

**Polks Village**  
**Conditional Use Permit Amendment**  
**Statement of Justification**

**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.

**Response:** *The uses to be added to the existing Conditional Use Permit for Polks Village by this requested amendment of the approved Conditional Use Permit are all listed as being permitted uses within a general B-1 zoning district, as contained within Section 10.13 (“Table 1: Zoning Table of Permitted Uses”) of The Chatham County Zoning Ordinance.*

**Finding #2:** The requested conditional use permit is either essential or desirable for the public convenience or welfare.

**Response:** *Amending the approved Conditional Use Permit for Polks Village in order to broaden the mix of uses located within it is desirable for the public convenience or welfare in that these uses will now be provided within a compact development sited in accordance with the goals and objectives of the Land Conservation and Development Plan, as follows:*

- *“Site commercial clusters/compact communities so that they might be able to be served by transit in the future, especially along US 15-501 north of Pittsboro and US 64 east of Pittsboro.” – Polks Village is located along US 15-501 north of Pittsboro and is therefore able to be served by transit in the future.*
- *“Site commercial clusters so that they extend up side roads off main thoroughfares rather than as strips along main thoroughfares.” – Polks Village is located in the northwest quadrant of the intersection of Polks Landing Road with US 15-501 N and extends back from US 15-501 along Polks Landing Road for approximately the same amount of frontage that it has on US 15-501. Additionally, the total floor area for Polks Village is broken up into many separate buildings that are sited on a gridded access and circulation plan instead of constructed into one long strip of building mass stretched along US 15-501.*

- *Furthermore, the need and desirability of these additional uses is demonstrated by their identification and inclusion within the approved uses for general B-1 zoning districts within The Chatham County Zoning Ordinance. Moreover, inquiries have already been made to the applicant by several potential tenants that would like to acquire space within Polks Village for some of the additional uses that would be added by this amendment of the approved Conditional Use Permit for Polks Village.*

**Finding #3:** The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community.

**Response:** *The requested amendment to the approved Conditional Use Permit for Polks Village makes no changes to the exterior buffers, access and circulation plan, or geometric arrangement of the previously approved site plan. Only the list of permitted uses is expanded by this amendment and no other changes are requested. Therefore the previously determined finding that the health, safety, and welfare of the community are all preserved by the Conditional Use Permit for Polks Village is still valid for the amended Conditional Use Permit.*

**Finding #4:** The requested permit will be consistent with the objectives of the Land Conservation and Development Plan.

**Response:** *Elements of the Land Conservation and Development Plan that are consistent with this requested amendment to the Polks Village Conditional Use Permit to broaden the mix of uses located within it include:*

- *“Encourage development that contains a mix of uses rather than a separation of uses.” – By broadening the list of approved uses for Polks Village, a greater mix of uses can occur within one compact development, minimizing the need for additional vehicular trips and providing greater convenience for the public.*
- *“Site commercial uses along major highways in clusters at specific, designated locations; design these commercial sites to retain a rural crossroads or village character; and integrate these uses with other nearby development.” – Polks Village is sited directly across US 15-501 from a larger commercial development, Williams Corner, to form a commercial node. Significant buffer dimensions are provided along adjoining public roads and the site plan breaks up the building mass to retain a village character within the development. The project entrance coordinates with the signalized entrance for Williams Corner, with both a*

*vehicular and a pedestrian connection provided to the single-family neighborhood, Polks Landing, located to the south of Polks Village. None of the geometric aspects of the approved Conditional Use Permit would be altered by the requested amendment to broaden the mix of uses within, so the finding made for the approved Conditional Use Permit for Polks Village is still valid.*

- “Link development and conservation, so that more intense development at a particular site does not necessarily translate into a greater total amount of development in a broader area.” – *No additional floor area is being requested within this amendment to the existing Conditional Use Permit, simply a broader range of uses within the existing approved floor area. There are no changes proposed to the approved site plan and Polks Village will still provide a large conserved open space area, as originally approved.*

**Finding #5:** Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities have been or are being provided.

**Response:** *The requested amendment to the existing Conditional Use Permit for Polks Village proposes no additional floor area or geometric changes to the approved site plan. Therefore, the findings that adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities have been or are being provided is still a valid finding for the amended Conditional Use Permit for Polks Village.*