

Whistling Woods Event Center Limited

Conditional District - Neighborhood Business

LAAD LLC

April 15, 2024

Whistling Woods • Event Center Limited

Conditional District - Neighborhood Business

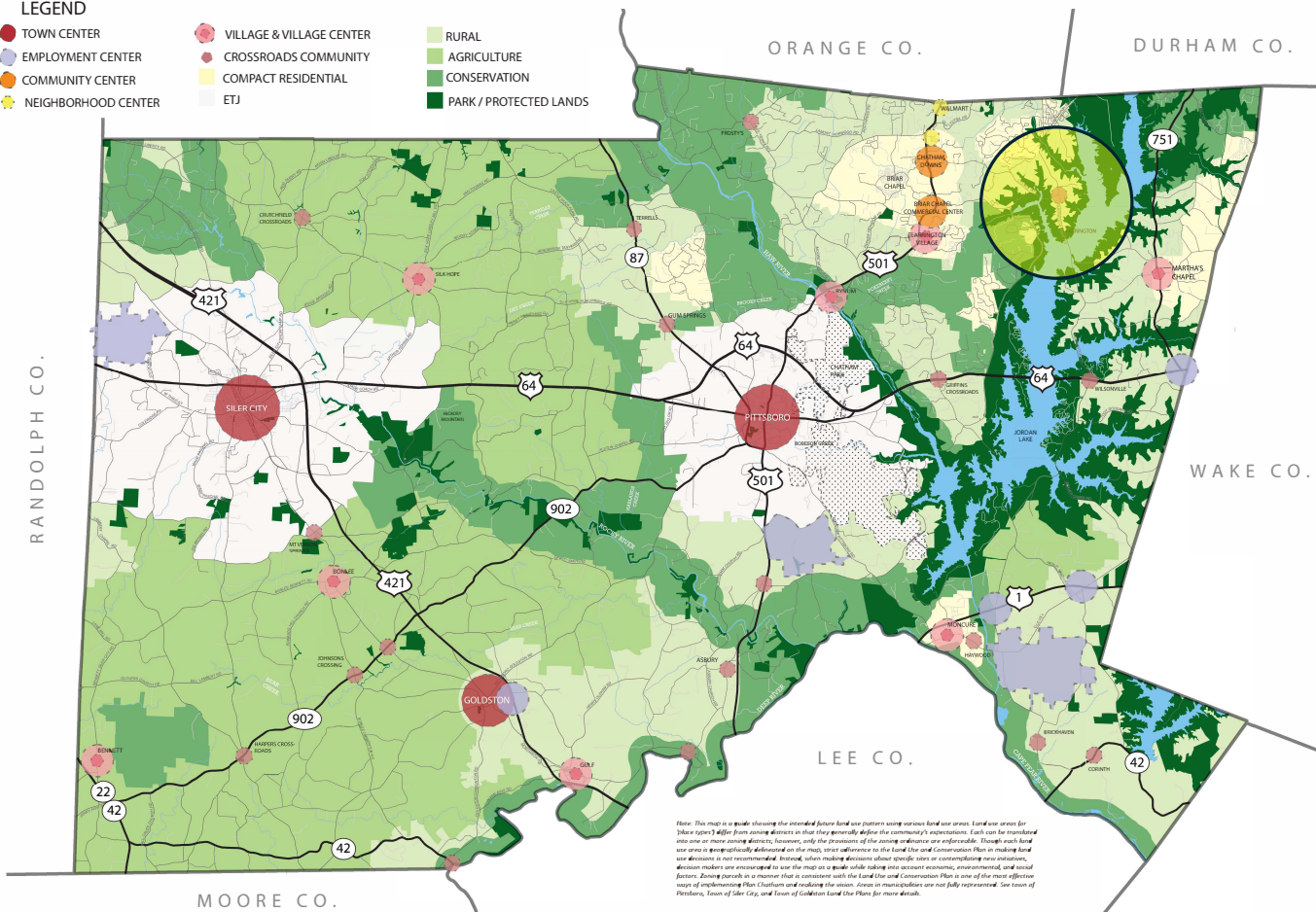
Permitted Use in CD-NB

5,000 SF or fewer Permitted - Proposed 5,000 SF

Complies With §17.7 of UDO

LEGEND

- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY CENTER
- NEIGHBORHOOD CENTER
- VILLAGE & VILLAGE CENTER
- CROSSROADS COMMUNITY
- COMPACT RESIDENTIAL
- ETJ
- RURAL
- AGRICULTURE
- CONSERVATION
- PARK / PROTECTED LANDS



This map is a guide showing the intended future land use pattern using various land use areas. Land use areas for these types differ from zoning districts in that they generally define the community's intent. Each can be translated into one or more zoning districts, however, only the provisions of the zoning ordinance are enforceable. Though each land use area is geographically delineated on the map, strict adherence to the Land Use and Conservation Plan in making land use decisions is not recommended. Instead, when making decisions about specific sites or contemplating new initiatives, decision makers are encouraged to use the map as a guide while taking into account economic, environmental, and social factors. Zoning districts in a manner that is consistent with the Land Use and Conservation Plan is one of the most effective ways of implementing Plan Districts and realizing the vision. Cities or municipalities are not fully represented. See town of Pittsboro, Town of Silver City, and Town of Goldston Land Use Plans for more details.

LandDesign.

FUTURE LAND USE AND CONSERVATION PLAN

SCALE: 1" = 4,666'

