

CONDITIONAL ZONING DISTRICT

APPLICATION FOR CHANGE OF ZONING OF PROPERTY

Chatham County
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312
Telephone: (919) 542-8204 FAX: (919)542-2698

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Stephen Gangemi

MAILING ADDRESS OF APPLICANT: 523 Redbud, Pittsboro, NC 27312

PHONE NUMBER/E-MAIL OF APPLICANT: 919-434-4994; drgangemi@gmail.com

PROPERTY OWNER INFORMATION (If different from the applicant): *Owner Authorization Signature Required; See end of application.

Name(s): Stephen Gangemi and MaryBeth Gangemi

Address: 523 Redbud, Pittsboro, NC 27312

Telephone: 919-542-4896

E-Mail Address: drangemi@gmail.com

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: 10295 US 15-501 N, Chapel Hill, NC 27517

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 66505

CURRENT ZONING DISTRICT/CLASSIFICATION(S): R-1_

PROPOSED ZONING DISTRICT(S): CD-NB CD-CB CD-RB CD-O&I CD-IL CD-IH

TOTAL SITE ACRES/SQUARE FEET: 2.011 Ac / 87.606 SF

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: Office – Business, Professional, Governmental / Conditions of Rezoning: Property shall be used as a chiropractic clinic limited to three doctors or other therapists on site, plus administrative staff.

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. All applications shall contain the following information. **Please use attachments and/or additional sheets if necessary to fully explain and detail this project.** If you feel any of the below standards do not apply to this application, mark with "N/A" and explain if necessary.

Please see attached two pages

1. **The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**
2. **The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**
3. **The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.**
4. **The requested amendment is either essential or desirable for the public convenience or welfare.**
5. **All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.**

STOP!

You must meet with the Chatham County Appearance Commission and hold the Community Meeting BEFORE you can submit the application to the Planning Department. Please check the boxes below once these meetings have been held:

- | | |
|--|-------------------------|
| <input checked="" type="checkbox"/> Chatham County Appearance Commission | Date of Meeting 5/24/17 |
| <input checked="" type="checkbox"/> Held Community Meeting | Date of Meeting 5/31/17 |

Section B. *SUBMITTAL INFORMATION AND PROCEDURE*

- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department at least forty-five (45) days prior to the Public Hearing. **(PLEASE SEE ATTACHED CALENDAR FOR ALL SUBMITTAL AND DEADLINE DATES)** A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines.
- (2) The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in **Section 5 of the zoning ordinance.**
- (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
 - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.

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- l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
 - m. The approximate location of any cemetery;
 - n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)**
 - o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)**
 - p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and
 - q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. **If you are or will be disturbing two or more acres in connection with this application, you are required to submit and EIA with this application. Failure to do so will result in the delay of scheduling your request for public hearing or may be returned completely for re-submission.**

The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.

- (2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:
- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
 - b. Existing and general proposed topography;
 - c. Scale of buildings relative to abutting property;
 - d. Height of structures;
 - e. Exterior features of the proposed development;
 - f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
 - g. Any other information needed to demonstrate compliance with these regulations.

NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

**REPORT OF COMMUNITY MEETING REQUIRED BY
THE CHATHAM COUNTY ZONING ORDINANCE**

To: Chatham County ZONING ADMINISTRATOR

Date: May 31, 2017

Proposed Zoning: CD-NB for property US 15-501 N, Chapel Hill, NC 27517

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on May 15, 2017. A copy of the written notice is also attached.

The meeting was held at the following time and place: 6:00pm at US 15-501 N, Chapel Hill, NC 27517

The persons in attendance at the meeting were: Stephen Gangemi and his wife, MaryBeth Gangemi (No adjacent landowners attended the meeting.)

The following issues were discussed at the meeting: None

As a result of the meeting, the following changes were made to the rezoning petition: None

Date: 05/31/2017

Applicant: Stephen Gangemi

By: Stephen Gangemi

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Birchett, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

May 10, 2017

Stephen Gangemi
523 Redbud
Pittsboro, NC 27312

Re: **Development Input Meeting** for Systems Health Care: A Chiropractic Physician Office to be located at 10295 US 15-501 N, Chapel Hill, NC 27517 on May 31, 2017 at 6pm.

