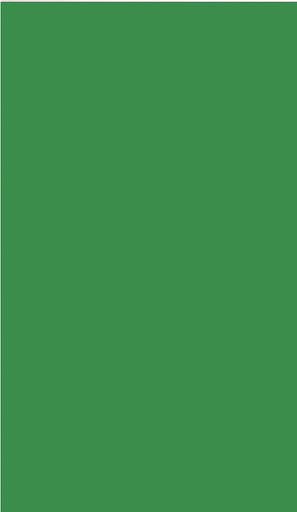


Regional Scenario Planning Initiative Summary Document





The 14-county bi-state region includes: Anson, Cabarrus, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina, and Chester, Lancaster, Union and York Counties in South Carolina.

Regional Scenario Planning Initiative Summary Document

“CONNECT Our Future” is a process in which communities, counties, businesses, educators, non-profits and other organizations work together to grow jobs and the economy, improve quality of life and control the cost of government. This project will create a regional growth framework developed through extensive community engagement and built on what communities identify as existing conditions, future plans and needs, and potential strategies.

The work that provided the basis for this publication was supported by funding under an award with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Government.

This document was prepared by the Centralina Council of Governments and Catawba Regional Council of Governments in partnership with Seven Hills Town Planning Group, Inc. and Stantec Consulting Services Inc.

TABLE OF CONTENTS

GENERAL OVERVIEW

Study Area Description	1
Scenario Planning Overview	1
Partnerships for Developing the Scenarios.....	3
Region’s Growth Priorities	8
Alternative Growth Scenarios	10
Growth Scenario Report Card	10
Building Consensus for the Preferred Growth Concept	19
Preferred Growth Concept for the CONNECT Region.....	23
What Does It Mean for the CONNECT Region?.....	25
Moving Forward.....	27
What is Next for CONNECT Our Future?	27

MODEL DOCUMENTATION

CommunityViz Software.....	31
System Requirements.....	31
Key Terms & Definitions.....	31
Data Inventory & Analysis.....	33
Growth Control Totals	35
Employee Space Ratios.....	35
Data Manipulation.....	35
Model Architecture.....	47
Model Components	48
Model Calibration.....	53

Section A: General Overview

CONNECT Our Future is a three-year program (2012 – 2014) aimed at bringing together communities, counties, states, businesses, educators, non-profit organizations and the general public across fourteen counties in North and South Carolina to develop a shared, long-term vision for the future. It builds on the CONNECT Vision completed in 2008, and continues the region’s focus on 1) well-managed growth, 2) a safe and healthy environment, 3) strong and diverse economy, 4) high-quality education opportunities, 5) enhanced social equity, and 6) increased collaboration among jurisdictions (i.e., the region’s six core values). The program is supported by a \$4.9 million HUD Sustainable Communities Grant and \$3.0 million in local public and private resources.

The *Scenario Planning Summary Document for CONNECT Our Future* summarizes the scenario planning process, analysis tools, and outcomes that support the Region’s first Preferred Growth Concept. The document is organized into three main sections:

General Overview – A snap-shot of the scenario planning process for *CONNECT Our Future*; highlighting key outreach activities, choices for growth, and the Region’s Preferred Growth Concept.

Model Documentation – A summary of the scenario planning model created in CommunityViz; including data needs, model architecture, theory and features behind components of the model, data output, and calibration activities.

Technical Appendix – A compilation of specific data, tables, maps, equations, and assumptions used to create the scenario planning model in CommunityViz. Information in the technical appendix would be useful for maintaining the existing scenario planning model for *CONNECT Our Future* and / or adapting it for other scenario planning initiatives being considered in the region.

Several other documents supporting the scenario planning initiative for *CONNECT Our Future* are available from the Centralina Council of Governments,

the Catawba Regional Council of Governments, or on the project’s website ([www. ConnectOurFuture.org](http://www.ConnectOurFuture.org)).

Study Area Description

The CONNECT Region is expansive, covering 7,100 square miles and 1.127 million parcels. The geography includes two states, fourteen counties and 120 local communities ranging in size from large, metropolitan centers to rural crossroads. Environmental features — lakes, rivers, water basins, prime agriculture soils, and air quality — bind the region together and blur political boundaries.

Together, the CONNECT Region represents a land area larger than the State of Connecticut and a population greater than fifteen US States (US Census Bureau, 2010). US Census data also indicates the CONNECT Region was the fastest growing metropolitan region over one million in the United States between 2000 and 2010, and projections indicate the population could nearly double in four decades (2050).

The region is home to the world headquarters for eight Fortune 500 companies, as well as other major employers in medical, manufacturing, energy, financial, and transportation business sectors. Over half of the region’s workforce lives in one county and works in another, which reinforces the need for more coordinated decision-making processes in housing, transportation, economic development, and other supporting infrastructure.

Scenario Planning Overview

How do we grow? Where do we grow? What are we proud of where we live, and what would we change? These are some of the important questions that were raised in the scenario planning for *CONNECT Our Future*.

Scenario planning offered an overall process, analysis tools, and partnering strategy to share information and make more-informed decisions about the future.

Participants were asked to contemplate their vision of the most livable region, and the project team measured their impacts and evaluated the trade-offs associated with competing scenarios.

The scenarios themselves were fictitious stories about the future. They were not forecasts or predictions, but possible futures that could come to pass based on what already exists, emerging trends, or the community's desires to change course for the future. The essential requirement of any growth scenario was that it be plausible, within the realm of what exists or what could be.

Information from the scenario planning process was shared with key decision-makers and project implementers to develop a shared vision, preferred growth concept map, and supporting recommendations for the CONNECT Region.

Partnerships for Developing Scenarios

It was important for *CONNECT Our Future* that the growth scenarios prepared for study reflected the region's great geography, environmental assets, community values, and business-driven economy. The project team worked with several stakeholder groups to understand the challenges and opportunities facing the region, create reliable scenario planning tools, and brainstorm viable alternative growth scenarios for consideration.

Regular coordination with the groups identified below occurred throughout the project. A timeline for their participation is provided on page 7.

Blueprinting Work Group

A Blueprinting Work Group for *CONNECT Our Future* was formed to provide direct oversight and counsel for the scenario planning process. Those on the work group represented a broad base of interests, viewpoints, and concerns in the region. Membership on the committee included local planning officials,

environmental advocates, university officials, regional planning agencies, transportation providers, and representatives for the Catawba Indian Nation.

Twenty-two meetings with the work group were used to develop resource maps and documents, build the scenario planning tools, identify performance measures and evaluation criteria, and contemplate alternative growth scenarios for *CONNECT Our Future*.

Public Engagement Work Group

The Public Engagement Work Group for *CONNECT Our Future* planned, advertised, hosted, and summarized 97 public engagement activities (reaching 2,215 people) to support the scenario planning initiative — including community workshops, open houses, small group meetings, focus group meetings, an on-line survey, and targeted-outreach activities with low-income persons, seniors, youth, disabled persons, and Hispanic communities.

A series of multiple choice and open-ended questions were used to capture opinions about what people treasure in their communities and the region today. Questions were also used to collect thoughts about what was most important for the future of the region. Responses helped influence the type and number of alternative growth scenarios studied for *CONNECT Our Future*, and defined the ten growth priorities used to evaluate the scenarios (see pg. 8).

Other CONNECT Work Groups

The project team coordinated early and often with other work groups for *CONNECT Our Future* to incorporate their thoughts and ideas into the scenario planning process. Meetings were used to identify key data for the modeling process, hear about appropriate performance measures for evaluating alternative growth scenarios, and brainstorm big ideas for developing the alternative growth scenarios contemplated for the region.



Focus Group Meetings

Several focus groups were convened for building the scenario planning tools to support *CONNECT Our Future*. Each was very important to collecting data, validating assumptions, and calibrating results for the CommunityViz model. A brief description of each focus group and their input to the project follows. A summary of the events and a list of attendees are included in the technical appendix.

Business & Development Interests

Business and development focus groups (4 total) were used to capture the effect of market conditions or business site selection criteria for making one area more attractive to develop over others in the region. Participants ranked growth drivers in order of importance and answered general questions about ‘hot spots’ in the region for future growth. General interests represented by the group included: business development; finance; residential, non-residential, and mixed-use developers; real estate interests; and business leaders.

Community Facility & Service Providers

Focus group meetings with community facility and service providers (5 total) were used to 1) capture the influence of available infrastructure for making one area more attractive to develop over others in the region, and 2) quantify current capital and operating costs for providing services in the region to approximate cost-to-serve statistics for the scenario planning tools. General interests represented by the group included: transportation, schools, water providers, sewer providers, and parks and recreation.

Sub-Region Coordination Meetings

Thirty sub-region coordination meetings (organized into three rounds) were scheduled at set milestones in the planning process to share early results / findings with local governments for their feedback. The meetings were used to help calibrate place type and development status assignments in the model, and validate default values assumed for the general development lookup tables. Key assumptions and initial results from CommunityViz (i.e., carrying

capacity, land suitability, build-out potential, and growth allocation modules) were presented for calibrating the model and building momentum for its use in the scenario planning process. Meetings were scheduled with a host city in each sub-region to maximize attendance.

CCOG / CROG Policy-Maker Briefings

The project team provided regular briefings to the Centralina Council of Governments Executive Board and Catawba Regional Council of Government Executive Committee to keep them informed during the scenario planning process. These meetings were used to summarize key issues for the scenario planning process so board members could provide their input prior to finalizing the scenario planning tools, alternative growth scenarios, etc. Through these efforts, board members had a greater understanding of how the process was evolving.

ULI Reality Check 2050

On June 4, 2013, over 400 people from across the CONNECT Region participated in Reality Check 2050, a hands-on, interactive exercise hosted by the Urban Land Institute to contemplate growth and how to accommodate it. Red and yellow LEGO blocks were used to represent forecasted population and employment growth through 2050, and a work map and colored yarn let participants distribute growth and new infrastructure among 120 communities in the region. Forty-one table top exercises were completed during the event, and real-time polling in the afternoon captured the group's general opinions on growth and development.

More information on ULI's Reality Check 2050 event is available at www.realitycheck2050.org.

Community Growth Workshops

Fifty-seven Community Growth Workshops were held in the fourteen counties to support the scenario planning initiative for *CONNECT Our Future*. They captured 1,195 participants' thoughts and ideas about





future growth and development in their county; including a list of guiding principles to follow, work maps highlighting where to grow and how to develop, and participants' comments on the work of others to find consensus in the room. Each event started with the same question from the project team:

As growth continues in your county, on what terms are you willing to accept it, where does it need to go, and what does it need to look like for a bright future?

Small groups working with meeting facilitators and the hands-on resources of a development chip game were able to apply (and react to) their vision for a 2050 planning horizon, and adjust their recommendations during the event until the group felt confident their county was heading in the right direction.

Information gathered from the Community Growth Workshops was used for developing alternative growth scenarios to test using CommunityViz software. See the *Community Growth Workshops Summary Document* for more information on the community growth workshops (www.ConnectOurFuture.org).

Webinars

A series of webinars were hosted by the project team to refine the list of performance measures for evaluating



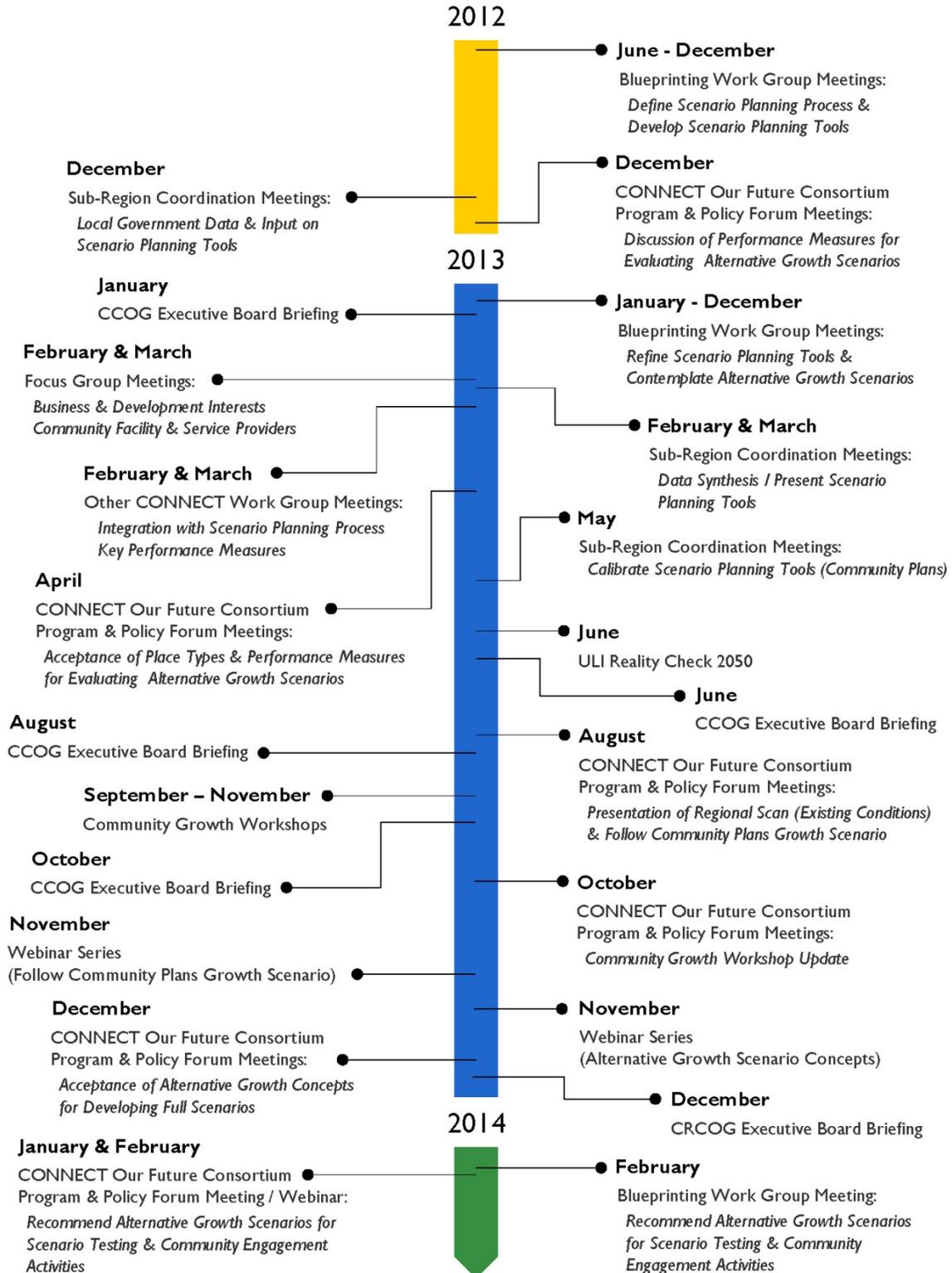
growth scenarios and develop/refine the four alternative growth scenarios for testing in CommunityViz. Copies of the webinars (audio & visual files) are available on the *CONNECT Our Future* website (www.ConnectOurFuture.org).

CONNECT Consortium Program and Policy Forum Meetings

The CONNECT Consortium (comprised of Program and Policy Forums) provided oversight and guidance for the overall scenario planning initiative. Specifically, the Program Forum reviewed and provided technical feedback on the overall scenario planning process, draft deliverables, and the alternative growth scenarios identified for testing in CommunityViz. The Policy Forum reviewed recommendations from the Program Forum and formally endorsed project strategies, methodologies, or deliverables for the scenario planning initiative. They also ensured work performed under the scenario planning initiative was integrated with the information developed by other CONNECT Work Groups.

Twelve meetings with the CONNECT Consortium Program and Policy Forums were used to keep members informed, collect feedback, and seek acceptance of decisions being made or deliverables produced under the scenario planning initiative.

Figure 1:
Timeline of Stakeholder Participation for Creating Scenario Planning Tools & Developing Alternative Growth Scenarios for CONNECT Our Future



Region’s Growth Priorities

Interaction with stakeholders, policy-makers, and the general public in early phases of public engagement for *CONNECT Our Future* led to a list of ten priorities for growth important to guiding creation of the alternative growth scenarios. Participants ranked the ten growth priorities (top five, other five) for what they would like to most protect, enhance, improve, or maximize as the region continues to grow. The priorities also became “performance measures” for evaluating the alternative growth scenarios and measuring their trade-offs.

A definition for each priority is provided below, including an explanation for how it was measured using CommunityViz .

More Transportation Choices

People said more transportation choices — walking, bicycling, transit, and automobile — were important to them. The priority was measured by identifying the number of travel modes supported by specific development patterns.



Support Our Communities

People said that cities and towns were important to them, and that vibrant and active town centers matter. One way this could happen was to direct growth inside communities instead of outside of them.



The priority was measured by looking at the amount of growth that occurred as infill development or redevelopment inside the community versus how much occurred in rural, undeveloped areas outside the community (greenfield development).

Work Closer to Home

People said the ability to work closer to home was important, and that was more likely to happen when a large mix of jobs was located next to a mix of housing choices.



The priority was measured by identifying the number of jobs and dwelling units within convenient travel distances.

Improved Water Quality

People said the environment was important, and clean water with fewer pollutants was a concern.



The priority was measured by the amount of impervious surface anticipated for each growth option, which generates runoff and picks up pollutants that can reach nearby rivers, lakes, and streams.

Cost of My Commute

Cost of my commute represented the out-of-pocket expense for getting from home to work. Typical costs included: vehicle purchase, vehicle maintenance, gas, parking, etc. Costs vary based on the number of vehicles in a family, daily travel needs and distances, and available modes of travel for our daily needs.



The priority was measured as the percentage of household income spent on transportation.

More Housing Choices

People said that housing choices were important to them — being able to choose from options, sizes, and price points for stand-alone homes, townhomes, condominiums, apartments, and senior- living.



The priority was measured as the percentage of different housing choices available for the growth option.

Parks & Open Space

People said parks, greenways, nature preserves, ball fields, open space, and other natural assets were important to them.



The priority was measured by looking at the percentage of people who can live close to a park of some type.

Improved Air Quality

People said improved air quality (reduced pollutants in the air) was important to them.



The priority was measured by looking at the amount of carbon dioxide or nitrogen oxide that could be generated by motor vehicles for each of the growth scenarios.

Cost of Providing Services

People believed controlling the cost of government was important, including the cost of growth associated with providing services for water, sewer, schools, parks, and transportation. Maximizing revenue generated from development helped offset the cost of providing services.



Support Local Farms

People said preserving farmland and local farms was important to protect the beauty of the region and create jobs.



The priority was measured as the percentage of farmland saved under each growth scenario.

Growth Priorities for the CONNECT Region:

Top 5



Parks & Open Space



More Transportation Choices



Support Our Communities



Support Local Farms



Cost of Providing Services

Other 5



Improved Water Quality



Improved Air Quality



Work Closer to Home



More Housing Choices



Cost of My Commute

Alternative Growth Scenarios

The project team prepared four alternative growth scenarios for the CONNECT Region using information volunteered by the partnering groups across the region. Each scenario was different enough to pose real choices for how the region could develop using variations on the ten growth / development / conservation priorities. The four alternative growth scenarios include:

- Maintain Suburban Focus
- Follow Community Plans
- Grow Cities, Towns, Centers & Transit
- Focus on Regional Transportation

Each growth scenario used identical projections for population and employment between 2010 and 2050. The number and mix of dwelling units in each scenario were different to account for competing development patterns and intensities or housing preferences represented in the scenarios.

A brief summary of each growth scenario is provided on pages 11 - 18.

Growth Scenario Report Card

Performance measures for the ten priorities (described on pages 8 and 9) were created in CommunityViz to quantify impacts and explain the differences between the alternative growth scenarios. Raw data from the model was normalized between 0 – 100 for each of the performance measures, and depicted in a bar chart with red or green arrows to signify support (and magnitude of support) between the four growth scenarios.

Results for the growth scenario report card are presented on pages 11 – 18. A green arrow on the bar chart indicates the growth scenario does support the priority. A red arrow on the bar chart indicates the growth scenario does not support the priority. The length of the arrow (red or green) represents the

influence of the growth scenario on the performance measure relative to the three other growth scenarios.

Growth Option No. 1: Maintain Suburban Focus

The “maintain suburban focus” growth scenario shows how the region might develop if current zoning and land use practices were continued or if community plans were not followed. Most new residents would live in houses on larger lots outside of towns, with fewer condominiums, townhomes, and apartments available to choose from. Most people would need cars for their daily trips, because home, shopping, work, etc. are not located close together. The region’s urban areas would provide opportunities for people to use mass transit, walk, or bike from homes to nearby opportunities for work, play, parks, etc. Farms and open space in rural areas would be developed as expanding suburbs. Water, sewer, roads, schools, parks and other infrastructure would need to be expanded outward to support new development.

Scenario Highlights:

- Single-use, low-density development patterns spread throughout the region.
- Farmland preservation is not a priority for most counties in the region.
- Large-lot, single-family detached homes satisfy most future demand.
- Cars are the primary mode of transportation to meet residents’ daily needs.
- Most employees still drive long distances to work, especially to Uptown Charlotte.
- Land held in the region for permanent open space remains relatively unchanged from today.
- The regional transportation system and water, sewer, park, and school district service areas will continue to expand to keep up with suburban growth.

Growth Scenario Report Card:

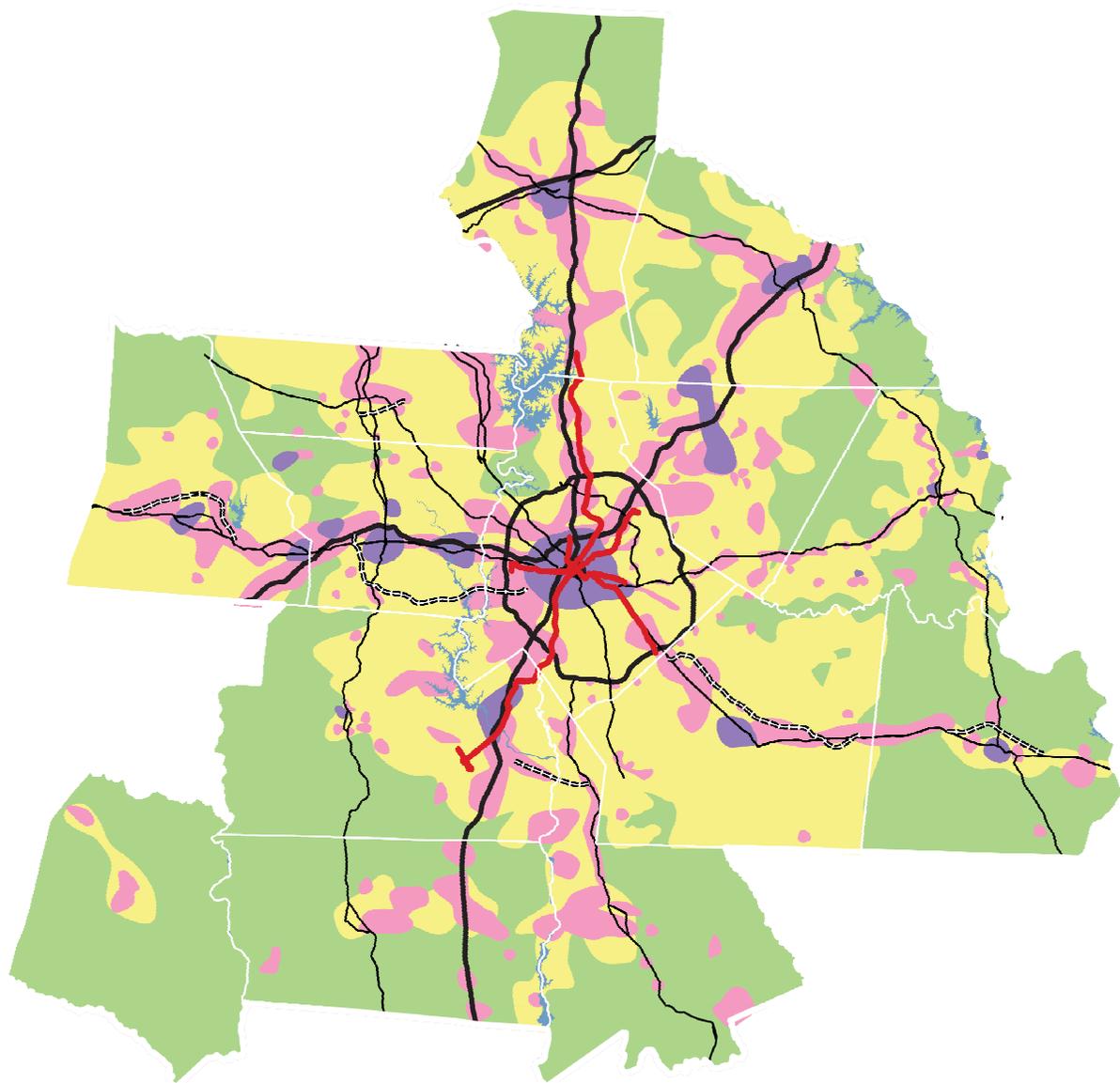


Note:

* = New data available from the *CONNECT Our Future* Return on Investment Study (revised April 10, 2014) changed the emphasis for the Cost of Providing Services Growth Priority from Cost of Services to Return on Investment for evaluating the alternative growth scenarios.

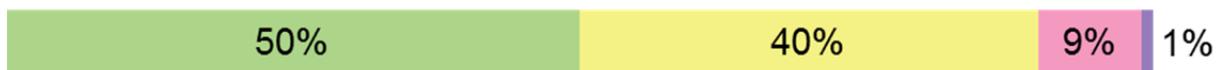
Growth Forecast:

- Population 1,809,400
- Dwelling Units 733,259
- Employees 876,112



- Rural Living-Open Space
 - Suburban Neighborhoods
- Suburban Office, Commercial & Industrial
 - Mixed-Use, Walkable Centers & Neighborhoods
- Transit
 - Interstates
- Highways
 - = Proposed Roads

Land Use Composition in the Region:



Growth Option No. 2: Follow Community Plans

The “follow community plans” growth scenario shows how the region might develop if adopted community plans were followed. People in different parts of the region would experience growth in different ways. Residents within some communities would be able to walk, bike, or use transit to get from their homes to work or play, while others would enjoy a more suburban or rural lifestyle, greater distances between home, work and play, and greater reliance on a car. Some communities would shift their infrastructure investment to support “growth within”, while other communities would tend to invest more in infrastructure to support “outward growth.” Farmland would be preserved in some counties but not others, and housing choices would stay about the same as today.

Scenario Highlights:

- Some communities will focus their highest development densities and intensities in activity centers or along transportation corridors, while others will favor more single-use, low-density development patterns spreading out from existing urban or suburban areas.
- Farmland preservation is a priority for some counties in the region.
- New neighborhoods in defined activity centers focus on small-lot, single-family detached homes, townhomes, and condominiums, often mixed together.
- Large-lot, single-family detached homes are prevalent in more suburban or rural areas of the region.
- Cars are the primary mode of transportation to meet residents’ daily needs.
- Most employees still drive long distances to work, especially to Uptown Charlotte.
- A renewed interest in environmental stewardship slightly increases the amount of permanent open space in the region.
- Improvements to the transportation system and water, sewer, park, and school district infrastructure are concentrated in the long-term service areas envisioned in each community’s growth plans.

Growth Scenario Report Card:



 Red Arrow: Growth Scenario does not support the growth priority.

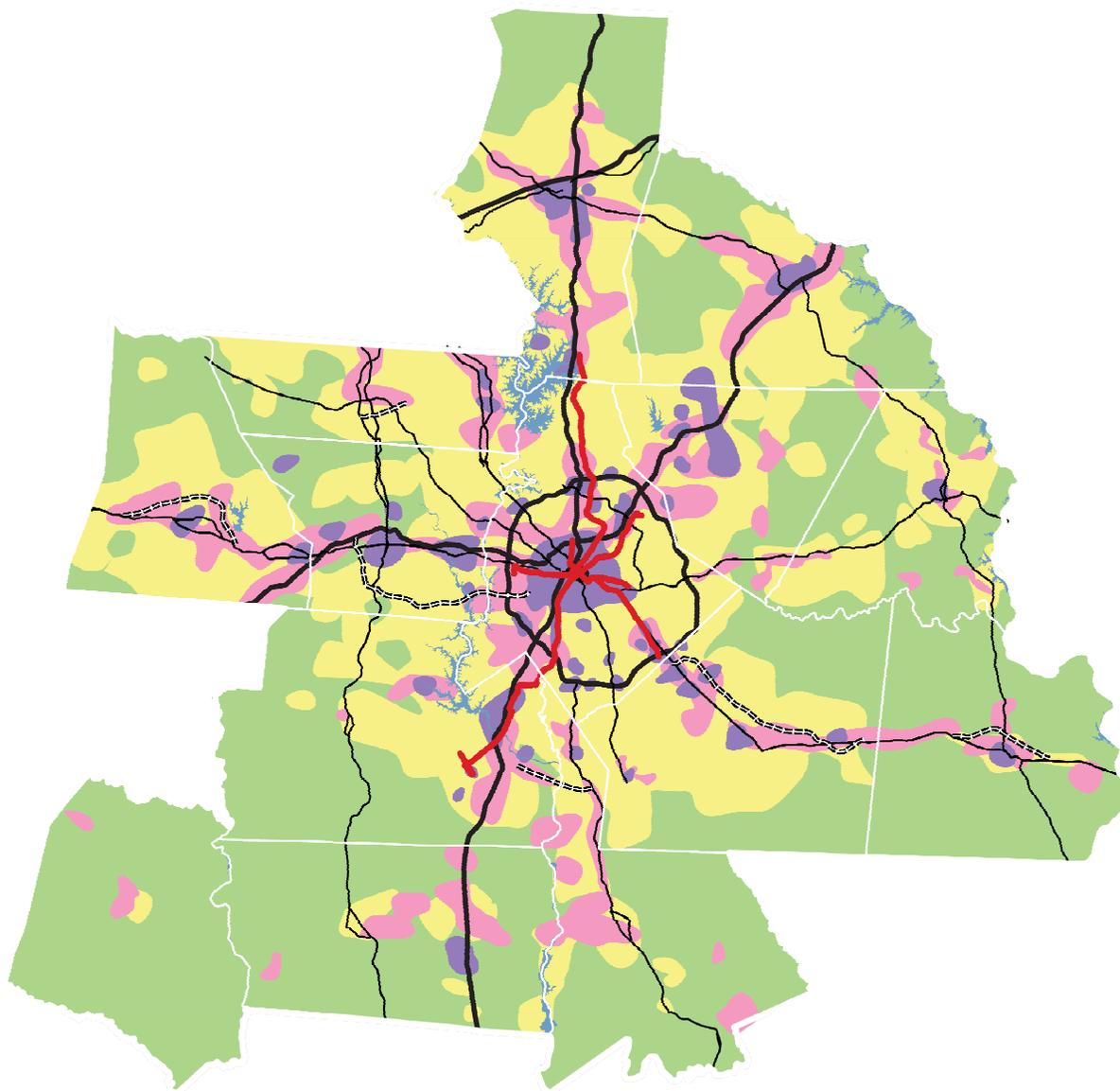
 Green Arrow: Growth Scenario does support the growth priority.

Note:

* = New data available from the *CONNECT Our Future* Return on Investment Study (revised April 10, 2014) changed the emphasis for the Cost of Providing Services Growth Priority from Cost of Services to Return on Investment for evaluating the alternative growth scenarios.

Growth Forecast:

- Population 1,809,400
- Dwelling Units 752,400
- Employees 876,112



- Rural Living-Open Space
 - Suburban Neighborhoods
- Suburban Office, Commercial & Industrial
 - Mixed-Use, Walkable Centers & Neighborhoods
- Transit
 - Interstates
- Highways
 - - - Proposed Roads

Land Use Composition in the Region:



Growth Option No. 3: Grow Cities, Towns, Centers & Transit

The “grow cities, towns, centers and transit” growth scenario shows how the region might develop using all the ideas that have emerged from the public throughout CONNECT. People throughout the region would have more opportunities to live, work, shop, and play in existing cities or town, or in new activity centers in towns. These centers would include parks and greenways, and getting around by walking, biking, or transit would be easy. Centers along transit corridors would be options for those who need to commute by rail from some counties, while other counties would have express bus connections. A rural or suburban lifestyle would still be available in every county, since land outside centers would be used for open space, farmland, or rural living. Infrastructure investments would focus mostly on “growth within,” or supporting a limited number of new centers in undeveloped areas.

Scenario Highlights:

- New growth is focused into compact, walkable activity centers concentrated along dedicated transit corridors (commuter rail, light rail, bus rapid transit, or express bus).
- All farmland is preserved in the region.
- New neighborhood design and housing choices favor a shift to condominiums, townhomes, and apartments to meet future demand.
- Mixed-use, walkable activity centers in key areas of the region significantly increases opportunities to link jobs and housing in close proximity.
- Daily travel needs are served by walking, biking, or transit within, and between, nearby activity centers.
- Interests in environmental stewardship increase significantly throughout the region to permanently preserve open space.
- Growth is focused into the existing regional transportation system and water, sewer, park, and school district service areas to the maximum extent possible.

Growth Scenario Report Card:



 Red Arrow: Growth Scenario does not support the growth priority.

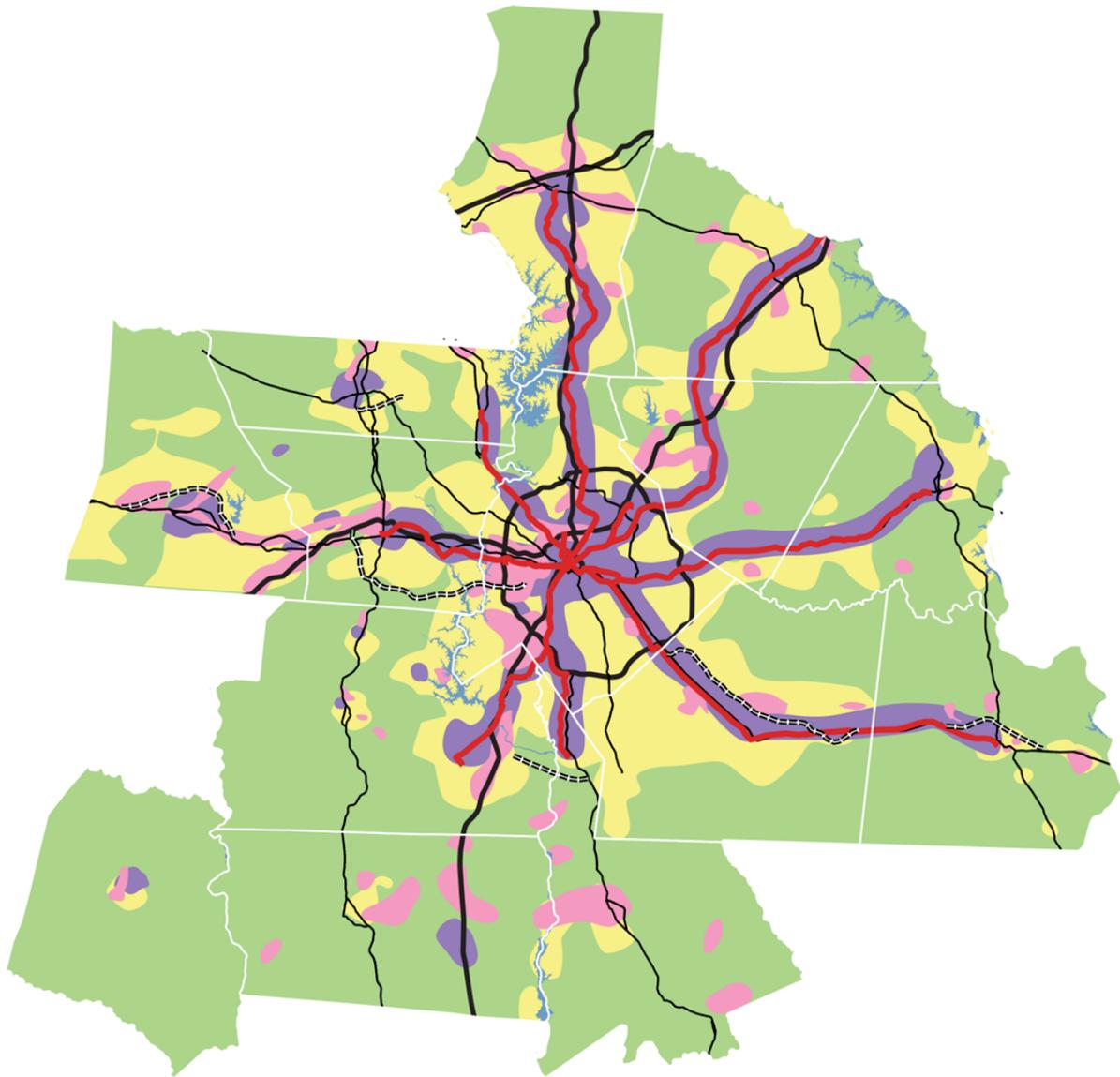
 Green Arrow: Growth Scenario does support the growth priority.

Note:

* = New data available from the *CONNECT Our Future* Return on Investment Study (revised April 10, 2014) changed the emphasis for the Cost of Providing Services Growth Priority from Cost of Services to Return on Investment for evaluating the alternative growth scenarios.

Growth Forecast:

- Population 1,809,400
- Dwelling Units 849,856
- Employees 876,112



- Rural Living-Open Space
 - Suburban Neighborhoods
- Suburban Office, Commercial & Industrial
 - Mixed-Use, Walkable Centers & Neighborhoods
- Transit
 - Interstates
 - - - Proposed Roads
- Highways

Land Use Composition in the Region:



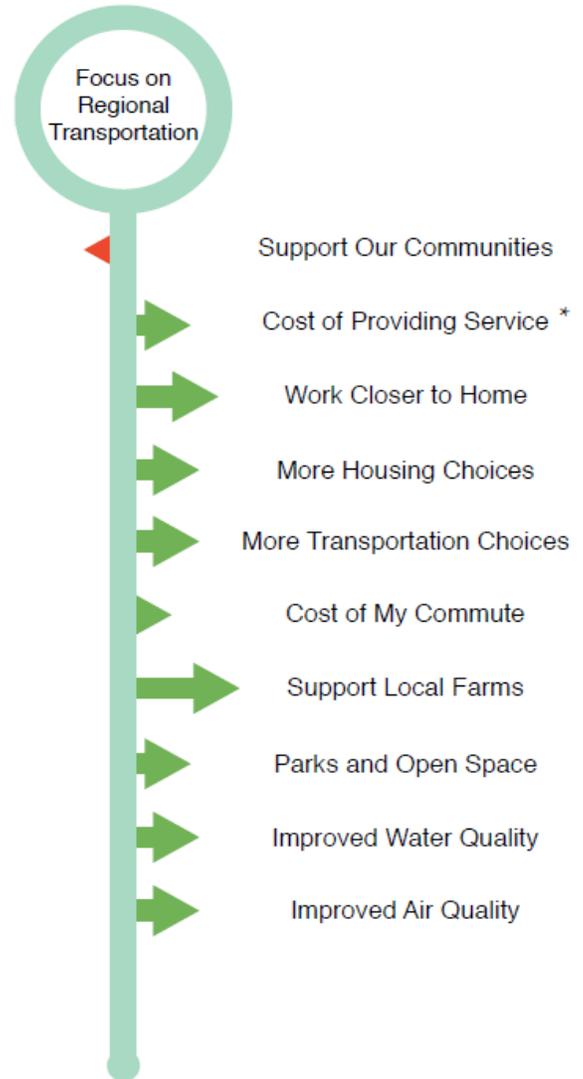
Growth Option No. 4: Focus on Regional Transportation

The “focus on regional transportation” growth scenario shows how the region might develop based on ideas from people who came to the 57 community growth workshops for CONNECT Our Future, with great interest in transit and transportation. Most new residents would live in the many activity centers in or near existing communities, with housing, work, and shopping options near each other. People would be able to walk, bike, or use local bus service or transit to get around. Areas outside centers would be preserved as farms or open space in most areas, although there are still many opportunities for suburban or rural living in most counties. Major investment in transit throughout the region means that people could travel between most counties using transit as well as roads, with local bus service available at their destinations. There is limited expansion of water and sewer systems outward, with more focus on supporting “growth within.”

Scenario Highlights:

- New growth is focused into compact, walkable activity centers identified throughout the region.
- Nearly all farmland is preserved in the region.
- A major shift in neighborhood design and housing choice favors an even split between single-family detached and condominiums, townhomes, and apartments to meet future demand.
- Daily travel needs are served by walking, biking, or transit within, and between, nearby activity centers.
- Mixed-use, walkable activity centers in key areas of the region significantly increases opportunities to link jobs and housing in close proximity.
- Interests in environmental stewardship increase throughout the region to permanently preserve open space.
- Improvements to the transportation system and water, sewer, park, and school district infrastructure are concentrated in the short-term service areas envisioned in each community’s growth plans.

Growth Scenario Report Card:



Red Arrow: Growth Scenario does not support the growth priority.

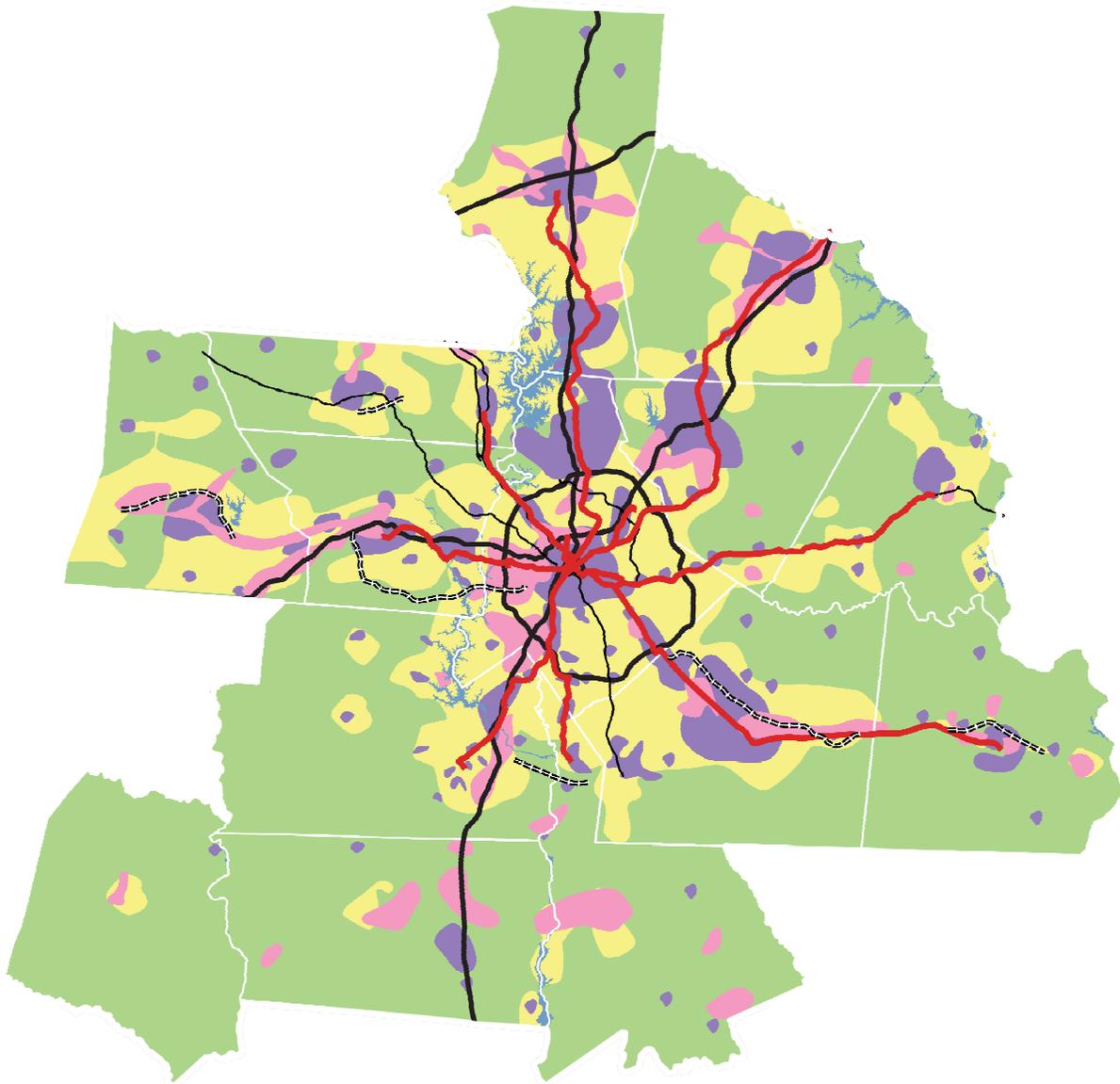
Green Arrow: Growth Scenario does support the growth priority.

Note:

* = New data available from the *CONNECT Our Future* Return on Investment Study (revised April 10, 2014) changed the emphasis for the Cost of Providing Services Growth Priority from Cost of Services to Return on Investment for evaluating the alternative growth scenarios.

Growth Forecast:

• Population	1,809,400
• Dwelling Units	847,491
• Employees	876,112



Land Use Composition in the Region:



Building Consensus for the Preferred Growth Concept

Information for the four alternative growth scenarios was shared with groups in the region using a series of outreach meetings and on-line tools developed by the Blueprinting and Public Engagement Work Groups. Thoughts, opinions, and priorities collected from participants throughout the region were influential in developing the Preferred Growth Concept for the CONNECT Region.

A description of outreach tools and meetings is provided below. A timeline for their participation is provided on page 22.

Blueprinting Work Group

The Blueprinting Work Group reviewed participants' feedback from outreach meetings and on-line tools used to evaluate the four alternative growth scenarios. Based on this information, the work group recommended key themes and features that should be considered for developing the Preferred Growth Concept for the CONNECT Region.

MetroQuest On-Line Engagement

MetroQuest was an on-line community engagement tool used in *CONNECT Our Future* to provide feedback on the ten growth / development / conservation priorities and four alternative growth scenarios. Ranking the growth priorities (top five) and providing opinions for each of the four alternative growth scenarios (likes and dislikes) provided valuable information for preparing the Preferred Regional Growth Concept in future phases of the scenario planning process.

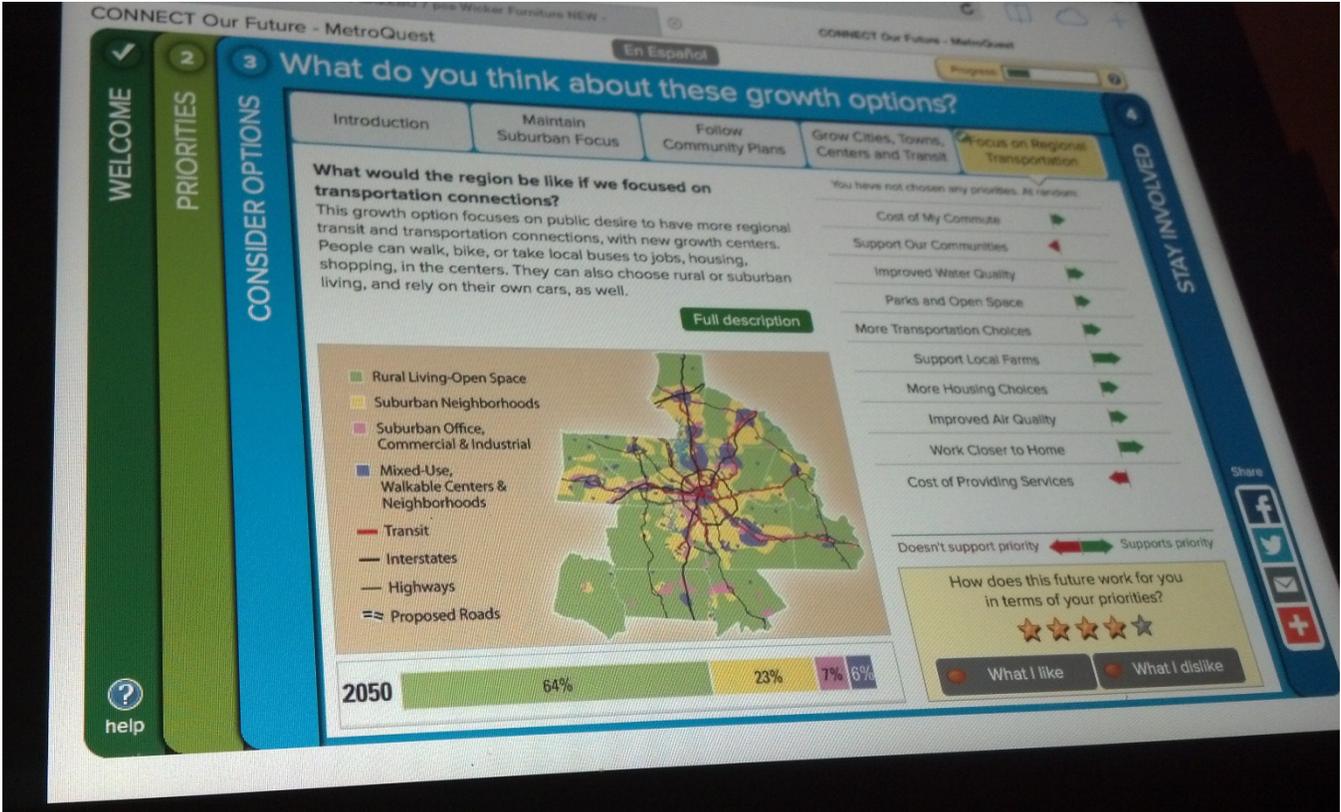
The on-line tool was open from March 6 to April 17, 2014, and included both English and Spanish versions for participants. Over 1,815 residents, business owners, elected officials, civic leaders, students, etc. provided feedback. Information was summarized using MetroQuest's statistical tools and combined with data from the other engagement events.

County & Community Growth Forums

Twenty-seven county and community growth forums were held throughout the CONNECT Region to share the results of previous engagement activities, discuss the region's ten growth priorities, and sort through the four alternative growth scenarios for meeting future demands. Identical sessions were held at each event to standardize the process, which included one or more group presentations, question and answer periods, and keypad voting exercises. Visitors in between sessions were invited to provide their input via hard-copy survey or MetroQuest on iPads available at each location. 236 people attended the county and community growth forums held in the region. Information received at the forums (important priorities, likes and dislikes, general impressions, etc.) was summarized by the project team and combined with data from the other engagement events for developing the Preferred Regional Growth Concept for the CONNECT Region.

Small Group Growth Forums

Small-group meetings were used to reach individuals in the CONNECT Region not likely to participate in traditional civic meetings (for any number of reasons). Groups targeted for specific meetings included low-income individuals, the working poor, under-represented demographics, and Spanish-speaking communities. Meetings in neighborhoods and community buildings followed the same general format as the County and Community Growth Forums: group presentation, question and answer period, and keypad input exercise. Thirty-four small-group meetings were held, hosting 390 people at one of the thirty-four events. Information received at the small-group meetings (important priorities, likes and dislikes, general impressions, etc.) was summarized by the project team and combined with data from the other engagement events for developing the Preferred Regional Growth Concept for the CONNECT Region.



Youth & Crowd-Sourcing Events

Youth participation was a priority for *CONNECT Our Future*, especially with the objective to build consensus in the region for the growth priorities and growth scenarios important to meeting demands anticipated through 2050. Fifteen different events were scheduled with high-school students, members of Generation X (born between 1965 and 1985), young professionals, and other youth groups attending community festivals or events. 459 people participated in one of the youth or crowd sourcing events. Information received from the events (important priorities, likes and dislikes, general impressions, etc.) was summarized by the project team and combined with data from the other engagement events for developing the Preferred Regional Growth Concept for the CONNECT Region.

Business Outreach Meetings

Eighteen outreach meetings with the business community were completed to engage leaders about future infrastructure needs and a quality-of-life advantages for future job and business growth. Presentations to Rotary Clubs and business- and industry-related groups were supplemented with visits to specific business locations to get the word out and record feedback. In total, 406 people participated in a business outreach event. Information received from the events (important priorities, likes and dislikes, general impressions, etc.) was summarized by the project team and combined with data from the other engagement events for developing the Preferred Regional Growth Concept for the CONNECT Region.

Call-In Office Hours

The project team held office hours in the region to answer questions about the four alternative growth scenarios, and discuss participants' thoughts and ideas for developing the Preferred Regional Growth Concept for the CONNECT Region.

Webinar

A webinar was hosted by the project team to present the initial draft of a Preferred Growth Concept for the CONNECT Region. Thoughts, opinions, and priorities

voiced during the event were used to refine the draft growth concept ahead of meetings with the Consortium Program and Policy Forums.

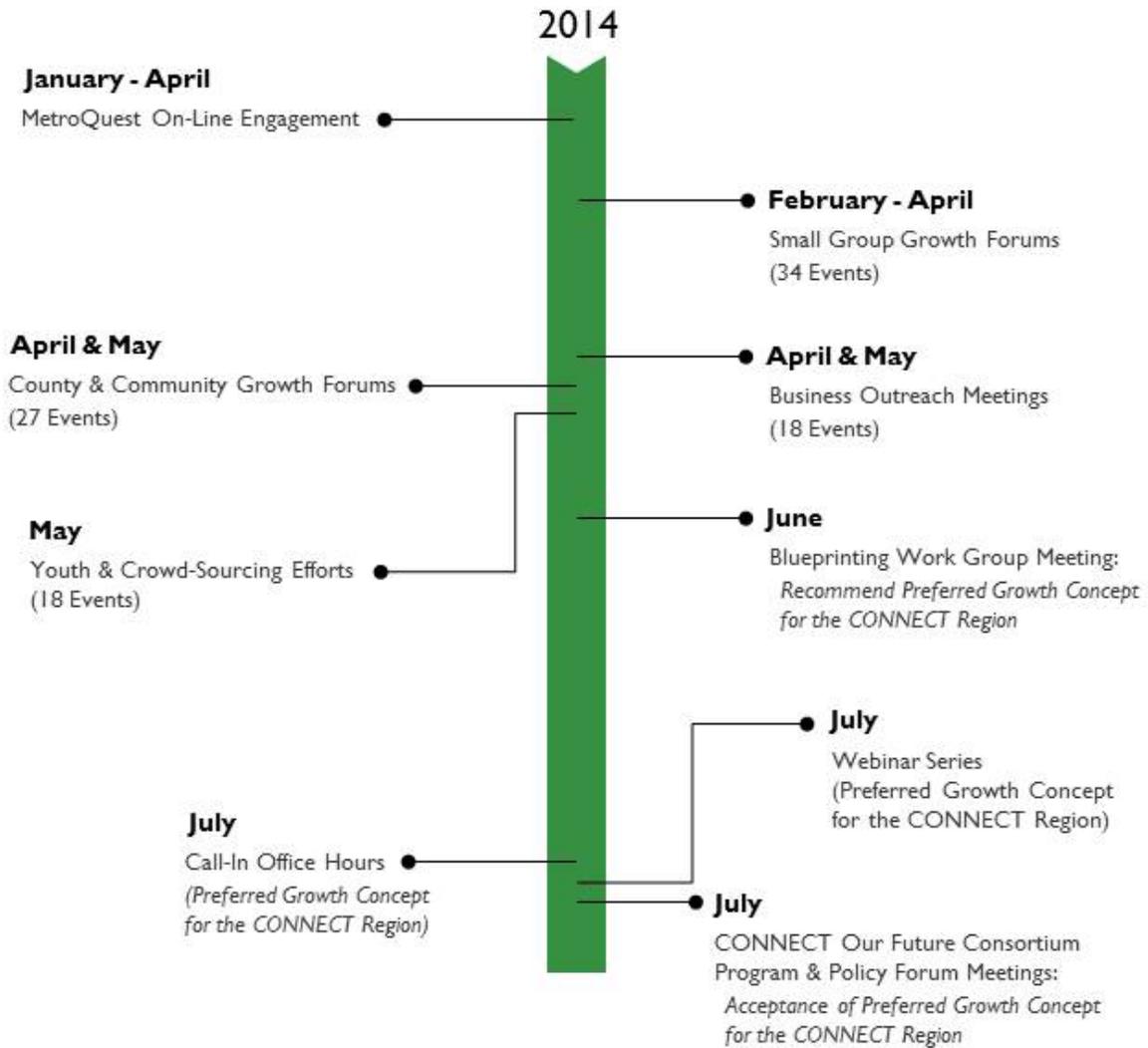
A copy of the webinar (audio & visual files) is available on the *CONNECT Our Future* website (www.ConnectOurFuture.org).

Consortium Program & Policy Forum Meetings

The CONNECT Consortium (comprised of Program and Policy Forums) reviewed 1) data generated in CommunityViz for the region's ten priorities, 2) input received in outreach meetings or on-line tools for evaluating the four alternative growth scenarios, and 3) the draft Preferred Growth Concept for the CONNECT Region.

Ultimately, both the Program and Policy Forums unanimously endorsed the Preferred Growth Concept presented for the CONNECT Region. (see page 23-26).

Figure 2:
 Timeline of Stakeholder Participation for Developing the Preferred Growth Concept for the CONNECT Region.



Preferred Growth Concept for the CONNECT Region

The Preferred Growth Concept for the CONNECT Region represents the thoughts, ideas, and priorities captured in outreach meetings, small group activities, and on-line engagement tools between March and July 2014. The scenario supports major (re)investment in walkable downtowns, mixed-use activity centers, walkable neighborhoods, and major transit corridors region-wide. More compact development patterns help increase housing choices, travel choices, and open space preservation; create new job centers; and control the cost of providing government facilities and services by concentrating development in smaller service areas. Land outside designated growth areas are preserved as rural or working farms.

The Preferred Growth Concept for the CONNECT Region was unanimously endorsed by the CONNECT Consortium Program and Policy Forums in July 2014.

Scenario Highlights:

- New growth is focused into compact, walkable activity centers identified throughout the region.
- Nearly one million acres of farmland is preserved in the region.
- Interests in environmental stewardship increase throughout the region to permanently preserve open space.
- An emphasis to connect the region via new transit lines in dedicated rights-of-way (63 new miles) would greatly increase access to bus or rail service for travel within and between counties.
- A limited number of new highways in the region connect activity centers and address long-term congestion issues.
- Short, daily travel needs are served by walking, biking, or transit within, and between, nearby activity centers.
- Mixed-use, walkable activity centers in key areas of the region significantly increases opportunities to link jobs and housing in close proximity.
- Improvements to the transportation system and water, sewer, park, and school district infrastructure are concentrated in the short-term service areas envisioned in each community’s growth plans.

