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C and D Events Rezoning and Conditional Use Application

Pea Ridge Road

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Submission Materials Check List: Application for Conditional Use District and / or Conditional Use Permit

General Application Requirements:

A detailed description of the project, a requirement that is common to all applications, is discussed in this section.

1) Location a. The location of the site in Chatham County.

a public highway(s) servicing this site; Pea Ridge Rd.

b. private road(s) servicing the site; N/A

c. the current zoning of the site; R-1

d. watershed designation, the site classification and % impervious surface allowed; RCSA - 36% Impervious Surface

e. is the site in or border the "Major Wildlife Areas" identified in the "Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina", 1992, starting on page 181; (a copy of this inventory is located in the Planning Department) This Property is not adjacent to or bordering any wildlife habitats

f. the size (in acres) of the site; 7.925 acres

g. current utility or other easements assigned to this site; None noted

h. the current use of the site; Vacant Land

i. description of current contents of the site (e.g. buildings, utilities, etc.)
None at this time

j. other Conditional Use Permits that have been granted for this site.
N/A

2) Description of Use:

Plan to build a Bed and Breakfast to accommodate events in the Chatham County and surrounding area. These events include but are not limited to weddings, family reunions, and Corporate functions. Organizers of the event and some of their guests would be able to stay on site in the Bed and Breakfast before and after the gathering.

3) Site Plan and Drawing

a. existing buildings on site, construction description and size.

See Current Satellite view of site

b. proposed new buildings, location on site, size, construction description in adequate detail to determine the general appearance of the building and to establish the architectural design.

See Site plan

c. landscape plan with materials used.

Landscape plan attached

d. screening/buffering plan, setbacks.

- All ordinance requirements will be met. See Site Plan
- e. natural preserved areas that will remain in this condition.
There will be some disruption of natural wooded areas for septic systems. There will also be some disruption in the front of the property for the driveway. See Site Plan
 - f. site boundaries with adjacent properties.
Site boundaries are clearly shown on site plan. The names and addresses of adjacent property owners are included
 - g. parking design.
See Site plan – all parking will be on Bermuda Grass and in accordance to Zoning Ordinance 12
 - h. sign location, type, size.
The sign will be located at the driveway entrance and will be in accordance with Zoning Ordinance 15.
 - i. areas reserved for future development or improvements under this permit.
No areas are reserved for future development as part of this permit
 - j. lighting plan.
All lights on site will have a cap on the top as to reduce light pollution. All lights will fall into accordance with Chatham county Zoning section 13.
 - k. percentage of impervious surface, include storm drainage management plan. 18.5 % impervious
 - l. topographical description/drawing of current site and after improvements have been made to the site.
There will be no topographical changes other than light grading.
 - m. designate streams and wetlands and any required water hazard setback areas.
See Plat
 - n. vicinity map showing property location.
See attached
 - o. county tax map with location of property identified

4) Start and Completion Projections Provide a project plan. Provide the approximate start time for the project development. Provide the approximate completion time for the project; when it will be ready for operation.

We are working as quickly as possible with a goal of being ready for operations Fall of 2013. See Project timeline for more details.

5) Reference to Existing County Plans : This site is not mentioned in any county plans at this time.

Specific Application Requirements:

The following requirements are needed to support the Five Affirmative Findings found in the Chatham County Zoning Ordinance. All of these findings must be met to grant the application.

Finding #1: The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

1) Validation of Use in Zoning Ordinance: Uses are eligible conditional uses in the requested zoning district. “Bed and breakfast inns as defined in Section 10.13, also banquets, conventions, and other similar events (i.e. weddings, reunions, etc.)

2) Land Development Plan Reference

Provide (in context) references to the Land Conservation and Development Plan that support this application.

- 1) We will provide a needed service to the community. C and D events has been in business for 6 years. We are very familiar with the wedding industry and have a clear understanding of what brides want and need in a wedding venue. We feel that our venue will offer a wide range of options to accommodate many different types of weddings and it is different enough from the venues in the immediate area to attract new business to the area. We will offer indoor ballroom space for both a wedding and a reception on the same site for up to 100 guests. This will allow the venue to host weddings without regard to the season or weather. We also plan on marketing this space to local businesses to house conferences, parties, or retreats. To our knowledge, this type of space is limited in the immediate area.
- 2) The use is at an appropriate location, designed appropriately for its setting. The location is ideal for attracting brides to Chatham County from surrounding areas due to the easy access to Hwy 1 and I-40.

Finding #2: The requested conditional use permit is either essential or desirable for the public convenience or welfare.

