



**Chatham County Retail
Public Hearing
June 18, 2017**

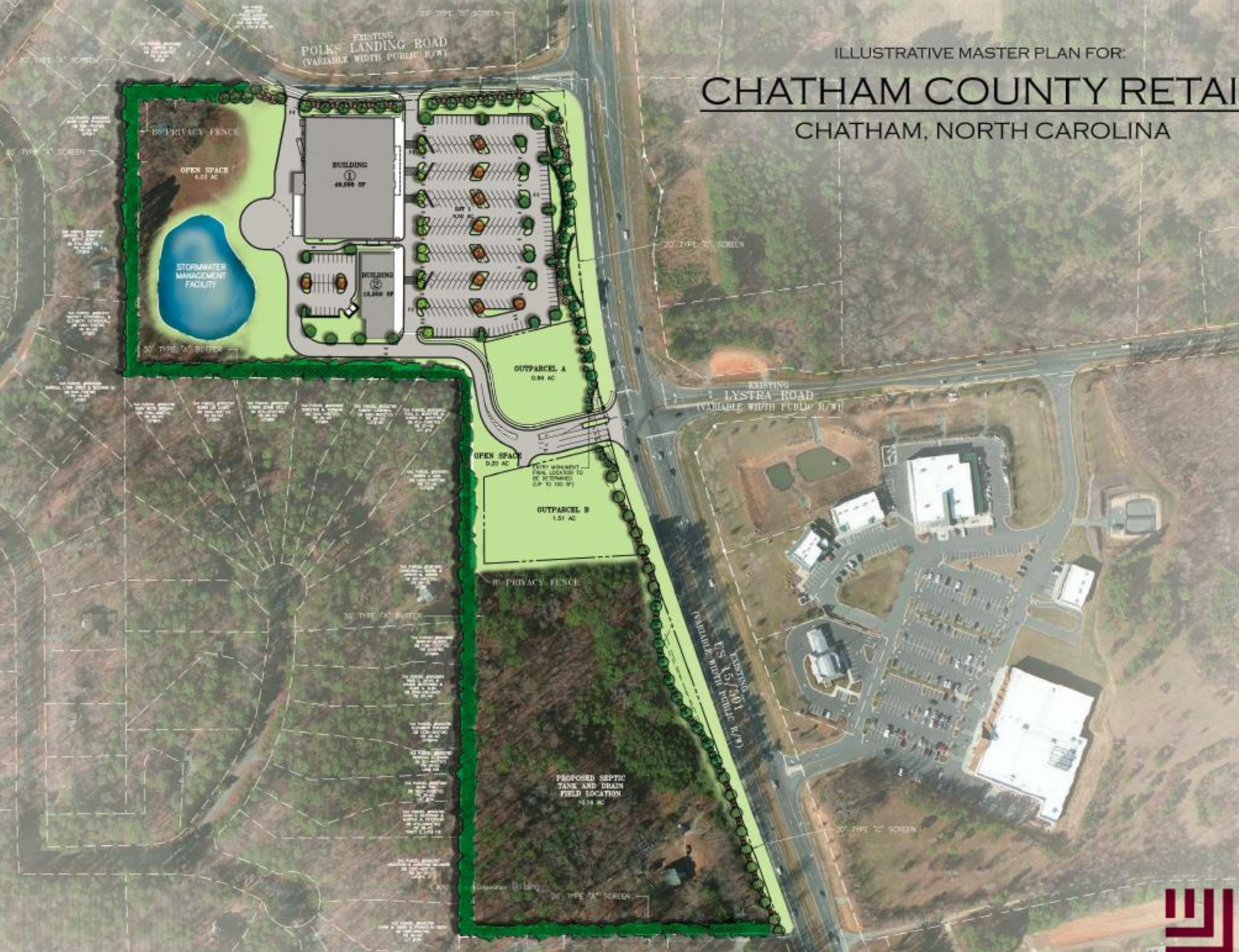
Polks Landing Rd

Polks Village

ILLUSTRATIVE MASTER PLAN FOR:

CHATHAM COUNTY RETAIL

CHATHAM, NORTH CAROLINA



THIS GRAPHIC REPRESENTATION IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY.



