

Zoning District Change Request Application References 17.3 B

1. *If the proposed amendment would require a change in the zoning map, a map at a scale of not less than 400 feet to the inch nor more than 20 feet to the inch showing the land which would be covered by the proposed amendment.*
 - a. Please refer to the “Site Plan Discussion and Site Plan” in Sections 6.0 and 6.1 of the Zoning and Conditional Use (CU) Packet.
2. *A legal description of such land.*
 - a. As per Section 3 of the Zoning and CU Application, the following legal description was provided on the application: Parcel 2407 containing 39.47 acres as shown in Deed Book 1191, Page 212, Chatham County Registry (found on pg. 4A-5A).
3. *The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.*
 - a. Not applicable to this application.
4. *The changed or changing conditions, if any, in the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.*
 - a. As discussed in Sections 8.2-8.2.5.1, Polks Centre will be providing much needed services, shopping, local business opportunities and a positive tax base to this area of Chatham County.
 - b. The construction of the project will change the traffic pattern for Polks Landing to create a safe entry and exit for the Polks Landing residences of the newly widened 15-501 corridor. Note Section 8.3.2.2, Traffic Study.
 - c. Polks Centre has an aggressive environmental agenda as discussed in Sections 9 and 9.0.1 of the Zoning and CU Packet.
5. *The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Development Plan or part thereof.*
 - a. As discussed in Sections 8.1 and 8.4 of the Zoning and CU Request. Polks Centre has sought to achieve the objectives of the LUDP. In addition, Section 10 describes the efforts to involve neighbors of the project in the planning process.
6. *All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.*
 - a. As specified in Section 5 of the Polks Centre Zoning and CU application, the project has excluded certain tenants and activities that are believed to be inconsistent with the tenants being pursued. All of the activities allowed in a B-1 District, except those included in Section 5, are excluded from this request.
7. *Information required on the application form received from the Planning Department.*
 - a. Application is provided in Section 3 of the Zoning and CU Application.