- 1) and 2) Need and Desirability/Survey of Similar Uses: There are a limited number of venue options currently in Chatham county, only one of those similar in design and concept to ours, allow an indoor reception option. We feel that our design concept and reception options will attract a different clientele to the county. Furthermore, we can support current business by offering lodging for other venues. We plan to offer the space to corporate clients as well (Christmas parties, conferences, etc.) There is not currently another property of this type adjacent to the lot we wish to build on.
- 3) Public Provided Improvements: This Plan would not require any public improvements such as schools, health services, or other county services.
- 4) Employment: We anticipate hiring 2 full time mangers of the site (est salary 35,000 plus) and several part time employees: groundskeeper, cleaning service, parking attendants, wait staff, and shuttle service.

Finding #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.

1) Traffic: Wedding receptions and reunions generate traffic in off peak hours (Weekends and evenings) over several hours. All guests will not arrive onsite at the same time and they will not leave at the same time. We would expect between 30 – 40 cars per hundred guests with an average attendance of 150 guests on a weekend. Receptions and ceremonies last on average 5 hours. Parking as required by section 12 of the zoning ordinance is met. We are working with the DOT on a commercial Driveway permit and no improvements are needed at this time per our conversation with the DOT.

2) Visual Impact & Screening: A variety of plantings and existing natural areas will be implemented and maintained to properly screen the venue from adjacent properties. All screening and buffers will be maintained in accordance with zoning requirements.

3) Lighting: There will be a variety of lighting options used on the site ranging from street lamps (no taller than 8 ft), pathway lights, and lighting attached to the house. All lighting will be maintained in accordance with zoning requirements. (Please see sight plan for details)

4) Noise: Either Live or recorded music is associated with the use. County noise ordinances will not be violated.

5) Chemicals, Biological and Radioactive Agents: None will be utilized by the use

6) Signs: There will be a sign associated with the use. It will be similar in style and design to the venue. This sign will comply with the regulations governing signs, section 13 of the zoning ordinances.

Finding #4: The requested permit will be consistent with the objectives of the Land Conservation and Development Plan.

(1) Land Development Plan:

http://www.co.chatham.nc.us/dept/planning/planning_dept/ordinances/documents/Land_Use_Development_Plan.pdf

(2) Land Conservation and Development Plan Reference: Our use falls in line with the following county objectives:

a. Develop An Integrated Approach To Protecting and Promoting High-Quality Open Space, Recreation, Historic And Tourism Locations. – Our site will bring additional tourism and recreation to Chatham County. This will not only affect our business but support other local businesses as well.

b. Identify areas of the county which are especially suited for particular businesses – This area of Chatham County is particularly suited for a wedding venue due to the proximity of Pittsboro and the airport. We will be able to support local restaurants, shops, and lodging with our venue.

- (2) Water shed and flood considerations: This use will conform to the watershed and flood considerations. Currently our site plan utilizes 18980 square feet of built upon surfaces. If we do fall over the 20,000 square foot requirement we will meet all watershed ordinances set forth by the county.

Finding #5: Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

1. Water Source and Requirements How much water will the use require? What is the source of the water (public or private supply)? If supply is public then (with the help of the Public Works Dept./ 542-8270) identify how the water connections are to be provided.

This site will be served by a combination of private well and public water. We will use the private well to provide water for the carriage house and the landscape and will use public water to supply the main house. We estimate a 5 gal per person use during a reception or gathering with a maximum capacity of 150 people. Therefore we anticipate needing a maximum of 750 gallons of water for any one event. Chatham county water service will be providing the connections for the site.

2) Wastewater Management: What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. If individual septic, provide septic improvements permit letter from the Chatham County Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management.

We will utilize two septic systems for the use. One 7 bedroom septic to accommodate the living space and rentable rooms at the site (3 rooms will be rented). Another septic system will be utilized solely for the purposes of reception/gathering use. We have worked with Thomas in environmental health to properly place the septic fields on the site plan and to recommend the size/capacity septic needed for the use. He suggested a wastewater capacity of 5 gallons per person based on a 150 person attendance. This would require a leach field of about 5500 square feet which can be accommodated on the site.

Water/Sewer Impact Statement: All applications where a public utility is to be utilized, (water or sewer) must state clearly the amount of usage that is anticipated. The usage estimate must be validated by the County Public Works Director, along with an updated usage vs. capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.

We have spoken with Thomas in the Environmental Health Department and he gave us a water usage of 5 gallons per person during an event. This would be a 750 gallon impact per event once the site is fully developed.

3) Access Roads: Describe the access from the site to public highways. If the requested use will require a new driveway or enhancement to existing highway(s) address the following questions. If a new driveway access is part of the proposal, has NC DOT approved this access (include copy of the commercial driveway permit)? If the Site is located on a road designated as a "major collector", is the site accessed by an existing

or proposed service road. Describe any upgrades of public or private roads necessary to serve the property.