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a commercial project on the two acres we are proposing near your property, Parcel Number 62856, 10295 US 15-501 N in Chapel Hill. An informal community meeting will be held on May 31, 2017 beginning at 6pm at 10295 US 15-501 N, Chapel Hill, NC 27517 and lasting approximately one hour. The proposed project will be served by current existing well water and the current existing septic system. Plans of our proposed project will be shown and you will have the opportunity to voice your concerns and ask questions to people knowledgeable about the details of this project. Our plans may be revised based on your input before we submit to the County.

This meeting is required as part of the County zoning process; however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting, or need directions, please call or email me. Thank you.

Respectfully,

Stephen Gangemi
drgangemi@gmail.com
919-434-4994

SECTION D. SIGNATURE STATEMENTS

OWNER'S SIGNATURE*: *In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate Stephen Gangemi to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.*

Signature: *MA Ceyra* *Mary Beth Gangemi*

Date: 6/7/17

APPLICANT SIGNATURE: *I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.*

Signature: *MA Ceyra*

Date: 6/7/17

OFFICE USE ONLY:

Date Application Received: 6-9-17

Received By: Paula Phillips

Fee Paid: \$ 850. - + .50¢ each

Check No. 1002 Cash Credit Card Money Order

Application No. PL 20 171026

1. **The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

I am not claiming any error in this Ordinance.

2. **The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**

This area is growing at a 2.83% rate with more than 21,000 people within a five mile radius, and over 114,000 within ten miles of this location. Housing is rapidly growing, especially within subdivisions off of US 15-501 (e.g. Briar Chapel and Chatham Park).

I will be making use of the current 2,000 sf existing structure. Other than an ADA wheelchair ramp, there will be no other major structural modifications or changes to the exterior of the building. I intend to keep the majority, if not all, of the existing woodlands, including the entire dense west (back of property) and the south areas. I intend to keep this area in its rural state and will only be thinning out the underbrush and some small trees on the east border, (US 15-501 facing side, front of the property). The existing woodland provides a nice natural barrier, including dampening of the sound from traffic, so it will be cleaned up and not removed.

3. **The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.**

This property fits in nicely with Chatham County's vision for land conservation and development. The current woodlands will be protected, as will be the natural underground spring which is located on the south side of the property. The rural character of the house and land are suitable and ideal for this small business; the current structure will be used with slight modifications within and the land will be maintained and improved with native trees, plants and shrubs.

The current driveway will be widened six feet from its existing eighteen feet and NCDOT has informed me that they will not require any roadway modifications for this proposed change. This property owns the driveway and gives right-of-way to the two other lots behind this property, (one is currently occupied and the other is currently woodlands). Proper drainage will be maintained to ensure soil suitability.

The location of the property is across the street of Chatham Downs, and this area is part of the Comprehensive Land Use Plan, which is not adopted at this time. Please see the attached map. This area is slowly becoming more and more commercial, as is much of the 15-501 corridor from Chapel Hill to Pittsboro.

4. **The requested amendment is either essential or desirable for the public convenience or welfare.**

There is only one other chiropractic office within this five mile radius, therefore, a rezoning of this area will allow easier access to chiropractic care. There is a high demand for chiropractic services in the proposed location as approximately 8% of residents within the five mile radius (and 7.4% within ten miles) have visited a

chiropractor within the last twelve months. (For comparison, a dermatologist is at 12.4% and a physical therapist is at 6.3%.) Within a fifteen mile radius the demand for a chiropractor exceeds all other health professions.

This will be a small office, with two doctors and one staff member initially (and a maximum of one additional doctor or therapist and one additional staff person possibly in the future). Patient volume is very low. Each doctor/therapist typically only sees on average four to five patients a day, so traffic volume and the impact to the existing area will be very low and well maintained.

5. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.

The Appearance Committee was extremely pleased and excited about the proposed plan. Native and deer resistance plants will be used and the existing grounds will be maintained and improved where necessary. The privacy fence to the north has been extended a few feet to the east and to the west property line per the Appearance Committee recommendations. (This was their only recommendation.)

My practice does not require roadside advertisement; therefore the sign facing US 15-501 will be minimal. Proposed is a 6'X2' sign approximately 6' high, either double sided or two, single-sided signs at an angle per the visibility from both north and south 15-501 traffic.