Prioritizing an Environment for:



Vibrant Downtowns



Saving Farmland



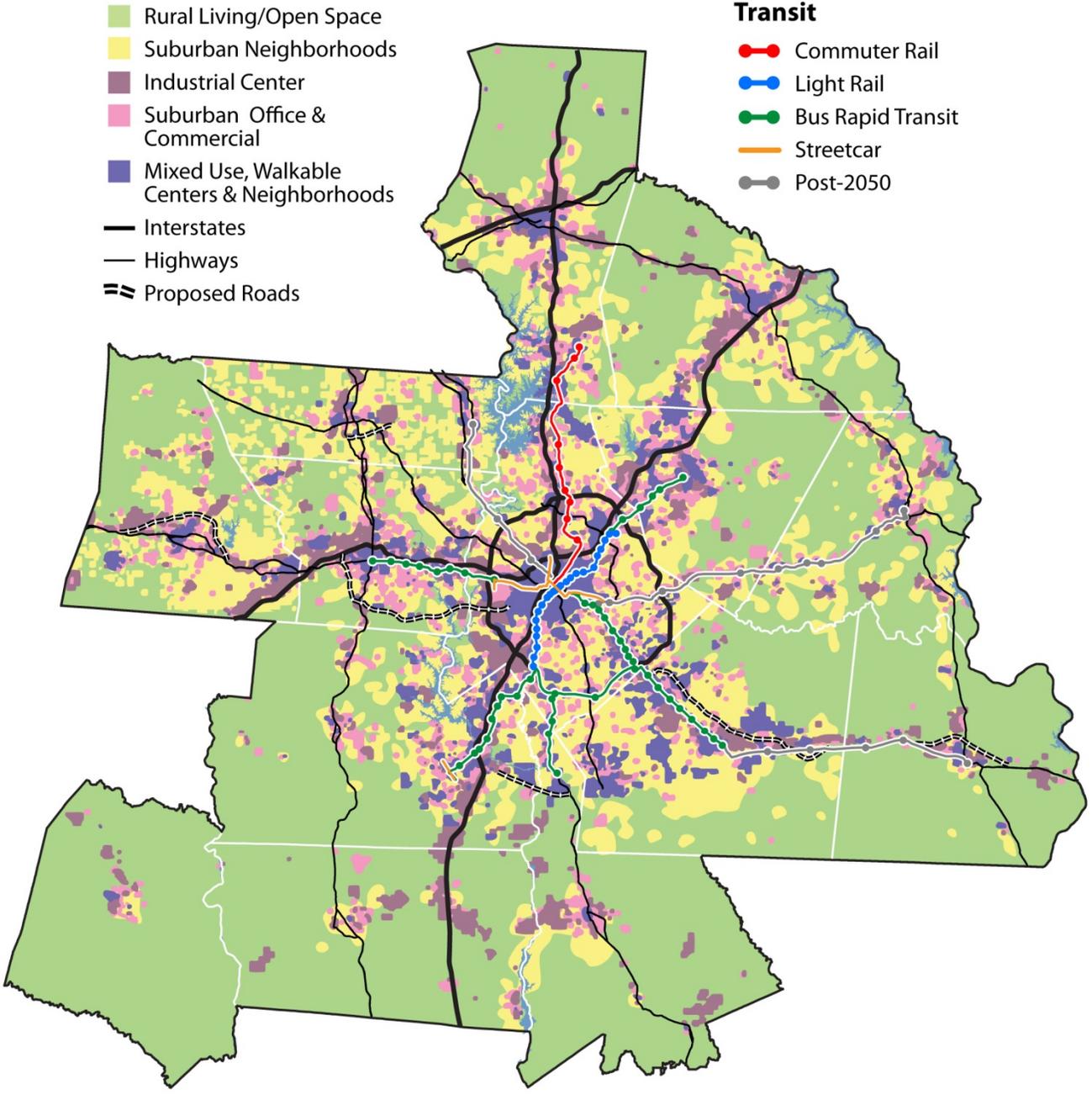
Walkable Activity Centers



Regional Transit

Growth Forecast:

- Population 1,809,400
- Dwelling Units 786,812
- Employees 876,112



Land Use Composition in the Region:



What Does It Mean for the CONNECT Region?

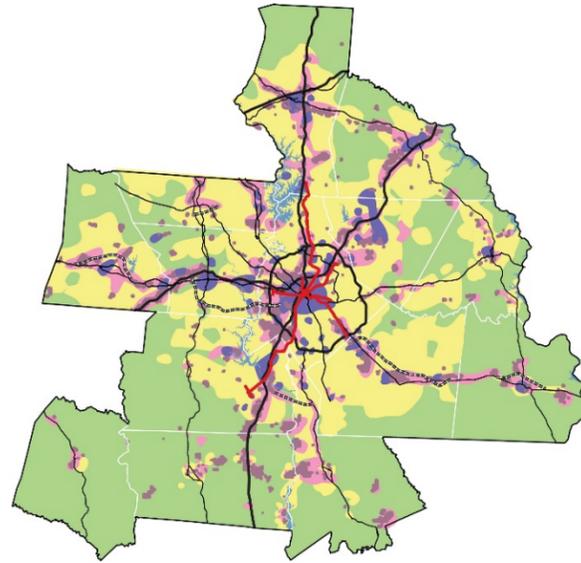
The Preferred Growth Concept provides the region's states, counties, cities, service providers, advocacy groups, general public, etc. a clear vision for growth and conservation. It links development with quality-of-life, and looks to improve community cohesiveness, economic vitality, and the efficient use of supporting infrastructure. But what does it really mean moving forward? And what level of change should we target so we can track our progress?

Participants in the scenario planning process for *CONNECT Our Future* wanted to understand (and quantify) the magnitude for change anticipated by migrating to the Preferred Growth Concept. The project team prepared a summary of the changes anticipated (in comparison to the Follow Community Plans Growth Option) using the ten stated growth priorities.

Based on the side-by-side comparison, the Preferred Growth Concept performed better than the Follow Community Plans Growth Option for all ten growth priorities. This information was shared with stakeholders in the decision-making process via a region-wide webinar and meetings with the Consortium Program and Policy Forums.

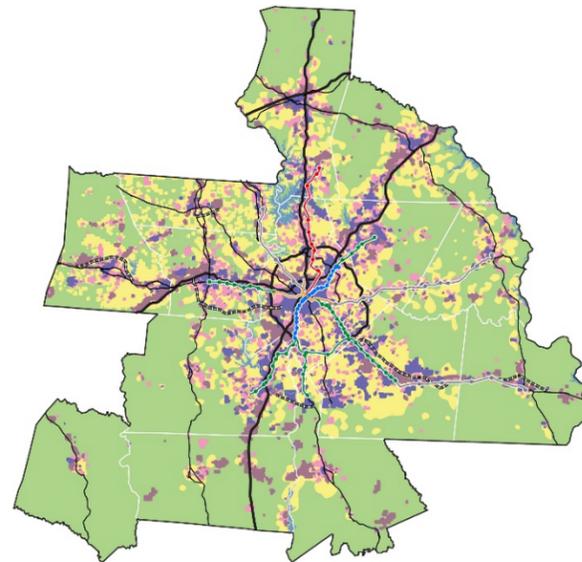
A side-by-side comparison between the Preferred Growth Concept and Follow Community Plans Growth Option is provided to the right.

Follow Community Plans



See description on pages 13 & 14.

Preferred Growth Concept



See description on pages 23 & 24.

Growth Priority (indicator definition)

Parks & Open Space
The percentage of people moving to the CONNECT Region that may live near an existing park of some kind (+ result good / - result bad).
More Transportation Choices
The amount of mixed-use, walkable development (as a % of total land area) that could support multiple travel modes (+ result good / - result bad).
Support Our Communities
The land consumed (as a % of total development footprint) for new growth inside communities vs. outward expansion (+ result good / - result bad).
Support Local Farms
The absolute change for the amount of farmland saved from future development in the alternative scenario (+ result good / - result bad).
Cost of Providing Services
The generalized ad valorem tax value per acre change associated with preferred development types, patterns & intensities (+ result good / - result bad).
Improved Water Quality
Land assumed to be impervious surface (as a % of total development footprint) under the preferred development pattern (- result good / + result bad).
Improved Air Quality
The amount of CO ₂ or NO _x that could be generated by automobiles (- result good / + result bad).
Work Closer to Home
An index for the number of people living near potential job opportunities (uses a 10 mile radius) (+ result good / - result bad).
More Housing Choices
An index for the variety of housing choices in the scenario. A positive score (0-10) is an improvement over the starting scenario (0 = Low / 10 = High).
Cost of My Commute
The percentage of household income spent on transportation (dual income household) (- result good / + result bad).

Preferred Growth Concept Performance

Improves Priority Performance (+6%)
Improves Priority Performance (+1%)
Improves Priority Performance (+35%)
Improves Priority Performance (+23%)
Improves Priority Performance (+\$12,400) ^ <small>^ = emphasis on return on investment portion of the index consistent with county-level reporting</small>
Improves Priority Performance (-9%)
Improves Priority Performance (-15%)
Improves Priority Performance (+14%)
Improves Priority Performance (4)
Improves Priority Performance (-1%)



What Does It Mean for the CONNECT Region?

Nearly 93,500 more people will be able to live near an existing park of some kind because of the location and intensity of development in the alternative scenario.
The increase in new mixed-use, walkable development throughout the CONNECT Region equates to an area nearly two times the size of Rock Hill (or 48,166 acres). This type of development generally supports transit, bicycle, and walking trips to meet daily needs.
The increased emphasis on compact development in the alternative scenario preserves the character of existing cities and towns, while also preserving the surrounding landscape for rural living, working farms, or open space (nearly 432,000 acres).
The location and intensity of development in the alternative scenario preserves a significant amount of farmland; nearly 78% of all farmland in the CONNECT Region (approximately 935,100 acres).
The type, pattern, and intensity of development in the alternative scenario generates more ad valorem tax revenue per acre, while smaller services areas should reduce government's cost to serve future growth.
The decrease in impervious surface throughout the CONNECT Region equates to an area nearly the size of Rock Hill (or 28,684 acres).
Reducing vehicle trip lengths and providing more travel alternatives to the automobile should reduce CO ₂ and NO _x emissions and improve air quality conditions in the CONNECT Region.
More opportunities to live and work nearby should shorten trip lengths, reduce commute times, and provide more travel mode options. All of this will give people extra time to do important things in their lives.
A mid-range index score represents a reasonable number of housing choices to meet future demand; including rural, suburban, walkable suburban, and urban living conditions.
A decrease in the amount of household income spent on transportation means more money available to families for other household needs..

Moving Forward

The Preferred Growth Concept was affirmed by the *CONNECT Our Future* Program and Policy Forums in July 2014. Both groups continued meeting to consider a series of documents and tools that could help the region and/or individual communities implement the Preferred Growth Concept and its supporting principles. In November 2014, both groups affirmed the need to move forward with voluntary implementation; regional discussions for issues impacting several counties, communities, or sub-regions at one time; and support for plans or studies underway to better unite the region for addressing shared-problems.

A document entitled *CONNECT Our Future Regional Framework and Tools to Help Realize the Region's Priorities* is available from either the Centralina Council of Governments or the Catawba Regional Council of Governments.

What is Next for CONNECT Our Future?

"Throughout the past three years, the CONNECT Our Future Consortium has underscored the importance of a "regional role", while CONNECT implementation occurs at both the local and regional levels. Because CONNECT Our Future includes two states that have different statutes and their Councils of Government (Centralina COG and Catawba Regional COG) are organized differently, CONNECT's next steps will be different in each state. Both Centralina and Catawba Regional Councils of Governments are committed to assisting each individual community access the tools and data available via the CONNECT Our Future project that are most relevant and needed by them. By strengthening our communities, we will be building a stronger region."

Centralina Council of Governments

The Centralina Council of Government's approach to implementation will focus on three major areas as part of the organization's Strategic Plan:

Build Relationships

- Continue to grow the North Carolina component of the CONNECT Consortium as a voluntary collaboration.
- Build even stronger relationships with the private and non-profit sectors.
- Build public trust by sharing CONNECT results and strategies, and engaging the public in continuing efforts to achieve their community's vision for growth.
- Build stronger relationships with local, state, and federal officials to move forward on local and regional priorities.

Build Capacity at Region & Local Levels

- Provide tools through the Regional Growth Framework, supported by educational forums / training and technical assistance / support from CCOG staff, to enable communities to use the CONNECT tools to achieve their goals while helping them build their capacity.
- Capture the increasing number of "best practices" within our region to share with other communities.
- Help communities align local development plans with transportation, workforce, and economic growth systems.
- Facilitate efforts to remove barriers for increased infill development as a means of preserving farmland and open space and supporting the vitality of town centers (as well as controlling cost of government).



Build Our Region’s High Priority Infrastructure

- Coordinate transportation issues, including freight planning, transit readiness, and water resource planning (including water quality and quantity).
- Create stronger economic development infrastructure through the Centralina Economic Development Strategy (CEDS) — focused specifically on Career Headlight and Advanced Industries and Housing Strategies.
- Maintain CONNECT’s regional data infrastructure to provide support and refinement for evidence-based economic and community growth strategies.

Catawba Regional Council of Governments

The Catawba Regional Council of Government’s approach will be similar to the Centralina Council of Governments, although their emphasis will be on using CONNECT tools and data for the benefits of communities throughout the South Carolina portion of the Region.

Focus on Three Areas Related to CONNECT Core Values

- Use CONNECT data and tools to broaden and deepen strong existing relationships with member governments and jurisdictions. This supports the CONNECT Core Values for **Sustainable, Well-Managed Growth, and Increased Collaboration among Jurisdictions.** Application: Use CONNECT tools (such as return on investment, CommunityViz, and parcel mapping) to provide critical data to member local governments, as requested and needed. This information will help jurisdictions make the best decisions for long term, positive impacts. Impacts will be quantified through small area plans, comprehensive plan updates, land use documents, solid waste planning, and transportation planning.
- Use CONNECT data and reports to help create jobs and grow the economy; providing information that justifies needed infrastructure, equipment, and capital improvements. This supports the CONNECT Core Value for **A**

Strong, Diverse Economy and a Safe and Healthy Environment.

Application: Use CONNECT information related to brownfield and greyfield redevelopment, especially in partnership with the South Carolina Department of Health and Environmental Control, to creatively deploy \$5 million of EPA Revolving Loan Fund capital for cleanup of the region’s and state’s brownfields. Use business financing programs and a \$6 million EDA Revolving Loan Fund to provide needed capital for greyfield redevelopment and adaptive re-use throughout the region and state.

- Use CONNECT data and reports to target community development efforts and capital for healthy housing and improved neighborhoods. This supports the CONNECT Core Value for **A Safe and Healthy Environment and Sustainable, Well-Managed Growth.**

Application: Use CONNECT generated tools and information related to housing and energy to deploy capital for neighborhood improvements, including elimination of slum / blighted conditions, and better infrastructure solutions for low-moderate income neighborhoods.

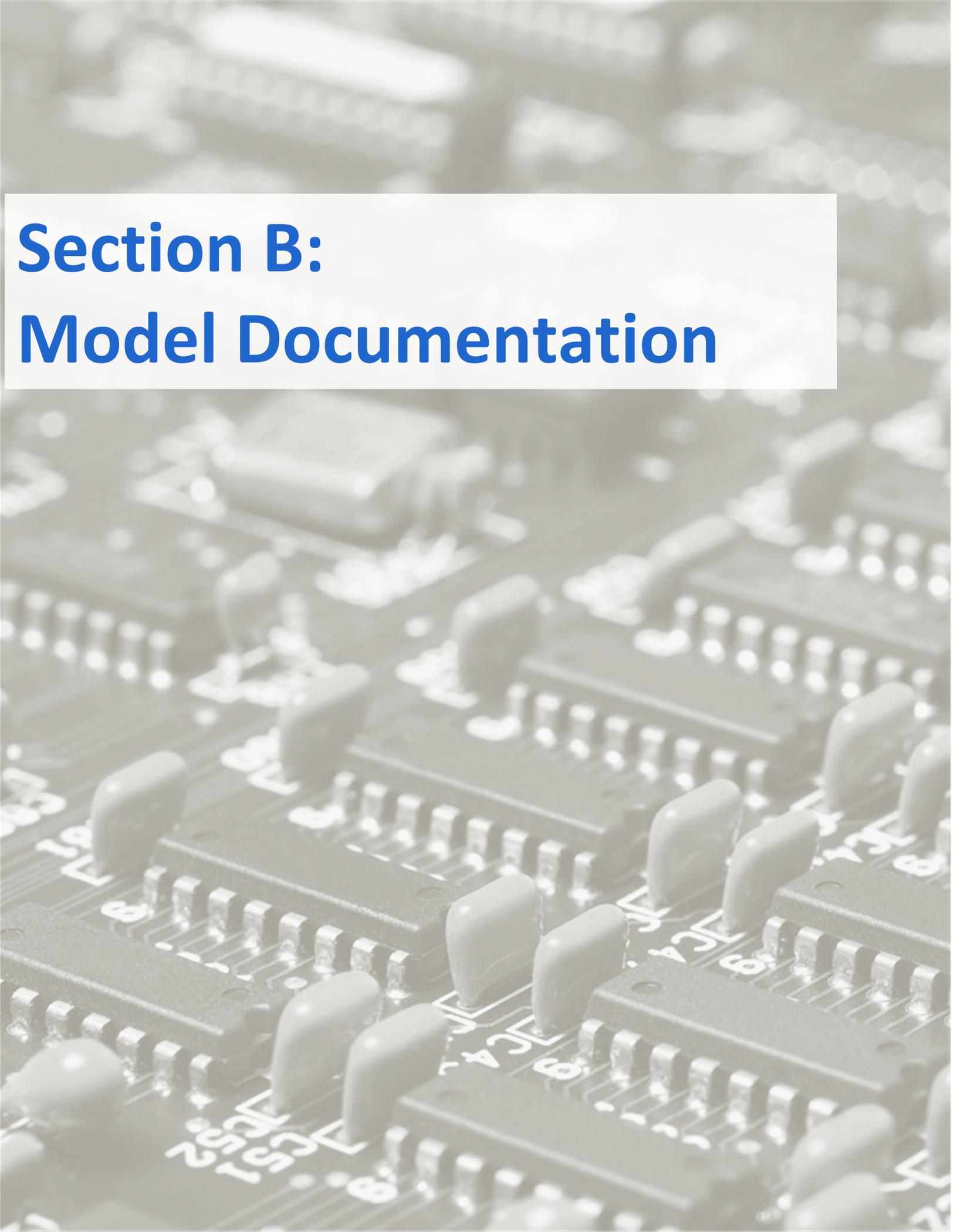
Moving Forward

Both implementation strategies are appropriate given the differences in government rules, priorities, and structure in North and South Carolina. However, both strategies follow what *CONNECT Our Future* has always championed:

Strong regions are made up of strong communities, and a “one size does not fit all” mentality and “community-based regionalism” mindset represent the path forward for a robust region and vibrant, successful communities.

We look forward to working with all CONNECT partners and communities as we continue to move along that path. Let’s work together to build stronger

communities and a stronger region where we all — and future generations — can live, work and play.



Section B: Model Documentation

This section of the document summarizes the scenario planning model created for *CONNECT Our Future* using CommunityViz software. General topics addressed in the section include: data needs, model architecture, theory and features behind components of the model, data output, and calibration activities.

CommunityViz Software

CommunityViz is an extension of ESRI's ArcGIS desktop software that facilitates the visualization and comparison of alternative growth scenarios. It was originally developed by the Orton Family Foundation, a non-profit group that focuses on technology and tools for more-informed community decision-making.

There are two components of CommunityViz software. The first is Scenario 360, which is a two-dimensional map and data analysis component of the software. It adds the functionality of a spatial spreadsheet to ArcGIS for Desktop software, similar to how a spreadsheet program like Microsoft Excel handles numerical data. Dynamic calculations embedded in the spatial spreadsheet are controlled by user-written formulas that change value as referenced input values change. The impact of physical development or policy decisions under consideration may be measured side-by-side in two or more growth scenarios contemplated in the software.

The second component of CommunityViz software, Scenario 3D, is a visualization tool that constructs

three-dimensional models of buildings, roads, landscapes, or entire communities using two-dimensional information generated in the Scenario 360 analysis.

More information on CommunityViz and its capabilities for regional planning is available on their website (www.communityviz.com) or *The Planner's Guide to CommunityViz* published by the American Planning Association in 2011.

System Requirements

CommunityViz is an extension for all levels of ESRI's ArcGIS for Desktop software (Basic, Standard, or Advanced). The current version, CommunityViz v. 4.4, requires ArcGIS for Desktop v. 10.2 or greater. Other software requirements include Windows XP, Vista, or Windows 7 and Windows DirectX 9.0c or higher (required for running Scenario 3D only).

The developer of CommunityViz publishes minimum, preferred, and ideal hardware configurations for running the software, summarized in Table 1.

Key Terms & Definitions

CommunityViz uses several terms inside the software to organize data, build equations, and present results. Knowing these terms and how they relate to each other is critical for updating (or expanding capabilities) in the CommunityViz model for *CONNECT Our Future*.

Table 1: Basic System Requirements for Running CommunityViz Software

System Requirement	Minimum	Preferred	Ideal
Ram	512 MB	1 GB	1+ GB
Processor	750 MHz	1 GHz	2+ GHz
Available Hard Disk Space	1 GB	5 GB	5+ GB
3-button standard Microsoft® mouse	Yes	Yes	Yes
Dedicated graphics card with the following amount of texture memory	32 MB	64 MB	128+ MB

A brief summary of key terms used in the software is provided below. See the Help Menu in CommunityViz for more information.

Analysis

An analysis is the term used in CommunityViz to describe a project file; similar to a Microsoft Word document or Excel spreadsheet. It includes the map data, scenarios, calculations, and data for the work you are doing.

Data

Data includes all of the shapefiles, raster (grid) files, or tables referenced in an analysis. CommunityViz uses a file geodatabase structure to store data that is dynamic (all layers that contain at least one Scenario 360 formula). Non-dynamic data is stored in the analysis outside of the geodatabase. Data layers that are dynamic may refer to one or more other data layers outside the analysis geodatabase for computing attribute or indicator values.

Map Feature

A map feature represents the individual point, line, or polygon on a work map. Many features in the same data set depict geographic information. Features and the data associated with them are represented by rows in an attribute table.

Attribute

Attributes are fields (columns) in a spatial or numeric table that describe the characteristics associated with features in a data set. Each feature is assigned a value for each field in the table, which may be stored directly in the table cell or referenced from an external lookup table. Static attributes do not change values within the analysis. Dynamic attributes update automatically using formulas written in CommunityViz that respond to changes made in other areas of the analysis.

Attribute data may be exported from CommunityViz to other software platforms (e.g., Microsoft Excel) for reporting or other analyses.

Assumption

Assumptions are used as one input to capture the values, conditions, or opinions important to the analysis. They are often referenced in the formula for dynamic attributes, which update automatically every time the assumption values change. Assumption values may be numeric, text, or a yes/no format.

Assumptions may also be fixed or variable. A fixed assumption may not be changed in the analysis, and will affect all growth scenarios the same way. A variable assumption may be changed in the analysis using a slider bar, choice button, or drop-down list. It can vary across different growth scenarios.

Indicator

Indicators are impact or performance measures that apply to an entire scenario. They summarize conditions using a single statistic similar to the “field summarize” function in ArcGIS. Results are displayed in charts or tables for monitoring conditions inside CommunityViz, and often become the criteria for ranking growth alternatives in a scenario planning process. Indicators update automatically using formulas written in the software that respond to changes made in other areas of the analysis.

Indicator values may be exported from CommunityViz to other software platforms (e.g., Microsoft Excel) for reporting or other analyses.

Charts

Values for indicators or assumptions in CommunityViz are displayed using charts. They update automatically within the analysis and display their previous values for comparison. Data may be presented by item, active scenario, or across all scenarios. Charts may be displayed in bar, line, pie, point, doughnut, or stacked formats. Threshold lines may be used in combination with charts to determine if a goal, target, or constraint condition has been reached because of changes tested for the scenario.

Categories

Categories are used to organize groups of attributes, assumptions, indicators, or charts in the analysis. They may be filtered or sorted for a larger analysis to keep track of information.

Scenarios

CommunityViz is capable of analyzing one or more growth scenarios simultaneously. All scenarios contain the same map layers, static attributes, and formulas for dynamic attributes, assumptions, indicators, and charts. Map features or values for dynamic attributes, assumptions, indicators and charts may vary between the scenarios.

Each growth scenario is displayed in the table of contents window for ArcGIS Desktop. The active scenario is displayed in the work map. Switching between scenarios in the analysis is done through the Scenario 360 window.

External Lookup Table

CommunityViz includes a feature that links tables in Scenario 360 to external tables so when changes are made to the external table they are automatically recognized and updated in the analysis. This feature can be used for linking external tables in text (*.txt), comma separated values (*.csv), or Microsoft Excel (*.xls or *.xlsx) formats.

Data Inventory & Analysis

Data collection for the scenario planning initiative began in 2012 and continued through the project's completion in 2014. Overall, the quantity of data available in the region was a major asset for developing the scenario planning model in CommunityViz, and the partnerships formed with cities, towns, and counties for exchanging data benefitted both *CONNECT Our Future* and many other regional / local initiatives underway at the same time (e.g., water and sewer master plans, comprehensive plans, and comprehensive transportation plans).

A file transfer protocol (FTP) site was set up for exchanging data in the region. Data was kept up-to-date by the model development team for *CONNECT Our Future*. Any government agency, research group, or project team working in the region was allowed access to the data using a log-in and password.

Data collected for *CONNECT Our Future* is described under three general headings: GIS data, regulatory documents, and resource documents.

GIS Data

Geographic information system (GIS) data was essential to building the model and evaluating alternative growth scenarios in CommunityViz. The model development team worked together to create starting data sets in 2012, and partnered with cities, towns, and counties in the region to keep files up-to-date throughout the planning process. Data was collected for three general categories: base map layers, analysis layers, and reference layers. Other data was added to the database as the project evolved. GIS data sets used to develop the CommunityViz model for *CONNECT Our Future* are summarized in Table 2.

Regulatory Documents

Regulatory documents were collected for cities, towns, and counties in the region to build the model and evaluate alternative growth scenarios; including comprehensive plans, adopted policy statements, zoning and subdivision ordinances, and zoning maps. Copies of the documents were important for creating the *Place Types Summary Document for CONNECT Our Future*, assigning place types and community types in the region, and developing lookup tables for the CommunityViz model. A list of regulatory documents used to develop the CommunityViz model for *CONNECT Our Future* is included in the technical appendix.

Table 2: Summary of GIS Data Used in CONNECT Our Future

File Name	Shapefile Format	Source	CommunityViz Module
Base Map Data			
City-County Labels	Point	Consultant	Reporting
Interstate Shields	Point	Consultant	Reporting
US / NC / SC Highway Shields	Point	Consultant	Reporting
Study Area Boundary	Polygon	COGs	Reporting
Interstates	Polyline	COGs	Reporting
Railroads	Polyline	COGs	Reporting
County Boundaries	Polygon	COGs	Reporting
Analysis Data			
Graduated Grid Cells	Polygon	Consultant	All Modules
Permanent Conservation Areas	Polygon	COGs	Carrying Capacity
National Wetlands Inventory	Polygon	COGs	Carrying Capacity
Stream Buffer Protection Areas	Polygon	COGs	Carrying Capacity
Water Bodies	Polygon	COGs	Carrying Capacity
Interchange Inventory	Point	COGs	Land Suitability
Major Intersections	Point	COGs	Land Suitability
Major Roads	Polyline	COGs	Land Suitability
Metropolitan Centers	Polygon	COGs	Land Suitability
Town Center / CBD Activity Nodes	Point	COGs	Land Suitability
Regional Activity Centers (Retail / Employment)	Point	COGs	Land Suitability
Community Activity Centers (Retail / Employment)	Point	COGs	Land Suitability
Important Development Nodes (Scenario-Specific)	Point	COGs	Land Suitability
Light Rail Station Area of Influence	Polygon	Consultant	Land Suitability
Commuter Rail Station Area of Influence	Polygon	Consultant	Land Suitability
Street Car Stop Area of Influence	Polygon	Consultant	Land Suitability
Premium Bus Route Area of Influence (BRT)	Polygon	Consultant	Land Suitability
Watershed Protection Areas	Polygon	COGs	Land Suitability
Flood Hazard Areas	Polygon	COGs	Land Suitability
Water Service Areas	Polygon	COGs	Land Suitability
Sewer Service Areas	Polygon	COGs	Land Suitability
TAZ-Level Mean Household Income	Polygon	CDOT	5D Analysis
Activity Node Area of Influence (TC, RAC, CAC, DN)	Polygon	Consultant	5D Analysis
Reference Data			
Zoning Maps / Future Land Use Maps	Polygon	COGs	Build-Out Potential
Traffic Analysis Zones	Polygon	CDOT	Reporting
Points of Interest	Point	COGs	Build-Out Potential
Voluntary Agriculture Districts	Polygon	COGs	Build-Out Potential
Parcels	Polygon	COGs	Build-Out Potential
Height/Bulk/Density Thresholds by Community Type	N/A	COGs	Build-Out Potential
Growth Control Totals (2010 – 2050)	N/A	CDOT	Growth Allocation
Typical Impervious Surface Cover Percentages	N/A	Consultant	Reporting
Household Income Spent on Transportation	N/A	US HUD	Reporting
Air Quality Emission Rates (CO ₂ / NO _x)	N/A	CDOT	Reporting
Average Trip Generation / Average Trip Length	N/A	CDOT	Reporting
Typical Transit / Road Construction & Maintenance Costs	N/A	Consultant	Reporting
Aerial Photography	Raster	COGs	Build-Out Potential

Resource Documents

Several resource documents were collected to create data sets, validate assumptions, and write equations for CommunityViz. A list of resource documents used to develop the CommunityViz model for *CONNECT Our Future* is included in the technical appendix.

Growth Control Totals

County-level control totals for the forty-year planning horizon (2010 – 2050) were provided by the Charlotte Department of Transportation (as program manager for the Metrolina Regional Model). Data was summarized for six development categories: single-family residential, multifamily residential, industrial, institutional, office, and retail. A table summarizing county-level controls totals used for the CommunityViz model is provided in the technical appendix.

More detailed information on the growth control totals created for 2010 – 2050 is available from the program manager for the Metrolina Regional Model; including starting data sets, key assumptions, background calculations, and a summary of the review process.

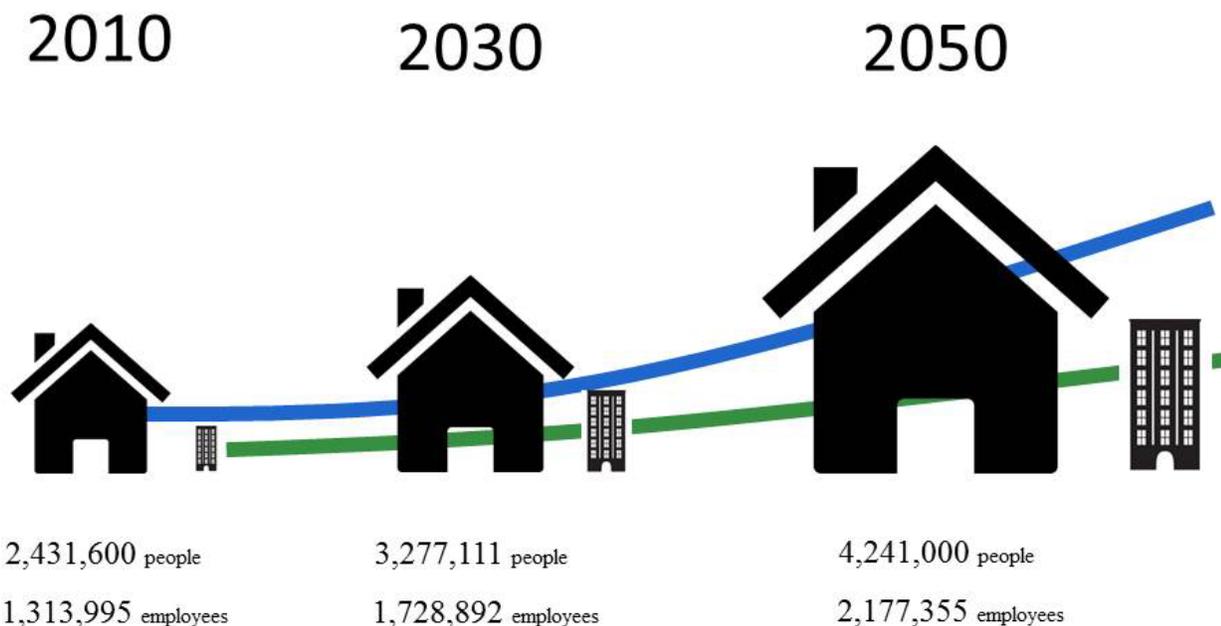
Employee Space Ratios

Employee space ratios were used in CommunityViz to convert build out potential for non-residential development (square feet) to available supply (employees) for running the growth allocation scripts. Ratios used for the conversion followed information published in the Institute of Transportation Engineers *Trip Generation Manual, Eighth Edition*, local comprehensive plans, and several development impact fee studies completed for similar regions in the Southeastern United States.

The employee space ratios used for *CONNECT Our Future* are summarized in the technical appendix.

Data Manipulation

Four new GIS data sets were created specifically to support the scenario planning initiative; including development status, place types, community types, and a graduated grid cell layer. A description of each data set and information used for populating the databases is provided on the following pages.



Development Status

Development status in the CONNECT Region told the scenario planning model which set of equations to use for estimating the development yield (build-out potential) of a grid cell. And when combined with the land suitability score and place type / community type assignments, it established the order and supply available for a grid to receive future growth in the model.

Development Status Assignments

Development status was assigned to parcels in the region using 2012 aerial photography, property appraiser data, and topic-specific GIS data sets (e.g., existing land use, farmland or vacant land inventories). Emphasis on one or more of the data sets varied by the development status category being coded, which is highlighted in the category descriptions below. Values for development status were recorded in a new column created for county-level parcel files for the region named DEV_STAT (short for “development status category”).

Category Descriptions

Development status categories used for *CONNECT Our Future* include: permanent open space, developed, undeveloped, under-developed, agriculture, and water. A brief description of each category follows:

Permanent Open Space – Active or passive land dedicated to permanent or semi-permanent open space; including state parks, conservation areas, parks and recreation fields, and land set aside for open space in residential neighborhoods, commercial centers, business parks, etc. Existing land use inventories, conservation land databases, points of interest data, property appraiser data, and 2012 aerial photography were used to assign permanent open space status in the region.

Developed – Lots or parcels largely built-out with permanent buildings or structures. Developed status was also assigned to surface parking lots that serve

adjoining buildings, or to sliver lots adjacent to developed parcels (appearing to be part of the same development or home site) where size, shape, or access limitations would generally keep them from developing in the future. Existing land use inventories, building footprint files, points of interest data, property appraiser data, and 2012 aerial photography were used to assign developed status in the region.

Undeveloped – Lots or parcels without permanent buildings or structures. Undeveloped status was also assigned to more rural parcels with temporary structures (e.g., pole barn, large storage shed, etc.) that could simply be removed to accommodate new development. Existing land use inventories, building footprint files, points of interest data, property appraiser data, and 2012 aerial photography were used to assign undeveloped status in the region.

Under-Developed – Lots or parcels with permanent buildings or structures that occupy only a small portion of the property; leaving significant area available for future development. The initial test was limited to space efficiency and not a judgment on use or condition of the buildings or structures on the property. Existing land use inventories, building footprint files, points of interest data, property appraiser data, and 2012 aerial photography were used to assign under-developed status in the region.

Additional parcels were (re)assigned under-developed status in consultation with local government officials and/or consistent with areas targeted for redevelopment in locally-adopted plans.

Agriculture – A regional database for working farms or forestry tracts was not available for coding development status. 2012 aerial photography supplemented by property appraiser data or voluntary agriculture district inventories for some jurisdictions was used to assign agriculture status in the region. Agriculture assignments were conservative based on available data and focused almost solely on locations that displayed visible row crops, farm buildings, etc.

Water – A lot or parcel where all, or nearly all, of it is covered by a water feature. 2012 aerial photography and water feature boundary data were used to assign water status in the region.

Development Status Map

A composite map for development status assignments in the region under the Preferred Growth Concept is included in the technical appendix. A large-scale, printable version of the map is available from either the Centralina Council of Governments or Catawba Regional Council of Governments.

Place Type Categories

CONNECT Our Future introduced the concept of place types and community types to the region, which generalized various development categories used by local governments to describe, measure, and evaluate the built environment. Thirty-one place type categories captured the different land uses, development patterns, and building intensities observed in the region. Fifteen community types “rolled up” the place types into more manageable categories for community outreach and scenario planning. The concept of place types and community types and a full description of the categories created for the CONNECT Region are described in the *CONNECT Our Future Place Type & Community Type Summary Document*. A copy is available from either the Centralina Council of Governments or the Catawba Regional Council of Governments.

Assigning community types to parcels in the region was a very important step in the scenario planning process. It told the CommunityViz model which set of density or intensity controls to use for estimating development potential, and built confidence with cities, towns and counties in the modeling process. Community type was combined with the land suitability score and development status assignment to allocate future growth to grid cells in the model.

Place Type Assignments

Place types were assigned to parcels in the region using development status values (see discussion on page 32) and various GIS data sources. Developed parcels relied on 2012 aerial photography, property appraiser data, specific GIS data available for a jurisdiction (e.g., existing land use inventory or church locations), and fieldwork. Parcels assigned undeveloped, under-developed, or agriculture development status relied on locally-adopted comprehensive plans and zoning ordinances to anticipate what could be built in the future. A place type classification matrix is included in Section E of the *CONNECT Our Future Place Type & Community Type Summary Document*. Parcels assigned permanent open space or water development status were assigned ‘preserved open space’ for place type.

Place Type Category Descriptions

A brief summary of each place type category is provided below. See the document entitled *CONNECT Our Future Place Type & Community Type Summary Document* for more detailed information; including land use considerations, general development characteristics, and images representing typical development in each place type category. A copy is available from either the Centralina Council of Governments or the Catawba Regional Council of Governments.

Preserved Open Space – Preserved Open Space comprises land dedicated for permanent conservation by legal means. These areas may be preserved on account of their outstanding natural beauty, but they may also be used for active and passive recreation, and/or for environmental and wildlife management purposes. These areas are typically undisturbed or undeveloped and have been protected from development by federal, state or local agencies, or by public, private or non-profit organizations. In the CONNECT region, these areas include state parks, permanent conservation areas, cemeteries, and (at a smaller scale) dedicated open space within residential

neighborhoods. (For this last condition, see also the Place Type “Conservation-based Subdivision”).

Recreational Open Space – Recreational Open Space comprises land dedicated for active and passive recreational uses. These areas are designated to exclude development and to provide good public access. In the CONNECT region, these areas include municipal and community parks, open air sports complexes and athletic fields.

Working Farms – Working farms are actively being used for agriculture or forestry activities, including cultivated farmland, timber harvest, livestock, or woodlands. These areas also support the primary residence of the property owner and any out-buildings associated with activities on the working farm.

Rural Living – Rural Living areas are characterized by large lots, abundant open space and a high degree of separation between buildings.

Homes and “hobby farms” are scattered throughout the countryside and often integrated into the landscape. The lot size and distances between dwellings decreases with greater development densities. Buildings are generally oriented towards highways and have direct access via private driveways.

More dense development may also take place in a manner that clusters homes and preserves large areas of open space for landscape vistas and environmental preservation. See next Place Type, “Conservation-based Subdivision” for more details of this kind of development.

Conservation-Based Subdivision – Conservation-based subdivisions represent a development strategy that reflects the broader environmental and social goals of a community by developing the same amount of building as a conventional subdivision layout but doing so in a manner that conserves large areas of landscape for open scenic views, protected by legal easements. Designs are site specific, require less infrastructure and maintenance, and offer increased protection to water quality and wildlife habitat.





Rural Crossroads – Rural crossroads represent the small nodes of commercial activity along rural highways. Small-scale businesses, such as gas stations, convenience stores, or restaurants, serve some daily needs of the surrounding rural population. Employment and other commercial needs for rural residents are provided for in other suburban commercial and suburban office centers.

Heavy Industrial Center – Heavy industrial centers support large-scale manufacturing and production uses; including assembly and processing, regional warehousing and distribution, bulk storage, and utilities. These areas are found in close proximity to major transportation corridors (e.g., highways or railroads) and are generally buffered from surrounding development by transitional uses or landscaped areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center. Clusters of uses that support or serve heavy industrial centers generally locate in close proximity.

Light Industrial Center – Light Industrial centers provide opportunities to concentrate employment in the region on normal workdays. Each center generally supports manufacturing and production uses, including warehousing, light manufacturing, medical research, and assembly operations. These areas are found in close proximity to major transportation corridors (i.e.,



highway or rail) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Clusters of uses that support or serve one another are often encouraged to locate in the same light industrial center.

Mobile Home Community – Mobile home parks are characterized by single-wide and double-wide mobile homes on individual lots, which may be clustered in an area owned and managed by a single entity. These neighborhoods are found throughout the region and often provide an affordable housing option for residents.

Large-Lot Residential Neighborhood – Large-Lot residential neighborhoods are generally formed as subdivisions and consist almost entirely of single-family detached homes. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses, topography, or vegetative areas. Many neighborhoods ‘borrow’ open space from adjacent rural or natural settings.

Blocks are typically large and streets rural or suburban in character. In some cases, the neighborhood is served by only one long cul-de-sac.

Small-Lot Residential Neighborhood – Small-lot residential neighborhoods are generally formed as subdivisions with a relatively uniform housing types



and densities. They are often found in close proximity to commercial and suburban office centers, and help provide the “rooftops” necessary to support those centers.

Townhome / Small Condominium – Town home /condominium developments provide pockets of greater residential density, often in locations that create transitions from commercial or mixed-use areas to small-lot or larger-lot single family subdivisions. These denser developments help provide “rooftops” to support the mixed-use or commercial areas, and are most usefully located in areas supported by transit.

Mixed-Density Residential Neighborhood – Mixed-density residential neighborhoods are characterized by a variety of housing types and densities, integrated into a cohesive, well-connected community. Following the traditional model of American communities earlier in the 20th century, these neighborhoods are designed to offer a wide range of housing choices and lifestyle options. A modified grid of streets with small blocks promotes walkability and supports transit options.

Mixed-density residential neighborhoods are found in close proximity to urban and suburban commercial and office centers, and help provide the “rooftops” necessary to support the commercial and office uses in these centers.

Multifamily Residential Neighborhood – Multi-family residential neighborhoods are generally formed as complexes or communities, with a relatively uniform



housing type and density throughout. They support the highest residential density in the suburban landscape, and may contain one of the following housing types: condominiums, townhomes, senior housing, or apartments.

Multi-family suburban neighborhoods are found in close proximity to suburban commercial and office centers, and provide the rooftops necessary to support various suburban commercial and office uses within the centers. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and limited street connectivity are common in multi-family suburban neighborhoods.

Neighborhood Commercial Center – Small scale, neighborhood commercial centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of neighborhood commercial centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some neighborhood commercial centers may include upper story residential and/or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access, circulation, etc. toward away from the neighborhood.

Suburban Commercial Center – Suburban commercial centers serve the daily needs of surrounding residential neighborhoods. They typically locate near high volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, and large shopping malls.

Highway Commercial – A strip commercial corridor is characterized by big box stores or multi-tenant commercial centers located along both sides of a highway. Strip commercial centers are accessible primarily by automobile. Buildings are typically set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses.

Suburban Office Center – Suburban office centers provide opportunities to concentrate employment in the region on normal workdays. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple businesses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and are often located in close proximity to major highways or thoroughfares.

Mixed-Use Neighborhood – A mixed-use neighborhood offers residents the ability to live, shop, work, and play in one community. These neighborhoods include a mixture of housing types and residential densities integrated with goods and services in a walkable community that residents visit on a daily basis. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets. Mixed-use neighborhoods support multiple modes of transportation.

Mixed-Use Activity Center – Mixed-use centers serve broader economic, entertainment, and community activities as compared to mixed-use neighborhoods.

Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of the mixed-use center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking, and shared rear-lot parking strategies.

A large-scale mixed use activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

Transit-Oriented Development (BRT) – Bus rapid transit (BRT) is one variation of transit-oriented development (TOD), which represents the concentration of mixed-use, dense development around a transit center. Uses and buildings are located on small blocks with streets designed to encourage bicycle and pedestrian activity. High density development is located primarily within ¼-mile of the transit station, with progressively lower densities spreading out into neighborhoods surrounding the center. Bus Rapid Transit developments are typical focused around busways and high quality mass transit. BRT systems themselves do not attract/support the same density or development as rail systems.

TOD is credited with relieving traffic congestion on the surrounding street network by shifting automobile trips to transit trips and by capturing some trips on-site between complementary residential and non-residential uses.

Transit-Oriented Development (LRT) – Light rail transit (LRT) is a second variation of transit-oriented development (TOD), which represents the concentration of mixed-use, dense development around a transit center. Uses and buildings are located on small blocks with streets designed to encourage bicycle and pedestrian activity. High density development is located primarily within ¼-mile of the transit station, with progressively lower densities spreading into neighborhoods surrounding the center. Light rail transit development focuses on bringing high-quality transit to



a wide range of communities. LRT also includes streetcars.

TOD is credited with relieving traffic congestion on the surrounding street network by shifting automobile trips to transit trips and by capturing some trips on-site between complementary residential and non-residential uses.

Transit-Oriented Development (CRT) – Commuter rail transit is a third variation of transit-oriented development (TOD, which represents the concentration of mixed-use, dense development around a transit center. Uses and buildings are located on small blocks with streets designed to encourage bicycle and

pedestrian activity. High density development is located primarily within ¼-mile of the transit station, with progressively lower densities spreading out into neighborhoods surrounding the center.

TOD is credited with relieving traffic congestion on the surrounding street network by shifting automobile trips to transit trips and by capturing some trips on-site between complementary residential and non-residential uses.

Urban Neighborhood – Urban neighborhoods support a mix of moderate- to high-density housing options. These neighborhoods are relatively compact, and may contain one or more of the following housing types:

small lot, single family detached, townhomes, condominiums, or apartments. Buildings are generally oriented toward the street.

The design and scale of development in an urban neighborhood encourages active living with a complete and comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other street connections prohibitive.

Town Center – Town centers are locally-serving areas of economic, entertainment, and community activity. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings typically stand two or more stories in height with residential units above storefronts. The compact, walkable environment and mix of residential and nonresidential uses in a town center often support multiple modes of transportation.

Town centers often represent the traditional downtown or courthouse area of historic towns and communities found throughout the CONNECT region.

Metropolitan Center – A metropolitan center is the focal point of the region. It is the hub of employment, entertainment, civic, and cultural activities, with a mix of housing types and common open space for active living. As a magnet to surrounding towns and neighborhoods, the metropolitan center becomes the iconic symbol of the region, starting with very tall buildings and a traditional grid street network. The compact, walkable environment and mix of residential and non-residential uses in a metropolitan center support multiple modes of transportation.

Airport – An airport supports commercial or general aviation air traffic into and out of the CONNECT Region. Each may include one or more runways, a terminal, taxiways, jet fuel and storage facilities, or paved aircraft parking areas. Complimentary uses (e.g., rental car facilities, hotels, restaurants, long-term parking lots) may surround an airport. Restrictions on use, placement, and height for some forms of

development are followed in designated runway airspace protection areas.

Civic & Institutional – Civic and institutional facilities are focal points in the region. They typically include a building or complex of buildings that serve public purpose, including a library, school, public works complex, or town government. Visual qualities of the building and its surrounding grounds often make civic and institutional facilities a landmark within the region.

Health Care Campus – A health care campus includes various medical and medical-related uses, such as primary care, outpatient surgery, birthing centers, and other specialty services. They are relatively large in scale, and may include a hospital, teaching facilities, research and rehabilitation centers, and private medical office buildings. Buildings are typically oriented in a campus setting, with large buildings connected via walkways, structured parking, or an internal network of streets for circulation.

University / College Campus – A university campus includes all of the academic buildings, residence halls, athletic facilities, equipment, or other ancillary uses needed to support an institution for higher education. Buildings are often oriented around highly-walkable networks of internal streets and pedestrian pathways, which support several modes of transportation for reaching the campus (i.e., bicycle, transit, or automobile). Structured parking or large surface lots, dedicated areas for public gathering, and distinctive architecture also represent a typical university campus. Building uses and intensities on campus vary widely based on the school's mission and available space, topography, etc. Complementary uses near a university may include student housing, residential neighborhoods, downtown, or private research and development buildings.

Regional Employment Center – A regional employment center draws people from throughout the region (and beyond) for employment activities. The large-scale development, which includes a hierarchy of streets, large sites for a building or group of buildings,



and supporting amenities and dedicated open space. Centers tend to locate near major transportation corridors and often at the intersection of two major highways or an interstate exit. Uses in a regional employment center vary greatly; however, most complement each other in some manner for increased learning, production, or other economies of scale.

Community Type Assignments

Place types were converted to community types using a cross-classification tool included in Section B of the *CONNECT Our Future Place Type & Community Type Summary Document*).

Community Type Category Descriptions

A brief summary of each community type category is provided below. See the document entitled *CONNECT Our Future Place Type & Community Type Summary Document* for more detailed information; including land use considerations, general development

characteristics, and images representing typical development in each place type category. A copy is available from either the Centralina Council of Governments or the Catawba Regional Council of Governments.

Open Space – Open space includes land dedicated for active and passive conservation and recreation. These areas are typically undisturbed or undeveloped and have been protected from development by local, state, and federal agencies or by public, private, and nonprofit organizations. In the CONNECT Region, these areas include national parks, state parks, community parks, greenways, athletic fields, cemeteries, land held in permanent conservation, land protected by municipal regulations (e.g., stream buffers or floodplains), and dedicated open space in residential neighborhoods.

Rural Living – Rural living areas are typically characterized by large lots, abundant open space and a

high degree of separation between buildings. Large acreage, rural family homes and “hobby farms” are scattered throughout the countryside and often integrated into the landscape. The lot size and distance between dwelling units decrease with greater development densities.

Conservation-based subdivisions in some areas of the region cluster development and leave large areas for permanent open space and uninterrupted views. Small nodes of commercial activity such as gas stations, convenience stores, or restaurants are concentrated at rural crossroads, serving some daily needs of the surrounding rural population.

Working Farm – Working farms are actively being used for agriculture or forestry activities, including cultivated farmland, timber harvest, livestock, and woodlands. These areas also support the primary residence of the property owner and any out-buildings associated with activities on the working farm.

Large Lot Residential – Large-Lot residential neighborhoods are generally formed as subdivisions and consist almost entirely of single-family detached homes. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses, topography, or vegetative areas. Many neighborhoods ‘borrow’ open space from adjacent rural or natural settings.

Blocks are typically large and streets rural or suburban in character. In some cases, the neighborhood is served by only one long cul-de-sac.

Single-Family Neighborhood – Single-family neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas.

Single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.

Multifamily Neighborhood – Suburban multifamily neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may contain one of the following housing types: condominiums, townhomes, senior housing, or apartments.

Suburban multifamily neighborhoods are found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multifamily neighborhoods.

Industrial Center – Industrial centers concentrate manufacturing and production employment in the region, including warehousing, light manufacturing, medical research, and assembly operations. Heavy industrial sites may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

Development is usually found in close proximity to major transportation corridors, such as highway or rail, and is generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Clusters of industrial uses that support or serve one another are often located in the same industrial center.

Suburban Commercial Centers – Suburban commercial centers serve the daily needs of surrounding residential

neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls.

Suburban Office Centers – Suburban office centers provide opportunities to concentrate employment in the region. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple office uses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and are often located in close proximity to major highways or thoroughfares.

Walkable Neighborhood – A walkable neighborhood offers residents the ability to live, shop, work, and play in one community. These neighborhoods include a mixture of housing types and residential densities integrated with goods and services in a walkable environment that residents visit on a daily basis. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets. Mixed-use neighborhoods support multiple modes of transportation.

Walkable Activity Center – Walkable activity centers serve broader economic, entertainment, and community activities as compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of a walkable activity center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking, and shared rear-lot parking strategies.

A large-scale walkable activity center may be surrounded by one or more neighborhoods that

encourage active living, with a comprehensive and interconnected network of walkable streets.

Town Center – A town center satisfies daily economic, entertainment, and community needs for surrounding neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings in a town center typically stand two or more stories in height with non-residential uses on the ground floor and residential units above storefronts. Surrounding urban neighborhoods are relatively compact and support moderate- to high-density housing options, including small, lot single-family homes, townhomes, condominiums, or apartments.

Transit Activity Center – A transit activity center represents the concentration of mixed-use, dense development around a transit center, whether serving bus rapid transit, light rail, street car, or commuter rail. Uses and buildings are located on small blocks with streets designed to encourage bicycle and pedestrian activity. High-density development is located primarily within ¼-mile of the transit station, with progressively lower densities spreading out into neighborhoods surrounding the center. Different transit technologies will spur slightly different development patterns and intensities around transit centers, but their similarities are more important than their differences for the community type.

Metropolitan Center – A metropolitan center is the focal point of the region. It is a hub of employment, entertainment, civic, and cultural activities, with a mix of housing types and common open space for active living. As a magnet to surrounding towns and neighborhoods, the metropolitan center becomes an iconic symbol in the region, starting with very tall buildings and a compact street network. The walkable environment and mix of residential and non-residential uses in a metropolitan center support multiple modes of transportation.

Special District – Special districts include airports, schools, utilities, government buildings,

institutional/health care facilities, education campuses, amusement parks, etc. that are unique in the region and often orchestrated by their own sets of planning and design standards.

Community Type Map

A composite map for community types assigned in the region for the Preferred Growth Concept is included in the technical appendix. A large-scale, printable version of the map is available from either the Centralina Council of Governments or Catawba Regional Council of Governments.

Graduated Grid Cells

Grid cells were used as a common geography in CommunityViz to address size and complexity issues for scenario planning in such a large study area. They were used to aggregate parcel-level data and supported a number of calculations focused on the region as a whole.

The size of grid cells used in the model varied to reflect the type, pattern, and intensity of development in the region. Smaller size cells (one-eighth mile to one-quarter mile) were used for urban and suburban areas to capture quick changing development patterns and intensities common in downtowns, neighborhoods, activity centers, or transportation corridors. Larger size cells (one-half mile to two mile) were used for

rural areas and land held in permanent conservation to capture slow changing development patterns and intensities over the larger geography. General rules for assigning grid cells in the region are summarized in Table 3.

The opportunity to use a graduated grid data layer for *CONNECT Our Future* improved overall model performance and allowed stakeholders greater flexibility for reporting results. Overall, the use of grid cells over parcels in the CommunityViz model was able to reduce the number of records in the database by 87%; converting 1,127,138 parcels to 149,010 grid cells.

Model Architecture

CONNECT Our Future used a region-wide modeling platform to run and evaluate competing growth scenarios. Certain variables and values used in the calculations were linked to CommunityViz via lookup tables, which accounted for the different rules or policies local governments use to regulate development potential.

Growth (by control total category) was allocated to grid cells in the model for each of the alternative growth scenarios. Indicators in the model calculated impacts and summarized results for a set of performance measures used to evaluate competing

Table 3: General Rules for Assigning Grid Cells in CommunityViz

Grid Cell	Area	General Rule	Quantity
1/8 - Mile	10 Acres	Land inside municipal planning boundaries	105,295
1/4 - Mile	40 Acres	Land outside municipal planning boundaries	30,792
1/2 - Mile	160 Acres	Land not likely to develop in the future (e.g., small water bodies, small conservation areas, etc.)	12,732
1 Mile	640 Acres	Land not likely to develop in the future (e.g., large water bodies, state parks, military installation, etc.)	118
2 Mile	2,560 Acres	Land not likely to develop in the future (e.g., large water bodies, state parks, military installation, etc.)	73

scenarios. Grid level data was also summarized in CommunityViz by traffic analysis zone and exported to a database format (*.dbf) for creating socioeconomic data in the Metrolina Regional Model.

A map of the model architecture for the region-wide model is provided in the technical appendix. More information for specific components of the model architecture is provided in the next section of the document.

Model Components

The CommunityViz model for CONNECT Our Future included six major components: carrying capacity analysis, external lookup tables, build-out potential analysis, land suitability analysis, growth allocation, and performance measures.

Carrying Capacity Analysis

Some land in the region will never develop because of physical conditions on the site, land ownership, or the existence of state and local policies that prohibit development. These areas — referred to as “highly-constrained for development” in the scenario planning process — were removed from the model to more accurately estimate buildable area in the region.

Internal scripts in the model removed “highly-constrained areas for development” from the build-out calculations using an overlap function. The presence of development constraints on a grid cell was reported as an area statistic (DEV_CON). The area(s) of a grid cell remaining for development was calculated as the difference between total land area and the DEV_CON statistic (DEV_AREA). A development efficiency factor was also applied to grid cells located in critical or protected watersheds to limit the maximum buildable area (or maximum lot coverage) consistent with state and local rules or policies.

The portion(s) of a grid cell remaining after the removal of “highly-constrained areas for development” and the application of a factor to limit maximum buildable area for critical or protected watersheds (if

Model-at-a-Glance:

	Study Area (sq. mi.)	7,100
	Models	1
	Parcels	1,127,138
	Grid Cells	149,010
	Assumptions	38
	Dynamic Attributes	261
	Indicators	1,250
	Lookup Tables	36

applicable) were used to enumerate buildable area for the region (BUILD_AREA).

Features used in the CONNECT Region to represent areas highly-constrained for development include:

- Water Bodies
- Stream Protection Buffers
- Wetlands
- Permanent Conservation Areas

A composite map and contributing factors map for the carrying capacity analysis are included in the technical appendix.

External Lookup Tables

Some variables and values used in the calculations for CommunityViz were linked to the analysis via external lookup tables, which updated automatically every time a change was made outside the software. The tables were used to capture general development characteristics associated with the different community types, enumerate household and employment control totals for the growth allocation process, and index assumptions widely-used in calculations for the performance measures.

Maximum Lot Coverage in Critical & Protected Watersheds Lookup Table

The maximum lot coverage in critical and protected watersheds lookup table was used to store maximum buildable area requirements (maximum percentages) by community type. Statistics assumed in the lookup table were consistent with rules or ordinances enforced by state agencies or local governments in the region. This information was used in the buildable area calculation (BUILD_AREA) that is part of the carrying capacity module in CommunityViz.

The maximum lot coverage in critical and protected watersheds lookup table is included in the technical appendix.

General Development Lookup Table

The general development lookup table was tied to community type and varied by city, town, or county in the region; reflecting small differences in characteristics or expectations for each community type specific to the jurisdiction's local comprehensive plan or land development controls.

All 120 communities in the region were represented in one Microsoft Excel file organized by county. Each jurisdiction used the same data columns, naming convention, and formatting features to streamline the modeling process. The only variations in the table were associated with the values assumed for the variables. Build-out potential factors calculated in the lookup table streamlined calculations inside

CommunityViz by multiplying factors outside the model.

Information in the lookup tables was summarized under thirty-three column headings, including:

General Characteristics

- County
- Growth Tier
- Community Type Category
- Jurisdiction Code
- Jurisdiction Name
- Percent Residential Development
- Percent Non-Residential Development

Residential Development Characteristics

- Average Density Outside Watersheds
- Average Density Inside Watersheds (6 Categorical Conditions)
- Percent Single-Family Development
- Percent Multifamily Development

Non-Residential Development Characteristics

- Average Floor Area Ratio
- Percent Office Development
- Percent Retail Development
- Percent Industrial Development
- Percent Institutional Development

Build-Out Potential Factors

- Single-Family Development Outside Watersheds
- Single-Family Development Inside Watersheds (6 Categorical Conditions)
- Multifamily Development
- Office Development
- Retail Development
- Industrial Development
- Institutional Development

The general development lookup table (representing 120 communities) is included in the technical appendix.

Growth Control Totals Lookup Table

The growth control totals lookup table was used to store county-level control totals for the growth horizon (2010 – 2050). Dwelling unit data was reported for single-family and multifamily residential categories. Data for employees was reported for office, retail, industrial and institutional categories.

The growth control totals lookup table is included in the technical appendix.

Assumed Impervious Surface Lookup Table

The lookup table was used to store theoretical impervious surface area coverage (as a percentage of total area) by community type. Statistics assumed in the lookup table were consistent with information published by the North Carolina Department of Transportation for various water quality modeling studies. This information was used to calculate performance measures values in CommunityViz.

The assumed impervious surface lookup table is included in the technical appendix.

Assumed Percent of Household Income Spent on Transportation Lookup Table

The lookup table was used to store statistics for the cost of my commute performance measure. Data for the percent of household income spent on transportation (by county and community type) was collected from the *Location Affordability Index* maintained by the US Department of Housing and Urban Development and the US Department of Transportation. Data was collected for three household conditions: dual income family households, low income family households and single professional households.

The assumed percent of household income spent on transportation lookup table is included in the technical appendix.

