
Town of Archer Lodge	1,005,263	15,263	990,000	221,034	3,103	217,931	88,788	35,455	53,333	145,862	91,724	54,138	60,313	3,438	56,875
Unincorporated Johnson County	60,439,474	200,526	60,238,947	17,448,276	137,586	17,310,690	5,164,848	198,788	4,966,061	10,267,586	978,966	9,288,621	5,709,063	250,000	5,459,063
Countywide Totals	81,306,316	2,304,737	79,001,579	28,226,207	1,795,862	26,430,345	11,201,818	2,554,545	8,647,273	16,359,310	4,881,379	11,477,931	9,948,125	1,132,813	8,815,313

Total Demand (Growth Allocation), 2050 MTP - Plans & Trends

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Clayton	24,801	26,301
Town of Benson	923	1,491
Town of Wilson's Mills	725	442
Town of Kenly	53	0
Town of Micro	199	3
Town of Selma	379	707
Town of Smithfield	2,268	1,249
Town of Four Oaks	254	98
Town of Archer Lodge	1,024	432
Unincorporated Johnson County	33,959	5,075
Countywide Totals	64,585	35,798

Household Population Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	80,571	64,531	16,040	8,368	5,327	3,041	88,939	69,858	19,081
Town of Benson	2,749	1,949	800	1,590	525	1,066	4,340	2,473	1,866
Town of Wilson's Mills	2,717	2,062	655	79	29	50	2,797	2,091	706
Town of Kenly	597	154	444	0	0	0	597	154	444
Town of Micro	1,027	577	450	6	0	6	1,033	577	456
Town of Selma	1,688	1,056	632	44	31	13	1,732	1,087	645
Town of Smithfield	11,539	6,525	5,014	132	38	94	11,671	6,563	5,108
Town of Four Oaks	1,537	737	800	0	0	0	1,537	737	800
Town of Archer Lodge	4,367	2,949	1,418	155	15	140	4,522	2,964	1,558
Unincorporated Johnson County	436,940	96,901	340,040	5,338	1,139	4,199	442,278	98,040	344,238
Countywide Totals	543,733	177,439	366,293	15,713	7,104	8,609	559,445	184,543	374,902

Johnston County Average Household Size

Single Family	Multi Family
2.9	2.09

Committed / Asserted Development Included  
Guide Total Check

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends Scenario (3.26.21)

Nash County Control Totals (30-Year Forecast, 2020-2050)								Nash County Build-Out Potential (2050 MTP - Plans & Trends)								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
533	190	22	321	45	131	118	9	10,584	4,059	59	4,865	3,700	3,021	1,351	2,383	1.9	2.9	3.3	2.9	3.2

  

Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends																					
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	160	892	59	22	37	4,763	321	4,442	3,318	45	3,273	882	22	860	997	102	895	1,918	9	1,909
Unincorporated Nash County	3,007	30	2,977	0	0	0	102	0	102	382	0	382	2,139	109	2,030	354	16	338	465	0	465
Countywide Totals	4,059	190	3,869	59	22	37	4,865	321	4,544	3,700	45	3,655	3,021	131	2,890	1,351	118	1,233	2,383	9	2,374

  

Total Capacity, 2050 MTP - Plans & Trends			Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends, 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	168,947	2,337,895	1,144,138	14,063	1,130,075	267,273	6,667	260,606	343,793	35,172	308,621	599,375	2,813	596,563			
Unincorporated Nash County	3,007	3,442	53,684	0	53,684	131,724	0	131,724	648,182	33,030	615,152	122,069	5,517	116,552	145,313	0	145,313			
Countywide Totals	4,118	15,320	2,560,526	168,947	2,391,579	1,275,862	14,063	1,261,800	915,455	39,697	875,758	465,862	40,690	425,172	744,688	2,813	741,875			

  

Total Demand, 2050 MTP - Plans & Trends			Household Population Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends									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	182	499	2,714	413	2,301	112	42	70	2,826	454	2,371		
Unincorporated Nash County	30	125	7,758	77	7,681	0	0	0	7,758	77	7,681		
Countywide Totals	212	624	10,472	490	9,982	112	42	70	10,584	532	10,052		

