

Ward's Hollow, Conditional Zoning District Application

Supplemental Information

Please reference the plans, sketches and photographs which are attached and included as follows:

- Figure 1 – As-Is Landscape Design
- Figure 2 – Frontage at Mount Gilead Church Road
- Figure 3 – Driveway and Historic Roadbed
- Figure 4 – Westside Frontage, Harvest Lane
- Figure 5 – Westside view – Smokehouse (potential future event barn)
- Figure 6 – Dr. Office, Gardens and Western Lawn
- Figure 7 – Parking and Event Location Plan
- Figure 8 – GIS Aerial Photo 2010
- Figure 9 – Plat of The Hamptons Phase 3

☒a. **Boundaries.** The 7.14 acre Conditional Use Zone boundary is shown on the survey plat and the GIS aerial photo. See GIS parcel no. 0063764 (“aerial photograph -Figure 8”) and a portion of the survey plat “The Hamptons Phase 3“, including Lot 17(“Plat Figure 9 – Plat Lot 17, The Hamptons”), which are included.

☒b. **Legal Description.** All that certain tract containing 7.14 acres, more or less, and being all of Lot 17 as shown on the plat entitled “THE HAMPTONS PHASE 3”, at Plat Slide 2007-93, Chatham County Registry.

☒c. **Easements and Rights of Way.** The property fronts Mt. Gilead Church Road and no additional Rights of Way or Easements are proposed.

☒d. **Building Sites.** The existing buildings and their approximate locations are shown on the Plat and Aerial Photograph.

☒e. **Proposed Use of all Land and Structures.** Ward's Hollow will continue to be our residence, but also used as an outdoor venue for weddings, anniversaries, family reunions, company socials, photography and similar events. All events will be outdoors, under the sky or tents on the 7.14 acres. If a wedding, we offer the historic doctor's office and our living room in the 1991 addition as dressing rooms. We may also host training classes for team building, photography or handcrafts such as working with wool fiber. Food and refreshments will be provided by approved caterers. No additional residential units are proposed.

☒f. **Landscaping and Buffering.** This 7.4 acre historic site is unique and our proposal is for a unique compatible use. Outdoor weddings, family reunions, and anniversary parties have historically occurred in folks yards in rural Chatham County.

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The two long boundaries of this site are the Mt. Gilead Church Road on the east and Harvest Lane on the west. A 1.65 acre residential lot adjoins on the south and two lots (one of two (2) acres and the other one (1) acre) adjoin on the north.

Lot 17 has a Historic Preservation Agreement with Preservation North Carolina, which requires that we maintain the property in accordance with standards established by the Secretary of the Interior. Among other things, the Agreement (recorded in book 1324 page 16, dated March 26, 2007) requires maintenance of all historical structures and no changes to the structures without prior approval. The applicant has done extensive work to repair and restored the structures in accordance with those standards.

Description of Existing Landscape: The existing landscape, as well as our landscape plan is best described by the landscape design, GIS aerial photo, parking and event location plan and photographs which are attached.

The landscape is characterized by rolling hills with moderately steep slopes along drainage ways. Approximately 50% of the lot area is forested land that is park like. The remainder is residential yard and pasture land on the western side of the property, which is maintained by periodic mowing.

At the right side of the house, facing north in front of the 1870s addition, are two (2) large boxwoods which are over one hundred (100) years old and part of the landscaped walkway that leads to the house. (Other boxwoods which lined the walkway were moved to the Chinqua-Penn Plantation in the 1930s.) The property has trees of historic interest, some of which have been reviewed and measured by the Grand Trees of Chatham program and the North Carolina Forestry Service. The driveway is lined by red cedar trees, which will be reviewed for consideration for a meritorious award.