The existing well and septic will be used and an operations permit revision from Environmental Health will be applied for. The current septic area has been located and marked and it is distant from any proposed land changes including parking spaces.

The primary new impervious surfaces will be the parking areas. Ten are required per the size of the building and eleven are proposed. There will be eight parking spaces parallel and adjacent to the driveway, four of which will be concrete (one of which is ADA space) and the other four will be gravel. This is essentially the most significant change to the grounds and a few trees will need to be removed from that area, however other areas of current existing gravel parking will be replaced by trees, plants, and gardens. There will also be three gravel parking spaces in the front of the building. Concrete sidewalks will join the parking areas to the building, and possibly a gravel walkway rather than concrete from the back four spaces to the back of the building (staff parking/entrance). Lighting for these areas will be mounted from the building.

Thank you for consideration of this rezoning. My family and I have been Chatham County residents since 1999 and I have been practicing in Orange County since this time. My patients come from all over the country and I teach my natural health care techniques (Systems Health Care) here in the US as well as internationally. I would like this property to be my office until the day I retire (at least 30 years from now) and by moving my successful practice to Chatham County those coming from outside the county and state will also enjoy and appreciate Chatham County as much as we do.

Sincerely,

Stephen Gangemi

Adjacent/Adjoining Landowners to 10295 US 15-501 N, Chapel Hill 27517

These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.

1. Mr. Brian Rhodes (empty lot directly behind subject property)
805 Running Cedar Tr
Durham NC 27712
2. Mr. Darwin Traver (lot two parcels behind – same driveway)
10297 US 15-501 N
Chapel Hill, NC 27517
3. Mr. Paul Berry (lot North of subject)
2421 Perkins Rd
Durham, NC 27706
4. Rodger and Jolene Medema (lot South of subject)
PO BOX 98811
Raleigh, NC 27624
5. Ms. Molly Windsor (lot South of subject)
30 B Poplar St
Chapel Hill, NC 27516
6. Mr. Edward Pickens (lot South of subject)
1343 Bynum Rd
Pittsboro, NC 27312
7. Ms. Caroline Nichols (lot South of subject)
54B Poplar St
Chapel Hill, NC 27516
8. James and Elizabeth Griffin (lot across street)
58 Running Cedar Rd
Chapel Hill, NC 27514
9. MC Chatham LLC (Chatham Downs across street)
610 East Morehead St, Suite 100
C/O Aston Properties, INC
Charlotte, NC 28202



Executive Summary

US Hwy 15 501 N, Pittsboro, North Carolina, 27312 2
 US Hwy 15 501 N, Pittsboro, North Carolina, 27312
 Rings: 5, 10, 15 mile radii

Prepared by Esri
 Latitude: 35.80484
 Longitude: -79.09391

	5 miles	10 miles	15 miles
Population			
2000 Population	12,316	87,507	223,714
2010 Population	17,667	102,965	315,886
2016 Population	21,034	114,430	361,795
2021 Population	23,591	123,890	401,490
2000-2010 Annual Rate	3.67%	1.64%	3.51%
2010-2016 Annual Rate	2.83%	1.70%	2.19%
2016-2021 Annual Rate	2.32%	1.60%	2.10%
2016 Male Population	48.2%	47.6%	48.0%
2016 Female Population	51.8%	52.4%	52.0%
2016 Median Age	48.3	34.0	35.5

In the identified area, the current year population is 361,795. In 2010, the Census count in the area was 315,886. The rate of change since 2010 was 2.19% annually. The five-year projection for the population in the area is 401,490 representing a change of 2.10% annually from 2016 to 2021. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 48.3, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	82.3%	75.6%	65.6%
2016 Black Alone	8.1%	10.4%	14.8%
2016 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2016 Asian Alone	3.2%	7.5%	12.6%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	4.2%	3.5%	3.6%
2016 Two or More Races	1.9%	2.6%	3.0%
2016 Hispanic Origin (Any Race)	8.5%	7.5%	7.8%

Persons of Hispanic origin represent 7.8% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.9 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	5,340	34,917	89,318
2010 Households	7,653	40,949	125,504
2016 Total Households	9,053	45,140	142,322
2021 Total Households	10,106	48,848	157,212
2000-2010 Annual Rate	3.66%	1.61%	3.46%
2010-2016 Annual Rate	2.72%	1.57%	2.03%
2016-2021 Annual Rate	2.23%	1.59%	2.01%
2016 Average Household Size	2.31	2.33	2.47

