Chatham County Retail

Public Hearing

June 18, 2017

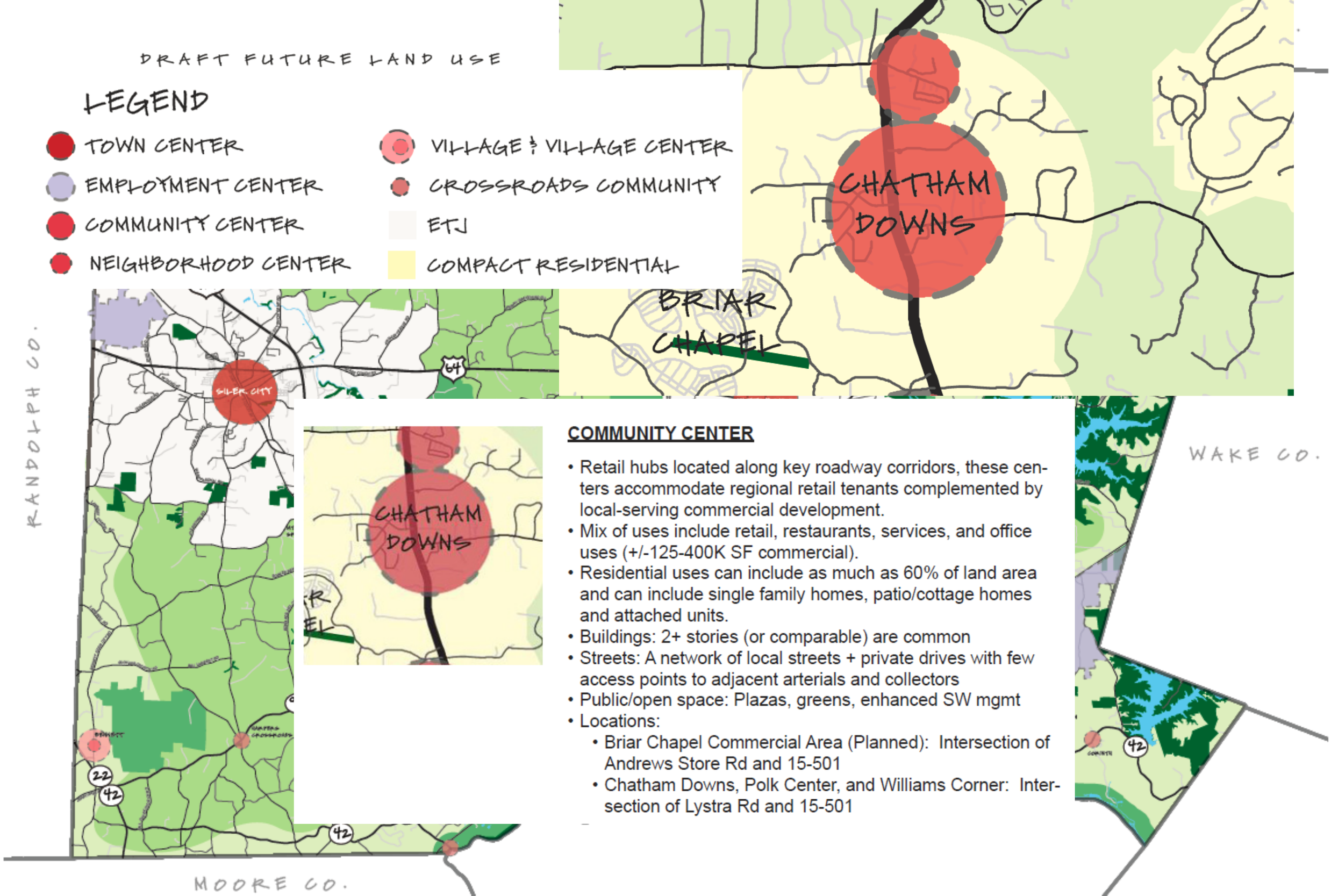
ILLUSTRATIVE MASTER PLAN FOR:

CHATHAM COUNTY RETAIL

CHATHAM, NORTH CAROLINA

PROJECT OVERVIEW

- About 28 acres
- Requesting CD-CB Zone
- 72,500 total non-residential sq. ft.
  - 50,000 sq.ft anchor tenant
  - 12,500 sq.ft. in-line retail
  - 10,000 sq.ft. between 2 outparcels
- Significant road improvements
- Buffering along residential areas
- Sidewalks (including along Polks Landing)

