

EXCERPTS FROM PLAN CHATHAM - "COMPREHENSIVE PLAN" AND "CORRIDOR MARKET PROFILE AND ANALYSIS"



Plan created on November 20, 2017 and amended March 16, 2020

Corridor Market Profile, Page 11: Excerpt, Other Property Types

"In addition to general retail uses and typical shopping center tenants providing services (such as insurance and financial services), there has been a steady demand for medical clinics and medical office."

Corridor Market Profile, Page 18: Excerpt, Industrial and Warehouse Space Projections

"There does appear to be some unmet demand for light industrial and small business 'flex' space along the corridor."

References:

*<https://www.chathamnc.org/government/departments-programs/planning/comprehensive-plan>

**"Plan Chatham, 15-501 Corridor Market Profile and Analysis"

Comprehensive Plan, Page 61: Goals of Chatham County Land Use

GOALS

PRIMARY GOAL
Preserve the rural character and lifestyle of Chatham County.

SECONDARY GOAL
Diversify the tax base and generate more quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.

SECONDARY GOAL
Promote a compact growth pattern by developing in and near existing towns, communities, and in designated, well planned, walkable, mixed use centers.

None of the goals are being met with the proposed development.

Comprehensive Plan, Page 47: "Chatham Future Land Use Descriptions"

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 60% of land area and can include single family homes, patio/cottage homes and attached units.
- Buildings: Mostly 1- and 2-story, some 3 story
- Streets: Private drives functioning as local streets, internal connections to adjacent properties to lessen impact on local roads
- Public/open space: small usable green spaces and courtyards associated with buildings, enhanced storm-water management.
- Locations:
 - North Chatham Village / Chatham Crossing
 - Walmart on 15/501

Self Storage is not included in this list or anywhere in the Chatham County Comprehensive Plan.