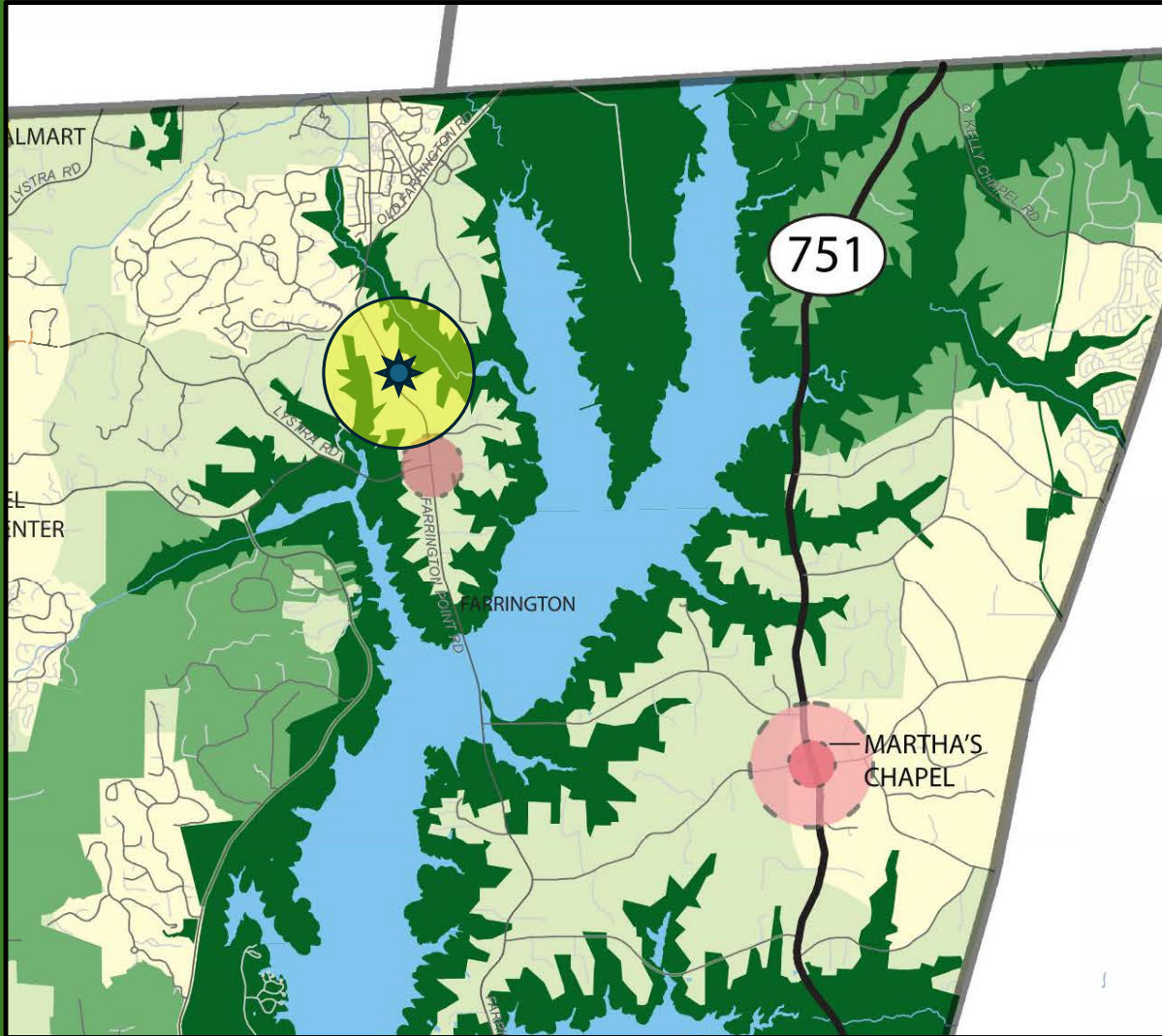


NORTHEAST CORNER OF CHATHAM COUNTY

FARRINGTON POINT ROAD

0000 SOUTH OF CAROLINA

0000 NORTH OF CROSSROAD COMMUNITY AT INTERSECTION OF



