

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.

Yes. The request is among the eligible conditional uses found in the 10.13 Zoning Table of Permitted Uses as an Event Center Limited. In addition, the conversion of the rear house back to business use from “caretaker’s residence” is in line with our existing CUP which has been in place for several years. As the business has grown, this space is needed for the day to day and no one is living on the property anymore.

2. The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.

We would like our beautiful property to be shared with the community for a variety of events including small weddings, rehearsal dinners, family and group gatherings, meeting spaces, live music/movie nights, etc. Our location makes us a unique place that would be attractive to many of the surrounding communities such as Pittsboro, Durham, NW Cary, Chapel Hill and beyond. With the population growth in this area and so many homes on smaller lots, people are eager for a place to come and spread out a bit and to host a small event. We can provide this in what feels like a beautiful, rural setting while still being so close the conveniences one would desire.

3. The requested permit or revision to the existing 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.

This addition to our CUP will not impair the integrity or character of surrounding districts nor will it be detrimental to the community in any way. In fact, we believe the opposite to be true. First, we already run a retail business here 7 days a week so the addition of some events here and there will not make a noticeable difference to the surrounding area. In addition, it is a large property (almost 20 acres) which allows these things to be far from the road and nearby properties thereby minimizing any effect on the community directly. Our current parking lot will accommodate this addition with no modification. Signage and lighting is already in place for the current business. We know that there can be some concern with regard to noise associated with events but we commit not to exceed the allowable noise level as indicated in the County Noise Ordinance (Article III, Table 1).

There is a cemetery located on a portion of the property that adjoins the O’Kelly Church property which is located next door. The proposed use would have no impact on this area and it will remain undisturbed.

4. The requested permit will be or remain consistent with the objectives of the Land Use Plan.

The Land Use plan says that residents surveyed enjoy and wish to maintain the rural character of Chatham County. We would agree and that is why our space is a perfect place for these small events. We have plenty of open space along with 3 ponds which gives that rural feel while being easily accessible within a 30-45 minute drive by almost 10 cities. (page 18 of the Comprehensive Land Use Plan)

Another of the main objectives is providing jobs and economic growth. This opportunity will not only allow our business to hire additional staff but would contribute economically through all the local vendors that would participate in the different events hosted here on the property. (Page 61 of the Comprehensive Land Use Plan)

Also, with regard to the Chatham-Cary Joint Land Use Plan, we are currently listed as Commercial/Retail which further supports our request for this CUP revision.

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

We do not anticipate any changes required to roads with regard to this addition. With regard to utilities, there are two septic tanks on site. We will work with Environmental but we believe the current septic facilities will comply with our initial request to use the back house for offices and to host small events in the near future.

In the future, if we are to add additional buildings such as moving the church and building an open air pavilion, we would add additional bathroom facilities at that time.

We have a soil scientist doing testing in August to determine the location and type of future bathroom facilities if needed.