

CONDITIONAL ZONING DISTRICT

APPLICATION FOR CHANGE OF ZONING OF PROPERTY

Chatham County
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312
Telephone: (919) 542-8204 FAX: (919) 542-2698

Section A. *APPLICANT INFORMATION*

NAME OF APPLICANTS and OWNERS:

Kim Ringeisen and Annette Ringeisen, a married couple

MAILING ADDRESS OF APPLICANT:

3215 Mount Gilead Church Road, Pittsboro, NC 27312

PHONE NUMBER/E-MAIL OF APPLICANT: 919-360-7145 / kim@wardshollow.com

PROPERTY INFORMATION:

ADDRESS OF SUBJECT SITE:

3215 Mount Gilead Church Rd., Pittsboro, NC 27312

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 0063764

CURRENT ZONING DISTRICT(S):

R-1

PROPOSED ZONING DISTRICT(S): Conditional Zoning District: CD-RB.

TOTAL SITE ACRES/SQUARE FEET:

7.14 acres

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE:

Proposed Use. This is our home and will continue to be. In addition, at Ward's Hollow we will host weddings, receptions, anniversaries, family reunions, company socials, photography and similar events for 1 to 200 people. Training for personal leadership, handcrafts and photography will also be provided as time permits. Given the historic nature of the location, the event venue name of "Ward's Hollow" was selected for the outdoor event venue, named in the memory of Dr. E.H. Ward and family.

Proposed Conditions. All events will be outdoors or under the sky or tents on the 7.14 acres. If a wedding, we will offer the historic doctor's office and our living room in the 1991 addition as dressing rooms. Food and refreshments will be provided by approved caterers. No residential units are proposed. Restroom facilities will be provided at one of the locations shown on the Site Plan. We understand that we cannot host events until we have permitted facilities. As a small business, we need the experience to prove the business success before installing permanent facilities. The North Carolina Plumbing Code, Section 110 provides:

110.1 General. The code official is authorized to issue a permit for temporary equipment, systems and uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

We have discussed this with Supervisor Building Inspector Al Davis. He is willing to consider granting a permit for appropriate facilities upon proper applications. Upon approval of the rezoning, we will apply for approval of very attractive restroom trailers to be brought in for each event for a limited period. An example of these very attractive facilities can be seen at <http://www.royalrestrooms.com/RestroomcontactNC.html>.

Ward's Hollow would be the fourth location that provides similar uses and services in the county, the others being Fearington Village on 15-501, Celebrity Dairy near Siler City, and Shady Wagon Farm in New Hill. Ward's Hollow is the only event venue that is listed on the National Register of Historic Places. We will cater to those that desire a more intimate venue under historic oaks and cedars.

Ward's Hollow will provide many people the opportunity to see and enjoy these historic buildings that represent life in rural Chatham County in the mid-1800s, which not only preserves the rural nature of Chatham County, but shares it with visitors and those that choose to make their history at Ward's Hollow.

We, a US Army combat veteran and wife will personally host the events. Two of our children serve in the 82nd Airborne, are stationed at Fort Bragg, and both had combat tours in Iraq and Afghanistan. Ward's Hollow will provide special rates for all veterans and active duty military, which will attract more business to the county from Fort Bragg and surrounding areas. The historical record indicated that Dr. E.H. Ward enlisted in March of 1862 as the Captain of Company B, Forty-Ninth North Carolina Regiment. This company was formed with men from the area of Jones' Grove on the east side of the Haw River between Bynum and Chapel Hill. Ward's Hollow is historically aligned to our nation's record of volunteer service in defense of our national values.

The Property. The property is listed in the National Register of Historic Places (National Register) as the "Dr. E. H. Ward Farm". The 1840's house with an 1870's addition, carriage house, corn crib and smokehouse, doctor's office, north log crib, south log crib and relocated well house are protected by the Historic Preservation Agreement recorded in Book 1324, Page 16, Chatham County Registry.

Under the Preservation North Carolina protective covenants, researchers, scholars, and groups especially interested in historic preservation will be provided access to view the interior of the property by special appointment. The general public shall have access to the property to view the exterior and interior features herein protected at the homeowner's discretion at times both desirable to the public and convenient with the property owners.

A developer named Windjam 23, LLC (Windjam) purchased the Ward property and subdivided it for residential development as "The Hamptons." Windjam imposed extensive covenants and restrictions for the Hamptons Subdivision providing for, among other things, use restrictions, architectural control and building restrictions, outdoor lighting (including that certain outdoor spot lights "shall be permitted"), a property owners association, common areas and assessments. See Declarations of Covenants, Conditions and Restrictions for the Hamptons Subdivision. However, Windjam specifically excluded this 7.14 acres and sold it with no restrictions whatsoever.

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. All applications shall contain the following information. Please use attachments if necessary:

- 1. The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

This application for a Condition Zoning District is made in accordance with the Ordinance to provide a needed and appropriate use to allow the operation of a small family business.

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2. **The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**

As Chatham County and the area grows and becomes a destination, there is a need for beautiful outdoor venues for weddings and other special social events. This will promote the general welfare of the County by having this site for special events, both for residents and to bring guests to Chatham County and by giving the opportunity for a small family business.

3. **The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.**

The proposed amendment will carry out the intent and purpose of the Ordinance by allowing an appropriate and needed use and small business subject to appropriate special conditions. Page 47 of the Land Conservation and Develop Plan discusses open space, recreation, historic assets and tourism. The county has several local organizations involved in promoting historic assets and tourism, one of which is the Chatham County Travel and Tourism board. It has stated that the county relies on these types of businesses to bring people to Chatham County since the county does not have an event center or large hotel.

4. **All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.**

We have made the historic Dr. Ward office and homestead our home. We have made much needed repairs to the structures and made substantial improvements to the landscaping. Just as Dr. Ward used his home here for his office and as a farm, we propose to share it with others for weddings and other special events in a manner that will made the best use of this historic property.

Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) We submit sixteen (16) completed application packets and all supporting information to the Planning Department at least forty-five (45) days prior to the Public Hearing, scheduled for November 19, 2012. We also submit a digital copy of the application packet pursuant to the Planning Department Digital Document Submission Guidelines. The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in Section 5 of the zoning ordinance.
 - (2) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
 - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
 - b. The Planning Department shall take no further action on the application until the applicant submits the required information.
 - c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the
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Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.

- d. A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
- (3) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.
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Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

Enclosed or attached are two documents:

- 1. **Supplemental Information.** It addresses the matters listed below and includes numerous exhibits.
 - 2. **Revised Ward's Hollow Landscape Update.** This shows the final revised landscape plan in detail, the sign design and additional photographs of the site.
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- (1) The application shall include a **site plan**, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:

☒ a. Information showing the boundaries of the proposed property as follows:

- 1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
- 2. If only a portion of the parcel will be zoned, *[not applicable]* a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,

☒ b. Legal Description of proposed conditional zoning district;

☒ c. All existing and proposed easements, reservations, and rights-of-way;

☒ d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;

☒ e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;

☒ f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**

☒ g. All existing and proposed points of access to public and/or private streets;

☒ h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County;

☒ i. Proposed phasing, if any;

☒ j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**

☒ k. Proposed provision of utilities;

☒ l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;

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- ☒ m. The approximate location of any cemetery;
 - ☒ n. Proposed number, location, and size of signs; (**SECTION 15 SIGN REGULATIONS**)
 - ☒ o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; (**SECTION 13 LIGHTING STANDARDS**)
 - ☒ p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and
 - q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. *Not applicable.*

The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.

q. Environmental Impact Assessment is not applicable because there will be no significant land disturbing activity.

(2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:

- ☐ a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- ☐ b. Existing and general proposed topography;
- ☐ c. Scale of buildings relative to abutting property;
- ☐ d. Height of structures;
- ☐ e. Exterior features of the proposed development;
- ☐ f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
- ☐ g. Any other information needed to demonstrate compliance with these regulations.

NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

SECTION D.**SIGNATURE STATEMENTS**

OWNER'S SIGNATURE: *In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate Wade Barber to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.*

Signature: _____

Date: October 3, 2012

APPLICANT SIGNATURE: *I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this application and to proceed as determined.*

Signature: _____

Date: October 3, 2012

OFFICE USE ONLY:

DATE RECD: _____

BY: _____

APPLICATION #: C _____

FEE PAID \$: _____

**REPORT OF COMMUNITY MEETINGS REQUIRED BY
THE CHATHAM COUNTY ZONING ORDINANCE**

To: ANGELA BIRCHETT, ZONING ADMINISTRATOR

Date: FIRST MEETING: July 21, 2012
SECOND MEETING: August 3, 2012

Application #: C _____

Proposed Zoning: Conditional Zoning District

The undersigned hereby certifies that written notices of community meetings on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on July 3, 2012 and July 12, 2012. Copies of the written notices are attached.

The meetings were held at the following times and place: Thursday, July 12, 2012 and August 3, 2012, at 10:00 AM at 3215 Mt. Gilead Church Road, Pittsboro, NC 27312

The persons in attendance at the meetings were:

First Meeting: Kim Ringeisen & Annette Ringeisen (Ward's Hollow, LLC) and Sam Petrides, representing Windjam 23, LLC (the developer of The Hamptons and owner of all three adjacent lots).

Second Meeting: Kim Ringeisen & Annette Ringeisen; Rex Vick & Sam Petrides, representing Windjam23, LLC; Richard Prentis, an attorney, representing Harrington Bank, mortgage holder for Tarek Abdul & Florcia Abdul Hafiz (owners of lots 24, 25 & 26); and Lori Golden, real estate agent for Tarek Abdul and Florica Abdul Hafiz..

The following issues were discussed at the meeting: See the enclosed Meeting Reports dated July 21, 2012 and August 3, 2012.

As a result of the meeting, the following changes were made to the rezoning petition:

1. The Landscape Plan was revised to provide a continuous buffer between the Hamptons development and the proposed parking and event sites.
2. The parking plan was revised to totally eliminate proposed parking along Harvest Lane, the adjacent public road in the Hamptons.

Date: 5 October 2012

Applicant: Kim and Annette Ringeisen

By: _____

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Birchett, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

Adjacent Landowners (property owners across a public or private road, easement or waterway are considered adjacent landowners)

Legal notices are mailed to these owners, please type or write neatly.

1. Jerome Stovall King
3218 Mt. Gilead Ch Road
Pittsboro, NC 27312

2 - 7. Windjam 23 LLC
PMB 132 3434-135 Kildaire Farm Rd
Cary, NC 27518

8 -10. Tarek Abdul and Florica Abdul Hafiz
29071 Bouquet Canyon Rd.
Silverado, CA 92676



Tuesday, July 12, 2012

Tarek Abdul and Florica Abdul Hafiz
29071 Bouquet Canyon Rd.
Silverado, CA 92676

Re: Development Input Meeting for Ward's Hollow located at 3215 Mount Gilead Church Road, Pittsboro North Carolina on Friday, August 3rd, 2012 at 10am.

Dear Adjacent Property Owner,

This letter is to invite you to a community meeting regarding a commercial project on acres we are proposing near your property, which will require rezoning from residential to commercial, conditional use on parcel 63764, Lot 17 of The Hamptons. Address 3215 Mount Gilead Church Road, Pittsboro North Carolina, 27312.