NORTHEAST CORNER OF CHATHAM COUNTY

1.5 Miles South of Governors Village

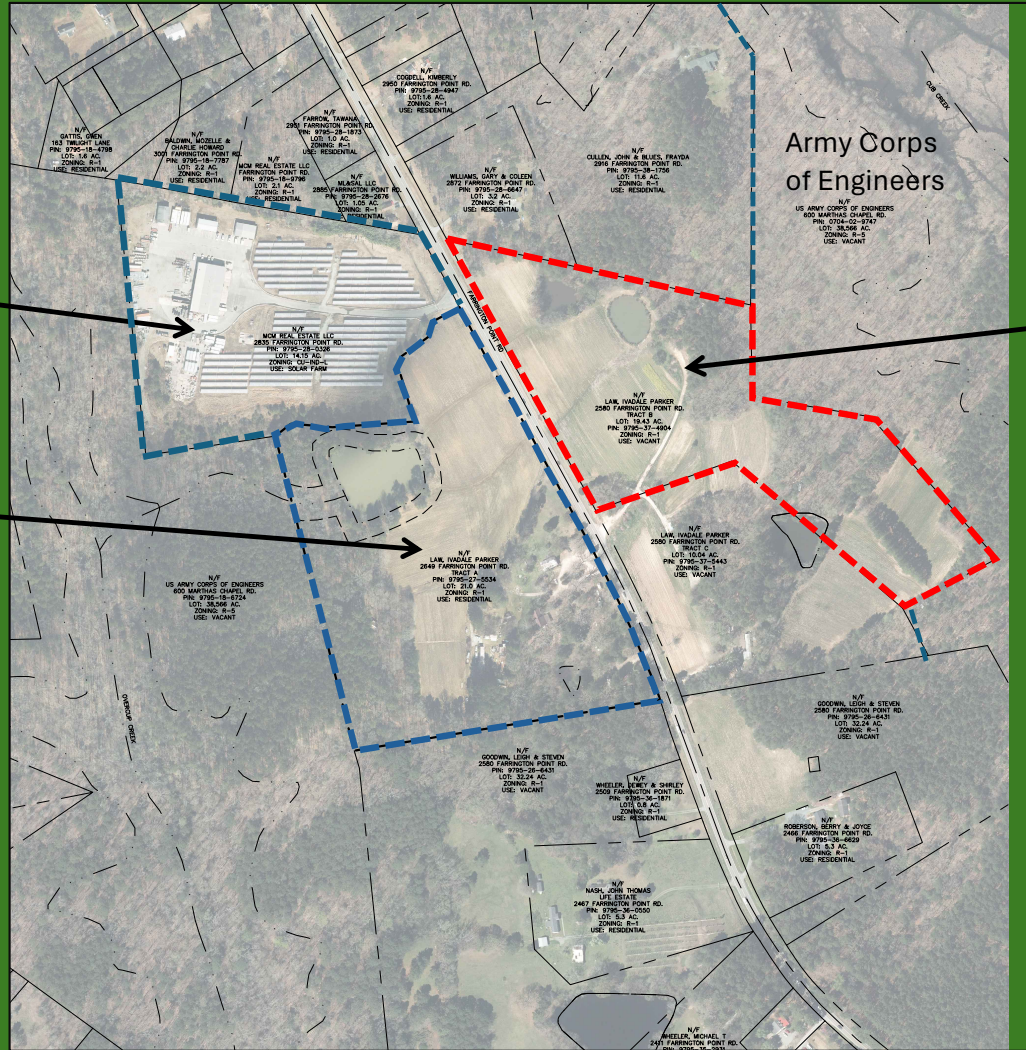
.75 Mile North of Crossroads Community at
Intersection of Farrington Road & Lystra Road.

