

## 5. Description of Use

Polks Centre will be a business and service center located in an appropriate and desirable area of Chatham County, north of Pittsboro. This type of development is encouraged and specified for the subject location by sections and citations in the Chatham County *Land Conservation and Development Plan* and the Chatham County *Zoning Regulations*. The subject site is specified in the *Land Use Development Plan* as an area where well-planned and integrated mixes of shops, offices, institutions, and civic spaces are encouraged (*Chatham County Land Conservation and Development Plan*, p. 2).

Besides the current commitments by tenants to Polks Centre, Blake and Associates, Inc. (the DEVELOPER and PROJECT MANAGER) is pursuing the following mix of businesses. It is believed that any of the following will contribute to creating a thriving business district that will have a synergistic effect resulting in long-term survivability of the participating entities.

***This Proposed B-1 Conditional Use District may contain the following:***

### Retail/Office Buildings/Restaurants

- Office – business, professional and governmental
- Art supply retail sales
- Book, stationery and office supply stores
- Eating and drinking establishments
- Retail stores and personal service shops similar to those listed dealing in direct consumer and personal services.

### Bank/Insurance/Financial Services

- Banks, savings and loans, finance companies, credit agencies and similar financial institutions.

### Specialty Retail/Furniture/Pet Shop

- Antique and furniture shops
- Art supply retail sales
- Arts and Crafts fabrication and related sales
- Clothing shops
- Fabric shops

Florist shops  
Gift shops  
Jewelry and watch sales and service, goldsmith  
Pet shops

#### Art House Theatre/Gallery

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Libraries, museums and art galleries  
Physical culture establishments

#### Pharmacy/Drug Store

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Drug stores

#### Engineering/Service Offices/Distribution Centers

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Heating, plumbing and electrical, cabinet and similar shops  
Interior design shops  
Landscape design business  
Office – engineering supply and similar sales and services including  
blueprinting, Photostatting and similar service  
Upholstery, wallpaper and decorator shops