

1.1 Types of Nodes

There are 4 scales of intensity for economic activity “nodes”: Neighborhood, Community, Regional, and Special. Performance standards for the Neighborhood, Community, and Regional nodes are the same, but the mix of uses, the size and number of buildings, and the cumulative allowed non-residential will differ. Special nodes vary due to either the scale of industrial buildings or special needs for research and development or corporate campuses.

The square footage measurements are cumulative for the node, regardless of property ownership. For example, if 80,000 square feet of grocery and 80,000 square feet of other shops already exist in a Neighborhood Node, that node would be considered “built out”. Any additional expansion of the node would require a revisit of market conditions in a way that demonstrates the merit of changing the node classification.

1.1.1 Neighborhood Node

The Neighborhood Node permits retail, office, research, and civic uses. Residential is encouraged as part of an overall, mixed use development, but not as a stand alone use. This activity center scale envisions up to two small retail or grocery anchors (up to 40,000 square feet each) with ancillary retail, restaurant, services and offices collectively equaling the square footage of the anchor. The NC 87 North Node location shown on the map is general only; the final node could be appropriate anywhere between Chicken Bridge Road and Alston Bridge Road. Once the node is more precisely located, the supporting change to the overlay zoning district is recommended.



Figure 1: Downtown Village Style Neighborhood Center

These nodes are at Governor’s Village on Old Farrington Road and a location to be determined somewhere between Gum Springs Road and Chicken Bridge Road. The current node shown on the corresponding map is conceptual only.

1.1.2 Community Node

The Community Node permits retail, office, research, and civic uses. Residential is encouraged as part of an overall, mixed use development, but not as a stand alone use. This activity center scale envisions up to two large retail or grocery anchors (up to 80,000 square feet each) with ancillary retail, restaurant, services and offices collectively equaling the square footage of the anchor.



Figure 2: Community Level Activity Center Examples



Community nodes are located at 3 locations along US 15-501 north of Pittsboro. Note that these descriptions list the largest developments in the node and do not necessarily include every shopping center in a given node. These include Cole Park Plaza, Chatham Downs, and one that incorporates Fearington Village and the highway commercial of Briar Chapel.

1.1.3 Regional Node

The RNOD permits retail, office, research, and civic uses. This activity center scale envisions multiple large-format retailers and related other retail, dining, and entertainment. Office and other uses are permissible but should compliment the core retail component of the regional center. Residential is also permitted as part of the overall mix, but should be carefully considered and integrated where appropriate. Multiple stories that integrate residential units over smaller commercial tenants are encouraged, especially if used in conjunction with parking structures.

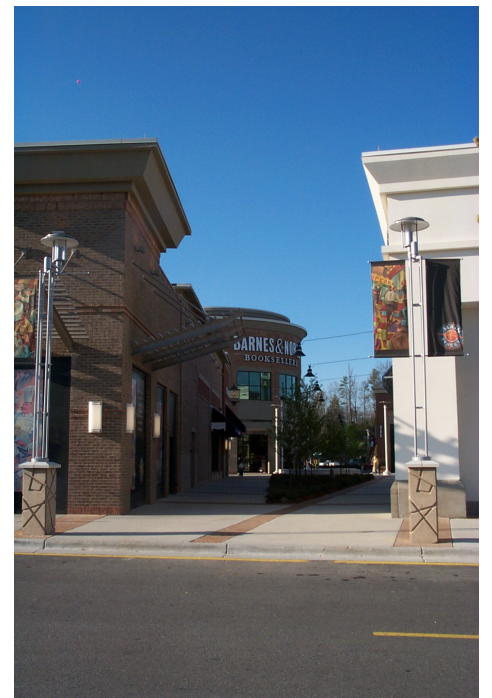


Figure 3: Regional Node Examples

1.1.4 Special Node

The Special Node Overlay District is for nodes that do not fit a standard mix of non-residential uses, but would be primarily non-retail, i.e., corporate/research campus or industrial use, or a node with a significantly different character. In some circumstances where research or corporate parks involved, the architectural standards may be waived.

The US 64 / NC 751 Node

This node was deemed appropriate for uses that tend toward a higher percentage of offices due to the low density of potential customers in the Jordan Lake watershed critical area nearby and intervening shopping just to the east in Wake County. This would also help the County address the unbalanced out-flow of residents to work outside the county, creating an employment center. This node is subject to all appropriate corridor performance standards; a mix of uses that is not primarily retail business is the key factor of this special area.



Figure 4: Office Campus Architecture

US 1 Technology Corridor Node

This node sets aside land appropriate for large scale industrial uses or large corporate campuses. Access to US 1 makes this a good area for manufacturing or research and development activities. The large 'gravity' of this node should be interpreted to include all interchanges along US 1 except Moncure.

Moncure Node

This node would be at the southernmost interchange along US 1 in Chatham County; this would be a mixed use node that should include retail, but can also support offices, research and development, or light industrial uses. The south side of US 1 should respect the

historic character of the Moncure hamlet and try to emulate historic patterns and architecture where feasible.



Figure 5: Alternative office architecture

Municipal Node

Municipal areas are not under the zoning authority of Chatham County, but are important to show on the land use plan. They are the centers of commerce and government in the county, and are where economic development should be encouraged. Access to municipal services such as water and sewer are key reasons Chatham County encourages such growth in the municipalities. They are not given any scale by the County, but should be treated as Regional scale nodes for planning purposes.



Figure 6: Downtown Pittsboro