The household count in this area has changed from 125,504 in 2010 to 142,322 in the current year, a change of 2.03% annually. The five-year projection of households is 157,212, a change of 2.01% annually from the current year total. Average household size is currently 2.47, compared to 2.44 in the year 2010. The number of families in the current year is 87,959 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

April 13, 2017



Health and Beauty Market Potential

US Hwy 15 501 N, Pittsboro, North Carolina, 27312 2
 US Hwy 15 501 N, Pittsboro, North Carolina, 27312
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 35.80484
 Longitude: -79.09391

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Visited doctor in last 12 months	13,937	82.9%	109
Visited doctor in last 12 months: 1-2 times	3,780	22.5%	95
Visited doctor in last 12 months: 3-5 times	4,143	24.7%	107
Visited doctor in last 12 months: 6+ times	6,016	35.8%	123
Visited doctor in last 12 months: cardiologist	1,392	8.3%	122
Visited doctor in last 12 months: chiropractor	1,351	8.0%	116
Visited doctor in last 12 months: dentist	7,596	45.2%	128
Visited doctor in last 12 months: dermatologist	2,076	12.4%	157
Visited doctor in last 12 months: ear/nose/throat	900	5.4%	121
Visited doctor in last 12 months: eye	4,373	26.0%	127
Visited doctor in last 12 months: gastroenterologist	819	4.9%	123
Visited doctor in last 12 months: general/family	7,950	47.3%	116
Visited doctor in last 12 months: internist	1,636	9.7%	164
Visited doctor in last 12 months: physical therapist	1,051	6.3%	138
Visited doctor in last 12 months: podiatrist	612	3.6%	124
Visited doctor in last 12 months: urologist	870	5.2%	134
Visited nurse practitioner in last 12 months	923	5.5%	112
Wear regular/sun/tinted prescription eyeglasses	7,140	42.5%	121
Wear bifocals	3,398	20.2%	129
Wear disposable contact lenses	1,260	7.5%	113
Wear soft contact lenses	1,614	9.6%	102
Wear transition lenses	1,386	8.2%	147
Spent on eyeglasses in last 12 months: <\$100	419	2.5%	92
Spent on eyeglasses in last 12 months: \$100-\$199	664	4.0%	95
Spent on eyeglasses in last 12 months: \$200-\$249	486	2.9%	100
Spent on eyeglasses in last 12 months: \$250+	2,139	12.7%	138
Spent on contact lenses in last 12 months: <\$100	404	2.4%	98
Spent on contact lenses in last 12 months: \$100-\$199	636	3.8%	105
Spent on contact lenses in last 12 months: \$200+	653	3.9%	119
Bought prescription eyewear: discount optical ctr	1,585	9.4%	110
Bought prescription eyewear: private eye doctor	5,061	30.1%	125
Bought prescription eyewear: retail optical chain	2,034	12.1%	107
Bought prescription eyewear: online	480	2.9%	120
Used prescription drug for allergy/hay fever	1,088	6.5%	114
Used prescription drug for anxiety/panic	771	4.6%	98
Used prescription drug for arthritis/osteoarthritis	660	3.9%	120
Used prescription drug for rheumatoid arthritis	394	2.3%	88
Used prescription drug for asthma	604	3.6%	87
Used prescription drug for backache/back pain	1,320	7.9%	100
Used prescription drug for depression	1,026	6.1%	97
Used prescription drug for diabetes (insulin dependent)	292	1.7%	84
Used prescription drug for diabetes (non-insulin depend)	679	4.0%	102
Used prescription drug for heartburn/acid reflux	1,079	6.4%	108
Used prescription drug for high blood pressure	2,611	15.5%	117
Used prescription drug for high cholesterol	1,907	11.3%	125
Used prescription drug for migraine headache	543	3.2%	104
Used prescription drug for sinus congestion/headache	716	4.3%	109
Used prescription drug for urinary tract infection	451	2.7%	101
Filled prescription last 12 months: discount/dept store	794	4.7%	112
Filled prescription last 12 months: drug store/pharmacy	6,640	39.5%	109
Filled prescription last 12 months: supermarket	1,469	8.7%	120
Filled prescription last 12 months: mail order	1,893	11.3%	145
Amount spent out of pocket for prescription drugs: <\$10	1,061	6.3%	101
Amount spent out of pocket for prescription drugs: \$10-19	1,569	9.3%	109
Amount spent out of pocket for prescription drugs: \$20-29	1,479	8.8%	142
Amount spent out of pocket for prescription drugs: \$30-49	1,533	9.1%	129
Amount spent out of pocket for prescription drugs: \$50-99	1,327	7.9%	117
Amount spent out of pocket for prescription drugs: \$100-149	602	3.6%	108
Amount spent out of pocket for prescription drugs: \$150+	643	3.8%	116