  

Guide Total Check
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2050 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends Scenario (3.26.21)

Orange County Control Totals (30-Year Forecast, 2020-2050)								Orange County Build-Out Potential (2050 MTP - Plans & Trends)								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
44,867	12,045	6,486	2,741	4,243	13,163	19,683	2,218	105,095	23,530	21,457	305,303	121,050	50,276	117,022	47,285	1.9	2.9	3.3	2.9	3.2

  

Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends																					
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	504	488	16	507	13	494	891	75	816	1,557	82	1,475	1,932	92	1,840	845	182	663	609	47	562
Town of Chapel Hill	2,117	2,033	84	17,990	6,083	11,907	982	567	415	22,552	4,122	18,430	29,564	12,732	16,832	27,200	16,150	11,050	18,090	2,140	15,950
Town of Hillsborough	3,624	3,389	235	1,152	327	825	1,497	47	1,450	5,331	8	5,323	3,938	131	3,807	6,167	1,378	4,789	2,800	29	2,771
City of Mebane	1,213	1,111	102	462	0	462	9,078	480	8,598	882	0	882	461	1	460	551	61	490	399	0	399
City of Durham	597	576	21	0	0	0	4,934	485	4,449	0	0	0	436	56	380	1,152	394	758	0	0	0
Unincorporated Orange County	15,475	4,448	11,027	1,346	63	1,283	287,921	1,087	286,834	90,728	30	90,698	13,945	151	13,794	81,107	1,518	79,589	25,387	2	25,385
Countywide Totals	23,530	12,045	11,485	21,457	6,486	14,971	305,303	2,741	302,562	121,050	4,242	116,808	50,276	13,163	37,113	117,022	19,683	97,339	47,285	2,218	45,067

  

Total Capacity, 2050 MTP - Plans & Trends			Growth Allocation by Jurisdiction, (2050 MTP - Plans & Trends) , 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 Carrboro	1,011	5,834	468,947	39,474	429,474	536,897	#REF!	#REF!	585,455	#REF!	#REF!	291,379	#REF!	#REF!	190,313	#REF!	#REF!			
Town of Chapel Hill	20,107	98,388	516,842	298,421	218,421	7,776,552	#REF!	#REF!	8,958,788	#REF!	#REF!	9,379,310	#REF!	#REF!	5,653,125	#REF!	#REF!			
Town of Hillsborough	4,776	19,733	787,895	24,737	763,158	1,838,276	#REF!	#REF!	1,193,333	#REF!	#REF!	2,126,552	#REF!	#REF!	875,000	#REF!	#REF!			
City of Mebane	1,675	11,371	4,777,895	252,632	4,525,263	304,138	#REF!	#REF!	139,697	#REF!	#REF!	190,000	#REF!	#REF!	124,688	#REF!	#REF!			
City of Durham	597	6,522	2,596,842	255,263	2,341,579	0	#REF!	#REF!	132,121	#REF!	#REF!	397,241	#REF!	#REF!	0	#REF!	#REF!			
Unincorporated Orange County	16,821	499,088	151,537,368	572,105	150,965,263	31,285,517	#REF!	#REF!	4,225,758	#REF!	#REF!	27,967,931	#REF!	#REF!	7,933,438	#REF!	#REF!			
Countywide Totals	44,987	640,936	160,685,789	1,442,632	159,243,158	41,741,379	#REF!	#REF!	15,235,152	#REF!	#REF!	40,352,414	#REF!	#REF!	14,776,563	#REF!	#REF!			