Along the eastern half along Mount Gilead Church Road of the property is a large natural Oak-Hickory forest. Overstory vegetation in this platn community includes laurel oak (*Quercus laurifolia*), willow oak (*Quercus phellos*), eastern red cedar (*Juniperus virginiana*), red maple (*Acer rubrum*), and shagbark hickory (*Carya ovate*), with occasional shortleaf pine (*Pinus echinata*) and white oak (*Quercus alba*). Midstory vegetation includes sapling-sized material of overstory species, as well as American holly (*Ilex ipaca*), iron wood (*Carpinus caroliniana*), and winged elem (*Ulmus alata*). Herbaceous vegetation includes poison ivy (*Toxicodendron radicans*), common ragweed (*Ambrsia artemisifolia*), blackberry (*Rubus sp.*), wild rose (*Rosa sp.*) and trumpet creeper (*Campis radicans*)

Our goal is to have an attractive landscape plan which addresses the following factors:

- Maintains the existing historical, natural, residential and farm plants and trees.
- Is attractive to our neighbors, our guest and those passing on the adjacent roads.

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- Is a pleasant place for us to live.
- It can be maintained in the existing historical manner at a reasonable cost, not requiring irrigation.

Our Landscape Plan is illustrated by the attached plans, including the additional landscape buffer plan, plats and photographs. Those include the topography, trees, shrubs, grass, and vegetation. We plan to keep all of the existing trees. The Landscape Plan was approved by the Appearance Commission as submitted, except that the row of Viburnum "Chindo" bordering Harvest Lane will be changed to be a mixed row of Osmanthus fragarns and Viburnum "Chindo". (See "Meeting Minutes, Project: Ward's Hollow, Date 09/26/2012" which are enclosed. Applicant accepts and incorporates that change.

All areas not in trees or shrubs are planted in grass or ground cover.

Buffer. The event area is well buffered from the adjacent residential lots by existing trees and distance. We have already planted fast growing Thuja Green Giant evergreen trees that grow to a height of 20-40ft and 8-12ft in width, drought resistant evergreen trees in the southern boundary area (See Figure #1), which would be south of the event site #3. If they do not thrive, we will replace them. (Note: the lot on the southern boundary is vacant and has not been sold by the developer.) In July, we respectfully submitted a buffering proposal that Applicant thought is more suitable for the use proposed on this large historic site than following one of set alternatives in the ordinance. However, the Applicant appreciated the Appearance Commissioners' concerns (as well as those of the owner of adjacent property) and engaged one, and then a second land scape designer to draw a plan that added extensive additional buffer plantings. See Revised Ward's Hollow Landscape Plan attached as a separate document. It conforms to the ordinance and the Appearance Commission members are "pleased" with that plan.

Buffer width. Our proposed land use class is closest to "Office & Institutional," (i.e. church or club weddings and reunions) and our event locations are set back and vegetated more than 30' from adjacent lots and more than 20' from adjacent streets. The distance from the northern most event location to the northern boundary, which is an existing barbwire fence that has trees and natural shrubs and a stand of red cedar trees between the event site and fence, is 108.91'.

- ☒g. Access. Access is from Mount Gilead Church Road on an existing driveway on the property. Initial contact was made with Justin Richardson, Engineering Technical from NC DOT concerning the application a commercial driveway permit on June 1, 2012. See Figure 2.
- ☒h. Stream Buffers. The stream buffer is delineated on the plat. The proposed activities will not impact the stream buffer. The property is not located within flood plain. See Figure 7.

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- ☒i. Proposed Phasing. There is no proposed phasing. We intend to begin having events on a limited basis as we gain experience and develop the market. We will phase the addition of permanent restrooms as business is proven and the building inspector requires.
- ☒j. Generalized Traffic, Parking, and Circulation Plans. Traffic would enter and exit the property from the main gravel driveway and park at the end of the driveway. The proposed uses are much like "Churches" which are required to have "1 space per 4 seats in the largest assembly room." This would be about 50 spaces. We have extensive onsite parking: 1) a 100'x50' existing gravel area at the end of the driveway; 2) a 100'x40' existing grass area and 3) along the existing drive and an old roadbed. In addition, applicants have an agreement with Mt. Gilead Baptist Church for satellite parking to be used for larger events.
- ☒k. Utilities. Utilities are provided as follows:

Electric – Duke Power, overhead line service. 14Wk natural gas automatic with standby generator

Gas – PSNC Energy

Water – Well

Sewage – The existing toilets have an approved septic system. We are working with the building inspector for approval of temporary toilets and hand washing facilities that meet plumbing code requirements. Shaffer Soil Services will identify septic field locations for future toilet facilities. Temporary restroom location would be at the western edge of the gravel parking area (Parking A) at the north side of the Historic Doctors Office and south of the Historic Willow Oak tree. Water hookup and power are available at the Doctors office structure.