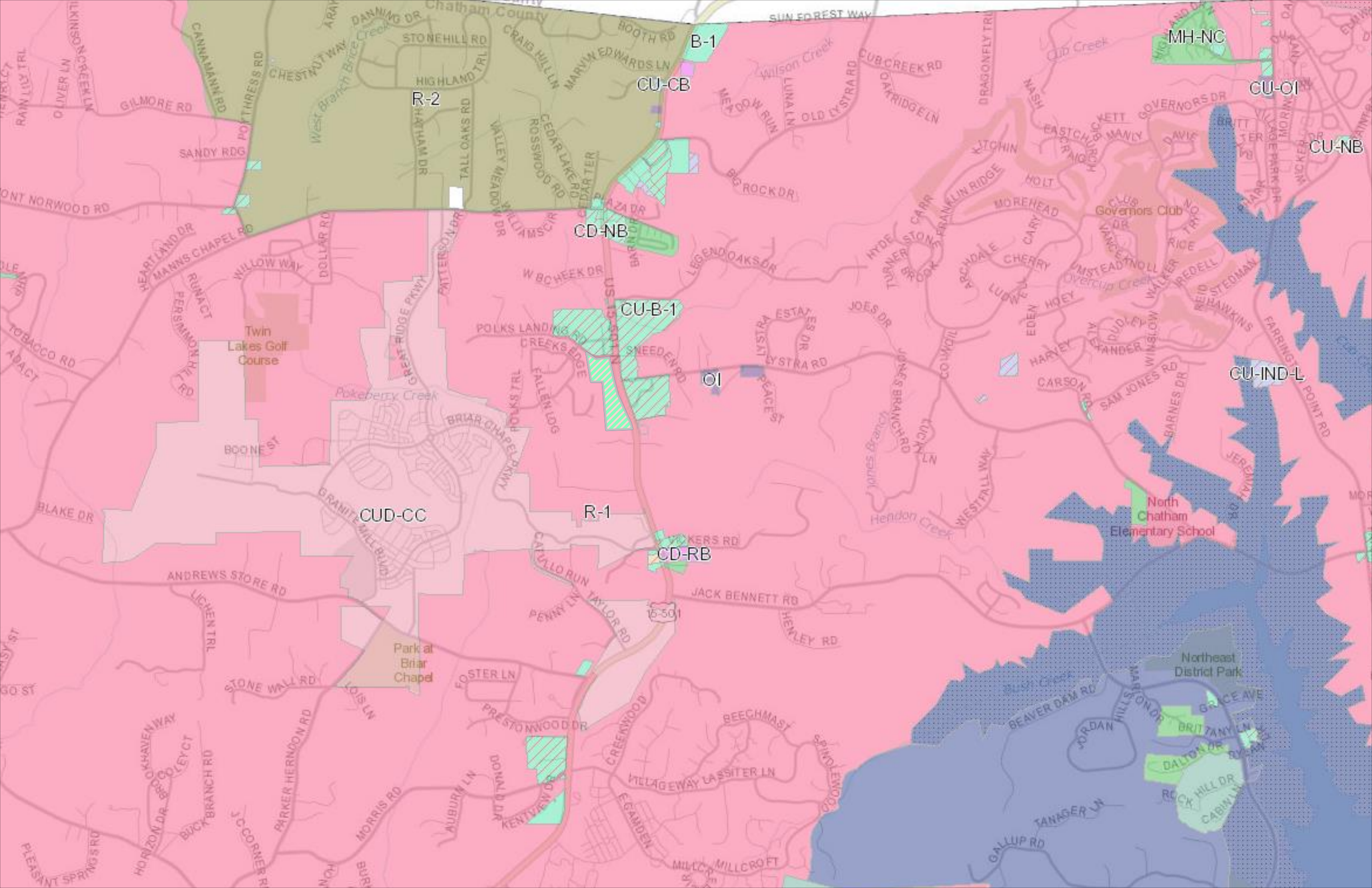


COMMUNITY CENTER

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

BUFFERS

CIRCULATION


Chatham County
B-1
CU-CB
R-2
MH-NC
CU-OI
CU-NB
CD-NB
CU-B-1
OI
CU-IND-L
CUD-CC
R-1
CD-RB
Twin Lakes Golf Course
Governors Club
North Chatham Elementary School
Northeast District Park
Park at Briar Chapel
Pokeberry Creek
Hendon Creek
Wilson Creek
Cub Creek
West Branch Brice Creek
Overcup Creek
SUN FOREST WAY
GILMORE RD
SANDY RDG
MANNS CHAPEL RD
