

5. Description of Use

Williams Corner is a Planned Unit Development (PUD) and business center located in an appropriate area of Chatham County, north of Pittsboro. This type of development is encouraged and specified for the subject location by sections and citations in the Chatham County *Land Use Development Plan*, Chatham County *Zoning Regulations*, and the Chatham County *Subdivision Regulations*. The subject site is specified in the *Land Use Development Plan* as an area where well-planned and integrated mixes of homes, shops, offices, institutions, and civic spaces are encouraged.

Using information derived from recent marketing studies and local interest, North Chatham Investments, Inc. (the developer) and Grubb & Ellis (the project manager) will pursue the following mix of residential units and businesses. In their professional opinions and experiences they believe that the following mix will create a thriving business district that will have a synergistic effect resulting in long-term survivability of the participating entities.

In the RA-40 District

Planned residential developments	40 Units
Day care center for more than 15 children	12,500 Square Feet

In the Proposed B-1 Conditional Use District

Retail/Office Buildings/Restaurants	60,000 Square Feet
Office – business, professional and governmental	
Art supply retail sales	
Book, stationery and office supply stores	
Eating and drinking establishments	
Retail stores and personal service shops similar to those listed dealing in direct consumer and personal services.	
Medical Office Buildings	120,000 Square Feet

Hospital, health and welfare centers Medical clinics – outpatient care	
Bank/Insurance/Financial Services	15,000 Square Feet
Banks, savings and loans, finance companies, credit agencies and similar financial institutions.	
Veterinary/Optician/Hearing Clinic	21,000 Square Feet
Laboratory – dental, medical, optical Opticians and optical sales and service Veterinary clinics and hospitals with dog runs or equivalent facilities	
Specialty Retail/Furniture/Pet Shop	15,000 Square Feet
Antique and furniture shops Art supply retail sales Arts and Crafts fabrication and related sales Clothing shops Fabric shops Florist shops Gift shops Jewelry and watch sales and service, goldsmith Pet shops	
Art House Theatre/Gallery	15,000 Square Feet
Libraries, museums and art galleries Physical culture establishments	
Specialty Grocery and Foods	25,000 Square Feet
Food stores, retail Bake shops and similar food preparation intended primarily for retail sales on the premises for consumption either on or off premises	
Pharmacy/Drug Store	15,000 Square Feet
Drug stores	

Engineering/Service Offices/Distribution Centers	50,000 Square Feet
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Heating, plumbing and electrical, cabinet and similar shops

Interior design shops

Landscape design business

Office – engineering supply and similar sales and services including
blueprinting, Photostatting and similar service

Upholstery, wallpaper and decorator shops

There is no way to identify future tenants specifically. However, a number of business types, listed below, are clearly not appropriate for this development.

- Any automobile repair, sales, or service stations
- Boat, trailer and other utility vehicle sales and service
- Land clearing and inert debris landfill (#26)
- Mobile home sales and service
- Motorcycle sales and service
- Any business by its nature and location would be disruptive to adjoining tenants