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.



Health and Beauty Market Potential

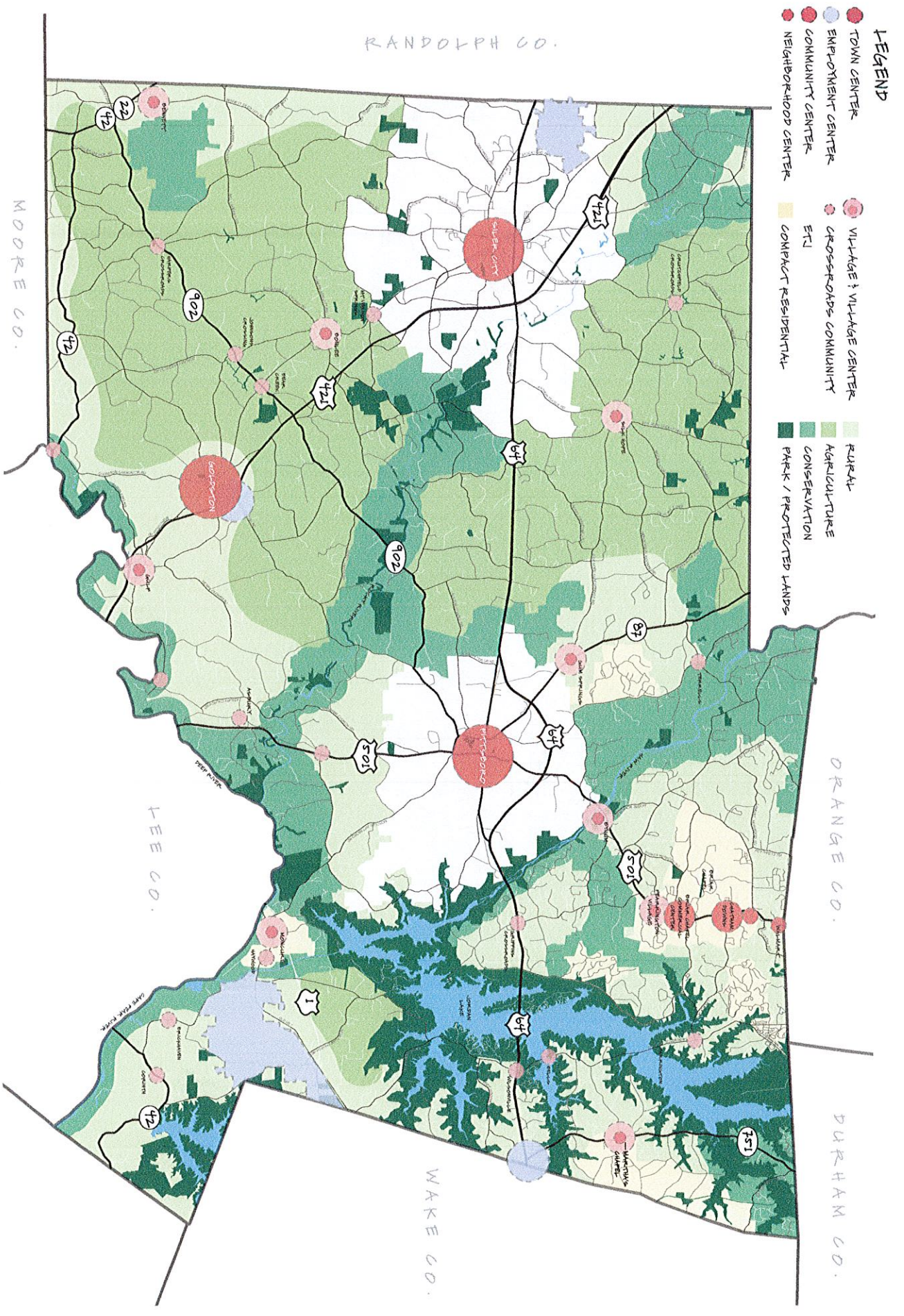
US Hwy 15 501 N, Pittsboro, North Carolina, 27312 2
 US Hwy 15 501 N, Pittsboro, North Carolina, 27312
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 35.80484
 Longitude: -79.09391