Access to the site will be from a driveway (see site plans for details) An application for a driveway entrance permit will be requested from NC DOT. Please see attached email correspondence with the DOT suggesting the possibility of a commercial driveway permit.

4) Storm Water Runoff: Our goal for the use is to stay under 20,000 sq ft. of built upon surfaces. Our current site plan shows 18980 square feet. However, if we do exceed the 20,000 square feet we will meet the quality and quantity requirements necessary for the county's storm water ordinances.

Name of Applicant:

Signature:

Venue Timeline -

February 2012 – Close on property

March 2012 – Finalize plans for cottage and main house

April 2012 – First round of landscaping

August 2012 – Cottage/Carriage House Finished

October 2012 – Start construction on Bed and Breakfast (Hoppers to apply for construction loan)

May 2013 – House finished and closed out (This gives us 8 months of construction time)

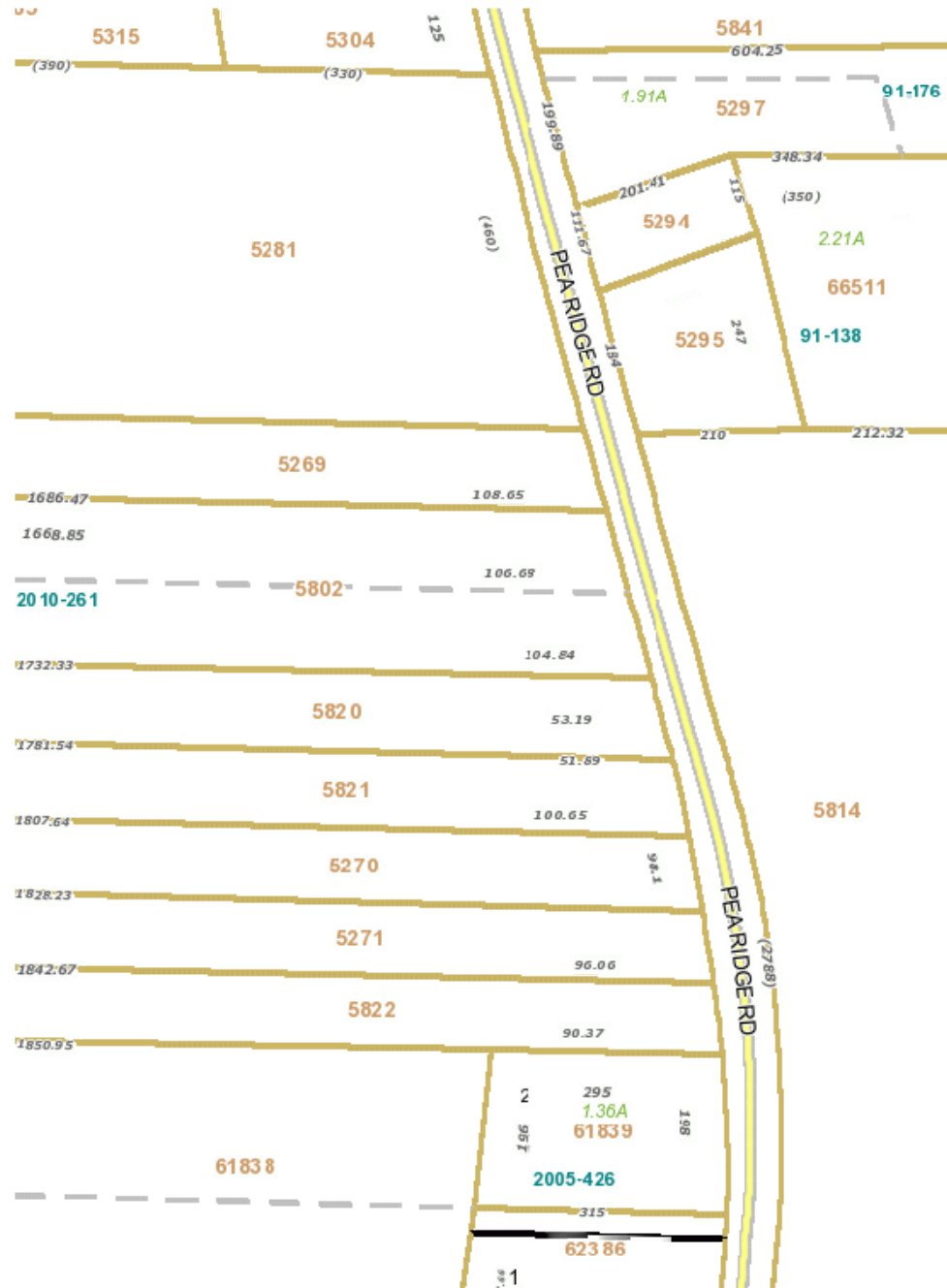
July 2013 – Landscaping and furnishings

August 2013 – Launch Party

September 2013 – First wedding

Adjacent Landowners

Parcel #	Name and Mailing Address
5281	Blackmon, Lynn Hubert 2308 Tramway Rd. Sanford NC 27330
5269	Ellington, Paula T. 1707 Fairview Rd. Raleigh, NC 27608
5820	Esposito, Mary Lee 1629 Kingsway Rd. Norfolk, VA 23518
5821	Woodlief, Barbara G 4212 Galax Dr. Raleigh, NC 27612
5270	Jonhson, Daisy T. 4117 Chancellors Ridge Way Sanford, NC 27330
5271	Knowles, Ruby T. C/O Donald Urey 393 Pea Ridge Rd. New Hill, NC 27562
5822	Urey, Faith T. 393 Pea Ridge Rd. New Hill, NC 27562
5294	Olinger, Norma C. 574 Pea Ridge Rd. New Hill, NC 27562
5295	Sanderford, Dorothy O. 574 Pea Ridge Rd. New Hill, NC 27562
5814	Performance Fibers, INC 16905 Northcross Drive Suite 300 Huntersville, NC 28078



Courtney,

The site plan for the event venue on Pea Ridge Road in Chatham County looks good. Do you have a general idea of how many guests you will be able to accommodate at each event. Also, how often will the venue be used. Will it be mostly used for events on the weekend or will it be used daily. If you could provide with this information we should be able to let know more about the driveway requirements if we will require any at all.

If there are any further questions please let me or Jennifer know.

Thanks

Justin Richardson
