

Attachment 1 – Respective Findings

Section A. Applicant Information

Name of Applicant: Nathan Glines

Mailing Address of Applicant: 5661 Beaver Creek Road, New Hill, NC 27562

Phone number/ Email of Applicant: 919.998.9352 nateglines@gmail.com

Chatham County Property Parcel Number (AKPAR#): 5727

Proposed Use(s) and Proposed Conditions for the Site: Private 6.65 acre gardens with a reception hall, bathrooms, and dressing area used primarily for hosting weddings.

Also defined as: Small, owner-operated businesses where usually the owner lives on premises but is not required to do so. The buildings primary usage is for hosting events. Event venues advertise, have business licenses, comply with government ordinances, pay all appropriate taxes and post signs.

1. The use requested is not among those listed as an eligible conditional use in the R1 district in which the subject property is located or is to be located. Therefore, the applicant is requesting to be rezoned NB so that an Event Center Limited may be permitted according to 10.13 of the Chatham County Zoning Ordinance.
2. The changing conditions is not necessary to public health nor general welfare, however, as described in response to question 4, it will be desirable for public convenience.
3. The requested permit or revision to the existing permit will not impair the integrity of character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community. The site is not visible from the road or any adjoining properties so that it will have no visual impact on the community. The property is heavily wooded on all sides, and type A screens will be added to the eastern and western property line to provide further coverage. The plan for the reception hall will be enclosed, is located in the northeastern corner of the property which is furthest away from any of the surrounding homes in the area, and will only hold weddings on the weekends, which will mean very minimal noise intrusion to the surrounding homes. There is already a rail fence boarder surrounding the property which will keep guests from wandering on to neighboring land. The garden will use all native plants and wildflowers to keep the natural feel of the rural setting.
4. The requested rezoning is desirable for the public convenience or welfare. There is a lack of affordable event space for weddings in Chatham County and surrounding counties. It is our goal to be able to coordinate weddings for up

- to 50% less than the average wedding cost in 2016. Harmony Gardens will be a low intensity commercial operation that will fit well into the existing rural agricultural location. Chatham County and surrounding counties has a high demand for wedding venues, and very few affordable wedding venues for lower budget weddings. As an event venue, market research indicates that events such as weddings draw clients from a radius of about 30 miles, which translates to a population of 1.5 million people (ESRI). The garden style of the venue will provide a unique appeal and stand out from the eight other wedding venue locations similar to the proposed use which are very farm or barnyard styled, while still marketing to the customer base that is attracted to holding their weddings in a rural settings. Additionally, the demand for these rural venues is exceeding the supply. For example, the Shady Wagon Farm on Pea Ridge Road held 6 private events, 2 rehearsal dinners, and 41 weddings during 2015 according to their online calendar. There were only 2 Saturdays not booked during the prime wedding season, so they are surely turning away business on these most desirable dates of the year. The Shady Wagon Farm is able to charge a rental fee that starts at \$5100, which is 30-40% higher than average fee in the area, testifying to the unmet demand.
5. Harmony Gardens will be a low impact business that will bring business to the county that is otherwise going to event venues in Wake, Durham, and Orange counties. Additionally, clients will potentially contract with other local Chatham County businesses such as hotels, florists, catering companies, photographers, decorators, and tourist businesses in Pittsboro and the area surrounding Jordan Lake. Out of town guest will have an opportunity to explore all the beauty and fun that Chatham County has to offer.

The site will be served by its well and private septic system. A new septic system will be installed to handle the event guest, sized for up to 200 people. Thomas Boyce, lead soil scientist from the Chatham County Environmental Health and Jeff Vaughan, Senior Agronomist/Soil Scientist from Agri-Waste Technology, Inc have made multiple visits to the property to find suitable soil locations for the proposed septic system.

Traffic will be very minimal. Events, such as weddings, are usually on weekends when traffic is lower, and we will only be holding 2-3 per week. Arrival and departure is staggered, so as not to add excessive traffic to Beaver Creek Road.

A commercial driveway permit will be obtained, and lighting will comply with the zoning ordinance. Additionally, lighting will only be used during events and will not be visible from the road or adjoining properties.

