8.1. Finding #1

"The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located."

8.1.1. Validation of Use in Zoning Ordinance.
  a. Use Requested from RA-40 to RA-40 Conditional Use Planned Unit Development.
      i. Section 10.3 B of the Zoning Ordinance specifies a Planned Unit Development and a Daycare Center serving fifteen or more children as a conditional use in a RA-40 Zone.
  b. Use Requested from RA-40 to B-1 Conditional.
      i. The proposed uses as described in this document in Section 5, "Description of Use," are all allowed in the Zoning Ordinance Section 10.5 A.

8.1.2.   Land Development Plan Reference.
  a. The Chatham County Land Development plan begins with three statements of the objective for balanced growth.
      i. Benefits and burdens of growth are shared.
      ii. Growth consists of a mix of different types of developments.
      iii. Developments are guided to suitable locations and are designed appropriately.
  b. The Land Use Development Plan (LUDP) presents an approach that the county will be pro-active when there are issues of land change.
  c. The LUDP next cites six specific issues, three of which relate to this development.
      i. Preserve both the form and function of the rural character.
      ii. Encourage compact communities with a mix of activities as development occurs.
      iii. Encourage the long-term quality and availability of groundwater and surface water resources.

  d. This project helps Chatham County's goals as stated in the Land
    Use Development Plan.

     i. The project is a major step in achieving the county's goal of
      more intense development in the area in which this project is
      located.

     ii. The stated goal of clustered and mixed-use developments is
      forwarded.

     iii. The development will meet and exceed state and county
      regulations concerning the protection of surface and
      groundwater.

(The discussion of how this request conforms to these provisions is presented
at greater length in Finding #4.)