Air Quality Assumptions Lookup Table

The lookup table was used to store several key assumptions for calculating theoretical CO₂ and NO_x emissions for each of the alternative growth scenarios. Data for average trip rate and internal capture allowance were based on information published in the *ITE Trip Generation Manual, Eighth Edition*. Average vehicle trip lengths for counties in the study area for Metrolina Regional Model were provided by the Charlotte Department of Transportation (as the program manager for the Metrolina Regional Model). Average trip length statistics for counties outside the MRM study area were approximated using data available for counties inside the MRM study area. County-level CO₂ emission rates and NO_x emission rates were provided by the Charlotte Department of Transportation using the US Environmental Protection Agency’s MOVES Model v. 2010b (as air quality specialist for the Metrolina Regional Model).

The air quality assumptions lookup table is included in the technical appendix.

Return on Investment Revenue Assumptions Lookup Table

The look up table was used to store land value statistics (by community type and jurisdiction) for calculating a theoretical amount of ad valorem tax revenue expected with each of the alternative growth scenarios. Statistics were reported for “adjusted revenue per acre” to isolate revenue streams for those traditionally used to fund the five cost-to-serve analysis categories assumed for *CONNECT Our Future* (i.e., parks, schools, transportation, water and sewer).

Please see *CONNECT Our Future: Local Solutions for a Regional Vision* for more information on the return on investment study completed for the CONNECT Region. A copy is available from either the Centralina Council of Governments or the Catawba Regional Council of Governments.

The return on investment revenue assumptions lookup table is included in the technical appendix.

Transit Construction & Maintenance Cost to Serve Assumptions Lookup Table

The lookup table was used to store key assumptions for completing the cost-to-serve calculations for transit service under each of the alternative growth scenarios (as part of the transportation category). Construction and operation cost estimates for light rail and street car service were collected from information published by the Charlotte Area Transit System or City of Charlotte Manager’s Office for the Lynx Blue Line and Lynx Gold Line. Construction and operation cost estimates for bus rapid transit were collected from a national literature search.

The transit construction and maintenance cost to serve assumptions lookup table is included in the technical appendix.

Road Construction & Maintenance Cost to Serve Assumptions Lookup Table

The lookup table was used to store key assumptions for completing the cost-to-serve calculations for new and existing roads under each of the alternative growth scenarios (as part of the transportation category). Assumptions for street density, construction costs, and maintenance costs by county and community type were based on information published in the Cost to Serve Equation Value Memorandum by Kimley-Horn and Associates, Inc. A 25% local match was assumed for the calculations.

The road construction and maintenance cost to serve assumptions lookup table is included in the technical appendix.

Build-Out Potential Analysis

The build-out potential analysis tried to simulate the type, location, and intensity of development for a theoretical condition where all grid cells in the region were developed (or redeveloped) consistent with assigned community types and lookup table values. Internal scripts in CommunityViz started with buildable area (BUILD_AREA) and applied rules for land use mix, density, or intensity from the General

Development Characteristics Lookup Table to estimate a maximum number of new dwelling units and/or non-residential square footage for a grid cell.

Build-out potential for the scenario was calculated for grid cells with a development status assignment of undeveloped, under-developed, or agriculture. Statistics were summarized using six development categories: single-family residential (BOP_SF), multifamily residential (BOP_MF), office (BOP_OFF), retail (BOP_RET), industrial (BOP_IND) and institutional (BOP_INST).

Build-out statistics for residential uses were reported in dwelling units. A factor was applied to all non-residential build-out statistics to convert maximum allowable square feet to total employees for the growth allocation process (see discussion on pg. 31)

Build-out statistics were also summarized by county in the study area for the growth allocation process (consistent with county-level control totals used for the growth forecast). This information was used to represent ‘available supply’ for the internal scripts in CommunityViz.

Land Suitability Analysis

Land suitability analysis in a GIS environment measures the appropriateness of an area for a specific condition or use. For *CONNECT Our Future*, it was used to identify locations attractive for growth based on known physical features or policies unique to the region. Physical features in and immediately surrounding the region were layered over grid cells in CommunityViz, and calculations performed to determine either percent overlap or proximity of features to individual grid cells. A normalized scale (between 0 and 100) was used to rank the grid cells from least to most suitable for development. Factors in the LSA could have a positive or negative correlation to desirability scores.

Factors used in the CONNECT Region for running the land suitability analysis in CommunityViz include:

- Proximity to Interchanges
- Proximity to Major Roads
- Proximity to Major Intersections
- Presence within Metropolitan Centers
- Proximity to Town Centers
- Proximity to Regional Activity Centers
- Proximity to Community Activity Centers
- Proximity to Key Development Nodes
- Presence within Area of Influence for Light Rail Transit Station
- Presence within Area of Influence for Commuter Rail Station
- Presence within Area of Influence for Street Car Station
- Presence within Area of Influence for Bus Rapid Transit
- Presence within a Watershed Protection Area
- Presence within a Flood Hazard Area
- Presence within a Utility Service Area

Factors were also weighted (using a scale of 0 – not important to 10 – most important) to put more or less significance on one factor compared to others in the calculation. Focus group meetings with business and development interests in the region helped set the weighted values. A summary table is included in the technical appendix.

A composite map and contributing factor maps for the land suitability analysis are included in the technical appendix.

Growth Allocation

Growth forecasted for the region between 2010 and 2050 was allocated to grid cells using the “allocation tool wizard” in CommunityViz. The tool helped determine where growth would likely occur using a supply-and-demand approach and a series of probability-based models internal to the software. Information from previous steps in the modeling process (build-out potential analysis and land suitability analysis) was fed directly into the wizard for completing the allocation process.

County-level control totals for the forty-year planning horizon (2010 – 2050) were provided by the Charlotte Department of Transportation as the program manager for the Metrolina Regional Model. Data was summarized for six development categories: single-family residential, multifamily residential, office, retail, industrial and institutional. A table summarizing county-level controls totals used for CommunityViz is included in the technical appendix.

The analysis layer used for the allocation process (CONNECT_Grid_File.shp) included a desirability score and development capacity statistic for each grid cell. The desirability score (land suitability analysis score) helped to run the allocation process using probability-based, exponential theory. This approach relied on land suitability analysis scores to determine the likelihood of a dwelling unit or employee filling each grid cell. Grid cells with a higher land suitability analysis score had a much higher probability of being filled over grid cells with lower scores. The allocation tool wizard was run 84 times to allocate future year growth in the region (14 counties x 6 development categories = 84 runs).

Composite maps for the distribution of new dwelling units and new employees by grid cell are included in the technical appendix.

Performance Measures

Both dynamic attribute and indicator formulas were written in CommunityViz to quantify impacts for ten growth priorities identified to evaluate the alternative growth scenarios: more transportation choices, support our communities, work closer to home, improved water quality, cost of my commute, more housing choices, parks and open space, improved air quality, cost of providing services and support local farms (see discussion on page 8). A document entitled the *CONNECT Our Future Model Indicators Memorandum* summarizes the initial list of 40 performance measures; ten that evolved into the growth priorities. A copy of the document is available from either the Centralina Council of Governments or the Catawba Regional Council of Governments.

Grid cell data (new households or new employees) was summarized, averaged or counted in CommunityViz to calculate impacts for the alternative growth scenarios. Summary statistics were presented in the round of community growth forums held throughout the region and on-line using MetroQuest (see discussion on page 19).

See the handout entitled *Building a Preferred Growth Concept: Summary of CommunityViz Results* for a comparison of the ten growth priorities assuming either the Community Plans Growth Scenario or the Preferred Growth Concept.

Model Calibration

A significant amount of time was reserved in the scenario planning process for *CONNECT Our Future* to calibrate the CommunityViz model and validate the data used to create it. These activities were critical to developing the final growth allocation data set; building confidence in the scenario planning tools and reaching greater consensus among cities, towns, and counties in the region for the results.

A summary of key calibration / validation activities performed for *CONNECT Our Future* is provided below.

Place Type & Community Type Summary Document

The *CONNECT Our Future Place Type & Community Type Summary Document* generalized various development categories used by local governments in the region to describe, measure and evaluate the built environment. The draft document was reviewed by the CONNECT Our Future Blueprinting Work Group. Two iterations of the draft document were prepared during their review.

Additional feedback was collected on the draft document during the county-level coordination meetings held with cities, towns and counties in the

region. The final document was published in March 2013.

GIS Source Data

Geographic information system (GIS) data was essential to building models and evaluating alternative growth scenarios in CommunityViz. The two Council of Governments worked together to create starting data sets in 2012, and partnered with cities, towns and counties in the region to keep files up-to-date throughout the planning process.

Four new GIS data sets were created specifically to support the scenario planning initiative; including development status, place types, community types and a graduated grid cell layer. The parcel-level data for development status and place types were widely-regarded by plan participants as one of the most useful products of *CONNECT Our Future*.

Meetings with the CONNECT Our Future Blueprinting Work Group were used to validate GIS data for the CommunityViz model. Meeting participants reviewed maps and tables created for each step in the scenario planning process. E-mail blasts to planning directors in the region, county-level coordination meetings and several one-on-one jurisdiction coordination meetings were also used to review GIS data for the CommunityViz model.

Approximately one-third of the cities, towns and counties in the region commented on the project's GIS database and/or volunteered new information to keep the CommunityViz model up-to-date. Nearly 50 new GIS data sets were provided to the model development team over the three year project period (2012 – 2014).

Site Validation Studies

Site validation studies were completed in the CONNECT Region to confirm the values used in the general development lookup table for each community type category and jurisdiction were well-represented in the model. Using existing development, the project team completed a site analysis for the community type

categories (three sample sites each) present in each jurisdiction. Data was collected for buildable area, density, and floor area ratio.

Information from the validation studies was shared with cities, towns, and counties in the region, and used to adjust lookup table values for conditions unique to each community type and jurisdiction.

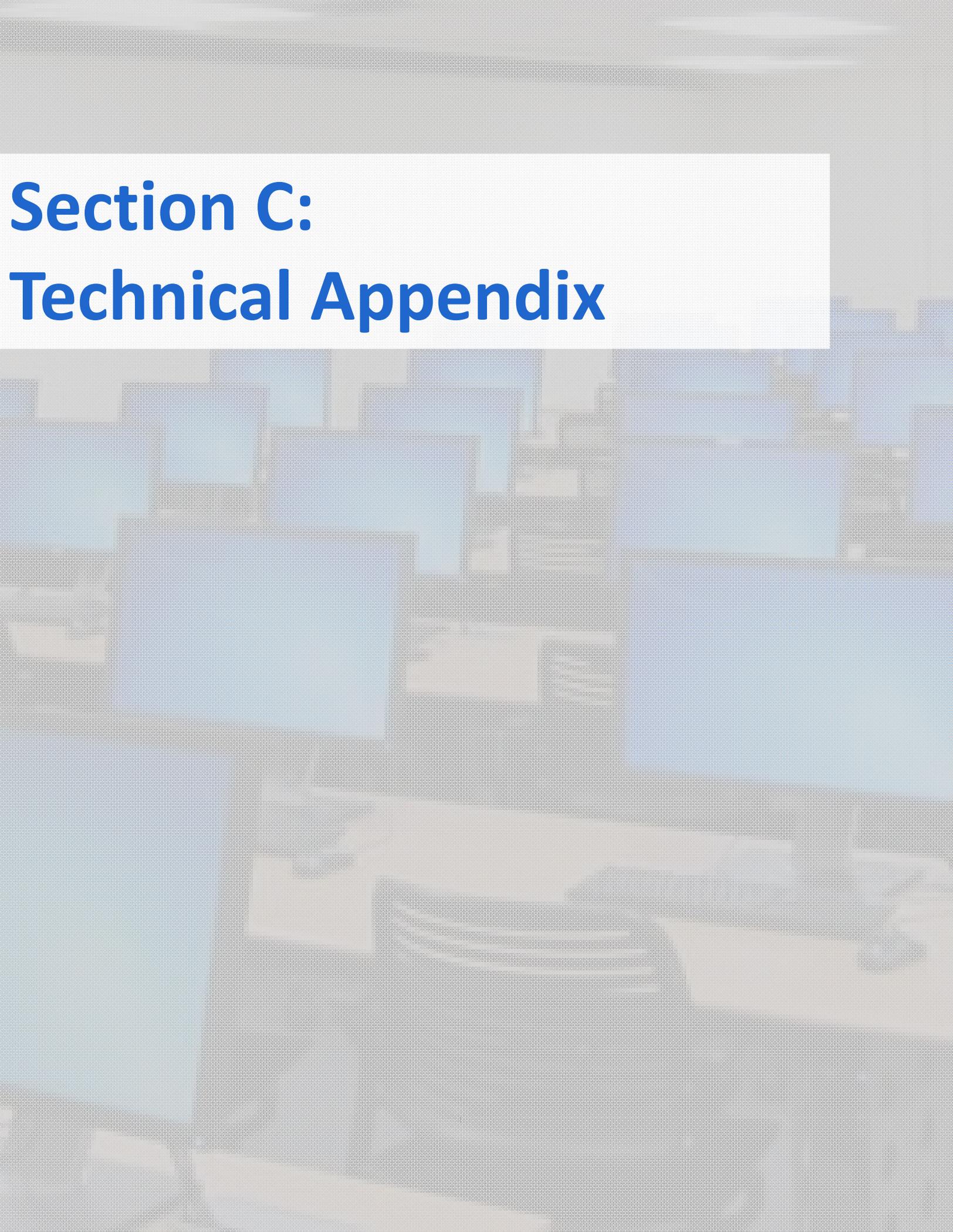
Beta Model Results

The model development team for *CONNECT Our Future* worked closely with cities, towns, and counties in the region to validate early results for the CommunityViz model. Summary maps and tables were shared at blueprinting work group meetings, county-level coordination workshops, CONNECT Our Future Consortium Policy and Program Forum meetings, and one-on-one jurisdiction coordination meetings for comment. The CommunityViz beta model was also made available via the project FTP site for further jurisdiction testing.

Comments from the jurisdictions were used to modify data sets, revise rates and calculations, and redefine reporting geographies used in CommunityViz.

Internal Quality Control

The project team used weekly coordination calls, e-mails, milestone web meetings, and on-site, special topic coordination meetings to calibrate the CommunityViz model and validate the data used to create them. Key quality control issues addressed by the team include: data availability, model architecture, model input data and values, rates and calculations (especially for the land suitability analysis, growth allocation and performance measure modules), beta model results and reporting geographies.

The background of the page is a photograph of a wall covered in numerous blue sticky notes and papers. The notes are of various sizes and are arranged in a somewhat chaotic but organized manner, suggesting a workspace or a brainstorming session. The lighting is soft, and the overall color palette is dominated by the blue of the sticky notes and the neutral tones of the wall and papers.

Section C:

Technical Appendix



Section C:
Technical Appendix

Focus Group Meetings



Vibrant Communities – Robust Region

MEMORANDUM

DATE: March 23, 2013
TO: Blueprinting Workgroup
FROM: Michelle Nance, AICP
Matt Noonkester, AICP
SUBJECT: CONNECT Our Future, Focus Group Meeting Summary,
Business and Development Interests

The project team for CONNECT Our Future met with members of the business and development community in six separate events held throughout the region. The meetings were used to generate a list of factors that make one area of the region more attractive to develop over others, rank those factors for relative importance, and answer general questions about ‘hot spots’ for future growth. A brief presentation by the project team was followed by an open discussion on topics outlined in a workbook used to facilitate the meetings. Major topics for discussion included: project background, what drives growth in the region, where growth is going in the region, and general comments.

The project team collected the workbooks at the end of each event. Information generated at the meetings will be used to develop the land suitability analysis and growth allocation modules in CommunityViz. A list of meeting attendees is attached.

Growth Drivers in the Region

Growth drivers represent physical or policy conditions that make one area more desirable to develop over others in the region. Meeting participants worked with the project team to identify a comprehensive list of growth drivers and rank their relative importance for influencing future growth. The discussion was organized around six general development categories: single-family residential, multifamily residential, general retail, general office, industrial, and mixed-use development.

The initial list of growth drivers going into the meetings for CONNECT Our Future included:

- size and ownership of a parcel
- access to water service
- access to sewer service
- proximity to transit service (i.e., bus or rail station)
- watershed protection rules
- presence of environmentally-sensitive land
- access to good roads
- proximity to workforce housing



Vibrant Communities – Robust Region

- proximity to major generators in the region
- access to good schools
- proximity to employment centers
- proximity to retail centers
- in-place zoning

There was general agreement within the groups that these physical and policy conditions were important to driving growth in the CONNECT Region. Other growth drivers important to the region were recommended by meeting participants, including:

- quality-of-life / community character
- government's positive attitude toward growth
- access to high speed internet / dark fiber
- access over natural barriers (e.g., bridges over major rivers)
- low cost of power
- low taxes as a sales driver
- available, trained workforce
- available housing stock / inventory
- land price
- steep topography
- sustainability factor

The complete list of twenty-four growth drivers was used in the meetings. Discussion followed about the influence (i.e., positive or negative) of each variable for attracting new development by category. A positive correlation represented a variable that attracted development. A negative correlation represented a variable that discouraged development.

Meeting participants were then asked to rank each growth driver on a scale of 1 to 5. A score of 1 represented a strong correlation between the variable and encouraging or discouraging new development. A score of 5 represented a weak correlation between the variable and encouraging or discouraging new development. Scores were restricted to whole numbers.

Workbooks for the meetings were collected by the project team for tabulation. Summary tables for each general development category are attached.

Hot Growth Areas

Members of each focus group were asked to identify general 'hot spots' in the region expected to see significant development or redevelopment over the forty year planning horizon (2010 - 2050). Dots were placed on maps included in the workbook to signify high-growth areas. Meeting participants also volunteered general comments about growth and development in the region to supplement the map exercise. A summary of these comments is provided below.



Anson County

- New and improved roads in the county would influence future development patterns.

Cabarrus County

- Good schools and high quality-of-life in the suburbs are very attractive to future residents.
- Water capacity could be a limiting factor to growth in the county.
- Interstate 485 and sewer service is stimulating growth in western Cabarrus County. Midland, Kannapolis, and Unincorporated Cabarrus County (generally north and west of Concord and Kannapolis) will continue to grow as water and sewer service is provided.
- The Research Campus in Kannapolis will attract new growth and development to the immediate area. Interstate 85 and Concord Mills will also be high growth areas.

Chester County

- The L & C Railway property in Richburg is a super site (Interstate 77, Exit 62). This is a prime site for major economic development. Neighboring counties would also benefit from development in this location.
- Interstate 77, SC 9, and the Short Line Railroad make the east side of the county attractive for development.

Cleveland County

- Growth will continue along the Interstate 85 and US 74 Corridors; especially near Kings Mountain and Shelby.
- Good schools and high quality-of-life in the suburbs are very attractive to future residents.
- The area around Gardner Webb will continue to grow with planned expansion.

Gaston County

- Good schools, good roads, and high quality-of-life are very attractive to future residents.
- Belmont and eastern Gaston County will continue to grow. West Gastonia and Bessemer City are prime areas for new development / redevelopment. NC 150, NC 274, and NC 279 in Cherryville are future growth areas.



Vibrant Communities – Robust Region

- Construction of the Garden Parkway is the wildcard for development potential in southern Gaston County.
- Large tracts of undeveloped land near the South Fork River will attract development interest.

Iredell County

- Jobs will be attracted to the county because of good schools and high quality-of-life for employees.
- The Interstate 40 Corridor will continue to see growth through 2050.
- Large, undeveloped tracts in Mooresville, Barium Springs, and Statesville will see growth.

Lancaster County

- The neck area of the county (generally north of SC 75) historically has seen 85% of the growth in Lancaster County. Growth will continue to spill over from Mecklenburg County in this area.
- Heel splitter protection areas in the county have a significant impact on development potential and economic return.
- Lack of east-west street connectivity in the neck area is a deterrent for long-term growth.

Lincoln County

- The US 321 Corridor between Gaston County and Lincolnton will continue to see growth through 2050. NC 73 and NC 150 are also future growth corridors.
- Industrial parks in eastern Lincolnton will be drivers for growth.
- Lake Norman area will continue to see pressure for residential development and supporting retail development.

Mecklenburg County

- Charlotte (especially downtown, north, and northeast) will continue to see growth through 2050.



Vibrant Communities – Robust Region

- Completion of the Interstate 485 loop will spur new development in northeast portions of the county.
- Uptown Charlotte will continue to be a magnet for growth and development in the region. South Park and the Ballantyne Corporate Park will also be strong growth centers.
- Blue Line Light Rail and Red Line Commuter Rail (if built) Corridors will attract high-density, mixed-use development.

Rowan County

- Good schools, good roads, and high quality-of-life are very attractive to future residents.
- The Interstate 85 Corridor will continue to see growth in the future.

Union County, NC

- The Monroe Bypass (if built) will have a significant impact on development / redevelopment between Stallings and Marshville. Other major road improvements will be needed to keep up with growth.
- Water and sewer availability in western Union County will unlock the next wave of development. Water and sewer service near Wingate and Unionville will influence development patterns and intensities there.

York County

- The Dave Lyle Boulevard Extension will unlock eastern portions of the county for new development.
- Growth spilling over from Mecklenburg County favors Fort Mill and the Interstate 77 Corridor, but these areas will run out of developable land in the next ten years based on historical growth rates and development patterns.
- Fort Mill and Rock Hill should continue to see new industrial growth because of incentives for economic development in South Carolina (at the expense of North Carolina).
- Catawba Indian Nation landholdings are a potential hot spot for development.

The project team collected the workbooks at the end of each event for reference during the scenario planning initiative. This information will be used in the scenario planning computer model to



Vibrant Communities – Robust Region

calibrate the calculations and assignments used to allocate new growth in the region with trends or expectations voiced by members of the focus group.

General Comments

Several comments were voiced in the meeting to guide the planning process for CONNECT Our Future. A brief summary of the comments follows:

- Major generators attract all types of development in the region; including interstate interchanges, universities, historic downtowns, airports, major shopping nodes, Uptown Charlotte, and Lake Norman.
- A government's attitude toward growth (and public support for a project) can make or break a good development proposal.
- Water and sewer service is essential if a developer wants to realize an economic return on their investment.
- Mass transit should be a viable travel option for daily travel needs in the wake of a pending population explosion.
- Mixed use development is very sensitive to market conditions and surrounding development types, patterns, and intensities. The notion of mixed use development occurring throughout the region is unlikely; even though it is advocated for in most comprehensive plans and zoning ordinances.
- There is a difference between a mix of uses (in close proximity) on a site and mixed-use development (integrated uses) on a site.

Next Steps

The Blueprinting Workgroup is being asked to review and provide comments on the initial list of growth drivers identified for the CONNECT Region so that the project team can start collecting data and writing formulas in CommunityViz.



Vibrant Communities – Robust Region

CONNECT Our Future

Focus Group Meeting Summary – Business and Development Interests

Meeting Attendees

1. Laura Simmons	City of Lincolnton
2. Andrew Bryant	Lincoln County
3. Paul Blake	ECS Carolinas, LLP
4. C. Michael Smith	Statesville Region Development
5. Brad Rivers	Gaston College Small Business
6. Donnie Hicks	Gaston County Economic Development Corporation
7. Jerry Fleeman	Gaston Commercial
8. Andy Zoutewelle	Surveyors
9. Jerry Campbell	Piedmont Partners Alliance
10. Bob Clay	Coldwell Banker Commercial
11. Jeffrey Kirchner	Bessemer City
12. Richard Elam	Town of Cherryville
13. Jillian Hulse-Mack	Allen Tate Company
14. Dana Hicks	Huber Technology, Inc.
15. David Boger	ECS Carolinas, LLP
16. Susan McDade	Allen Tate Realtors
17. Matt Gallagher	Gandy Development
18. Charlie Curtis	Aquesta Bank
19. Ralph Olsen	Concord Consulting Associates, Inc.
20. Travis Cagle	AP Energy
21. Kimberly Melton	Urban Land Institute
22. Karen Nichols	Catawba Indian Nation
23. Raine Spivey	Reign Realty
24. Lee McGuinness	ECS Carolinas, LLP
25. Irene Sacks	City of Kannapolis
26. Jeff Young	Concord Economic Development
27. Diane Young	Concord Downtown Development Corporation
28. Susie Morris	Cabarrus County Planning Department
29. Justin Skinner	Quests Mechatronics
30. Lisa Stiwinter	City of Monroe
31. David Barnes	The Lion Marketing Group
32. Richard Black	Union County
33. Neva Helms	Office of Representative Mark Brody
34. Brian Tuttle	The Tuttle Company
35. Skip Tuttle	The Tuttle Company
36. Marium Hicklin	Catawba Indian Nation
37. Michelle Nance	Centralina Council of Governments
38. Sushil Nepal	Centralina Council of Governments
39. Matt Noonkester	Seven Hills Town Planning Group, Inc.

CONNECT Our Future

Focus Group Meeting with Business & Development Interests
 SUMMARY OF RESPONSES FOR PREFERRED CORRELATION ASSIGNMENT
 SINGLE FAMILY RESIDENTIAL DEVELOPMENT

Variable	Positive Correlation No. of Responses	Negative Correlation No. of Responses	Neutral Correlation No. of Responses	General Consensus
Size and Ownership of a Parcel	31	4	0	+
Access to Water Service	34	0	1	+
Access to Sewer Service	35	0	0	+
Proximity to Transit Service (i.e., Bus or Rail Station)	14	11	10	+
Watershed Protection Rules	7	18	9	-
Presence of Environmentally-Sensitive Land	7	22	6	-
Access to Good Roads	35	0	0	+
Proximity to Workforce Housing	0	0	0	N/A
Proximity to Major Generators in the Region	28	4	3	+
Access to Good Schools	35	0	0	+
Proximity to Employment Centers	29	1	4	+
Proximity to Retail Centers	34	0	1	+
In-Place Zoning	28	4	3	+
Quality-of-Life / Community Character	34	0	1	+
Government's Positive Attitude Toward Growth	3	0	0	+
Access to High Speed Internet / Dark Fiber	23	2	2	+
Access Over Natural Barriers (e.g., Bridges Over Rivers)	6	0	1	+
Low Cost of Power	18	3	6	+
Low Taxes as a Sales Driver	22	4	8	+
Available, Trained Workforce	4	0	1	+
Available Housing Stock / Inventory	2	1	0	+
Land Price	1	1	1	+, -, N
Steep Topography	4	16	5	-
Sustainability Factor	12	2	5	+

CONNECT Our Future

Focus Group Meeting with Business & Development Interests
 SUMMARY OF RESPONSES FOR PREFERRED CORRELATION ASSIGNMENT
 MULTIFAMILY RESIDENTIAL DEVELOPMENT

Variable	Positive Correlation No. of Responses	Negative Correlation No. of Responses	Neutral Correlation No. of Responses	General Consensus
Size and Ownership of a Parcel	28	4	2	+
Access to Water Service	34	0	0	+
Access to Sewer Service	33	1	0	+
Proximity to Transit Service (i.e., Bus or Rail Station)	28	4	2	+
Watershed Protection Rules	9	23	2	-
Presence of Environmentally-Sensitive Land	7	25	2	-
Access to Good Roads	33	0	0	+
Proximity to Workforce Housing	16	3	3	+
Proximity to Major Generators in the Region	32	2	0	+
Access to Good Schools	32	1	1	+
Proximity to Employment Centers	33	1	1	+
Proximity to Retail Centers	33	0	0	+
In-Place Zoning	33	0	0	+
Quality-of-Life / Community Character	30	4	1	+
Government's Positive Attitude Toward Growth	3	0	0	+
Access to High Speed Internet / Dark Fiber	20	3	1	+
Access Over Natural Barriers (e.g., Bridges Over Rivers)	5	0	1	+
Low Cost of Power	16	2	5	+
Low Taxes as a Sales Driver	21	3	6	+
Available, Trained Workforce	2	2	0	+,-
Available Housing Stock / Inventory	2	1	0	+
Land Price	4	0	0	+
Steep Topography	1	20	3	-
Sustainability Factor	12	0	5	+

CONNECT Our Future

Focus Group Meeting with Business & Development Interests
 SUMMARY OF RESPONSES FOR PREFERRED CORRELATION ASSIGNMENT
 MIXED-USE DEVELOPMENT

Variable	Positive Correlation No. of Responses	Negative Correlation No. of Responses	Neutral Correlation No. of Responses	General Consensus
Size and Ownership of a Parcel	30	2	2	+
Access to Water Service	34	0	0	+
Access to Sewer Service	33	1	0	+
Proximity to Transit Service (i.e., Bus or Rail Station)	28	4	2	+
Watershed Protection Rules	6	24	4	-
Presence of Environmentally-Sensitive Land	5	26	2	-
Access to Good Roads	34	1	0	+
Proximity to Workforce Housing	22	4	5	+
Proximity to Major Generators in the Region	31	3	0	+
Access to Good Schools	31	1	2	+
Proximity to Employment Centers	29	2	2	+
Proximity to Retail Centers	29	3	2	+
In-Place Zoning	28	2	1	+
Quality-of-Life / Community Character	29	0	0	+
Government's Positive Attitude Toward Growth	3	0	0	+
Access to High Speed Internet / Dark Fiber	20	1	2	+
Access Over Natural Barriers (e.g., Bridges Over Rivers)	6	0	1	+
Low Cost of Power	16	2	4	+
Low Taxes as a Sales Driver	28	2	4	+
Available, Trained Workforce	2	1	1	+
Available Housing Stock / Inventory	2	1	0	+
Land Price	2	1	0	+
Steep Topography	0	21	2	-
Sustainability Factor	13	0	3	+

CONNECT Our Future

Focus Group Meeting with Business & Development Interests
 SUMMARY OF RESPONSES FOR PREFERRED CORRELATION ASSIGNMENT
 GENERAL OFFICE DEVELOPMENT

Variable	Positive Correlation No. of Responses	Negative Correlation No. of Responses	Neutral Correlation No. of Responses	General Consensus
Size and Ownership of a Parcel	31	1	2	+
Access to Water Service	34	0	0	+
Access to Sewer Service	34	0	0	+
Proximity to Transit Service (i.e., Bus or Rail Station)	25	4	5	+
Watershed Protection Rules	5	24	4	-
Presence of Environmentally-Sensitive Land	5	26	3	-
Access to Good Roads	34	0	0	+
Proximity to Workforce Housing	26	4	4	+
Proximity to Major Generators in the Region	30	1	4	+
Access to Good Schools	20	4	8	+
Proximity to Employment Centers	27	1	4	+
Proximity to Retail Centers	27	2	5	+
In-Place Zoning	33	1	0	+
Quality-of-Life / Community Character	28	2	1	+
Government's Positive Attitude Toward Growth	3	0	0	+
Access to High Speed Internet / Dark Fiber	27	2	0	+
Access Over Natural Barriers (e.g., Bridges Over Rivers)	5	0	2	+
Low Cost of Power	22	3	3	+
Low Taxes as a Sales Driver	22	4	4	+
Available, Trained Workforce	3	0	0	+
Available Housing Stock / Inventory	2	1	0	+
Land Price	2	1	0	+
Steep Topography	1	21	2	-
Sustainability Factor	14	0	4	+

CONNECT Our Future

Focus Group Meeting with Business & Development Interests
 SUMMARY OF RESPONSES FOR PREFERRED CORRELATION ASSIGNMENT
 GENERAL RETAIL DEVELOPMENT

Variable	Positive Correlation No. of Responses	Negative Correlation No. of Responses	Neutral Correlation No. of Responses	General Consensus
Size and Ownership of a Parcel	29	0	5	+
Access to Water Service	33	0	1	+
Access to Sewer Service	33	0	1	+
Proximity to Transit Service (i.e., Bus or Rail Station)	29	2	4	+
Watershed Protection Rules	5	25	4	-
Presence of Environmentally-Sensitive Land	6	25	3	-
Access to Good Roads	34	0	0	+
Proximity to Workforce Housing	26	2	6	+
Proximity to Major Generators in the Region	30	2	1	+
Access to Good Schools	22	4	7	+
Proximity to Employment Centers	29	2	3	+
Proximity to Retail Centers	25	4	3	+
In-Place Zoning	32	2	0	+
Quality-of-Life / Community Character	25	0	3	+
Government's Positive Attitude Toward Growth	3	0	0	+
Access to High Speed Internet / Dark Fiber	21	2	3	+
Access Over Natural Barriers (e.g., Bridges Over Rivers)	5	0	2	+
Low Cost of Power	22	3	1	+
Low Taxes as a Sales Driver	25	3	2	+
Available, Trained Workforce	2	1	0	+
Available Housing Stock / Inventory	3	0	0	+
Land Price	3	0	0	+
Steep Topography	1	20	2	-
Sustainability Factor	12	0	4	+

CONNECT Our Future

Focus Group Meeting with Business & Development Interests
 SUMMARY OF RESPONSES FOR PREFERRED CORRELATION ASSIGNMENT
 INDUSTRIAL DEVELOPMENT

Variable	Positive Correlation No. of Responses	Negative Correlation No. of Responses	Neutral Correlation No. of Responses	General Consensus
Size and Ownership of a Parcel	30	3	2	+
Access to Water Service	34	0	0	+
Access to Sewer Service	33	1	0	+
Proximity to Transit Service (i.e., Bus or Rail Station)	23	4	6	+
Watershed Protection Rules	8	26	1	-
Presence of Environmentally-Sensitive Land	7	26	2	-
Access to Good Roads	34	0	0	+
Proximity to Workforce Housing	30	2	2	+
Proximity to Major Generators in the Region	28	3	3	+
Access to Good Schools	21	6	7	+
Proximity to Employment Centers	23	3	7	+
Proximity to Retail Centers	22	5	7	+
In-Place Zoning	32	2	0	+
Quality-of-Life / Community Character	23	5	3	+
Government's Positive Attitude Toward Growth	3	0	0	+
Access to High Speed Internet / Dark Fiber	27	0	1	+
Access Over Natural Barriers (e.g., Bridges Over Rivers)	4	0	2	+
Low Cost of Power	26	0	0	+
Low Taxes as a Sales Driver	26	4	2	+
Available, Trained Workforce	4	0	0	+
Available Housing Stock / Inventory	3	0	0	+
Land Price	3	1	0	+
Steep Topography	2	20	3	-
Sustainability Factor	13	3	2	+



Section C:
Technical Appendix

Regulatory Documents Used in the
CONNECT Our Future Scenario Planning Initiative



Section C:
Technical Appendix

County-Level Growth Control Totals

CONNECT Our Future Scenario Planning Initiative

Growth Control Totals (2010 - 2050)

County	Total Dwelling Units	Single-Family Dwelling Units	Multifamily Dwelling Units	Total Employees	Retail Employees	Office Employees	Industrial Employees	Institutional Employees
Anson	2,711	1,889	822	1,452	371	0	486	595
Cabarrus	98,212	61,335	36,877	87,858	31,917	32,438	11,724	11,779
Chester	4,263	2,990	1,273	4,000	200	300	3,400	100
Cleveland	16,874	11,290	5,584	6,300	4,216	691	450	943
Gaston	40,137	25,184	14,953	25,080	10,648	5,659	6,597	2,176
Iredell	51,789	31,874	19,915	50,000	21,934	16,086	6,809	5,171
Lancaster	18,460	12,335	6,125	10,700	1,750	4,500	2,600	1,850
Lincoln	26,822	16,880	9,942	14,899	4,830	2,332	5,794	1,943
Mecklenburg	326,969	208,525	118,444	520,400	140,022	276,144	69,014	35,220
Rowan	20,231	13,346	6,885	13,513	3,825	3,645	3,816	2,227
Stanly	12,212	8,052	4,160	17,209	10,571	1,127	3,555	1,956
Union NC	70,576	45,335	25,241	56,701	25,687	14,445	11,756	4,813
Union SC	1,034	645	389	1,800	125	150	1,450	75
York	96,522	66,760	29,762	66,200	25,130	26,221	11,934	2,915
CONNECT Region	786,812	506,440	280,372	876,112	281,226	383,738	139,385	71,763



Section C:
Technical Appendix

Employee Space Ratios

CONNECT Our Future Scenario Planning Initiative

Employee Space Ratios

Category	Space Ratio	Source
Retail	2.86 employees per 1,000 sq. ft.	Development Impact Fee Studies (Berkeley County, SC - Dorchester County, SC - Summerville, SC - Durham, NC) / Local Comprehensive Plans
Office	4.15 employees per 1,000 sq. ft.	ITE Trip Generation, Eighth Edition / Development Impact Fee Studies (Berkeley County, SC - Dorchester County, SC - Summerville, SC - Durham, NC) / Local Comprehensive Plans
Industrial	2.31 employees per 1,000 sq. ft.	ITE Trip Generation, Eighth Edition / Development Impact Fee Studies (Berkeley County, SC - Dorchester County, SC - Summerville, SC - Durham, NC) / Local Comprehensive Plans
Institutional	3.70 employees per 1,000 sq. ft.	ITE Trip Generation, Eighth Edition / Development Impact Fee Studies (Berkeley County, SC - Dorchester County, SC - Summerville, SC - Durham, NC) / Local Comprehensive Plans



Section C:
Technical Appendix

Quick Reference Guide for
Coding Development Status



Vibrant Communities – Robust Region

CONNECT Our Future Scenario Planning Initiative

Quick Reference Guide for Development Status Assignments

This quick reference guide serves as a resource to the CONNECT model development team for assigning development status to parcels in the region. General headings in the document include: development status in the model, category descriptions, calibration / peer review, and communication protocol.

Development Status in the Model

Assigning development status to parcels in the region is a very important step in the scenario planning process. It tells the CommunityViz model which set of equations to use for estimating development potential, and builds confidence with cities, towns, and counties in the modeling process and the reliability of results reported. Development status will be combined with the development suitability score and place type assignment to allocate future growth in the scenarios contemplated for the CONNECT Region.

Values for development status should be recorded in a new column created for each parcel file, named DEV_STAT. Field properties for the new variable should include: string type, ten character length limit, and allow NULL values. Key data sets for assigning development status are highlighted, by category, in the next section of the document.

Category Descriptions

Development status categories assumed for the region include: permanent open space, developed, undeveloped, under-developed, agriculture, and water. A brief description of each category follows:

Permanent Open Space (POS) – Active or passive land dedicated to permanent or semi-permanent open space; including state parks, conservation areas, parks and recreation fields, and land set aside for open space in residential neighborhoods, commercial centers, business parks, etc. GIS data (e.g., conservation land, conservation easements, or points of interest) and/or ownership information in a property appraiser database may be useful for assigning permanent open space status in the region.

Anticipated growth in the region will not be allocated to grid cells identified as permanent open space (assigned using the underlying parcels).

Developed (DEV) – Lots or parcels largely built-out with permanent buildings or structures. Developed status could also be assigned to surface parking lots that serve adjoining buildings, or to sliver lots adjacent to developed parcels (appearing to be part of the same development or home

site) where size, shape, or access limitations would generally keep them from developing in the future. Current aerial photography, GIS data (e.g., existing land use inventory, building footprints, or points of interest), and/or ownership information in a property appraiser database may be useful for assigning developed status in the region.

Anticipated growth in the region will not be allocated to grid cells identified as developed (assigned using the underlying parcels).

Undeveloped (UNDEV) – Lots or parcels without permanent buildings or structures. Undeveloped status should also be assigned to more rural parcels with temporary structures (e.g., pole barn, large storage shed, etc.) that could simply be removed to accommodate new development. Current aerial photography, GIS data (e.g., vacant lands inventory or building footprints), and/or land use code information in a property appraiser database may be useful for assigning undeveloped status in the region.

Anticipated growth in the region will be allocated to grid cells identified as undeveloped (assigned using the underlying parcels).

Under-Developed (UNDER) – Lots or parcels with permanent buildings or structures that occupy only a small portion of the property; leaving significant area available for future development. The test should be limited to space efficiency or a mismatch between existing use and current zoning (e.g., residential home in a commercial district). Do not consider the condition of the buildings or structures on the property for assigning under-developed status unless it's obvious the property is a prime candidate for redevelopment. Current aerial photography, GIS data (e.g., underutilized land inventory or redevelopment target areas), and/or land value and building value information in a property appraiser database may be useful for assigning under-developed status in the region.

Anticipated growth in the region will be allocated to grid cells identified as under-developed (assigned using the underlying parcels).

Agriculture (AGR) – Land that is being used for agriculture or forestry activities; including cultivated farmland, timber harvest, livestock, or woodlands. Current aerial photography, GIS data (e.g., working farms inventory or agriculture protection overlay district), and/or land use code or exempt tax status information in a property appraiser database may be useful for assigning agriculture status in the region.

Anticipated growth in the region will be allocated to grid cells identified as agriculture (assigned using the underlying parcels).

Water (WTR) – A lot or parcel where all, or nearly all, of it is covered by a water feature. Current aerial photography and/or GIS data may be used to assign water status in the region. Anticipated growth in the region will not be allocated to grid cells identified as developed (assigned using the underlying parcels).

Calibration / Peer Review

We will ask cities, towns, and counties in the region to review our work and let us know if something needs to be changed. Parcel files with the DEV_STAT column will be made available via share file or other public FTP site. Two columns should be added to the parcel file to record suggested edits: DEV_CHANGE and DEV_COMMENT. Field properties for both variables should include: string type,

thirty character length limit, and allow NULL values. Reviewers should use the DEV_CHANGE column for reassigning development status to a parcel using the accroynms in the previous section of this document. The DEV_COMMENT is available for any comments considered important to the model development team.

We will standardize the communication channel for providing feedback to the project team, using a file structure on share file or other public FTP site to exchange files. Changes will be compiled for each city, town, or county and input into the CommunityViz model.

Communication Protocol

Please direct all questions to Matt Noonkester at 704-243-5900 or matt.noonkester@seven-hills-group.com. I will answer the question and forward a response to the model development team via e-mail in case others have the same question or concern.



Section C:
Technical Appendix

Quick Reference Guide for
Coding Place Types



Vibrant Communities – Robust Region

CONNECT Our Future Scenario Planning Initiative

Quick Reference Guide for Place Type Assignments

This quick reference guide serves as a resource to the CONNECT model development team for assigning place types to parcels in the region. General headings in the document include: place types in the model, category descriptions, coding strategies, calibration/peer review, and communication protocol.

Place Types in the Model

The CONNECT Our Future project introduces the concept of place types, which are used to generalize the various development categories used by local governments in the region to describe, measure, and evaluate the built environment. Assigning place types to parcels in the region is a very important step in the scenario planning process. It tells the CommunityViz model which set of density or intensity controls to use for estimating development potential, and builds confidence with cities, towns, and counties in the modeling process and the reliability of results reported. Place type will be combined with the development suitability score and development status assignment to allocate future growth in the scenarios contemplated for the CONNECT Region.

Values for place types should be recorded in a new column created for each parcel file, named PT_CAT (short for “place type category”). Field properties for the new variable should include: string type, ten character length limit, and allow NULL values. Key data sets and strategies for assigning place types in the region are highlighted in the next sections of the document.

Category Descriptions

A detailed summary of place types assumed for CONNECT Our Future is provided in the Place Type Summary Document prepared by the UNC-C Design + Society Research Center. Please use this document as a desk reference for coding parcels in the region (see pgs. A.1:1 – A.1:63).

Coding Strategies

Various resources are available for assigning place types to parcels in the region. Developed areas should rely on aerial photography, property appraiser data, specific GIS data available for a jurisdiction (e.g., park locations), or fieldwork. Undeveloped or under-developed areas should rely on committed development inventories or locally-adopted comprehensive plans or zoning ordinances. The place type classification matrix prepared for each town, city, or county in the region should be used for translating comprehensive plan land use categories or zoning districts to the place types identified for CONNECT Our Future. Remember that one or more place types may be tied to a land

use or zoning category in the classification matrix, so other data sources may be needed to confirm/assign a place type category for the parcel.

Specific strategies recommended, by place type category, to standardize the coding process include:

Preserved Open Space (POS) – Land held for permanent conservation (e.g., water bodies, state parks, land conservancy holdings, or cemeteries) should be coded preserved open space using state, region, or local GIS data sources. This category should also be used for coding parcels set-aside for open space in conservation-based subdivisions, large-lot residential neighborhoods, small-lot residential neighborhoods, town home/small condo developments, mixed-residential neighborhoods, and mixed-use neighborhoods.

Recreational Open Space (ROS) – Land dedicated for passive or active recreation uses should be coded recreational open space. Examples include regional parks, community parks, athletic fields, golf courses, and open air sports complexes not part of a larger development (e.g., the UNC-C stadium on the main campus should be coded for university/college campus because it is part of the larger area defined by the place type category). Points of interest GIS data, local land use or zoning information, or aerial photography should be used to identify parcels appropriate for coding the recreation open space category.

Working Farm (WF) – Land where development status was coded as agriculture are candidate sites for the working farm place type category. Parcels where the comprehensive plan land use category or zoning district (as appropriate) identify agriculture as a permitted use may be coded for working farm. All other parcels should be coded for the closest place type that the farm may become, if developed. For example, an existing working farm that is zoned to become a one acre lot residential neighborhood in the future should be coded with the large-lot residential neighborhood place type category.

Rural Living (RL) – Rural living areas are generally characterized by large lots, abundant open space, and a high-degree of separation between buildings. Homes and “hobby farms” are scattered throughout the countryside and often integrated into the landscape. The lot size and distances between dwellings decreases with greater development densities (especially adjacent to highways). Aerial photography supplemented with land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the rural living place type category.

Conservation-Based Subdivision (CBS) – Conservation-based subdivisions cluster development in small areas, preserving the remainder of the parcel for large-scale, connected open space (e.g., natural areas, scenic view sheds, trails and greenways, or large tree stands). Aerial photography supplemented with land use and zoning data for the jurisdictions (use only those with specific conservation-based categories and standards, not just an option under more rural development regulations) should be used to identify parcels appropriate for the conservation-based subdivision place type category.

Rural Crossroads (RC) – Rural crossroads represent the small nodes of commercial activity along rural highways; including gas stations, convenience stores, and small restaurants. Aerial photography should be used for coding the rural crossroads place type category.

Heavy Industrial Center (HIC) – Heavy industrial centers support large-scale manufacturing and production uses, including assembly and processing, regional warehousing and distribution, bulk storage, and utilities. These areas are generally buffered from surrounding development by transitional uses or landscaped areas that increase in size as development intensity increases. Heavy industrial centers tend to occupy larger parcels because activities are not confined entirely to

buildings. Conveyer belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center. Aerial photography supplemented with land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the heavy industrial center place type category.

Light Industrial Center (LIC) – Light Industrial centers support manufacturing and production uses, including warehousing, light manufacturing, medical research, and assembly operations. These areas are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Aerial photography supplemented with land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the light industrial center place type category.

Mobile Home Community (MHC) – The mobile home community place type category should focus on clusters of mobile homes organized as a neighborhood or community. Stand-alone mobile homes on large, rural lots (i.e., > 2 acres) should be coded under the rural living place type category. Aerial photography should be used for coding the mobile home community place type category.

Large-Lot Residential Neighborhood (LLR) – Large-lot residential neighborhoods are generally formed as subdivisions comprised almost entirely of single-family detached homes. They typically include large lots, large blocks, curvilinear streets, and cul-de-sacs. Many large-lot residential neighborhoods in the region appear as long cul-de-sac subdivisions in rural areas (borrowing open space from adjacent rural or natural settings). Aerial photography supplemented with parcel boundary data (looking for organized lots and long blocks) or land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the large-lot residential neighborhood place type category.

Small-Lot Residential Neighborhood (SLR) – Small-lot residential neighborhoods are generally formed as subdivisions with relatively uniform housing types and density. They typically include small lots, large blocks, curvilinear streets, and cul-de-sacs. Parcels set aside in small-lot residential neighborhoods for common open space should be coded using the preserved open space place type category. Aerial photography supplemented with parcel boundary data (looking for organized lots, curvilinear streets, and cul-de-sacs) or land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the small-lot residential neighborhood place type category.

Town Home/Small Condo (THC) – Town home/small condo developments provide pockets of greater residential density in more suburban settings. They typically include small lots, common open space, and an internal street system. Aerial photography supplemented with parcel boundary data (looking for small, adjacent lots) or land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the town home/small condo place type category.

Mixed-Residential Neighborhood (MRN) – Mixed-residential neighborhoods include a variety of housing type and densities, integrated into one cohesive, well-connected community. One or more of the following housing types may be found in a mixed-residential neighborhood: single-family detached home, town home, condominium, or apartment. Aerial photography supplemented with land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the mixed-residential neighborhood place type category.

Multi-Family Residential Neighborhood (MFR) – Multi-family residential neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in suburban settings, and may contain one or more of the following housing types: condominiums, senior housing, or apartments. Large buildings, large parking lots, and common open space characterize this type of development. Aerial photography

supplemented with land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the multi-family residential neighborhood place type category.

Neighborhood Commercial Center (NCC) – Neighborhood commercial centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. While it is primarily a commercial category, some neighborhood commercial centers may include upper story residential and/or office. Aerial photography supplemented with land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the neighborhood commercial center place type category.

Suburban Commercial Center (SCC) – Suburban commercial centers serve the daily needs of surrounding residential neighborhoods. Buildings are set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, and large shopping malls. Aerial photography supplemented with land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the suburban commercial center place type category.

Highway Commercial (HC) – Highway commercial is characterized by big box stores or multi-tenant commercial centers along both sides of a highway or major arterial. Buildings are set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses. Aerial photography supplemented with land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the highway commercial center place type category.

Suburban Office Center (SOC) – Suburban office centers include both large-scale, isolated buildings used by many employees and business parks containing multiple businesses that support and serve one another. Aerial photography supplemented with land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the suburban office center place type category.

Mixed-Use Neighborhood (MUN) – Mixed-use neighborhoods include a mixture of housing types and residential densities integrated with goods and services in a walkable community. Examples in the region include Birkdale Village and Baxter Village. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets. Mixed-use neighborhoods support multiple modes of transportation. Aerial photography supplemented with land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the mixed-use neighborhood place type category.

Mixed-Use Activity Center (MAC) – Mixed-use activity centers serve broader economic, entertainment, and community activities as compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of the mixed-use center may stand three or more stories. Residential units or office space may be found above storefronts. One example in the region is the area near South Boulevard and Magnolia Avenue in Charlotte's Southend. Aerial photography supplemented with land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the mixed-use neighborhood place type category.

Transit-Oriented Development (BRT) – Bus rapid transit is the first transit-oriented development place type category. Areas targeted for this place type will be limited to a ¼-mile “area of influence” surrounding proposed bus rapid transit stations. Station location data, local land use or zoning information, and approved small area plans should be used to identify parcels appropriate for coding the transit-oriented development, BRT category.

Transit-Oriented Development (LRT) – Light rail transit is the second transit-oriented development place type category. Areas targeted for this place type will be limited to a ¼-mile “area of influence” surrounding proposed light rail stations. Station location data, local land use or zoning information, and approved small area plans should be used to identify parcels appropriate for coding the transit-oriented development, LRT category.

Transit-Oriented Development (CRT) – Commuter rail transit is the third transit-oriented development place type category. Areas targeted for this place type will be limited to a ¼-mile “area of influence” surrounding proposed commuter rail stations. Station location data, local land use or zoning information, and approved small area plans should be used to identify parcels appropriate for coding the transit-oriented development, CRT category.

Urban Neighborhood (UN) – The urban neighborhood place type category supports a mix of moderate- to high-density housing options on small blocks and a grid of streets. One or more of the following housing types may be found in an urban neighborhood: small, lot single-family detached home, town home, condominium, or apartment. Aerial photography supplemented with parcel boundary data (looking for small blocks and grid street pattern) or land use and zoning data for the jurisdictions should be used to identify parcels appropriate for the urban neighborhood place type category.

Town Center (TC) – The town center place type category is reserved for parcels in the traditional downtown or courthouse area of historic towns and cities in the region. Aerial photography supplemented with land use or zoning data for the jurisdictions should be used to determine the extents for assigning the town center place type category (especially for determining where to transition to another place type category like urban neighborhood, heavy industrial, etc.).

Metropolitan Center (MC) – The metropolitan center place type category is reserved for parcels in Uptown Charlotte, generally inside, or in close proximity to, the I-277 loop.

Airport (AIR) – The airport place type category is reserved for parcels that are part of a commercial or general aviation airport. Examples in the region include: Charlotte Douglas International Airport, Concord Regional Airport, Lincoln-Lincoln County Regional Airport, Anson County Airport, Charlotte-Monroe Executive Airport, Gastonia Municipal Airport, Rowan County Airport, Stanly Airport, Rock Hill York County Airport, Chester Catawba Regional Airport, Lancaster County Airport, and Union County Airport.

Civic/Institutional District (CID) – Civic and institutional facilities are focal points in the region. They include a building or complex of buildings serving a public purpose; including a library, school, fire station, police station, public works complex, town government building, etc. This category should also be used for coding small-scale government uses (such as a utility lift station or communication tower) if they are on their own parcel. Points of interest GIS data, local land use or zoning information, or aerial photography should be used to identify parcels appropriate for coding the civic/institutional district category.

Health Care Campus (HCC) – The health care campus place type category should represent all of the medical and medical-related uses serving primary physician care, outpatient surgery, birthing centers, or other specialty services. Buildings are typically oriented in a campus-like setting with large buildings and internal streets. Aerial photography supplemented by land use or zoning data for the jurisdictions (or even a campus map from a hospital website) should be used to determine the extents for assigning the health care campus place type category.

University/College Campus (UCC) – The university/college campus place type category should be used to represent all of the academic buildings, residence halls, athletic facilities, equipment, parking areas, or other ancillary uses on a defined university or college campus. Aerial photography supplemented by land use or zoning data for the jurisdictions (or even a campus map from a university or college website) should be used to determine the extents for assigning the university/college campus place type category.

Regional Employment Center (REC) – The regional employment center place type category should be used to represent large-scale, office-oriented development that may include several buildings, supporting amenities, and dedicated open space. Examples in the region include: Ballantyne Corporate Park, Lowes Corporate Campus, and the North Carolina Research Campus. Aerial photography supplemented by land use or zoning data for the jurisdictions should be used to determine the extents for assigning the regional employment center place type category.

Calibration / Peer Review

We will ask cities, towns, and counties in the region to review our work and let us know if something needs to be changed. Parcel files with the PT_CAT column will be made available via share file or other public FTP site. Two columns should be added to the parcel file to record suggested edits: PT_CHANGE and PT_COMMENT. Field properties for both variables should include: string type, fifty character length limit, and allow NULL values. Reviewers should use the PT_CHANGE column for reassigning place type to a parcel using the acronyms used in the previous section of the document. The PT_COMMENT column is available for any comments considered important to the model development team.

We will standardize the communication channel for providing feedback to the project team, using a file structure on share file or other public FTP site to exchange files. Changes will be compiled for each city, town, or county and input into the CommunityViz model.

Communication Protocol

Please direct all questions to Matt Noonkester at 704-243-5900 or matt.noonkester@seven-hills-group.com. I will answer the question and forward a response to the model development team via e-mail in case others have the same question or concern.



Section C:
Technical Appendix

Place Type to Community Type
Conversion Matrix

CONNECT Our Future Scenario Planning Initiative

Classification Matrix for Converting from Place Type to Community Type

CT_CAT	Community Type Category	PT_CAT	Place Type Category
OS	Open Space	POS	Preserved Open Space
		ROS	Recreation Open Space
WF	Working Farm	WF	Working Farm
RL	Rural Living	RL	Rural Living
		CBS	Conservation-Based Subdivision
		RC	Rural Cross Roads
IC	Industrial Center	LIC	Light Industrial Center
		HIC	Heavy Industrial Center
LLR	Large-Lot Residential (< 3 d.u./acre)	LLR	Large-Lot Residential
SFN	Small-Lot Residential (> 3 d.u./acre)	MHC	Mobile Home Community
		SLR	Small-Lot Residential
		MRN	Mixed-Density Residential
MFN	Multifamily Neighborhood	THC	Town Home / Condominium
		MFR	Multifamily Residential
SC	Suburban Commercial	NCC	Neighborhood Commercial Center
		SCC	Suburban Commercial Center
		HC	Highway Commercial
SO	Suburban Office	SOC	Suburban Office Center
		REC	Regional Employment Center
WN	Walkable Neighborhood	MUN	Mixed-Use Neighborhood
		UN	Urban Neighborhood
WC	Walkable Center	MAC	Mixed-Use Activity Center
TAC	Transit Activity Center	BRT	Development Around Bus Rapid Transit
		CRT	Development Around Commuter Rail
		LRT	Development Around Light Rail
TC	Town Center	TC	Town Center
MC	Metropolitan Center	MC	Metropolitan Center
SD	Special District	AIR	Airport
		CID	Civic & Institutional Uses
		HCC	Health Care Campus
		UCC	University / College Campus
		SD	Special District

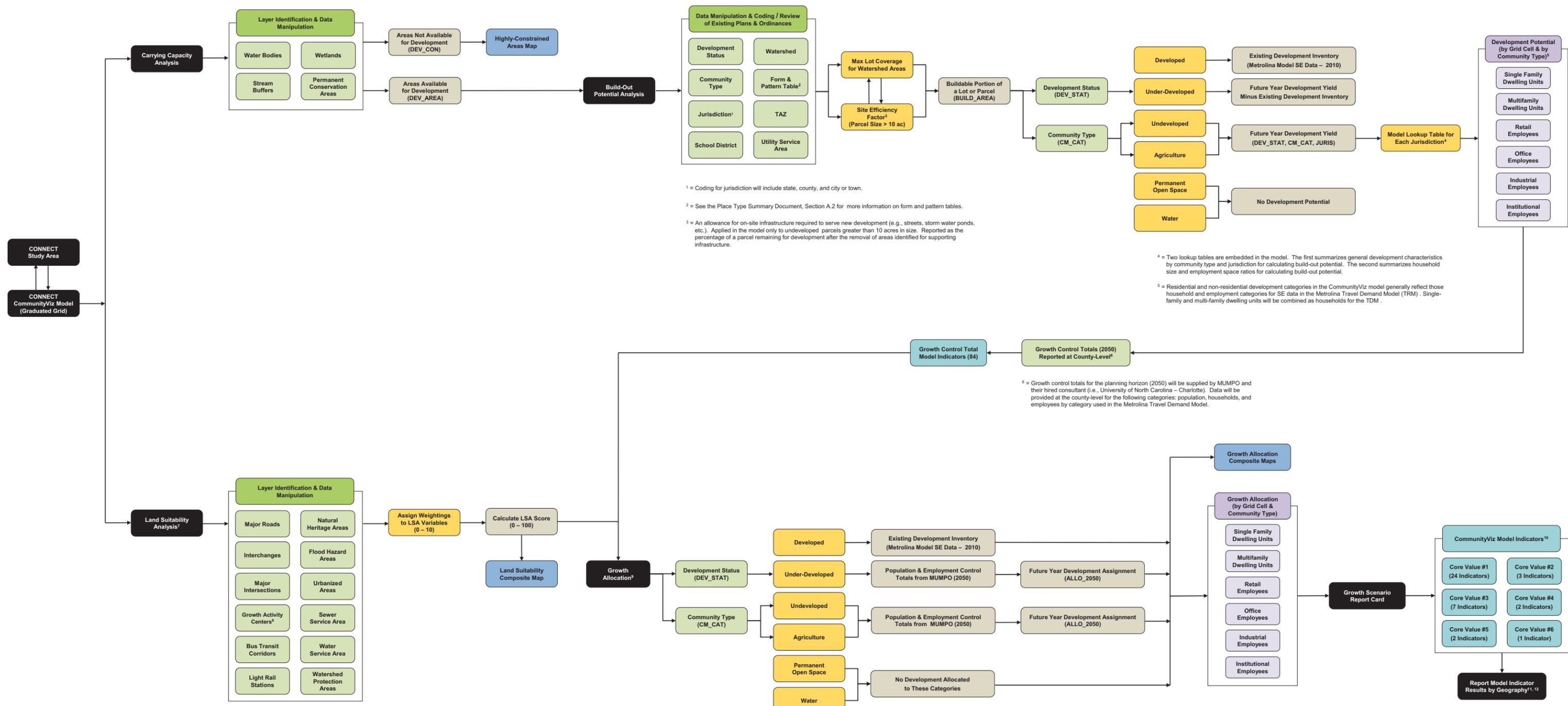


Section C:
Technical Appendix

CommunityViz Model Architecture

CONNECT Our Future: Scenario Planning Initiative

CommunityViz Model Process Diagram



¹ = Coding for jurisdiction will include state, county, and city or town.

