

## 8.2. Finding #2

*“The requested conditional use permit is either essential or desirable for the public convenience or welfare.”*

### 8.2.1. Need and Desirability

#### *Medical*

The largest single component of this development is medical office and related medical services. Members of the growing population of northern Chatham County quite naturally find themselves going to Chapel Hill and Durham for medical treatment and services. In order to help meet the healthcare needs of area residents, part of Williams Corner will be occupied by medical and health care facilities. One of the proposed occupants is UNC Health Care. Recently UNC has worked with Chatham County in developing its medical services in Siler City; the Williams Corner project is a private endeavor to *further* the intent of UNC to provide services outside the main medical campuses at UNC.

Yet UNC Health Care’s internal initiative to provide satellite services to this part of North Carolina is currently thwarted by the simple lack of appropriate space. Williams Corner will provide the highest order of this essential and desirable service to Northern Chatham County.

#### *General Need and Competition*

In addition, the best proof of need and desirability is that while this project is just now going to the zoning process in Chatham County, over 100,000 square feet of space has been reserved by potential clients in the event that this project is approved. This high level of interest also reveals the need of competition for a healthy retail and services environment. Lack of choice in shopping and services encourages a pattern of people leaving an area to find alternatives. Williams Corner will add to the mix of available shopping and services to insure customer satisfaction and commercial vitality of the area.

#### *Service*

The Williams Corner development has a strong service component initiative. If the development is approved, North Chatham Investments, Inc., and Grubb & Ellis will be able to secure -- in addition to the medical space -- a very modern education daycare facility and a veterinary clinic. Fifty thousand square feet of the flex office space has also been reserved. The flex space will serve such enterprises as a solar

design and supply business, engineering services, architects, designers, decorators, a flooring supply showroom, and similar businesses.

#### *Retail/Restaurants/Entertainment*

Some of the retail shops we will be pursuing will be a card and gift shop of national recognition, an art house movie theater, an art gallery, a locally crafted jewelry shop, personal care establishments, and a florist. In addition, Williams Corner will seek out two or three restaurants having their own draws. These restaurants would be of the type one would travel more than 5 miles to patronize.

#### *Desirable Location*

The almost perfect location for this project demands a conversion from the existing RA-40 designation to RA-40 and B-1 conditional. The project's sophisticated campus design, visually appealing layout, and the fact that medical and service spaces have been reserved by potential clients has had the effect of creating addition interest in the location of retail and business office areas of the project. Potential clients have reserved over 100,000 square feet of this space.

#### *Desirability Overview*

Williams Corner easily meets all of Chatham County's requirements for need and desirability. Because of the convenient location to the area's expanding residential growth, the project is also accessible to potential customers and businesses.

#### 8.2.2. Survey of Similar Uses

Williams Corner is a mix of residential and commercial space located along US 15-501, 11 miles north of Pittsboro and 4 miles south of Chapel Hill. This section surveys the commercial areas from Fearington Village to the Chatham County/Orange County line. The residential area of Williams Corner will contain approximately 40 units and is not considered to have a great impact on the housing in this area.

Williams Corner will provide space and services, such as office space for service companies, large amounts of medical and general office space that do not currently exist in this area. The project is planned to offer a number of specialty stores for foods and home furnishings. Williams Corner will also host competing businesses such as a drug store, a bank branch, and restaurants. These competing businesses will offer the residents of the area greater choice and therefore increase the vitality of the area in general.

There are three major “shopping centers” in the area covered by this section; Cole Park Plaza, Chatham Crossing, and Chatham Downs, which is under construction. Briar Chapel is will also bring additional commercial space to the mix, but the start date for this project has not been determined. These existing locations and the rest of the subject area contain the following businesses:

North Chatham Park

- PSNC Energy
- OBER Mailing Service
- State Employees Credit Union
- Atlantic Solutions Pool and Chemical Store
- Harrison Brothers Sound and Lighting

Chatham Crossing

- PAK Mail Mailing Service
- Domino’s Pizza
- Village Pizza and Pasta
- Great Clips
- Panda Garden
- GNC Vitamin Store
- Grooves Women’s Fitness Center
- UNC Chatham Crossing Medical Center
- Medical Supply Store
- Lowe’s Grocery Store
- CVS Pharmacy
- Doctor’s Vision Center Optometry
- Video Boothe
- First Citizens Bank
- Skin and Laser Spa
- Miss Nails Manicure
- Chiropractor
- Ice Cream Shop
- Dog and Cat Boutique

Cole Park Plaza

- Cole Park Veterinary Hospital
- Hair Salon
- Pope’s True Value Hardware
- Dry Cleaners
- Army Navy Store
- Michael’s Bar and Grille
- Dentist
- Car Wash
- Texaco Gas Station
- Woods Charter School
- Torrero’s Mexican Restaurant
- Ciao Bella Pizza
- Subway Sandwich Restaurant

- Coffee Stand
- Dollar General
- PTA Thrift Store
- Lights Unlimited
- Chapel Hill Tire Automotive
- Dry Dock Seafood Restaurant
- First Analytical Labs
- Max's Dog Wash and Snack Shack

Cole Place

- Millennium Sports Club
- 28 Town Homes

Cedar Square

- Bruce's Carpet and Flooring
- Petro Mart Gas Station
- ABC
- Floral Expressions

Chatham Downs

- Harris Teeter
- Ace Hardware
- Bank (proposed)
- Salon (proposed)

Briar Chapel

- 2,389 Residential homes
- 11.75 Acres commercial

Williams Corner will be a pedestrian-friendly development with consideration to the stores, shops and offices being synergistically located.

8.2.3. Public Provided Improvements

Williams Corner will not put any strain on services provided by Chatham County. The tax base for this project will make substantial positive net contributions to the tax revenues of Chatham County.

- Williams Corner will attach to the Chatham County water system and has reserved capacity for this project.
- All roads or access to the property will be paid for by the developer.
- The wastewater treatment system will be installed and maintained by the developer.
- The residential component is calculated to generate only 6 new public school students, but will generate an initial \$116,000 in school impact fees on the residential area of the development. (*Source: Miley Gallo & Associates*)

#### 8.2.4. Tax Considerations

While the development will contain a daycare and pediatric medical services, the development is expected to bring only six students to the Chatham County School System. In addition, as discussed in the report from Miley Gallo & Associates, the residential component will generate \$116,000 for new school construction. Added to this income to the county are the annual tax revenues from the residential uses, the property tax income of over 300,000 square feet of commercial space, and the regular sales tax income from the retail entities. This development will have a substantial positive impact on Chatham County's tax to service ratio.

Please refer to the following document, dated 18 August 2005, from Miley Gallo & Associates (following two pages) for details.

#### 8.2.5. Employment

Please refer to the following document, dated 18 August 2005, from Miley Gallo & Associates (following two pages) for details.