

# 5 Findings for CUP

1. The use requested is among those listed as eligible conditional use in the district in which the subject property is located or is to be located. It is eligible. The uses it qualifies under are listed in section 10.13 of the Zoning Ordinance. It will be low traffic and no chemical or harmful wasted will be produced.
2. The requested revision to the existing permit is essential and desirable for the public convenience and welfare because the business will provide services and products not offered in the immediate are area. These are much needed services in the area. It will also create more employment opportunities and small business creation because of the office space we have available to rent. We are also desirable because we will increase the awareness of small business entrepreneurship in the county. This will also create jobs which is a primary goal listed under Goals and Primary Goal in chapter 4 pg.53 of the comprehensive plan. Also stated in the comprehensive plan “46% of Chatham workers are employed by businesses with less than 100 employees. Source: U.S. Small Business Administration (2011)”. The business will promote increased tourism to that part of the county and also to Jordan Lake, which is needed according to Recommendation 03 and Strategy 6.3 pg.58 of the comprehensive plan. There is a large community of seniors in that area that will benefit greatly from the services offered in our location. The business will also explore new communication tools to link Chatham county residents, businesses and organizations as stated in Strategy 5.3 pg.57 in the comprehensive plan.
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 because it was built with ED Policy 1 of the comprehensive plan in mind. It was constructed from residential housing plans so that it fits in with the community and preserves the rural character of the community. This will help in protecting the rural character and lifestyle of the county, as stated in Chapter 2 pg. 18 and the first line of chapter 4 pg.54 of the comprehensive plan. Which is the primary goal of Chatham. There are on health, safety or welfare risks to the community. I would like for the word “specifically” to be removed from my CUP so that I may have more flexibility for my rural business as stated in Strategy 1.2 pg.55 of the comprehensive land use plan as stated in Land Use Policy 7 of the comprehensive plan.
4. The requested permit will be consistent with the objectives of the Land Use Plan. This revision request will help with keeping some of the retail dollars in the county and help cut down on some of the retail leakage that the county is experiencing, as stated in Strategy 6.2 pg.58 of the comprehensive plan. This will support development that leads to the co-location of compatible uses that together create destinations in the county, as stated in Strategy 6.3 pg.58 of the comprehensive plan. The business will also Support entrepreneurship and new businesses that diversity the local economy and capitalize on the unique assets of Chatham County as stated in ED Policy 6 in the comprehensive plan.

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been provided and are consistent with the county's plans, policies and regulations.