

Polks Centre

Planned Unit Development

Table of Contents

1. Introduction to the Development	1
2. Development Professionals	3
3. Application	4
3.1. Property Owners	6
3.2. Adjacent Property Owners	7
4. Property Location	9
5. Description of Use	10
6. Site Plan Discussion	12
6.1. Site Plans	13
7. Start and Completion Dates	17
8. Reference to Existing County Plans	18
8.1. Finding #1	19
8.1.1. Validation of Use in Zoning Ordinance	19
8.1.2. Land Use Development Plan Reference	19
8.2. Finding #2	21
8.2.1. Need and Desirability	21
8.2.2. Survey of Similar Uses	21
8.2.3. Public Provided Improvements	24
8.2.4. Tax Considerations	24
8.2.5. Employment	24
8.2.6. Economic Analysis: Miley & Gallo	25
8.3. Finding #3	35
8.3.1. Emergency Services	35
8.3.1.1. Fire Protection	35
8.3.1.2. Law Enforcement	35
8.3.1.3. Rescue 911	35
8.3.1.4. Fire Marshal Letter	39

8.3.2. Traffic Analysis	35
8.3.2.1. Traffic Impact Analysis Introduction	40
8.3.2.2. Kimley-Horn Analysis	41
8.3.3. Impact to Surrounding Land Values	37
8.3.4. Visual Impact & Screening	37
8.3.4.1. Text of Appearance Commission Report	37
8.3.5. Lighting	37
8.3.6. Noise Considerations	37
8.3.7. Chemical, Biological and Radioactive Agents	38
8.3.8. Signs	38
8.3.9. Analytical Consultants Letter	125
8.4. Finding #4	126
8.4.1. Land Development Plan	126
8.4.2. Land Conservation and Development Plan Reference	126
8.4.3. Watershed and Flood Considerations	128
8.5. Finding #5	129
8.5.1. Water Source and Requirements	129
8.5.2. Wastewater Management	129
8.5.2.1. Water/Sewer Impact Statement	130
8.5.2.2. Wastewater Calculations	130
8.5.2.3. Chatham County Utility Letter	133
8.5.2.4. Soil & Hydrology Introduction	134
8.5.2.5. Soil Report	135
8.5.3. Access Roads	131
8.5.4.1. Storm Water Runoff	132
8.5.4.2. Storm Water Impact Analysis	150
8.5.4.3. Storm Wet Pond	155
8.5.4.4. Polks Centre Preliminary Water Balance Letter	156
9. Project Design Guidelines and Initiatives	160
9.0.1 LEED Certification	161
10. Public Input	162