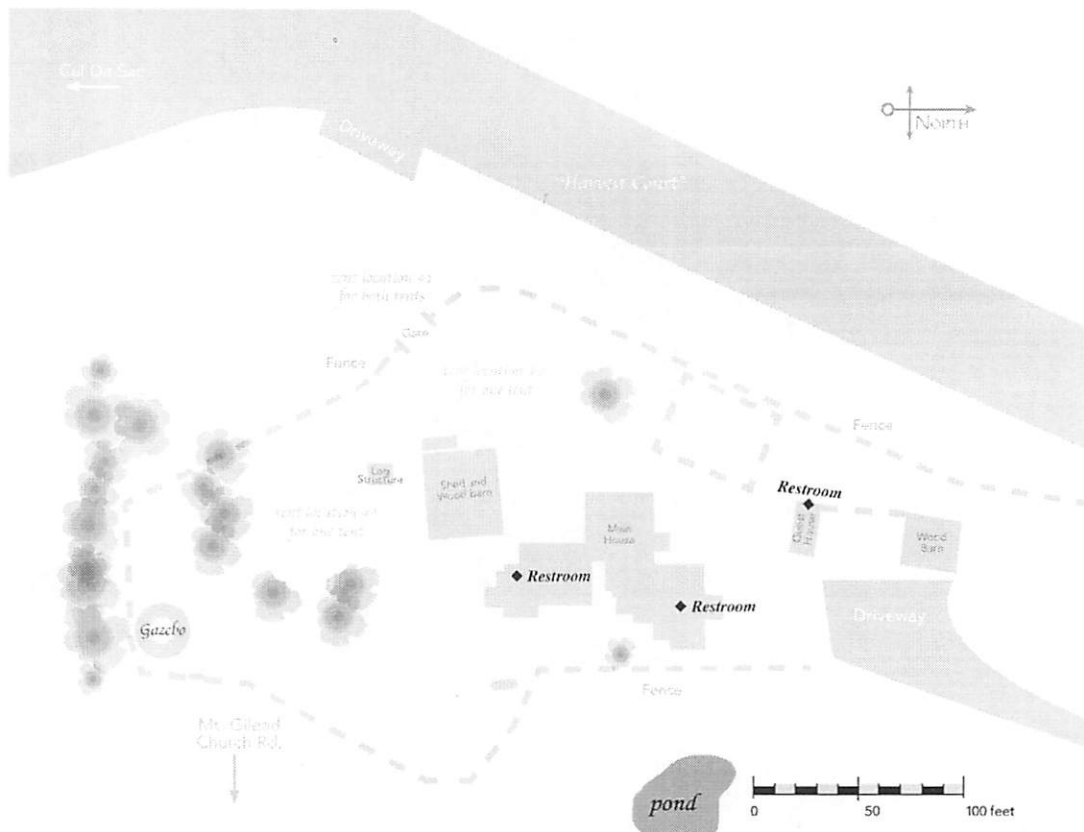
The proposed rezoning will be served by existing well water and septic system. Plans of our proposed rezoning will be shown and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of our project. Our plans may be revised based on your input before we submit to the County.

This meeting is required as part of the County zoning process; however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you may contact the person noted below. A copy of the map showing our proposed project is attached and can also be viewed on the Chatham County web site at www.chathamnc.org/planning under the Rezoning & Subdivision Cases link.

Respectfully,
Kim and Annette Ringeisen

For More Information, Please Contact:
Kim Ringeisen
919-617-1840
info@wardshollow.com



Parking at Ward's Hollow:

Coming from 15-501; on Mount Gilead Church Rd, drive approx. 1 mile. Turn right onto the cedar lined gravel driveway just past The Hamptons entrance.

Coming from 64 ;turn onto Mount Gilead Church Rd, drive approx. 3.2 miles, left on cedar lined gravel driveway.

The Cedar trees will have yellow ribbons.



