

APPENDIX D
Current & Future
Population Information

Town of Pittsboro Future Development Estimates (Excluding Chatham Park)
Pittsboro Planning Department

Component 1 Infill in Existing Corporate Limits

Growth rate 1%

	2010	2020	2030	2040	2050	2060
RES	0.168	0.186	0.205	0.226	0.250	0.276
COM	0.132	0.146	0.161	0.178	0.197	0.217

Population	3700	4087	4515	4987	5509	6085
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Component 2, non- CP developments

Acres for development

Known Developments, excl. Chatham Park		Rest of ETJ	
	Acres		Acres
Known Developments	11133	Total ETJ	27700
Chatham Park	6800	KnownDev	11133
KnownDev, not CP	4333	Remaining ETJ	16567
Developable	60% 2599.8	Developable	60% 9940.20

Known Developments (not including Chatham Park)

<u>Assumption</u>	2010	2020	2030	2040	2050	2060
% Developed	0	0.1	0.3	0.5	0.7	1
Addtl_acres dev	0	259.98	519.96	519.96	519.96	779.94
Hhld/acre		4	4	4	4	4
pph	2.33	2.33	2.33	2.33	2.33	2.33
gpd_res	98	60	60	60	60	60
gpd_com	46	30	28	26	24	24

Demand

<u>Sector</u>	2010	2020	2030	2040	2050	2060
Residential	0	0.145	0.436	0.727	1.018	1.454
Commercial	0	0.073	0.208	0.334	0.451	0.625
Population		2423	7269	12115	16961	24230

Remaining ETJ Development -

<u>Assumption</u>	2010	2020	2030	2040	2050	2060
% Developed	0	0.02	0.1	0.3	0.5	0.7
Addtl_acres dev	0	198.804	795.216	1988.04	1988.04	1988.04
Households/acre		0.4	0.4	0.4	0.4	0.4
pph	2.33	2.33	2.33	2.33	2.33	2.33
gpd/person RES	98	60	60	60	60	60
gpd/person COM	46	30	28	26	24	24

<u>Sector</u>	2010	2020	2030	2040	2050	2060
Residential	0	0.011	0.056	0.167	0.278	0.389
Commercial	0	0.006	0.026	0.074	0.119	0.163
Population		185	926	2779	4632	6485

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