W BOCHEK DR
POLKS LANDING RD
SNEEDEN RD
LYSTRA RD
JACK BENNETT RD
ANDREWS STORE RD
STONE WALL RD
BEAVER DAM RD
GALLUP RD
TANAGER LN
MILLCROFT
BLAKE DR
BOONE ST
TOBACCO RD
PLEASANT SPRINGS RD
15-501

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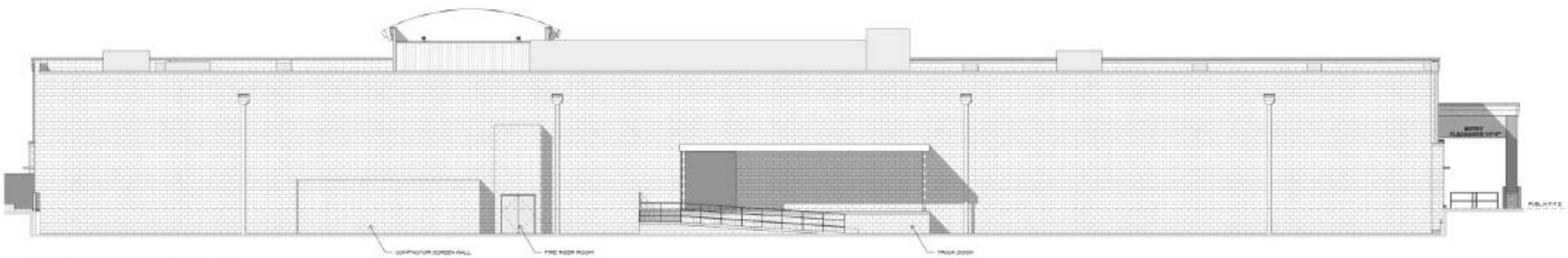
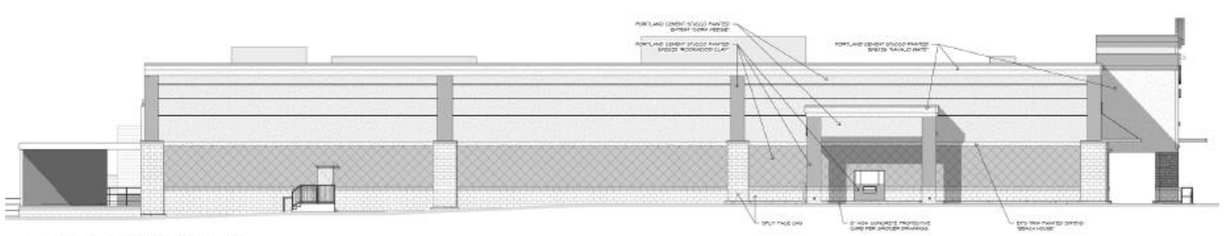
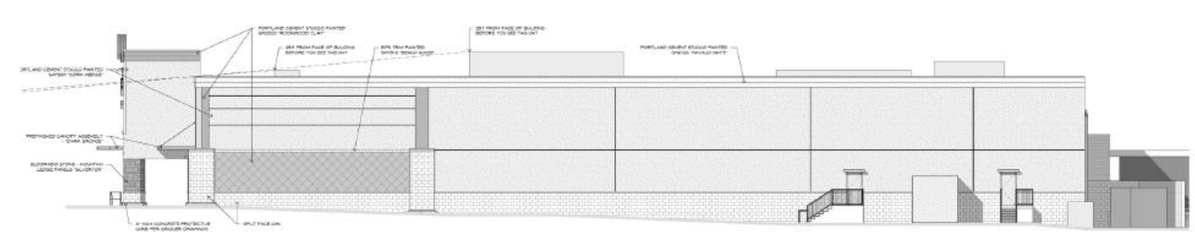


4 PR-1 REAR ELEVATION
SCALE 1/8" = 1'-0"



3 PR-1 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"