Tuesday, July 12, 2012

Jerome Stovall King
3218 Mt. Gilead Church Road
Pittsboro, NC 27312

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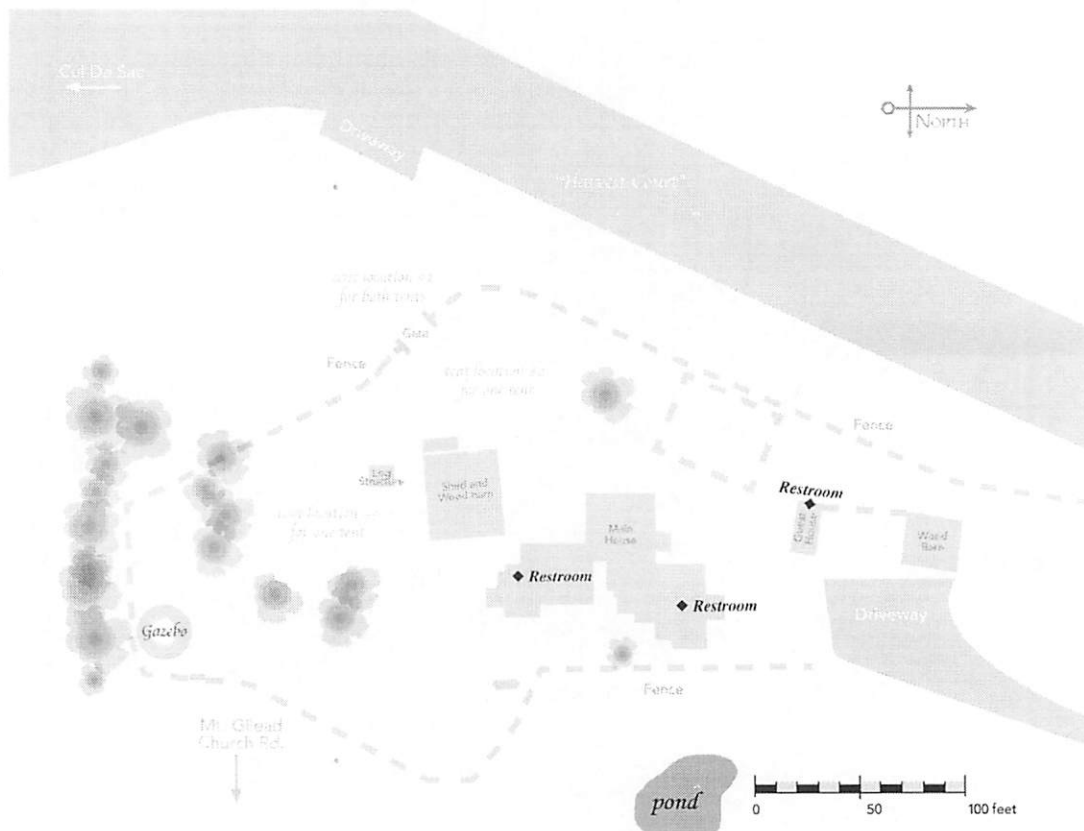
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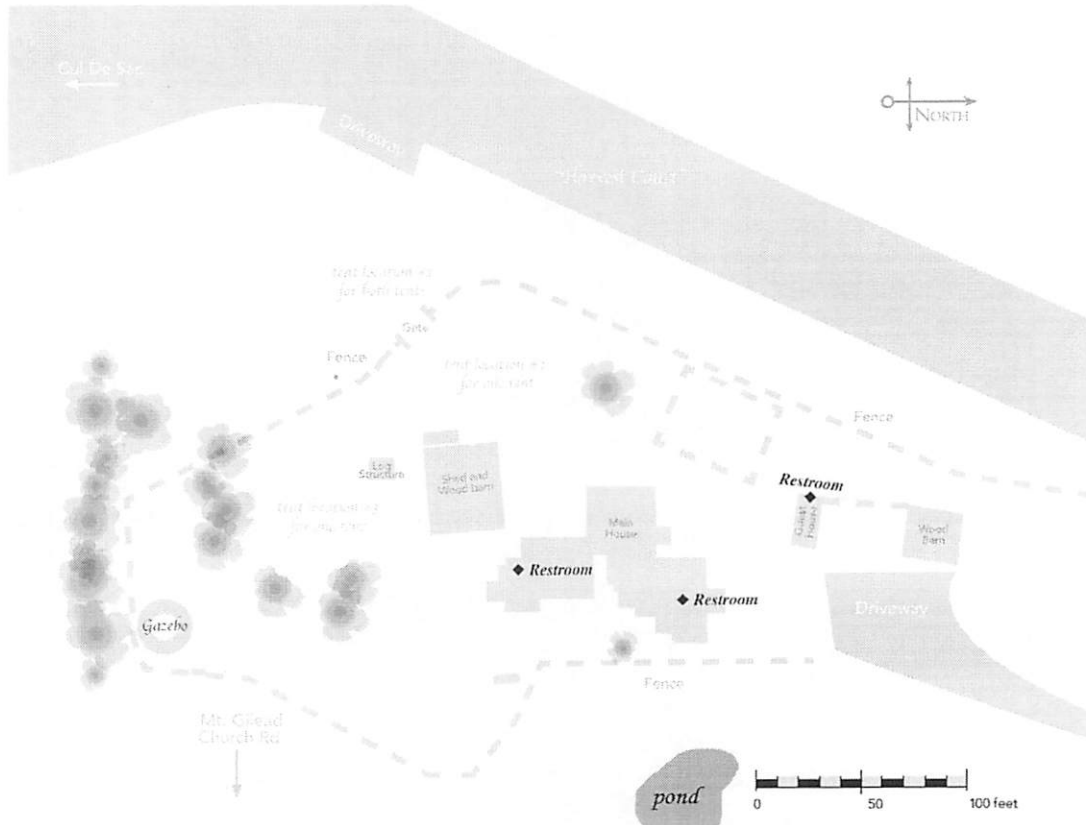
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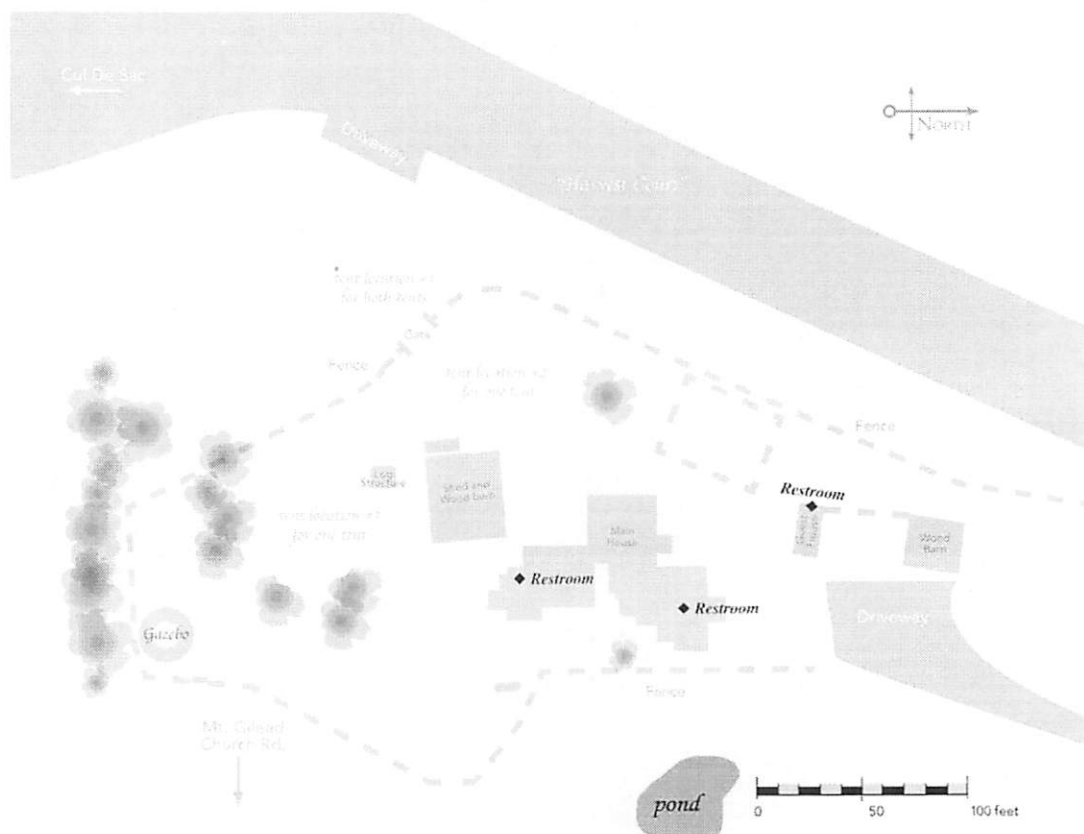