  

Total Demand, 2050 MTP - Plans & Trends			Household Population Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends										Orange County Average Household Size	
Jurisdiction	Total Demand		Single Family DU Population			Multifamily DU Population			Total Population			Single Family	Multi Family	
	D.U.'s	Employees	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.67	1.97	
Town of Carrboro	501	478	1,346	1,303	43	999	26	973	2,344	1,329	1,016			
Town of Chapel Hill	8,116	35,711	5,652	5,428	224	35,440	11,984	23,457	41,093	17,412	23,681			
Town of Hillsborough	3,716	1,593	9,676	9,049	627	2,269	644	1,625	11,946	9,693	2,253			
City of Mebane	1,111	542	3,239	2,966	272	910	0	910	4,149	2,966	1,182			
City of Durham	576	935	1,594	1,538	56	0	0	0	1,594	1,538	56			
Unincorporated Orange County	4,511	2,788	41,318	11,876	29,442	2,652	124	2,528	43,970	12,000	31,970			
Countywide Totals	18,531	42,047	62,825	32,160	30,665	42,270	12,777	29,493	105,095	44,938	60,158			

  

Includes Committed / Asserted
Guide Total Check

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends Scenario (3.26.21)

Person County Control Totals (30-Year Forecast, 2020-2050)								Person County Build-Out Potential (2050 MTP - Plans & Trends)								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
5,015	1,941	108	0	41	221	925	104	309,157	124,015	209	20,684	44,850	19,806	10,661	13,129	1.9	2.9	3.3	2.9	3.2

  

Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends																						
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	854	8,899	205	104	101	2,457	0	2,457	4,682	1	4,681	2,990	62	2,928	1,556	89	1,467	2,624	6	2,618	
Unincorporated Person County	114,262	1,087	113,175	4	4	0	18,227	0	18,227	40,168	40	40,128	16,816	159	16,657	9,105	836	8,269	10,505	98	10,407	
Countywide Totals	124,015	1,941	122,074	209	108	101	20,684	0	20,684	44,850	41	44,809	19,806	221	19,585	10,661	925	9,736	13,129	104	13,025	

  

Total Capacity, 2050 MTP - Plans & Trends			Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends, 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	Emp	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net			
City of Roxboro	9,958	14,309	1,293,158	0	1,293,158	1,614,483	345	1,614,138	906,061	18,788	887,273	536,552	30,690	505,862	820,000	1,875	818,125			
Unincorporated Person	114,266	94,821	9,593,158	0	9,593,158	13,851,034	13,793	13,837,241	5,095,758	48,182	5,047,576	3,139,655	288,276	2,851,379	3,282,813	30,625	3,252,188			
Countywide Totals	124,224	109,130	10,886,316	0	10,886,316	15,465,517	14,138	15,451,379	6,001,818	66,970	5,934,848	3,676,207	318,966	3,357,241	4,102,813	32,500	4,070,313			

  

Total Demand, 2050 MTP - Plans & Trends			Household Population Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends									Person County Average Household Size	
Jurisdiction	Total Demand		Single Family DU Population			Multifamily DU Population			Total Population			Single Family	Multi Family
	D.U.'s	Emp	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	2.49	1.72
City of Roxboro	958	158	24,285	2,126	22,159	353	179	174	24,638	2,305	22,332		
Unincorporated Person	1,091	1,133	284,512	2,707	281,806	7	7	0	284,519	2,714	281,806		
Countywide Totals	2,049	1,291	308,797	4,833	303,964	359	186	174	309,157	5,019	304,138		

  

Guide Total Check
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2050 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends Scenario (3.26.21)