Engineering Technician
300 DOT Drive
Asheboro, North Carolina
27204

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Dana,

An improvement permit for seven bedrooms was issued on 10-6-11 on parcel 5802/5819. An application for a wedding venue was applied for on 10-12-11 on the same property. I am waiting for the field to be mowed before evaluating the site.

Thomas J. Boyce L.S.S., R.E.H.S.

_____ Information from ESET NOD32 Antivirus, version of virus signature database 6556 (20111019)

_____ The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

Legal Description:

-The property is all of track two and three containing approximately 7.9 acres as shown in Plat Book 2010 page 261.

-See attached map of property.

Chatham County Property Record Card

DATE 7/11/11
TIME 9:32:56
USER TINA
KNOWLES BONNIE B

CHATHAM CO TAX DEPARTMENT
PROPERTY CARD
FOR YEAR 2011

PIN... 9688 00 41 0630 PROG# AS2006

PAGE 1

PARCEL ID... 0005802
LOCATION... PEA RIDGE RD
DEED YEAR/BOOK/PAGE.. 2010 1435 0398
PLAT BOOK/PAGE.. 2010 0261
LEGAL DESC: TR 2 & 3
TOWNSHIP... 4 CAPE FEAR
NC 27603-
RALEIGH

OWNER ID.. 1322509
DISTRICT.. 105 MONCURE FIRE DISTRICT

NRHOOD... 0498 CAPE FEAR
RESIDENTIAL

MAINTAINED.. 1/07/2011 BY TERESA VALUED.. 6/28/2011 BY TINA
VISITED... 5/10/2008 BY GCJ
PARCEL STATUS... ACTIVE

ROUTING#...
CATEGORY... REAL PROPERTY

* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALES HISTORY	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1435 0398	12/28/2010	COMBINE		OTHER			KNOWLES BONNIE B
1435 0398	12/31/2009	NAME CHANGE		RELATED PARTIES			KNOWLES BONNIE B
DEATH STATE:	COUNTY:	DATE OF DEATH:	3/22/2009	DEATH CERTIFICATE#:			
1435 0398	12/23/2008	NON-WARRANTY DE		REVENUE STAMPS	3,000	6.00	KNOWLES KENNETH C ETUX BONNIE
926 0893	4/10/2002	WARRANTY DEED		REVENUE STAMPS			KNOWLES CLIFFORD E
442 0087	12/31/1996	*INVALID		REVENUE STAMPS			THOMAS WILLIAM J

LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	SIZE	OTH%	TOT ADJ	TOT CURRENT FMV
2 IND H		100	AC R	7.925	7,500.06	.00	.00	100.00	.00	.00	.00	59,437
		TOTAL ACRES..		7.925							TOTAL LAND FMV..	59,437
TOTAL PARCEL VALUES----												
		FMV.....	LAND /	OVR	IMPROVEMENTS / OVR			TOTAL LAND/IMPROVE			2010 VALUE	
		APV.....	59,437	0	0			59,437			30,000	
			59,437					59,437			30,000	

COMMENTS

PB 2010/261 TR 2 & 3
VOID 5819 CMB W/THIS TRACT BY PB 2010/261