

## 8.1. Finding #1

*“The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.”*

### 8.1.1. Validation of Use in Zoning Ordinance.

- a. Use Requested from RA-40 to B-1 Conditional.
  - i. The proposed uses as described in this document in Section 5 “Description of Use” are all allowed in the Zoning Ordinance Section 10.5 A.

### 8.1.2. Land Development Plan Reference.

- b. The Chatham County Land Development plan begins with two statements of the objective for balanced growth that pertain to Polks Centre (p.1).
  - i. Benefits and burdens of growth are shared.
  - ii. Developments are guided to suitable locations and are designed appropriately.
- c. The Land Use Development Plan (LUDP) presents an approach that the county will be pro-active when there are issues of land development (p.1). The Polks Centre development has sought to meet these guidelines.
  - i. Make citizens aware of land use changes.
  - ii. Prepare ahead for development issues instead of reacting to specific development proposals or growth-shaping influences.
  - iii. Work closely with other jurisdictions.
- d. The LUDP next cites six specific issues, of which Polks Centre has actively and substantially followed (p.1-2).
  - i. Preserve both the form and function of the rural character.
  - ii. Encourage compact communities with a mix of activities as development occurs.
  - iii. Designate economic development centers in order to promote a diversified, sustainable business community.
  - iv. Develop an integrated approach to protecting and promoting high-quality open space, recreation, historic and tourism locations.

- v. Ensure the long-term quality and availability of groundwater and surface water resources.
- vi. Provide infrastructure in ways that support the land use, economic development and environmental objectives: water supply, wastewater, and transportation.
- e. This project helps Chatham County's goals as stated in the Land Use Development Plan.
  - i. The project is a major step in achieving the county's goal of more intense development in the area in which this project is located. In the area referenced (along US 15-501 north of Pittsboro), there is a need for "land designed to accommodate a well-planned and integrated mix of homes, shops, offices, institutions, and civic spaces – but not strip development" (p.2).
  - ii. The development will meet and exceed state and county regulations concerning the protection of surface and groundwater.

Further details concerning the support of the Polks Centre project by way of specifics contained in the Land Conservation and Development Plan can be found in Section 8.4, Finding #4.