Wake County Control Totals (30-Year Forecast, 2020-2050)								Wake County Build-Out Potential (2050 MTP - Plans & Trends)								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
651,287	176,984	75,850	38,002	81,950	163,449	226,457	52,119	1,143,265	252,126	215,243	59,966	462,622	451,676	267,929	233,765	1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Adopted 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 Raleigh	47,368	38,467	8,901	115,504	52,038	63,466	17,822	12,085	5,737	182,943	59,282	123,661	187,153	95,776	91,377	111,038	101,547	9,491	99,225	38,727	60,498
Town of Wake Forest	2,013	1,508	505	903	52	851	1,012	897	115	2,077	47	2,030	857	171	686	699	522	177	1,299	45	1,254
Town of Rolesville	6,704	5,000	1,704	3,389	704	2,685	161	123	38	22,885	1,415	21,470	16,402	2,904	13,498	7,165	6,361	804	7,492	513	6,979
Town of Knightdale	10,065	8,664	1,401	1,115	187	928	2,463	2,011	452	7,495	305	7,190	3,762	1,097	2,665	3,328	2,796	532	3,158	335	2,823
Town of Zebulon	5,356	4,015	1,341	446	31	415	406	312	94	994	85	909	685	100	585	504	469	35	1,752	157	1,595
Town of Wendell	10,387	8,827	1,560	3,265	799	2,466	2,086	1,398	688	5,572	512	5,060	3,493	840	2,653	4,872	4,251	621	1,919	18	1,901
Town of Garner	15,086	11,755	3,331	6,392	1,352	5,040	10,508	7,169	3,339	22,307	2,783	19,524	15,396	6,108	9,288	10,073	8,691	1,382	8,596	1,684	6,912
Town of Holly Springs	10,810	8,530	2,280	4,588	374	4,214	3,435	1,300	2,135	11,870	579	11,291	6,912	1,054	5,858	5,106	4,309	797	5,883	150	5,733
Town of Fuquay-Varina	46,519	35,257	11,262	8,936	1,003	7,933	3,778	2,627	1,151	45,051	2,115	42,936	48,393	7,610	40,783	31,048	25,537	5,511	29,389	1,205	28,184
Town of Apex	15,873	11,909	3,964	41,167	7,670	33,497	5,079	2,428	2,651	99,772	4,074	95,698	76,719	15,655	61,064	50,870	37,273	13,597	39,923	2,213	37,710
Town of Cary	19,262	16,556	2,706	23,217	8,410	14,807	5,612	3,832	1,780	37,283	8,145	29,138	44,570	21,452	23,118	25,341	22,876	2,465	22,389	4,681	17,708
Town of Morrisville	637	550	87	4,446	3,038	1,408	1,497	1,170	327	6,730	2,430	4,300	9,239	6,861	2,378	5,042	4,762	280	3,188	1,302	1,886
Town of Angier	327	262	65	2	0	2	101	68	33	388	13	375	300	48	252	140	133	7	266	0	266
Research Triangle Park	2	2	0	4	1	3	0	0	0	1,374	68	1,306	9,491	2,113	7,378	4,147	3,371	776	9	0	9
Unincorporated Wake County	61,717	25,682	36,035	1,869	191	1,678	6,006	2,582	3,424	15,881	97	15,784	28,304	1,660	26,644	8,556	3,559	4,997	9,277	1,089	8,188
Countywide Totals	252,126	176,984	75,142	215,243	75,850	139,393	59,966	38,002	21,964	462,622	81,950	380,672	451,676	163,449	288,227	267,929	226,457	41,472	233,765	52,119	181,646

Total Capacity, 2050 MTP - Plans & Trends

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Raleigh	162,872	598,181
Town of Wake Forest	2,916	5,944
Town of Rolesville	10,093	54,105
Town of Knightdale	11,180	20,206
Town of Zebulon	5,802	4,341
Town of Wendell	13,652	17,942
Town of Garner	21,478	66,880
Town of Holly Springs	15,398	33,206
Town of Fuquay-Varina	55,455	157,659
Town of Apex	57,040	272,363
Town of Cary	42,479	135,195
Town of Morrisville	5,083	25,696
Town of Angier	329	1,195
Research Triangle Park	6	15,021
Unincorporated Wake County	63,586	68,024
Countywide Totals	467,369	1,475,958

Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends, 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 Raleigh	9,380,000	6,360,526	3,019,474	63,083,793	20,442,069	42,641,724	56,713,030	29,023,030	27,690,000	38,288,966	35,016,207	3,272,759	31,007,813	12,102,188	18,905,625
Town of Wake Forest	532,632	472,105	60,526	716,207	16,207	700,000	259,697	51,818	207,879	241,034	180,000	61,034	405,938	14,063	391,875
Town of Rolesville	84,737	64,737	20,000	7,891,379	487,931	7,403,448	4,970,303	880,000	4,090,303	2,470,690	2,193,448	277,241	2,341,250	160,313	2,180,938
Town of Knightdale	1,296,316	1,058,421	237,895	2,584,483	105,172	2,479,310	1,140,000	332,424	807,576	1,147,586	964,138	183,448	986,875	104,688	882,188
Town of Zebulon	213,684	164,211	49,474	342,759	29,310	313,448	207,576	30,303	177,273	173,793	161,724	12,069	547,500	49,063	498,438
Town of Wendell	1,097,895	735,789	362,105	1,921,379	176,552	1,744,828	1,058,485	254,545	803,939	1,680,000	1,465,862	214,138	599,688	5,625	594,063
Town of Garner	5,530,526	3,773,158	1,757,368	7,692,069	959,655	6,732,414	4,665,455	1,850,909	2,814,545	3,473,448	2,996,897	476,552	2,686,250	526,250	2,160,000
Town of Holly Springs	1,807,895	684,211	1,123,684	4,093,103	199,655	3,893,448	2,094,545	319,394	1,775,152	1,760,690	1,485,862	274,828	1,838,438	46,875	1,791,563
Town of Fuquay-Varina	1,988,421	1,382,632	605,789	15,534,828	729,310	14,805,517	14,664,545	2,306,061	12,358,485	10,706,207	8,805,862	1,900,345	9,184,063	376,563	8,807,500
Town of Apex	2,673,158	1,277,895	1,395,263	34,404,138	1,404,828	32,999,310	23,248,182	4,743,939	18,504,242	17,541,379	12,852,759	4,688,621	12,475,938	691,563	11,784,375
Town of Cary	2,953,684	2,016,842	936,842	12,856,207	2,808,621	10,047,586	13,506,061	6,500,606	7,005,455	8,738,276	7,888,276	850,000	6,996,563	1,462,813	5,533,750
Town of Morrisville	787,895	615,789	172,105	2,320,690	837,931	1,482,759	2,799,697	2,079,091	720,606	1,738,621	1,642,069	96,552	996,250	406,875	589,375
Town of Angier	53,158	35,789	17,368	133,793	4,483	129,310	90,909	14,545	76,364	48,276	45,862	2,414	83,125	0	83,125
Research Triangle Park	0	0	0	473,793	23,448	450,345	2,876,061	640,303	2,235,758	1,430,000	1,162,414	267,586	2,813	0	2,813
Unincorporated Wake County	3,161,053	1,358,947	1,802,105	5,476,207	33,448	5,442,759	8,576,970	503,030	8,073,939	2,950,345	1,227,241	1,723,103	2,899,063	340,313	2,558,750
Countywide Totals	31,561,053	20,001,053	11,560,000	159,524,828	28,258,621	131,266,207	136,871,515	49,530,000	87,341,515	92,389,310	78,088,621	14,300,690	73,051,563	16,287,188	56,764,375

Total Demand, 2050 MTP - Plans & Trends

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Raleigh	90,505	307,417
Town of Wake Forest	1,560	1,682
Town of Rolesville	5,704	11,316
Town of Knightdale	8,851	6,544
Town of Zebulon	4,046	1,123
Town of Wendell	9,626	7,019
Town of Garner	13,107	26,435
Town of Holly Springs	8,904	7,392
Town of Fuquay-Varina	36,260	39,094
Town of Apex	19,579	61,643
Town of Cary	24,966	60,986
Town of Morrisville	3,588	16,525
Town of Angier	262	262
Research Triangle Park	3	5,552
Unincorporated Wake County	25,873	8,987
Countywide Totals	252,834	561,977

Household Population Growth Allocation by Jurisdiction, 2050 MTP - Plans & Trends