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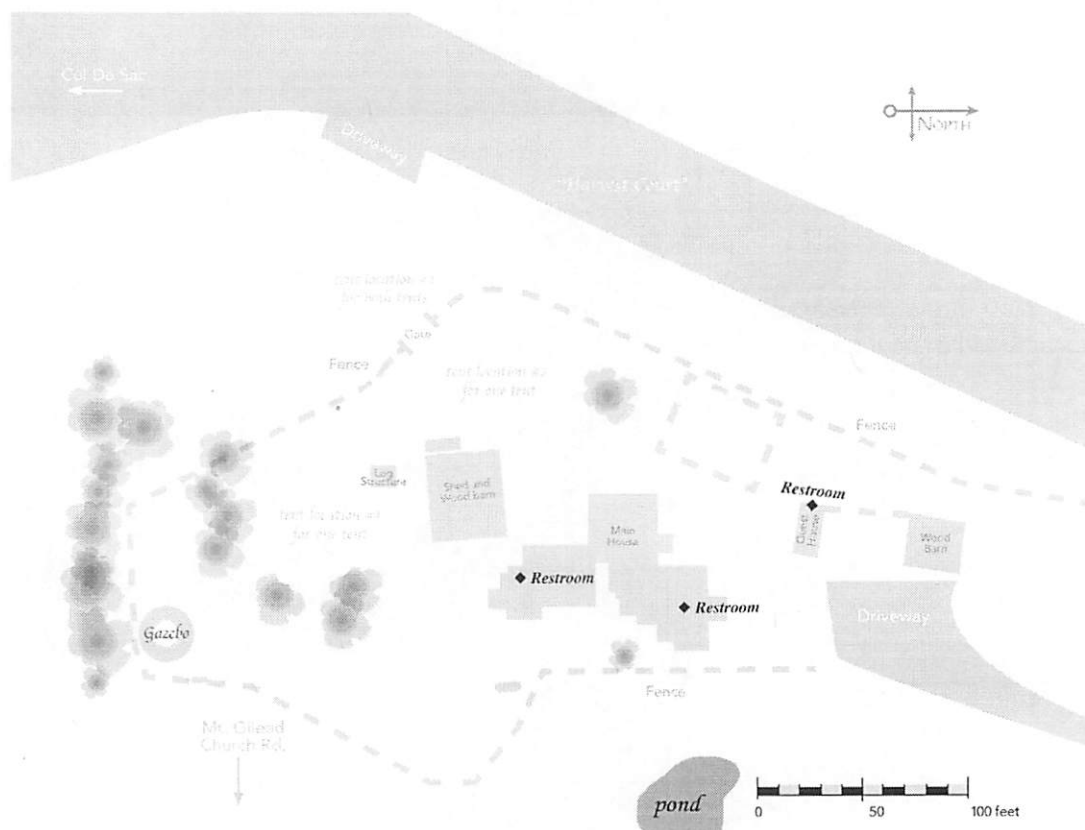
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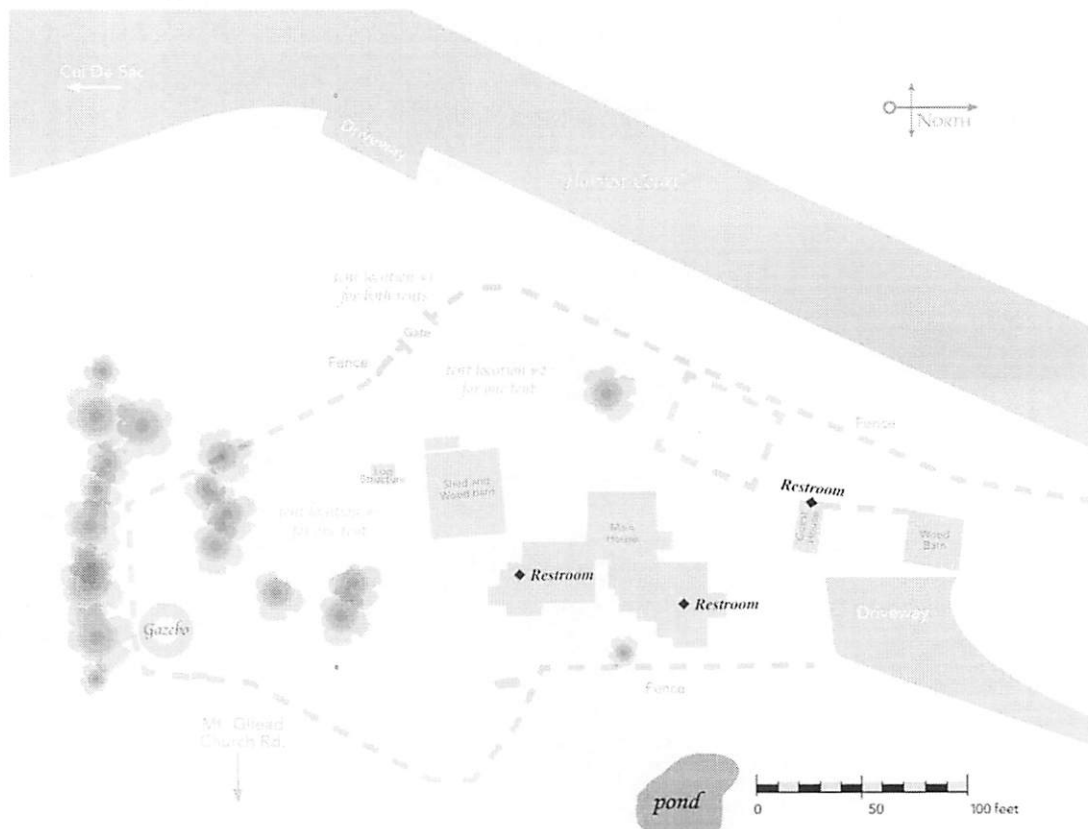
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From: [John Ruppelton](#)
To: [Wade Barber](#)
Cc: [Mindy Leonard](#)
Subject: Scan of the Report of Community Meeting.
Date: Thursday, July 12, 2012 10:11:04 PM