² = See the Place Type Summary Document, Section A.2 for more information on form and pattern tables.

³ = An allowance for on-site infrastructure required to serve new development (e.g., streets, storm water ponds, etc.). Applied in the model only to undeveloped parcels greater than 10 acres in size. Reported as the percentage of a parcel remaining for development after the removal of areas identified for supporting infrastructure.

⁴ = Two lookup tables are embedded in the model. The first summarizes general development characteristics by community type and jurisdiction for calculating build-out potential. The second summarizes household size and employment space ratios for calculating build-out potential.

⁵ = Residential and non-residential development categories in the CommunityViz model generally reflect those household and employment categories for SE data in the Metrolina Travel Demand Model (TRM). Single-family and multi-family dwelling units will be combined as households for the TDM.

⁶ = Growth control totals for the planning horizon (2050) will be supplied by MUMPO and their hired consultant (i.e., University of North Carolina - Charlotte). Data will be provided at the county-level for the following categories: population, households, and employees by category used in the Metrolina Travel Demand Model.

⁷ = Model uses the Land Suitability Wizard in CommunityViz software.

⁹ = Model uses the Allocation Wizard (probability based, exponential basis) in CommunityViz software.

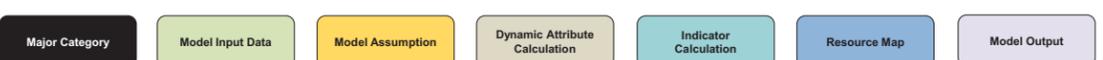
⁸ = Growth activity centers defined using five categories: metropolitan centers, town centers and central business districts, regional activity centers, community activity centers, and colleges or universities.

¹⁰ = See the Model Indicators Memorandum dated December 3, 2012, for more information on the indicators used in CommunityViz.

¹¹ = The following geographies are used in CommunityViz to measure impacts and report trade-offs among the different growth scenarios: CONNECT Region, State (North Carolina or South Carolina), political jurisdiction (city, town, or county), service delivery area (e.g., water, sewer, or school district), and community type. See Model Indicators Memorandum for list of reporting geographies identified for each indicator.

¹² = Thirty-nine model indicators are represented as 1,090 indicator formulas in CommunityViz to account for different reporting geographies.

Legend





Section C:
Technical Appendix

CommunityViz Equation Dictionary



Section C:
Technical Appendix

CommunityViz Lookup Tables:
Maximum Lot Coverage in
Critical & Protected Watersheds

CONNECT Our Future Scenario Planning Initiative

Impervious Surface Area Assumptions

Community Type Category	Impervious Surface Area (%)
Open Space	0.00
Rural Living	0.05
Working Farm	0.00
Large-Lot Residential	0.17
Single Family Neighborhood	0.24
Multifamily Neighborhood	0.42
Industrial Center	0.53
Suburban Center	0.72
Suburban Office	0.53
Walkable Neighborhood	0.42
Walkable Activity Center	0.53
Town Center	0.72
Transit Activity Center	0.72
Metropolitan Center	0.72
Special District	0.05



Section C:
Technical Appendix

CommunityViz Lookup Tables:
General Development Table

CONNECT Our Future Scenario Planning Initiative

Jurisdiction Key for the General Development Lookup Table

Anson County

- 1 Unincorporated Anson County
- 2 Ansonville
- 3 Lilesville
- 4 McFarlan
- 5 Morven
- 6 Peachland
- 7 Polkton
- 8 Wadesboro

Cabarrus County

- 9 Unincorporated Cabarrus County
- 10 Concord
- 11 Kannapolis
- 12 Locust
- 13 Harrisburg
- 14 Midland
- 15 Mount Pleasant
- 95 Stanfield

Chester County

- 17 Unincorporated Chester County
- 18 Chester
- 19 Fort Lawn
- 20 Great Falls
- 21 Lowrys
- 22 Richburg

Cleveland County

- 23 Unincorporated Cleveland County
- 24 Kings Mountain
- 25 Shelby
- 26 Belwood
- 27 Boiling Springs
- 28 Caser
- 29 Earl
- 30 Fallston
- 31 Grover
- 32 Kingstown
- 33 Lattimore
- 34 Lawndale
- 35 Mooresboro
- 36 Patterson Springs
- 37 Polkville
- 38 Waco

Iredell County

- 39 Unincorporated Iredell County
- 40 Statesville
- 41 Harmony
- 42 Love Valley
- 43 Mooresville
- 44 Troutman

Lancaster County

- 45 Unincorporated Lancaster County
- 46 Lancaster City
- 47 Heath Springs
- 48 Kershaw
- 125 Indian Land Community

Lincoln County

- 49 Unincorporated Lincoln County
- 50 Lincolnton

Gaston County

- 51 Unincorporated Gaston County
- 52 Gastonia
- 53 Belmont
- 54 Bessemer City
- 55 Cherryville
- 56 Cramerton
- 57 Dallas
- 58 High Shoals
- 59 Lowell
- 24 Kings Mountain
- 61 McAdenville
- 62 Mount Holly
- 63 Ranlo
- 64 Spencer Mountain
- 65 Stanley

Mecklenburg County

- 66 Unincorporated Mecklenburg County
- 67 Charlotte
- 68 Cornelius
- 69 Davidson
- 70 Huntersville
- 71 Matthews
- 72 Mint Hill
- 73 Pineville
- 104 Stallings

Rowan County

- 74 Unincorporated Rowan County
- 11 Kannapolis
- 76 Salisbury
- 77 China Grove
- 78 Cleveland
- 79 East Spencer
- 80 Faith
- 81 Granite Quarry
- 82 Landis
- 83 Rockwell
- 84 Spencer

Stanly County

- 85 Unincorporated Stanly County
- 86 Albemarle
- 12 Locust
- 88 Badin
- 89 Misenheimer
- 90 New London
- 91 Norwood
- 92 Oakboro
- 93 Red Cross
- 94 Richfield
- 95 Stanfield

Union County, NC

- 96 Unincorporated Union County, NC
- 97 Monroe
- 98 Fairview
- 99 Hemby Bridge
- 100 Indian Trail
- 101 Marshville
- 102 Marvin
- 103 Mineral Springs
- 104 Stallings
- 105 Unionville
- 106 Waxhaw
- 107 Weddington
- 108 Wesley Chapel
- 109 Wingate
- 124 Lake Park

Union County, SC

- 110 Unincorporated Union County, SC
- 111 Union City
- 112 Carlisle
- 113 Jonesville

York County

- 114 Unincorporated York County
- 115 Rock Hill
- 116 Smyrna
- 117 Tega Cay
- 118 York
- 119 Clover
- 120 Fort Mill
- 121 Hickory Grove
- 122 McConnells
- 123 Sharon

CONNECT Our Future Scenario Planning Initiative

General Development Lookup Table (Anson County)

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	FAR	DENSITY	WSII_C_DENSITY	WSII_P_DENSITY	WSIII_C_DENSITY	WSIII_P_DENSITY	WSIV_C_DENSITY	WSIV_P_DENSITY	PERCENT_RES	PERCENT_SF	PERCENT_MF	PERCENT_NONRES	PERCENT_OFF	PERCENT_RET	PERCENT_IND	PERCENT_INST	BOP_STAT_SF	BOP_STAT_WSII_C	BOP_STAT_WSII_P	BOP_STAT_WSIII_C	BOP_STAT_WSIII_P	BOP_STAT_WSIV_C	BOP_STAT_WSIV_P	BOP_STAT_MF	BOP_STAT_OFF	BOP_STAT_RET	BOP_STAT_IND	BOP_STAT_INST			
Anson	5	OS	1	Unincorporated Anson County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0			
Anson	5	RL	1	Unincorporated Anson County	0.00	0.30	0.00	0.30	0.00	0.30	0.00	0.30	100%	0%	0%	0%	0%	0%	0%	0%	0%	0	0.3	0	0.3	0	0.3	0	0	0	0	0	0		
Anson	5	WF	1	Unincorporated Anson County	0.35	6.00	0.00	0.00	0.00	0.00	2.00	2.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0		
Anson	5	LLR	1	Unincorporated Anson County	0.00	0.40	0.40	0.40	0.40	0.40	0.40	0.40	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0	0	0	0	0		
Anson	5	SFN	1	Unincorporated Anson County	0.00	2.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0	0.4	1	1	2	2	2	0	0	0	0	0	0	
Anson	5	MFN	1	Unincorporated Anson County	0.00	10.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	10	0	0	0	0	
Anson	5	IC	1	Unincorporated Anson County	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0.0001	0	
Anson	5	SC	1	Unincorporated Anson County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	80%	0%	0	0	0	0	0	0	0	0	0	0.00004	0.00016	0	0	
Anson	5	SD	1	Unincorporated Anson County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	10%	0%	0	0	0	0	0	0	0	0	0	0.00014	0.00002	0	0.00004	
Anson	5	WN	1	Unincorporated Anson County	0.35	6.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	80%	30%	70%	25%	0%	65%	0%	3.6	0.3	0.6	1.2	1.2	0.9	1.2	0.9	0.00009	0.00006	0	0	0		
Anson	5	TC	1	Unincorporated Anson County	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	1	0.075	0.15	0.15	0.3	0.3	0.3	3.5	0.00009	0.00009	0	0	0		
Anson	5	TAC	1	Unincorporated Anson County	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	0.2	4	0.0001	0.00015	0	0	0		
Anson	5	MC	1	Unincorporated Anson County	2.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	30%	70%	25%	70%	30%	0%	0%	2.25	0.1125	0.225	0.225	0.225	0.45	0.45	5.25	0.00009	0.00004	0	0	0		
Anson	5	SD	1	Unincorporated Anson County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	25%	10%	0%	0%	0.35	0.0125	0.025	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0	0		
Anson	5	OS	2	Ansonville	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0.00005	0.00002	0	0.00013		
Anson	5	RL	2	Ansonville	0.00	0.90	0.90	0.90	0.90	0.90	0.90	0.90	100%	0%	0%	0%	0%	0%	0%	0%	0%	0.9	0.5	0.9	0.9	0.9	0.9	0	0	0	0	0	0	0	
Anson	5	WF	2	Ansonville	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0		
Anson	5	LLR	2	Ansonville	0.00	1.10	0.50	0.60	0.60	0.60	0.60	0.60	100%	100%	0%	0%	0%	0%	0%	0%	0%	1.1	0.5	0.6	0.6	0.6	0.6	0.6	0	0	0	0	0	0	0
Anson	5	SFN	2	Ansonville	0.00	2.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	2	0.5	1	1	2	2	2	0	0	0	0	0	0	
Anson	5	MFN	2	Ansonville	0.00	10.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	10	0	0	0	0	0	
Anson	5	IC	2	Ansonville	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0.00015	0	0	
Anson	5	SC	2	Ansonville	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	80%	0%	0	0	0	0	0	0	0	0	0	0.00004	0.00014	0	0	0
Anson	5	SD	2	Ansonville	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	10%	0%	0	0	0	0	0	0	0	0	0	0.00014	0.00002	0	0.00004	
Anson	5	WN	2	Ansonville	0.35	6.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	80%	30%	70%	25%	0%	65%	0%	3.6	0.3	0.6	1.2	1.2	0.9	1.2	0.9	0.00009	0.00006	0	0	0		
Anson	5	WC	2	Ansonville	0.35	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	30%	70%	50%	40%	60%	0%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0	0	0	0	
Anson	5	TC	2	Ansonville	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	0.2	4	0.0001	0.00015	0	0	0	0	
Anson	5	TAC	2	Ansonville	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	30%	70%	25%	70%	30%	0%	0%	2.25	0.1125	0.225	0.225	0.225	0.45	0.45	5.25	0.00009	0.00004	0	0	0	0	
Anson	5	MC	2	Ansonville	2.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	30%	70%	25%	70%	30%	0%	0%	2.25	0.1125	0.225	0.225	0.225	0.45	0.45	5.25	0.00009	0.00004	0	0	0	0	
Anson	5	SD	2	Ansonville	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	25%	10%	0%	0%	0.35	0.0125	0.025	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0	0		
Anson	5	OS	3	Lilesville	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0.00005	0.00002	0	0.00013		
Anson	5	RL	3	Lilesville	0.00	0.90	0.90	0.90	0.90	0.90	0.90	0.90	100%	0%	0%	0%	0%	0%	0%	0%	0%	0.9	0.5	0.9	0.9	0.9	0.9	0	0	0	0	0	0	0	
Anson	5	WF	3	Lilesville	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Anson	5	LLR	3	Lilesville	0.00	0.60	0.50	0.60	0.60	0.60	0.60	0.60	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.6	0.5	0.6	0.6	0.6	0.6	0.6	0	0	0	0	0	0	0
Anson	5	SFN	3	Lilesville	0.00	2.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	2	0.5	1	1	2	2	2	0	0	0	0	0	0	0
Anson	5	MFN	3	Lilesville	0.00	10.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	10	0	0	0	0	
Anson	5	IC	3	Lilesville	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0.00015	0	0
Anson	5	SC	3	Lilesville	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	80%	0%	0	0	0	0	0	0	0	0	0	0.00004	0.00014	0	0	0
Anson	5	SD	3	Lilesville	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	10%	0%	0	0	0	0	0	0	0	0	0	0.00014	0.00002	0	0.00004	
Anson	5	WN	3	Lilesville	0.35	6.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	80%	30%	70%	25%	0%	65%	0%	3.6	0.3	0.6	1.2	1.2	0.9	1.2	0.9	0.00009	0.00006	0	0	0	0	
Anson	5	WC	3	Lilesville	0.35	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	30%	70%	50%	40%	60%	0%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0	0	0	0	
Anson	5	TC	3	Lilesville</																															

CONNECT Our Future Scenario Planning Initiative

General Development Lookup Table (Cabarrus County)

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	FAR	DENSITY	WSII_C_DENSITY	WSII_P_DENSITY	WSIII_C_DENSITY	WSIII_P_DENSITY	WSIV_C_DENSITY	WSIV_P_DENSITY	PERCENT_RES	PERCENT_SF	PERCENT_MF	PERCENT_NONRES	PERCENT_OFF	PERCENT_RET	PERCENT_IND	PERCENT_INST	BOP_STAT_SF	BOP_STAT_WSII_C	BOP_STAT_WSII_P	BOP_STAT_WSIII_C	BOP_STAT_WSIII_P	BOP_STAT_WSIV_C	BOP_STAT_WSIV_P	BOP_STAT_MF	BOP_STAT_OFF	BOP_STAT_RET	BOP_STAT_IND	BOP_STAT_INST					
Cabarrus	5	OS	9	Unincorporated Cabarrus County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0					
Cabarrus	5	RL	9	Unincorporated Cabarrus County	0.00	0.35	0.00	0.35	0.00	0.35	0.00	0.35	100%	100%	0%	0%	0%	0%	0%	0%	0	0.35	0	0.35	0	0.35	0	0	0	0	0	0	0				
Cabarrus	5	WF	9	Unincorporated Cabarrus County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0				
Cabarrus	5	LLR	9	Unincorporated Cabarrus County	0.00	0.88	0.50	0.88	0.88	0.88	0.88	0.88	100%	100%	0%	0%	0%	0%	0%	0%	0%	0	0.88	0.5	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88		
Cabarrus	5	SFN	9	Unincorporated Cabarrus County	0.00	2.78	0.50	1.00	1.00	2.78	2.78	2.78	100%	100%	0%	0%	0%	0%	0%	0%	0	2.78	0.5	1	1	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78			
Cabarrus	5	MFN	9	Unincorporated Cabarrus County	0.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Cabarrus	5	IC	9	Unincorporated Cabarrus County	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0.00022	0	0		
Cabarrus	5	SC	9	Unincorporated Cabarrus County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	80%	0%	0	0	0	0	0	0	0	0	0	0.00004	0.00016	0	0	0		
Cabarrus	5	SD	9	Unincorporated Cabarrus County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	10%	0%	0	0	0	0	0	0	0	0	0	0.00014	0.00002	0	0	0.00004		
Cabarrus	5	WC	9	Unincorporated Cabarrus County	0.35	6.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	80%	20%	25%	0%	0%	0%	65%	0%	3.6	0.3	0.6	0.6	1.2	1.2	0.9	0.00003	0.00009	0.00009	0.00009	0	0	0		
Cabarrus	5	WC	9	Unincorporated Cabarrus County	0.35	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	30%	70%	50%	0%	0%	0%	0%	0%	0.075	0.15	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0.00009	0.00009	0	0	0		
Cabarrus	5	TC	9	Unincorporated Cabarrus County	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	0%	0%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	4	0.0001	0.00015	0.00015	0.00015	0	0	0		
Cabarrus	5	TAC	9	Unincorporated Cabarrus County	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	30%	70%	25%	0%	0%	0%	0%	0%	0	0.25	0.1125	0.225	0.225	0.45	0.45	5.25	0.00009	0.00004	0.00004	0	0	0		
Cabarrus	5	MC	9	Unincorporated Cabarrus County	2.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	0%	0%	0%	0%	1.5	0.0125	0.0125	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0.00045	0	0	0		
Cabarrus	5	SD	9	Unincorporated Cabarrus County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	25%	10%	0%	0%	0	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0.00013			
Cabarrus	3	OS	10	Concord	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Cabarrus	3	RL	10	Concord	0.00	0.82	0.50	0.82	0.82	0.82	0.82	0.82	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.82	0.5	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82		
Cabarrus	3	WF	10	Concord	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Cabarrus	3	LLR	10	Concord	0.00	0.80	0.50	0.80	0.80	0.80	0.80	0.80	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.8	0.5	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	
Cabarrus	3	SFN	10	Concord	0.00	5.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	5	0.5	1	1	2	2	2	2	2	2	2	2	2	2	2	
Cabarrus	3	MFN	10	Concord	0.00	15.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cabarrus	3	IC	10	Concord	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0.00034	0	0	0	
Cabarrus	3	SC	10	Concord	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	80%	0%	0	0	0	0	0	0	0	0	0	0.00006	0.00024	0	0	0	0	
Cabarrus	3	SD	10	Concord	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	10%	0%	0	0	0	0	0	0	0	0	0.00017	0.00002	0	0	0.00005			
Cabarrus	3	WN	10	Concord	0.40	8.00	0.50	1.00	1.00	2.00	2.00	2.00	45%	60%	40%	35%	0%	0%	0%	0%	3.15	0.195	0.39	0.39	0.78	0.78	2.08	0.00005	0.00009	0.00009	0.00009	0	0	0			
Cabarrus	3	WC	10	Concord	0.45	14.00	0.50	1.00	1.00	2.00	2.00	2.00	40%	30%	70%	40%	50%	0%	0%	0%	0	2.52	0.09	0.18	0.18	0.36	0.36	5.88	0.00013	0.00013	0.00013	0.00013	0	0	0		
Cabarrus	3	TC	10	Concord	0.75	12.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	0%	0%	0%	0	1.2	0.05	0.1	0.1	0.2	0.2	4.8	0.00015	0.00023	0.00023	0.00023	0	0	0		
Cabarrus	3	TAC	10	Concord	1.00	25.00	0.50	1.00	1.00	2.00	2.00	2.00	65%	30%	70%	35%	70%	0%	0%	0%	0	4.875	0.0975	0.195	0.195	0.39	0.39	11.375	0.00025	0.00023	0.00023	0.00023	0	0	0		
Cabarrus	3	MC	10	Concord	2.00	20.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	0%	0%	0%	0	0.5	0.0125	0.025	0.025	0.05	0.05	4.5	0.00105	0.00045	0.00045	0.00045	0	0	0		
Cabarrus	3	SD	10	Concord	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	25%	10%	0%	0%	0	0	0	0	0	0	0	0.00006	0.00003	0.00003	0.00003	0	0	0.00016		
Cabarrus	2	OS	11	Kannapolis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Cabarrus	2	RL	11	Kannapolis	0.00	1.54	0.00	0.00	0.00	0.00	0.00	0.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	1.54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cabarrus	2	WF	11	Kannapolis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cabarrus	2	LLR	11	Kannapolis	0.00	1.00	0.50	1.00	1.00	1.00	1.00	1.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	1	0.5	1	1	1	1	1	1	1	1	1	1	1	1	1	
Cabarrus	2	SFN	11	Kannapolis	0.00	4.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	4	0.5	1	1	2	2	2	2	2	2	2	2	2	2	2	2
Cabarrus	2	MFN	11	Kannapolis	0.00	17.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cabarrus	2	IC	11	Kannapolis	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0003	0
Cabarrus	2	SC	11	Kannapolis	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0.00006	0.00024	0	0	0.00005		
Cabarrus	2	SD	11	Kannapolis	0.30	0.00																															

CONNECT Our Future Scenario Planning Initiative

General Development Lookup Table (Chester County)

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	FAR	DENSITY	WSIL_C_DENSITY	WSIL_P_DENSITY	WSIL_C_DENSITY	WSIL_P_DENSITY	WSIV_C_DENSITY	WSIV_P_DENSITY	PERCENT_RES	PERCENT_SF	PERCENT_MF	PERCENT_MONRES	PERCENT_OFF	PERCENT_RET	PERCENT_INST	BOP_STAT_SF	BOP_STAT_WSIL_C	BOP_STAT_WSIL_P	BOP_STAT_WSIV_C	BOP_STAT_WSIV_P	BOP_STAT_WSIV_C	BOP_STAT_WSIV_P	BOP_STAT_ME	BOP_STAT_OFF	BOP_STAT_RET	BOP_STAT_IND	BOP_STAT_INST				
Chester	5	OS	17	Unincorporated Chester County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0					
Chester	5	RL	17	Unincorporated Chester County	0.00	0.30	0.30	0.30	0.30	0.30	0.30	0.30	100%	100%	0%	0%	0%	0%	0%	0	0.3	0.3	0.3	0.3	0.3	0.3	0	0	0	0	0				
Chester	5	WF	17	Unincorporated Chester County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0				
Chester	5	LLR	17	Unincorporated Chester County	0.00	0.60	0.50	0.60	0.60	0.60	0.60	0.60	100%	100%	0%	0%	0%	0%	0%	0%	0.6	0.5	0.6	0.6	0.6	0.6	0.6	0	0	0	0	0			
Chester	5	SPN	17	Unincorporated Chester County	0.00	3.07	0.50	1.00	1.00	1.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	3.07	0.5	1	1	2	2	0	0	0	0	0	0			
Chester	5	MFN	17	Unincorporated Chester County	0.00	11.67	0.50	1.00	1.00	1.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0	0	0	1	1	0	0	11.67	0	0	0	0	0		
Chester	5	IC	17	Unincorporated Chester County	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	0%	0%	0	0	0	0	0	0	0	0	0	0	0.00013	0			
Chester	5	SC	17	Unincorporated Chester County	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	20%	80%	0	0	0	0	0	0	0	0	0.00005	0.0002	0	0			
Chester	5	SO	17	Unincorporated Chester County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	70%	10%	0	0	0	0	0	0	0	0	0.00014	0.00002	0	0.00004			
Chester	5	WN	17	Unincorporated Chester County	0.35	6.00	0.50	1.00	1.00	1.00	2.00	2.00	75%	80%	20%	25%	35%	65%	0%	0%	3.6	0.3	0.6	0.6	1.2	1.2	0.9	0.00003	0.00006	0	0	0			
Chester	5	WC	17	Unincorporated Chester County	0.35	6.00	0.50	1.00	1.00	1.00	2.00	2.00	50%	30%	70%	50%	50%	50%	0%	0%	0.9	0.075	0.15	0.15	0.3	0.3	2.1	0.00009	0.00009	0	0	0			
Chester	5	TC	17	Unincorporated Chester County	0.50	10.00	0.50	1.00	1.00	1.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	4	0.0001	0.00015	0	0	0			
Chester	5	TAC	17	Unincorporated Chester County	0.50	10.00	0.50	1.00	1.00	1.00	2.00	2.00	75%	30%	70%	25%	70%	30%	0%	0%	2.25	0.1125	0.225	0.225	0.45	0.45	5.25	0.00009	0.00004	0	0	0			
Chester	5	MC	17	Unincorporated Chester County	2.00	14.00	0.50	1.00	1.00	1.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0.35	0.0125	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0	0	0			
Chester	5	SD	17	Unincorporated Chester County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	25%	10%	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0.00013			
Chester	4	OS	18	Chester	0.00	0.40	0.40	0.40	0.40	0.40	0.40	0.40	100%	100%	0%	0%	0%	0%	0%	0%	0.4	0.4	0.4	0.4	0.4	0.4	0	0	0	0	0	0	0		
Chester	4	RL	18	Chester	0.00	0.40	0.40	0.40	0.40	0.40	0.40	0.40	100%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0		
Chester	4	WF	18	Chester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0		
Chester	4	LLR	18	Chester	0.00	1.00	0.50	1.00	1.00	1.00	1.00	1.00	100%	100%	0%	0%	0%	0%	0%	0%	1	0.5	1	1	1	1	1	1	0	0	0	0	0	0	
Chester	4	SPN	18	Chester	0.00	3.00	0.50	1.00	1.00	1.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	3	0.5	1	1	2	2	0	0	0	0	0	0	0	0	
Chester	4	MFN	18	Chester	0.00	12.55	0.50	1.00	1.00	1.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	12.55	0	0	0	0	0	0	
Chester	4	IC	18	Chester	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0.00024	0		
Chester	4	SC	18	Chester	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	20%	80%	0	0	0	0	0	0	0	0	0.00004	0.00016	0	0	0		
Chester	4	SO	18	Chester	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	70%	10%	0	0	0	0	0	0	0	0	0.00014	0.00002	0	0.00004			
Chester	4	WN	18	Chester	0.35	6.00	0.50	1.00	1.00	1.00	2.00	2.00	75%	80%	20%	25%	35%	65%	0%	0%	3.6	0.3	0.6	0.6	1.2	1.2	0.9	0.00003	0.00006	0	0	0	0		
Chester	4	WC	18	Chester	0.35	10.00	0.50	1.00	1.00	1.00	2.00	2.00	50%	30%	70%	50%	50%	50%	0%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0	0	0		
Chester	4	TC	18	Chester	0.73	10.00	0.50	1.00	1.00	1.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	4	0.00015	0.00022	0	0	0	0		
Chester	4	TAC	18	Chester	0.75	16.00	0.50	1.00	1.00	1.00	2.00	2.00	80%	0%	100%	20%	70%	30%	0%	0%	0	0	0	0	0	0	0	12.8	0.00011	0.00005	0	0	0		
Chester	4	MC	18	Chester	1.50	14.00	0.50	1.00	1.00	1.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0.35	0.0125	0.025	0.025	0.05	0.05	3.15	0.00079	0.00034	0	0	0	0		
Chester	4	SD	18	Chester	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	25%	10%	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0.00013			
Chester	5	OS	19	Fort Lawn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Chester	5	RL	19	Fort Lawn	0.00	0.30	0.30	0.30	0.30	0.30	0.30	0.30	100%	100%	0%	0%	0%	0%	0%	0%	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0	0	0	0	0	0	0	
Chester	5	WF	19	Fort Lawn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Chester	5	LLR	19	Fort Lawn	0.00	0.60	0.50	0.60	0.60	0.60	0.60	0.60	100%	100%	0%	0%	0%	0%	0%	0%	0.6	0.5	0.6	0.6	0.6	0.6	0.6	0.6	0	0	0	0	0	0	0
Chester	5	SPN	19	Fort Lawn	0.00	3.10	0.50	1.00	1.00	1.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	3.1	0.5	1	1	2	2	0	0	0	0	0	0	0	0	
Chester	5	MFN	19	Fort Lawn	0.00	11.66	0.50	1.00	1.00	1.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	11.66	0	0	0	0	0	0	
Chester	5	IC	19	Fort Lawn	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0.00013	0		
Chester	5	SC	19	Fort Lawn	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	20%	80%	0	0	0	0	0	0	0	0	0.00005	0.0002	0	0	0		
Chester	5	SO	19	Fort Lawn	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	70%	10%	0	0	0	0	0	0	0	0	0.00014	0.00002	0	0.00004			
Chester	5	WN	19	Fort Lawn	0.35	6.00	0.50	1.00	1.00	1.00	2.00	2.00	75%	80%	20%	25%	35%	65%	0%	0%	3.6	0.3	0.6	0.6	1.2	1.2	0.9	0.00003	0.00006	0	0	0	0		
Chester	5	WC	19	Fort Lawn	0.35	10.00	0.50	1.00	1.00	1.00	2.00	2.00	50%	30%	70%	50%	50%	50%	0%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0	0	0		
Chester	5	TC	19	Fort Lawn	0.50																														

CONNECT Our Future Scenario Planning Initiative

General Development Lookup Table (Gaston County)

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	FAR	DENSITY	WSHL_C_DENSITY	WSHL_P_DENSITY	WSHLL_C_DENSITY	WSHLL_P_DENSITY	WSV_C_DENSITY	WSV_P_DENSITY	PERCENT_RES	PERCENT_SF	PERCENT_MF	PERCENT_NONRES	PERCENT_OFF	PERCENT_RET	PERCENT_IND	PERCENT_INST	BOP_STAT_SF	BOP_STAT_WSH_C	BOP_STAT_WSH_P	BOP_STAT_WSH_C	BOP_STAT_WSH_P	BOP_STAT_WSV_C	BOP_STAT_WSV_P	BOP_STAT_ME	BOP_STAT_OFF	BOP_STAT_RET	BOP_STAT_IND	BOP_STAT_INST					
Gaston	5	OS	51	Unincorporated Gaston County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
Gaston	5	RL	51	Unincorporated Gaston County	0.00	0.15	0.15	0.15	0.15	0.15	0.15	0.15	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15				
Gaston	5	WF	51	Unincorporated Gaston County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Gaston	5	LLR	51	Unincorporated Gaston County	0.00	0.78	0.50	0.78	0.78	0.78	0.78	0.78	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.78	0.5	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78			
Gaston	5	SFN	51	Unincorporated Gaston County	0.00	2.68	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	2.68	0.5	1	2	2	2	2	2	2	2	2	2	2			
Gaston	5	MFN	51	Unincorporated Gaston County	0.00	14.00	0.00	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Gaston	5	IC	51	Unincorporated Gaston County	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Gaston	5	SC	51	Unincorporated Gaston County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Gaston	5	SO	51	Unincorporated Gaston County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Gaston	5	WN	51	Unincorporated Gaston County	0.35	6.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	80%	20%	25%	30%	35%	40%	45%	50%	3.6	0.3	0.6	0.6	1.2	1.2	1.2	0.9	0.0003	0.0006	0.0006	0.0006	0.0004			
Gaston	5	WC	51	Unincorporated Gaston County	0.35	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	30%	70%	50%	50%	50%	50%	50%	50%	1.5	0.075	0.15	0.15	0.15	0.3	0.3	3.5	0.0009	0.0009	0.0009	0.0009	0.0009			
Gaston	5	TC	51	Unincorporated Gaston County	0.50	12.00	0.50	1.00	1.00	2.00	2.00	2.00	40%	20%	40%	40%	40%	40%	40%	40%	40%	1.2	0.05	0.1	0.1	0.2	0.2	4.8	0.0001	0.00015	0.00015	0.00015	0.00015				
Gaston	5	TAC	51	Unincorporated Gaston County	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	25%	70%	30%	25%	70%	30%	25%	70%	2.25	0.1125	0.225	0.225	0.225	0.45	5.25	0.0009	0.0004	0.0004	0.0004	0.0004				
Gaston	5	MC	51	Unincorporated Gaston County	2.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0%	0.35	0.0125	0.025	0.025	0.025	0.05	0.05	3.15	0.0015	0.0045	0.0045	0.0045	0.0045			
Gaston	5	SD	51	Unincorporated Gaston County	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Gaston	2	OS	52	Gastonia	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Gaston	2	RL	52	Gastonia	0.00	1.50	0.50	1.00	1.00	1.50	1.50	1.50	100%	100%	0%	0%	0%	0%	0%	0%	0%	1.5	0.5	1	1	1.5	1.5	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Gaston	2	WF	52	Gastonia	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Gaston	2	LLR	52	Gastonia	0.00	0.91	0.50	0.91	0.91	0.91	0.91	0.91	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.91	0.5	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	
Gaston	2	SFN	52	Gastonia	0.00	3.84	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	3.84	0.5	1	1	2	2	2	2	2	2	2	2	2	2	2	
Gaston	2	MFN	52	Gastonia	0.00	16.50	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Gaston	2	IC	52	Gastonia	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Gaston	2	SC	52	Gastonia	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Gaston	2	SO	52	Gastonia	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Gaston	2	WN	52	Gastonia	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	50%	40%	40%	40%	40%	40%	40%	2.75	0.1375	0.275	0.275	0.55	0.55	2.25	0.55	2.25	0.55	2.25	0.55	2.25	0.55		
Gaston	2	WC	52	Gastonia	0.80	16.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	30%	50%	50%	50%	50%	50%	50%	50%	2.4	0.075	0.15	0.15	0.3	0.3	5.6	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	
Gaston	2	TC	52	Gastonia	1.81	16.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	0%	1.6	0.05	0.1	0.1	0.2	0.2	6.4	0.00036	0.00054	0.00054	0.00054	0.00054	0.00054	0.00054	0.00054	
Gaston	2	TAC	52	Gastonia	2.00	45.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	0%	100%	25%	70%	30%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	33.75	0.00035	0.00015	0.00015	0.00015	0.00015	0.00015	0.00015	0.00015	
Gaston	2	MC	52	Gastonia	4.00	20.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0%	0.5	0.0125	0.025	0.025	0.025	0.05	0.05	4.5	0.0021	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	
Gaston	2	SD	52	Gastonia	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Gaston	2	OS	53	Belmont	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Gaston	2	RL	53	Belmont	0.00	0.16	0.16	0.16	0.16	0.16	0.16	0.16	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	
Gaston	2	WF	53	Belmont	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Gaston	2	LLR	53	Belmont	0.00	1.33	0.50	1.00	1.00	1.33	1.33	1.33	100%	100%	0%	0%	0%	0%	0%	0%	0%	1.33	0.5	1	1	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33
Gaston	2	SFN	53	Belmont	0.00	2.76	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	2.76	0.5	1	1	2	2	2	2	2	2	2	2	2	2	2	
Gaston	2	MFN	53	Belmont	0.00	16.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	0%	0%	0%	0%	0%	0%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Gaston	2	IC	53																																		

CONNECT Our Future Scenario Planning Initiative

General Development Lookup Table (Lancaster County)

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	FAR	DENSITY	WSIL_C_DENSITY	WSIL_P_DENSITY	WSIL_C_DENSITY	WSIL_P_DENSITY	WSIV_C_DENSITY	WSIV_P_DENSITY	PERCENT_RES	PERCENT_SF	PERCENT_MF	PERCENT_MONRES	PERCENT_OFF	PERCENT_RET	PERCENT_IND	PERCENT_INST	BOP_STAT_SF	BOP_STAT_WSIL_C	BOP_STAT_WSIL_P	BOP_STAT_WSIV_C	BOP_STAT_WSIV_P	BOP_STAT_WSIV_C	BOP_STAT_WSIV_P	BOP_STAT_ME	BOP_STAT_OFF	BOP_STAT_RET	BOP_STAT_IND	BOP_STAT_INST			
Lancaster	5	OS	45	Unincorporated Lancaster County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0				
Lancaster	5	RL	45	Unincorporated Lancaster County	0.00	0.15	0.15	0.15	0.15	0.15	0.15	0.15	100%	100%	0%	0%	0%	0%	0%	0%	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0	0	0	0	0			
Lancaster	5	WF	45	Unincorporated Lancaster County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0			
Lancaster	5	LLR	45	Unincorporated Lancaster County	0.00	1.13	0.50	1.00	1.00	1.13	1.13	1.13	100%	100%	0%	0%	0%	0%	0%	0%	0%	1.13	0.5	1	1	1.13	1.13	1.13	0	0	0	0	0		
Lancaster	5	SFN	45	Unincorporated Lancaster County	0.00	1.45	0.50	1.00	1.00	1.45	1.45	1.45	100%	100%	0%	0%	0%	0%	0%	0%	0%	1.45	0.5	1	1	1.45	1.45	1.45	0	0	0	0	0		
Lancaster	5	MFN	45	Unincorporated Lancaster County	0.00	10.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	10	0	0	0	0		
Lancaster	5	IC	45	Unincorporated Lancaster County	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	100%	0%	0	0	0	0	0	0	0	0	0	0	0.0001	0		
Lancaster	5	SC	45	Unincorporated Lancaster County	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	20%	80%	0%	0%	0	0	0	0	0	0	0	0.00005	0.0002	0	0	0		
Lancaster	5	SO	45	Unincorporated Lancaster County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0.00014	0.00002	0	0	0.00004		
Lancaster	5	WN	45	Unincorporated Lancaster County	0.35	6.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	80%	20%	25%	35%	65%	0%	0%	0%	3.6	0.3	0.6	0.6	1.2	1.2	0.9	0.00003	0.00006	0	0	0		
Lancaster	5	WC	45	Unincorporated Lancaster County	0.35	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	30%	70%	50%	50%	50%	0%	0%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0	0		
Lancaster	5	TC	45	Unincorporated Lancaster County	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	4	0.0001	0.00015	0	0	0		
Lancaster	5	TAC	45	Unincorporated Lancaster County	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	30%	70%	25%	70%	30%	0%	0%	0%	2.25	0.1125	0.225	0.225	0.45	0.45	5.25	0.00009	0.00004	0	0	0		
Lancaster	5	MC	45	Unincorporated Lancaster County	2.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0%	0.35	0.0125	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0	0	0		
Lancaster	5	SD	45	Unincorporated Lancaster County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	25%	10%	0%	65%	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0.00013		
Lancaster	3	OS	46	Lancaster City	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0		
Lancaster	3	RL	46	Lancaster City	0.00	1.00	0.50	1.00	1.00	1.00	1.00	1.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	1	0.5	1	1	1	1	1	0	0	0	0	0	0	
Lancaster	3	WF	46	Lancaster City	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	
Lancaster	3	LLR	46	Lancaster City	0.00	0.79	0.79	0.79	0.79	0.79	0.79	0.79	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0	0	0	0	0	0	
Lancaster	3	SFN	46	Lancaster City	0.00	2.53	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	2.53	0	0	0	0	0	0	0	0	0	0	0	0	
Lancaster	3	MFN	46	Lancaster City	0.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	14	0	0	0	0	0	
Lancaster	3	IC	46	Lancaster City	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	100%	0%	0	0	0	0	0	0	0	0	0	0	0	0.00034	0	
Lancaster	3	SC	46	Lancaster City	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	20%	80%	0%	0%	0	0	0	0	0	0	0	0	0.00005	0.00018	0	0	0	
Lancaster	3	SO	46	Lancaster City	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0.00009	0.00001	0	0	0.00003		
Lancaster	3	WN	46	Lancaster City	0.40	8.00	0.50	1.00	1.00	2.00	2.00	2.00	65%	40%	40%	35%	65%	0%	0%	0%	0%	3.12	0.195	0.39	0.39	0.78	0.78	2.08	0.00005	0.00009	0	0	0		
Lancaster	3	WC	46	Lancaster City	0.65	14.00	0.50	1.00	1.00	2.00	2.00	2.00	40%	30%	70%	40%	50%	50%	0%	0%	0%	2.52	0.09	0.18	0.18	0.36	0.36	5.88	0.00013	0.00013	0	0	0		
Lancaster	3	TC	46	Lancaster City	0.61	12.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	0%	1.2	0.05	0.1	0.1	0.2	0.2	4.8	0.00012	0.00018	0	0	0		
Lancaster	3	TAC	46	Lancaster City	1.00	25.00	0.50	1.00	1.00	2.00	2.00	2.00	65%	30%	70%	35%	70%	30%	0%	0%	0%	4.875	0.0975	0.195	0.195	0.39	0.39	11.375	0.00025	0.00011	0	0	0		
Lancaster	3	MC	46	Lancaster City	2.00	20.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0%	0.5	0.0125	0.025	0.025	0.05	0.05	4.5	0.00105	0.00045	0	0	0		
Lancaster	3	SD	46	Lancaster City	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	25%	10%	0%	65%	0	0	0	0	0	0	0	0.00006	0.00003	0	0	0.00016		
Lancaster	5	OS	47	Heath Springs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0		
Lancaster	5	RL	47	Heath Springs	0.00	0.15	0.15	0.15	0.15	0.15	0.15	0.15	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0	0	0	0	0	0	
Lancaster	5	WF	47	Heath Springs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	
Lancaster	5	LLR	47	Heath Springs	0.00	1.13	0.50	1.00	1.00	1.13	1.13	1.13	100%	100%	0%	0%	0%	0%	0%	0%	0%	1.13	0.5	1	1	1.13	1.13	1.13	0	0	0	0	0	0	0
Lancaster	5	SFN	47	Heath Springs	0.00	1.45	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	1.45	0.5	1	1	1.45	1.45	1.45	0	0	0	0	0	0	0
Lancaster	5	MFN	47	Heath Springs	0.00	10.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	10	0	0	0	0	0	
Lancaster	5	IC	47	Heath Springs	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	100%	0%	0	0	0	0	0	0	0	0	0	0	0	0.00014	0	
Lancaster	5	SC	47	Heath Springs	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	20%	80%	0%	0%	0	0	0	0	0	0	0	0	0.00005	0.0002	0	0	0	
Lancaster	5	SO	47	Heath Springs	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0.00014	0.00002	0	0	0.00004		
Lancaster	5	WN	47	Heath Springs	0.35	6.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	80%	20%	25%	35%	65%	0%	0%	0%	3.6	0.3	0.6	0.6	1.2	1.2	0.9	0.00003	0.00006	0	0	0		
Lancaster	5	WC	47	Heath Springs	0.35	10.00	0.50	1.00																											

CONNECT Our Future Scenario Planning Initiative

General Development Lookup Table (Mecklenburg County)

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	FAR	DENSITY	WSH_C_DENSITY	WSH_P_DENSITY	WSHII_C_DENSITY	WSHII_P_DENSITY	WSHIV_C_DENSITY	WSHIV_P_DENSITY	PERCENT_RES	PERCENT_SF	PERCENT_MF	PERCENT_NOMRES	PERCENT_OFF	PERCENT_RET	PERCENT_IND	PERCENT_INST	BOP_STAT_SF	BOP_STAT_WSH_C	BOP_STAT_WSH_P	BOP_STAT_WSHII_C	BOP_STAT_WSHII_P	BOP_STAT_WSHIV_C	BOP_STAT_WSHIV_P	BOP_STAT_MF	BOP_STAT_OFF	BOP_STAT_RET	BOP_STAT_IND	BOP_STAT_INST		
Mecklenburg	5	OS	66	Unincorporated Mecklenburg County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0		
Mecklenburg	5	RL	66	Unincorporated Mecklenburg County	0.00	0.30	0.30	0.30	0.30	0.30	0.30	0.30	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3		
Mecklenburg	5	WF	66	Unincorporated Mecklenburg County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0		
Mecklenburg	5	LLR	66	Unincorporated Mecklenburg County	0.00	0.60	0.60	0.60	0.60	0.60	0.60	0.60	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6		
Mecklenburg	5	SRN	66	Unincorporated Mecklenburg County	0.00	6.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	6	0.5	1	1	2	2	2	2	2	2	2		
Mecklenburg	5	MFN	66	Unincorporated Mecklenburg County	0.00	12.26	0.00	0.00	0.00	0.00	0.00	0.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	
Mecklenburg	5	IC	66	Unincorporated Mecklenburg County	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0.00033	
Mecklenburg	5	SC	66	Unincorporated Mecklenburg County	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0.00005	
Mecklenburg	5	SO	66	Unincorporated Mecklenburg County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	70%	10%	0%	0	0	0	0	0	0	0	0	0	0	0	0.00014	
Mecklenburg	5	WN	66	Unincorporated Mecklenburg County	0.35	6.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	80%	20%	25%	35%	65%	0%	0%	0%	3.6	0.3	0.6	0.6	1.2	1.2	1.2	0.9	0.00003	0.00006	0	0	
Mecklenburg	5	WC	66	Unincorporated Mecklenburg County	0.35	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	30%	70%	50%	50%	50%	0%	0%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0	0	
Mecklenburg	5	TC	66	Unincorporated Mecklenburg County	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	4.5	0.0001	0.00015	0	0	0	
Mecklenburg	5	TAC	66	Unincorporated Mecklenburg County	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	30%	70%	25%	30%	70%	0%	0%	0%	2.25	0.1125	0.225	0.225	0.45	0.45	6.25	0.00009	0.00004	0	0	0	
Mecklenburg	5	MC	66	Unincorporated Mecklenburg County	2.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0%	0.35	0.0125	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0	0	0	
Mecklenburg	5	SD	66	Unincorporated Mecklenburg County	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	25%	10%	0%	65%	0	0	0	0	0	0	0	0.00025	0.0001	0	0	0.00065	
Mecklenburg	1	OS	67	Charlotte	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	
Mecklenburg	1	RL	67	Charlotte	0.00	2.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	2	2	0.5	1	1	2	2	2	2	2	2	
Mecklenburg	1	WF	67	Charlotte	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	
Mecklenburg	1	LLR	67	Charlotte	0.00	3.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	3	0.5	1	1	2	2	2	2	2	2	2	2	
Mecklenburg	1	SRN	67	Charlotte	0.00	6.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	6	0.5	1	1	2	2	2	2	2	2	2	2	
Mecklenburg	1	MFN	67	Charlotte	0.00	22.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0
Mecklenburg	1	IC	67	Charlotte	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0	0.00004
Mecklenburg	1	SC	67	Charlotte	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	20%	80%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0.00005
Mecklenburg	1	SO	67	Charlotte	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	70%	10%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0.00005
Mecklenburg	1	WN	67	Charlotte	0.75	16.00	0.50	1.00	1.00	2.00	2.00	2.00	40%	50%	50%	60%	35%	65%	0%	0%	0%	3.2	0.1	0.2	0.2	0.4	0.4	3.2	0.00016	0.00029	0	0	0	
Mecklenburg	1	WC	67	Charlotte	1.00	22.00	0.50	1.00	1.00	2.00	2.00	2.00	35%	0%	100%	65%	50%	50%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0.00033
Mecklenburg	1	TC	67	Charlotte	3.00	25.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	0%	2.5	0.05	0.1	0.1	0.2	0.2	10	0.00006	0.00002	0	0	0	
Mecklenburg	1	TAC	67	Charlotte	4.00	100.00	0.50	1.00	1.00	2.00	2.00	2.00	80%	0%	100%	20%	70%	30%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0
Mecklenburg	1	MC	67	Charlotte	7.00	120.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0%	3	0.0125	0.025	0.025	0.05	0.05	27	0.00368	0.00024	0	0	0	
Mecklenburg	1	SD	67	Charlotte	1.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	25%	10%	0%	65%	0	0	0	0	0	0	0.00034	0.00014	0	0	0.00088	
Mecklenburg	2	OS	68	Cornelius	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	
Mecklenburg	2	RL	68	Cornelius	0.00	0.20	0.20	0.20	0.20	0.20	0.20	0.20	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Mecklenburg	2	WF	68	Cornelius	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0
Mecklenburg	2	LLR	68	Cornelius	0.00	2.68	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	2.68	0.5	1	1	2	2	2	2	2	2	2	2	2
Mecklenburg	2	SRN	68	Cornelius	0.00	5.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	5	0.5	1	1	2	2	2	2	2	2	2	2	2
Mecklenburg	2	MFN	68	Cornelius	0.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0
Mecklenburg	2	IC	68	Cornelius	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0	0.00023
Mecklenburg	2	SC	68	Cornelius	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	20%	80%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0.00005
Mecklenburg	2	SO	68	Cornelius	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0	0	0	0	0.00009
Mecklenburg	2	WN	68	Cornelius	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	55%	50%	45%	50%	35%	65%	0%	0%	0%	2.75	0.1375	0.275	0.275	0.55	0.55	2.25	0.00009	0.00016	0	0	0	0.00008
Mecklenburg	2	WC	68	Cornelius	0.80	14.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	30%	70%	50%	50%																	

Rowan	3	MFN	83	Rockwell	0.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0	0	0	0	0	0	0	14	0	0	0	0	
Rowan	3	IC	83	Rockwell	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	0%	0%	100%	0%	0	0	0	0	0	0	0	0	0.00019	0	
Rowan	3	SC	83	Rockwell	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	20%	80%	0%	0%	0	0	0	0	0	0	0	0.00004	0.00016	0	0
Rowan	3	SO	83	Rockwell	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0.00018	0.00003	0	0.00005
Rowan	3	WN	83	Rockwell	0.40	8.00	0.50	1.00	1.00	2.00	2.00	2.00	65%	60%	40%	35%	35%	65%	0%	0%	3.12	0.195	0.39	0.39	0.78	0.78	2.08	0.00005	0.00009	0	0
Rowan	3	WC	83	Rockwell	0.65	14.00	0.50	1.00	1.00	2.00	2.00	2.00	60%	30%	70%	40%	50%	50%	0%	0%	2.52	0.09	0.18	0.18	0.36	0.36	5.88	0.00013	0.00013	0	0
Rowan	3	TC	83	Rockwell	0.42	12.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	1.2	0.05	0.1	0.1	0.2	0.2	4.8	0.00008	0.00013	0	0
Rowan	3	TAC	83	Rockwell	1.00	25.00	0.50	1.00	1.00	2.00	2.00	2.00	65%	30%	70%	35%	70%	30%	0%	0%	4.875	0.0975	0.195	0.195	0.39	0.39	11.375	0.00025	0.00011	0	0
Rowan	3	MC	83	Rockwell	2.00	20.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0.5	0.0125	0.025	0.025	0.05	0.05	4.5	0.00105	0.00045	0	0
Rowan	3	SD	83	Rockwell	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	25%	10%	0%	65%	0	0	0	0	0	0	0	0.00006	0.00003	0	0.00016
Rowan	3	OS	84	Spencer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0
Rowan	3	RL	84	Spencer	0.00	0.76	0.50	0.76	0.76	0.76	0.76	0.76	100%	100%	0%	0%	0%	0%	0%	0%	0.76	0.5	0.76	0.76	0.76	0.76	0	0	0	0	0
Rowan	3	WF	84	Spencer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0
Rowan	3	LLR	84	Spencer	0.00	0.88	0.50	0.88	0.88	0.88	0.88	0.88	100%	100%	0%	0%	0%	0%	0%	0%	0.88	0.5	0.88	0.88	0.88	0.88	0	0	0	0	0
Rowan	3	SFN	84	Spencer	0.00	2.11	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	2.11	0.5	1	1	2	2	0	0	0	0	0
Rowan	3	MFN	84	Spencer	0.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0	0	0	0	0	0	14	0	0	0	0
Rowan	3	IC	84	Spencer	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	0%	0%	100%	0%	0	0	0	0	0	0	0	0	0	0	0.00025
Rowan	3	SC	84	Spencer	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	20%	80%	0%	0%	0	0	0	0	0	0	0	0.00005	0.0002	0	0
Rowan	3	SO	84	Spencer	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0.00018	0.00003	0	0.00005
Rowan	3	WN	84	Spencer	0.40	8.00	0.50	1.00	1.00	2.00	2.00	2.00	65%	60%	40%	35%	35%	65%	0%	0%	3.12	0.195	0.39	0.39	0.78	0.78	2.08	0.00005	0.00009	0	0
Rowan	3	WC	84	Spencer	0.65	14.00	0.50	1.00	1.00	2.00	2.00	2.00	60%	30%	70%	40%	50%	50%	0%	0%	2.52	0.09	0.18	0.18	0.36	0.36	5.88	0.00013	0.00013	0	0
Rowan	3	TC	84	Spencer	0.71	12.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	1.2	0.05	0.1	0.1	0.2	0.2	4.8	0.00014	0.00021	0	0
Rowan	3	TAC	84	Spencer	1.00	25.00	0.50	1.00	1.00	2.00	2.00	2.00	65%	30%	70%	35%	70%	30%	0%	0%	4.875	0.0975	0.195	0.195	0.39	0.39	11.375	0.00025	0.00011	0	0
Rowan	3	MC	84	Spencer	2.00	20.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0.5	0.0125	0.025	0.025	0.05	0.05	4.5	0.00105	0.00045	0	0
Rowan	3	SD	84	Spencer	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	25%	10%	0%	65%	0	0	0	0	0	0	0	0.00006	0.00003	0	0.00016

CONNECT Our Future Scenario Planning Initiative

General Development Lookup Table (Stanly County)

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	FAR	DENSITY	WSH_C_DENSITY	WSH_P_DENSITY	WSH_C_DENSITY	WSH_P_DENSITY	WSH_C_DENSITY	WSH_P_DENSITY	WSH_C_DENSITY	WSH_P_DENSITY	PERCENT_RES	PERCENT_SF	PERCENT_MF	PERCENT_MONRES	PERCENT_OFF	PERCENT_RET	PERCENT_IND	PERCENT_INST	BOP_STAT_SF	BOP_STAT_WSH_C	BOP_STAT_WSH_P	BOP_STAT_WSH_C	BOP_STAT_WSH_P	BOP_STAT_WSH_C	BOP_STAT_WSH_P	BOP_STAT_ME	BOP_STAT_OFF	BOP_STAT_RET	BOP_STAT_IND	BOP_STAT_INST				
Stanly	5	OS	85	Unincorporated Stanly County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0				
Stanly	5	RL	85	Unincorporated Stanly County	0.00	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	100%	100%	0%	0%	0%	0%	0%	0%	0	0.07	0.07	0.07	0.07	0.07	0.07	0	0	0	0	0	0			
Stanly	5	WF	85	Unincorporated Stanly County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0			
Stanly	5	LLR	85	Unincorporated Stanly County	0.00	0.92	0.50	0.92	0.92	0.92	0.92	0.92	0.92	0.92	100%	100%	0%	0%	0%	0%	0%	0%	0%	0	0.92	0.5	0.92	0.92	0.92	0.92	0	0	0	0	0	0.0004		
Stanly	5	SFN	85	Unincorporated Stanly County	0.00	3.08	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0	3.08	0.5	1	1	1	1	2	0	0	0	0	0		
Stanly	5	MFN	85	Unincorporated Stanly County	0.00	0.50	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	100%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	10	0	0	0	0	0		
Stanly	5	IC	85	Unincorporated Stanly County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	100%	0%	0	0	0	0	0	0	0	0	0	0	0	0.0002	0	0	
Stanly	5	SC	85	Unincorporated Stanly County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	20%	80%	0%	0%	0	0	0	0	0	0	0	0	0.00004	0.00016	0	0	0	
Stanly	5	SO	85	Unincorporated Stanly County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0.00014	0.00002	0	0	0.00004	0	
Stanly	5	WN	85	Unincorporated Stanly County	0.35	6.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	20%	25%	20%	25%	20%	25%	20%	25%	20%	3.2	0.3	0.6	0.6	0.6	1.2	0.9	0.00003	0.00006	0	0	0	0		
Stanly	5	WC	85	Unincorporated Stanly County	0.35	10.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	30%	30%	70%	50%	50%	50%	50%	50%	50%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0	0	0	
Stanly	5	TC	85	Unincorporated Stanly County	0.50	12.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	20%	20%	80%	50%	40%	60%	60%	60%	0%	0%	1.2	0.05	0.1	0.1	0.2	0.2	4.8	0.0001	0.00015	0	0	0	0	
Stanly	5	TAC	85	Unincorporated Stanly County	0.50	10.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	30%	75%	30%	70%	25%	40%	30%	0%	0%	2.25	0.1125	0.225	0.225	0.225	0.45	5.25	0.00009	0.00004	0	0	0	0		
Stanly	5	MC	85	Unincorporated Stanly County	2.00	14.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	25%	10%	90%	75%	70%	30%	0%	0%	0%	0%	0.35	0.0125	0.025	0.025	0.025	0.05	3.15	0.00105	0.00045	0	0	0	0	
Stanly	5	SD	85	Unincorporated Stanly County	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	25%	0%	0%	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0.00013	0		
Stanly	3	OS	86	Albemarle	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0		
Stanly	3	RL	86	Albemarle	0.00	0.62	0.50	0.62	0.62	0.62	0.62	0.62	0.62	0.62	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0.62	0.5	0.62	0.62	0.62	0.62	0.62	0	0	0	0	0	0	
Stanly	3	WF	86	Albemarle	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0		
Stanly	3	LLR	86	Albemarle	0.00	1.48	0.50	1.00	1.00	1.48	1.48	1.48	1.48	1.48	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	1.48	0.5	1	1	1.48	1.48	0	0	0	0	0	0	0	
Stanly	3	SFN	86	Albemarle	0.00	4.00	0.50	1.00	1.00	2.00	2.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	4	0.5	1	1	4	4	2	0	0	0	0	0	0	
Stanly	3	MFN	86	Albemarle	0.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	2.00	2.00	100%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	16	0	0	0	0	0		
Stanly	3	IC	86	Albemarle	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	0%	0%	100%	0%	0	0	0	0	0	0	0	0	0	0	0.00018	0	0	
Stanly	3	SC	86	Albemarle	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	20%	80%	0%	0%	0	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0	
Stanly	3	SO	86	Albemarle	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0.00018	0.00003	0	0	0.00005	0		
Stanly	3	WN	86	Albemarle	0.40	8.00	0.50	1.00	1.00	2.00	2.00	2.00	2.00	2.00	25%	35%	35%	35%	35%	35%	35%	35%	35%	3.12	0.195	0.275	0.275	0.275	0.55	2.25	0.00009	0.00006	0	0	0	0		
Stanly	3	WC	86	Albemarle	0.45	14.00	0.50	1.00	1.00	2.00	2.00	2.00	2.00	2.00	30%	30%	70%	50%	50%	50%	50%	50%	50%	0%	2.52	0.09	0.18	0.18	0.36	5.88	0.00013	0.00013	0	0	0	0	0	
Stanly	3	TC	86	Albemarle	0.85	16.00	0.50	1.00	1.00	2.00	2.00	2.00	2.00	2.00	20%	20%	80%	50%	40%	60%	60%	60%	0%	0%	1.6	0.05	0.1	0.1	0.2	0.2	6.4	0.00017	0.00026	0	0	0	0	
Stanly	3	TAC	86	Albemarle	1.00	25.00	0.50	1.00	1.00	2.00	2.00	2.00	2.00	2.00	30%	75%	30%	70%	25%	40%	30%	0%	0%	4.875	0.0975	0.195	0.195	0.39	0.39	11.375	0.00025	0.00011	0	0	0	0		
Stanly	3	MC	86	Albemarle	2.00	20.00	0.50	1.00	1.00	2.00	2.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0%	0%	0.5	0.0125	0.025	0.025	0.025	0.05	0.05	4.5	0.00105	0.00045	0	0	0	0
Stanly	3	SD	86	Albemarle	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	25%	0%	0%	0	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0.00013	0	
Stanly	2	OS	12	Locust	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0		
Stanly	2	RL	12	Locust	0.00	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0.23	0.23	0.23	0.23	0.23	0.23	0	0	0	0	0	0		
Stanly	2	WF	12	Locust	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0		
Stanly	2	LLR	12	Locust	0.00	1.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	1	0.5	1	1	1	1	1	0	0	0	0	0	0	
Stanly	2	SFN	12	Locust	0.00	4.00	0.50	1.00	1.00	2.00	2.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	4	0.5	1	1	4	4	2	0	0	0	0	0	0	
Stanly	2	MFN	12	Locust	0.00	16.00	0.50	1.00	1.00	2.00	2.00	2.00	2.00	2.00	100%	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	16	0	0	0	0	0		
Stanly	2	IC	12	Locust	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	0%	0%	100%	0%	0	0												