Strata Solar Warehouse
14.5 Acres

Viridian Boat & RV Storage
21 Acres
Parcel 19522

Army Corps
of Engineers
Whistling Woods
"Event Center Limited"
19.4 Acres

Parcel 96061



ReZoning Findings

R1 to Conditional District - Neighborhood Business

1. Manifest Error in Existing Zoning
2. Changed or Changing Conditions
3. Meeting Goals of Comprehensive Plan

Finding #1

R1 to Conditional District - Neighborhood Business

Manifest Error in Existing Zoning

The R1 Existing Zoning was appropriate when originally adopted for the Whistling Winds property and the surrounding property.

Changed Conditions including the recent rezoning of nearby property indicate that residential & agricultural uses and R-1 zoning for this site may no longer represent present conditions.

Finding #2

R1 to Conditional District - Neighborhood Business

Changed or Changing Conditions

1. Whistling Woods is proposed for one of three properties created by the heirs of a farm that is no longer in operation.
2. “Event Center Limited” is a Conditional District Use adopted to permit a needed use for wedding, birthday, family, and other social events of smaller scale located outside major activity centers within the county.
3. SIMILAR USES: Three similar uses that would be competitive with Whistling Woods are located in Orange County west of Carrboro. The nearest event space is in Governors Club and significantly different in appeal.

Finding #2

R1 to Conditional District - Neighborhood Business

Changed or Changing Conditions

4. PUBLIC IMPROVEMENTS: No public improvements are necessary or proposed.
 - Public Water is available in Farrington Point Road
 - Wastewater will be treated and dispersed on site.
 - NCDOT required roadway improvements will be installed by the applicant as needed.

5. TAX CONSIDERATIONS: The event center will provide an increase in tax revenue with a property value higher than the existing farm use. The event center will not generate students for the school system.