Legal Description of proposed conditional zoning district: The property is currently zone R-1 Residential District and is requesting to be rezoned as NB-Neighborhood Business District.

Proposed Phasing:

Winter of 2017 build reception hall frame with board and batten siding, bathrooms, dressing room areas to begin holding weddings on the property in spring 2018.

Winter of 2018-2020: Renovate the interior walls and add air conditioning and warming kitchen, and add side porch and patio.

HARMONY GARDENS SITE PLAN

5661 Beaver Creek Road
New Hill, NC 27562

Chatham County, NC
Parcel # 5727



LEGEND

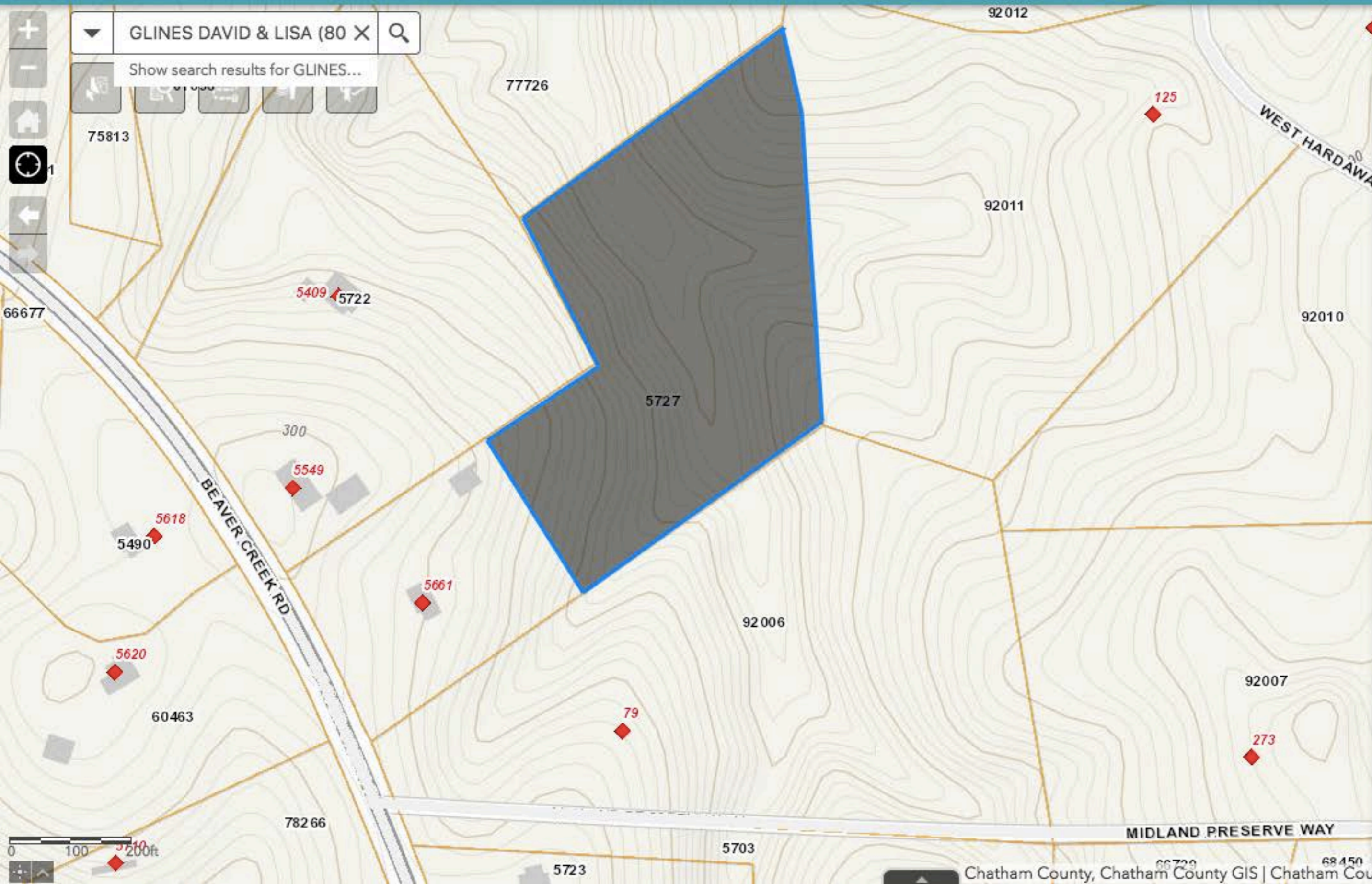
- 20' Wide Access Road - Gravel + Bermuda Grass
- Parking and Loading Area - Gravel & Bermuda
- Flood lights attached to existing barn and venue.
- 6'-7' Lamp post lighting
- Footpath with 8-12" walkway lighting
- Large Trees: Oaks and Maples
- Medium Trees: Pears, Apples, Peaches, Willows
- Rail Fence
- Sign
- American Holly Trees (15'-20' height and width)
- Southern Magnolia Trees
- Dumpster enclosed by 6' wood fence