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	133,104	108,092	25,012	233,318	105,117	128,201	366,422	213,209	153,213
Town of Wake Forest	5,657	4,237	1,419	1,824	105	1,719	7,481	4,343	3,138
Town of Rolesville	18,838	14,050	4,788	6,846	1,422	5,424	25,684	15,472	10,212
Town of Knightdale	28,283	24,346	3,937	2,252	378	1,875	30,535	24,724	5,811
Town of Zebulon	15,050	11,282	3,768	901	63	838	15,951	11,345	4,607
Town of Wendell	29,187	24,804	4,384	6,595	1,614	4,981	35,783	26,418	9,365
Town of Garner	42,392	33,032	9,360	12,912	2,731	10,181	55,304	35,763	19,541
Town of Holly Springs	30,376	23,969	6,407	9,268	755	8,512	39,644	24,725	14,919
Town of Fuquay-Varina	130,718	99,072	31,646	18,051	2,026	16,025	148,769	101,098	47,671
Town of Apex	44,603	33,464	11,139	83,157	15,493	67,664	127,760	48,958	78,803
Town of Cary	54,126	46,522	7,604	46,898	16,988	29,910	101,025	63,511	37,514
Town of Morrisville	1,790	1,546	244	8,981	6,137	2,844	10,771	7,682	3,089
Town of Angier	919	736	183	4	0	4	923	736	187
Research Triangle Park	6	6	0	8	2	6	14	8	6
Unincorporated Wake County	173,425	72,166	101,258	3,775	386	3,390	177,200	72,552	104,648
Countywide Totals	708,474	497,325	211,149	434,791	153,217	281,574	1,143,265	650,542	492,723

Wake County Average Household Size

Single Family	Multi Family
2.81	2.02

Committed/Asserted Development Included  
 Guide Total Check

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends Scenario (3.26.21)