See attached file(s)

Community Meeting Report Form

REPORT OF COMMUNITY MEETING REQUIRED BY THE CHATHAM COUNTY ZONING ORDANICE

To: Angela Brichett, Zoning Administrator

Date: July 21, 2012

Application #: C

Proposed Zoning: Conductional Use

The undersigned hereby certifies that the written notice of a community meeting on the above zoning application was given to the adjacent property owner's set forth on the attached list by first class mail on July 3rd, 2012. A copy of the written notice is also attached.

The meeting was held at the following time and place: On July 12, 2012 at 10:00am at 3215 Mount Gilead Church Road, 27312 Pittsboro, North Carolina

The persons in attendance at the meeting:

Kim Ringeisen & Annette Ringeisen (Ward's Hollow LLC), Sam Petrides (Windjam 23 LLC)

The following issues were discussed at the meeting (Attach additional sheet(s) if needed):

The meeting started at 10am with an overview of the project and information on representation by Wade Barber (Barber & Barber, PLLC) for rezoning. Information was provided concerning the historical nature of the property and relationship with Preservation North Carolina.

A review of the event types, which include weddings and receptions, special vents and special requests like the UNC Children's Hospital fund raising gala.

An update as to the repairs and modernization efforts completed and planned for the house and property. The roof replacement due to leakage was coordinated and approved by Perseveration North Carolina. We also reviewed the process of obtaining approvals from Perseveration North Carolina, which we have found as straight forward and the Preservation North Carolina team very engaged and helpful in matters of preservation.

The areas wedding facts were highlighted, which showed that 47% of area weddings were in the Destination and Outdoor wedding category. Which led to a overview of the expected business activity looking out three years. With year one (2012), we expect to host two (2) weddings and one (1) private special event (Our son's return from Afghanistan in the fall with the 82nd Airborne). For 2013, expectation would be four (4) weddings during peak season (May-June / Sep-Oct) and four (4) weddings in off-season. We currently have one (1) Wedding booked for May 2013. For 2014 we are expecting to host six (6) weddings during peak season and four (4) weddings in the off-season and three (3) special events.

Discussion centered on parking and concern for ensuring disclosure to any potential buyers of property at the Hamptons, so that they understand the type and nature of the business. We outlined the intent for parking using the available areas on the property and the desire to coordinate with Windjam 23 parking along the roadway or in vacant lots.

We also discussed that we would prefer that larger weddings, weddings greater than 100 but less than 200 people, park offsite and bus in those attending the wedding. Notice of an event would be provided to Windjam 23 via email to ensure they are aware of the event and event size. It was highlighted that the intent for Ward's Hollow is to remain an intimate, sub-200 person event venue that would prefer quality over quantity. The desire would be to not host more events, but to maximize earning potential with an existing event load of our year three forecast. Restroom facilities for events would be temporary, trailer mounted or upscale porta-johns, that would site adjacent to Lot 18 on the southern lot boundary or next to the historic doctors office located at the driveway parking area.

We expressed interest in obtaining lot 18 or a portion thereof (Parcel 85799), which is on the southern lot boundary to our property, lot 17. Concern was raised by Ward's Hollow related to the eventual construction on lot 18, that if a house is placed too close to the property line at the southwest area of Lot 17, it might not have a good enough buffer from where we intend to host weddings and/or receptions. Acquisition of all or part of Lot 18 would create ample buffer for the southern lot.

Sam, indicated that he had a concern related to a wedding or event that served alcohol to people who had driven to the event or that were injured on private property owned by Windjam 23 LLC. I will follow-up with Wade Barber to discuss liability related to alcohol served by a caterer or event sponsor. Sam indicated he would like to come out to see an event, to better understand parking and the nature of the outdoor venue.

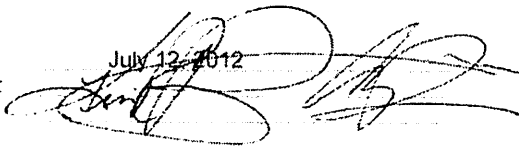
Sam indicated his main concern is disclosure to potential customers of Windjam 23, that some clients might not have a concern, where others might. Clarity over the intended commercial usage is key and that this is disclosed to potential clients of Windjam 23.

As a result of the meeting, the following changes were made to the subdivision proposal (Attach additional sheet(s) if needed):

No changes were requested to the proposal.

Date:
Applicant:
By:

July 12, 2012



Please submit this Report to the Chatham County Planning Department located at 80-A East Street or mail it to Lynn Richardson, Subdivision Administrator, PO Box 54, Pittsboro, NC 27312-0054. If you have any questions, please contact Lynn Richardson at (919) 542-8207 or lynn.richardson@chathamnc.org.