BEAVER CREEK ROAD



GLINES DAVID & LISA (80 X) [Search icon]

Show search results for GLINES...



Measure Tool

[Measure icon] [Units icon] | Acres [Dropdown arrow]

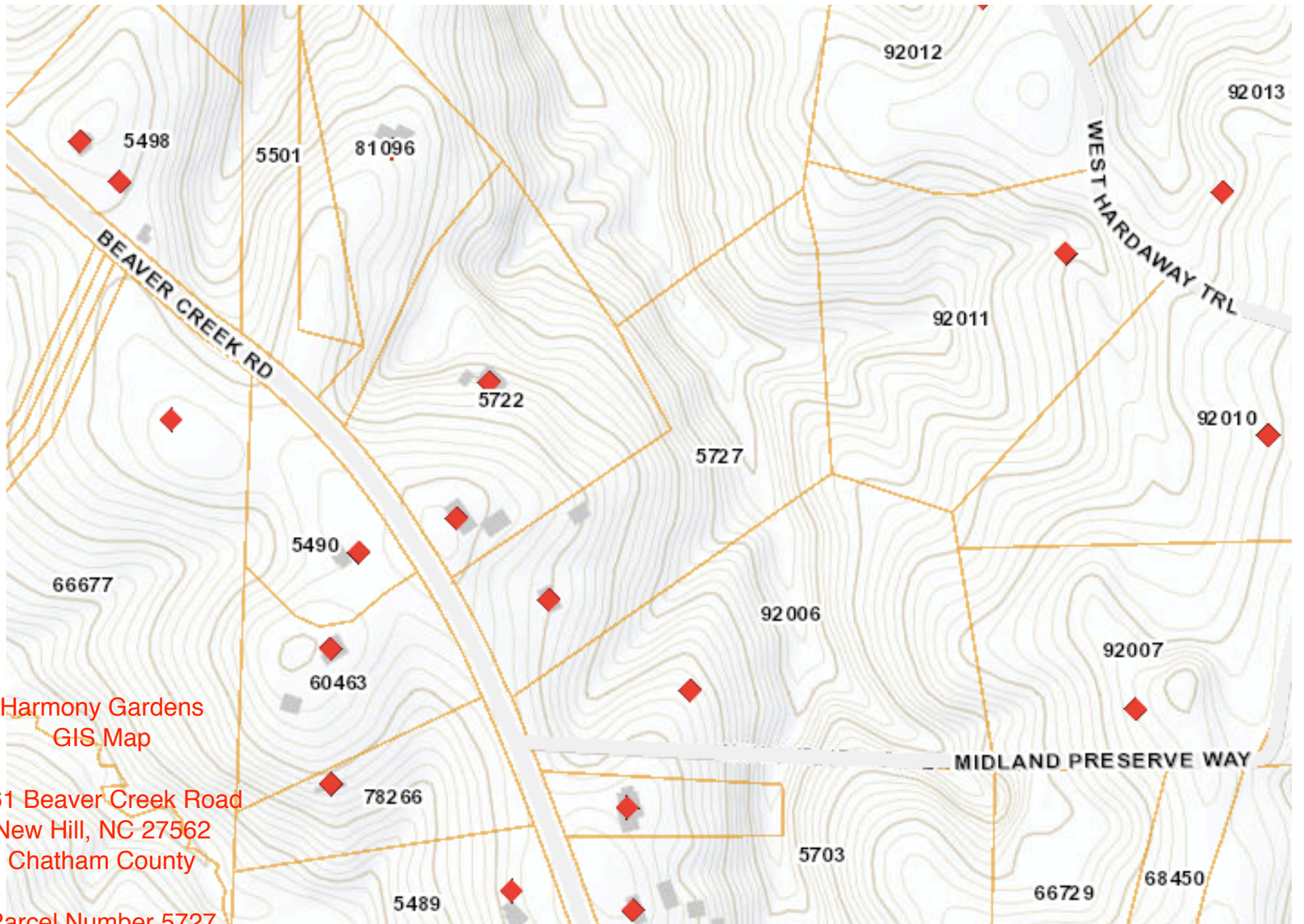
Measurement Result

6.65 Acres

Harmony Gardens

5661 Beaver Creek Rd
New Hill, NC 27562
Chatham County, NC

Parcel #5727



Harmony Gardens
GIS Map

5661 Beaver Creek Road
New Hill, NC 27562
Chatham County

Parcel Number 5727

Impervious Surface Calculations for Harmony Gardens

5661 Beaver Creek Road
New Hill, NC 27562
Parcel Number 5727

Total

Total Impervious Surface Area 66,565 sqft / 1.53 acres

Itemized

Parking Area 1 21,000 sqft
Parking Area 2 9,075 sqft
Loading Area 6750 sqft
Access Road15,640 sqft
Venue Building, Porch, and Patio area 9,000 sqft
Footpaths 5,100 sqft

March 14, 2017

Aneesa and Nathan Glines
5661 Beaver Creek Road
New Hill, NC 27562

Development Input Meeting for Harmony Gardens Wedding and Event Venue located at 5661 Beaver Creek Road on Sunday, April 2nd at 5:00pm.

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting regarding a commercial project on 5 acres we are proposing near your property, on Parcel Number 5727. An informal community meeting will be held on Sunday, April 2nd beginning at 5:00pm at our home, 5561 Beaver Creek Road, lasting approximately 1 hour. Plans of our proposed development will be shown and you will have the opportunity to ask questions of Aneesa and Nathan- the home owners, business owners and project managers and voice any concerns. 