PROJECT OVERVIEW

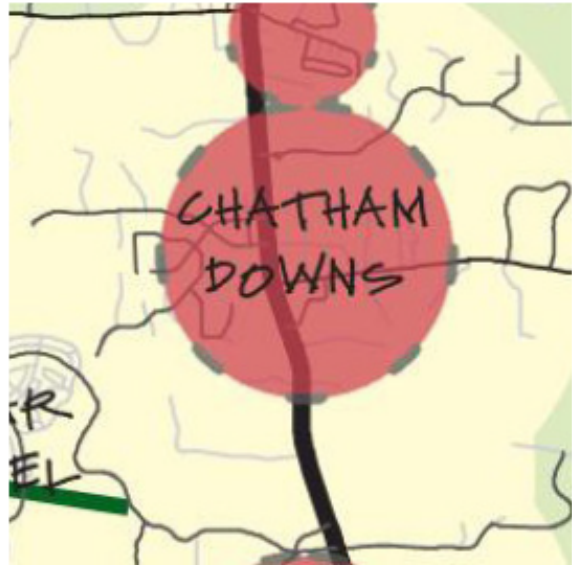
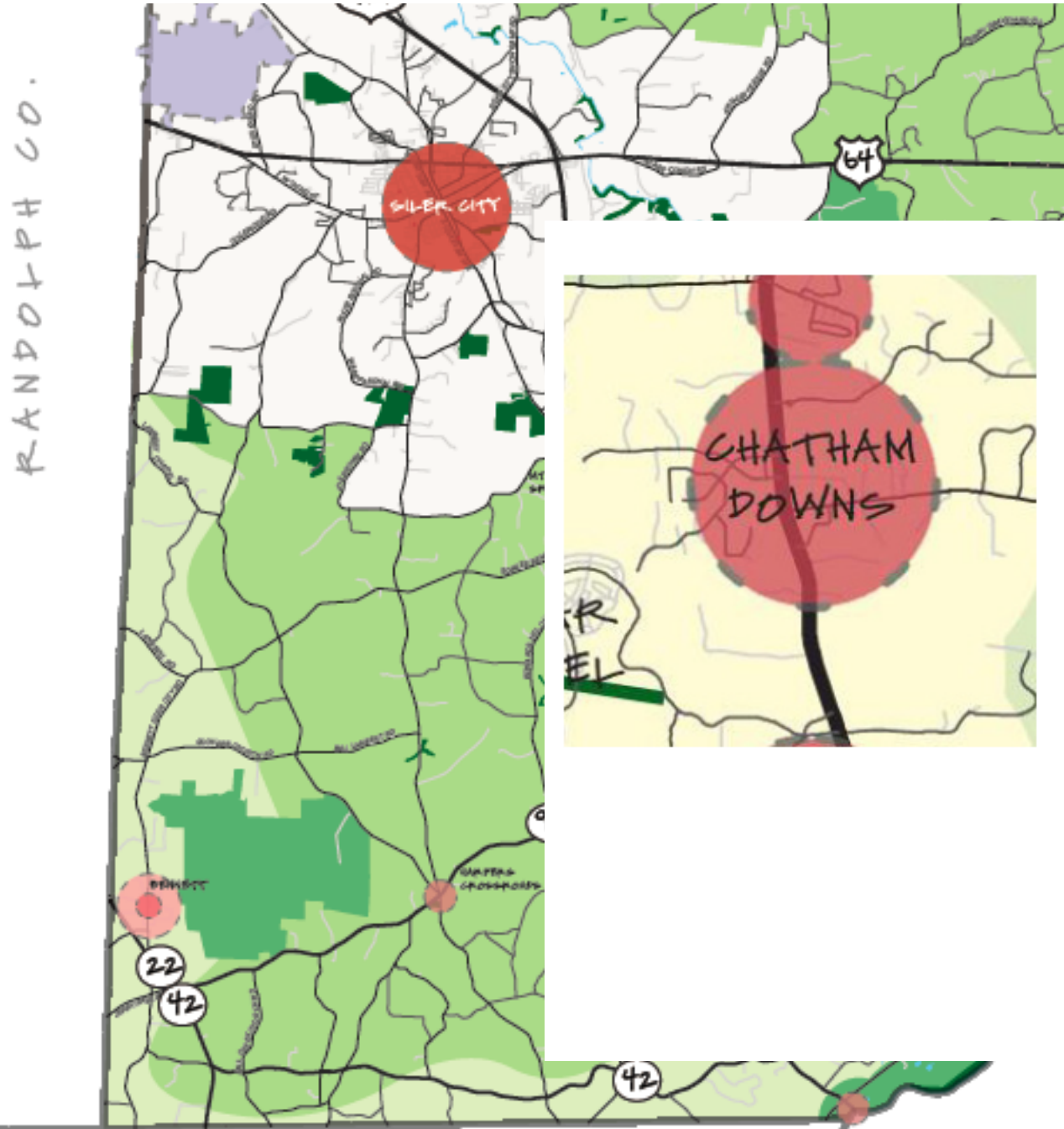
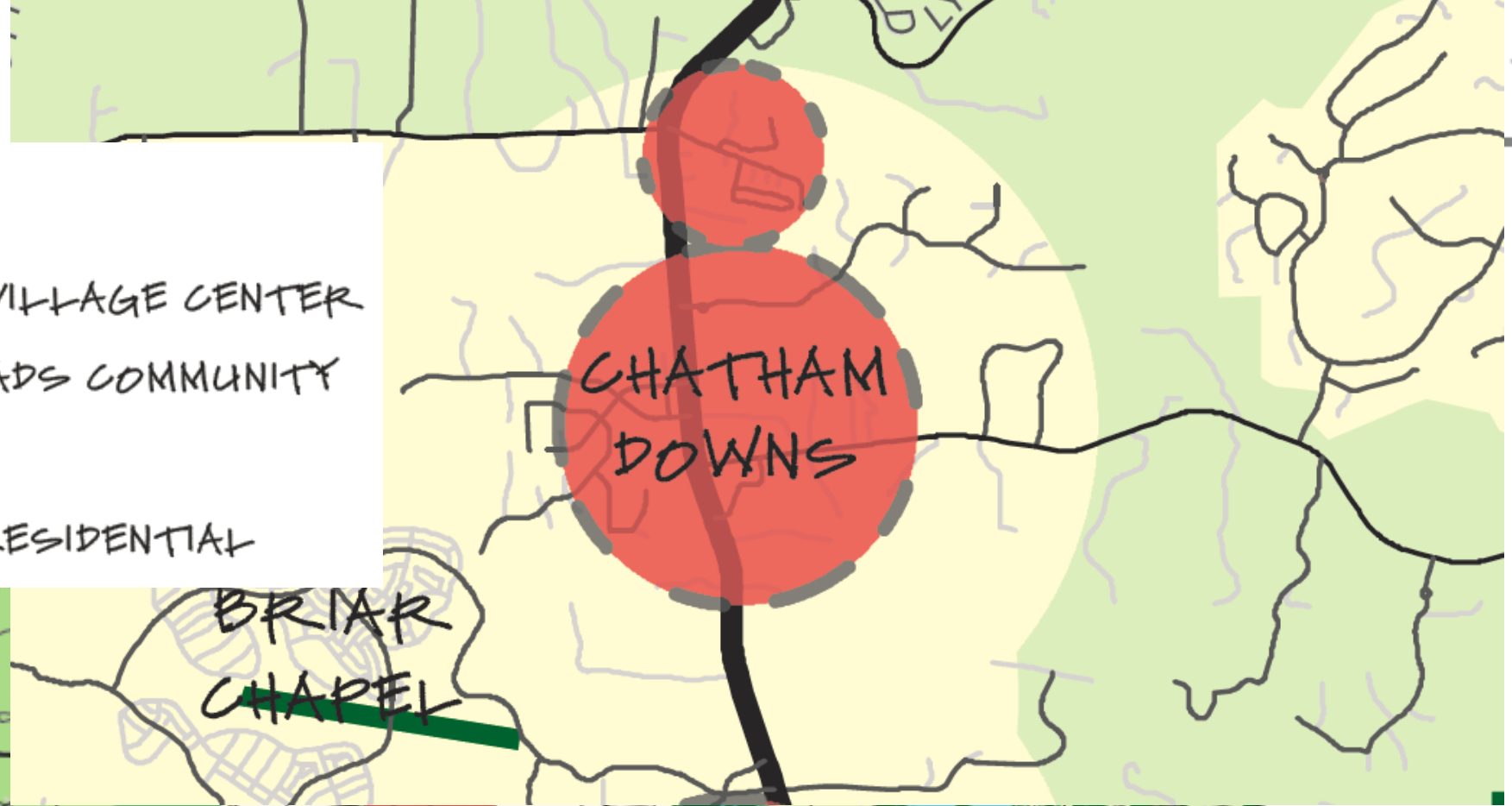
- About 28 acres
- Requesting CD-CB Zone
- 72,500 total non-residential sq. ft.
 - 50,000 sq.ft anchor tenant
 - 12,500 sq.ft. in-line retail
 - 10,000 sq.ft. between 2 outparcels
- Significant road improvements
- Buffering along residential areas
- Sidewalks (including along Polks Landing)