Stanly	5	MFN	94	Richfield	0.00	12.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0	0	0	0	0	0	12	0	0	0	0	
Stanly	5	IC	94	Richfield	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0.00017	0
Stanly	5	SC	94	Richfield	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	20%	80%	0%	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0
Stanly	5	SO	94	Richfield	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0.00014	0.00002	0	0	0.00004
Stanly	5	WN	94	Richfield	0.35	6.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	80%	20%	25%	35%	65%	0%	3.6	0.3	0.6	0.6	1.2	1.2	0.9	0.00003	0.00006	0	0	0
Stanly	5	WC	94	Richfield	0.35	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	30%	70%	50%	50%	50%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0	0
Stanly	5	TC	94	Richfield	0.50	12.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	1.2	0.05	0.1	0.1	0.2	0.2	4.8	0.0001	0.00015	0	0	0
Stanly	5	TAC	94	Richfield	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	30%	70%	25%	70%	30%	0%	2.25	0.1125	0.225	0.225	0.45	0.45	5.25	0.00009	0.00004	0	0	0
Stanly	5	MC	94	Richfield	2.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0.35	0.0125	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0	0	0
Stanly	5	SD	94	Richfield	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	25%	10%	0%	65%	0	0	0	0	0	0	0.00005	0.00002	0	0	0.00013
Stanly	5	OS	95	Stanfield	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0
Stanly	5	RL	95	Stanfield	0.00	0.30	0.30	0.30	0.30	0.30	0.30	0.30	100%	100%	0%	0%	0%	0%	0%	0.3	0.3	0.3	0.3	0.3	0.3	0	0	0	0	0	0
Stanly	5	WF	95	Stanfield	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0
Stanly	5	LLR	95	Stanfield	0.00	0.81	0.50	0.81	0.81	0.81	0.81	0.81	100%	100%	0%	0%	0%	0%	0%	0.81	0.5	0.81	0.81	0.81	0.81	0	0	0	0	0	0
Stanly	5	SFN	95	Stanfield	0.00	2.29	0.50	1.00	1.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	2.29	0.5	1	1	2	2	0	0	0	0	0	0
Stanly	5	MFN	95	Stanfield	0.00	12.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0	0	0	0	0	0	12	0	0	0	0	0
Stanly	5	IC	95	Stanfield	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0.00025
Stanly	5	SC	95	Stanfield	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	20%	80%	0%	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0
Stanly	5	SO	95	Stanfield	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0.00014	0.00002	0	0	0.00004
Stanly	5	WN	95	Stanfield	0.35	6.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	80%	20%	25%	35%	65%	0%	3.6	0.3	0.6	0.6	1.2	1.2	0.9	0.00003	0.00006	0	0	0
Stanly	5	WC	95	Stanfield	0.35	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	30%	70%	50%	50%	50%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0	0
Stanly	5	TC	95	Stanfield	0.50	12.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	1.2	0.05	0.1	0.1	0.2	0.2	4.8	0.0001	0.00015	0	0	0
Stanly	5	TAC	95	Stanfield	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	30%	70%	25%	70%	30%	0%	2.25	0.1125	0.225	0.225	0.45	0.45	5.25	0.00009	0.00004	0	0	0
Stanly	5	MC	95	Stanfield	2.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0.35	0.0125	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0	0	0
Stanly	5	SD	95	Stanfield	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	25%	10%	0%	65%	0	0	0	0	0	0	0.00005	0.00002	0	0	0.00013

CONNECT Our Future Scenario Planning Initiative

General Development Lookup Table (Union County, NC)

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	FAR	DENSITY	WSH_C_DENSITY	WSH_P_DENSITY	WSH_C_DENSITY	WSH_P_DENSITY	WSH_C_DENSITY	WSH_P_DENSITY	WSH_C_DENSITY	WSH_P_DENSITY	PERCENT_RES	PERCENT_SF	PERCENT_MF	PERCENT_MONRES	PERCENT_OFF	PERCENT_RET	PERCENT_IND	PERCENT_INST	BOP_STAT_SF	BOP_STAT_WSH_C	BOP_STAT_WSH_P	BOP_STAT_WSH_C	BOP_STAT_WSH_P	BOP_STAT_WSH_C	BOP_STAT_WSH_P	BOP_STAT_ME	BOP_STAT_OFF	BOP_STAT_RET	BOP_STAT_IND	BOP_STAT_INST					
Union NC	5	OS	96	Unincorporated Union County, NC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0					
Union NC	5	RL	96	Unincorporated Union County, NC	0.00	0.61	0.50	0.61	0.61	0.61	0.61	0.61	0.61	0.61	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.61	0	0.5	0.61	0.61	0.61	0.61	0	0	0	0	0	0			
Union NC	5	WF	96	Unincorporated Union County, NC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Union NC	5	LR	96	Unincorporated Union County, NC	0.00	0.68	0.50	0.68	0.68	0.68	0.68	0.68	0.68	0.68	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.68	0.5	0.68	0.68	0.68	0.68	0.68	0	0	0	0	0	0	0		
Union NC	5	SFN	96	Unincorporated Union County, NC	0.00	8.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Union NC	5	MFN	96	Unincorporated Union County, NC	0.00	12.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Union NC	5	IC	96	Unincorporated Union County, NC	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0001	0	
Union NC	5	SC	96	Unincorporated Union County, NC	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	20%	80%	0%	0	0	0	0	0	0	0	0	0	0	0.00004	0.00016	0	0	0	
Union NC	5	SD	96	Unincorporated Union County, NC	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0.00014	0.00002	0	0	0.00004	0		
Union NC	5	WN	96	Unincorporated Union County, NC	0.35	8.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	85%	60%	40%	15%	35%	65%	0%	0%	0%	4.08	0.255	0.51	0.51	1.02	1.02	2.72	0.00002	0.00003	0	0	0.00008	0	0		
Union NC	5	WC	96	Unincorporated Union County, NC	0.35	14.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	75%	10%	90%	25%	50%	50%	0%	0%	0%	1.05	0.0375	0.075	0.075	0.075	0.15	0.15	9.45	0.00004	0.00004	0	0	0.00008	0	0	
Union NC	5	TC	96	Unincorporated Union County, NC	0.50	10.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	50%	20%	80%	50%	40%	60%	0%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	4.8	0.0001	0.00015	0	0	0.00015	0	0		
Union NC	5	TAC	96	Unincorporated Union County, NC	0.50	10.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	50%	20%	80%	50%	40%	60%	0%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	4.8	0.0001	0.00015	0	0	0.00015	0	0		
Union NC	5	MC	96	Unincorporated Union County, NC	2.00	14.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	25%	10%	90%	75%	70%	30%	0%	0%	0%	0.35	0.0125	0.025	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0	0	0.00045	0	0	
Union NC	5	SD	96	Unincorporated Union County, NC	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	25%	0%	0%	0	0	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0.00013	0	
Union NC	3	OS	97	Monroe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Union NC	3	RL	97	Monroe	0.00	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0	0	0	0	0	0	0	0	
Union NC	3	WF	97	Monroe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Union NC	3	LR	97	Monroe	0.00	1.20	0.50	1.00	1.00	1.00	1.20	1.20	1.20	1.20	100%	100%	0%	0%	0%	0%	0%	0%	0%	0	0.5	1	1	1.2	1.2	1.2	0	0	0	0	0	0	0	0	0
Union NC	3	SFN	97	Monroe	0.00	3.00	0.50	1.00	1.00	1.00	2.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0	0.5	1	1	2	2	2	0	0	0	0	0	0	0	0	0
Union NC	3	MFN	97	Monroe	0.00	16.00	0.50	1.00	1.00	1.00	2.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Union NC	3	IC	97	Monroe	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0002	0	
Union NC	3	SC	97	Monroe	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	20%	80%	0%	0	0	0	0	0	0	0	0	0	0	0.00004	0.00018	0	0	0	
Union NC	3	SO	97	Monroe	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0.00014	0.00002	0	0	0.00004	0	0.00004	0
Union NC	3	WN	97	Monroe	0.40	10.00	0.50	1.00	1.00	1.00	2.00	2.00	2.00	2.00	85%	60%	40%	15%	35%	65%	0%	0%	0%	5.1	0.255	0.51	0.51	1.02	1.02	2.72	0.00002	0.00003	0	0	0.00008	0	0		
Union NC	3	WC	97	Monroe	0.65	14.00	0.50	1.00	1.00	1.00	2.00	2.00	2.00	2.00	75%	10%	90%	25%	50%	50%	0%	0%	0%	1.2	0.0375	0.075	0.075	0.075	0.15	0.15	10.8	0.00008	0.00008	0	0	0.00008	0	0	
Union NC	3	TC	97	Monroe	0.79	12.00	0.50	1.00	1.00	1.00	2.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	0%	1.2	0.05	0.1	0.1	0.2	0.2	4.8	0.00016	0.00024	0	0	0.00016	0	0		
Union NC	3	TAC	97	Monroe	1.00	25.00	0.50	1.00	1.00	1.00	2.00	2.00	2.00	2.00	50%	30%	70%	35%	70%	30%	0%	0%	0%	4.875	0.0975	0.195	0.195	0.39	0.39	11.375	0.00025	0.00011	0	0	0.00011	0	0		
Union NC	3	MC	97	Monroe	2.00	20.00	0.50	1.00	1.00	1.00	2.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0%	0.5	0.0125	0.025	0.025	0.025	0.05	0.05	4.5	0.00105	0.00045	0	0	0.00045	0	0	
Union NC	3	SD	97	Monroe	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	100%	25%	0%	0%	0	0	0	0	0	0	0	0	0	0.00006	0.00003	0	0	0.00013	0	
Union NC	4	OS	98	Fairview	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Union NC	4	RL	98	Fairview	0.00	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0	0	0	0	0	0	0	0	
Union NC	4	WF	98	Fairview	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Union NC	4	LR	98	Fairview	0.00	0.61	0.50	0.61	0.61	0.61	0.61	0.61	0.61	0.61	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.61	0.5	0.61	0.61	0.61	0.61	0.61	0	0	0	0	0	0	0	0	0
Union NC	4	SFN	98	Fairview	0.00	3.00	0.50	1.00	1.00	1.00	2.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	0	0.5	1	1	2	2	2	0	0	0	0	0	0	0	0	0
Union NC	4	MFN	98	Fairview	0.00	12.00	0.50	1.00	1.00	1.00	2.00	2.00	2.00	2.00	100%	100%	0%	0%	0%	0																			

CONNECT Our Future Scenario Planning Initiative

General Development Lookup Table (Union County, SC)

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	FAR	DENSITY	WSII_C_DENSITY	WSII_P_DENSITY	WSII_C_DENSITY	WSII_P_DENSITY	WSIV_C_DENSITY	WSIV_P_DENSITY	PERCENT_RES	PERCENT_SF	PERCENT_MF	PERCENT_MONRES	PERCENT_OFF	PERCENT_RET	PERCENT_IND	PERCENT_INST	BOP_STAT_SF	BOP_STAT_WSII_C	BOP_STAT_WSII_P	BOP_STAT_WSII_C	BOP_STAT_WSII_P	BOP_STAT_WSIV_C	BOP_STAT_WSIV_P	BOP_STAT_ME	BOP_STAT_OFF	BOP_STAT_RET	BOP_STAT_IND	BOP_STAT_INST					
Union SC	5	OS	110	Unincorporated Union County, SC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0						
Union SC	5	RL	110	Unincorporated Union County, SC	0.00	0.08	0.08	0.08	0.08	0.08	0.08	0.08	100%	100%	0%	0%	0%	0%	0%	0%	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0	0	0	0	0					
Union SC	5	WF	110	Unincorporated Union County, SC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0					
Union SC	5	LLR	110	Unincorporated Union County, SC	0.00	0.60	0.60	0.60	0.60	0.60	0.60	0.60	100%	100%	0%	0%	0%	0%	0%	0%	0.6	0.5	0.6	0.6	0.6	0.6	0.6	0	0	0	0	0	0				
Union SC	5	SFN	110	Unincorporated Union County, SC	0.00	2.00	0.50	1.00	1.00	1.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	2	0.5	1	1	2	2	2	2	0	0	0	0	0	0			
Union SC	5	MFN	110	Unincorporated Union County, SC	0.00	10.00	0.50	1.00	1.00	1.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	10	0	0	0	0	0			
Union SC	5	IC	110	Unincorporated Union County, SC	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0.00015	0	0			
Union SC	5	SC	110	Unincorporated Union County, SC	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	20%	80%	0%	0%	0	0	0	0	0	0	0	0	0.00004	0.00016	0	0	0			
Union SC	5	SO	110	Unincorporated Union County, SC	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0	0.00014	0.00002	0	0	0.00004			
Union SC	5	WN	110	Unincorporated Union County, SC	0.35	6.00	0.50	1.00	1.00	1.00	2.00	2.00	75%	80%	20%	25%	35%	65%	0%	0%	3.6	0.3	0.6	0.6	1.2	1.2	0.9	0.00003	0.00006	0	0	0	0	0			
Union SC	5	WC	110	Unincorporated Union County, SC	0.35	10.00	0.50	1.00	1.00	1.00	2.00	2.00	50%	30%	70%	50%	50%	50%	50%	0%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0	0	0	0		
Union SC	5	TC	110	Unincorporated Union County, SC	0.50	10.00	0.50	1.00	1.00	1.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	4	0.0001	0.00015	0	0	0	0	0			
Union SC	5	TAC	110	Unincorporated Union County, SC	0.50	10.00	0.50	1.00	1.00	1.00	2.00	2.00	75%	30%	70%	25%	70%	30%	0%	0%	2.25	0.1125	0.225	0.225	0.45	0.45	5.25	0.00009	0.00004	0	0	0	0	0			
Union SC	5	MC	110	Unincorporated Union County, SC	2.00	14.00	0.50	1.00	1.00	1.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0.35	0.0125	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0	0	0	0	0			
Union SC	5	SD	110	Unincorporated Union County, SC	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	25%	10%	0%	65%	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0.00013				
Union SC	5	OS	111	Union City	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Union SC	5	RL	111	Union City	0.00	0.30	0.30	0.30	0.30	0.30	0.30	0.30	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0	0	0	0	0	0	0		
Union SC	5	WF	111	Union City	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Union SC	5	LLR	111	Union City	0.00	1.41	0.50	1.00	1.00	1.00	1.41	1.41	100%	100%	0%	0%	0%	0%	0%	0%	0%	1.41	0.5	1	1	1.41	1.41	1.41	0	0	0	0	0	0	0	0	
Union SC	5	SFN	111	Union City	0.00	2.60	0.50	1.00	1.00	1.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	2.6	0.5	1	1	2	2	2	2	0	0	0	0	0	0	0	0	
Union SC	5	MFN	111	Union City	0.00	10.00	0.50	1.00	1.00	1.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	10	0	0	0	0	0	0		
Union SC	5	IC	111	Union City	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0	0.0001	0	0		
Union SC	5	SC	111	Union City	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	20%	80%	0%	0%	0	0	0	0	0	0	0	0	0.00006	0.00024	0	0	0			
Union SC	5	SO	111	Union City	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0	0.00014	0.00002	0	0	0.00004			
Union SC	5	WN	111	Union City	0.35	6.00	0.50	1.00	1.00	1.00	2.00	2.00	75%	80%	20%	25%	35%	65%	0%	0%	3.6	0.3	0.6	0.6	1.2	1.2	0.9	0.00003	0.00006	0	0	0	0	0	0		
Union SC	5	WC	111	Union City	0.35	10.00	0.50	1.00	1.00	1.00	2.00	2.00	50%	30%	70%	50%	50%	50%	50%	0%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0	0	0	0		
Union SC	5	TC	111	Union City	1.67	10.00	0.50	1.00	1.00	1.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	4	0.00033	0.0005	0	0	0	0	0			
Union SC	5	TAC	111	Union City	0.50	10.00	0.50	1.00	1.00	1.00	2.00	2.00	75%	30%	70%	25%	70%	30%	0%	0%	2.25	0.1125	0.225	0.225	0.45	0.45	5.25	0.00009	0.00004	0	0	0	0	0	0		
Union SC	5	MC	111	Union City	2.00	14.00	0.50	1.00	1.00	1.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0.35	0.0125	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0	0	0	0	0	0		
Union SC	5	SD	111	Union City	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	25%	10%	0%	65%	0	0	0	0	0	0	0	0	0.00005	0.00002	0	0	0.00013			
Union SC	5	OS	112	Carlisle	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Union SC	5	RL	112	Carlisle	0.00	0.08	0.08	0.08	0.08	0.08	0.08	0.08	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0	0	0	0	0	0	0	0	
Union SC	5	WF	112	Carlisle	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Union SC	5	LLR	112	Carlisle	0.00	0.60	0.60	0.60	0.60	0.60	0.60	0.60	100%	100%	0%	0%	0%	0%	0%	0%	0%	0.6	0.5	0.6	0.6	0.6	0.6	0.6	0	0	0	0	0	0	0	0	
Union SC	5	SFN	112	Carlisle	0.00	2.00	0.50	1.00	1.00	1.00	2.00	2.00	100%	100%	0%	0%	0%	0%	0%	0%	0%	2	0.5	1	1	2	2	2	2	0	0	0	0	0	0	0	0
Union SC	5	MFN	112	Carlisle	0.00	10.00	0.50	1.00	1.00	1.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	
Union SC	5	IC	112	Carlisle	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	0%	0%	100%	0	0	0	0	0	0	0	0	0	0	0	0	0.00013	0	0	0	
Union SC	5	SC	112	Carlisle	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	20%	80%	0%	0%	0	0	0	0	0	0	0	0	0.00004	0.00016	0	0	0	0		
Union SC	5	SO	112	Carlisle	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0	0.00014	0.00002	0	0	0.00004			
Union SC	5	WN	112	Carlisle	0.3																																

York	5	MFN	123	Sharon	0.00	12.00	0.50	1.00	1.00	2.00	2.00	2.00	100%	0%	100%	0%	0%	0%	0%	0%	0	0	0	0	0	0	12	0	0	0	0
York	5	IC	123	Sharon	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	0%	0%	100%	0%	0	0	0	0	0	0	0	0	0	0.0002	0
York	5	SC	123	Sharon	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	20%	80%	0%	0%	0	0	0	0	0	0	0	0.00005	0.00018	0	0
York	5	SO	123	Sharon	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	70%	10%	0%	20%	0	0	0	0	0	0	0	0.00018	0.00003	0	0.00005
York	5	WN	123	Sharon	0.35	6.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	80%	20%	25%	35%	65%	0%	0%	3.6	0.3	0.6	0.6	1.2	1.2	0.9	0.00003	0.00006	0	0
York	5	WC	123	Sharon	0.35	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	30%	70%	50%	50%	50%	0%	0%	1.5	0.075	0.15	0.15	0.3	0.3	3.5	0.00009	0.00009	0	0
York	5	TC	123	Sharon	0.37	10.00	0.50	1.00	1.00	2.00	2.00	2.00	50%	20%	80%	50%	40%	60%	0%	0%	1	0.05	0.1	0.1	0.2	0.2	4	0.00007	0.00011	0	0
York	5	TAC	123	Sharon	0.50	10.00	0.50	1.00	1.00	2.00	2.00	2.00	75%	30%	70%	25%	70%	30%	0%	0%	2.25	0.1125	0.225	0.225	0.45	0.45	5.25	0.00009	0.00004	0	0
York	5	MC	123	Sharon	2.00	14.00	0.50	1.00	1.00	2.00	2.00	2.00	25%	10%	90%	75%	70%	30%	0%	0%	0.35	0.0125	0.025	0.025	0.05	0.05	3.15	0.00105	0.00045	0	0
York	5	SD	123	Sharon	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0%	0%	100%	25%	10%	0%	65%	0	0	0	0	0	0	0	0.00005	0.00002	0	0.00013



Section C:
Technical Appendix

CommunityViz Lookup Tables:
Assumed Percent of Household
Income Spent on Transportation

CONNECT Our Future Scenario Planning Initiative

Percent of Household Income Spent on Transportation Assumptions

County	Community Type Category	Dual Income Family Household	Low Income Family Households	Single Professional Households
Anson	OS	0%	0%	0%
Anson	RL	23%	53%	25%
Anson	WF	0%	0%	0%
Anson	LLR	22%	51%	24%
Anson	SFN	21%	48%	23%
Anson	MFN	22%	51%	24%
Anson	IC	0%	0%	0%
Anson	SC	0%	0%	0%
Anson	SO	0%	0%	0%
Anson	WN	21%	48%	23%
Anson	WC	21%	48%	23%
Anson	TC	21%	48%	23%
Anson	TAC	17%	28%	16%
Anson	MC	12%	19%	10%
Anson	SD	0%	0%	0%
Cabarrus	OS	0%	0%	0%
Cabarrus	RL	21%	38%	23%
Cabarrus	WF	0%	0%	0%
Cabarrus	LLR	21%	36%	21%
Cabarrus	SFN	20%	34%	21%
Cabarrus	MFN	19%	33%	19%
Cabarrus	IC	0%	0%	0%
Cabarrus	SC	0%	0%	0%
Cabarrus	SO	0%	0%	0%
Cabarrus	WN	19%	32%	19%
Cabarrus	WC	20%	34%	20%
Cabarrus	TC	19%	33%	20%
Cabarrus	TAC	17%	28%	16%
Cabarrus	MC	12%	19%	10%
Cabarrus	SD	0%	0%	0%
Chester	OS	0%	0%	0%
Chester	RL	34%	55%	39%
Chester	WF	0%	0%	0%
Chester	LLR	33%	52%	37%
Chester	SFN	30%	46%	33%
Chester	MFN	30%	46%	33%
Chester	IC	0%	0%	0%
Chester	SC	0%	0%	0%
Chester	SO	0%	0%	0%
Chester	WN	35%	55%	40%
Chester	WC	35%	55%	40%
Chester	TC	29%	44%	31%
Chester	TAC	17%	28%	16%
Chester	MC	12%	19%	10%
Chester	SD	0%	0%	0%
Cleveland	OS	0%	0%	0%
Cleveland	RL	29%	50%	31%
Cleveland	WF	0%	0%	0%

Cleveland	LLR	28%	48%	30%
Cleveland	SFN	27%	46%	28%
Cleveland	MFN	26%	44%	27%
Cleveland	IC	0%	0%	0%
Cleveland	SC	0%	0%	0%
Cleveland	SO	0%	0%	0%
Cleveland	WN	26%	42%	26%
Cleveland	WC	26%	43%	26%
Cleveland	TC	26%	42%	26%
Cleveland	TAC	17%	28%	16%
Cleveland	MC	12%	19%	10%
Cleveland	SD	0%	0%	0%
Gaston	OS	0%	0%	0%
Gaston	RL	21%	37%	22%
Gaston	WF	0%	0%	0%
Gaston	LLR	20%	35%	21%
Gaston	SFN	20%	34%	20%
Gaston	MFN	19%	32%	19%
Gaston	IC	0%	0%	0%
Gaston	SC	0%	0%	0%
Gaston	SO	0%	0%	0%
Gaston	WN	19%	33%	20%
Gaston	WC	21%	37%	22%
Gaston	TC	19%	32%	19%
Gaston	TAC	17%	28%	16%
Gaston	MC	12%	19%	10%
Gaston	SD	0%	0%	0%
Iredell	OS	0%	0%	0%
Iredell	RL	24%	43%	26%
Iredell	WF	0%	0%	0%
Iredell	LLR	23%	40%	24%
Iredell	SFN	22%	38%	23%
Iredell	MFN	21%	36%	22%
Iredell	IC	0%	0%	0%
Iredell	SC	0%	0%	0%
Iredell	SO	0%	0%	0%
Iredell	WN	21%	36%	22%
Iredell	WC	22%	38%	23%
Iredell	TC	21%	36%	21%
Iredell	TAC	21%	37%	22%
Iredell	MC	12%	19%	10%
Iredell	SD	0%	0%	0%
Lancaster	OS	0%	0%	0%
Lancaster	RL	29%	52%	32%
Lancaster	WF	0%	0%	0%
Lancaster	LLR	27%	47%	29%
Lancaster	SFN	26%	46%	27%
Lancaster	MFN	26%	44%	26%
Lancaster	IC	0%	0%	0%
Lancaster	SC	0%	0%	0%
Lancaster	SO	0%	0%	0%
Lancaster	WN	21%	37%	22%
Lancaster	WC	21%	37%	22%
Lancaster	TC	26%	43%	26%
Lancaster	TAC	17%	28%	16%

Lancaster	MC	12%	19%	10%
Lancaster	SD	0%	0%	0%
Lincoln	OS	0%	0%	0%
Lincoln	RL	24%	42%	25%
Lincoln	WF	0%	0%	0%
Lincoln	LLR	23%	41%	24%
Lincoln	SFN	23%	39%	23%
Lincoln	MFN	22%	38%	22%
Lincoln	IC	0%	0%	0%
Lincoln	SC	0%	0%	0%
Lincoln	SO	0%	0%	0%
Lincoln	WN	22%	37%	22%
Lincoln	WC	22%	37%	22%
Lincoln	TC	22%	36%	21%
Lincoln	TAC	17%	28%	16%
Lincoln	MC	12%	19%	10%
Lincoln	SD	0%	0%	0%
Mecklenburg	OS	0%	0%	0%
Mecklenburg	RL	20%	34%	20%
Mecklenburg	WF	0%	0%	0%
Mecklenburg	LLR	20%	35%	21%
Mecklenburg	SFN	19%	31%	19%
Mecklenburg	MFN	18%	29%	17%
Mecklenburg	IC	0%	0%	0%
Mecklenburg	SC	0%	0%	0%
Mecklenburg	SO	0%	0%	0%
Mecklenburg	WN	17%	27%	16%
Mecklenburg	WC	17%	29%	17%
Mecklenburg	TC	19%	33%	20%
Mecklenburg	TAC	17%	28%	16%
Mecklenburg	MC	12%	19%	10%
Mecklenburg	SD	0%	0%	0%
Rowan	OS	0%	0%	0%
Rowan	RL	25%	40%	25%
Rowan	WF	0%	0%	0%
Rowan	LLR	25%	40%	26%
Rowan	SFN	24%	38%	24%
Rowan	MFN	23%	36%	23%
Rowan	IC	0%	0%	0%
Rowan	SC	0%	0%	0%
Rowan	SO	0%	0%	0%
Rowan	WN	23%	35%	22%
Rowan	WC	24%	37%	23%
Rowan	TC	23%	35%	22%
Rowan	TAC	17%	28%	16%
Rowan	MC	12%	19%	10%
Rowan	SD	0%	0%	0%
Stanly	OS	0%	0%	0%
Stanly	RL	25%	46%	28%
Stanly	WF	0%	0%	0%
Stanly	LLR	25%	46%	28%
Stanly	SFN	24%	43%	26%
Stanly	MFN	24%	42%	25%
Stanly	IC	0%	0%	0%
Stanly	SC	0%	0%	0%

Stanly	SO	0%	0%	0%
Stanly	WN	24%	42%	25%
Stanly	WC	25%	44%	26%
Stanly	TC	23%	40%	24%
Stanly	TAC	17%	28%	16%
Stanly	MC	12%	19%	10%
Stanly	SD	0%	0%	0%
Union NC	OS	0%	0%	0%
Union NC	RL	21%	38%	23%
Union NC	WF	0%	0%	0%
Union NC	LLR	21%	37%	22%
Union NC	SFN	20%	35%	21%
Union NC	MFN	20%	34%	20%
Union NC	IC	0%	0%	0%
Union NC	SC	0%	0%	0%
Union NC	SO	0%	0%	0%
Union NC	WN	20%	34%	21%
Union NC	WC	20%	35%	21%
Union NC	TC	20%	33%	20%
Union NC	TAC	17%	28%	16%
Union NC	MC	12%	19%	10%
Union NC	SD	0%	0%	0%
Union SC	OS	0%	0%	0%
Union SC	RL	33%	53%	34%
Union SC	WF	0%	0%	0%
Union SC	LLR	30%	48%	30%
Union SC	SFN	30%	46%	29%
Union SC	MFN	30%	47%	30%
Union SC	IC	0%	0%	0%
Union SC	SC	0%	0%	0%
Union SC	SO	0%	0%	0%
Union SC	WN	29%	44%	28%
Union SC	WC	29%	44%	28%
Union SC	TC	29%	44%	28%
Union SC	TAC	17%	28%	16%
Union SC	MC	12%	19%	10%
Union SC	SD	0%	0%	0%
York	OS	0%	0%	0%
York	RL	22%	40%	24%
York	WF	0%	0%	0%
York	LLR	21%	37%	22%
York	SFN	20%	34%	20%
York	MFN	19%	33%	19%
York	IC	0%	0%	0%
York	SC	0%	0%	0%
York	SO	0%	0%	0%
York	WN	20%	33%	20%
York	WC	20%	33%	20%
York	TC	20%	33%	20%
York	TAC	17%	28%	16%
York	MC	12%	19%	10%
York	SD	0%	0%	0%



Section C:
Technical Appendix

CommunityViz Lookup Tables:
Air Quality Assumptions

CONNECT Our Future Scenario Planning Initiative

Assumptions for Air Quality Calculations

COUNTY	CT_CAT	RES_TRIP_RATE	NON_RES_TRIP_RATE	TRIP_RATE_SOURCE	IC_ALLOWANCE	TRIP_LENGTH	CO2_RATE	NOX_RATE
Anson	OS	0.00	0.00	NA	0.00	8.64	456.1935	0.1579
Anson	RL	9.57	0.00	ITE Trip Generation	0.00	8.64	456.1935	0.1579
Anson	WF	0.00	0.00	NA	0.00	8.64	456.1935	0.1579
Anson	LLR	9.57	0.00	ITE Trip Generation	0.00	8.64	456.1935	0.1579
Anson	SFN	9.57	0.00	ITE Trip Generation	0.00	8.64	456.1935	0.1579
Anson	MFN	5.81	0.00	ITE Trip Generation	0.00	8.64	456.1935	0.1579
Anson	IC	0.00	6.97	ITE Trip Generation	0.00	8.64	456.1935	0.1579
Anson	SC	0.00	75.12	ITE Trip Generation	0.00	8.64	456.1935	0.1579
Anson	SO	0.00	18.36	ITE Trip Generation	0.00	8.64	456.1935	0.1579
Anson	WN	7.88	55.25	See Worksheet	0.10	8.64	456.1935	0.1579
Anson	WC	6.94	46.74	See Worksheet	0.15	8.64	456.1935	0.1579
Anson	TC	6.56	52.42	See Worksheet	0.15	8.64	456.1935	0.1579
Anson	TAC	5.81	35.39	See Worksheet	0.20	8.64	456.1935	0.1579
Anson	MC	6.77	35.39	See Worksheet	0.40	8.64	456.1935	0.1579
Anson	SD	0.00	18.36	ITE Trip Generation	0.10	8.64	456.1935	0.1579
Cabarrus	OS	0.00	0.00	NA	0.00	8.51	452.6801	0.1445
Cabarrus	RL	9.57	0.00	ITE Trip Generation	0.00	8.51	452.6801	0.1445
Cabarrus	WF	0.00	0.00	NA	0.00	8.51	452.6801	0.1445
Cabarrus	LLR	9.57	0.00	ITE Trip Generation	0.00	8.51	452.6801	0.1445
Cabarrus	SFN	9.57	0.00	ITE Trip Generation	0.00	8.51	452.6801	0.1445
Cabarrus	MFN	5.81	0.00	ITE Trip Generation	0.00	8.51	452.6801	0.1445
Cabarrus	IC	0.00	6.97	ITE Trip Generation	0.00	8.51	452.6801	0.1445
Cabarrus	SC	0.00	75.12	ITE Trip Generation	0.00	8.51	452.6801	0.1445
Cabarrus	SO	0.00	18.36	ITE Trip Generation	0.00	8.51	452.6801	0.1445
Cabarrus	WN	7.88	55.25	See Worksheet	0.10	8.51	452.6801	0.1445
Cabarrus	WC	6.94	46.74	See Worksheet	0.15	8.51	452.6801	0.1445
Cabarrus	TC	6.56	52.42	See Worksheet	0.15	8.51	452.6801	0.1445
Cabarrus	TAC	5.81	35.39	See Worksheet	0.20	8.51	452.6801	0.1445
Cabarrus	MC	6.77	35.39	See Worksheet	0.40	8.51	452.6801	0.1445
Cabarrus	SD	0.00	18.36	ITE Trip Generation	0.10	8.51	452.6801	0.1445
Chester	OS	0.00	0.00	NA	0.00	8.64	454.1527	0.1568
Chester	RL	9.57	0.00	ITE Trip Generation	0.00	8.64	454.1527	0.1568
Chester	WF	0.00	0.00	NA	0.00	8.64	454.1527	0.1568
Chester	LLR	9.57	0.00	ITE Trip Generation	0.00	8.64	454.1527	0.1568
Chester	SFN	9.57	0.00	ITE Trip Generation	0.00	8.64	454.1527	0.1568
Chester	MFN	5.81	0.00	ITE Trip Generation	0.00	8.64	454.1527	0.1568
Chester	IC	0.00	6.97	ITE Trip Generation	0.00	8.64	454.1527	0.1568
Chester	SC	0.00	75.12	ITE Trip Generation	0.00	8.64	454.1527	0.1568
Chester	SO	0.00	18.36	ITE Trip Generation	0.00	8.64	454.1527	0.1568
Chester	WN	7.88	55.25	See Worksheet	0.10	8.64	454.1527	0.1568
Chester	WC	6.94	46.74	See Worksheet	0.15	8.64	454.1527	0.1568
Chester	TC	6.56	52.42	See Worksheet	0.15	8.64	454.1527	0.1568
Chester	TAC	5.81	35.39	See Worksheet	0.20	8.64	454.1527	0.1568
Chester	MC	6.77	35.39	See Worksheet	0.40	8.64	454.1527	0.1568
Chester	SD	0.00	18.36	ITE Trip Generation	0.10	8.64	454.1527	0.1568
Cleveland	OS	0.00	0.00	NA	0.00	8.50	446.6633	0.1484
Cleveland	RL	9.57	0.00	ITE Trip Generation	0.00	8.50	446.6633	0.1484
Cleveland	WF	0.00	0.00	NA	0.00	8.50	446.6633	0.1484
Cleveland	LLR	9.57	0.00	ITE Trip Generation	0.00	8.50	446.6633	0.1484
Cleveland	SFN	9.57	0.00	ITE Trip Generation	0.00	8.50	446.6633	0.1484
Cleveland	MFN	5.81	0.00	ITE Trip Generation	0.00	8.50	446.6633	0.1484
Cleveland	IC	0.00	6.97	ITE Trip Generation	0.00	8.50	446.6633	0.1484
Cleveland	SC	0.00	75.12	ITE Trip Generation	0.00	8.50	446.6633	0.1484
Cleveland	SO	0.00	18.36	ITE Trip Generation	0.00	8.50	446.6633	0.1484
Cleveland	WN	7.88	55.25	See Worksheet	0.10	8.50	446.6633	0.1484
Cleveland	WC	6.94	46.74	See Worksheet	0.15	8.50	446.6633	0.1484
Cleveland	TC	6.56	52.42	See Worksheet	0.15	8.50	446.6633	0.1484
Cleveland	TAC	5.81	35.39	See Worksheet	0.20	8.50	446.6633	0.1484
Cleveland	MC	6.77	35.39	See Worksheet	0.40	8.50	446.6633	0.1484
Cleveland	SD	0.00	18.36	ITE Trip Generation	0.10	8.50	446.6633	0.1484
Gaston	OS	0.00	0.00	NA	0.00	8.69	452.9755	0.1446
Gaston	RL	9.57	0.00	ITE Trip Generation	0.00	8.69	452.9755	0.1446
Gaston	WF	0.00	0.00	NA	0.00	8.69	452.9755	0.1446
Gaston	LLR	9.57	0.00	ITE Trip Generation	0.00	8.69	452.9755	0.1446
Gaston	SFN	9.57	0.00	ITE Trip Generation	0.00	8.69	452.9755	0.1446
Gaston	MFN	5.81	0.00	ITE Trip Generation	0.00	8.69	452.9755	0.1446
Gaston	IC	0.00	6.97	ITE Trip Generation	0.00	8.69	452.9755	0.1446
Gaston	SC	0.00	75.12	ITE Trip Generation	0.00	8.69	452.9755	0.1446
Gaston	SO	0.00	18.36	ITE Trip Generation	0.00	8.69	452.9755	0.1446
Gaston	WN	7.88	55.25	See Worksheet	0.10	8.69	452.9755	0.1446
Gaston	WC	6.94	46.74	See Worksheet	0.15	8.69	452.9755	0.1446
Gaston	TC	6.56	52.42	See Worksheet	0.15	8.69	452.9755	0.1446
Gaston	TAC	5.81	35.39	See Worksheet	0.20	8.69	452.9755	0.1446
Gaston	MC	6.77	35.39	See Worksheet	0.40	8.69	452.9755	0.1446
Gaston	SD	0.00	18.36	ITE Trip Generation	0.10	8.69	452.9755	0.1446
Iredell	OS	0.00	0.00	NA	0.00	7.88	447.2740	0.1500
Iredell	RL	9.57	0.00	ITE Trip Generation	0.00	7.88	447.2740	0.1500
Iredell	WF	0.00	0.00	NA	0.00	7.88	447.2740	0.1500
Iredell	LLR	9.57	0.00	ITE Trip Generation	0.00	7.88	447.2740	0.1500
Iredell	SFN	9.57	0.00	ITE Trip Generation	0.00	7.88	447.2740	0.1500
Iredell	MFN	5.81	0.00	ITE Trip Generation	0.00	7.88	447.2740	0.1500
Iredell	IC	0.00	6.97	ITE Trip Generation	0.00	7.88	447.2740	0.1500
Iredell	SC	0.00	75.12	ITE Trip Generation	0.00	7.88	447.2740	0.1500
Iredell	SO	0.00	18.36	ITE Trip Generation	0.00	7.88	447.2740	0.1500
Iredell	WN	7.88	55.25	See Worksheet	0.10	7.88	447.2740	0.1500
Iredell	WC	6.94	46.74	See Worksheet	0.15	7.88	447.2740	0.1500
Iredell	TC	6.56	52.42	See Worksheet	0.15	7.88	447.2740	0.1500
Iredell	TAC	5.81	35.39	See Worksheet	0.20	7.88	447.2740	0.1500
Iredell	MC	6.77	35.39	See Worksheet	0.40	7.88	447.2740	0.1500
Iredell	SD	0.00	18.36	ITE Trip Generation	0.10	7.88	447.2740	0.1500
Lancaster	OS	0.00	0.00	NA	0.00	8.64	455.6128	0.1580
Lancaster	RL	9.57	0.00	ITE Trip Generation	0.00	8.64	455.6128	0.1580
Lancaster	WF	0.00	0.00	NA	0.00	8.64	455.6128	0.1580
Lancaster	LLR	9.57	0.00	ITE Trip Generation	0.00	8.64	455.6128	0.1580
Lancaster	SFN	9.57	0.00	ITE Trip Generation	0.00	8.64	455.6128	0.1580
Lancaster	MFN	5.81	0.00	ITE Trip Generation	0.00	8.64	455.6128	0.1580
Lancaster	IC	0.00	6.97	ITE Trip Generation	0.00	8.64	455.6128	0.1580
Lancaster	SC	0.00	75.12	ITE Trip Generation	0.00	8.64	455.6128	0.1580
Lancaster	SO	0.00	18.36	ITE Trip Generation	0.00	8.64	455.6128	0.1580
Lancaster	WN	7.88	55.25	See Worksheet	0.10	8.64	455.6128	0.1580
Lancaster	WC	6.94	46.74	See Worksheet	0.15	8.64	455.6128	0.1580
Lancaster	TC	6.56	52.42	See Worksheet	0.15	8.64	455.6128	0.1580
Lancaster	TAC	5.81	35.39	See Worksheet	0.20	8.64	455.6128	0.1580
Lancaster	MC	6.77	35.39	See Worksheet	0.40	8.64	455.6128	0.1580
Lancaster	SD	0.00	18.36	ITE Trip Generation	0.10	8.64	455.6128	0.1580
Lincoln	OS	0.00	0.00	NA	0.00	8.97	449.6968	0.1527
Lincoln	RL	9.57	0.00	ITE Trip Generation	0.00	8.97	449.6968	0.1527
Lincoln	WF	0.00	0.00	NA	0.00	8.97	449.6968	0.1527

Lincoln	LLR	9.57	0.00	ITE Trip Generation	0.00	8.97	449.6968	0.1527
Lincoln	SFN	9.57	0.00	ITE Trip Generation	0.00	8.97	449.6968	0.1527
Lincoln	MFN	5.81	0.00	ITE Trip Generation	0.00	8.97	449.6968	0.1527
Lincoln	IC	0.00	6.97	ITE Trip Generation	0.00	8.97	449.6968	0.1527
Lincoln	SC	0.00	75.12	ITE Trip Generation	0.00	8.97	449.6968	0.1527
Lincoln	SO	0.00	18.36	ITE Trip Generation	0.00	8.97	449.6968	0.1527
Lincoln	WN	7.88	55.25	See Worksheet	0.10	8.97	449.6968	0.1527
Lincoln	WC	6.94	46.74	See Worksheet	0.15	8.97	449.6968	0.1527
Lincoln	TC	6.56	52.42	See Worksheet	0.15	8.97	449.6968	0.1527
Lincoln	TAC	5.81	35.39	See Worksheet	0.20	8.97	449.6968	0.1527
Lincoln	MC	6.77	35.39	See Worksheet	0.40	8.97	449.6968	0.1527
Lincoln	SD	0.00	18.36	ITE Trip Generation	0.10	8.97	449.6968	0.1527
Mecklenburg	OS	0.00	0.00	NA	0.00	8.25	456.1937	0.1483
Mecklenburg	RL	9.57	0.00	ITE Trip Generation	0.00	8.25	456.1937	0.1483
Mecklenburg	WF	0.00	0.00	NA	0.00	8.25	456.1937	0.1483
Mecklenburg	LLR	9.57	0.00	ITE Trip Generation	0.00	8.25	456.1937	0.1483
Mecklenburg	SFN	9.57	0.00	ITE Trip Generation	0.00	8.25	456.1937	0.1483
Mecklenburg	MFN	5.81	0.00	ITE Trip Generation	0.00	8.25	456.1937	0.1483
Mecklenburg	IC	0.00	6.97	ITE Trip Generation	0.00	8.25	456.1937	0.1483
Mecklenburg	SC	0.00	75.12	ITE Trip Generation	0.00	8.25	456.1937	0.1483
Mecklenburg	SO	0.00	18.36	ITE Trip Generation	0.00	8.25	456.1937	0.1483
Mecklenburg	WN	7.88	55.25	See Worksheet	0.10	8.25	456.1937	0.1483
Mecklenburg	WC	6.94	46.74	See Worksheet	0.15	8.25	456.1937	0.1483
Mecklenburg	TC	6.56	52.42	See Worksheet	0.15	8.25	456.1937	0.1483
Mecklenburg	TAC	5.81	35.39	See Worksheet	0.20	8.25	456.1937	0.1483
Mecklenburg	MC	6.77	35.39	See Worksheet	0.40	8.25	456.1937	0.1483
Mecklenburg	SD	0.00	18.36	ITE Trip Generation	0.10	8.25	456.1937	0.1483
Rowan	OS	0.00	0.00	NA	0.00	8.72	450.2976	0.1530
Rowan	RL	9.57	0.00	ITE Trip Generation	0.00	8.72	450.2976	0.1530
Rowan	WF	0.00	0.00	NA	0.00	8.72	450.2976	0.1530
Rowan	LLR	9.57	0.00	ITE Trip Generation	0.00	8.72	450.2976	0.1530
Rowan	SFN	9.57	0.00	ITE Trip Generation	0.00	8.72	450.2976	0.1530
Rowan	MFN	5.81	0.00	ITE Trip Generation	0.00	8.72	450.2976	0.1530
Rowan	IC	0.00	6.97	ITE Trip Generation	0.00	8.72	450.2976	0.1530
Rowan	SC	0.00	75.12	ITE Trip Generation	0.00	8.72	450.2976	0.1530
Rowan	SO	0.00	18.36	ITE Trip Generation	0.00	8.72	450.2976	0.1530
Rowan	WN	7.88	55.25	See Worksheet	0.10	8.72	450.2976	0.1530
Rowan	WC	6.94	46.74	See Worksheet	0.15	8.72	450.2976	0.1530
Rowan	TC	6.56	52.42	See Worksheet	0.15	8.72	450.2976	0.1530
Rowan	TAC	5.81	35.39	See Worksheet	0.20	8.72	450.2976	0.1530
Rowan	MC	6.77	35.39	See Worksheet	0.40	8.72	450.2976	0.1530
Rowan	SD	0.00	18.36	ITE Trip Generation	0.10	8.72	450.2976	0.1530
Stanly	OS	0.00	0.00	NA	0.00	8.33	452.0878	0.1548
Stanly	RL	9.57	0.00	ITE Trip Generation	0.00	8.33	452.0878	0.1548
Stanly	WF	0.00	0.00	NA	0.00	8.33	452.0878	0.1548
Stanly	LLR	9.57	0.00	ITE Trip Generation	0.00	8.33	452.0878	0.1548
Stanly	SFN	9.57	0.00	ITE Trip Generation	0.00	8.33	452.0878	0.1548
Stanly	MFN	5.81	0.00	ITE Trip Generation	0.00	8.33	452.0878	0.1548
Stanly	IC	0.00	6.97	ITE Trip Generation	0.00	8.33	452.0878	0.1548
Stanly	SC	0.00	75.12	ITE Trip Generation	0.00	8.33	452.0878	0.1548
Stanly	SO	0.00	18.36	ITE Trip Generation	0.00	8.33	452.0878	0.1548
Stanly	WN	7.88	55.25	See Worksheet	0.10	8.33	452.0878	0.1548
Stanly	WC	6.94	46.74	See Worksheet	0.15	8.33	452.0878	0.1548
Stanly	TC	6.56	52.42	See Worksheet	0.15	8.33	452.0878	0.1548
Stanly	TAC	5.81	35.39	See Worksheet	0.20	8.33	452.0878	0.1548
Stanly	MC	6.77	35.39	See Worksheet	0.40	8.33	452.0878	0.1548
Stanly	SD	0.00	18.36	ITE Trip Generation	0.10	8.33	452.0878	0.1548
Union NC	OS	0.00	0.00	NA	0.00	8.22	454.1528	0.1459
Union NC	RL	9.57	0.00	ITE Trip Generation	0.00	8.22	454.1528	0.1459
Union NC	WF	0.00	0.00	NA	0.00	8.22	454.1528	0.1459
Union NC	LLR	9.57	0.00	ITE Trip Generation	0.00	8.22	454.1528	0.1459
Union NC	SFN	9.57	0.00	ITE Trip Generation	0.00	8.22	454.1528	0.1459
Union NC	MFN	5.81	0.00	ITE Trip Generation	0.00	8.22	454.1528	0.1459
Union NC	IC	0.00	6.97	ITE Trip Generation	0.00	8.22	454.1528	0.1459
Union NC	SC	0.00	75.12	ITE Trip Generation	0.00	8.22	454.1528	0.1459
Union NC	SO	0.00	18.36	ITE Trip Generation	0.00	8.22	454.1528	0.1459
Union NC	WN	7.88	55.25	See Worksheet	0.10	8.22	454.1528	0.1459
Union NC	WC	6.94	46.74	See Worksheet	0.15	8.22	454.1528	0.1459
Union NC	TC	6.56	52.42	See Worksheet	0.15	8.22	454.1528	0.1459
Union NC	TAC	5.81	35.39	See Worksheet	0.20	8.22	454.1528	0.1459
Union NC	MC	6.77	35.39	See Worksheet	0.40	8.22	454.1528	0.1459
Union NC	SD	0.00	18.36	ITE Trip Generation	0.10	8.22	454.1528	0.1459
Union SC	OS	0.00	0.00	NA	0.00	8.64	452.0878	0.1542
Union SC	RL	9.57	0.00	ITE Trip Generation	0.00	8.64	452.0878	0.1542
Union SC	WF	0.00	0.00	NA	0.00	8.64	452.0878	0.1542
Union SC	LLR	9.57	0.00	ITE Trip Generation	0.00	8.64	452.0878	0.1542
Union SC	SFN	9.57	0.00	ITE Trip Generation	0.00	8.64	452.0878	0.1542
Union SC	MFN	5.81	0.00	ITE Trip Generation	0.00	8.64	452.0878	0.1542
Union SC	IC	0.00	6.97	ITE Trip Generation	0.00	8.64	452.0878	0.1542
Union SC	SC	0.00	75.12	ITE Trip Generation	0.00	8.64	452.0878	0.1542
Union SC	SO	0.00	18.36	ITE Trip Generation	0.00	8.64	452.0878	0.1542
Union SC	WN	7.88	55.25	See Worksheet	0.10	8.64	452.0878	0.1542
Union SC	WC	6.94	46.74	See Worksheet	0.15	8.64	452.0878	0.1542
Union SC	TC	6.56	52.42	See Worksheet	0.15	8.64	452.0878	0.1542
Union SC	TAC	5.81	35.39	See Worksheet	0.20	8.64	452.0878	0.1542
Union SC	MC	6.77	35.39	See Worksheet	0.40	8.64	452.0878	0.1542
Union SC	SD	0.00	18.36	ITE Trip Generation	0.10	8.64	452.0878	0.1542
York	OS	0.00	0.00	NA	0.00	7.93	455.3218	0.1574
York	RL	9.57	0.00	ITE Trip Generation	0.00	7.93	455.3218	0.1574
York	WF	0.00	0.00	NA	0.00	7.93	455.3218	0.1574
York	LLR	9.57	0.00	ITE Trip Generation	0.00	7.93	455.3218	0.1574
York	SFN	9.57	0.00	ITE Trip Generation	0.00	7.93	455.3218	0.1574
York	MFN	5.81	0.00	ITE Trip Generation	0.00	7.93	455.3218	0.1574
York	IC	0.00	6.97	ITE Trip Generation	0.00	7.93	455.3218	0.1574
York	SC	0.00	75.12	ITE Trip Generation	0.00	7.93	455.3218	0.1574
York	SO	0.00	18.36	ITE Trip Generation	0.00	7.93	455.3218	0.1574
York	WN	7.88	55.25	See Worksheet	0.10	7.93	455.3218	0.1574
York	WC	6.94	46.74	See Worksheet	0.15	7.93	455.3218	0.1574
York	TC	6.56	52.42	See Worksheet	0.15	7.93	455.3218	0.1574
York	TAC	5.81	35.39	See Worksheet	0.20	7.93	455.3218	0.1574
York	MC	6.77	35.39	See Worksheet	0.40	7.93	455.3218	0.1574
York	SD	0.00	18.36	ITE Trip Generation	0.10	7.93	455.3218	0.1574



Section C:
Technical Appendix

CommunityViz Lookup Tables:
Return-on-Investment Revenue Assumptions

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Anson	5	OS	1	Unincorporated Anson County	\$22,925	\$92
Anson	5	RL	1	Unincorporated Anson County	\$47,148	\$158
Anson	5	WF	1	Unincorporated Anson County	\$32,593	\$112
Anson	5	LLR	1	Unincorporated Anson County	\$17,025	\$58
Anson	5	SFN	1	Unincorporated Anson County	\$67,173	\$216
Anson	5	MFN	1	Unincorporated Anson County	\$234,458	\$755
Anson	5	IC	1	Unincorporated Anson County	\$44,285	\$151
Anson	5	SC	1	Unincorporated Anson County	\$236,299	\$764
Anson	5	SO	1	Unincorporated Anson County	\$359,175	\$1,161
Anson	5	WN	1	Unincorporated Anson County	\$61,009	\$197
Anson	5	WC	1	Unincorporated Anson County	\$2,357,601	\$11,368
Anson	5	TC	1	Unincorporated Anson County	\$204,147	\$658
Anson	5	TAC	1	Unincorporated Anson County	\$1,169,444	\$6,109
Anson	5	MC	1	Unincorporated Anson County	\$9,752,873	\$56,700
Anson	5	SD	1	Unincorporated Anson County	\$113,749	\$380
Anson	5	OS	2	Ansonville	\$22,925	\$94
Anson	5	RL	2	Ansonville	\$30,700	\$141
Anson	5	WF	2	Ansonville	\$9,870	\$45
Anson	5	LLR	2	Ansonville	\$30,999	\$142
Anson	5	SFN	2	Ansonville	\$139,294	\$1,000
Anson	5	MFN	2	Ansonville	\$215,555	\$2,380
Anson	5	IC	2	Ansonville	\$71,197	\$327
Anson	5	SC	2	Ansonville	\$119,104	\$546
Anson	5	SO	2	Ansonville	\$181,038	\$831
Anson	5	WN	2	Ansonville	\$72,531	\$333
Anson	5	WC	2	Ansonville	\$2,357,601	\$11,638
Anson	5	TC	2	Ansonville	\$371,534	\$2,602
Anson	5	TAC	2	Ansonville	\$1,169,444	\$6,254
Anson	5	MC	2	Ansonville	\$9,752,873	\$58,050
Anson	5	SD	2	Ansonville	\$141,253	\$648
Anson	5	OS	3	Lilesville	\$22,925	\$94
Anson	5	RL	3	Lilesville	\$37,541	\$162
Anson	5	WF	3	Lilesville	\$3,694	\$14
Anson	5	LLR	3	Lilesville	\$56,966	\$457
Anson	5	SFN	3	Lilesville	\$139,294	\$1,000
Anson	5	MFN	3	Lilesville	\$215,555	\$2,380
Anson	5	IC	3	Lilesville	\$40,523	\$327
Anson	5	SC	3	Lilesville	\$188,309	\$1,701
Anson	5	SO	3	Lilesville	\$286,229	\$2,586
Anson	5	WN	3	Lilesville	\$80,322	\$394
Anson	5	WC	3	Lilesville	\$2,357,601	\$11,638
Anson	5	TC	3	Lilesville	\$371,534	\$2,602
Anson	5	TAC	3	Lilesville	\$1,169,444	\$6,254
Anson	5	MC	3	Lilesville	\$9,752,873	\$58,050
Anson	5	SD	3	Lilesville	\$254,021	\$1,165
Anson	5	OS	4	McFarlan	\$22,925	\$94
Anson	5	RL	4	McFarlan	\$37,541	\$162
Anson	5	WF	4	McFarlan	\$3,694	\$14
Anson	5	LLR	4	McFarlan	\$56,966	\$457
Anson	5	SFN	4	McFarlan	\$139,294	\$1,000
Anson	5	MFN	4	McFarlan	\$215,555	\$2,380
Anson	5	IC	4	McFarlan	\$40,523	\$327
Anson	5	SC	4	McFarlan	\$188,309	\$1,701
Anson	5	SO	4	McFarlan	\$286,229	\$2,586
Anson	5	WN	4	McFarlan	\$80,322	\$394
Anson	5	WC	4	McFarlan	\$2,357,601	\$11,638
Anson	5	TC	4	McFarlan	\$371,534	\$2,602
Anson	5	TAC	4	McFarlan	\$1,169,444	\$6,254
Anson	5	MC	4	McFarlan	\$9,752,873	\$58,050
Anson	5	SD	4	McFarlan	\$254,021	\$1,165
Anson	5	OS	5	Morven	\$22,925	\$94
Anson	5	RL	5	Morven	\$95,105	\$514
Anson	5	WF	5	Morven	\$3,301	\$18
Anson	5	LLR	5	Morven	\$56,966	\$457
Anson	5	SFN	5	Morven	\$139,294	\$1,000
Anson	5	MFN	5	Morven	\$215,555	\$2,380
Anson	5	IC	5	Morven	\$29,834	\$161
Anson	5	SC	5	Morven	\$186,923	\$1,010
Anson	5	SO	5	Morven	\$284,123	\$1,536
Anson	5	WN	5	Morven	\$80,322	\$434
Anson	5	WC	5	Morven	\$2,357,601	\$11,638
Anson	5	TC	5	Morven	\$406,202	\$2,196
Anson	5	TAC	5	Morven	\$1,169,444	\$6,254
Anson	5	MC	5	Morven	\$9,752,873	\$58,050
Anson	5	SD	5	Morven	\$305,849	\$1,653
Anson	5	OS	6	Peachland	\$22,925	\$94
Anson	5	RL	6	Peachland	\$43,240	\$198
Anson	5	WF	6	Peachland	\$114,958	\$527
Anson	5	LLR	6	Peachland	\$56,966	\$457
Anson	5	SFN	6	Peachland	\$139,294	\$1,000
Anson	5	MFN	6	Peachland	\$215,555	\$2,380
Anson	5	IC	6	Peachland	\$40,523	\$327
Anson	5	SC	6	Peachland	\$65,898	\$302

Anson	5	SO	6	Peachland	\$100,165	\$460
Anson	5	WN	6	Peachland	\$85,867	\$394
Anson	5	WC	6	Peachland	\$2,357,601	\$11,638
Anson	5	TC	6	Peachland	\$371,534	\$2,602
Anson	5	TAC	6	Peachland	\$1,169,444	\$6,254
Anson	5	MC	6	Peachland	\$9,752,873	\$58,050
Anson	5	SD	6	Peachland	\$254,021	\$1,165
Anson	5	OS	7	Polkton	\$22,925	\$94
Anson	5	RL	7	Polkton	\$37,541	\$162
Anson	5	WF	7	Polkton	\$3,694	\$14
Anson	5	LLR	7	Polkton	\$56,966	\$457
Anson	5	SFN	7	Polkton	\$139,294	\$1,000
Anson	5	MFN	7	Polkton	\$215,555	\$2,380
Anson	5	IC	7	Polkton	\$40,523	\$327
Anson	5	SC	7	Polkton	\$188,309	\$1,701
Anson	5	SO	7	Polkton	\$286,229	\$2,586
Anson	5	WN	7	Polkton	\$80,322	\$394
Anson	5	WC	7	Polkton	\$2,357,601	\$11,638
Anson	5	TC	7	Polkton	\$371,534	\$2,602
Anson	5	TAC	7	Polkton	\$1,169,444	\$6,254
Anson	5	MC	7	Polkton	\$9,752,873	\$58,050
Anson	5	SD	7	Polkton	\$254,021	\$1,165
Anson	3	OS	8	Wadesboro	\$22,925	\$94
Anson	3	RL	8	Wadesboro	\$52,789	\$299
Anson	3	WF	8	Wadesboro	\$3,694	\$14
Anson	3	LLR	8	Wadesboro	\$137,426	\$746
Anson	3	SFN	8	Wadesboro	\$174,498	\$955
Anson	3	MFN	8	Wadesboro	\$191,239	\$1,039
Anson	3	IC	8	Wadesboro	\$40,523	\$220
Anson	3	SC	8	Wadesboro	\$427,068	\$2,319
Anson	3	SO	8	Wadesboro	\$649,144	\$3,525
Anson	3	WN	8	Wadesboro	\$85,565	\$465
Anson	3	WC	8	Wadesboro	\$2,357,601	\$11,638
Anson	3	TC	8	Wadesboro	\$553,979	\$3,009
Anson	3	TAC	8	Wadesboro	\$1,169,444	\$6,254
Anson	3	MC	8	Wadesboro	\$9,752,873	\$58,050
Anson	3	SD	8	Wadesboro	\$818,793	\$4,447

