




Findings:

1. Not applicable.
2. Desirable for the public convenience.
 - a. No change in traffic. Existing use patterns to remain.
 - b. All changes (added gravel pad) will be behind existing structures and out of view of public. 100+ foot native tree buffers will remain to West and North property borders with the addition of planted landscape to include holly and cedars around new gravel pad.
 - c. No additional lighting required.
 - d. No additional noise generated.
 - e. No harmful chemicals, biological or radioactive agents to be used.
 - f. No new signage required.
 - g.
 - i. Fire access will be improved by providing, previously unavailable, access to the rear of the property.
 - ii. No impact to Chatham County Sheriff's Department.
 - iii. Ambulance access will be improved by providing, previously unavailable, access to the rear of the property.
 - h. No impact to surrounding land values.
3. No impact to 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. The design and development services of Nature Trails, LLC. has been rapidly gaining demand due to a strong desire for more recreational trails in Chatham County. Our clients include numerous non-profits, private land owners, and businesses as well as the Town of Carrboro, Durham County, Town of Cary, Town of Mebane, and recent discussions with Chatham County and Durham Parks & Rec.
 - b. No similar uses in Chatham or surrounding counties.
 - c. No public improvements required.
 - d. No net change in tax consideration.
 - e. Projected to add 3 full-time jobs in the next 12 months ranging from \$15-25/hr.
4. Implementing the adopted plans:
 - a. Chapter Two: The revised uses will support Nature Trails' ability to address issues and opportunities such as a lack of recreational trail infrastructure for the growing developments such as Chatham Park, access to the Haw River, and other community outdoor needs through natural surface, permeable hiking and biking trails (Page 18 - 23).
 - b. Chapter Three: These use types of trails will also complement the existing goals, objectives, and land uses by preserving and protecting the rural character and



natural beauty of the lands, conserving natural resources, and providing recreational opportunities and access to open space (Page 40).

- c. Chapter Four: First and foremost, the revised uses will support Nature Trails' in bringing additional recreational trail design and development jobs to the county. These trails draw users from adjacent counties which provides economic impact by tourism in the form of spending money on fuel, food, and shopping (Page 58). Our services are in demand and fit the county's land use goals to produce Conservation Subdivisions (Page 66), improve community health (page 78), preserve natural resources (Page 103), and support Parks and Rec (Page 117). Secondly, the additional requested uses such as finance companies, bicycle sales, churches, professional offices, and misc retail shops all fit within potential uses for future tenants in this location that will simultaneously maintain the rural character and support small businesses along the 15 501 Northeast corridor (ED Policy 6, Page 57).
5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities:
 - a. No additional water source or requirements necessary. Property currently served by private well.
 - b. No additional wastewater produced. Property currently served by private septic.
 - c. No additional water / sewer impact.
 - d. No additional access roads required.
 - e. No additional stormwater runoff produced. Disturbed area under 20,000sqft.