

WHISTLING WOODS EVENT VENUE

2580 Farrington Point Road
Chatham County, NC

Whistling Woods is planned to be an event center complying with the Chatham County definition of *Events Center Limited* definition to allow for gathering such as weddings, receptions, corporate meetings, birthday celebrations and other permitted activities.

Whistling Woods is designed to meet the requirements of §17.7 of the Chatham County Zoning Ordinance including the size limitation of 5,000 square feet.

Location – Environmental Characteristics

The Limited Event Center is proposed for a 19.4-acre site on the east side of Farrington Point Road.

- The portions of the property were cleared and used for agricultural activity until recently.
- The largest cleared portion of the site – about 3.0 acres is the proposed location for the event building, new gardens, parking and stormwater maintenance.
- Two farm ponds are located on the site.
- The property is partly forested and abuts US Army Corps of Engineers property at its rear.
- In July 2023, the Chatham County Watershed Protection Department examined this site and determined that no riparian buffers are required.
- The site has access to public water in Farrington Point Road.
- Earthly Elements Soil Consulting PLLC examined the entire site and has determined that there is a suitable soil area [a cleared farm field area] that for on-site treatment of wastewater with an aerobic drip system for 5,250 gallons per week [750 gallons per day].
- Capacity and use of event center will be based up the septic system capacity permitted by the county upon its full review of the proposed system, as well as the building/fire official determinations of maximum event center capacity.
- Based upon the size of the center and NC DWQ standards for septic systems, the weekly upper limit for weekly use appears to be 525± guests with a single event maximum of 250± attendees.

Neighboring Uses and Activities

The event center site has four adjoining properties.

- Immediately to the north are 2 single family home lots.
- Adjoining to the rear is land owned by the Army Corps of Engineers [ACE].

- To the south is a newly created 10-acre parcel of land used for farming & residential. This and the event center site were part of single lot for which an exempt plat was recorded earlier this year.
- Immediately across Farrington Point Road is farmland and use & home of the family from whom the event center property will be acquired.
- Abutting that property to the north is a Strata Solar Warehouse and solar panel manufacturing facility, the site also being part of the original farm holdings.

SITE PLAN - Description

The site plan is designed to locate all the event activity in the front area of the site that has been cleared farmland for many years, thereby retaining as close to 100% of the existing tree cover as possible.

- The site slopes gently toward the rear from Farrington Point Road. Over that distance the change in topography is about 6 feet at a slope of about 2%.
- Locating a building, parking, outdoor gardens to take advantage of existing environmental conditions of the site in design has led to a plan which places the event building, outdoor patio, outdoor gardens in a location to maximize the use of the ponds and existing vegetation as a backdrop for activity.
- Using the front part of the site with significant new tree cover including street trees and parking lot shade trees provides the opportunity to recapture some of the cleared farmland for managed vegetation including ground cover.
- This design arrangement results in an impervious surface amount of 65,000 square feet – 8% of the total site.
- The result is that impervious surface is limited to 8% of the site.
- Parking spaces are a generous 9' x 20' and all parking has direct access to ADA sidewalks to and from the gardens and event center.
- Lighting will be LED cutoff fixtures and at locations shown on the site plan. No lighting will be directed toward the street of neighboring properties.
- The front buffer is 40' in width with street trees that will also serve to provide shade for parking spaces. Evergreen hedges meeting county design standards will shield the view of parking from the street and the view of the stormwater control basin from the street and from the parking lot.