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Cabarrus	5	OS	9	Unincorporated Cabarrus County	\$22,925	\$92
Cabarrus	5	RL	9	Unincorporated Cabarrus County	\$40,728	\$134
Cabarrus	5	WF	9	Unincorporated Cabarrus County	\$9,168	\$30
Cabarrus	5	LLR	9	Unincorporated Cabarrus County	\$115,174	\$498
Cabarrus	5	SFN	9	Unincorporated Cabarrus County	\$217,108	\$1,040
Cabarrus	5	MFN	9	Unincorporated Cabarrus County	\$352,691	\$1,585
Cabarrus	5	IC	9	Unincorporated Cabarrus County	\$12,804	\$41
Cabarrus	5	SC	9	Unincorporated Cabarrus County	\$311,767	\$1,465
Cabarrus	5	SO	9	Unincorporated Cabarrus County	\$378,861	\$2,228
Cabarrus	5	WN	9	Unincorporated Cabarrus County	\$182,447	\$946
Cabarrus	5	WC	9	Unincorporated Cabarrus County	\$2,357,601	\$11,368
Cabarrus	5	TC	9	Unincorporated Cabarrus County	\$527,597	\$2,508
Cabarrus	5	TAC	9	Unincorporated Cabarrus County	\$1,169,444	\$6,109
Cabarrus	5	MC	9	Unincorporated Cabarrus County	\$9,752,873	\$56,700
Cabarrus	5	SD	9	Unincorporated Cabarrus County	\$229,619	\$605
Cabarrus	3	OS	10	Concord	\$29,095	\$173
Cabarrus	3	RL	10	Concord	\$118,349	\$716
Cabarrus	3	WF	10	Concord	\$8,560	\$51
Cabarrus	3	LLR	10	Concord	\$154,029	\$894
Cabarrus	3	SFN	10	Concord	\$264,276	\$1,555
Cabarrus	3	MFN	10	Concord	\$2,526,976	\$14,967
Cabarrus	3	IC	10	Concord	\$408,128	\$2,360
Cabarrus	3	SC	10	Concord	\$765,213	\$4,424
Cabarrus	3	SO	10	Concord	\$1,267,851	\$7,331
Cabarrus	3	WN	10	Concord	\$303,280	\$1,754
Cabarrus	3	WC	10	Concord	\$2,357,601	\$13,262
Cabarrus	3	TC	10	Concord	\$2,603,336	\$15,052
Cabarrus	3	TAC	10	Concord	\$1,169,444	\$7,127
Cabarrus	3	MC	10	Concord	\$9,752,873	\$66,150
Cabarrus	3	SD	10	Concord	\$3,541,953	\$17,383
Cabarrus	2	OS	11	Kannapolis	\$265,290	\$1,571
Cabarrus	2	RL	11	Kannapolis	\$79,516	\$481
Cabarrus	2	WF	11	Kannapolis	\$17,473	\$108
Cabarrus	2	LLR	11	Kannapolis	\$270,595	\$1,633
Cabarrus	2	SFN	11	Kannapolis	\$548,957	\$3,266
Cabarrus	2	MFN	11	Kannapolis	\$472,247	\$2,797
Cabarrus	2	IC	11	Kannapolis	\$491,611	\$2,938
Cabarrus	2	SC	11	Kannapolis	\$530,298	\$3,140
Cabarrus	2	SO	11	Kannapolis	\$950,789	\$5,631
Cabarrus	2	WN	11	Kannapolis	\$324,409	\$1,921
Cabarrus	2	WC	11	Kannapolis	\$2,357,601	\$12,721
Cabarrus	2	TC	11	Kannapolis	\$1,092,561	\$6,470
Cabarrus	2	TAC	11	Kannapolis	\$1,169,444	\$6,836
Cabarrus	2	MC	11	Kannapolis	\$9,752,873	\$63,450
Cabarrus	2	SD	11	Kannapolis	\$285,782	\$1,205
Cabarrus	2	OS	12	Locust	\$22,925	\$103
Cabarrus	2	RL	12	Locust	\$45,660	\$244
Cabarrus	2	WF	12	Locust	\$21,111	\$71
Cabarrus	2	LLR	12	Locust	\$115,174	\$557
Cabarrus	2	SFN	12	Locust	\$217,108	\$1,163
Cabarrus	2	MFN	12	Locust	\$352,691	\$1,774
Cabarrus	2	IC	12	Locust	\$95,771	\$448
Cabarrus	2	SC	12	Locust	\$311,767	\$1,639
Cabarrus	2	SO	12	Locust	\$378,861	\$2,493
Cabarrus	2	WN	12	Locust	\$182,447	\$1,059
Cabarrus	2	WC	12	Locust	\$2,357,601	\$12,721
Cabarrus	2	TC	12	Locust	\$527,597	\$2,806
Cabarrus	2	TAC	12	Locust	\$1,169,444	\$6,836
Cabarrus	2	MC	12	Locust	\$9,752,873	\$63,450
Cabarrus	2	SD	12	Locust	\$229,619	\$677
Cabarrus	2	OS	13	Harrisburg	\$12,005	\$55
Cabarrus	2	RL	13	Harrisburg	\$121,333	\$553
Cabarrus	2	WF	13	Harrisburg	\$23,753	\$82
Cabarrus	2	LLR	13	Harrisburg	\$215,951	\$985
Cabarrus	2	SFN	13	Harrisburg	\$631,219	\$2,878
Cabarrus	2	MFN	13	Harrisburg	\$2,060,561	\$9,394
Cabarrus	2	IC	13	Harrisburg	\$328,615	\$1,498
Cabarrus	2	SC	13	Harrisburg	\$1,030,074	\$4,696
Cabarrus	2	SO	13	Harrisburg	\$466,039	\$2,125
Cabarrus	2	WN	13	Harrisburg	\$222,517	\$1,086
Cabarrus	2	WC	13	Harrisburg	\$2,357,601	\$12,721
Cabarrus	2	TC	13	Harrisburg	\$782,709	\$6,245
Cabarrus	2	TAC	13	Harrisburg	\$1,169,444	\$6,836
Cabarrus	2	MC	13	Harrisburg	\$9,752,873	\$63,450
Cabarrus	2	SD	13	Harrisburg	\$371,914	\$1,696
Cabarrus	4	OS	14	Midland	\$26,192	\$109
Cabarrus	4	RL	14	Midland	\$107,789	\$447
Cabarrus	4	WF	14	Midland	\$23,753	\$75
Cabarrus	4	LLR	14	Midland	\$62,342	\$258
Cabarrus	4	SFN	14	Midland	\$520,580	\$2,133
Cabarrus	4	MFN	14	Midland	\$352,691	\$1,623
Cabarrus	4	IC	14	Midland	\$615,556	\$2,551
Cabarrus	4	SC	14	Midland	\$411,362	\$1,704

Cabarrus	4	SO	14	Midland	\$378,861	\$2,281
Cabarrus	4	WN	14	Midland	\$182,447	\$969
Cabarrus	4	WC	14	Midland	\$2,357,601	\$11,638
Cabarrus	4	TC	14	Midland	\$527,597	\$2,567
Cabarrus	4	TAC	14	Midland	\$1,169,444	\$6,254
Cabarrus	4	MC	14	Midland	\$9,752,873	\$58,050
Cabarrus	4	SD	14	Midland	\$63,250	\$262
Cabarrus	5	OS	15	Mount Pleasant	\$22,925	\$94
Cabarrus	5	RL	15	Mount Pleasant	\$70,741	\$392
Cabarrus	5	WF	15	Mount Pleasant	\$21,111	\$65
Cabarrus	5	LLR	15	Mount Pleasant	\$109,546	\$607
Cabarrus	5	SFN	15	Mount Pleasant	\$218,557	\$1,210
Cabarrus	5	MFN	15	Mount Pleasant	\$307,867	\$1,705
Cabarrus	5	IC	15	Mount Pleasant	\$61,315	\$340
Cabarrus	5	SC	15	Mount Pleasant	\$547,677	\$3,033
Cabarrus	5	SO	15	Mount Pleasant	\$369,156	\$2,045
Cabarrus	5	WN	15	Mount Pleasant	\$182,447	\$969
Cabarrus	5	WC	15	Mount Pleasant	\$2,357,601	\$11,638
Cabarrus	5	TC	15	Mount Pleasant	\$537,775	\$2,978
Cabarrus	5	TAC	15	Mount Pleasant	\$1,169,444	\$6,254
Cabarrus	5	MC	15	Mount Pleasant	\$9,752,873	\$58,050
Cabarrus	5	SD	15	Mount Pleasant	\$229,619	\$619
Stanly	5	OS	95	Stanfield	\$22,925	\$94
Stanly	5	RL	95	Stanfield	\$45,660	\$223
Stanly	5	WF	95	Stanfield	\$21,111	\$65
Stanly	5	LLR	95	Stanfield	\$115,174	\$510
Stanly	5	SFN	95	Stanfield	\$217,108	\$1,064
Stanly	5	MFN	95	Stanfield	\$352,691	\$1,623
Stanly	5	IC	95	Stanfield	\$95,771	\$410
Stanly	5	SC	95	Stanfield	\$311,767	\$1,500
Stanly	5	SO	95	Stanfield	\$378,861	\$2,281
Stanly	5	WN	95	Stanfield	\$182,447	\$969
Stanly	5	WC	95	Stanfield	\$2,357,601	\$11,638
Stanly	5	TC	95	Stanfield	\$527,597	\$2,567
Stanly	5	TAC	95	Stanfield	\$1,169,444	\$6,254
Stanly	5	MC	95	Stanfield	\$9,752,873	\$58,050
Stanly	5	SD	95	Stanfield	\$229,619	\$619

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
5	OS	17	Chester	\$22,925	\$92
5	RL	17	Chester	\$18,993	\$127
5	WF	17	Chester	\$587	\$4
5	LLR	17	Chester	\$82,933	\$513
5	SFN	17	Chester	\$146,093	\$974
5	MFN	17	Chester	\$247,858	\$2,262
5	IC	17	Chester	\$40,523	\$319
5	SC	17	Chester	\$188,309	\$1,662
5	SO	17	Chester	\$286,229	\$2,526
5	WN	17	Chester	\$80,322	\$385
5	WC	17	Chester	\$2,357,601	\$11,368
5	TC	17	Chester	\$371,534	\$2,542
5	TAC	17	Chester	\$1,169,444	\$6,109
5	MC	17	Chester	\$9,752,873	\$56,700
5	SD	17	Chester	\$254,021	\$1,138
4	OS	18	Unincorporated Chester County	\$22,925	\$94
4	RL	18	Unincorporated Chester County	\$37,541	\$162
4	WF	18	Unincorporated Chester County	\$3,694	\$14
4	LLR	18	Unincorporated Chester County	\$56,966	\$457
4	SFN	18	Unincorporated Chester County	\$139,294	\$1,497
4	MFN	18	Unincorporated Chester County	\$207,472	\$2,945
4	IC	18	Unincorporated Chester County	\$37,065	\$526
4	SC	18	Unincorporated Chester County	\$530,371	\$7,529
4	SO	18	Unincorporated Chester County	\$286,229	\$2,586
4	WN	18	Unincorporated Chester County	\$80,322	\$394
4	WC	18	Unincorporated Chester County	\$2,357,601	\$11,638
4	TC	18	Unincorporated Chester County	\$336,866	\$4,376
4	TAC	18	Unincorporated Chester County	\$1,169,444	\$6,254
4	MC	18	Unincorporated Chester County	\$9,752,873	\$58,050
4	SD	18	Unincorporated Chester County	\$254,021	\$1,165
5	OS	19	Fort Lawn	\$22,925	\$94
5	RL	19	Fort Lawn	\$37,541	\$162
5	WF	19	Fort Lawn	\$3,694	\$14
5	LLR	19	Fort Lawn	\$56,966	\$457
5	SFN	19	Fort Lawn	\$139,294	\$1,000
5	MFN	19	Fort Lawn	\$215,555	\$2,380
5	IC	19	Fort Lawn	\$40,523	\$327
5	SC	19	Fort Lawn	\$188,309	\$1,701
5	SO	19	Fort Lawn	\$286,229	\$2,586
5	WN	19	Fort Lawn	\$80,322	\$394
5	WC	19	Fort Lawn	\$2,357,601	\$11,638
5	TC	19	Fort Lawn	\$371,534	\$2,602
5	TAC	19	Fort Lawn	\$1,169,444	\$6,254
5	MC	19	Fort Lawn	\$9,752,873	\$58,050
5	SD	19	Fort Lawn	\$254,021	\$1,165
5	OS	20	Great Falls	\$22,925	\$94
5	RL	20	Great Falls	\$37,541	\$162
5	WF	20	Great Falls	\$3,694	\$14
5	LLR	20	Great Falls	\$56,966	\$457
5	SFN	20	Great Falls	\$139,294	\$1,000
5	MFN	20	Great Falls	\$215,555	\$2,380
5	IC	20	Great Falls	\$40,523	\$327
5	SC	20	Great Falls	\$188,309	\$1,701
5	SO	20	Great Falls	\$1,169,444	\$6,254
5	WN	20	Great Falls	\$80,322	\$394
5	WC	20	Great Falls	\$2,357,601	\$11,638
5	TC	20	Great Falls	\$371,534	\$2,602
5	TAC	20	Great Falls	\$1,169,444	\$6,254
5	MC	20	Great Falls	\$9,752,873	\$58,050
5	SD	20	Great Falls	\$254,021	\$1,165
5	OS	21	Lowrys	\$22,925	\$94
5	RL	21	Lowrys	\$37,541	\$162
5	WF	21	Lowrys	\$3,694	\$14
5	LLR	21	Lowrys	\$56,966	\$457
5	SFN	21	Lowrys	\$139,294	\$1,000
5	MFN	21	Lowrys	\$215,555	\$2,380
5	IC	21	Lowrys	\$40,523	\$327
5	SC	21	Lowrys	\$188,309	\$1,701
5	SO	21	Lowrys	\$286,229	\$2,586
5	WN	21	Lowrys	\$80,322	\$394
5	WC	21	Lowrys	\$2,357,601	\$11,638
5	TC	21	Lowrys	\$371,534	\$2,602
5	TAC	21	Lowrys	\$1,169,444	\$6,254
5	MC	21	Lowrys	\$9,752,873	\$58,050
5	SD	21	Lowrys	\$254,021	\$1,165
4	OS	22	Richburg	\$22,925	\$94
4	RL	22	Richburg	\$37,541	\$162
4	WF	22	Richburg	\$3,694	\$14
4	LLR	22	Richburg	\$56,966	\$457
4	SFN	22	Richburg	\$139,294	\$1,000
4	MFN	22	Richburg	\$215,555	\$2,380
4	IC	22	Richburg	\$40,523	\$327
4	SC	22	Richburg	\$188,309	\$1,701

4	SO	22	Richburg	\$286,229	\$2,586
4	WN	22	Richburg	\$80,322	\$394
4	WC	22	Richburg	\$2,357,601	\$11,638
4	TC	22	Richburg	\$371,534	\$2,602
4	TAC	22	Richburg	\$1,169,444	\$6,254
4	MC	22	Richburg	\$9,752,873	\$58,050
4	SD	22	Richburg	\$254,021	\$1,165

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Cleveland	5	OS	23	Unincorporated Cleveland County	\$22,925	\$92
Cleveland	5	RL	23	Unincorporated Cleveland County	\$43,063	\$139
Cleveland	5	WF	23	Unincorporated Cleveland County	\$21,111	\$64
Cleveland	5	LLR	23	Unincorporated Cleveland County	\$52,389	\$169
Cleveland	5	SFN	23	Unincorporated Cleveland County	\$47,127	\$152
Cleveland	5	MFN	23	Unincorporated Cleveland County	\$582,119	\$1,883
Cleveland	5	IC	23	Unincorporated Cleveland County	\$34,409	\$112
Cleveland	5	SC	23	Unincorporated Cleveland County	\$116,389	\$376
Cleveland	5	SO	23	Unincorporated Cleveland County	\$176,911	\$572
Cleveland	5	WN	23	Unincorporated Cleveland County	\$182,447	\$946
Cleveland	5	WC	23	Unincorporated Cleveland County	\$2,357,601	\$11,368
Cleveland	5	TC	23	Unincorporated Cleveland County	\$527,597	\$2,508
Cleveland	5	TAC	23	Unincorporated Cleveland County	\$1,169,444	\$6,109
Cleveland	5	MC	23	Unincorporated Cleveland County	\$9,752,873	\$56,700
Cleveland	5	SD	23	Unincorporated Cleveland County	\$229,619	\$605
Cleveland	3	OS	24	Kings Mountain	\$12,005	\$55
Cleveland	3	RL	24	Kings Mountain	\$5,741	\$32
Cleveland	3	WF	24	Kings Mountain	\$9,586	\$53
Cleveland	3	LLR	24	Kings Mountain	\$184,901	\$1,017
Cleveland	3	SFN	24	Kings Mountain	\$98,828	\$543
Cleveland	3	MFN	24	Kings Mountain	\$244,628	\$1,345
Cleveland	3	IC	24	Kings Mountain	\$98,249	\$540
Cleveland	3	SC	24	Kings Mountain	\$237,245	\$1,305
Cleveland	3	SO	24	Kings Mountain	\$362,304	\$1,992
Cleveland	3	WN	24	Kings Mountain	\$221,019	\$1,215
Cleveland	3	WC	24	Kings Mountain	\$2,357,601	\$12,721
Cleveland	3	TC	24	Kings Mountain	\$1,057,222	\$5,814
Cleveland	3	TAC	24	Kings Mountain	\$1,169,444	\$6,836
Cleveland	3	MC	24	Kings Mountain	\$9,752,873	\$63,450
Cleveland	3	SD	24	Kings Mountain	\$1,295,058	\$7,122
Cleveland	3	OS	25	Shelby	\$29,095	\$173
Cleveland	3	RL	25	Shelby	\$96,751	\$582
Cleveland	3	WF	25	Shelby	\$21,111	\$74
Cleveland	3	LLR	25	Shelby	\$207,841	\$1,227
Cleveland	3	SFN	25	Shelby	\$175,621	\$1,039
Cleveland	3	MFN	25	Shelby	\$283,075	\$1,671
Cleveland	3	IC	25	Shelby	\$94,970	\$568
Cleveland	3	SC	25	Shelby	\$338,311	\$1,998
Cleveland	3	SO	25	Shelby	\$547,065	\$5,152
Cleveland	3	WN	25	Shelby	\$192,534	\$1,137
Cleveland	3	WC	25	Shelby	\$2,357,601	\$13,262
Cleveland	3	TC	25	Shelby	\$2,067,438	\$12,207
Cleveland	3	TAC	25	Shelby	\$1,169,444	\$7,127
Cleveland	3	MC	25	Shelby	\$9,752,873	\$66,150
Cleveland	3	SD	25	Shelby	\$442,147	\$2,611
Cleveland	5	OS	26	Bellwood	\$22,925	\$94
Cleveland	5	RL	26	Bellwood	\$45,660	\$223
Cleveland	5	WF	26	Bellwood	\$21,111	\$65
Cleveland	5	LLR	26	Bellwood	\$115,174	\$510
Cleveland	5	SFN	26	Bellwood	\$217,108	\$1,064
Cleveland	5	MFN	26	Bellwood	\$352,691	\$1,623
Cleveland	5	IC	26	Bellwood	\$95,771	\$410
Cleveland	5	SC	26	Bellwood	\$311,767	\$1,500
Cleveland	5	SO	26	Bellwood	\$378,861	\$2,281
Cleveland	5	WN	26	Bellwood	\$182,447	\$969
Cleveland	5	WC	26	Bellwood	\$2,357,601	\$11,638
Cleveland	5	TC	26	Bellwood	\$527,597	\$2,567
Cleveland	5	TAC	26	Bellwood	\$1,169,444	\$6,254
Cleveland	5	MC	26	Bellwood	\$9,752,873	\$58,050
Cleveland	5	SD	26	Bellwood	\$229,619	\$619
Cleveland	3	OS	27	Boiling Springs	\$22,925	\$103
Cleveland	3	RL	27	Boiling Springs	\$38,566	\$192
Cleveland	3	WF	27	Boiling Springs	\$14,191	\$71
Cleveland	3	LLR	27	Boiling Springs	\$115,174	\$557
Cleveland	3	SFN	27	Boiling Springs	\$217,108	\$1,163
Cleveland	3	MFN	27	Boiling Springs	\$352,691	\$1,774
Cleveland	3	IC	27	Boiling Springs	\$95,771	\$448
Cleveland	3	SC	27	Boiling Springs	\$311,767	\$1,639
Cleveland	3	SO	27	Boiling Springs	\$378,861	\$2,493
Cleveland	3	WN	27	Boiling Springs	\$182,447	\$1,059
Cleveland	3	WC	27	Boiling Springs	\$2,357,601	\$12,721
Cleveland	3	TC	27	Boiling Springs	\$527,597	\$2,806
Cleveland	3	TAC	27	Boiling Springs	\$1,169,444	\$6,836
Cleveland	3	MC	27	Boiling Springs	\$9,752,873	\$63,450
Cleveland	3	SD	27	Boiling Springs	\$229,619	\$677
Cleveland	5	OS	28	Caser	\$22,925	\$94
Cleveland	5	RL	28	Caser	\$45,660	\$223
Cleveland	5	WF	28	Caser	\$21,111	\$65
Cleveland	5	LLR	28	Caser	\$115,174	\$510
Cleveland	5	SFN	28	Caser	\$217,108	\$1,064
Cleveland	5	MFN	28	Caser	\$352,691	\$1,623
Cleveland	5	IC	28	Caser	\$95,771	\$410
Cleveland	5	SC	28	Caser	\$311,767	\$1,500

Cleveland	5	SO	28	Caser	\$378,861	\$2,281
Cleveland	5	WN	28	Caser	\$182,447	\$969
Cleveland	5	WC	28	Caser	\$2,357,601	\$11,638
Cleveland	5	TC	28	Caser	\$527,597	\$2,567
Cleveland	5	TAC	28	Caser	\$1,169,444	\$6,254
Cleveland	5	MC	28	Caser	\$9,752,873	\$58,050
Cleveland	5	SD	28	Caser	\$229,619	\$619
Cleveland	5	OS	29	Earl	\$22,925	\$94
Cleveland	5	RL	29	Earl	\$45,660	\$223
Cleveland	5	WF	29	Earl	\$21,043	\$91
Cleveland	5	LLR	29	Earl	\$115,174	\$510
Cleveland	5	SFN	29	Earl	\$217,108	\$1,064
Cleveland	5	MFN	29	Earl	\$352,691	\$1,623
Cleveland	5	IC	29	Earl	\$95,771	\$410
Cleveland	5	SC	29	Earl	\$311,767	\$1,500
Cleveland	5	SO	29	Earl	\$378,861	\$2,281
Cleveland	5	WN	29	Earl	\$182,447	\$969
Cleveland	5	WC	29	Earl	\$2,357,601	\$11,638
Cleveland	5	TC	29	Earl	\$527,597	\$2,567
Cleveland	5	TAC	29	Earl	\$1,169,444	\$6,254
Cleveland	5	MC	29	Earl	\$9,752,873	\$58,050
Cleveland	5	SD	29	Earl	\$229,619	\$619
Cleveland	5	OS	30	Fallston	\$22,925	\$94
Cleveland	5	RL	30	Fallston	\$45,660	\$223
Cleveland	5	WF	30	Fallston	\$21,111	\$65
Cleveland	5	LLR	30	Fallston	\$115,174	\$510
Cleveland	5	SFN	30	Fallston	\$217,108	\$1,064
Cleveland	5	MFN	30	Fallston	\$352,691	\$1,623
Cleveland	5	IC	30	Fallston	\$95,771	\$410
Cleveland	5	SC	30	Fallston	\$311,767	\$1,500
Cleveland	5	SO	30	Fallston	\$378,861	\$2,281
Cleveland	5	WN	30	Fallston	\$182,447	\$969
Cleveland	5	WC	30	Fallston	\$2,357,601	\$11,638
Cleveland	5	TC	30	Fallston	\$527,597	\$2,567
Cleveland	5	TAC	30	Fallston	\$1,169,444	\$6,254
Cleveland	5	MC	30	Fallston	\$9,752,873	\$58,050
Cleveland	5	SD	30	Fallston	\$229,619	\$619
Cleveland	5	OS	31	Grover	\$22,925	\$94
Cleveland	5	RL	31	Grover	\$45,660	\$223
Cleveland	5	WF	31	Grover	\$21,111	\$65
Cleveland	5	LLR	31	Grover	\$54,094	\$267
Cleveland	5	SFN	31	Grover	\$127,878	\$632
Cleveland	5	MFN	31	Grover	\$352,691	\$1,623
Cleveland	5	IC	31	Grover	\$95,771	\$410
Cleveland	5	SC	31	Grover	\$311,767	\$1,500
Cleveland	5	SO	31	Grover	\$378,861	\$2,281
Cleveland	5	WN	31	Grover	\$182,447	\$969
Cleveland	5	WC	31	Grover	\$2,357,601	\$11,638
Cleveland	5	TC	31	Grover	\$527,597	\$2,567
Cleveland	5	TAC	31	Grover	\$1,169,444	\$6,254
Cleveland	5	MC	31	Grover	\$9,752,873	\$58,050
Cleveland	5	SD	31	Grover	\$229,619	\$619
Cleveland	5	OS	32	Kingstown	\$22,925	\$94
Cleveland	5	RL	32	Kingstown	\$45,660	\$223
Cleveland	5	WF	32	Kingstown	\$21,111	\$65
Cleveland	5	LLR	32	Kingstown	\$62,521	\$320
Cleveland	5	SFN	32	Kingstown	\$118,551	\$607
Cleveland	5	MFN	32	Kingstown	\$352,691	\$1,623
Cleveland	5	IC	32	Kingstown	\$95,771	\$410
Cleveland	5	SC	32	Kingstown	\$97,555	\$499
Cleveland	5	SO	32	Kingstown	\$148,284	\$759
Cleveland	5	WN	32	Kingstown	\$182,447	\$969
Cleveland	5	WC	32	Kingstown	\$2,357,601	\$11,638
Cleveland	5	TC	32	Kingstown	\$527,597	\$2,567
Cleveland	5	TAC	32	Kingstown	\$1,169,444	\$6,254
Cleveland	5	MC	32	Kingstown	\$9,752,873	\$58,050
Cleveland	5	SD	32	Kingstown	\$229,619	\$619
Cleveland	5	OS	33	Lattimore	\$22,925	\$94
Cleveland	5	RL	33	Lattimore	\$45,660	\$223
Cleveland	5	WF	33	Lattimore	\$21,111	\$65
Cleveland	5	LLR	33	Lattimore	\$115,174	\$510
Cleveland	5	SFN	33	Lattimore	\$217,108	\$1,064
Cleveland	5	MFN	33	Lattimore	\$352,691	\$1,623
Cleveland	5	IC	33	Lattimore	\$97,211	\$347
Cleveland	5	SC	33	Lattimore	\$88,064	\$314
Cleveland	5	SO	33	Lattimore	\$133,857	\$478
Cleveland	5	WN	33	Lattimore	\$182,447	\$969
Cleveland	5	WC	33	Lattimore	\$2,357,601	\$11,638
Cleveland	5	TC	33	Lattimore	\$527,597	\$2,567
Cleveland	5	TAC	33	Lattimore	\$1,169,444	\$6,254
Cleveland	5	MC	33	Lattimore	\$9,752,873	\$58,050
Cleveland	5	SD	33	Lattimore	\$229,619	\$619
Cleveland	5	OS	34	Lawndale	\$22,925	\$94
Cleveland	5	RL	34	Lawndale	\$45,660	\$223
Cleveland	5	WF	34	Lawndale	\$21,111	\$65
Cleveland	5	LLR	34	Lawndale	\$10,308	\$44
Cleveland	5	SFN	34	Lawndale	\$217,108	\$1,064
Cleveland	5	MFN	34	Lawndale	\$352,691	\$1,623

Cleveland	5	IC	34	Lawndale	\$20,406	\$88
Cleveland	5	SC	34	Lawndale	\$137,511	\$591
Cleveland	5	SO	34	Lawndale	\$209,016	\$899
Cleveland	5	WN	34	Lawndale	\$182,447	\$969
Cleveland	5	WC	34	Lawndale	\$2,357,601	\$11,638
Cleveland	5	TC	34	Lawndale	\$527,597	\$2,567
Cleveland	5	TAC	34	Lawndale	\$1,169,444	\$6,254
Cleveland	5	MC	34	Lawndale	\$9,752,873	\$58,050
Cleveland	5	SD	34	Lawndale	\$229,619	\$619
Cleveland	5	OS	35	Moorestown	\$22,925	\$94
Cleveland	5	RL	35	Moorestown	\$45,660	\$223
Cleveland	5	WF	35	Moorestown	\$21,111	\$65
Cleveland	5	LLR	35	Moorestown	\$115,174	\$510
Cleveland	5	SFN	35	Moorestown	\$20,110	\$72
Cleveland	5	MFN	35	Moorestown	\$88,356	\$315
Cleveland	5	IC	35	Moorestown	\$38,751	\$138
Cleveland	5	SC	35	Moorestown	\$138,592	\$495
Cleveland	5	SO	35	Moorestown	\$210,660	\$752
Cleveland	5	WN	35	Moorestown	\$182,447	\$969
Cleveland	5	WC	35	Moorestown	\$2,357,601	\$11,638
Cleveland	5	TC	35	Moorestown	\$527,597	\$2,567
Cleveland	5	TAC	35	Moorestown	\$1,169,444	\$6,254
Cleveland	5	MC	35	Moorestown	\$9,752,873	\$58,050
Cleveland	5	SD	35	Moorestown	\$229,619	\$619
Cleveland	5	OS	36	Patterson Springs	\$22,925	\$94
Cleveland	5	RL	36	Patterson Springs	\$257,784	\$931
Cleveland	5	WF	36	Patterson Springs	\$21,111	\$65
Cleveland	5	LLR	36	Patterson Springs	\$115,174	\$510
Cleveland	5	SFN	36	Patterson Springs	\$14,211	\$51
Cleveland	5	MFN	36	Patterson Springs	\$352,691	\$1,623
Cleveland	5	IC	36	Patterson Springs	\$120,639	\$436
Cleveland	5	SC	36	Patterson Springs	\$51,321	\$185
Cleveland	5	SO	36	Patterson Springs	\$78,009	\$282
Cleveland	5	WN	36	Patterson Springs	\$182,447	\$969
Cleveland	5	WC	36	Patterson Springs	\$2,357,601	\$11,638
Cleveland	5	TC	36	Patterson Springs	\$527,597	\$2,567
Cleveland	5	TAC	36	Patterson Springs	\$1,169,444	\$6,254
Cleveland	5	MC	36	Patterson Springs	\$9,752,873	\$58,050
Cleveland	5	SD	36	Patterson Springs	\$229,619	\$619
Cleveland	5	OS	37	Polkville	\$22,925	\$94
Cleveland	5	RL	37	Polkville	\$25,206	\$96
Cleveland	5	WF	37	Polkville	\$21,111	\$65
Cleveland	5	LLR	37	Polkville	\$57,091	\$218
Cleveland	5	SFN	37	Polkville	\$24,175	\$93
Cleveland	5	MFN	37	Polkville	\$352,691	\$1,623
Cleveland	5	IC	37	Polkville	\$44,638	\$171
Cleveland	5	SC	37	Polkville	\$164,968	\$631
Cleveland	5	SO	37	Polkville	\$378,861	\$2,281
Cleveland	5	WN	37	Polkville	\$182,447	\$969
Cleveland	5	WC	37	Polkville	\$2,357,601	\$11,638
Cleveland	5	TC	37	Polkville	\$527,597	\$2,567
Cleveland	5	TAC	37	Polkville	\$1,169,444	\$6,254
Cleveland	5	MC	37	Polkville	\$9,752,873	\$58,050
Cleveland	5	SD	37	Polkville	\$229,619	\$619
Cleveland	5	OS	38	Waco	\$22,925	\$94
Cleveland	5	RL	38	Waco	\$155,408	\$675
Cleveland	5	WF	38	Waco	\$21,111	\$65
Cleveland	5	LLR	38	Waco	\$69,109	\$300
Cleveland	5	SFN	38	Waco	\$217,108	\$1,064
Cleveland	5	MFN	38	Waco	\$352,691	\$1,623
Cleveland	5	IC	38	Waco	\$95,771	\$410
Cleveland	5	SC	38	Waco	\$311,767	\$1,500
Cleveland	5	SO	38	Waco	\$378,861	\$2,281
Cleveland	5	WN	38	Waco	\$182,447	\$969
Cleveland	5	WC	38	Waco	\$2,357,601	\$11,638
Cleveland	5	TC	38	Waco	\$527,597	\$2,567
Cleveland	5	TAC	38	Waco	\$1,169,444	\$6,254
Cleveland	5	MC	38	Waco	\$9,752,873	\$58,050
Cleveland	5	SD	38	Waco	\$229,619	\$619

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Gaston	5	OS	51	Unincorporated Gaston County	\$22,925	\$92
Gaston	5	RL	51	Unincorporated Gaston County	\$16,301	\$65
Gaston	5	WF	51	Unincorporated Gaston County	\$21,111	\$64
Gaston	5	LLR	51	Unincorporated Gaston County	\$68,975	\$276
Gaston	5	SFN	51	Unincorporated Gaston County	\$103,351	\$407
Gaston	5	MFN	51	Unincorporated Gaston County	\$197,976	\$723
Gaston	5	IC	51	Unincorporated Gaston County	\$59,752	\$241
Gaston	5	SC	51	Unincorporated Gaston County	\$124,369	\$495
Gaston	5	SO	51	Unincorporated Gaston County	\$189,041	\$752
Gaston	5	WN	51	Unincorporated Gaston County	\$168,777	\$676
Gaston	5	WC	51	Unincorporated Gaston County	\$2,357,601	\$11,368
Gaston	5	TC	51	Unincorporated Gaston County	\$527,597	\$2,508
Gaston	5	TAC	51	Unincorporated Gaston County	\$1,169,444	\$6,109
Gaston	5	MC	51	Unincorporated Gaston County	\$9,752,873	\$56,700
Gaston	5	SD	51	Unincorporated Gaston County	\$153,344	\$604
Gaston	2	OS	52	Gastonia	\$29,095	\$173
Gaston	2	RL	52	Gastonia	\$18,100	\$124
Gaston	2	WF	52	Gastonia	\$8,560	\$51
Gaston	2	LLR	52	Gastonia	\$284,241	\$1,950
Gaston	2	SFN	52	Gastonia	\$345,387	\$2,369
Gaston	2	MFN	52	Gastonia	\$566,991	\$3,890
Gaston	2	IC	52	Gastonia	\$249,768	\$1,713
Gaston	2	SC	52	Gastonia	\$551,069	\$3,780
Gaston	2	SO	52	Gastonia	\$547,065	\$3,753
Gaston	2	WN	52	Gastonia	\$240,338	\$1,649
Gaston	2	WC	52	Gastonia	\$2,357,601	\$13,262
Gaston	2	TC	52	Gastonia	\$2,104,222	\$15,239
Gaston	2	TAC	52	Gastonia	\$1,169,444	\$7,127
Gaston	2	MC	52	Gastonia	\$9,752,873	\$66,150
Gaston	2	SD	52	Gastonia	\$495,307	\$3,398
Gaston	2	OS	53	Belmont	\$12,005	\$55
Gaston	2	RL	53	Belmont	\$56,322	\$376
Gaston	2	WF	53	Belmont	\$23,753	\$82
Gaston	2	LLR	53	Belmont	\$363,755	\$2,299
Gaston	2	SFN	53	Belmont	\$376,382	\$2,386
Gaston	2	MFN	53	Belmont	\$346,499	\$2,261
Gaston	2	IC	53	Belmont	\$160,204	\$1,013
Gaston	2	SC	53	Belmont	\$628,099	\$3,971
Gaston	2	SO	53	Belmont	\$869,322	\$5,495
Gaston	2	WN	53	Belmont	\$390,293	\$2,467
Gaston	2	WC	53	Belmont	\$2,357,601	\$12,721
Gaston	2	TC	53	Belmont	\$1,337,113	\$8,453
Gaston	2	TAC	53	Belmont	\$1,169,444	\$6,836
Gaston	2	MC	53	Belmont	\$9,752,873	\$63,450
Gaston	2	SD	53	Belmont	\$1,055,131	\$6,670
Gaston	2	OS	54	Bessemer City	\$22,925	\$103
Gaston	2	RL	54	Bessemer City	\$26,001	\$170
Gaston	2	WF	54	Bessemer City	\$21,111	\$71
Gaston	2	LLR	54	Bessemer City	\$92,185	\$575
Gaston	2	SFN	54	Bessemer City	\$218,456	\$1,335
Gaston	2	MFN	54	Bessemer City	\$240,560	\$1,470
Gaston	2	IC	54	Bessemer City	\$118,229	\$733
Gaston	2	SC	54	Bessemer City	\$268,041	\$1,639
Gaston	2	SO	54	Bessemer City	\$378,861	\$2,493
Gaston	2	WN	54	Bessemer City	\$154,799	\$946
Gaston	2	WC	54	Bessemer City	\$2,357,601	\$12,721
Gaston	2	TC	54	Bessemer City	\$425,868	\$2,602
Gaston	2	TAC	54	Bessemer City	\$1,169,444	\$6,836
Gaston	2	MC	54	Bessemer City	\$9,752,873	\$63,450
Gaston	2	SD	54	Bessemer City	\$229,619	\$677
Gaston	3	OS	55	Cherryville	\$22,925	\$94
Gaston	3	RL	55	Cherryville	\$19,005	\$115
Gaston	3	WF	55	Cherryville	\$21,111	\$65
Gaston	3	LLR	55	Cherryville	\$142,840	\$817
Gaston	3	SFN	55	Cherryville	\$124,165	\$713
Gaston	3	MFN	55	Cherryville	\$166,017	\$949
Gaston	3	IC	55	Cherryville	\$65,887	\$384
Gaston	3	SC	55	Cherryville	\$322,494	\$1,848
Gaston	3	SO	55	Cherryville	\$453,566	\$2,594
Gaston	3	WN	55	Cherryville	\$200,486	\$1,147
Gaston	3	WC	55	Cherryville	\$2,357,601	\$11,638
Gaston	3	TC	55	Cherryville	\$802,557	\$4,590
Gaston	3	TAC	55	Cherryville	\$1,169,444	\$6,254
Gaston	3	MC	55	Cherryville	\$9,752,873	\$58,050
Gaston	3	SD	55	Cherryville	\$382,915	\$2,190
Gaston	3	OS	56	Cramerton	\$22,925	\$94
Gaston	3	RL	56	Cramerton	\$5,961	\$37
Gaston	3	WF	56	Cramerton	\$4,697	\$29
Gaston	3	LLR	56	Cramerton	\$358,260	\$2,074
Gaston	3	SFN	56	Cramerton	\$488,358	\$2,825
Gaston	3	MFN	56	Cramerton	\$538,617	\$3,120
Gaston	3	IC	56	Cramerton	\$67,642	\$392
Gaston	3	SC	56	Cramerton	\$314,019	\$1,833

Gaston	3	SO	56	Cramerton	\$477,308	\$2,786
Gaston	3	WN	56	Cramerton	\$170,362	\$1,043
Gaston	3	WC	56	Cramerton	\$2,357,601	\$11,638
Gaston	3	TC	56	Cramerton	\$527,597	\$2,567
Gaston	3	TAC	56	Cramerton	\$1,169,444	\$6,254
Gaston	3	MC	56	Cramerton	\$9,752,873	\$58,050
Gaston	3	SD	56	Cramerton	\$229,619	\$1,328
Gaston	3	OS	57	Dallas	\$22,925	\$94
Gaston	3	RL	57	Dallas	\$25,656	\$145
Gaston	3	WF	57	Dallas	\$60,542	\$325
Gaston	3	LLR	57	Dallas	\$77,781	\$421
Gaston	3	SFN	57	Dallas	\$404,207	\$2,182
Gaston	3	MFN	57	Dallas	\$194,197	\$1,044
Gaston	3	IC	57	Dallas	\$149,416	\$821
Gaston	3	SC	57	Dallas	\$516,790	\$2,778
Gaston	3	SO	57	Dallas	\$785,521	\$4,222
Gaston	3	WN	57	Dallas	\$188,869	\$1,015
Gaston	3	WC	57	Dallas	\$2,357,601	\$11,638
Gaston	3	TC	57	Dallas	\$475,168	\$2,554
Gaston	3	TAC	57	Dallas	\$1,169,444	\$6,254
Gaston	3	MC	57	Dallas	\$9,752,873	\$58,050
Gaston	3	SD	57	Dallas	\$229,619	\$619
Gaston	5	OS	58	High Shoals	\$22,925	\$94
Gaston	5	RL	58	High Shoals	\$6,013	\$33
Gaston	5	WF	58	High Shoals	\$21,111	\$65
Gaston	5	LLR	58	High Shoals	\$60,037	\$330
Gaston	5	SFN	58	High Shoals	\$163,506	\$900
Gaston	5	MFN	58	High Shoals	\$294,885	\$1,623
Gaston	5	IC	58	High Shoals	\$3,814	\$21
Gaston	5	SC	58	High Shoals	\$23,935	\$132
Gaston	5	SO	58	High Shoals	\$36,381	\$200
Gaston	5	WN	58	High Shoals	\$182,447	\$969
Gaston	5	WC	58	High Shoals	\$2,357,601	\$11,638
Gaston	5	TC	58	High Shoals	\$527,597	\$2,567
Gaston	5	TAC	58	High Shoals	\$1,169,444	\$6,254
Gaston	5	MC	58	High Shoals	\$9,752,873	\$58,050
Gaston	5	SD	58	High Shoals	\$229,619	\$619
Gaston	3	OS	59	Lowell	\$22,925	\$94
Gaston	3	RL	59	Lowell	\$85,599	\$467
Gaston	3	WF	59	Lowell	\$21,111	\$65
Gaston	3	LLR	59	Lowell	\$156,695	\$856
Gaston	3	SFN	59	Lowell	\$547,331	\$2,989
Gaston	3	MFN	59	Lowell	\$539,894	\$2,948
Gaston	3	IC	59	Lowell	\$196,063	\$1,071
Gaston	3	SC	59	Lowell	\$771,832	\$4,215
Gaston	3	SO	59	Lowell	\$378,861	\$2,281
Gaston	3	WN	59	Lowell	\$388,765	\$2,123
Gaston	3	WC	59	Lowell	\$2,357,601	\$11,638
Gaston	3	TC	59	Lowell	\$517,420	\$2,826
Gaston	3	TAC	59	Lowell	\$1,169,444	\$6,254
Gaston	3	MC	59	Lowell	\$9,752,873	\$58,050
Gaston	3	SD	59	Lowell	\$229,619	\$619
Gaston	3	OS	24	Kings Mountain	\$12,005	\$50
Gaston	3	RL	24	Kings Mountain	\$19,224	\$112
Gaston	3	WF	24	Kings Mountain	\$23,753	\$75
Gaston	3	LLR	24	Kings Mountain	\$54,904	\$303
Gaston	3	SFN	24	Kings Mountain	\$226,535	\$1,238
Gaston	3	MFN	24	Kings Mountain	\$263,711	\$1,440
Gaston	3	IC	24	Kings Mountain	\$162,675	\$890
Gaston	3	SC	24	Kings Mountain	\$10,804	\$62
Gaston	3	SO	24	Kings Mountain	\$466,039	\$5,028
Gaston	3	WN	24	Kings Mountain	\$222,517	\$994
Gaston	3	WC	24	Kings Mountain	\$2,357,601	\$11,638
Gaston	3	TC	24	Kings Mountain	\$782,709	\$5,713
Gaston	3	TAC	24	Kings Mountain	\$1,169,444	\$6,254
Gaston	3	MC	24	Kings Mountain	\$9,752,873	\$58,050
Gaston	3	SD	24	Kings Mountain	\$189,944	\$1,037
Gaston	5	OS	61	McAdenville	\$22,925	\$94
Gaston	5	RL	61	McAdenville	\$45,660	\$223
Gaston	5	WF	61	McAdenville	\$21,111	\$65
Gaston	5	LLR	61	McAdenville	\$98,984	\$514
Gaston	5	SFN	61	McAdenville	\$712,823	\$3,586
Gaston	5	MFN	61	McAdenville	\$352,691	\$1,623
Gaston	5	IC	61	McAdenville	\$151,729	\$767
Gaston	5	SC	61	McAdenville	\$295,147	\$1,497
Gaston	5	SO	61	McAdenville	\$448,624	\$2,275
Gaston	5	WN	61	McAdenville	\$182,447	\$969
Gaston	5	WC	61	McAdenville	\$2,357,601	\$11,638
Gaston	5	TC	61	McAdenville	\$527,597	\$2,567
Gaston	5	TAC	61	McAdenville	\$1,169,444	\$6,254
Gaston	5	MC	61	McAdenville	\$9,752,873	\$58,050
Gaston	5	SD	61	McAdenville	\$492,661	\$2,479
Gaston	3	OS	62	Mount Holly	\$22,925	\$94
Gaston	3	RL	62	Mount Holly	\$6,178	\$38
Gaston	3	WF	62	Mount Holly	\$21,111	\$65
Gaston	3	LLR	62	Mount Holly	\$354,704	\$2,135
Gaston	3	SFN	62	Mount Holly	\$582,624	\$3,507
Gaston	3	MFN	62	Mount Holly	\$719,365	\$4,331

Gaston	3	IC	62	Mount Holly	\$110,296	\$664
Gaston	3	SC	62	Mount Holly	\$311,767	\$1,877
Gaston	3	SO	62	Mount Holly	\$378,861	\$2,281
Gaston	3	WN	62	Mount Holly	\$168,584	\$1,015
Gaston	3	WC	62	Mount Holly	\$2,357,601	\$11,638
Gaston	3	TC	62	Mount Holly	\$1,385,031	\$8,338
Gaston	3	TAC	62	Mount Holly	\$1,169,444	\$6,254
Gaston	3	MC	62	Mount Holly	\$9,752,873	\$58,050
Gaston	3	SD	62	Mount Holly	\$372,556	\$2,243
Gaston	3	OS	63	Ranlo	\$22,925	\$94
Gaston	3	RL	63	Ranlo	\$24,190	\$134
Gaston	3	WF	63	Ranlo	\$21,111	\$65
Gaston	3	LLR	63	Ranlo	\$86,965	\$471
Gaston	3	SFN	63	Ranlo	\$570,776	\$3,050
Gaston	3	MFN	63	Ranlo	\$220,456	\$1,227
Gaston	3	IC	63	Ranlo	\$73,903	\$394
Gaston	3	SC	63	Ranlo	\$382,414	\$2,039
Gaston	3	SO	63	Ranlo	\$378,861	\$2,281
Gaston	3	WN	63	Ranlo	\$274,092	\$1,461
Gaston	3	WC	63	Ranlo	\$2,357,601	\$11,638
Gaston	3	TC	63	Ranlo	\$527,597	\$2,567
Gaston	3	TAC	63	Ranlo	\$1,169,444	\$6,254
Gaston	3	MC	63	Ranlo	\$9,752,873	\$58,050
Gaston	3	SD	63	Ranlo	\$229,619	\$619
Gaston	5	OS	64	Spencer Mountain	\$22,925	\$94
Gaston	5	RL	64	Spencer Mountain	\$45,660	\$223
Gaston	5	WF	64	Spencer Mountain	\$21,111	\$65
Gaston	5	LLR	64	Spencer Mountain	\$115,174	\$510
Gaston	5	SFN	64	Spencer Mountain	\$217,108	\$1,064
Gaston	5	MFN	64	Spencer Mountain	\$352,691	\$1,623
Gaston	5	IC	64	Spencer Mountain	\$95,771	\$410
Gaston	5	SC	64	Spencer Mountain	\$311,767	\$1,500
Gaston	5	SO	64	Spencer Mountain	\$378,861	\$2,281
Gaston	5	WN	64	Spencer Mountain	\$182,447	\$969
Gaston	5	WC	64	Spencer Mountain	\$2,357,601	\$11,638
Gaston	5	TC	64	Spencer Mountain	\$527,597	\$2,567
Gaston	5	TAC	64	Spencer Mountain	\$1,169,444	\$6,254
Gaston	5	MC	64	Spencer Mountain	\$9,752,873	\$58,050
Gaston	5	SD	64	Spencer Mountain	\$229,619	\$619
Gaston	3	OS	65	Stanley	\$22,925	\$94
Gaston	3	RL	65	Stanley	\$8,775	\$56
Gaston	3	WF	65	Stanley	\$21,111	\$65
Gaston	3	LLR	65	Stanley	\$210,172	\$1,350
Gaston	3	SFN	65	Stanley	\$225,332	\$1,368
Gaston	3	MFN	65	Stanley	\$376,694	\$2,284
Gaston	3	IC	65	Stanley	\$96,838	\$592
Gaston	3	SC	65	Stanley	\$548,262	\$3,327
Gaston	3	SO	65	Stanley	\$833,359	\$5,056
Gaston	3	WN	65	Stanley	\$245,639	\$1,489
Gaston	3	WC	65	Stanley	\$2,357,601	\$11,638
Gaston	3	TC	65	Stanley	\$527,597	\$2,567
Gaston	3	TAC	65	Stanley	\$1,169,444	\$6,254
Gaston	3	MC	65	Stanley	\$9,752,873	\$58,050
Gaston	3	SD	65	Stanley	\$416,231	\$2,524

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Iredell	5	OS	39	Unincorporated Iredell County	\$22,925	\$92
Iredell	5	RL	39	Unincorporated Iredell County	\$107,607	\$250
Iredell	5	WF	39	Unincorporated Iredell County	\$28,031	\$64
Iredell	5	LLR	39	Unincorporated Iredell County	\$282,131	\$578
Iredell	5	SFN	39	Unincorporated Iredell County	\$34,444	\$74
Iredell	5	MFN	39	Unincorporated Iredell County	\$441,687	\$987
Iredell	5	IC	39	Unincorporated Iredell County	\$31,259	\$72
Iredell	5	SC	39	Unincorporated Iredell County	\$241,564	\$563
Iredell	5	SO	39	Unincorporated Iredell County	\$367,178	\$856
Iredell	5	WN	39	Unincorporated Iredell County	\$182,447	\$946
Iredell	5	WC	39	Unincorporated Iredell County	\$2,357,601	\$11,368
Iredell	5	TC	39	Unincorporated Iredell County	\$527,597	\$2,508
Iredell	5	TAC	39	Unincorporated Iredell County	\$1,169,444	\$6,109
Iredell	5	MC	39	Unincorporated Iredell County	\$9,752,873	\$56,700
Iredell	5	SD	39	Unincorporated Iredell County	\$259,484	\$605
Iredell	3	OS	40	Statesville	\$48,974	\$215
Iredell	3	RL	40	Statesville	\$66,828	\$293
Iredell	3	WF	40	Statesville	\$17,473	\$112
Iredell	3	LLR	40	Statesville	\$279,435	\$1,225
Iredell	3	SFN	40	Statesville	\$534,753	\$2,345
Iredell	3	MFN	40	Statesville	\$733,318	\$3,216
Iredell	3	IC	40	Statesville	\$187,136	\$821
Iredell	3	SC	40	Statesville	\$576,337	\$2,528
Iredell	3	SO	40	Statesville	\$699,665	\$3,068
Iredell	3	WN	40	Statesville	\$326,076	\$1,430
Iredell	3	WC	40	Statesville	\$2,357,601	\$13,262
Iredell	3	TC	40	Statesville	\$1,970,889	\$8,643
Iredell	3	TAC	40	Statesville	\$1,169,444	\$7,127
Iredell	3	MC	40	Statesville	\$9,752,873	\$66,150
Iredell	3	SD	40	Statesville	\$285,782	\$1,256
Iredell	5	OS	41	Harmony	\$22,925	\$94
Iredell	5	RL	41	Harmony	\$45,660	\$223
Iredell	5	WF	41	Harmony	\$21,111	\$65
Iredell	5	LLR	41	Harmony	\$71,817	\$202
Iredell	5	SFN	41	Harmony	\$217,108	\$1,064
Iredell	5	MFN	41	Harmony	\$352,691	\$1,623
Iredell	5	IC	41	Harmony	\$95,771	\$410
Iredell	5	SC	41	Harmony	\$233,524	\$658
Iredell	5	SO	41	Harmony	\$354,956	\$1,000
Iredell	5	WN	41	Harmony	\$182,447	\$969
Iredell	5	WC	41	Harmony	\$2,357,601	\$11,638
Iredell	5	TC	41	Harmony	\$527,597	\$2,567
Iredell	5	TAC	41	Harmony	\$1,169,444	\$6,254
Iredell	5	MC	41	Harmony	\$9,752,873	\$58,050
Iredell	5	SD	41	Harmony	\$79,581	\$224
Iredell	5	OS	42	Love Valley	\$22,925	\$94
Iredell	5	RL	42	Love Valley	\$18,488	\$64
Iredell	5	WF	42	Love Valley	\$30,554	\$106
Iredell	5	LLR	42	Love Valley	\$52,727	\$183
Iredell	5	SFN	42	Love Valley	\$101,001	\$350
Iredell	5	MFN	42	Love Valley	\$352,691	\$1,623
Iredell	5	IC	42	Love Valley	\$95,771	\$410
Iredell	5	SC	42	Love Valley	\$311,767	\$1,500
Iredell	5	SO	42	Love Valley	\$311,767	\$1,500
Iredell	5	WN	42	Love Valley	\$378,861	\$2,281
Iredell	5	WC	42	Love Valley	\$2,357,601	\$11,638
Iredell	5	TC	42	Love Valley	\$355,824	\$1,232
Iredell	5	TAC	42	Love Valley	\$1,169,444	\$6,254
Iredell	5	MC	42	Love Valley	\$9,752,873	\$58,050
Iredell	5	SD	42	Love Valley	\$61,164	\$212
Iredell	2	OS	43	Mooreville	\$69,322	\$365
Iredell	2	RL	43	Mooreville	\$132,298	\$743
Iredell	2	WF	43	Mooreville	\$49,380	\$256
Iredell	2	LLR	43	Mooreville	\$281,129	\$1,467
Iredell	2	SFN	43	Mooreville	\$975,672	\$5,092
Iredell	2	MFN	43	Mooreville	\$1,034,597	\$5,399
Iredell	2	IC	43	Mooreville	\$482,868	\$2,520
Iredell	2	SC	43	Mooreville	\$989,101	\$5,162
Iredell	2	SO	43	Mooreville	\$1,345,856	\$7,023
Iredell	2	WN	43	Mooreville	\$649,644	\$3,390
Iredell	2	WC	43	Mooreville	\$2,357,601	\$13,262
Iredell	2	TC	43	Mooreville	\$1,577,147	\$8,230
Iredell	2	TAC	43	Mooreville	\$1,169,444	\$7,127
Iredell	2	MC	43	Mooreville	\$9,752,873	\$66,150
Iredell	2	SD	43	Mooreville	\$2,080,662	\$10,858
Iredell	3	OS	44	Troutman	\$12,005	\$55
Iredell	3	RL	44	Troutman	\$47,447	\$206
Iredell	3	WF	44	Troutman	\$23,753	\$82
Iredell	3	LLR	44	Troutman	\$246,669	\$1,072
Iredell	3	SFN	44	Troutman	\$358,456	\$1,558
Iredell	3	MFN	44	Troutman	\$947,305	\$4,118
Iredell	3	IC	44	Troutman	\$120,580	\$524
Iredell	3	SC	44	Troutman	\$479,193	\$2,083

Iredell	3	SO	44	Troutman	\$466,039	\$5,495
Iredell	3	WN	44	Troutman	\$176,231	\$766
Iredell	3	WC	44	Troutman	\$2,357,601	\$12,721
Iredell	3	TC	44	Troutman	\$738,407	\$3,210
Iredell	3	TAC	44	Troutman	\$1,169,444	\$6,836
Iredell	3	MC	44	Troutman	\$9,752,873	\$63,450
Iredell	3	SD	44	Troutman	\$167,860	\$730

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Lancaster	5	OS	45	Unincorporated Lancaster County	\$22,925	\$92
Lancaster	5	RL	45	Unincorporated Lancaster County	\$718	\$83
Lancaster	5	WF	45	Unincorporated Lancaster County	\$88	\$10
Lancaster	5	LLR	45	Unincorporated Lancaster County	\$3,274	\$379
Lancaster	5	SFN	45	Unincorporated Lancaster County	\$36,154	\$4,189
Lancaster	5	MFN	45	Unincorporated Lancaster County	\$49,659	\$5,754
Lancaster	5	IC	45	Unincorporated Lancaster County	\$7,191	\$833
Lancaster	5	SC	45	Unincorporated Lancaster County	\$51,178	\$5,930
Lancaster	5	SO	45	Unincorporated Lancaster County	\$33,139	\$3,840
Lancaster	5	WN	45	Unincorporated Lancaster County	\$80,322	\$385
Lancaster	5	WC	45	Unincorporated Lancaster County	\$2,357,601	\$11,368
Lancaster	5	TC	45	Unincorporated Lancaster County	\$371,534	\$2,542
Lancaster	5	TAC	45	Unincorporated Lancaster County	\$1,169,444	\$6,109
Lancaster	5	MC	45	Unincorporated Lancaster County	\$9,752,873	\$56,700
Lancaster	5	SD	45	Unincorporated Lancaster County	\$254,021	\$1,138
Lancaster	3	OS	46	Lancaster City	\$12,005	\$57
Lancaster	3	RL	46	Lancaster City	\$63,951	\$421
Lancaster	3	WF	46	Lancaster City	\$23,753	\$85
Lancaster	3	LLR	46	Lancaster City	\$4,542	\$947
Lancaster	3	SFN	46	Lancaster City	\$10,230	\$2,133
Lancaster	3	MFN	46	Lancaster City	\$12,177	\$2,539
Lancaster	3	IC	46	Lancaster City	\$6,871	\$1,433
Lancaster	3	SC	46	Lancaster City	\$24,706	\$5,152
Lancaster	3	SO	46	Lancaster City	\$41,232	\$8,599
Lancaster	3	WN	46	Lancaster City	\$222,517	\$1,132
Lancaster	3	WC	46	Lancaster City	\$2,357,601	\$13,262
Lancaster	3	TC	46	Lancaster City	\$60,154	\$12,545
Lancaster	3	TAC	46	Lancaster City	\$1,169,444	\$7,127
Lancaster	3	MC	46	Lancaster City	\$9,752,873	\$66,150
Lancaster	3	SD	46	Lancaster City	\$214,341	\$1,091
Lancaster	5	OS	47	Heath Springs	\$22,925	\$94
Lancaster	5	RL	47	Heath Springs	\$37,541	\$162
Lancaster	5	WF	47	Heath Springs	\$3,694	\$14
Lancaster	5	LLR	47	Heath Springs	\$56,966	\$457
Lancaster	5	SFN	47	Heath Springs	\$139,294	\$1,000
Lancaster	5	MFN	47	Heath Springs	\$215,555	\$2,380
Lancaster	5	IC	47	Heath Springs	\$3,190	\$378
Lancaster	5	SC	47	Heath Springs	\$188,309	\$1,701
Lancaster	5	SO	47	Heath Springs	\$286,229	\$2,586
Lancaster	5	WN	47	Heath Springs	\$80,322	\$394
Lancaster	5	WC	47	Heath Springs	\$2,357,601	\$11,638
Lancaster	5	TC	47	Heath Springs	\$371,534	\$2,602
Lancaster	5	TAC	47	Heath Springs	\$1,169,444	\$6,254
Lancaster	5	MC	47	Heath Springs	\$9,752,873	\$58,050
Lancaster	5	SD	47	Heath Springs	\$254,021	\$1,165
Lancaster	5	OS	48	Kershaw	\$22,925	\$94
Lancaster	5	RL	48	Kershaw	\$37,541	\$162
Lancaster	5	WF	48	Kershaw	\$3,694	\$14
Lancaster	5	LLR	48	Kershaw	\$56,966	\$457
Lancaster	5	SFN	48	Kershaw	\$139,294	\$1,000
Lancaster	5	MFN	48	Kershaw	\$14,890	\$2,228
Lancaster	5	IC	48	Kershaw	\$40,523	\$327
Lancaster	5	SC	48	Kershaw	\$188,309	\$1,701
Lancaster	5	SO	48	Kershaw	\$286,229	\$2,586
Lancaster	5	WN	48	Kershaw	\$80,322	\$394
Lancaster	5	WC	48	Kershaw	\$2,357,601	\$11,638
Lancaster	5	TC	48	Kershaw	\$371,534	\$2,602
Lancaster	5	TAC	48	Kershaw	\$1,169,444	\$6,254
Lancaster	5	MC	48	Kershaw	\$9,752,873	\$58,050
Lancaster	5	SD	48	Kershaw	\$254,021	\$1,165
Lancaster	3	OS	125	Indian Land Community	\$22,925	\$94
Lancaster	3	RL	125	Indian Land Community	\$37,541	\$162
Lancaster	3	WF	125	Indian Land Community	\$3,694	\$14
Lancaster	3	LLR	125	Indian Land Community	\$56,966	\$457
Lancaster	3	SFN	125	Indian Land Community	\$139,294	\$1,000
Lancaster	3	MFN	125	Indian Land Community	\$215,555	\$2,380
Lancaster	3	IC	125	Indian Land Community	\$40,523	\$327
Lancaster	3	SC	125	Indian Land Community	\$188,309	\$1,701
Lancaster	3	SO	125	Indian Land Community	\$286,229	\$2,586
Lancaster	3	WN	125	Indian Land Community	\$80,322	\$394
Lancaster	3	WC	125	Indian Land Community	\$2,357,601	\$11,638
Lancaster	3	TC	125	Indian Land Community	\$371,534	\$2,602
Lancaster	3	TAC	125	Indian Land Community	\$1,169,444	\$6,254
Lancaster	3	MC	125	Indian Land Community	\$9,752,873	\$58,050
Lancaster	3	SD	125	Indian Land Community	\$254,021	\$1,165