6. EMPLOYMENT: 1 - 5 employees plus added employment for caterers and others that will participate in events.

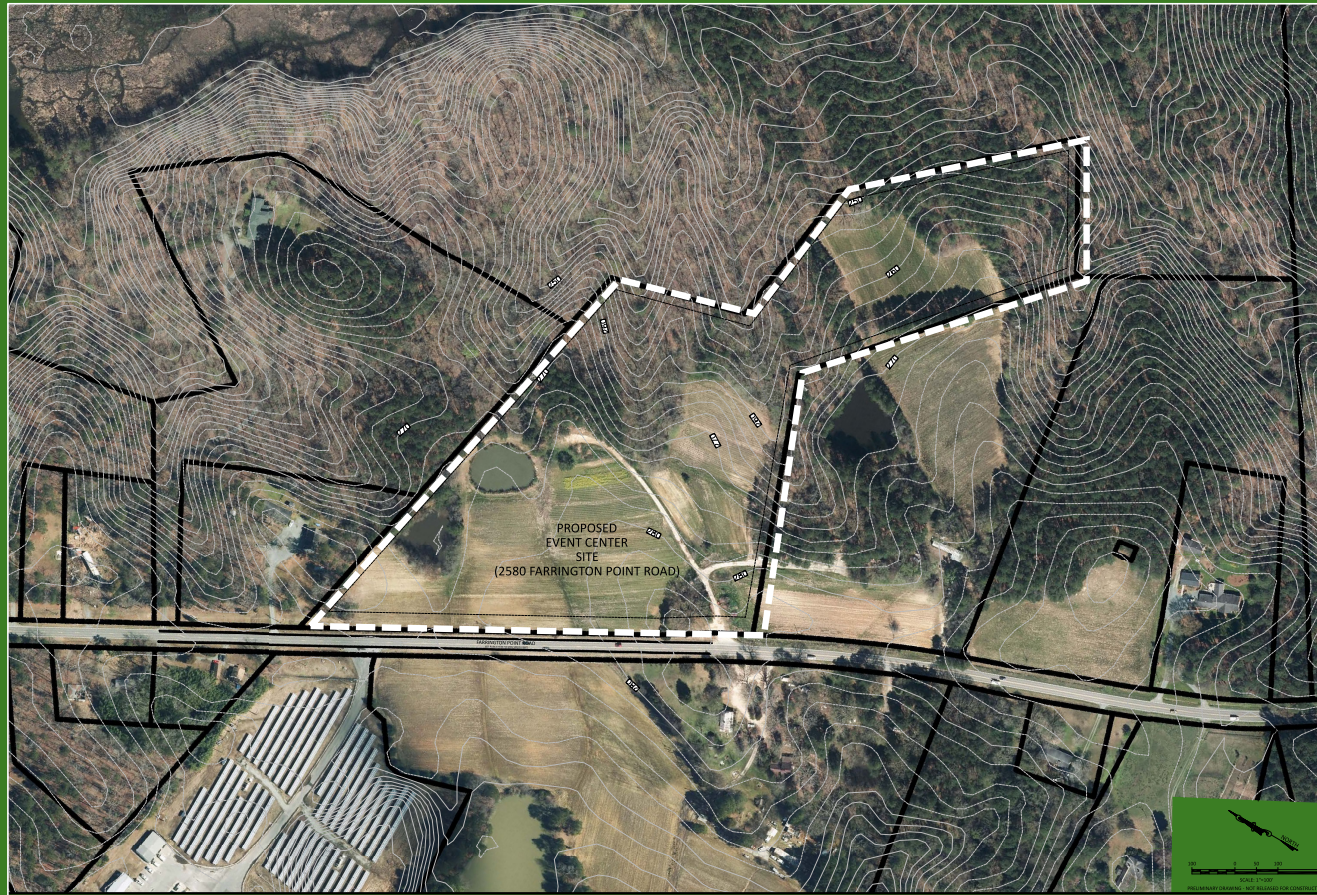
Finding #3

Meeting Comprehensive Plan Goals & Objectives

A more complete discussion is in written materials

1. Issues & Opportunities
2. Goals & Objectives
3. Conservation of Forested Land
4. Limited Stormwater Impacts
5. Economic Development
6. Traffic - Primary Road
7. Visual Impact - Landscape Character
8. Lighting & Noise - Limited

