

The requested zoning is appropriate.

Land Conservation and Development Plan:

We summarized at the Public hearing the following aspects of the Plan that argue in favor of the zoning request we are making:

1. "Growth consists of a mix of different types of development" *Land Use Plan,, p. 9*
2. "Development is guided to appropriate locations and is designed appropriately for its setting." *Land Use Plan, p. 9*
3. "Site commercial uses along major highways in clusters at specific, designated locations. . ." *Land Use Plan, p. 10.*
4. "Site commercial clusters so that they might be able to be served by transit in the future, especially along . . . U.S. 64 east of Pittsboro." *Land Use Plan, p. 10.*
5. "Site commercial clusters so that they extend up side roads off main thoroughfares . . ." *Land Use Plan, p.10*
6. "The Chatham Plan supports: . . . Cross-road commercial centers in designated rural locations." *Land Use Plan, p. 27.*

Keith Megginson has pointed out certain aspects of the Plan that might generally indicate where commercial uses are favored or disfavored.

Key Points:

1. There is no map to give us absolute guidance about where commercial crossroads ought to be.
2. What is the basis for the general objectives Mr. Megginson has pointed out about the Big Woods area? Look behind those statements and they all direct you to environmental concerns about Jordan Lake. But let's take note of a few things:

- a. This property is outside the Jordan Lake Critical area.
 - b. Is the concern impervious surface and storm water runoff? This project is confined to 24% impervious. If it is left residential, there is no guarantee or requirement that impervious would be less. Plus, at least this has storm water controls built in. A residential use would require none.
 - c. It is in an RA-5 area designated as a Resource Protection Area but as Mr. Megginson points out, the plan allows for convenience stores and offices in the resource areas (see attachment). It does not exclude restaurants. Why would it be acceptable to have a convenience store on this property and not a restaurant? What coherent policy supports that outcome?
3. Some say the policy support for this is that such growth should be concentrated in and grow out from the towns. As it happens Pittsboro has no sewer capacity. Yet again, as Mr. Megginson points out the Copeland location has both public water and community sewer available to it in sufficient quantity.
 4. Still others might say the basis for denial in this case is the U.S. 64 corridor. First, this property is not on U.S. 64. Secondly, it is adjoined on the east by Corps property never to be developed and on the west by a 5 acre lot subdivision.
 5. Remember the public hearing. Only four people spoke. Only one represented an actual adjoiner. Jonna Burcher spoke for the developer of the adjoining subdivision and said is the use as restricted they had no problem with it and actually congratulated Mr. Copeland for the open and straight forward way he incorporated them into the design process. Others spoke essentially about narrowing down the list. So we had a public hearing on the rezoning and all folks, with the exception of the Mayor of Pittsboro, thought the rezoning was appropriate if limited to a restaurant use.

This property is located near an intersection of a major east-west corridor. It has water and sewer available to it. It is located on a side road and not on the main thoroughfare. There are more than 1,000 approved residential lots on Big Woods Road. The intersection is ideally protected from over development by the Corps property on the opposite side of Big Woods Road. The public does not oppose the application. The applicant is a Chatham resident and his family is a long time contributor to the County. The project will be done right.

We request that the conditional use district be approved and the permit be approved as well.

*EXAMPLES OF WHERE DIFFERENT KINDS OF DEVELOPMENT MAY OCCUR UNDER THE
CHATHAM COUNTY LAND CONSERVATION AND DEVELOPMENT PLAN*

ACTIVITY	LOCATION					
	Agricultural & Rural Development Areas	Compact Community Corridors	Economic Development Centers	Towns (including extra-territorial jurisdiction)	Natural Conservation Areas	Resource Protection Areas
Approximate area in the plan (square miles)	460	28	8	73	48	69
Farms	✓			✓		✓
Single family houses on large lots (e.g. 5 acres)	✓			✓		✓
Single family houses clustered together with significant land set aside for open space (e.g. 50% of land in the cluster community)	✓			✓		
Golf course/other recreational communities		*		✓		
Single family houses on 1.5 acre lots	◆			✓		
Single family houses on small lots (less than 1 acre)	◆	✓		✓		
Attached single-family houses (e.g. townhouses, condos)		✓		✓		
Apartments		✓		✓		
Home businesses	✓	*		*		
Convenience stores	❖	✓	✓	✓		✓
Schools and other public facilities	✓	✓		✓		
Offices and institutional uses	❖	✓	✓	✓		✓
Shopping centers		✓	✓	✓		
Auto, truck, and mobile home dealers			✓	✓		
Warehouses and light industrial operations			✓	✓		
Manufacturing plants			✓	✓		

NOTES

- ✓ = Use permitted in this location
- * = Use permitted in this location subject to design standards
- ◆ = Use permitted in this location subject to design standards, performance standards for water and wastewater and payment into mitigation fund
- ❖ = Use permitted only in designated cross-roads commercial locations and subject to design standards