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Lincoln	5	OS	49	Unincorporated Lincoln County	\$22,925	\$92
Lincoln	5	RL	49	Unincorporated Lincoln County	\$116,220	\$336
Lincoln	5	WF	49	Unincorporated Lincoln County	\$21,111	\$64
Lincoln	5	LLR	49	Unincorporated Lincoln County	\$172,866	\$504
Lincoln	5	SFN	49	Unincorporated Lincoln County	\$321,662	\$962
Lincoln	5	MFN	49	Unincorporated Lincoln County	\$3,376,303	\$10,384
Lincoln	5	IC	49	Unincorporated Lincoln County	\$205,725	\$573
Lincoln	5	SC	49	Unincorporated Lincoln County	\$724,758	\$2,167
Lincoln	5	SO	49	Unincorporated Lincoln County	\$1,101,632	\$3,294
Lincoln	5	WN	49	Unincorporated Lincoln County	\$182,447	\$946
Lincoln	5	WC	49	Unincorporated Lincoln County	\$2,357,601	\$11,368
Lincoln	5	TC	49	Unincorporated Lincoln County	\$527,597	\$2,508
Lincoln	5	TAC	49	Unincorporated Lincoln County	\$1,169,444	\$6,109
Lincoln	5	MC	49	Unincorporated Lincoln County	\$9,752,873	\$56,700
Lincoln	5	SD	49	Unincorporated Lincoln County	\$690,199	\$2,065
Lincoln	3	OS	50	Lincoln	\$29,095	\$173
Lincoln	3	RL	50	Lincoln	\$96,751	\$582
Lincoln	3	WF	50	Lincoln	\$21,111	\$74
Lincoln	3	LLR	50	Lincoln	\$207,837	\$1,179
Lincoln	3	SFN	50	Lincoln	\$276,108	\$1,567
Lincoln	3	MFN	50	Lincoln	\$707,074	\$4,012
Lincoln	3	IC	50	Lincoln	\$122,065	\$643
Lincoln	3	SC	50	Lincoln	\$523,024	\$2,784
Lincoln	3	SO	50	Lincoln	\$547,065	\$5,152
Lincoln	3	WN	50	Lincoln	\$349,429	\$1,983
Lincoln	3	WC	50	Lincoln	\$2,357,601	\$13,262
Lincoln	3	TC	50	Lincoln	\$1,361,631	\$7,726
Lincoln	3	TAC	50	Lincoln	\$1,169,444	\$7,127
Lincoln	3	MC	50	Lincoln	\$9,752,873	\$66,150
Lincoln	3	SD	50	Lincoln	\$627,000	\$3,558

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Mecklenburg	5	OS	66	Unincorporated Mecklenburg County	\$104,679	\$472
Mecklenburg	5	RL	66	Unincorporated Mecklenburg County	\$204,027	\$866
Mecklenburg	5	WF	66	Unincorporated Mecklenburg County	\$17,473	\$96
Mecklenburg	5	LLR	66	Unincorporated Mecklenburg County	\$286,061	\$1,273
Mecklenburg	5	SFN	66	Unincorporated Mecklenburg County	\$592,954	\$2,526
Mecklenburg	5	MFN	66	Unincorporated Mecklenburg County	\$1,028,022	\$4,449
Mecklenburg	5	IC	66	Unincorporated Mecklenburg County	\$441,212	\$1,871
Mecklenburg	5	SC	66	Unincorporated Mecklenburg County	\$273,175	\$1,184
Mecklenburg	5	SO	66	Unincorporated Mecklenburg County	\$1,764,285	\$8,667
Mecklenburg	5	WN	66	Unincorporated Mecklenburg County	\$310,228	\$1,551
Mecklenburg	5	WC	66	Unincorporated Mecklenburg County	\$2,357,601	\$11,368
Mecklenburg	5	TC	66	Unincorporated Mecklenburg County	\$2,133,291	\$10,614
Mecklenburg	5	TAC	66	Unincorporated Mecklenburg County	\$1,169,444	\$6,109
Mecklenburg	5	MC	66	Unincorporated Mecklenburg County	\$9,752,873	\$56,700
Mecklenburg	5	SD	66	Unincorporated Mecklenburg County	\$76,401	\$324
Mecklenburg	1	OS	67	Charlotte	\$261,477	\$1,776
Mecklenburg	1	RL	67	Charlotte	\$120,176	\$841
Mecklenburg	1	WF	67	Charlotte	\$17,473	\$135
Mecklenburg	1	LLR	67	Charlotte	\$444,779	\$3,117
Mecklenburg	1	SFN	67	Charlotte	\$626,779	\$5,120
Mecklenburg	1	MFN	67	Charlotte	\$1,110,636	\$9,072
Mecklenburg	1	IC	67	Charlotte	\$667,965	\$5,456
Mecklenburg	1	SC	67	Charlotte	\$934,905	\$7,636
Mecklenburg	1	SO	67	Charlotte	\$965,285	\$7,884
Mecklenburg	1	WN	67	Charlotte	\$902,572	\$7,372
Mecklenburg	1	WC	67	Charlotte	\$3,164,945	\$25,851
Mecklenburg	1	TC	67	Charlotte	\$2,133,291	\$14,910
Mecklenburg	1	TAC	67	Charlotte	\$1,375,346	\$11,232
Mecklenburg	1	MC	67	Charlotte	\$9,752,873	\$79,650
Mecklenburg	1	SD	67	Charlotte	\$2,292,671	\$18,726
Mecklenburg	2	OS	68	Cornelius	\$261,477	\$1,415
Mecklenburg	2	RL	68	Cornelius	\$120,176	\$670
Mecklenburg	2	WF	68	Cornelius	\$17,473	\$108
Mecklenburg	2	LLR	68	Cornelius	\$483,464	\$2,626
Mecklenburg	2	SFN	68	Cornelius	\$1,003,684	\$5,438
Mecklenburg	2	MFN	68	Cornelius	\$1,287,360	\$6,963
Mecklenburg	2	IC	68	Cornelius	\$668,589	\$3,632
Mecklenburg	2	SC	68	Cornelius	\$1,140,612	\$6,196
Mecklenburg	2	SO	68	Cornelius	\$1,788,042	\$9,712
Mecklenburg	2	WN	68	Cornelius	\$310,228	\$1,736
Mecklenburg	2	WC	68	Cornelius	\$2,357,601	\$12,721
Mecklenburg	2	TC	68	Cornelius	\$2,133,291	\$11,877
Mecklenburg	2	TAC	68	Cornelius	\$1,169,444	\$6,836
Mecklenburg	2	MC	68	Cornelius	\$9,752,873	\$63,450
Mecklenburg	2	SD	68	Cornelius	\$416,990	\$2,288
Mecklenburg	2	OS	69	Davidson	\$308,270	\$1,834
Mecklenburg	2	RL	69	Davidson	\$66,828	\$281
Mecklenburg	2	WF	69	Davidson	\$17,473	\$108
Mecklenburg	2	LLR	69	Davidson	\$476,732	\$2,836
Mecklenburg	2	SFN	69	Davidson	\$1,665,903	\$9,910
Mecklenburg	2	MFN	69	Davidson	\$1,637,244	\$9,740
Mecklenburg	2	IC	69	Davidson	\$375,515	\$2,234
Mecklenburg	2	SC	69	Davidson	\$2,422,052	\$14,408
Mecklenburg	2	SO	69	Davidson	\$4,115,729	\$24,484
Mecklenburg	2	WN	69	Davidson	\$895,851	\$5,329
Mecklenburg	2	WC	69	Davidson	\$2,357,601	\$12,721
Mecklenburg	2	TC	69	Davidson	\$3,777,755	\$22,473
Mecklenburg	2	TAC	69	Davidson	\$1,169,444	\$6,836
Mecklenburg	2	MC	69	Davidson	\$9,752,873	\$63,450
Mecklenburg	2	SD	69	Davidson	\$416,990	\$2,288
Mecklenburg	2	OS	70	Huntersville	\$71,125	\$399
Mecklenburg	2	RL	70	Huntersville	\$120,176	\$670
Mecklenburg	2	WF	70	Huntersville	\$17,473	\$108
Mecklenburg	2	LLR	70	Huntersville	\$294,515	\$1,589
Mecklenburg	2	SFN	70	Huntersville	\$894,542	\$5,003
Mecklenburg	2	MFN	70	Huntersville	\$992,485	\$5,496
Mecklenburg	2	IC	70	Huntersville	\$631,977	\$3,559
Mecklenburg	2	SC	70	Huntersville	\$1,216,089	\$6,808
Mecklenburg	2	SO	70	Huntersville	\$1,764,285	\$9,698
Mecklenburg	2	WN	70	Huntersville	\$250,809	\$1,412
Mecklenburg	2	WC	70	Huntersville	\$2,357,601	\$12,721
Mecklenburg	2	TC	70	Huntersville	\$527,597	\$2,806
Mecklenburg	2	TAC	70	Huntersville	\$1,169,444	\$6,836
Mecklenburg	2	MC	70	Huntersville	\$9,752,873	\$63,450
Mecklenburg	2	SD	70	Huntersville	\$416,990	\$2,288
Mecklenburg	2	OS	71	Matthews	\$48,974	\$206
Mecklenburg	2	RL	71	Matthews	\$66,828	\$281
Mecklenburg	2	WF	71	Matthews	\$17,473	\$108
Mecklenburg	2	LLR	71	Matthews	\$896,970	\$4,988
Mecklenburg	2	SFN	71	Matthews	\$546,694	\$3,040
Mecklenburg	2	MFN	71	Matthews	\$915,295	\$5,090
Mecklenburg	2	IC	71	Matthews	\$327,279	\$1,820
Mecklenburg	2	SC	71	Matthews	\$987,066	\$5,489
Mecklenburg	2	SO	71	Matthews	\$1,665,996	\$9,265
Mecklenburg	2	WN	71	Matthews	\$310,228	\$1,736
Mecklenburg	2	WC	71	Matthews	\$2,357,601	\$12,721

Mecklenburg	2	TC	71	Matthews	\$1,914,965	\$10,649
Mecklenburg	2	TAC	71	Matthews	\$1,635,653	\$9,096
Mecklenburg	2	MC	71	Matthews	\$9,752,873	\$63,450
Mecklenburg	2	SD	71	Matthews	\$757,580	\$4,213
Mecklenburg	3	OS	72	Mint Hill	\$405,074	\$2,163
Mecklenburg	3	RL	72	Mint Hill	\$317,505	\$1,799
Mecklenburg	3	WF	72	Mint Hill	\$17,473	\$108
Mecklenburg	3	LLR	72	Mint Hill	\$412,826	\$2,339
Mecklenburg	3	SFN	72	Mint Hill	\$637,079	\$3,610
Mecklenburg	3	MFN	72	Mint Hill	\$1,984,810	\$10,595
Mecklenburg	3	IC	72	Mint Hill	\$129,847	\$736
Mecklenburg	3	SC	72	Mint Hill	\$754,644	\$4,219
Mecklenburg	3	SO	72	Mint Hill	\$498,106	\$2,823
Mecklenburg	3	WN	72	Mint Hill	\$310,228	\$1,736
Mecklenburg	3	WC	72	Mint Hill	\$2,357,601	\$12,721
Mecklenburg	3	TC	72	Mint Hill	\$2,133,291	\$11,877
Mecklenburg	3	TAC	72	Mint Hill	\$1,169,444	\$6,836
Mecklenburg	3	MC	72	Mint Hill	\$9,752,873	\$63,450
Mecklenburg	3	SD	72	Mint Hill	\$416,990	\$2,288
Mecklenburg	3	OS	73	Pineville	\$1,186,608	\$6,613
Mecklenburg	3	RL	73	Pineville	\$120,176	\$670
Mecklenburg	3	WF	73	Pineville	\$17,473	\$108
Mecklenburg	3	LLR	73	Pineville	\$444,779	\$2,483
Mecklenburg	3	SFN	73	Pineville	\$765,810	\$4,307
Mecklenburg	3	MFN	73	Pineville	\$510,632	\$2,846
Mecklenburg	3	IC	73	Pineville	\$299,749	\$1,670
Mecklenburg	3	SC	73	Pineville	\$1,112,849	\$6,202
Mecklenburg	3	SO	73	Pineville	\$1,764,285	\$9,698
Mecklenburg	3	WN	73	Pineville	\$369,647	\$2,060
Mecklenburg	3	WC	73	Pineville	\$2,357,601	\$12,721
Mecklenburg	3	TC	73	Pineville	\$2,351,617	\$13,105
Mecklenburg	3	TAC	73	Pineville	\$1,169,444	\$6,836
Mecklenburg	3	MC	73	Pineville	\$9,752,873	\$63,450
Mecklenburg	3	SD	73	Pineville	\$416,990	\$2,288
Union NC	3	OS	104	Stallings	\$22,925	\$103
Union NC	3	RL	104	Stallings	\$45,660	\$244
Union NC	3	WF	104	Stallings	\$21,111	\$71
Union NC	3	LLR	104	Stallings	\$115,174	\$557
Union NC	3	SFN	104	Stallings	\$217,108	\$1,163
Union NC	3	MFN	104	Stallings	\$352,691	\$1,774
Union NC	3	IC	104	Stallings	\$95,771	\$448
Union NC	3	SC	104	Stallings	\$311,767	\$1,639
Union NC	3	SO	104	Stallings	\$378,861	\$2,493
Union NC	3	WN	104	Stallings	\$182,447	\$1,059
Union NC	3	WC	104	Stallings	\$2,357,601	\$12,721
Union NC	3	TC	104	Stallings	\$527,597	\$2,806
Union NC	3	TAC	104	Stallings	\$1,169,444	\$6,836
Union NC	3	MC	104	Stallings	\$9,752,873	\$63,450
Union NC	3	SD	104	Stallings	\$229,619	\$677

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Rowan	5	OS	Unincorporated Rowan County	\$22,925	\$92
Rowan	5	RL	Unincorporated Rowan County	\$35,502	\$101
Rowan	5	WF	Unincorporated Rowan County	\$21,111	\$64
Rowan	5	LLR	Unincorporated Rowan County	\$132,045	\$378
Rowan	5	SFN	Unincorporated Rowan County	\$105,856	\$306
Rowan	5	MFN	Unincorporated Rowan County	\$770,899	\$2,239
Rowan	5	IC	Unincorporated Rowan County	\$66,162	\$193
Rowan	5	SC	Unincorporated Rowan County	\$247,934	\$719
Rowan	5	SO	Unincorporated Rowan County	\$376,860	\$1,093
Rowan	5	WN	Unincorporated Rowan County	\$182,447	\$946
Rowan	5	WC	Unincorporated Rowan County	\$2,357,601	\$11,368
Rowan	5	TC	Unincorporated Rowan County	\$527,597	\$2,508
Rowan	5	TAC	Unincorporated Rowan County	\$1,169,444	\$6,109
Rowan	5	MC	Unincorporated Rowan County	\$9,752,873	\$56,700
Rowan	5	SD	Unincorporated Rowan County	\$18,409	\$53
Rowan	2	OS	Kannapolis	\$265,290	\$1,571
Rowan	2	RL	Kannapolis	\$79,516	\$481
Rowan	2	WF	Kannapolis	\$17,473	\$108
Rowan	2	LLR	Kannapolis	\$270,595	\$1,633
Rowan	2	SFN	Kannapolis	\$548,957	\$3,266
Rowan	2	MFN	Kannapolis	\$472,247	\$2,797
Rowan	2	IC	Kannapolis	\$491,611	\$2,938
Rowan	2	SC	Kannapolis	\$530,298	\$3,140
Rowan	2	SO	Kannapolis	\$950,789	\$5,631
Rowan	2	WN	Kannapolis	\$324,409	\$1,921
Rowan	2	WC	Kannapolis	\$2,357,601	\$12,721
Rowan	2	TC	Kannapolis	\$1,092,561	\$6,470
Rowan	2	TAC	Kannapolis	\$1,169,444	\$6,836
Rowan	2	MC	Kannapolis	\$9,752,873	\$63,450
Rowan	2	SD	Kannapolis	\$285,782	\$1,205
Rowan	2	OS	Salisbury	\$29,095	\$173
Rowan	2	RL	Salisbury	\$108,289	\$669
Rowan	2	WF	Salisbury	\$18,951	\$117
Rowan	2	LLR	Salisbury	\$365,547	\$2,257
Rowan	2	SFN	Salisbury	\$342,275	\$2,113
Rowan	2	MFN	Salisbury	\$799,138	\$4,933
Rowan	2	IC	Salisbury	\$313,012	\$1,932
Rowan	2	SC	Salisbury	\$456,423	\$2,818
Rowan	2	SO	Salisbury	\$787,396	\$4,861
Rowan	2	WN	Salisbury	\$434,186	\$2,680
Rowan	2	WC	Salisbury	\$2,357,601	\$13,262
Rowan	2	TC	Salisbury	\$2,117,203	\$14,886
Rowan	2	TAC	Salisbury	\$1,375,346	\$9,329
Rowan	2	MC	Salisbury	\$9,752,873	\$66,150
Rowan	2	SD	Salisbury	\$1,641,619	\$10,135
Rowan	5	OS	China Grove	\$35,870	\$179
Rowan	5	RL	China Grove	\$103,947	\$520
Rowan	5	WF	China Grove	\$21,111	\$65
Rowan	5	LLR	China Grove	\$97,222	\$486
Rowan	5	SFN	China Grove	\$235,875	\$1,157
Rowan	5	MFN	China Grove	\$285,688	\$1,428
Rowan	5	IC	China Grove	\$144,464	\$722
Rowan	5	SC	China Grove	\$359,410	\$1,797
Rowan	5	SO	China Grove	\$546,303	\$2,731
Rowan	5	WN	China Grove	\$259,757	\$1,298
Rowan	5	WC	China Grove	\$2,357,601	\$11,638
Rowan	5	TC	China Grove	\$803,951	\$4,019
Rowan	5	TAC	China Grove	\$1,169,444	\$6,254
Rowan	5	MC	China Grove	\$9,752,873	\$58,050
Rowan	5	SD	China Grove	\$275,575	\$1,378
Rowan	5	OS	Cleveland	\$22,925	\$94
Rowan	5	RL	Cleveland	\$45,660	\$223
Rowan	5	WF	Cleveland	\$21,111	\$65
Rowan	5	LLR	Cleveland	\$122,420	\$459
Rowan	5	SFN	Cleveland	\$217,108	\$1,064
Rowan	5	MFN	Cleveland	\$218,524	\$820
Rowan	5	IC	Cleveland	\$283,039	\$1,062
Rowan	5	SC	Cleveland	\$448,246	\$1,682
Rowan	5	SO	Cleveland	\$681,333	\$2,556
Rowan	5	WN	Cleveland	\$182,447	\$969
Rowan	5	WC	Cleveland	\$2,357,601	\$11,638
Rowan	5	TC	Cleveland	\$527,597	\$2,567
Rowan	5	TAC	Cleveland	\$1,169,444	\$6,254
Rowan	5	MC	Cleveland	\$9,752,873	\$58,050
Rowan	5	SD	Cleveland	\$229,619	\$619
Rowan	3	OS	East Spencer	\$24,119	\$130
Rowan	3	RL	East Spencer	\$41,455	\$223
Rowan	3	WF	East Spencer	\$21,111	\$65
Rowan	3	LLR	East Spencer	\$115,174	\$510
Rowan	3	SFN	East Spencer	\$217,108	\$1,064
Rowan	3	MFN	East Spencer	\$459,185	\$2,473
Rowan	3	IC	East Spencer	\$84,664	\$456
Rowan	3	SC	East Spencer	\$688,476	\$3,708

Rowan	3	SO	East Spencer	\$82,399	\$444
Rowan	3	WN	East Spencer	\$158,483	\$854
Rowan	3	WC	East Spencer	\$2,357,601	\$11,638
Rowan	3	TC	East Spencer	\$527,597	\$2,567
Rowan	3	TAC	East Spencer	\$1,169,444	\$6,254
Rowan	3	MC	East Spencer	\$9,752,873	\$58,050
Rowan	3	SD	East Spencer	\$463,058	\$2,494
Rowan	5	OS	Faith	\$22,925	\$94
Rowan	5	RL	Faith	\$87,530	\$385
Rowan	5	WF	Faith	\$21,111	\$65
Rowan	5	LLR	Faith	\$90,769	\$403
Rowan	5	SFN	Faith	\$113,390	\$503
Rowan	5	MFN	Faith	\$352,691	\$1,623
Rowan	5	IC	Faith	\$88,353	\$392
Rowan	5	SC	Faith	\$389,590	\$1,730
Rowan	5	SO	Faith	\$592,176	\$2,629
Rowan	5	WN	Faith	\$182,447	\$969
Rowan	5	WC	Faith	\$2,357,601	\$11,638
Rowan	5	TC	Faith	\$527,597	\$2,567
Rowan	5	TAC	Faith	\$1,169,444	\$6,254
Rowan	5	MC	Faith	\$9,752,873	\$58,050
Rowan	5	SD	Faith	\$229,619	\$619
Rowan	3	OS	Granite Quarry	\$22,925	\$94
Rowan	3	RL	Granite Quarry	\$42,298	\$186
Rowan	3	WF	Granite Quarry	\$21,111	\$65
Rowan	3	LLR	Granite Quarry	\$115,174	\$510
Rowan	3	SFN	Granite Quarry	\$259,352	\$1,140
Rowan	3	MFN	Granite Quarry	\$342,454	\$1,506
Rowan	3	IC	Granite Quarry	\$63,238	\$278
Rowan	3	SC	Granite Quarry	\$275,218	\$1,210
Rowan	3	SO	Granite Quarry	\$418,331	\$1,839
Rowan	3	WN	Granite Quarry	\$182,447	\$969
Rowan	3	WC	Granite Quarry	\$2,357,601	\$11,638
Rowan	3	TC	Granite Quarry	\$527,597	\$2,567
Rowan	3	TAC	Granite Quarry	\$1,169,444	\$6,254
Rowan	3	MC	Granite Quarry	\$9,752,873	\$58,050
Rowan	3	SD	Granite Quarry	\$127,828	\$562
Rowan	3	OS	Landis	\$22,925	\$94
Rowan	3	RL	Landis	\$124,679	\$591
Rowan	3	WF	Landis	\$21,111	\$65
Rowan	3	LLR	Landis	\$222,128	\$1,053
Rowan	3	SFN	Landis	\$343,296	\$1,627
Rowan	3	MFN	Landis	\$621,337	\$2,946
Rowan	3	IC	Landis	\$141,098	\$669
Rowan	3	SC	Landis	\$341,986	\$1,621
Rowan	3	SO	Landis	\$519,818	\$2,464
Rowan	3	WN	Landis	\$230,135	\$1,091
Rowan	3	WC	Landis	\$2,357,601	\$11,638
Rowan	3	TC	Landis	\$591,909	\$2,806
Rowan	3	TAC	Landis	\$1,169,444	\$6,254
Rowan	3	MC	Landis	\$9,752,873	\$58,050
Rowan	3	SD	Landis	\$231,994	\$1,100
Rowan	3	OS	Rockwell	\$96,718	\$392
Rowan	3	RL	Rockwell	\$74,732	\$303
Rowan	3	WF	Rockwell	\$21,111	\$65
Rowan	3	LLR	Rockwell	\$115,174	\$510
Rowan	3	SFN	Rockwell	\$203,148	\$823
Rowan	3	MFN	Rockwell	\$251,832	\$1,021
Rowan	3	IC	Rockwell	\$141,141	\$572
Rowan	3	SC	Rockwell	\$519,444	\$2,105
Rowan	3	SO	Rockwell	\$789,554	\$3,200
Rowan	3	WN	Rockwell	\$1,200,123	\$4,864
Rowan	3	WC	Rockwell	\$2,357,601	\$11,638
Rowan	3	TC	Rockwell	\$575,600	\$2,333
Rowan	3	TAC	Rockwell	\$1,169,444	\$6,254
Rowan	3	MC	Rockwell	\$9,752,873	\$58,050
Rowan	3	SD	Rockwell	\$229,619	\$619
Rowan	3	OS	Spencer	\$22,925	\$94
Rowan	3	RL	Spencer	\$90,705	\$488
Rowan	3	WF	Spencer	\$21,111	\$65
Rowan	3	LLR	Spencer	\$179,165	\$963
Rowan	3	SFN	Spencer	\$229,330	\$1,233
Rowan	3	MFN	Spencer	\$489,423	\$2,632
Rowan	3	IC	Spencer	\$144,591	\$777
Rowan	3	SC	Spencer	\$488,203	\$2,625
Rowan	3	SO	Spencer	\$378,861	\$2,281
Rowan	3	WN	Spencer	\$257,955	\$1,387
Rowan	3	WC	Spencer	\$2,357,601	\$11,638
Rowan	3	TC	Spencer	\$631,337	\$3,395
Rowan	3	TAC	Spencer	\$1,169,444	\$6,254
Rowan	3	MC	Spencer	\$9,752,873	\$58,050
Rowan	3	SD	Spencer	\$229,619	\$619

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Stanly	5	OS	85	Unincorporated Stanly County	\$22,925	\$92
Stanly	5	RL	85	Unincorporated Stanly County	\$32,373	\$99
Stanly	5	WF	85	Unincorporated Stanly County	\$21,111	\$64
Stanly	5	LLR	85	Unincorporated Stanly County	\$73,895	\$214
Stanly	5	SFN	85	Unincorporated Stanly County	\$88,755	\$274
Stanly	5	MFN	85	Unincorporated Stanly County	\$7,891,957	\$24,860
Stanly	5	IC	85	Unincorporated Stanly County	\$67,840	\$214
Stanly	5	SC	85	Unincorporated Stanly County	\$61,493	\$187
Stanly	5	SO	85	Unincorporated Stanly County	\$93,469	\$284
Stanly	5	WN	85	Unincorporated Stanly County	\$83,323	\$234
Stanly	5	WC	85	Unincorporated Stanly County	\$2,357,601	\$11,368
Stanly	5	TC	85	Unincorporated Stanly County	\$527,597	\$2,508
Stanly	5	TAC	85	Unincorporated Stanly County	\$1,169,444	\$6,109
Stanly	5	MC	85	Unincorporated Stanly County	\$9,752,873	\$56,700
Stanly	5	SD	85	Unincorporated Stanly County	\$54,410	\$153
Stanly	3	OS	86	Albemarle	\$15,219	\$92
Stanly	3	RL	86	Albemarle	\$35,289	\$213
Stanly	3	WF	86	Albemarle	\$17,473	\$112
Stanly	3	LLR	86	Albemarle	\$201,880	\$1,217
Stanly	3	SFN	86	Albemarle	\$262,824	\$1,584
Stanly	3	MFN	86	Albemarle	\$217,674	\$1,312
Stanly	3	IC	86	Albemarle	\$216,885	\$1,307
Stanly	3	SC	86	Albemarle	\$365,843	\$2,205
Stanly	3	SO	86	Albemarle	\$505,515	\$2,204
Stanly	3	WN	86	Albemarle	\$202,570	\$1,221
Stanly	3	WC	86	Albemarle	\$2,357,601	\$13,262
Stanly	3	TC	86	Albemarle	\$1,004,337	\$6,053
Stanly	3	TAC	86	Albemarle	\$1,169,444	\$7,127
Stanly	3	MC	86	Albemarle	\$9,752,873	\$66,150
Stanly	3	SD	86	Albemarle	\$1,462,846	\$8,817
Stanly	2	OS	12	Locust	\$22,925	\$94
Stanly	2	RL	12	Locust	\$353,449	\$1,821
Stanly	2	WF	12	Locust	\$21,111	\$65
Stanly	2	LLR	12	Locust	\$165,723	\$854
Stanly	2	SFN	12	Locust	\$276,219	\$1,423
Stanly	2	MFN	12	Locust	\$352,691	\$1,623
Stanly	2	IC	12	Locust	\$326,074	\$1,680
Stanly	2	SC	12	Locust	\$482,686	\$2,487
Stanly	2	SO	12	Locust	\$378,861	\$2,281
Stanly	2	WN	12	Locust	\$182,447	\$969
Stanly	2	WC	12	Locust	\$2,357,601	\$11,638
Stanly	2	TC	12	Locust	\$527,597	\$2,567
Stanly	2	TAC	12	Locust	\$1,169,444	\$6,254
Stanly	2	MC	12	Locust	\$9,752,873	\$58,050
Stanly	2	SD	12	Locust	\$229,619	\$619
Stanly	2	OS	88	Badin	\$22,925	\$94
Stanly	2	RL	88	Badin	\$121,588	\$596
Stanly	2	WF	88	Badin	\$21,111	\$65
Stanly	2	LLR	88	Badin	\$115,174	\$510
Stanly	2	SFN	88	Badin	\$217,108	\$1,064
Stanly	2	MFN	88	Badin	\$352,691	\$1,623
Stanly	2	IC	88	Badin	\$95,771	\$410
Stanly	2	SC	88	Badin	\$218,022	\$1,069
Stanly	2	SO	88	Badin	\$331,394	\$1,625
Stanly	2	WN	88	Badin	\$195,732	\$960
Stanly	2	WC	88	Badin	\$2,357,601	\$11,638
Stanly	2	TC	88	Badin	\$289,699	\$1,420
Stanly	2	TAC	88	Badin	\$1,169,444	\$6,254
Stanly	2	MC	88	Badin	\$9,752,873	\$58,050
Stanly	2	SD	88	Badin	\$229,619	\$619
Stanly	5	OS	89	Misenheimer	\$22,925	\$94
Stanly	5	RL	89	Misenheimer	\$22,550	\$86
Stanly	5	WF	89	Misenheimer	\$21,111	\$65
Stanly	5	LLR	89	Misenheimer	\$172,999	\$662
Stanly	5	SFN	89	Misenheimer	\$15,616	\$60
Stanly	5	MFN	89	Misenheimer	\$352,691	\$1,623
Stanly	5	IC	89	Misenheimer	\$95,771	\$410
Stanly	5	SC	89	Misenheimer	\$135,374	\$518
Stanly	5	SO	89	Misenheimer	\$205,769	\$787
Stanly	5	WN	89	Misenheimer	\$182,447	\$969
Stanly	5	WC	89	Misenheimer	\$2,357,601	\$11,638
Stanly	5	TC	89	Misenheimer	\$527,597	\$2,567
Stanly	5	TAC	89	Misenheimer	\$1,169,444	\$6,254
Stanly	5	MC	89	Misenheimer	\$9,752,873	\$58,050
Stanly	5	SD	89	Misenheimer	\$229,619	\$619
Stanly	5	OS	90	New London	\$22,925	\$94
Stanly	5	RL	90	New London	\$45,660	\$173
Stanly	5	WF	90	New London	\$21,111	\$65
Stanly	5	LLR	90	New London	\$90,396	\$343
Stanly	5	SFN	90	New London	\$217,108	\$1,064
Stanly	5	MFN	90	New London	\$352,691	\$1,623
Stanly	5	IC	90	New London	\$111,360	\$422
Stanly	5	SC	90	New London	\$183,637	\$696

Stanly	5	SO	90	New London	\$279,129	\$1,058
Stanly	5	WN	90	New London	\$120,259	\$456
Stanly	5	WC	90	New London	\$2,357,601	\$11,638
Stanly	5	TC	90	New London	\$527,597	\$2,567
Stanly	5	TAC	90	New London	\$1,169,444	\$6,254
Stanly	5	MC	90	New London	\$9,752,873	\$58,050
Stanly	5	SD	90	New London	\$229,619	\$619
Stanly	3	OS	91	Norwood	\$22,925	\$94
Stanly	3	RL	91	Norwood	\$31,877	\$156
Stanly	3	WF	91	Norwood	\$21,111	\$65
Stanly	3	LLR	91	Norwood	\$196,030	\$961
Stanly	3	SFN	91	Norwood	\$217,108	\$1,064
Stanly	3	MFN	91	Norwood	\$285,937	\$1,402
Stanly	3	IC	91	Norwood	\$111,698	\$548
Stanly	3	SC	91	Norwood	\$159,253	\$781
Stanly	3	SO	91	Norwood	\$242,065	\$1,187
Stanly	3	WN	91	Norwood	\$124,057	\$608
Stanly	3	WC	91	Norwood	\$2,357,601	\$11,638
Stanly	3	TC	91	Norwood	\$397,379	\$1,948
Stanly	3	TAC	91	Norwood	\$1,169,444	\$6,254
Stanly	3	MC	91	Norwood	\$9,752,873	\$58,050
Stanly	3	SD	91	Norwood	\$229,619	\$619
Stanly	5	OS	92	Oakboro	\$22,925	\$94
Stanly	5	RL	92	Oakboro	\$204,406	\$984
Stanly	5	WF	92	Oakboro	\$21,111	\$65
Stanly	5	LLR	92	Oakboro	\$137,118	\$660
Stanly	5	SFN	92	Oakboro	\$231,400	\$1,114
Stanly	5	MFN	92	Oakboro	\$352,691	\$1,623
Stanly	5	IC	92	Oakboro	\$117,734	\$567
Stanly	5	SC	92	Oakboro	\$326,524	\$1,573
Stanly	5	SO	92	Oakboro	\$496,316	\$2,390
Stanly	5	WN	92	Oakboro	\$152,098	\$733
Stanly	5	WC	92	Oakboro	\$2,357,601	\$11,638
Stanly	5	TC	92	Oakboro	\$452,267	\$2,178
Stanly	5	TAC	92	Oakboro	\$1,169,444	\$6,254
Stanly	5	MC	92	Oakboro	\$9,752,873	\$58,050
Stanly	5	SD	92	Oakboro	\$229,619	\$619
Stanly	5	OS	93	Red Cross	\$22,925	\$94
Stanly	5	RL	93	Red Cross	\$22,562	\$86
Stanly	5	WF	93	Red Cross	\$21,111	\$65
Stanly	5	LLR	93	Red Cross	\$93,045	\$363
Stanly	5	SFN	93	Red Cross	\$203,354	\$792
Stanly	5	MFN	93	Red Cross	\$352,691	\$1,623
Stanly	5	IC	93	Red Cross	\$62,527	\$234
Stanly	5	SC	93	Red Cross	\$199,927	\$748
Stanly	5	SO	93	Red Cross	\$303,890	\$1,137
Stanly	5	WN	93	Red Cross	\$182,447	\$969
Stanly	5	WC	93	Red Cross	\$2,357,601	\$11,638
Stanly	5	TC	93	Red Cross	\$527,597	\$2,567
Stanly	5	TAC	93	Red Cross	\$1,169,444	\$6,254
Stanly	5	MC	93	Red Cross	\$9,752,873	\$58,050
Stanly	5	SD	93	Red Cross	\$229,619	\$619
Stanly	5	OS	94	Richfield	\$22,925	\$94
Stanly	5	RL	94	Richfield	\$45,660	\$223
Stanly	5	WF	94	Richfield	\$21,111	\$65
Stanly	5	LLR	94	Richfield	\$115,174	\$510
Stanly	5	SFN	94	Richfield	\$140,805	\$551
Stanly	5	MFN	94	Richfield	\$352,691	\$1,623
Stanly	5	IC	94	Richfield	\$94,704	\$371
Stanly	5	SC	94	Richfield	\$460,935	\$1,804
Stanly	5	SO	94	Richfield	\$378,861	\$2,281
Stanly	5	WN	94	Richfield	\$182,447	\$969
Stanly	5	WC	94	Richfield	\$2,357,601	\$11,638
Stanly	5	TC	94	Richfield	\$527,597	\$2,567
Stanly	5	TAC	94	Richfield	\$1,169,444	\$6,254
Stanly	5	MC	94	Richfield	\$9,752,873	\$58,050
Stanly	5	SD	94	Richfield	\$229,619	\$619
Stanly	5	OS	95	Stanfield	\$22,925	\$94
Stanly	5	RL	95	Stanfield	\$46,634	\$244
Stanly	5	WF	95	Stanfield	\$21,111	\$65
Stanly	5	LLR	95	Stanfield	\$180,778	\$947
Stanly	5	SFN	95	Stanfield	\$270,501	\$1,417
Stanly	5	MFN	95	Stanfield	\$352,691	\$1,623
Stanly	5	IC	95	Stanfield	\$112,378	\$589
Stanly	5	SC	95	Stanfield	\$311,767	\$1,500
Stanly	5	SO	95	Stanfield	\$378,861	\$2,281
Stanly	5	WN	95	Stanfield	\$182,447	\$969
Stanly	5	WC	95	Stanfield	\$2,357,601	\$11,638
Stanly	5	TC	95	Stanfield	\$492,575	\$2,581
Stanly	5	TAC	95	Stanfield	\$1,169,444	\$6,254
Stanly	5	MC	95	Stanfield	\$9,752,873	\$58,050
Stanly	5	SD	95	Stanfield	\$229,619	\$619

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Union NC	5	OS	96	Unincorporated Union County, NC	\$268,516	\$772
Union NC	5	RL	96	Unincorporated Union County, NC	\$192,151	\$552
Union NC	5	WF	96	Unincorporated Union County, NC	\$3,345	\$9
Union NC	5	LLR	96	Unincorporated Union County, NC	\$88,683	\$253
Union NC	5	SFN	96	Unincorporated Union County, NC	\$446,419	\$1,282
Union NC	5	MFN	96	Unincorporated Union County, NC	\$352,691	\$1,585
Union NC	5	IC	96	Unincorporated Union County, NC	\$48,447	\$134
Union NC	5	SC	96	Unincorporated Union County, NC	\$311,767	\$1,465
Union NC	5	SO	96	Unincorporated Union County, NC	\$378,861	\$2,228
Union NC	5	WN	96	Unincorporated Union County, NC	\$182,447	\$946
Union NC	5	WC	96	Unincorporated Union County, NC	\$2,357,601	\$11,368
Union NC	5	TC	96	Unincorporated Union County, NC	\$527,597	\$2,508
Union NC	5	TAC	96	Unincorporated Union County, NC	\$1,169,444	\$6,109
Union NC	5	MC	96	Unincorporated Union County, NC	\$9,752,873	\$56,700
Union NC	5	SD	96	Unincorporated Union County, NC	\$229,619	\$605
Union NC	3	OS	97	Monroe	\$10,952	\$65
Union NC	3	RL	97	Monroe	\$75,153	\$447
Union NC	3	WF	97	Monroe	\$8,560	\$51
Union NC	3	LLR	97	Monroe	\$247,124	\$1,471
Union NC	3	SFN	97	Monroe	\$345,344	\$2,056
Union NC	3	MFN	97	Monroe	\$388,558	\$2,313
Union NC	3	IC	97	Monroe	\$271,884	\$1,619
Union NC	3	SC	97	Monroe	\$450,754	\$2,684
Union NC	3	SO	97	Monroe	\$267,905	\$1,595
Union NC	3	WN	97	Monroe	\$274,911	\$1,637
Union NC	3	WC	97	Monroe	\$2,357,601	\$13,262
Union NC	3	TC	97	Monroe	\$1,342,845	\$7,995
Union NC	3	TAC	97	Monroe	\$1,169,444	\$7,127
Union NC	3	MC	97	Monroe	\$9,752,873	\$66,150
Union NC	3	SD	97	Monroe	\$812,377	\$4,836
Union NC	4	OS	98	Fairview	\$4,209	\$12
Union NC	4	RL	98	Fairview	\$27,286	\$80
Union NC	4	WF	98	Fairview	\$9,955	\$29
Union NC	4	LLR	98	Fairview	\$179,325	\$524
Union NC	4	SFN	98	Fairview	\$217,108	\$1,064
Union NC	4	MFN	98	Fairview	\$352,691	\$1,623
Union NC	4	IC	98	Fairview	\$79,932	\$234
Union NC	4	SC	98	Fairview	\$31,853	\$93
Union NC	4	SO	98	Fairview	\$48,416	\$142
Union NC	4	WN	98	Fairview	\$182,447	\$969
Union NC	4	WC	98	Fairview	\$2,357,601	\$11,638
Union NC	4	TC	98	Fairview	\$150,788	\$441
Union NC	4	TAC	98	Fairview	\$1,169,444	\$6,254
Union NC	4	MC	98	Fairview	\$9,752,873	\$58,050
Union NC	4	SD	98	Fairview	\$229,619	\$619
Union NC	4	OS	99	Hemby Bridge	\$22,925	\$94
Union NC	4	RL	99	Hemby Bridge	\$45,660	\$223
Union NC	4	WF	99	Hemby Bridge	\$21,111	\$65
Union NC	4	LLR	99	Hemby Bridge	\$115,174	\$510
Union NC	4	SFN	99	Hemby Bridge	\$217,108	\$1,064
Union NC	4	MFN	99	Hemby Bridge	\$352,691	\$1,623
Union NC	4	IC	99	Hemby Bridge	\$95,771	\$410
Union NC	4	SC	99	Hemby Bridge	\$311,767	\$1,500
Union NC	4	SO	99	Hemby Bridge	\$378,861	\$2,281
Union NC	4	WN	99	Hemby Bridge	\$182,447	\$969
Union NC	4	WC	99	Hemby Bridge	\$2,357,601	\$11,638
Union NC	4	TC	99	Hemby Bridge	\$527,597	\$2,567
Union NC	4	TAC	99	Hemby Bridge	\$1,169,444	\$6,254
Union NC	4	MC	99	Hemby Bridge	\$9,752,873	\$58,050
Union NC	4	SD	99	Hemby Bridge	\$229,619	\$619
Union NC	3	OS	100	Indian Trail	\$25,027	\$105
Union NC	3	RL	100	Indian Trail	\$223,533	\$916
Union NC	3	WF	100	Indian Trail	\$17,473	\$108
Union NC	3	LLR	100	Indian Trail	\$82,827	\$346
Union NC	3	SFN	100	Indian Trail	\$641,407	\$2,614
Union NC	3	MFN	100	Indian Trail	\$733,318	\$3,085
Union NC	3	IC	100	Indian Trail	\$451,596	\$1,837
Union NC	3	SC	100	Indian Trail	\$247,895	\$985
Union NC	3	SO	100	Indian Trail	\$311,366	\$1,286
Union NC	3	WN	100	Indian Trail	\$202,570	\$1,171
Union NC	3	WC	100	Indian Trail	\$752,147	\$3,138
Union NC	3	TC	100	Indian Trail	\$1,004,337	\$5,806
Union NC	3	TAC	100	Indian Trail	\$1,169,444	\$6,836
Union NC	3	MC	100	Indian Trail	\$9,752,873	\$63,450
Union NC	3	SD	100	Indian Trail	\$717,149	\$2,992
Union NC	3	OS	101	Marshville	\$22,925	\$94
Union NC	3	RL	101	Marshville	\$54,234	\$266
Union NC	3	WF	101	Marshville	\$21,111	\$65
Union NC	3	LLR	101	Marshville	\$115,174	\$565
Union NC	3	SFN	101	Marshville	\$196,179	\$962
Union NC	3	MFN	101	Marshville	\$230,243	\$1,129
Union NC	3	IC	101	Marshville	\$278,426	\$1,365
Union NC	3	SC	101	Marshville	\$531,290	\$2,604

Union NC	3	SO	101	Marshville	\$378,861	\$2,281
Union NC	3	WN	101	Marshville	\$197,608	\$969
Union NC	3	WC	101	Marshville	\$2,357,601	\$11,638
Union NC	3	TC	101	Marshville	\$558,003	\$2,735
Union NC	3	TAC	101	Marshville	\$1,169,444	\$6,254
Union NC	3	MC	101	Marshville	\$9,752,873	\$58,050
Union NC	3	SD	101	Marshville	\$229,619	\$619
Union NC	3	OS	102	Marvin	\$8,720	\$30
Union NC	3	RL	102	Marvin	\$711,321	\$2,454
Union NC	3	WF	102	Marvin	\$23,753	\$82
Union NC	3	LLR	102	Marvin	\$482,386	\$1,664
Union NC	3	SFN	102	Marvin	\$376,382	\$2,386
Union NC	3	MFN	102	Marvin	\$485,920	\$3,277
Union NC	3	IC	102	Marvin	\$161,440	\$993
Union NC	3	SC	102	Marvin	\$67,894	\$234
Union NC	3	SO	102	Marvin	\$466,039	\$5,495
Union NC	3	WN	102	Marvin	\$222,517	\$1,086
Union NC	3	WC	102	Marvin	\$2,357,601	\$12,721
Union NC	3	TC	102	Marvin	\$782,709	\$6,245
Union NC	3	TAC	102	Marvin	\$1,169,444	\$6,836
Union NC	3	MC	102	Marvin	\$9,752,873	\$63,450
Union NC	3	SD	102	Marvin	\$214,341	\$1,046
Union NC	2	OS	103	Mineral Springs	\$29,297	\$91
Union NC	2	RL	103	Mineral Springs	\$90,092	\$279
Union NC	2	WF	103	Mineral Springs	\$36,034	\$112
Union NC	2	LLR	103	Mineral Springs	\$164,522	\$510
Union NC	2	SFN	103	Mineral Springs	\$217,108	\$1,064
Union NC	2	MFN	103	Mineral Springs	\$352,691	\$1,623
Union NC	2	IC	103	Mineral Springs	\$128,455	\$398
Union NC	2	SC	103	Mineral Springs	\$390,475	\$1,210
Union NC	2	SO	103	Mineral Springs	\$593,523	\$1,839
Union NC	2	WN	103	Mineral Springs	\$182,447	\$969
Union NC	2	WC	103	Mineral Springs	\$98,212	\$304
Union NC	2	TC	103	Mineral Springs	\$527,597	\$2,567
Union NC	2	TAC	103	Mineral Springs	\$1,169,444	\$6,254
Union NC	2	MC	103	Mineral Springs	\$9,752,873	\$58,050
Union NC	2	SD	103	Mineral Springs	\$229,619	\$619
Union NC	3	OS	104	Stallings	\$10,050	\$40
Union NC	3	RL	104	Stallings	\$154,497	\$610
Union NC	3	WF	104	Stallings	\$21,111	\$65
Union NC	3	LLR	104	Stallings	\$269,286	\$1,063
Union NC	3	SFN	104	Stallings	\$694,760	\$2,744
Union NC	3	MFN	104	Stallings	\$1,689,258	\$6,667
Union NC	3	IC	104	Stallings	\$299,731	\$1,183
Union NC	3	SC	104	Stallings	\$807,994	\$3,192
Union NC	3	SO	104	Stallings	\$1,228,151	\$4,851
Union NC	3	WN	104	Stallings	\$65,769	\$260
Union NC	3	WC	104	Stallings	\$2,357,601	\$11,638
Union NC	3	TC	104	Stallings	\$577,661	\$2,280
Union NC	3	TAC	104	Stallings	\$1,169,444	\$6,254
Union NC	3	MC	104	Stallings	\$9,752,873	\$58,050
Union NC	3	SD	104	Stallings	\$229,619	\$619
Union NC	5	OS	105	Unionville	\$22,925	\$94
Union NC	5	RL	105	Unionville	\$135,240	\$395
Union NC	5	WF	105	Unionville	\$21,111	\$65
Union NC	5	LLR	105	Unionville	\$171,925	\$503
Union NC	5	SFN	105	Unionville	\$374,411	\$1,095
Union NC	5	MFN	105	Unionville	\$352,691	\$1,623
Union NC	5	IC	105	Unionville	\$24,848	\$73
Union NC	5	SC	105	Unionville	\$311,767	\$1,500
Union NC	5	SO	105	Unionville	\$378,861	\$2,281
Union NC	5	WN	105	Unionville	\$182,447	\$969
Union NC	5	WC	105	Unionville	\$2,357,601	\$11,638
Union NC	5	TC	105	Unionville	\$527,597	\$2,567
Union NC	5	TAC	105	Unionville	\$1,169,444	\$6,254
Union NC	5	MC	105	Unionville	\$9,752,873	\$58,050
Union NC	5	SD	105	Unionville	\$89,657	\$262
Union NC	2	OS	106	Waxhaw	\$17,068	\$83
Union NC	2	RL	106	Waxhaw	\$68,294	\$333
Union NC	2	WF	106	Waxhaw	\$57,435	\$280
Union NC	2	LLR	106	Waxhaw	\$142,702	\$697
Union NC	2	SFN	106	Waxhaw	\$591,623	\$2,888
Union NC	2	MFN	106	Waxhaw	\$485,920	\$3,277
Union NC	2	IC	106	Waxhaw	\$171,734	\$838
Union NC	2	SC	106	Waxhaw	\$461,538	\$2,253
Union NC	2	SO	106	Waxhaw	\$332,386	\$1,623
Union NC	2	WN	106	Waxhaw	\$222,517	\$1,086
Union NC	2	WC	106	Waxhaw	\$2,357,601	\$12,721
Union NC	2	TC	106	Waxhaw	\$827,011	\$4,037
Union NC	2	TAC	106	Waxhaw	\$1,169,444	\$6,836
Union NC	2	MC	106	Waxhaw	\$9,752,873	\$63,450
Union NC	2	SD	106	Waxhaw	\$214,341	\$1,046
Union NC	3	OS	107	Weddington	\$59,951	\$202
Union NC	3	RL	107	Weddington	\$1,073,183	\$3,641
Union NC	3	WF	107	Weddington	\$23,753	\$82
Union NC	3	LLR	107	Weddington	\$237,071	\$807
Union NC	3	SFN	107	Weddington	\$376,382	\$2,386
Union NC	3	MFN	107	Weddington	\$485,920	\$3,277

Union NC	3	IC	107	Weddington	\$161,440	\$993
Union NC	3	SC	107	Weddington	\$1,289,495	\$4,315
Union NC	3	SO	107	Weddington	\$466,039	\$5,495
Union NC	3	WN	107	Weddington	\$222,517	\$1,086
Union NC	3	WC	107	Weddington	\$2,357,601	\$12,721
Union NC	3	TC	107	Weddington	\$782,709	\$6,245
Union NC	3	TAC	107	Weddington	\$1,169,444	\$6,836
Union NC	3	MC	107	Weddington	\$9,752,873	\$63,450
Union NC	3	SD	107	Weddington	\$214,341	\$1,046
Union NC	3	OS	108	Wesley Chapel	\$9,370	\$31
Union NC	3	RL	108	Wesley Chapel	\$92,134	\$303
Union NC	3	WF	108	Wesley Chapel	\$21,111	\$71
Union NC	3	LLR	108	Wesley Chapel	\$290,686	\$957
Union NC	3	SFN	108	Wesley Chapel	\$648,747	\$2,145
Union NC	3	MFN	108	Wesley Chapel	\$352,691	\$1,774
Union NC	3	IC	108	Wesley Chapel	\$95,771	\$448
Union NC	3	SC	108	Wesley Chapel	\$988,278	\$3,254
Union NC	3	SO	108	Wesley Chapel	\$378,861	\$2,493
Union NC	3	WN	108	Wesley Chapel	\$182,447	\$1,059
Union NC	3	WC	108	Wesley Chapel	\$2,357,601	\$12,721
Union NC	3	TC	108	Wesley Chapel	\$527,597	\$2,806
Union NC	3	TAC	108	Wesley Chapel	\$1,169,444	\$6,836
Union NC	3	MC	108	Wesley Chapel	\$9,752,873	\$63,450
Union NC	3	SD	108	Wesley Chapel	\$229,619	\$677
Union NC	3	OS	109	Wingate	\$21,731	\$107
Union NC	3	RL	109	Wingate	\$65,847	\$325
Union NC	3	WF	109	Wingate	\$21,111	\$71
Union NC	3	LLR	109	Wingate	\$163,384	\$806
Union NC	3	SFN	109	Wingate	\$184,513	\$911
Union NC	3	MFN	109	Wingate	\$352,691	\$1,741
Union NC	3	IC	109	Wingate	\$35,931	\$177
Union NC	3	SC	109	Wingate	\$282,979	\$1,397
Union NC	3	SO	109	Wingate	\$430,128	\$2,123
Union NC	3	WN	109	Wingate	\$182,447	\$900
Union NC	3	WC	109	Wingate	\$2,357,601	\$12,721
Union NC	3	TC	109	Wingate	\$527,597	\$2,806
Union NC	3	TAC	109	Wingate	\$1,169,444	\$6,836
Union NC	3	MC	109	Wingate	\$9,752,873	\$63,450
Union NC	3	SD	109	Wingate	\$396,891	\$1,959
Union NC	2	OS	124	Lake Park	\$22,925	\$103
Union NC	2	RL	124	Lake Park	\$45,660	\$244
Union NC	2	WF	124	Lake Park	\$21,111	\$71
Union NC	2	LLR	124	Lake Park	\$115,174	\$557
Union NC	2	SFN	124	Lake Park	\$645,135	\$2,858
Union NC	2	MFN	124	Lake Park	\$940,974	\$4,169
Union NC	2	IC	124	Lake Park	\$38,849	\$172
Union NC	2	SC	124	Lake Park	\$817,829	\$3,623
Union NC	2	SO	124	Lake Park	\$1,243,100	\$5,507
Union NC	2	WN	124	Lake Park	\$182,447	\$1,059
Union NC	2	WC	124	Lake Park	\$2,357,601	\$12,721
Union NC	2	TC	124	Lake Park	\$527,597	\$2,806
Union NC	2	TAC	124	Lake Park	\$1,169,444	\$6,836
Union NC	2	MC	124	Lake Park	\$9,752,873	\$63,450
Union NC	2	SD	124	Lake Park	\$229,619	\$677

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
Union SC	5	OS	110	Unincorporated Union County, SC	\$22,925	\$92
Union SC	5	RL	110	Unincorporated Union County, SC	\$654	\$5
Union SC	5	WF	110	Unincorporated Union County, SC	\$3,694	\$14
Union SC	5	LLR	110	Unincorporated Union County, SC	\$56,966	\$446
Union SC	5	SFN	110	Unincorporated Union County, SC	\$139,294	\$976
Union SC	5	MFN	110	Unincorporated Union County, SC	\$215,555	\$2,324
Union SC	5	IC	110	Unincorporated Union County, SC	\$40,523	\$319
Union SC	5	SC	110	Unincorporated Union County, SC	\$29,424	\$227
Union SC	5	SO	110	Unincorporated Union County, SC	\$44,724	\$344
Union SC	5	WN	110	Unincorporated Union County, SC	\$80,322	\$385
Union SC	5	WC	110	Unincorporated Union County, SC	\$2,357,601	\$11,368
Union SC	5	TC	110	Unincorporated Union County, SC	\$371,534	\$2,542
Union SC	5	TAC	110	Unincorporated Union County, SC	\$1,169,444	\$6,109
Union SC	5	MC	110	Unincorporated Union County, SC	\$9,752,873	\$56,700
Union SC	5	SD	110	Unincorporated Union County, SC	\$254,021	\$1,138
Union SC	5	OS	111	Union City	\$22,925	\$108
Union SC	5	RL	111	Union City	\$33,161	\$366
Union SC	5	WF	111	Union City	\$3,694	\$16
Union SC	5	LLR	111	Union City	\$3,694	\$16
Union SC	5	SFN	111	Union City	\$56,966	\$521
Union SC	5	MFN	111	Union City	\$139,294	\$1,139
Union SC	5	IC	111	Union City	\$215,555	\$2,712
Union SC	5	SC	111	Union City	\$40,523	\$372
Union SC	5	SO	111	Union City	\$188,309	\$1,939
Union SC	5	WN	111	Union City	\$80,322	\$449
Union SC	5	WC	111	Union City	\$2,357,601	\$13,262
Union SC	5	TC	111	Union City	\$371,534	\$2,965
Union SC	5	TAC	111	Union City	\$1,169,444	\$7,127
Union SC	5	MC	111	Union City	\$9,752,873	\$66,150
Union SC	5	SD	111	Union City	\$254,021	\$1,328
Union SC	5	OS	112	Carlisle	\$22,925	\$94
Union SC	5	RL	112	Carlisle	\$29,689	\$313
Union SC	5	WF	112	Carlisle	\$3,694	\$14
Union SC	5	LLR	112	Carlisle	\$56,966	\$457
Union SC	5	SFN	112	Carlisle	\$139,294	\$1,000
Union SC	5	MFN	112	Carlisle	\$215,555	\$2,380
Union SC	5	IC	112	Carlisle	\$40,523	\$327
Union SC	5	SC	112	Carlisle	\$188,309	\$1,701
Union SC	5	SO	112	Carlisle	\$286,229	\$2,586
Union SC	5	WN	112	Carlisle	\$80,322	\$394
Union SC	5	WC	112	Carlisle	\$2,357,601	\$11,638
Union SC	5	TC	112	Carlisle	\$371,534	\$2,602
Union SC	5	TAC	112	Carlisle	\$1,169,444	\$6,254
Union SC	5	MC	112	Carlisle	\$9,752,873	\$58,050
Union SC	5	SD	112	Carlisle	\$254,021	\$1,165
Union SC	5	OS	113	Jonesville	\$22,925	\$94
Union SC	5	RL	113	Jonesville	\$46,399	\$462
Union SC	5	WF	113	Jonesville	\$3,694	\$14
Union SC	5	LLR	113	Jonesville	\$56,966	\$457
Union SC	5	SFN	113	Jonesville	\$139,294	\$1,000
Union SC	5	MFN	113	Jonesville	\$215,555	\$2,380
Union SC	5	IC	113	Jonesville	\$40,523	\$327
Union SC	5	SC	113	Jonesville	\$188,309	\$1,701
Union SC	5	SO	113	Jonesville	\$286,229	\$2,586
Union SC	5	WN	113	Jonesville	\$80,322	\$394
Union SC	5	WC	113	Jonesville	\$2,357,601	\$11,638
Union SC	5	TC	113	Jonesville	\$371,534	\$2,602
Union SC	5	TAC	113	Jonesville	\$1,169,444	\$6,254
Union SC	5	MC	113	Jonesville	\$9,752,873	\$58,050
Union SC	5	SD	113	Jonesville	\$45,084	\$494