DRAFT FUTURE LAND USE

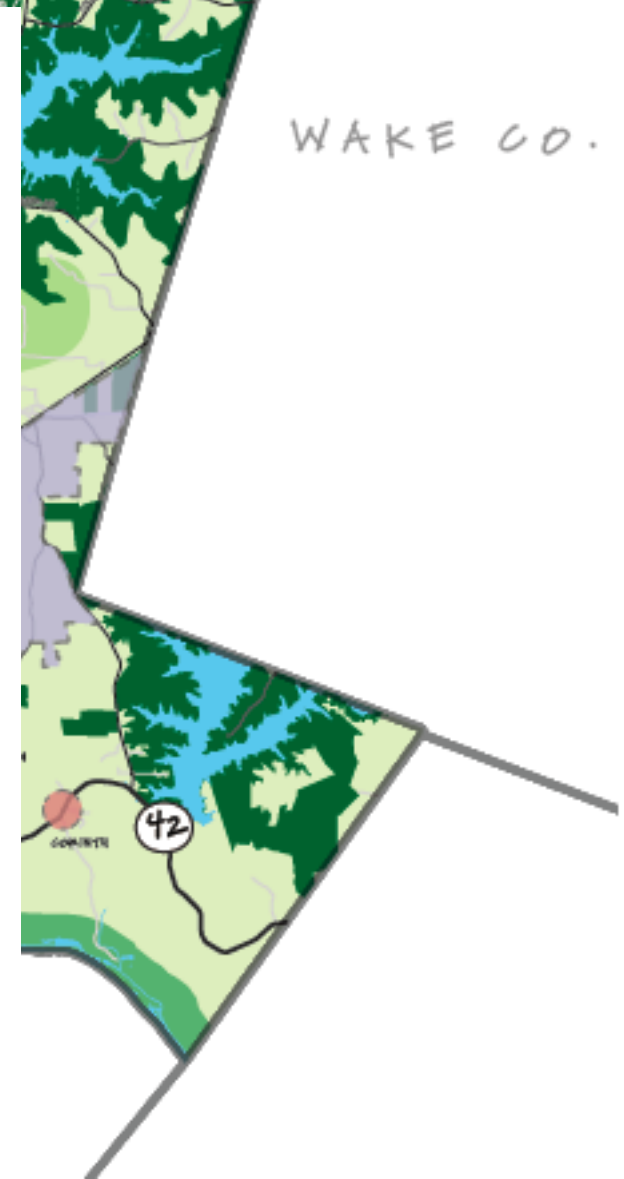
LEGEND

- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY CENTER
- NEIGHBORHOOD CENTER
- VILLAGE & VILLAGE CENTER
- CROSSROADS COMMUNITY
- ETJ
- COMPACT RESIDENTIAL