OBJECTID	COUNTY	JURIS	SUM_BOP_SFDDU	SUM_ALLO_SFDDU	SUM_BOP_MFDDU	SUM_ALLO_MFDDU	SUM_BOP_IND_EM	SUM_ALLO_IND	SUM_BOP_RET_EM	SUM_ALLO_RET	SUM_BOP_OFF_EM	SUM_ALLO_OFF	SUM_BOP_SRL_EM	SUM_ALLO_SRL	SUM_BOP_SRH_EM	SUM_ALLO_SRH	SUM_ALLO_SFPOP	SUM_ALLO_MFPOP	SUM_ALLO_POP	
1	CHATHAM	Town of Cary	5,675	3,680	0	0	219	0	0	0	328	1	36	8	41	6	9,126	0	9,126	
2	CHATHAM	Town of Pittsboro	17,878	14,464	1,797	1,093	3,316	558	19,412	2,525	15,380	2,496	12,536	5,392	7,340	1,043	35,871	2,033	37,904	
3	CHATHAM	Town of Siler City	666	72	0	0	1,392	0	272	0	0	0	272	1	0	0	179	0	179	
4	CHATHAM	Unincorporated Chatham County	10,329	2,013	332	31	29,009	13	19,991	2	13,223	2	10,341	98	3,654	9	4,992	58	5,050	
5	DURHAM	City of Durham	33,933	23,469	46,271	16,607	33,000	2,662	69,832	12,421	63,622	46,752	51,059	39,675	38,601	10,879	60,081	31,885	91,966	
7	DURHAM	Town of Chapel Hill	24	22	2,154	884	0	0	3,164	884	65	3,061	4,087	3,775	1,030	55	56	1,697	1,754	
6	DURHAM	RTP	9	9	230	369	286	25	5,941	749	30,273	21,913	13,795	8,938	930	558	23	708	732	
8	DURHAM	Unincorporated Durham County	37,614	15,033	7,628	2,889	45,793	1,774	16,318	614	11,625	6,485	11,178	5,368	6,098	714	38,484	5,547	44,031	
13	FRANKLIN	Town of Youngsville	389	269	139	139	128	31	1,795	8	1,484	65	1,134	11	545	16	699	257	957	
10	FRANKLIN	Town of Franklinton	496	311	3	3	40	1	350	9	154	9	154	20	153	1	809	6	814	
11	FRANKLIN	Town of Louisburg	635	126	68	51	396	33	812	0	395	7	482	1	370	3	328	94	422	
9	FRANKLIN	Town of Bunn	352	229	10	10	29	16	4	0	1	0	1	0	2	0	595	19	614	
12	FRANKLIN	Town of Wake Forest	91	69	0	0	4	0	131	0	85	1	77	12	40	1	179	0	179	
14	FRANKLIN	Unincorporated Franklin County	55,965	11,777	618	507	127,036	1,033	64,059	732	56,468	2,351	55,154	2,172	13,753	315	30,620	938	31,558	
15	GRANVILLE	Town of Butner	1,709	1,524	351	298	4,059	1,199	1,949	190	2,436	866	2,436	3,097	1,042	235	4,054	578	4,632	
16	GRANVILLE	Town of Creedmoor	1,293	1,168	216	174	252	27	4,219	302	3,242	1,308	2,527	854	1,424	203	3,107	338	3,444	
17	GRANVILLE	Town of Stern	175	96	0	0	0	0	0	0	0	0	0	0	0	0	255	0	255	
18	GRANVILLE	Unincorporated Granville Co	42,013	8,034	299	129	38,040	232	9,050	57	1,549	76	8,179	508	710	32	21,370	250	21,621	
19	HARNETT	Town of Angier	3,393	2,511	1,470	446	6,601	537	6,356	1,417	2,667	837	2,370	661	1,990	762	7,232	1,053	8,284	
21	HARNETT	Town of Lillington	482	178	0	0	2,635	53	2,297	125	3,645	484	10,861	807	2,598	597	513	0	513	
20	HARNETT	Town of Coats	2,544	1,142	10	3	1,341	3	229	9	11	4	224	0	8	0	3,289	7	3,296	
22	HARNETT	Unincorporated Harnett County	73,741	4,534	762	16	22,928	133	5,003	58	4,807	417	10,450	1,070	2,188	25	13,058	38	13,096	
25	JOHNSTON	Town of Clayton	26,117	22,252	3,399	2,549	19,486	3,385	23,333	4,080	15,899	7,151	12,804	9,124	9,702	2,561	64,531	5,327	69,858	
24	JOHNSTON	Town of Benson	948	672	761	251	1,573	164	2,114	402	1,245	164	1,152	655	728	106	1,949	525	2,473	
31	JOHNSTON	Town of Wilson's Mills	937	711	38	14	1,142	69	996	114	413	88	344	148	574	23	2,062	29	2,091	
27	JOHNSTON	Town of Kenly	206	53	0	0	215	0	200	0	45	0	60	0	111	0	154	0	154	
28	JOHNSTON	Town of Micro	354	199	3	0	25	0	2	1	0	0	1	1	1	1	577	0	577	
29	JOHNSTON	Town of Selma	582	364	21	15	12,671	319	1,259	80	299	59	383	163	695	86	1,056	31	1,087	
30	JOHNSTON	Town of Smithfield	3,979	2,250	63	18	1,094	12	2,465	99	1,676	178	2,426	926	1,419	34	6,525	38	6,563	