Community Meeting Report Form

REPORT OF COMMUNITY MEETING REQUIRED BY THE CHATHAM COUNTY ZONING ORDANICE

To: Angela Brichett, Zoning Administrator

Date August 3, 2012

Application #: C

Proposed Zoning: Conditional Zone

The undersigned hereby certifies that the written notice of a community meeting on the above zoning application was given to the adjacent property owner's set forth on the attached list by first class mail on July 12, 2012

The meeting was held at the following time and place: On August 3, 2012 at 10:00am at 3215 Mount Gilead Church Road, 27312 Pittsboro, North Carolina

Persons in attendance at the meeting

- Kim Ringeisen & Annette Ringeisen (Ward's Hollow LLC and Lot 17 Property Owners)
- Rex Vick & Sam Petrides from Windjam 23 LLC, Cary North Carolina.
- Richard Prentis from Stubbs, Cole, Breedlove, Prentis & Biggs PLLC, Durham, North Carolina. (Harrington Bank, Mortgage Holder for Tarek Abdul and Florcia Abdul Hafiz)
- Lori Golden from East Bridge Reality, Durham North Carolina (Realtor for Tarek Abdul and Florica Abdul Hafiz)

The following issues were discussed at the meeting (Attach additional sheet(s) if needed):

The meeting started at 10am with an overview of the project and information related to legal representation by Wade Barber (Barber & Barber, PLLC) for rezoning. Information was provided concerning the historical nature of the property and relationship with Preservation North Carolina.

A review of the event types, which include weddings and receptions, special vents and special requests like the UNC Children's Hospital fund raising gala

An update as to the repairs and modernization efforts completed.

The areas wedding facts were provided in the form of a handout, which showed that 47% of area weddings were in the Destination and Outdoor wedding category. Which led to an overview of the expected business activity looking out three years. With year one (2012), we expect to host two (2) weddings and one (1) special event. For 2013, expectation would be 16 (8) weddings during peak seasons (May-June / Sep-Oct) and four (4) weddings in off-season. For 2014 we are expecting to host six (8) weddings during peak seasons and four (4) weddings in the off-season and two (2) special events. We will have private events at our residence, such

as our son's return from Afghanistan in the fall of 2012 with the 82nd Airborne and events with friends and family throughout the year. Expectation would be to host approximately 16 weddings a year and several special as well as historical events a year, business pending.

The size of events, of which weddings would be the largest event type, was explained to be greater than 100 people but less than 200 people. Throughout the year, Ward's Hollow will operate as an indoor and outdoor photography studio and provide crafts training courses. These events would involve less than 10 people at any given time.

Rex Vick raised concern related to his investment related to the development of The Hamptons, that potential clients of lots in the development might not see an outdoor wedding event venue in the neighborhood as a positive attribute of the community. Expressing general concern over disclosure to potential clients, weekend traffic on Harvest Lane, noise related to events and views of tents supporting events

Kim Ringeisen of Ward's Hollow, indicated that he and Ward's Hollow are committed to minimizing impact to The Hamptons and in finding common ground that would enable both investments to benefit as a result. Kim also highlighted committed to meet with potential buyers and clients of The Hamptons, so that they would have a good understanding of the operations of Ward's Hollow and how events would be managed. Kim indicated that lack of information related to Ward's Hollow would cause more concern than if every potential client of The Hamptons would have a clear understanding of the event types and frequency Ward's Hollow would support. That Ward's Hollow would support a yearly Hamptons Neighborhood gathering to share the history of and architecture of the Historic Home and stay connected with the homeowners at The Hamptons.

Kim asked Rex what his thoughts were in 2008 related to hosting events at the property when it was sold to Steve Young, an employee of Windjam who subsequently marketed the Lot 17 as Historic Homeplace Events, incorporated in North Carolina on November 25, 2008 as HHEvents LLC. The LLC was administratively dissolved by the State in 2010. HHEvents, according to their information letter indicated that the Historic Property could host weddings up to 500 people and provided indoor accommodations, with sufficient parking at The Hamptons. It was also highlighted that the intent of setting Lot 17 up as an Outdoor event location was well communicated from prior to and after the purchase of Lot 17. Kim highlighted concern that at no time did Rex express concern related to the preparation and setup of Lot 17 as an outdoor event venue, e.g. Ward's Hollow at the Hamptons and appeared to support this.

Kim explained that the motivation to setup Lot 17 as an outdoor event venue was based on the many events were held at the Lot 17 Historic Home, including but not limited to the UCN Children's Hospital Gala for a total of three years, the last year being in 2011. The 2008 Spring Fling, which attracted around 240 Chatham Chamber of Commerce attendees, with live music and catering, in addition to real estate and art related events between 2007 and 2011. Rex explained he had misunderstood the intent and believed this would be for periodic events, like the UNC Children's Hospital Gala. That he understood that we would host private events would bring friends and families to the area, which could become potential clients of The Hamptons.

Rex also provided an example related to Lot 18 which borders the southern boundary of the Lot 17, if an event would be hosted at the Gazebo then depending on how lot 18 is developed they could possibly have a view of the Gazebo and event while spending time in their backyard and that might not be a selling point for anyone interested in this lot. He indicated he would not

know how to let potential buyers be aware of the nature of events at Ward's Hollow. He expressed concern to the adjacent lots on the north side of the property as well.

Generally Lot 18 slopes down from the rear of Lot 17, which would afford screening from the front part of the Gazebo and if left in a wooded state, additional screening could be installed to further screen the location for events at the gazebo. Consideration could be made to limit the use of the gazebo for a ceremony site only, where receptions would need to be located at other locations in on the property. Lot 18 is primarily a wooded, sloping lot that adjoins a creek on the eastern side of the lot, the high point of Lot 18 is on the westside, cul-de-sac area. Depending on how Lot 18 is developed, trees would need to be cut down to create open areas. It is not known today if the Lot will remain wooded or to what extent would trees be removed. Given this variability, Ward's Hollow would work to install additional screening in this area and further define event locations for Weddings on the plan, for Ceremony and Receptions. It is not intended to have event locations on the north side of the property, as this is a septic field location. Class B screening on the west side of Lot 17 was recommended. Kim is working with a landscape designer to draft a proposal related to the recommendation/requirement. It was noted that when the Historic Farm was subdivided that the lot line for Lot 18 crosses the corner of the existing fence line, that the fence would need to be adjusted to ensure it remains within the Lot 17 property lines.