For an example of the quality of the temporary restrooms (including ADA complaint restrooms) please view vendor sites: Royal Restrooms Inc. of Raleigh: <http://www.royalrestrooms.com/RestroomcontactNC.html> and Piedmont Portables <http://www.piedmontportables.com/>

- ☒l. **Location of Historic Sites:** 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 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 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

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discretion at times both desirable to the public and convenient with the property owners. Wards Hollow events will provide many more people the opportunity to see and enjoy these historic buildings that represent life in rural Chatham County in the mid-1800s. This will promote the purposes of historical preservation and tourism in Chatham County.

The Ward's Farm was established in the mid-19th century in Chatham County, North Carolina by Dr. Edward Hiram Ward (August 1829 - June 1896). He established his medical practice on the banks of Wards Creek, near the present day site of the Hamptons community.

Dr. E.H. Ward was the son of Hiram Ward (1794-1842) and Sara Hackney (1806-1848). History indicates that the first Edward Ward, settler, was a landowner and sailed from London to America and settled in Pitt County in 1704. He was the grandson of Sir Edward Ward, a London judge, who presided at the trial of the pirate William Kidd, and sentenced him to be hanged on Tryburn Wall in London.

Dr. Ward enlisted in the Confederate military in March, 1862, as the Captain of Company B, Forty Ninth Carolina Regiment, formed from men from the area of Jones' Grove on the east side of the Haw River between Bynum and Chapel Hill, he was the company's first commander.

Environmental Services Inc., (ESI) conducted an intensive archaeological investigation of the Dr. E. H. Ward Farm as part of the subdivision process of what is now the "Hamptons" in 2006. The Property is the only portion of the Ward Farm that is protected by covenants.

☒m. Cemetery. There is no cemetery on the property.

☒n. Signage. A total of two signs are proposed and the design is included in the plan attached. One sign is proposed next to the driveway entrance from Mount Gilead Church Road. The sign at the driveway will be free standing, double faced, and not exceeding 32 square feet (50" x 75"). Please see the enclosed photo showing the location of the roadside sign. The sign design is shown on the Revised Landscape Plan. If necessary, a permit will be applied for. One sign (60" x 90") is planned for the side of the barn. Directional and informational signage on the property will be tasteful and not noticeable from the public road.

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- ☒o. **Lighting.** The main house will have motion activated security lighting on each corner. Tents will be illuminated by the use of one set of globe lights, rated at 100W each (G40 Bulbs) and provide light output of 6,000 lumens. Alternative lighting can be provided with 150w blubs to provide up to 9, 000 lumens (Table below). Each tent will have emergency lighting and illuminated exit signs (Photo below). Tents are currently provided with four 100w blubs.

Generally, the natural area is intrinsically dark at night with low voltage lighting illuminating stairs near on the eastern side of the house that lead to the area of the pond. A gazebo located on the southern fence line of the property is illuminated with four low voltage spotlights and stairway lighting. All low voltage lighting is controlled by a light sensitive timer, which will activate at dusk and provide illumination for 4 hours. Manual override can be used to provide lighting as needed.

Event lighting consisting of Holiday or Festive lighting will be installed with the intent to operate during a designed temporary period of time where a specific theme or event is a focus of attention.

All existing light fixtures at doorways and porches are controlled by internal light switches and range from low wattage compact florescent lighting, LED lighting on the rear porch and a 45-watt spot light that illuminates the 150 year old White Oak lower trunk area.

Energy efficient lighting will be used, mainly compact florescent lamps, LED and low voltage lights.

