

8.2. Finding #2

“The requested conditional use permit is either essential or desirable for the public convenience or welfare.”

8.2.1. Need and Desirability

The best proof of need for any development is the confirmed interest of buyers and prospective tenants. While this project is just now going to the zoning process in Chatham County, over 75,000 square feet of the approximately 125,000 square feet available has been reserved by potential clients in the event that this project is approved. This high level of interest also reveals the need of competition for a healthy retail and services environment. Lack of choice in shopping and services encourages a pattern of people leaving an area to find alternatives. Polks Centre will add to the mix of available shopping and services to ensure customer satisfaction and commercial vitality of the area. It will also provide additional space for local ventures that wish to provide specialized services and products for this area.

The almost perfect location for this project demands a conversion from the existing RA-40 designation to B-1 conditional. In this area, land development is “designed to accommodate...shops, offices, institutions...but no strip development...along US 15-501 north of Pittsboro” (Land Use Plan, p. 2).

Community Initiatives

Polks Centre will be making available a minimum of 300 square feet to the Chatham County Sheriff’s Department for a satellite location. This space will be provided at no cost to the County. The Chatham County Sheriff’s Department has accepted this offer.

The construction of Polks Centre solves an existing problem with the Polks Landing entry to 15-501 by providing a new entry with a stop light. In addition, a bus stop location will be provided to accommodate a planned bus route that will go through Polks Centre and Williams Corner.

Sections of the land used for the development will be left for open space and trails. The Polks Landing Homeowners Association has been offered this area for their use and a possible public park is being discussed.

Polks Centre easily meets all of Chatham County's requirements for need and desirability. Because of the convenient location to the area's expanding residential growth, the project is also accessible to potential customers and businesses.

Current and incoming Chatham County officials have expressed a need for commercial space to serve the residential needs of Chatham County's explosive growth and the need for developments that add to the County's tax base but do not require costly services. Polks Centre has accomplished both of these goals. This fact is detailed in the economic report from Miley & Gallo in Sections 8.2.4-8.2.6.

8.2.2. Survey of Similar Uses

Polks Centre is a mix of commercial space located along US 15-501, 11 miles north of Pittsboro and 4 miles south of Chapel Hill. This section surveys the commercial areas from Fearington Village to the Chatham County/Orange County line.

Polks Centre will provide office space for service companies and general retail space that does not currently exist in this area. The project is planned to offer a number of specialty stores and home furnishings. Polks Centre will also host competing businesses such as a bank branch office supplies and restaurants. These competing businesses will offer the residents of the area greater choice and therefore increase the vitality of the area in general.

There are four substantial "shopping centers" in the area covered by this section: Cole Park Plaza, Chatham Crossing, the proposed Williams Corner, and Chatham Downs, which is partially completed. In the future, Briar Chapel will also bring additional commercial space to the mix. These existing locations and the remainder of the subject area contain or have plans for the following businesses:

North Chatham Park

- PSNC Energy
- OBER Mailing Service
- State Employees Credit Union
- Atlantic Solutions Pool and Chemical Store
- Harrison Brothers Sound and Lighting

Chatham Crossing

- PAK Mail Mailing Service
- Domino's Pizza
- Village Pizza and Pasta
- Great Clips
- Panda Garden
- GNC Vitamin Store
- Grooves Women's Fitness Center

- UNC Chatham Crossing Medical Center
- Medical Supply Store
- Lowe's Grocery Store
- CVS Pharmacy
- Doctor's Vision Center Optometry
- Video Boothe
- First Citizens Bank
- Skin and Laser Spa
- Miss Nails Manicure
- Chiropractor
- Ice Cream Shop
- Dog and Cat Boutique

Cole Park Plaza

- Cole Park Veterinary Hospital
- Hair Salon
- Pope's True Value Hardware
- Dry Cleaners
- Army Navy Store
- Michael's Bar and Grille
- Dentist
- Car Wash
- Texaco Gas Station
- Woods Charter School
- Torrero's Mexican Restaurant
- Ciao Bella Pizza
- Subway Sandwich Restaurant
- Coffee Stand
- Dollar General
- PTA Thrift Store
- Lights Unlimited
- Chapel Hill Tire Automotive
- Dry Dock Seafood Restaurant
- First Analytical Labs
- Max's Dog Wash and Snack Shack

Cole Place

- Millennium Sports Club
- 28 Town Homes

Cedar Square

- Bruce's Carpet and Flooring
- Petro Mart Gas Station
- ABC
- Floral Expressions

Williams Corner

- Bank
- Drug Store
- Book Store

- Restaurants
- Specialty Grocery
- Medical Office

Chatham Downs

- Harris Teeter
- Ace Hardware
- Bank (proposed)
- Salon (proposed)

Briar Chapel

- 2,389 Residential homes
- 11.75+ Commercial Acres

8.2.3. Public Provided Improvements

Polks Centre will not put any strain on services provided by Chatham County. The tax base for this project will make substantial positive net contributions to the tax revenues of Chatham County. All utility improvements are to be paid by the developer.

- Polks Centre will attach to the Chatham County water system and has reserved capacity for this project.
- All roads or access to the property will be paid for by the developer.
- The wastewater treatment access will be paid by the developer.

8.2.4. Tax Considerations

This development will have a substantial positive impact on Chatham County's tax to service ratio. The construction phase of Polks Centre will impact the county with a taxbase of some \$7.5 million; this taxbase will increase to some \$30 million based upon the permanent impact of the project.

Please refer to the following document, dated 16 June 2006, from Miley Gallo & Associates, LLC for details.

8.2.5. Employment

Please refer to the following document, dated 16 June 2006, from Miley Gallo & Associates, LLC for details.