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Visited doctor in last 12 months	73,306	77.6%	102
Visited doctor in last 12 months: 1-2 times	21,723	23.0%	97
Visited doctor in last 12 months: 3-5 times	22,013	23.3%	101
Visited doctor in last 12 months: 6+ times	29,098	30.8%	106
Visited doctor in last 12 months: cardiologist	5,460	5.8%	85
Visited doctor in last 12 months: chiropractor	6,978	7.4%	107
Visited doctor in last 12 months: dentist	36,420	38.5%	109
Visited doctor in last 12 months: dermatologist	10,072	10.7%	135
Visited doctor in last 12 months: ear/nose/throat	4,329	4.6%	104
Visited doctor in last 12 months: eye	20,413	21.6%	105
Visited doctor in last 12 months: gastroenterologist	4,158	4.4%	111
Visited doctor in last 12 months: general/family	38,360	40.6%	99
Visited doctor in last 12 months: internist	7,341	7.8%	131
Visited doctor in last 12 months: physical therapist	4,952	5.2%	116
Visited doctor in last 12 months: podiatrist	2,598	2.7%	93
Visited doctor in last 12 months: urologist	3,336	3.5%	91
Visited nurse practitioner in last 12 months	4,568	4.8%	99
Wear regular/sun/tinted prescription eyeglasses	35,950	38.0%	108
Wear bifocals	14,030	14.8%	95
Wear disposable contact lenses	7,008	7.4%	112
Wear soft contact lenses	10,770	11.4%	121
Wear transition lenses	5,919	6.3%	111
Spent on eyeglasses in last 12 months: <\$100	2,374	2.5%	93
Spent on eyeglasses in last 12 months: \$100-\$199	4,190	4.4%	107
Spent on eyeglasses in last 12 months: \$200-\$249	2,417	2.6%	88
Spent on eyeglasses in last 12 months: \$250+	9,020	9.5%	104
Spent on contact lenses in last 12 months: <\$100	2,802	3.0%	121
Spent on contact lenses in last 12 months: \$100-\$199	4,098	4.3%	121
Spent on contact lenses in last 12 months: \$200+	3,667	3.9%	119
Bought prescription eyewear: discount optical ctr	7,470	7.9%	92
Bought prescription eyewear: private eye doctor	25,001	26.5%	110
Bought prescription eyewear: retail optical chain	11,023	11.7%	103
Bought prescription eyewear: online	2,692	2.8%	120
Used prescription drug for allergy/hay fever	5,153	5.5%	96
Used prescription drug for anxiety/panic	4,424	4.7%	100
Used prescription drug for arthritis/osteoarthritis	2,641	2.8%	86
Used prescription drug for rheumatoid arthritis	1,991	2.1%	79
Used prescription drug for asthma	3,451	3.7%	88
Used prescription drug for backache/back pain	6,040	6.4%	82
Used prescription drug for depression	5,792	6.1%	97
Used prescription drug for diabetes (insulin dependent)	1,365	1.4%	70
Used prescription drug for diabetes (non-insulin depend)	2,960	3.1%	79
Used prescription drug for heartburn/acid reflux	4,962	5.3%	88
Used prescription drug for high blood pressure	10,639	11.3%	85
Used prescription drug for high cholesterol	7,319	7.7%	85
Used prescription drug for migraine headache	2,705	2.9%	92
Used prescription drug for sinus congestion/headache	3,578	3.8%	97
Used prescription drug for urinary tract infection	2,285	2.4%	91
Filled prescription last 12 months: discount/dept store	3,439	3.6%	86
Filled prescription last 12 months: drug store/pharmacy	34,809	36.8%	101
Filled prescription last 12 months: supermarket	7,200	7.6%	104
Filled prescription last 12 months: mail order	7,739	8.2%	105
Amount spent out of pocket for prescription drugs: <\$10	5,821	6.2%	98
Amount spent out of pocket for prescription drugs: \$10-19	8,136	8.6%	101
Amount spent out of pocket for prescription drugs: \$20-29	6,044	6.4%	104
Amount spent out of pocket for prescription drugs: \$30-49	6,955	7.4%	104
Amount spent out of pocket for prescription drugs: \$50-99	6,148	6.5%	96
Amount spent out of pocket for prescription drugs: \$100-149	2,877	3.0%	92
Amount spent out of pocket for prescription drugs: \$150+	2,852	3.0%	91