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SYSTEM STATISTICS					
GLOBE	Suggested Use	Description	Light Output Lumens	Amps	Watts
Standard	1 per tent, up to 400 sq.ft. [37.21 sq.m] for social lighting	4 x 100W bulbs G40	6,000	3.3	400
High Output	as per above	4 x 150W bulbs	9,000	5	600

Lighting Table



Emergency Lighting and Exit Sign Photo

- ☒ p. Storm Drainage. The proposed use will not substantially affect the existing natural drainage patterns. The exiting impervious surface is a gazebo with gravel floor of 315 square feet, a gravel parking area of 5,000 square feet, a driveway consisting 4,450 square feet of this 7.14 acre site. The main house consists of 3,200 square feet.

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Area	Sq Ft
Gazebo	315
Gravel Parking	5000
Gravel Driveway	4450
Total SqFt:	9765
House Total:	3200
Grand Total:	12965
Total Acre:	7.14
Total % Impervious	4.17%

Impervious Surface

- ☒ q. Environmental Impact Assessment. An Environmental Impact Assessment is not required because there will be no significant land disturbing activity and it will not disturb two (2) or more acres, but one was completed for the property as part of the Hamptons development.

Environmental Services Inc., (ESI) conducted an intensive archaeological investigation of portions of the National Register of Historic Places (National Register) listed Dr. E. H. Ward Farm as part of the development of the Hamptons residential community, August 2006.

The proposed events, such as weddings, will not cause ground vibration; sufficient smoke; offensive odors; toxic, noxious or hazardous matter; electromagnetic interference; fire and explosion hazards; humidity, heat or glare; lighting onto adjoining properties; and stormwater discharge across boundaries.

Noise permits would be requested as needed and would follow the guidelines set forth in the Chatham County Noise Control Ordinance.

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Figure 2 - Frontage at Mount Gilead Church Road

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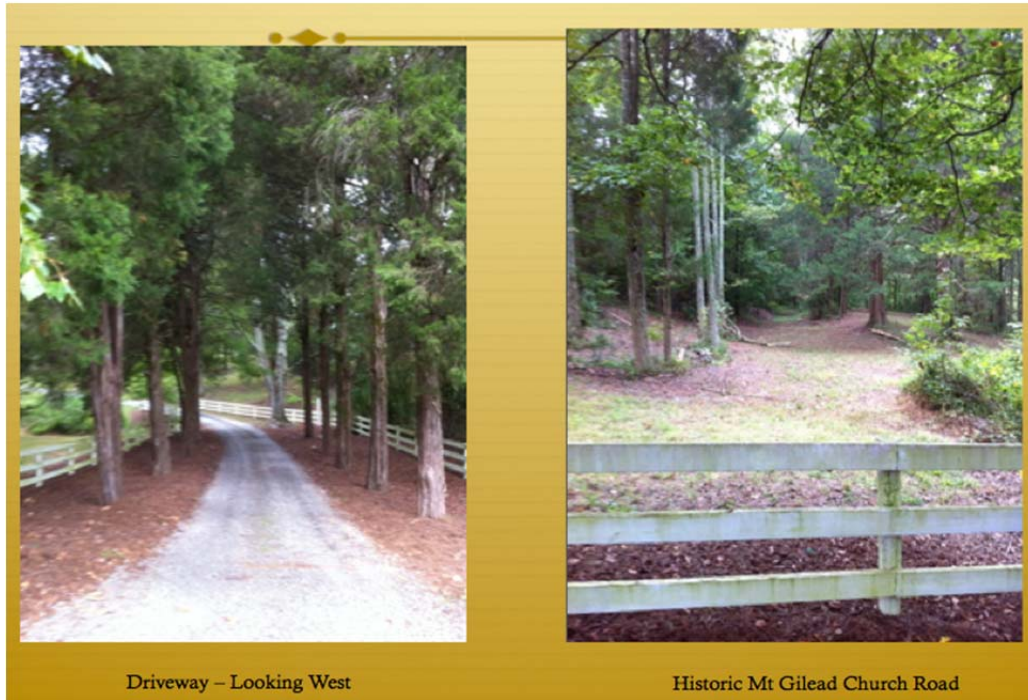


Figure 3 - Driveway and Historic Roadbed

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Figure 1 - Westside Frontage, Harvest Lane



Figure 5 - Westside view – Smokehouse .