CONNECT Our Future Scenario Planning Initiative

Land Value per Acre for Return on Investment Calculations

COUNTY	GROW_TIER	CT_CAT	JURIS_CD	JURIS_NAME	TOTAL_TAX_ACRE	ADJUSTED_REV_ACRE
York	5	OS	114	Unincorporated York County	\$22,925	\$92
York	5	RL	114	Unincorporated York County	\$37,541	\$158
York	5	WF	114	Unincorporated York County	\$3,694	\$14
York	5	LLR	114	Unincorporated York County	\$42,638	\$219
York	5	SFN	114	Unincorporated York County	\$196,059	\$1,079
York	5	MFN	114	Unincorporated York County	\$667,268	\$3,725
York	5	IC	114	Unincorporated York County	\$66,874	\$512
York	5	SC	114	Unincorporated York County	\$442,904	\$3,093
York	5	SO	114	Unincorporated York County	\$1,365,292	\$10,611
York	5	WN	114	Unincorporated York County	\$1,372,088	\$7,903
York	5	WC	114	Unincorporated York County	\$2,357,601	\$11,368
York	5	TC	114	Unincorporated York County	\$371,534	\$2,542
York	5	TAC	114	Unincorporated York County	\$1,169,444	\$6,109
York	5	MC	114	Unincorporated York County	\$9,752,873	\$56,700
York	5	SD	114	Unincorporated York County	\$97,516	\$546
York	2	OS	115	Rock Hill	\$29,095	\$173
York	2	RL	115	Rock Hill	\$96,751	\$582
York	2	WF	115	Rock Hill	\$8,560	\$51
York	2	LLR	115	Rock Hill	\$247,124	\$1,467
York	2	SFN	115	Rock Hill	\$453,098	\$3,734
York	2	MFN	115	Rock Hill	\$785,160	\$7,597
York	2	IC	115	Rock Hill	\$128,431	\$1,473
York	2	SC	115	Rock Hill	\$482,454	\$5,667
York	2	SO	115	Rock Hill	\$436,031	\$5,152
York	2	WN	115	Rock Hill	\$303,280	\$1,754
York	2	WC	115	Rock Hill	\$2,357,601	\$13,262
York	2	TC	115	Rock Hill	\$2,490,508	\$26,995
York	2	TAC	115	Rock Hill	\$1,169,444	\$7,127
York	2	MC	115	Rock Hill	\$9,752,873	\$66,150
York	2	SD	115	Rock Hill	\$812,377	\$4,836
York	5	OS	116	Smyrna	\$22,925	\$94
York	5	RL	116	Smyrna	\$37,541	\$162
York	5	WF	116	Smyrna	\$3,694	\$14
York	5	LLR	116	Smyrna	\$56,966	\$457
York	5	SFN	116	Smyrna	\$139,294	\$1,000
York	5	MFN	116	Smyrna	\$215,555	\$2,380
York	5	IC	116	Smyrna	\$40,523	\$327
York	5	SC	116	Smyrna	\$188,309	\$1,701
York	5	SO	116	Smyrna	\$286,229	\$2,586
York	5	WN	116	Smyrna	\$80,322	\$394
York	5	WC	116	Smyrna	\$2,357,601	\$11,638
York	5	TC	116	Smyrna	\$371,534	\$2,602
York	5	TAC	116	Smyrna	\$1,169,444	\$6,254
York	5	MC	116	Smyrna	\$9,752,873	\$58,050
York	5	SD	116	Smyrna	\$254,021	\$1,165
York	3	OS	117	Tega Cay	\$22,925	\$94
York	3	RL	117	Tega Cay	\$37,541	\$162
York	3	WF	117	Tega Cay	\$3,694	\$14
York	3	LLR	117	Tega Cay	\$56,966	\$457
York	3	SFN	117	Tega Cay	\$1,010,808	\$7,245
York	3	MFN	117	Tega Cay	\$611,460	\$4,671
York	3	IC	117	Tega Cay	\$40,523	\$327
York	3	SC	117	Tega Cay	\$188,309	\$1,701
York	3	SO	117	Tega Cay	\$286,229	\$2,586
York	3	WN	117	Tega Cay	\$80,322	\$394
York	3	WC	117	Tega Cay	\$2,357,601	\$11,638
York	3	TC	117	Tega Cay	\$371,534	\$2,602
York	3	TAC	117	Tega Cay	\$1,169,444	\$6,254
York	3	MC	117	Tega Cay	\$9,752,873	\$58,050
York	3	SD	117	Tega Cay	\$254,021	\$1,165
York	4	OS	118	York	\$22,925	\$94
York	4	RL	118	York	\$37,541	\$186
York	4	WF	118	York	\$4,088	\$2
York	4	LLR	118	York	\$56,966	\$457
York	4	SFN	118	York	\$125,144	\$1,000
York	4	MFN	118	York	\$223,638	\$2,443
York	4	IC	118	York	\$134,370	\$1,468
York	4	SC	118	York	\$354,927	\$3,739
York	4	SO	118	York	\$539,489	\$5,683
York	4	WN	118	York	\$80,322	\$394
York	4	WC	118	York	\$2,357,601	\$11,638
York	4	TC	118	York	\$371,534	\$2,602
York	4	TAC	118	York	\$1,169,444	\$6,254
York	4	MC	118	York	\$9,752,873	\$58,050
York	4	SD	118	York	\$254,021	\$1,165
York	5	OS	119	Clover	\$22,925	\$94
York	5	RL	119	Clover	\$37,541	\$162
York	5	WF	119	Clover	\$3,694	\$14
York	5	LLR	119	Clover	\$148,448	\$1,177
York	5	SFN	119	Clover	\$319,375	\$2,678
York	5	MFN	119	Clover	\$215,555	\$2,380
York	5	IC	119	Clover	\$157,145	\$1,515
York	5	SC	119	Clover	\$380,313	\$4,012

York	5	SO	119	Clover	\$578,075	\$6,099
York	5	WN	119	Clover	\$80,322	\$394
York	5	WC	119	Clover	\$2,357,601	\$11,638
York	5	TC	119	Clover	\$371,534	\$2,602
York	5	TAC	119	Clover	\$1,169,444	\$6,254
York	5	MC	119	Clover	\$9,752,873	\$58,050
York	5	SD	119	Clover	\$254,021	\$1,165
York	3	OS	120	Fort Mill	\$12,005	\$55
York	3	RL	120	Fort Mill	\$59,607	\$431
York	3	WF	120	Fort Mill	\$23,753	\$82
York	3	LLR	120	Fort Mill	\$226,910	\$1,752
York	3	SFN	120	Fort Mill	\$561,610	\$4,377
York	3	MFN	120	Fort Mill	\$625,341	\$5,063
York	3	IC	120	Fort Mill	\$161,440	\$993
York	3	SC	120	Fort Mill	\$216,826	\$2,203
York	3	SO	120	Fort Mill	\$1,833,265	\$20,390
York	3	WN	120	Fort Mill	\$222,517	\$1,086
York	3	WC	120	Fort Mill	\$1,818,043	\$11,725
York	3	TC	120	Fort Mill	\$782,709	\$6,245
York	3	TAC	120	Fort Mill	\$1,169,444	\$6,836
York	3	MC	120	Fort Mill	\$9,752,873	\$63,450
York	3	SD	120	Fort Mill	\$214,341	\$1,046
York	5	OS	121	Hickory Grove	\$22,925	\$94
York	5	RL	121	Hickory Grove	\$37,541	\$162
York	5	WF	121	Hickory Grove	\$3,694	\$14
York	5	LLR	121	Hickory Grove	\$56,966	\$457
York	5	SFN	121	Hickory Grove	\$139,294	\$1,000
York	5	MFN	121	Hickory Grove	\$215,555	\$2,380
York	5	IC	121	Hickory Grove	\$40,523	\$327
York	5	SC	121	Hickory Grove	\$188,309	\$1,701
York	5	SO	121	Hickory Grove	\$286,229	\$2,586
York	5	WN	121	Hickory Grove	\$80,322	\$394
York	5	WC	121	Hickory Grove	\$2,357,601	\$11,638
York	5	TC	121	Hickory Grove	\$371,534	\$2,602
York	5	TAC	121	Hickory Grove	\$1,169,444	\$6,254
York	5	MC	121	Hickory Grove	\$9,752,873	\$58,050
York	5	SD	121	Hickory Grove	\$254,021	\$1,165
York	5	OS	122	McConnells	\$22,925	\$94
York	5	RL	122	McConnells	\$37,541	\$162
York	5	WF	122	McConnells	\$3,694	\$14
York	5	LLR	122	McConnells	\$56,966	\$457
York	5	SFN	122	McConnells	\$139,294	\$1,000
York	5	MFN	122	McConnells	\$215,555	\$2,380
York	5	IC	122	McConnells	\$40,523	\$327
York	5	SC	122	McConnells	\$188,309	\$1,701
York	5	SO	122	McConnells	\$286,229	\$2,586
York	5	WN	122	McConnells	\$80,322	\$394
York	5	WC	122	McConnells	\$2,357,601	\$11,638
York	5	TC	122	McConnells	\$371,534	\$2,602
York	5	TAC	122	McConnells	\$1,169,444	\$6,254
York	5	MC	122	McConnells	\$9,752,873	\$58,050
York	5	SD	122	McConnells	\$254,021	\$1,165
York	5	OS	123	Sharon	\$22,925	\$94
York	5	RL	123	Sharon	\$37,541	\$162
York	5	WF	123	Sharon	\$3,694	\$14
York	5	LLR	123	Sharon	\$56,966	\$457
York	5	SFN	123	Sharon	\$139,294	\$1,000
York	5	MFN	123	Sharon	\$215,555	\$2,380
York	5	IC	123	Sharon	\$40,523	\$327
York	5	SC	123	Sharon	\$188,309	\$1,701
York	5	SO	123	Sharon	\$286,229	\$2,586
York	5	WN	123	Sharon	\$80,322	\$394
York	5	WC	123	Sharon	\$2,357,601	\$11,638
York	5	TC	123	Sharon	\$371,534	\$2,602
York	5	TAC	123	Sharon	\$1,169,444	\$6,254
York	5	MC	123	Sharon	\$9,752,873	\$58,050
York	5	SD	123	Sharon	\$254,021	\$1,165



Section C:
Technical Appendix

CommunityViz Lookup Tables:
Transit Construction & Maintenance
Cost to Serve Assumptions

CONNECT Our Future Scenario Planning Initiative

Transit Construction & Maintenance Cost to Serve Assumptions

COUNTY	BRT_Miles	CRT_Miles	SC_Miles	LRT_Miles	C_COST_MILE_BRT	C_COST_MILE_CRT	C_COST_MILE_SC	C_COST_MILE_LRT	O_COST_MILE_BRT	O_COST_MILE_CRT	O_COST_MILE_SC	O_COST_MILE_LRT	Local_Match	TOTAL_COST_ALL
Anson	0	0	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$0
Cabarrus	6.283	0	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$109,952,500
Chester	0	0	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$0
Cleveland	0	0	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$0
Gaston	10.349	0	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$181,107,500
Iredell	0	6.962	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$861,547,500
Lancaster	5.476	0	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$95,830,000
Lincoln	0	0	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$0
Mecklenburg	38.429	22.017	16.957	9.53	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$6,678,971,250
Rowan	0	0	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$0
Stanly	0	0	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$0
Union NC	11.683	0	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$204,452,500
Union SC	0	0	0	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$0
York	14.82	0	2.389	0	\$30,000,000	\$15,000,000	\$50,000,000	\$75,000,000	\$1,000,000	\$12,000,000	\$3,000,000	\$25,000,000	25%	\$360,882,500



Section C:
Technical Appendix

CommunityViz Lookup Tables:
Road Construction & Maintenance
Cost to Serve Assumptions

CONNECT Our Future Scenario Planning Initiative

Road Construction & Maintenance Cost to Serve Assumptions

COUNTY	SCENARIO	TOT_Dus	LM_PER_DU	TOT_Lane_Miles	Rural_Profile	Suburban_Profile	Urban_Profile	Rural_Miles	Suburban_Miles	Urban_Miles	C_COST_RURAL	C_COST_SUBURBAN	C_COST_URBAN	O_COST_RURAL	O_COST_SUBURBAN	O_COST_URBAN	Local_Match	TOTAL_COST_ALL
Anson	DG2	2,701	0.0002	0.54	89%	10%	0%	0.48	0.06	0	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$113,865
Cabarrus	DG2	89,386	0.0014	125.14	28%	70%	2%	34.41	87.64	3.08	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$29,882,455
Chester	DG2	3,591	0.0004	1.44	83%	17%	0%	1.2	0.24	0	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$307,140
Cleveland	DG2	16,254	0.001	16.25	30%	68%	1%	4.94	11.13	0.18	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$3,850,300
Gaston	DG2	36,631	0.0007	25.64	27%	70%	4%	6.82	17.85	0.97	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$6,148,259
Iredell	DG2	46,576	0.0002	9.32	35%	63%	2%	3.26	5.91	0.15	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$2,191,701
Lancaster	DG2	17,761	0.0004	7.1	75%	25%	0%	5.29	1.8	0.01	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$1,542,231
Lincoln	DG2	24,565	0.0011	27.02	26%	74%	1%	6.91	19.9	0.2	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$6,452,310
Mecklenburg	DG2	302,739	0.0013	393.56	12%	79%	9%	45.69	310.64	37.23	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$97,944,754
Rowan	DG2	19,259	0.0009	17.33	46%	53%	1%	7.9	9.26	0.18	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$3,993,028
Stanly	DG2	11,559	0.0024	27.74	49%	50%	1%	13.6	13.98	0.16	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$6,340,165
Union NC	DG2	65,733	0.0009	59.16	17%	82%	1%	10.02	48.72	0.42	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$14,355,473
Union SC	DG2	941	0.0004	0.38	97%	3%	0%	0.37	0.01	0	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$78,718
York	DG2	95,563	0.0026	248.46	57%	42%	1%	140.95	103.96	3.55	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$56,043,854
Anson	CP	2,702	0.0002	0.54	92%	8%	0%	0.49	0.04	0	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$110,930
Cabarrus	CP	92,891	0.0014	130.05	54%	41%	4%	70.86	53.67	5.51	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$29,621,871
Chester	CP	3,660	0.0004	1.46	89%	9%	2%	1.3	0.14	0.02	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$308,648
Cleveland	CP	16,500	0.001	16.5	42%	57%	1%	6.97	9.34	0.2	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$3,827,310
Gaston	CP	36,855	0.0007	25.8	44%	52%	4%	11.38	13.44	1.12	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$6,030,340
Iredell	CP	48,646	0.0002	9.73	47%	51%	2%	4.55	4.96	0.22	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$2,240,768
Lancaster	CP	17,954	0.0004	7.18	83%	16%	0%	5.97	1.18	0.03	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$1,533,349
Lincoln	CP	25,025	0.0011	27.53	39%	60%	2%	10.67	16.43	0.43	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$6,427,886
Mecklenburg	CP	312,359	0.0013	406.07	13%	75%	12%	52.55	303.21	50.31	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$101,349,426
Rowan	CP	19,645	0.0009	17.68	52%	47%	1%	9.21	8.24	0.23	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$4,022,849
Stanly	CP	11,615	0.0024	27.88	62%	38%	1%	17.16	10.56	0.16	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$6,219,380
Union NC	CP	67,656	0.0009	60.89	46%	52%	2%	27.88	31.94	1.06	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$14,032,068
Union SC	CP	968	0.0004	0.39	98%	2%	0%	0.38	0.01	0	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$80,778
York	CP	95,944	0.0026	249.45	70%	28%	2%	174.44	70	5.04	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$54,899,530
Anson	BI	2,716	0.0002	0.54	92%	5%	2%	0.5	0.03	0.01	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$113,434
Cabarrus	BI	101,743	0.0014	142.44	56%	32%	12%	79.99	46.05	16.39	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$32,799,636
Chester	BI	3,832	0.0004	1.53	89%	9%	2%	1.36	0.14	0.04	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$326,890
Cleveland	BI	17,123	0.001	17.12	51%	44%	4%	8.77	7.59	0.75	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$3,922,816
Gaston	BI	41,523	0.0007	29.07	46%	46%	8%	13.33	13.46	2.28	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$6,778,220
Iredell	BI	53,874	0.0002	10.77	51%	43%	6%	5.44	4.64	0.69	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$2,482,426
Lancaster	BI	18,739	0.0004	7.5	83%	16%	2%	6.21	1.17	0.12	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$1,606,763
Lincoln	BI	27,724	0.0011	30.5	50%	45%	5%	15.29	13.65	1.57	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$7,020,604
Mecklenburg	BI	336,660	0.0013	437.66	15%	62%	23%	64.51	271.31	101.88	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$111,002,423
Rowan	BI	20,618	0.0009	18.56	55%	40%	5%	10.16	7.51	0.88	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$4,227,413
Stanly	BI	12,449	0.0024	29.88	66%	31%	3%	19.61	9.26	1	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$6,646,470
Union NC	BI	72,513	0.0009	65.26	51%	39%	10%	33.1	25.63	6.53	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$15,140,329
Union SC	BI	1,072	0.0004	0.43	97%	2%	1%	0.42	0.01	0	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$89,018
York	BI	96,905	0.0026	251.95	70%	26%	4%	176.82	65.68	9.45	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$55,607,981
Anson	CC	2,725	0.0002	0.55	90%	5%	5%	0.49	0.03	0.03	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$117,256
Cabarrus	CC	108,803	0.0014	152.32	54%	30%	16%	81.98	46.29	24.04	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$35,519,573
Chester	CC	3,969	0.0004	1.59	89%	9%	2%	1.41	0.14	0.04	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$337,190
Cleveland	CC	17,622	0.001	17.62	54%	43%	4%	9.46	7.51	0.64	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$4,012,623
Gaston	CC	44,297	0.0007	31.01	45%	44%	11%	13.99	13.75	3.27	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$7,277,791
Iredell	CC	58,044	0.0002	11.61	50%	41%	8%	5.86	4.81	0.94	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$2,684,935
Lancaster	CC	19,298	0.0004	7.72	83%	14%	3%	6.42	1.08	0.22	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$1,656,958
Lincoln	CC	29,530	0.0011	32.48	50%	43%	7%	16.3	14.03	2.14	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$7,491,220
Mecklenburg	CC	356,045	0.0013	462.86	17%	48%	35%	77.58	222.03	163.25	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$119,449,379
Rowan	CC	21,395	0.0009	19.26	55%	38%	8%	10.5	7.31	1.45	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$4,415,154
Stanly	CC	12,922	0.0024	31.01	62%	29%	9%	19.13	9.1	2.78	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$7,031,173
Union NC	CC	76,388	0.0009	68.75	51%	40%	10%	34.8	27.3	6.64	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$15,939,965
Union SC	CC	1,147	0.0004	0.46	98%	2%	0%	0.45	0.01	0	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$95,198
York	CC	97,671	0.0026	253.94	70%	25%	5%	177.68	62.42	13.81	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$56,253,341
Anson	P	2,711	0.0002	0.54	92%	8%	0%	0.5	0.04	0	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$112,990
Cabarrus	P	98,212	0.0014	137.5	55%	41%	5%	75.16	55.95	6.38	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$31,332,990
Chester	P	4,263	0.0004	1.71	91%	9%	0%	1.55	0.16	0	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$359,260
Cleveland	P	16,874	0.001	16.87	42%	57%	1%	7.13	9.53	0.2	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$3,907,723
Gaston	P	40,137	0.0007	28.1	44%	51%	5%	12.45	14.29	1.39	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$6,542,461
Iredell	P	51,789	0.0002	10.36	47%	50%	2%	4.9	5.21	0.25	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$2,384,129
Lancaster	P	18,460	0.0004	7.38	82%	17%	1%	6.07	1.22	0.09	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$1,581,586
Lincoln	P	26,822	0.0011	29.5	40%	59%	2%	11.75	17.29	0.46	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$6,873,975
Mecklenburg	P	326,969	0.0013	425.06	15%	71%	14%	63.93	300.52	59.47	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$105,716,064
Rowan	P	20,231	0.0009	18.21	52%	46%	1%	9.51	8.46	0.24	\$40,000	\$55,000	\$72,500	\$4,900	\$5,900	\$6,900	25%	\$4,142,535
Stanly	P	12,212	0.0024	29.31	62%	38%	5900%	18.05	11.09	1729.29	\$40,000	\$55						



Section C:
Technical Appendix

Land Suitability Analysis
Variables & Weightings

CONNECT Our Future Scenario Planning Initiative

Summary of Land Suitability Analysis Variables by Development Scenario

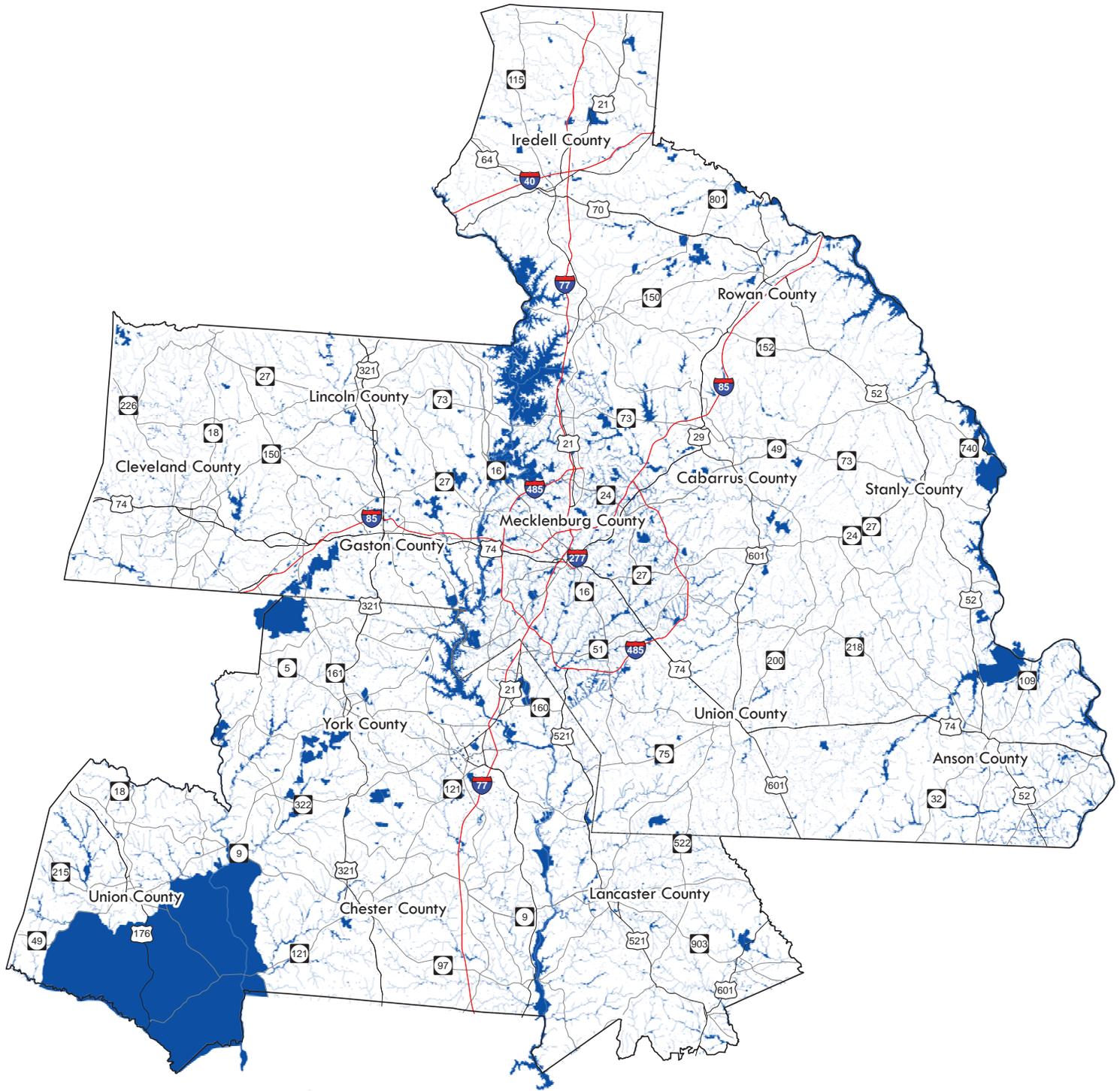
Data Layer	Measurement	Correlation	Development Scenario Weighting (0-10)				
			Maintain Suburban Focus	Follow Community Plans	Focus on Regional Transportation	Grow Cities, Towns, Centers & Transit	Preferred Growth Scenario
Highway System							
Interchange Locations	Proximity	Positive	8	8	8	8	8
Major Roads	Proximity	Positive	9	9	9	9	9
Major Intersections	Proximity	Positive	9	9	9	9	9
Development Activity Centers							
Metropolitan Center	Overlap	Positive	8	8	8	8	8
Town Center & CBD Activity Centers	Proximity	Positive	8	8	8	8	8
Regional Activity Centers	Proximity	Positive	5	5	5	5	5
Community Activity Centers	Proximity	Positive	8	8	8	8	8
Key Development Nodes	Proximity	Positive	10	10	10	10	10
Transit System							
Light Rail Stations, 1/2-Mile Area of Influence	Overlap	Positive	6	6	6	6	6
Commuter Rail Stations, 1/2-Mile Area of Influence	Overlap	Positive	3	3	3	3	3
Street Car Stations, 1/2-Mile Area of Influence	Overlap	Positive	6	6	6	6	6
Premium Transit Routes, 1/2-Mile Area of Influence	Overlap	Positive	5	5	5	5	5
Environmental Features							
Watershed Protection Areas	Overlap	Negative	5	5	5	5	5
Flood Hazard Areas	Overlap	Negative	5	5	5	5	5
Urban Footprint							
Utility Service Area	Overlap	Positive	10	10	10	10	10



Section C:
Technical Appendix

Resource Maps for the
Preferred Growth Concept

CONNECT Our Future Scenario Planning Initiative



Carrying Capacity Analysis for the Preferred Growth Concept

Study Area Boundary
 Highly-Constrained Areas for Development *

County Boundaries

NC-SC State Line

Interstate

US Highway

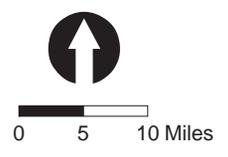
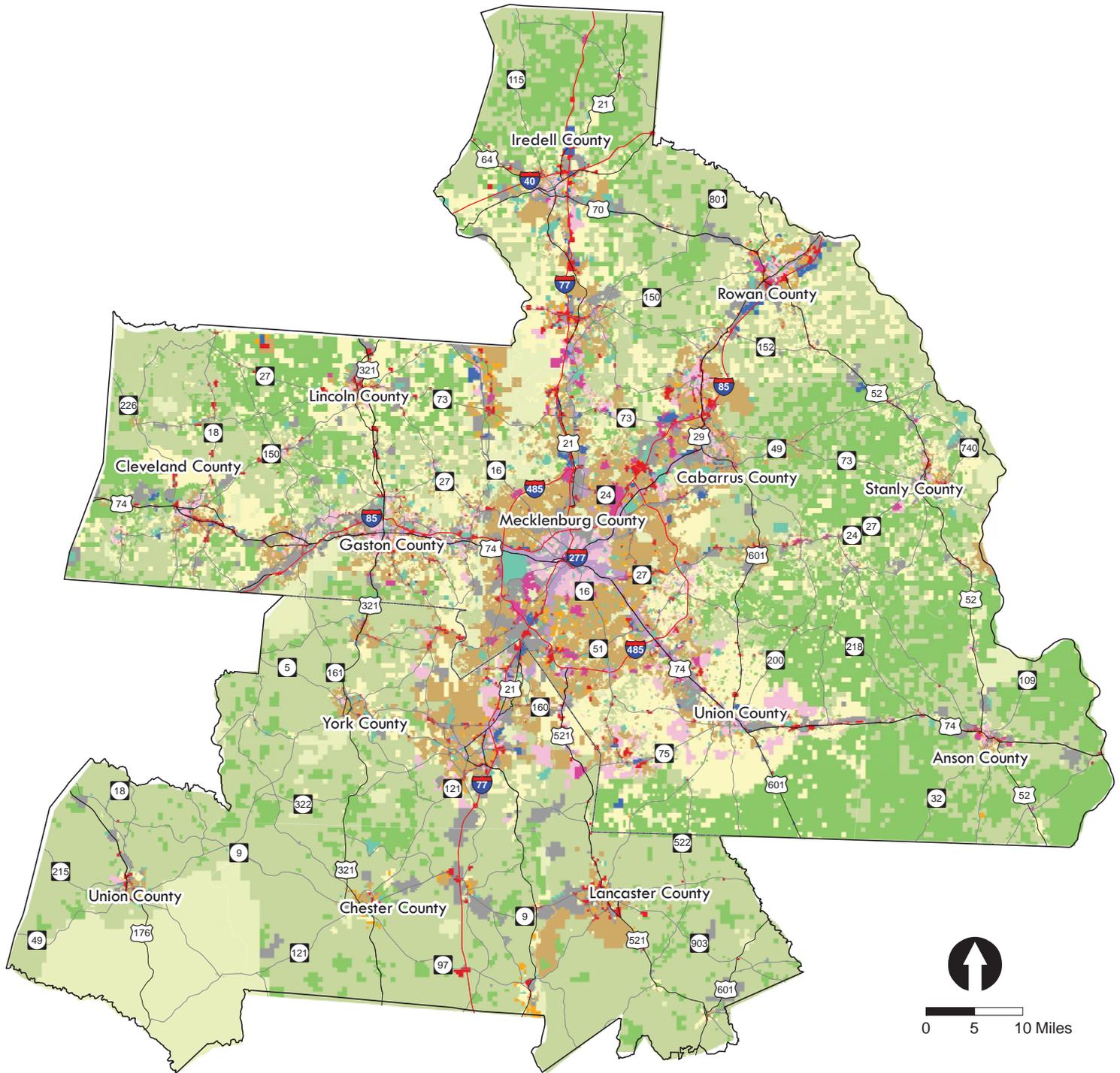
NC / SC Highway

* = Areas deemed highly-constrained for development include major water bodies, stream protection buffers, wetlands, and permanent conservation areas. These areas are considered 'off-the-table' for supporting new development in the future.



0 5 10 Miles

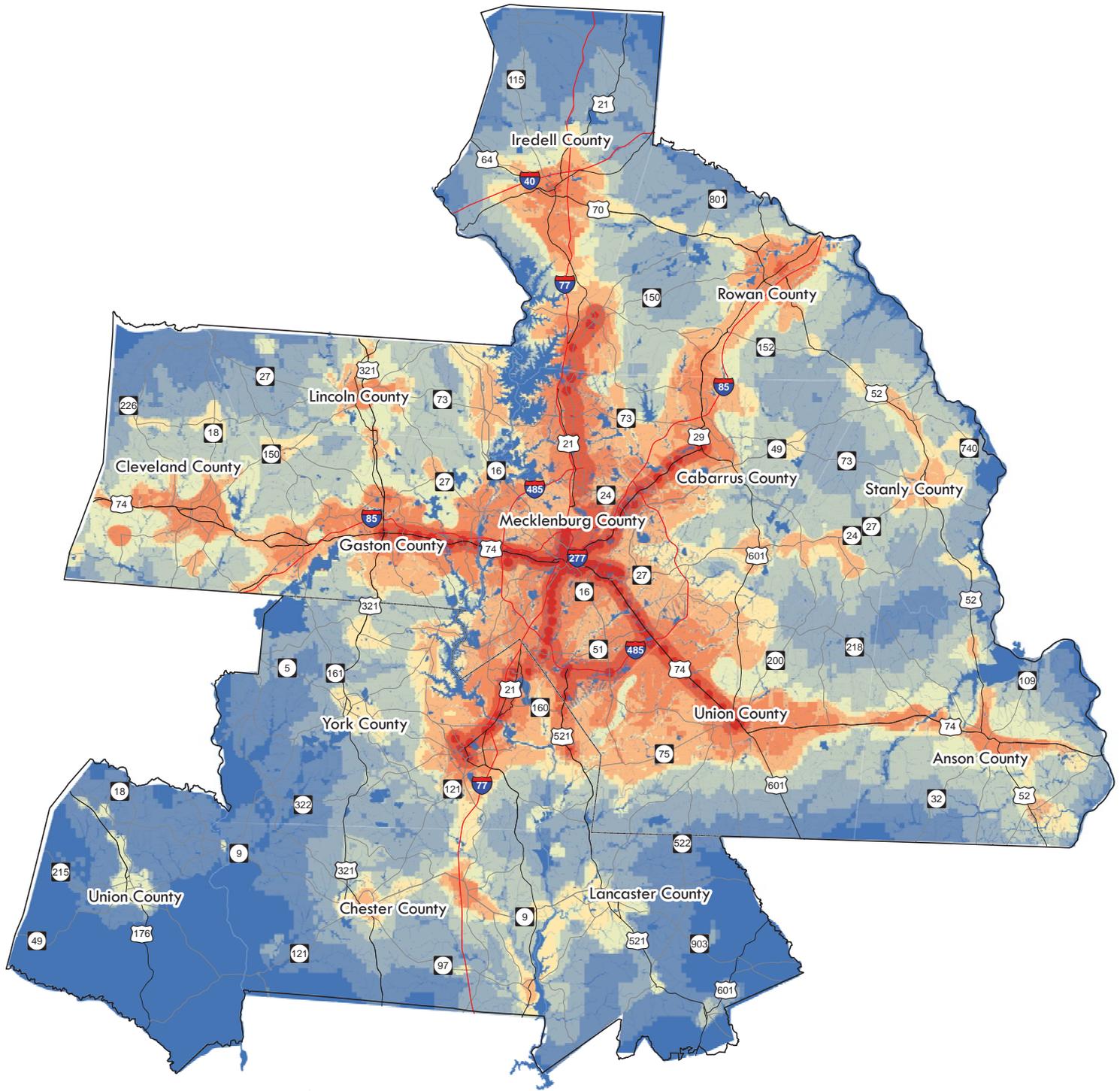
CONNECT Our Future Scenario Planning Initiative



Community Types for the Preferred Growth Concept

 Open Space	 Single Family Neighborhood	 Suburban Office	 Transit Activity Center
 Rural Living	 Multifamily Neighborhood	 Walkable Neighborhood	 Metropolitan Center
 Working Farm	 Industrial Center	 Walkable Center	 Special District
 Large Lot Residential	 Suburban Commercial	 Town Center	 NC / SC Highway
 Study Area Boundary	 Major Water Bodies	 Interstate	
 County Boundaries	 NC-SC State Line	 US Highway	

CONNECT Our Future Scenario Planning Initiative

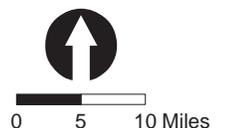


Land Suitability Analysis Results for the Preferred Growth Concept

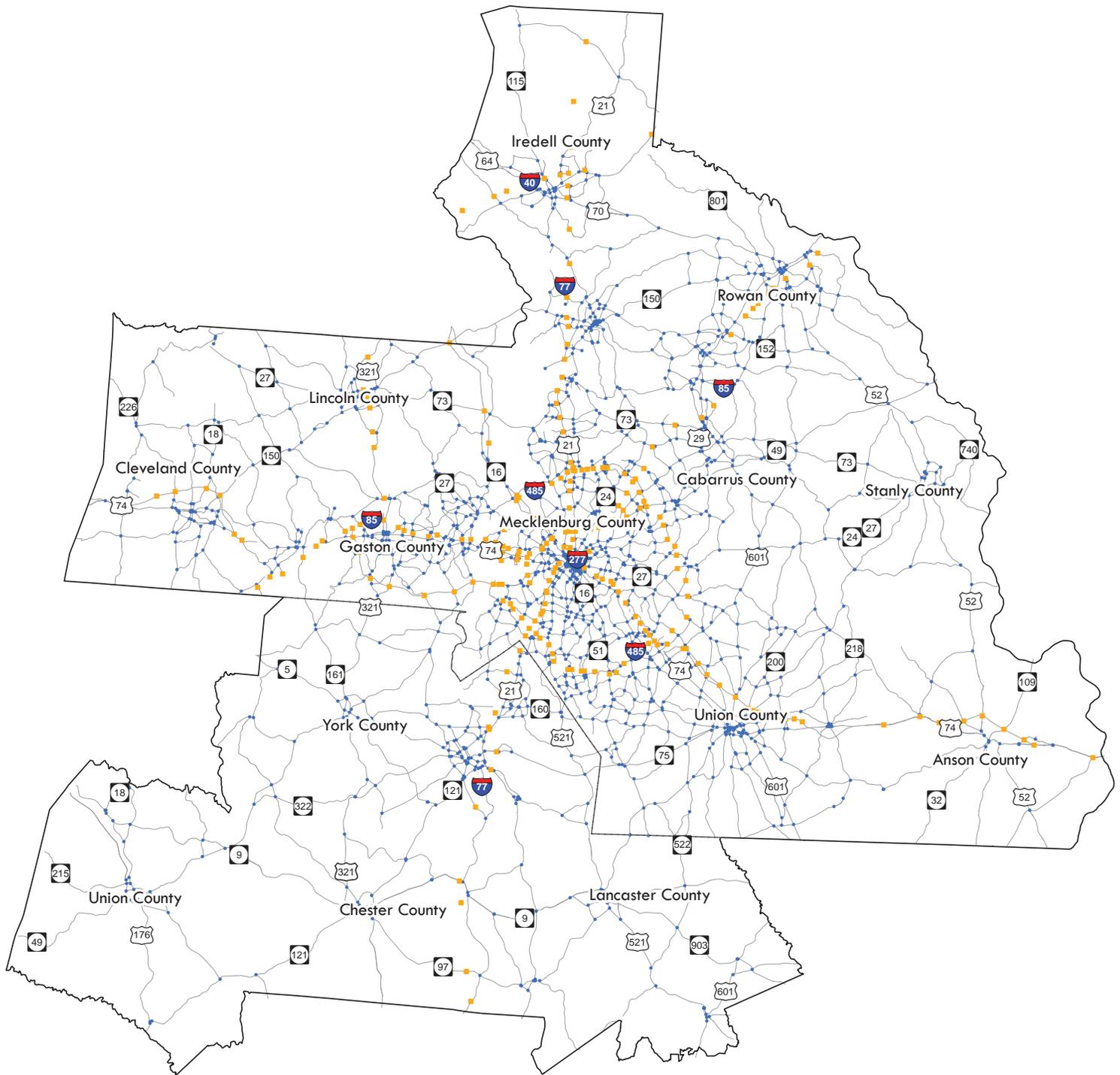
-  Study Area Boundary
-  County Boundaries
-  NC-SC State Line
-  Interstate
-  US Highway
-  NC / SC Highway



See supporting table named "CONNECT Our Future Scenario Planning Initiative, Summary of Land Suitability Analysis Variables by Development Scenario" for an inventory of the variables assumed for this analysis and their relative importance for encouraging or discouraging new growth anticipated for the study area.



CONNECT Our Future Scenario Planning Initiative

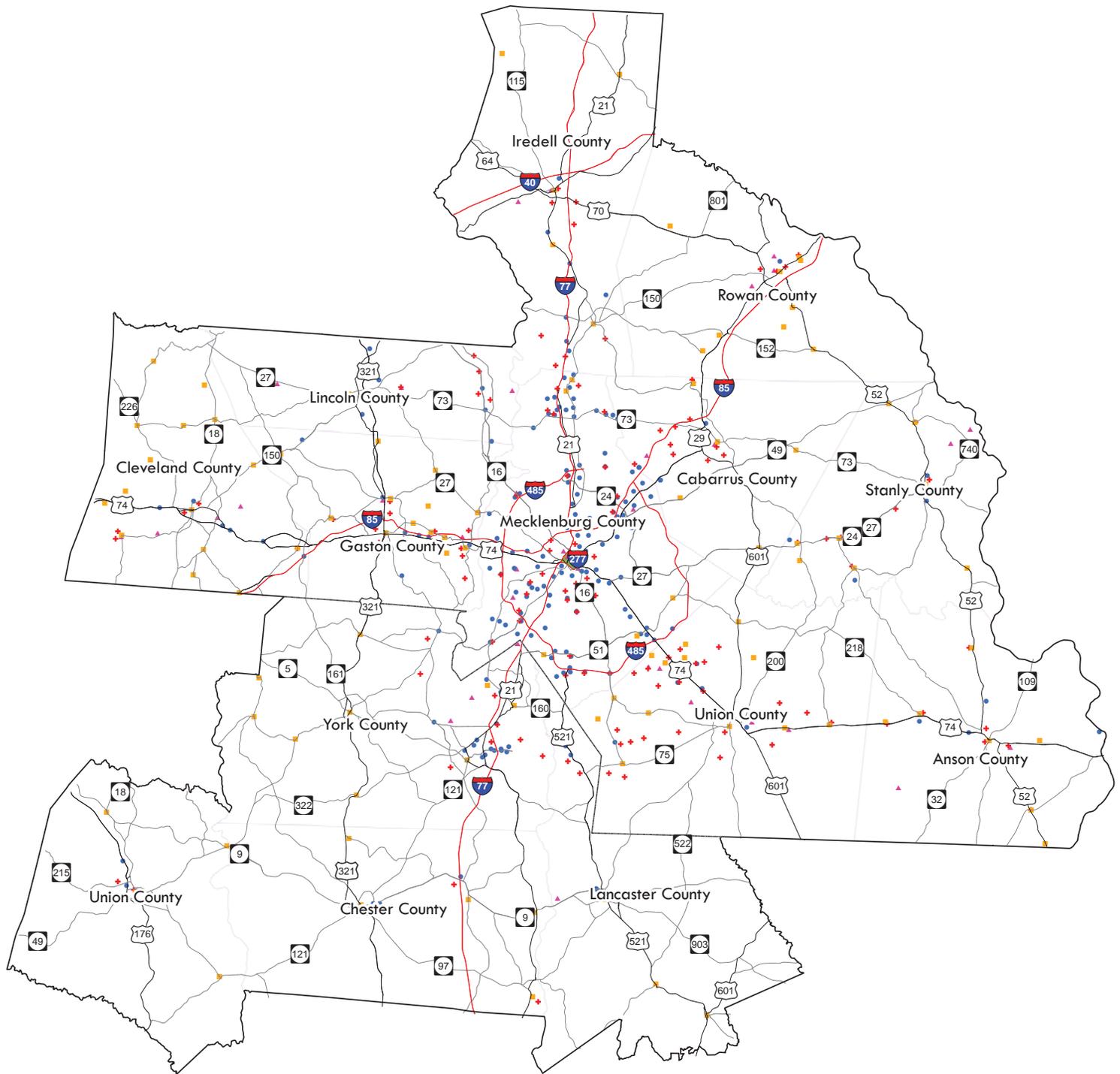


Contributing Factors for the Land Suitability Analysis (Highway System)

- Study Area Boundary
- County Boundaries
- NC-SC State Line
- Major Roads
- Interchange Locations
- Major Intersections



CONNECT Our Future Scenario Planning Initiative

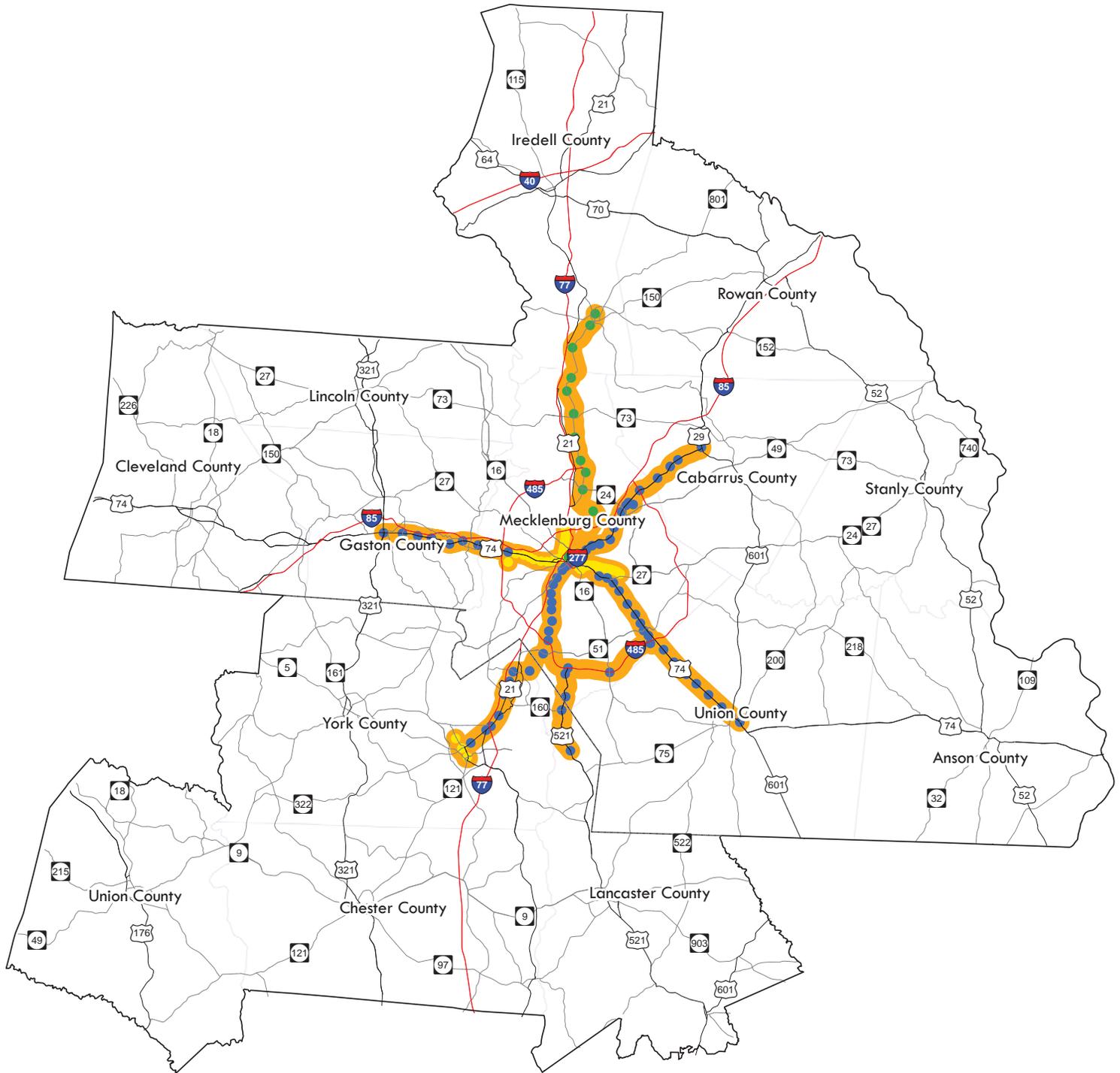


Contributing Factors for the Land Suitability Analysis (Development Activity Centers)

-  Study Area Boundary
-  County Boundaries
-  NC-SC State Line
-  Interstate
-  US Highway
-  NC / SC Highway
-  Metropolitan Center
-  Town Centers & CBD Activity Centers
-  Regional Activity Centers
-  Community Activity Centers
-  Key Development Nodes (P Scenario)



CONNECT Our Future Scenario Planning Initiative

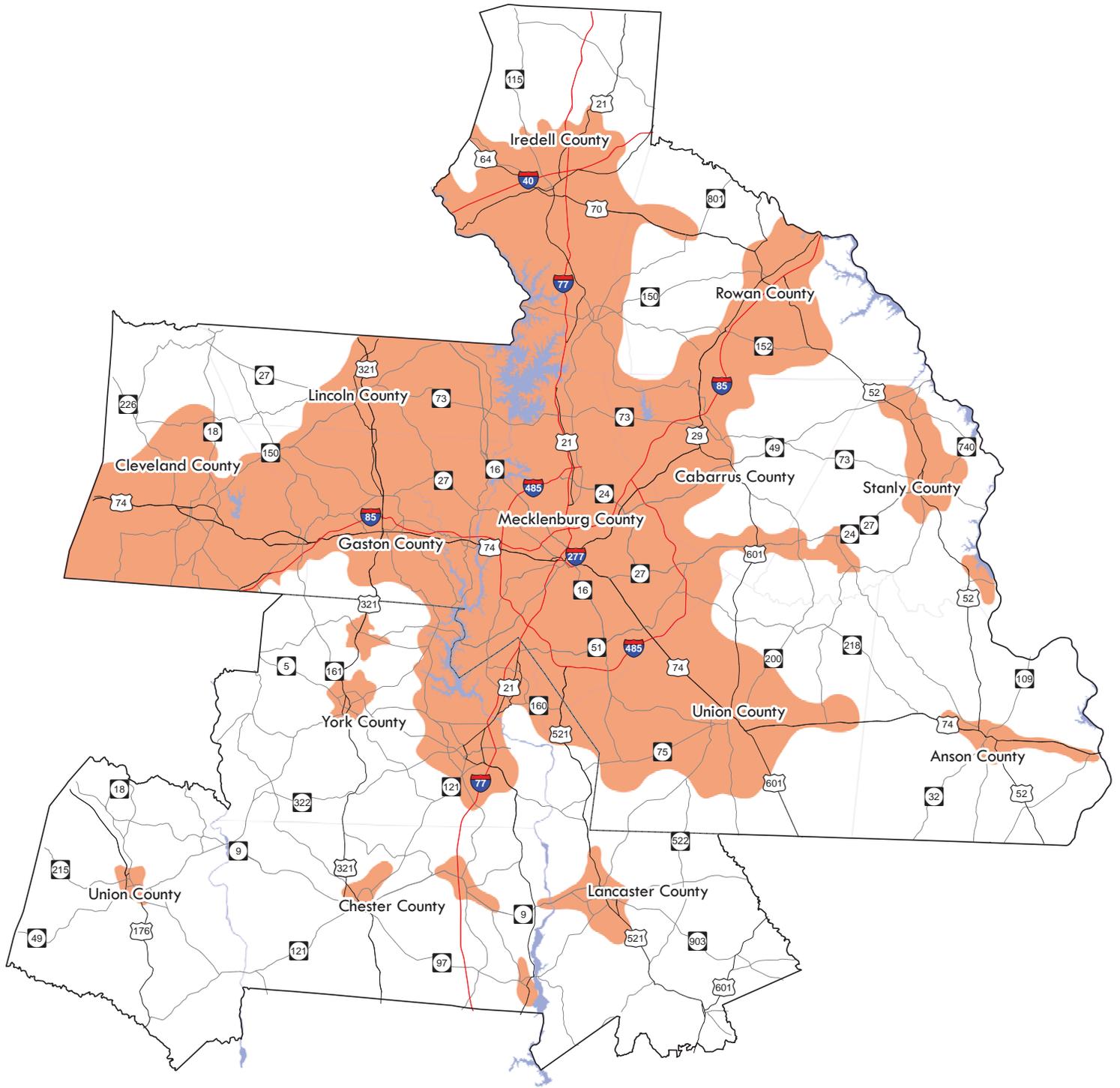


Contributing Factors for the Land Suitability Analysis (Transit System)

-  Study Area Boundary
-  County Boundaries
-  NC-SC State Line
-  Interstate
-  US Highway
-  NC / SC Highway
-  Premium Transit Area of Influence (1/2 mile)
-  Commuter Rail Station Area of Influence (1/2 mile)
-  Light Rail Station Area of Influence (1/2 mile)
-  Streetcar Station Area of Influence (1/2 mile)

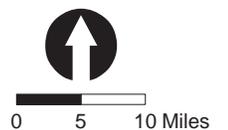


CONNECT Our Future Scenario Planning Initiative

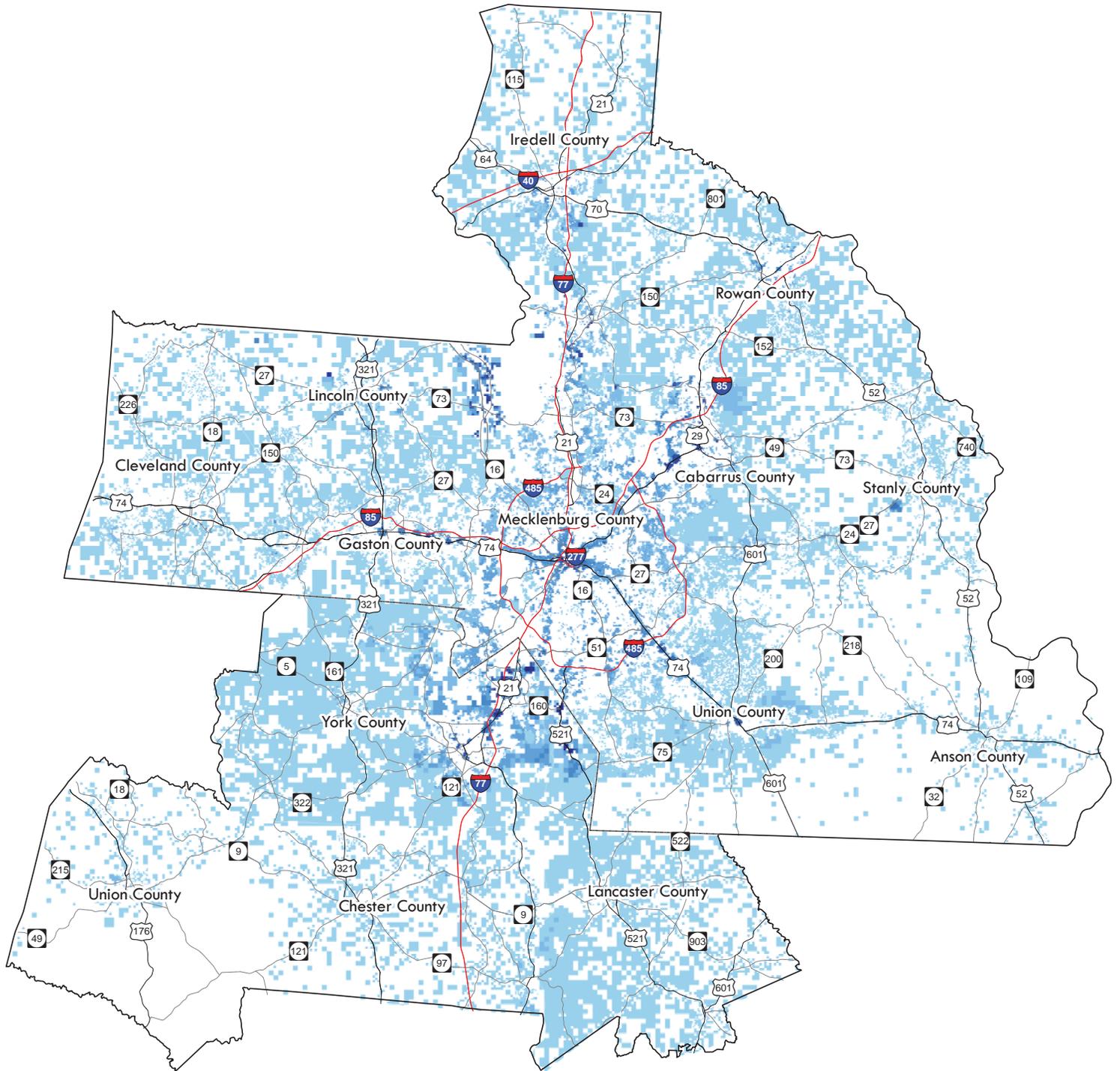


Contributing Factors for the Land Suitability Analysis (Urban Footprint)

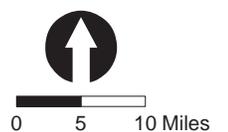
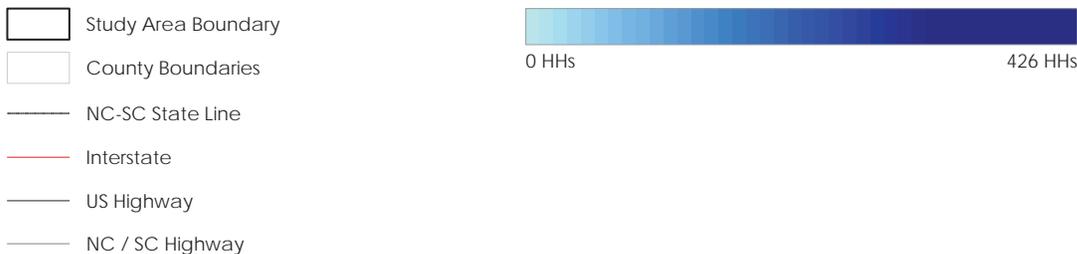
- | | |
|--|--|
|  Study Area Boundary |  NC-SC State Line |
|  County Boundaries |  Interstate |
|  Anticipated Utility Service Area (2050) |  US Highway |
|  Major Water Bodies |  NC / SC Highway |



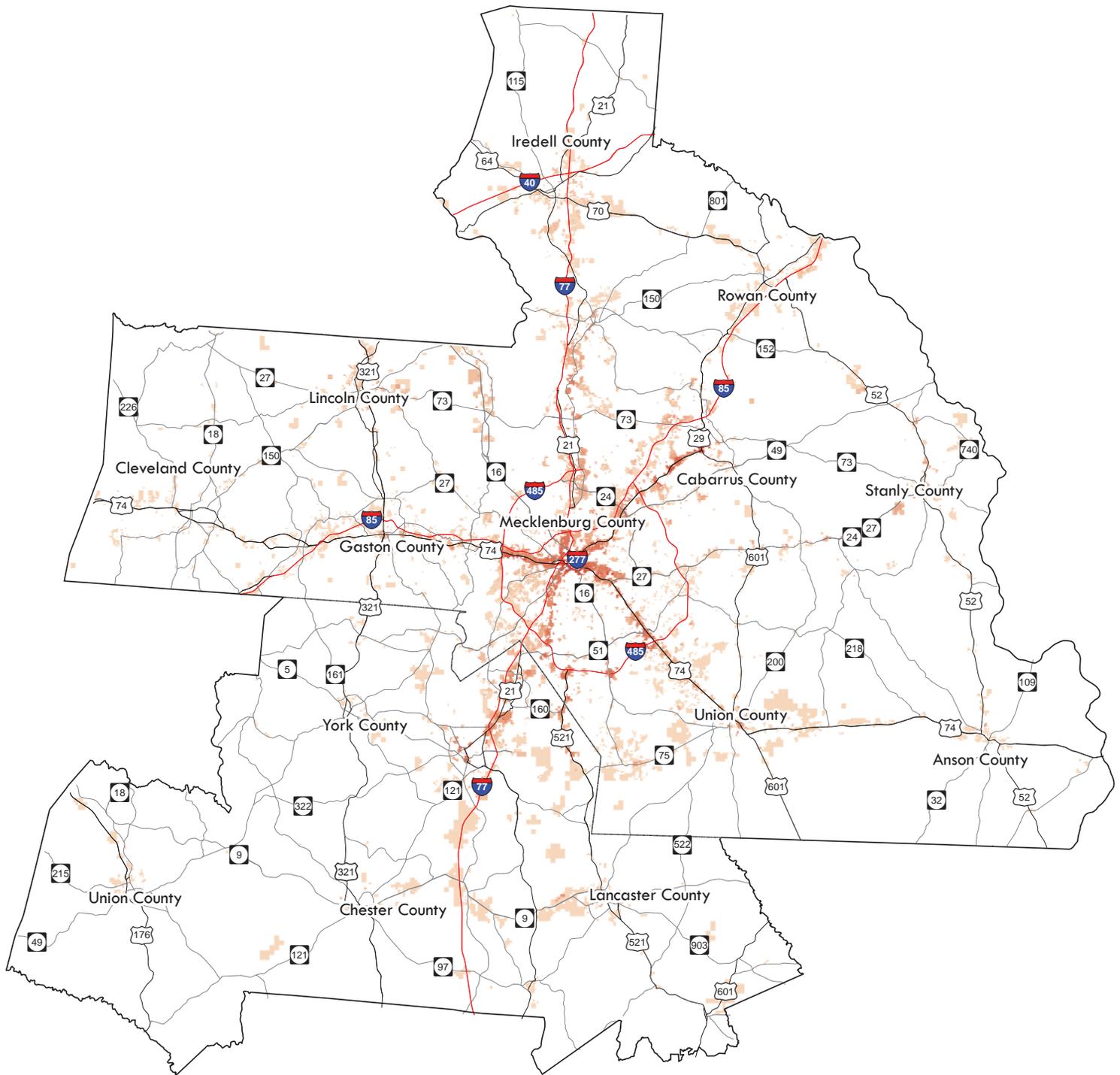
CONNECT Our Future Scenario Planning Initiative



New Household Distribution for the Preferred Growth Concept (2010 - 2050)

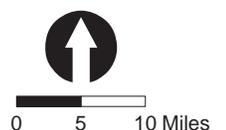


CONNECT Our Future Scenario Planning Initiative



New Employment Distribution for the Preferred Growth Concept (2010 - 2050)

-  Study Area Boundary
-  County Boundaries
-  NC-SC State Line
-  Interstate
-  US Highway
-  NC / SC Highway



CONNECT Our Future
Vibrant Communities – Robust Region

