

1. N/A
2. A conditional use permit is essential for the public's convenience and welfare. The additional traffic will bring a max of 50 people to the site of a given day.
 - A. These clients will arrive any where between the hours of 8 a.m. -12 p.m. and 3:30 p.m. to 6 p.m. There should be no need to change the current speed limit or add and additional turning lanes.
 - B. The business will be visually pleasing with an attempt to keep with the kennel theme of a ranch style look. The building will be steel construction and will be surrounded by fencing for pet's safety. Around the fence and throughout the property will be well landscaped to maintain the ranch style theme. However, the current trees on the property will continue to hide/camouflage much of the building and fencing
 - C. The building will require sufficient amount lighting surround the entire building. This is needed to illuminate the walk ways into the building in order to protect clients safely walking in/out of the building. In addition it is necessary for the safety of the animals and employees when they are outside the building near or in the kennel run areas. All lighting will be facing downward and away from adjoining properties and public streets.
 - D. The business will generate noise when the dogs bark. An average dog bark can reach up to 80-90 decibels. Multiple dogs barking can reach up to 115 decibels. The schedule of our business will be to only allow the dogs full indoor/outdoor access from 7 a.m. to 6 p.m. Therefore, eliminating any high levels of noise from 6 p.m. until 7 a.m.
 - E. The only chemicals that will be used will be pet friendly cleaning supplies and grooming shampoos. These will be disposed of through a conventional septic system made specific for the business needs.
 - F. A county approved sign will be created and placed a close enough to the street to make the entrance of the business more visible in order to help with easy recognition for traffic turning onto the property to do so safely. The sign will display the name of the facility (Doggie Dude Ranch), will have the business logo and telephone number.
 - G. N.A.
 - H. N.A.
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.
 - A. Chatham County is said to be the fastest growing community in the triad with the current building of Chatham Park. The projected growth is estimated to be 128,327 residents and 49,357 households by 2040. In just Chatham Park alone, which is only 7 miles from Doggie Dude Ranch, building plans consist of 2,200 more homes 22 million square feet of commercial offices, and research and development space. Currently the first phase has already begun and contains 300 apartments.

and office areas are a great marketing opportunities for doggie day care since apartments give little space for pets to move around and office space often brings pet owners who are gone all day and don't wish to leave their pets unattended for 8-10 hours 5 days a week.

This projected growth nearly doubles our potential market and brings it within 10 miles from our location. With a potential of 128,327 residents and 49,357 households that gives a pet population of 18,953 dogs and 12,537 cats. If we serve 1/7 (.143) of that market for boarding it would yield 2,710 dogs and 1,793 cats. If we served 1/3 (.334) of that market for grooming it would yield 6,330 dogs and 4,187 cats. Currently in Chatham County there is limited number of pets' services and no one who provides an all in one location for pet needs like the Doggie Dude Ranch will. Currently a large portion of people in Chatham County go outside of the County for pet care needs. Currently the property is zoned as R-1 restricting business use. Therefore, in order to provide this much needed service to Pittsboro and Chatham County the property needs a conditional use permit to build and operate the business.

B. Currently the only other businesses that provide similar services in Chatham County are within the town of Pittsboro. Most of them are within veterinary offices which are limited to the number for dogs they can board and/or groom, do to space. None of the near by facilities provide indoor/outdoor access for pets to be more relaxed and have more space to move around. And only one provides day care. Despite these businesses limited capacity to provide service to larger qualities of pets there appointments are typically booked for weeks ahead. This is due to the high demand-low service capability in the area.

C. No additional public improvements are needed to support this site if the use is approved.

D. N.A.

E. Employment will be available for 2 full time employees and possible 1 part time employee.

4. The manner in which the purposed amendment will carry out the intent and purpose of any adopted plans.
 - a. Chapter Two: It has been stated in the Chatham County Comprehensive plan that balancing residential growth with business development will be key to the financial health of the county. This presents an opportunity for a small business like Doggie Dude Ranch to help balance the increase of business in the county to the residential increase. It has also been noted that the county is known for is farmland and rural character, which is of high priority to maintain throughout the growth of the county. This is also an opportunity for the Doggie Dude Ranch to fit right into the community and help preserve the rural character that Chatham County provides. Our intention is to maintain a country ranch look and feel to both the outside and inside of the business. With these opportunities there is a

potential issue. Currently, 14% of the counties homes are trailers, which provide a more affordable living to residence. Many of these areas are being redeveloped which in turn is exacerbating the issue of affordable living. Doggie Dude Ranch will provide a service for the incoming population that is taking over the affordable living area but will also provide it services at an affordable rate so that the counties residents whom have a lower income can still afford to provide care to the pets.

b. Chapter Three: Goals and Objectives

- i. Our Purposed business will stay within the Chatham County goals and objectives. Will be providing at least 2 full time positions and 1 part time. Therefore, we will be increasing the number of in-county jobs, reducing the out of community commute. In addition, our long-term plan is to develop a grooming school once our clientle base has developed. This will provide an opportunity for apprenticeship and potentially an additional small business owner within our community.
- ii. The vision of our business is similar to that of the Chatham County planning in that we aim to preserve the rural character. Our intention is to maintain a ranch look and feel to our property, as well as, provide a small-town community feeling. We intend to accomplish this by providing times throughout the month where costumers can come for a small fee and are provided access to our dog runs. During these times we will provide services and activities that will promote community interactions. This will give the community both recreational opportunities with their pets, as well as, a social atmosphere with other animal lovers. Our goal is to provide a small-town, community feel while fostering a healthier community both physically by keeping an active, outdoors life style and mentally by providing a social atmosphere for the animal lovers in our community.
- iii. Land use: The land use description for our business will fall under the rural land use. Our facility will be on 6.7 acres in a low-density area with only a one house in viewing proximity. Our facility will leave the large open pasture areas open and will only use those for open running areas for dogs. This will aid in preserving the rural character. In addition, the buildings will give a ranch style look to not only stay within the ranch theme of the business but to also preserve the counties character. The property also has a considerable amount of trees toward the back portion of it. These trees will remain to provide an aesthetically pleasing, natural look but will also provide shade to our animals and to some extent camouflage the kennel building.

c. Chapter Four: Strategies

- i. Economic development strategy. Currently the lack of jobs in Chatham County is contributing to the income disparities within the county. Our business will provide as minimal 2 full time jobs and 1 part time job. As our business develops there will be a potential for more job opportunities.
 - ii. In accordance with land use policy 7, flexibility should be provided to rural businesses. Additionally, strategy 7.4 suggests more flexibility for rural businesses that have minimal impact on adjacent properties and rural character. Our business will have little to no impact on adjacent properties and will aid in preserving the rural character.
 - iii. Natural resources: In order to follow strategy 1.4 we intend on planting addition tree along the boarder of the property that does not contain many trees. This will maintain the rural character as well as provide additional sound barriers to protect neighbors from any potential noise. In addition, by not only not removing the existing mature trees on the property and adding new ones, it will help preserve the wildlife habitat that dogs could initially scare away, as well as, protecting the air quality that mature trees can provide.
- 5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the county's plans, policies and regulations.
 - a. The water source is an existing private well.
 - b. The Wastewater will be a private septic system. A soil scientist has been to the property to verify that there is ability to expand. He is currently working with environmental health on the septic layout for the property.
 - c. N/A we will not be using public water/sewer
 - d. The property has an existing driveway with access to highway 87. There will not be any changes to the driveway other then adding one concrete handicap parking space close to the building.
 - e. The building structure will be approximately 2,700 square feet and will have common storm water gutters and downspouts.