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Figure 2 - Dr. Office, Gardens and Western Lawn

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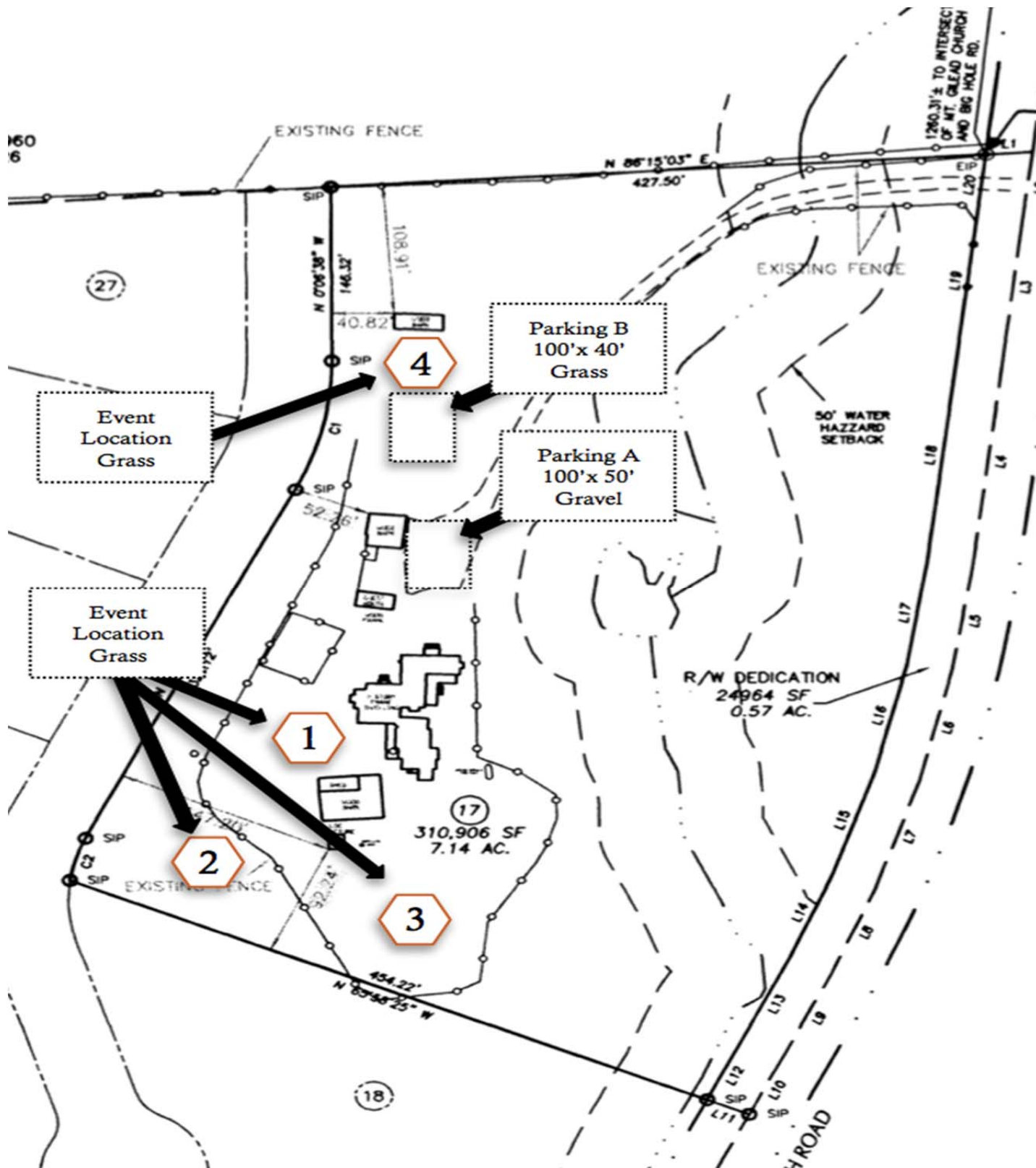


Figure 3 – Parking and Event Location Plan

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Figure 8 - GIS Aerial Photo 2010

Figure 9 - Plat "The Hamptons Phase 3" Note: Ward's Hollow was excluded from The Hamptons.