COMMUNITY CENTER

- Retail hubs located along key roadway corridors, these centers accommodate regional retail tenants complemented by local-serving commercial development.
- Mix of uses include retail, restaurants, services, and office uses (+/-125-400K SF commercial).
- Residential uses can include as much as 60% of land area and can include single family homes, patio/cottage homes and attached units.
- Buildings: 2+ stories (or comparable) are common
- Streets: A network of local streets + private drives with few access points to adjacent arterials and collectors
- Public/open space: Plazas, greens, enhanced SW mgmt
- Locations:
 - Briar Chapel Commercial Area (Planned): Intersection of Andrews Store Rd and 15-501
 - Chatham Downs, Polk Center, and Williams Corner: Intersection of Lystra Rd and 15-501



MOORE CO.

BUFFERS



CIRCULATION

TYPE "A" SCREEN

OPEN SPACE
4.03 AC

BUILDING
①
49,098 SF

LOT 1
9.50 AC

BUILDING
②
12,200 SF

STORMWATER
MANAGEMENT
FACILITY

30' TYPE "A" BUFFER

OUTPARCEL A
0.99 AC

OPEN SPACE
0.20 AC

ENTRY MONUMENT
FINAL LOCATION TO
BE DETERMINED
(UP TO 150 SF)

TAX PARCEL #0002433
MICHAEL E. KRISY &
BETTY JEAN
DB 570-385(15)
PB 14-64
LOT#9

TAX PARCEL #0002157
TIMOTHY COYKENDALL &
ELIZABETH COYKENDALL
DB 1092-718(04)
PB 51-54
LOT#20

TAX PARCEL #0002428
RANDALL LYNN JONES & SUZANNE M.
DB 549-718(09)
PB 16-64
LOT#21

TAX PARCEL #0002790
GARY REITH BERMAN
DB 1750-408(14)
PB 36-63
LOT#4A

TAX PARCEL #0002797
ROBIN LEE CASEY
DB 1804-337(12)
PB 38-63
LOT#5A

TAX PARCEL #0002798
DONNA JEANE KELLY
DB 672-274(90)
PB 38-63
LOT#6B

TAX PARCEL #0002800
CHRISTINE M. NORMAN
DB 1344-145(07)
PB 38-62
LOT#6A

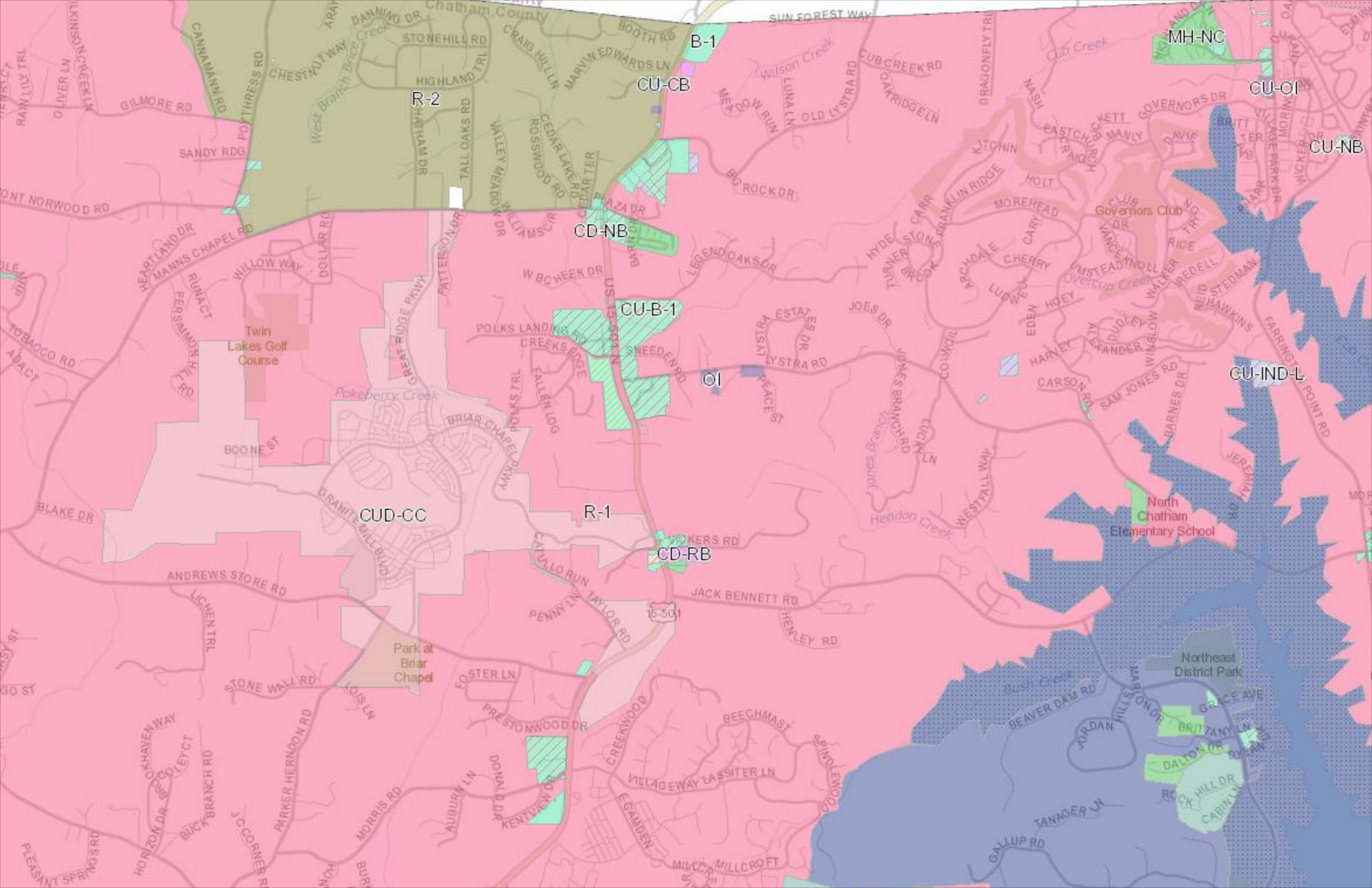
TAX PARCEL #0002799
ROBERT CAMPBELL
DB 1682-885(13)
PB 38-62
LOT# 8B

TAX PARCEL #0002802
PAUL D. MCINTYRE &
KAREN E. MCINTYRE
DB 612-1184(93)
PB 37-48
LOT #7A

TAX PARCEL #0002801
BARRY J. UDHS
DB 1482-0087(09)
PB 37-48
LOT#7B

20' TYPE "C"