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.



- LEGEND**
- TOWN CENTER
 - EMPLOYMENT CENTER
 - COMMUNITY CENTER
 - NEIGHBORHOOD CENTER
 - VILLAGE & VILLAGE CENTER
 - CROSSROADS COMMUNITY
 - ETC
 - COMPACT RESIDENTIAL
 - RURAL
 - AGRICULTURE
 - CONSERVATION
 - PARK / PROTECTED LANDS

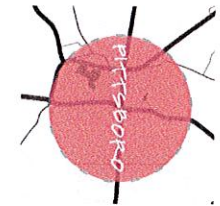
LandDesign.

DRAFT FUTURE LAND USE AND CONSERVATION PLAN



CHATTHAM FUTURE LAND USE DESCRIPTIONS

TOWN CENTER



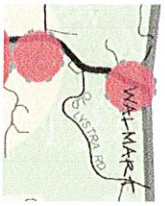
- The heart of the municipalities, these are the established centers of commerce in the county.
- Mix of uses include civic and governmental, retail, restaurants, services, office, institutional, and higher density residential (4DUA+) uses
- Buildings: 2- to 4-story buildings are common
- Streets: Grid or modified grid pattern, block lengths are 800 feet or less
- Public/open space: Small formal greens, small parks, grounds of civic buildings, urban greenways
- Locations:
 - Siler City, Pittsboro and Goldston

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 Park Center, and Williams Corner: Intersection of Lystra Rd and 15-501

NEIGHBORHOOD CENTER

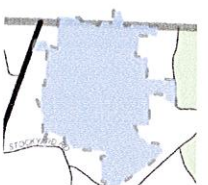


- Grocery-anchored center with complementary retail and service uses, small restaurant.
- Mix of uses include grocery-anchored retail with some restaurants, services, and office uses (+/-30-125K SF commercial)
- Residential uses can include as much as 90% of land area and can include single family homes, patio/cottage homes and attached units.
- Buildings: 1 and 2 stories
- Streets: Private drives functioning as local streets, internal connectors to adjacent properties to lessen impact on local roads
- Public/open space: small usable green spaces and court-yards assoc with bldgs, enhanced storm-water mgmt.
- Locations:
 - Chatham Village / Cole Place
 - Walmart on 15/501

COMPACT RESIDENTIAL

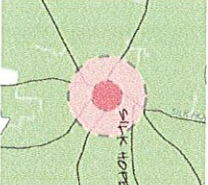


- Mix of detached and attached residential units complemented by a variety of open spaces.
- Mix of uses include single family detached and attached units and some multifamily units. Community centers, amenities, recreational uses, schools, and churches may be part of the fabric.
- Buildings: Mostly 1- and 2-story, some 3 story
- Streets: connected system of local and collector streets with access to surrounding development
- Public/open space: Range of types (from large natural resource areas to small pocket parks and gardens)
- Locations:
 - Current extent of Compact Communities Ordinance
 - Within 1 mile of community centers (transit potential)
 - Wastewater service (private or proposed public)
 - In close proximity to Employment Centers, but not in conflict with industrial operations
 - In areas not in conflict with high value natural resources



- These centers are targeted for future job-generating uses in settings that meet today's workplace expectations.
- Mix of uses include light industrial, office, and supporting retail, restaurant, service, recreation, and other uses.
- Buildings: Up to 60 ft in height, large and small footprints
- Streets: Arterial collector and local streets and private drives for local and regional accessibility
- Public/open space: Parks, trails, natural areas, enhanced storm-water mgmt.
- Locations:
 - CAM Megastore
 - Manure Megastore Area [changed since initial concept]
 - NC 751 Employment Center
 - Goldston Employment Center