Rex raised concern with parking and traffic related to events that would increase traffic on Harvest Lane or result in bus drop off or pickup, on the west side of Lot 17. Harvest lane will eventually become a public road.

Kim indicated that Ward's Hollow would need to consider what alternatives could be accomplished to minimized impact related to noise or increased traffic during events on Harvest Lane. It was stated that noise would follow the Chatham county noise ordinance and require a permit for events. The intent would be for large events that they would be parked offsite and bused to the location. Preferred drop-off would be in the parking area adjacent to the Historic Doctors office and carriage house. Additionally, that the existing driveway entrance that allows access to Lot 17 was lost when the property was subdivided, which now places the driveway entrance on Lot 18. It would be the intent to establish a driveway on the Westside of Lot 17 that affords continued access to the Westside of the property; this will be factored in the landscape design. We outlined the intent for parking using the available areas on the property and the desire to coordinate with Windjam 23 parking along the roadway and/or in vacant lots if this would be supported by Windjam and did not impact development or sale/resale of properties of the Hamptons.

Additionally, Kim expressed interest in obtaining lot 18 or a portion thereof (Parcel 85799), which is on the southern lot boundary to our property, lot 17. Concern was raised by Kim related to the eventual construction on lot 18, that if acquisition of all or part of Lot 18 could create additional area for a buffer from the southern and western lots. Doing so would also alleviate the need to add a driveway entrance on the Westside of Lot 17. If a port of Lot 18 would be sold to Kim and Annette, then the existing Septic permit for Lot 19 could support the expanded lot if the remaining portion of Lot 18 were joined with Lot 19 to form one contiguous lot.

It was highlighted by Kim, that given the pace of development at The Hamptons, it could require an extended time to sell and develop the remaining lots, given the current economic conditions. That during this time, construction noise and traffic would be expected, which would take place

during weekdays and weekends, which would be of concern to Kim and Annette as homeowners and investors in Ward's Hollow.

Sam expressed concern related to business growth. It was highlighted that the intent for Ward's Hollow is to remain an intimate, sub-200 person event venue that would prefer quality to quantity. The desire would be to not host more events, but to maximize earning potential with an existing event load of our year three forecast. Business expansion would be conducted at other locations in the State.

Sam, raised concern related to visitors of Ward's Hollow that might become injured on property owned by Windjam LLC, which could result in legal liability for Windjam LLC. Ward's Hollow indicated that we could address this concern, by having event organizers sign a release or waiver for guests attending an event at Ward's Hollow. Ward's Hollow would also have same expectations of Windjam LLC for events that they host in the community.

Richard Prentiss indicated he wanted to gain a better understanding of the event types and sizes to better understand potential impact to the adjacent lots. As the plan is to rezone the Lot 17 to conditional zoning, he wanted to understand what were the specific conditions of the rezoning and what we as business owner's would be comfortable with that supported minimizing impact to The Hamptons and adjacent lot owners. He also asked for a timeline of events related to the rezoning application.

Kim indicated that we he would work with Wade Barber to clarify what conditions would be listed on the rezoning application and that we would provide him a current timeline related to the rezoning process. It was stated that we are pursuing conditional rezoning in support of our business, which is primarily an outdoor event venue and that we would like to work to find common ground that supports both The Hamptons and Ward's Hollow. That we feel this will be an attractive and upscale event venue location that celebrates the historic nature of the property. Kim explained that we had one meeting with the appearance committee which reviewed the plans and made recommendations as to how we can minimize impact to adjacent land owners through the use of screening and careful selection of event locations on the property.

It was also highlighted that other properties like that of Governor's Cloud, Briar Chapel and Portofino are neighborhoods that have use a location on their property, adjacent to a clubhouse for hosting outdoor events in upscale communities.

Lori Golden expressed concern that current property owner's were not aware that an event venue at Lot 17 was a possibility, when they decided to purchase land at The Hamptons to develop. Additional concerns were expressed with the lots on the western side of Lot 17, she is concerned that by having an event venue at Lot 17 that this might be an impact to the resell potential of the lots she is representing. Concerns were also raised as they were with Rex, related to traffic on Harvest Lane and impact to future homeowners who would want to enjoy the rural setting of the properties and that weekend weddings or events would cause noise and traffic that she feels would cause concern, in addition to the sight of event tents and activities.

Kim explained that he is working with a landscape designer that has provided a draft plan of screening proposed for the western side of the property and that considerations will be made to install additional screening to minimize impact to adjacent land owners, that would minimize

sound and views onto the property. That consideration would be made as to where less impactful ceremony sites could be located and where reception locations could be located to minimize noise. Traffic and parking was captured in the above discussion points with Rex Vick. It is our understanding that the lots on the western side of Lot 17 are being relisted for sale.

As a result of the meeting, the following changes were made to the subdivision proposal (Attach additional sheet(s) if needed):

- Landscape design that would support less impact to adjacent landowners
- Location of event ceremony and reception locations to lessen impact to adjacent landowners when possible.
- Planning adjustment to parking plan that would focus additional parking away from Harvest Lane and use areas located on the eastern side of Lot 17 as well as coordination with off location parking

Date:

August 3, 2012

Applicant:

By:

[Signature]
Kim - Annette Ringler

Please submit this Report to the Chatham County Planning Department located at 80-A East Street or mail it to Lynn Richardson, Subdivision Administrator, PO Box 54, Pittsboro, NC 27312-0054. If you have any questions, please contact Lynn Richardson at (919) 542-8207 or lynn.richardson@chathamnc.org.