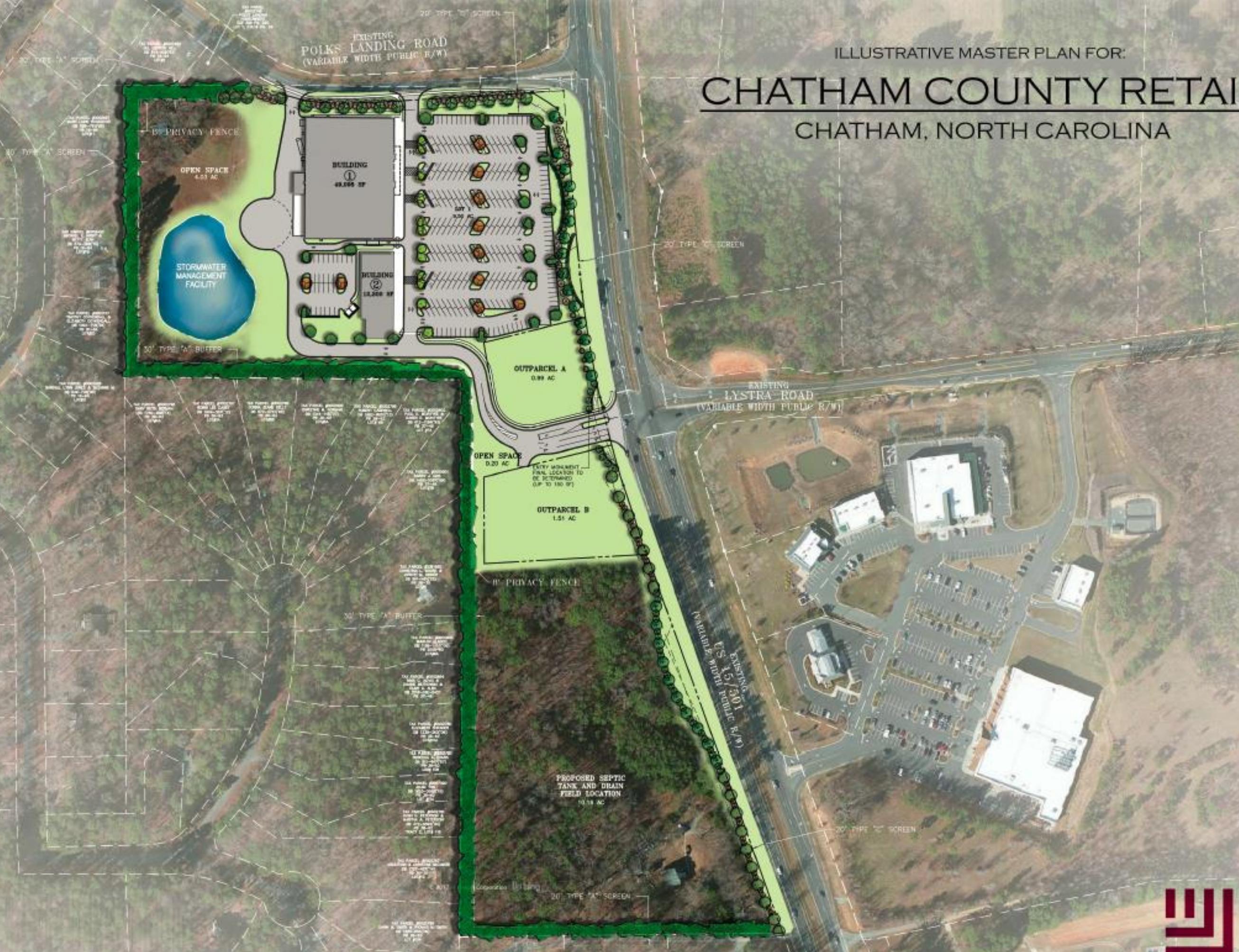




ILLUSTRATIVE MASTER PLAN FOR:

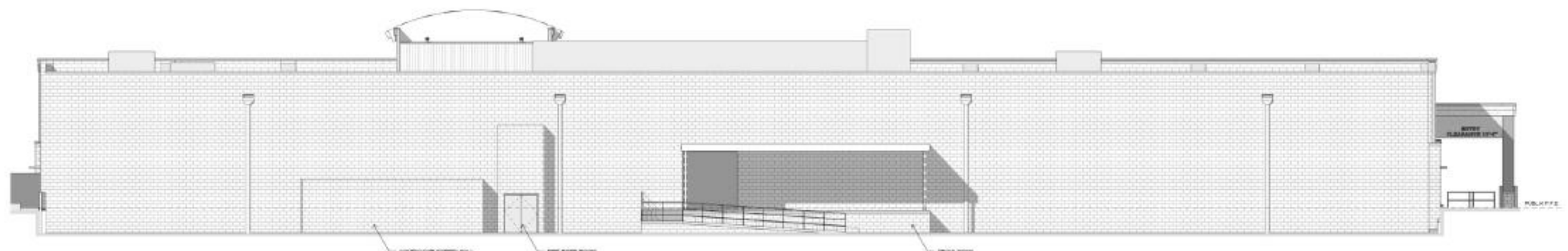
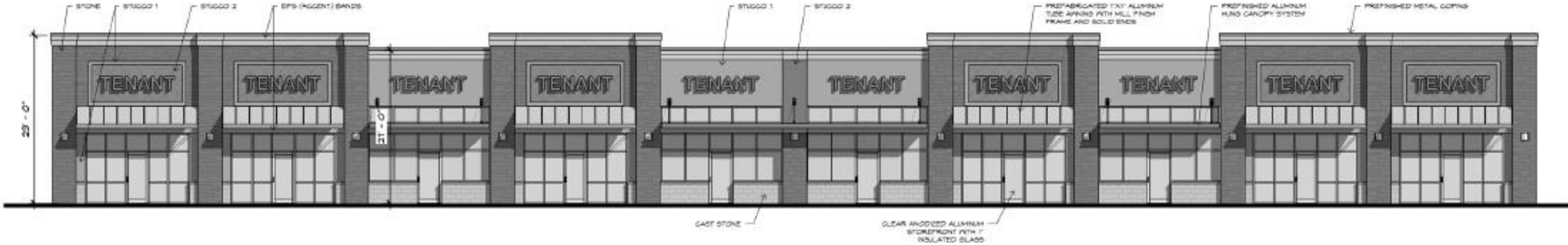
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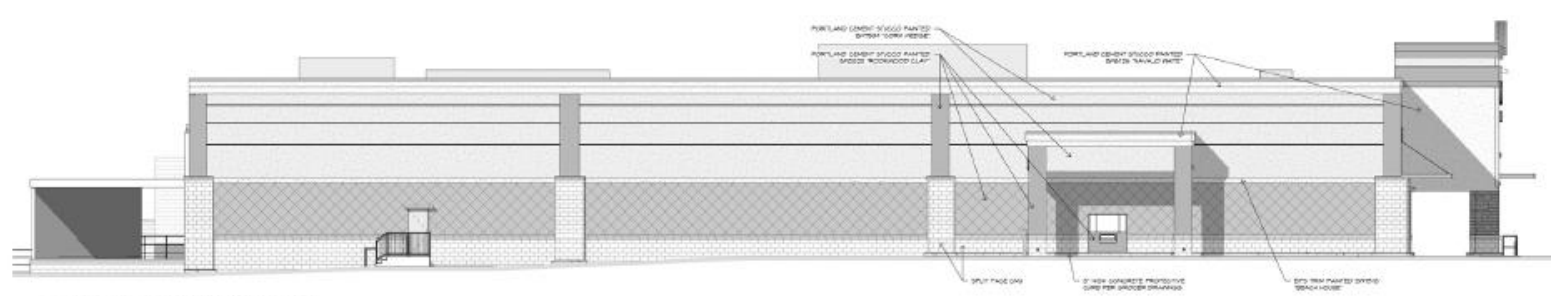


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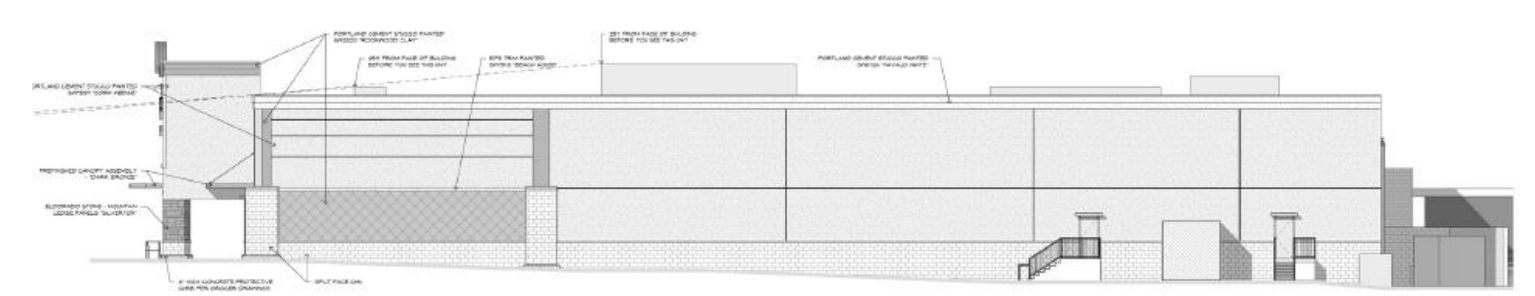




4 REAR ELEVATION
 PR-1 SCALE 1/8" = 1'-0"



5 LEFT SIDE ELEVATION
 PR-1 SCALE 1/8" = 1'-0"



6 RIGHT SIDE ELEVATION
 SCALE 1/8" = 1'-0"