26	JOHNSTON	Town of Four Oaks	530	254	0	0	1,303	20	246	24	52	17	73	34	142	3	737	0	737	
23	JOHNSTON	Town of Archer Lodge	1,506	1,017	74	7	1,910	29	641	9	293	117	423	266	193	11	2,949	15	2,964	
32	JOHNSTON	Unincorporated Johnston County	150,669	33,414	2,554	545	114,835	381	50,600	399	17,044	656	29,776	2,839	18,269	800	96,901	1,139	98,040	
33	NASH	Town of Middlesex	1,052	160	59	22	4,763	321	3,318	45	882	22	997	102	1,918	9	413	42	454	
34	NASH	Unincorporated Nash County	3,007	30	0	0	102	0	382	0	2,139	109	354	16	465	0	77	0	77	
37	ORANGE	Town of Carrboro	466	488	507	13	891	75	1,482	82	1,871	92	803	182	562	47	1,303	26	1,329	
38	ORANGE	Town of Chapel Hill	1,941	2,033	14,440	6,083	982	567	20,987	4,122	23,083	567	12,732	21,709	16,150	17,287	2,140	5,428	11,984	17,412
39	ORANGE	Town of Hillsborough	2,476	3,389	826	327	1,497	47	5,323	8	3,828	131	5,846	1,378	2,778	29	9,049	644	9,693	
36	ORANGE	City of Mebane	444	1,111	462	0	8,663	480	882	0	461	1	551	61	399	0	2,966	0	2,966	
35	ORANGE	City of Durham	597	576	0	0	4,934	485	0	0	436	56	1,152	394	0	0	1,538	0	1,538	
40	ORANGE	Unincorporated Orange County	15,298	4,448	1,346	63	287,321	1,087	90,728	30	13,945	151	81,107	1,518	25,387	2	11,876	124	12,000	
41	PERSON	City of Roxboro	9,753	854	205	104	2,457	0	4,682	1	2,990	62	1,556	89	2,624	6	2,126	179	2,305	
42	PERSON	Unincorporated Person County	114,262	1,087	4	4	18,227	0	40,134	40	16,816	159	9,105	836	10,505	98	2,707	7	2,714	
43	WAKE	City of Raleigh	47,368	38,467	113,036	52,038	17,822	12,085	182,654	59,282	184,853	95,776	108,451	101,547	98,650	38,727	108,092	105,117	213,209	
54	WAKE	Town of Wake Forest	2,013	1,508	903	52	512	897	2,077	47	857	171	699	522	1,299	45	4,237	105	4,343	
53	WAKE	Town of Rolesville	6,541	5,000	3,238	704	161	123	22,885	1,415	16,402	2,904	7,165	6,361	7,492	513	14,050	1,422	15,472	
51	WAKE	Town of Knightdale	9,665	8,664	1,115	187	1,513	2,011	7,495	305	3,762	1,097	3,328	2,796	3,158	335	24,346	378	24,724	
56	WAKE	Town of Zebulon	5,356	4,015	446	31	406	312	994	85	685	100	504	469	1,752	157	11,282	63	11,345	
55	WAKE	Town of Wendell	10,338	8,827	2,876	799	2,077	1,398	5,497	512	3,314	840	4,815	4,251	1,916	18	24,804	1,614	26,418	
49	WAKE	Town of Garner	15,086	11,755	6,392	1,352	10,508	7,169	22,307	2,783	15,396	6,108	10,073	8,691	8,596	1,684	33,032	2,731	35,763	
50	WAKE	Town of Holly Springs	10,810	8,530	4,588	374	3,435	1,300	11,870	579	6,912	1,054	5,106	4,309	5,883	150	23,969	755	24,725	
48	WAKE	Town of Fuquay-Varina	46,519	35,257	8,936	1,003	3,778	2,627	45,051	2,115	48,393	7,610	31,048	25,537	29,389	1,205	99,072	2,026	101,098	
46	WAKE	Town of Apex	12,911	11,909	38,290	7,670	5,079	2,428	98,723	4,074	75,976	15,655	50,780	37,273	39,897	2,213	33,464	15,493	48,958	
47	WAKE	Town of Cary	19,262	16,556	23,217	8,410	5,612	3,832	37,283	8,145	44,570	21,452	25,341	22,876	22,389	4,681	46,522	16,988	63,511	
52	WAKE	Town of Morrisville	637	550	3,315	3,038	1,497	1,170	6,718	2,430	5,811	6,861	5,007	4,762	3,188	1,302	1,546	6,137	7,682	
45	WAKE	Town of Angier	327	262	2	0	101	68	388	13	300	48	140	133	266	0	736	0	736	
44	WAKE	RTP	2	2	4	1	0	0	1,374	68	9,491	2,113	4,147	3,371	9	0	6	2	8	
57	WAKE	Unincorporated Wake County	61,717	25,682	1,869	191	5,773	2,582	15,830	97	27,455	1,660	8,326	3,559	8,200	1,089	72,166	386	72,552	