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 community meeting. If you have questions before the meeting you may contact Nathan Glines whose information is listed below. A copy of the map showing our proposed project is attached. Please call, text or email to confirm your attendance so we can have adequate copies and refreshments for all participants.

Respectfully,
Aneesa and Nathan Glines

For More Information and to RSVP:
Nathan Glines
919-998-9352
nateglines@gmail.com

Adjacent Landowners to Harmony Gardens
5661 Beaver Creek Road, New Hill, NC 27562
Parcel Number 5727

Adjacent/Adjoining Landowners: These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.

1. Parcel Number 5722 - ARNOLD FRANK L & ARNOLD ERMA B - Physical Address: 5549 BEAVER CREEK RD ; Billing Address: 5549 BEAVER CREEK RD, NEW HILL, NC 27562
2. Parcel Number 60463 - HERNDON JAMES M JR - Physical Address: 5620 BEAVER CREEK RD; Billing Address: 800 CASH ST, APEX NC 27502
3. Parcel Number 78266 - EDWARDS WENDY - Physical Address: 5710 BEAVER CREEK RD; Billing Address: 5710 BEAVER CREEK RD, NEW HILL NC 27562
4. Parcel Number 92006* - Currently no address or owner listed, formerly owned by BGM Investment Company, 57 Kilmayne Drive, Cary, NC 27511
5. Parcel Number 92001* - Currently no address or owner listed, formerly owned by BGM Investment Company, 57 Kilmayne Drive, Cary, NC 27511

*These properties were subdivided after the initial community meeting, however, notice of the community meeting and communications have been with Colin MacNair of BGM Investment Company 57 Kilmayne Drive, Cary, NC 27511