VILLAGE CENTER



- These historic centers and newer pedestrian scale activity centers accommodate small-scale, local-serving retail, office, institutional, and service uses, restaurants, and some residential.
- Although in County jurisdiction, these areas typically have more urban services than surrounding rural areas.
- Mix of uses include retail, restaurants, services, and office uses (typically +/-20K SF commercial, although can be more if appropriately designed)
- Residential uses are designed in a context sensitive manner, in keeping with historic development patterns, which may include smaller lot sizes and setbacks than typically rural and suburban development. Attached product may be appropriate if designed to mimic traditional single family homes in the area.
- Buildings: 1 and 2 stories
- Streets: Typically served by a network of local streets and private drives
- Public/open space: small formal greens, small parks, court-yards, greenways and walking paths, preserved viewsheds
- Locations:
 - Historic: Bynum, Moncure, Bennett, Barlee, Silk Hope
 - New / Potential: Farmington Village, Martha's Chapel, Gulf

CROSSROAD COMMUNITY



- Smaller than villages, these communities are within rural areas and typically have a minimal amount of retail and institutional uses.
- Mix of uses include single-family residential, some agriculture support services, limited supporting retail, and institutional uses.
- Residential uses are designed in a context sensitive manner, in keeping with historic development patterns, which may include smaller lot sizes and setbacks than typically rural and suburban development.
- Buildings: 1- and 2-story, more for farm buildings
- Streets: rural two-lane ("farm-to-market") roads
- Public/open space: informal greens at centers, regional greenway trails
- Locations:
 - Haywood Brickhaven, Corinth, Griffins Crossroads, Wilsomville, Bear Creek, Harper's Crossroads



- Low density development is comprised of single family homes on large lots or in conservation subdivisions as well as some commercial buildings designed to protect function and form of rural character. Pastures, cropland, and timberland dominate the landscape.
- Mix of uses include agriculture, large for residential supporting service uses, and home-based & small scale businesses
- Conservation design is encouraged near sensitive natural areas (i.e. near Natural Heritage Natural Areas)
- Buildings: 1- and 2-story, more for farm buildings
- Streets: rural two-lane ("farm-to-market") roads
- Public/open space: conservation easements, protected lands, regional greenway, trails, preservation sites (historic and cultural), private space in large lots (POA)
- Locations:
 - Outside of Centers and Compact Residential areas

AGRICULTURE



- The location of large-scale working farms and timberlands, this area is comprised of intensive, highly productive operations.
- Mix of uses include large-scale agriculture, related processing facilities, supporting commercial and service uses, single family homes on large lots, very low density subdivisions with agricultural friendly development design
- Buildings: 1- and 2-story, more for farm buildings
- Streets: rural two-lane ("farm-to-market") roads
- Open space: natural areas and buffers between residential and working lands, conservation easements, privately held lands used for recreation purposes (i.e. hunting clubs)
- Locations:
 - Areas near concentrations of existing agricultural and forestry operations (including Northwestern Chatham, Southwestern Chatham, and north of US 1 near Jordan Lake)

CONSERVATION



- The natural features are the primary elements of these areas. Development, which is predominantly residential, is sensitively integrated into the landscape.
- Mix of uses include agriculture, forestry and single family detached lots and attached units with overall very low density, some tourism related uses allowed. Conservation subdivisions and other clustering techniques are encouraged in order to protect sensitive natural resources.
- Buildings: 1- and 2-story, more for farm buildings
- Streets: Limited (sufficient to connect homes within and provide access per fire code), and low impact development (LID) design
- Public/open space: Passive recreation areas, greenway trails, variety of valuable natural resource areas
- Locations:
 - R5 Zoning/River Corridors, Big Woods Natural Heritage Natural Area

PARKS AND PROTECTED LANDS



- Permanently protected lands, these areas are comprised of federal- and state-maintained recreation areas as well as privately owned land.
- Mix of uses include passive and active recreation uses, accessory uses, limited residential uses (per easement agreements)
- Buildings: 1- and 2-story, mostly homes and park buildings
- Streets: local roads, private and park drives
- Public/open space: parkland, conservation easements
- Locations:
 - Jordan Lake State Recreation Area, White Pines Nature Preserve, Lower Haw River Natural Area