

NICOLAS P. ROBINSON
ON BEHALF OF LIR, LLC

PUBLIC HEARING REMARKS
CONDITIONAL USE PERMIT
NOVEMBER 17, 2008

GRILL-N-GO RESTAURANT

1. Honorable Commissioners, Members of the Planning Board, County Manager, County Staff and County attorney. My name is Nick Robinson from Bradshaw & Robinson, LLP here in Pittsboro and I am happy to be here on behalf of LIR, LLC (the Applicant) and Mich Gardens at Jordan Lake, Inc. (Landowner). We are before you today with an opportunity to approve a conditional use permit to allow for an eating and drinking establishment and uses and structures ancillary to the same. As may have been mentioned, the necessary business zoning district is already established for this 2.147 corner parcel at the intersection of U.S. 64 E. and Beaver Creek Rd. (S.R. 1008). This property is the current location of Mitch Gardens.
2. With me tonight are Will Copeland, a principal of the Applicant and Carter Crawford.
3. What the Applicant seeks is approval of a conditional use permit B-1 permit (site plan approval) for a drive through restaurant at a very strategic intersection of US. 64 reserved for commercial endeavors. So, we have the approved zoning necessary. All that is needed is review and approval of the site plan through the conditional use process. A great deal of thought and planning have gone into the site plan, with a special emphasis on landscaping. We met with the Appearance Commission on October 8 and, after a thorough review, the recommended approval without changes.
4. I'd like to ask Carter Crawford, the site planner and landscape planner to review the particulars of the site plan with you.

[CARTER CRAWFORD and SITE PLAN DESCRIPTION]

5. This proposed use is consistent with the vision contained in the Chatham County Land Conservation and Development Plan (the "Land Use Plan"). Further, approval of the proposed use encourages local, community based economic development. The co-founder of LIR, LLC is a consummate local contributor, who, along with his ancestors, have been in business in this part of the County since 1918.