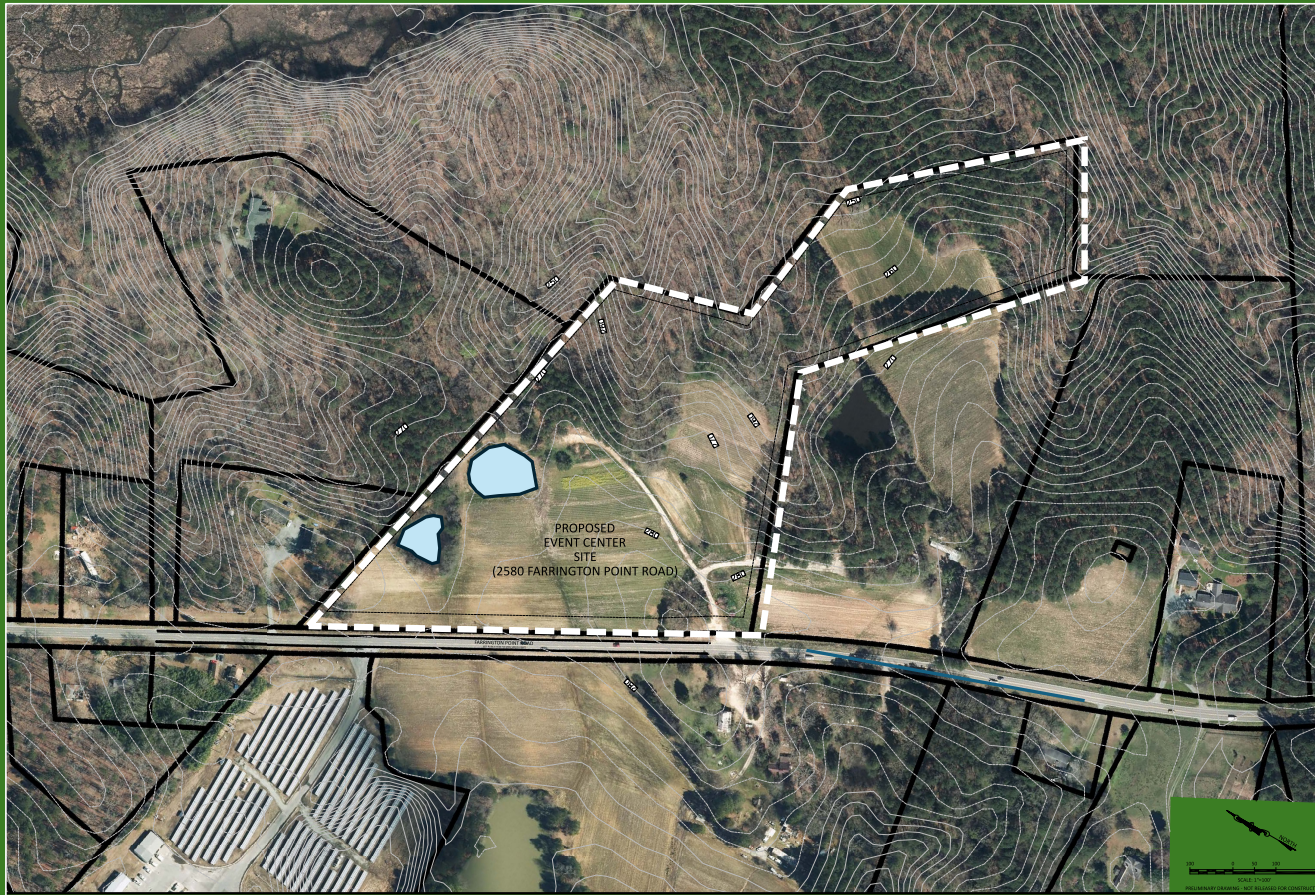
Parcel 96061 • Farrington Point Road • Salient Property Features



19.4 Acre Site

- Farm Fields & Forest

Parcel 96061 • Farrington Point Road • Salient Property Features



19.4 Acre Site

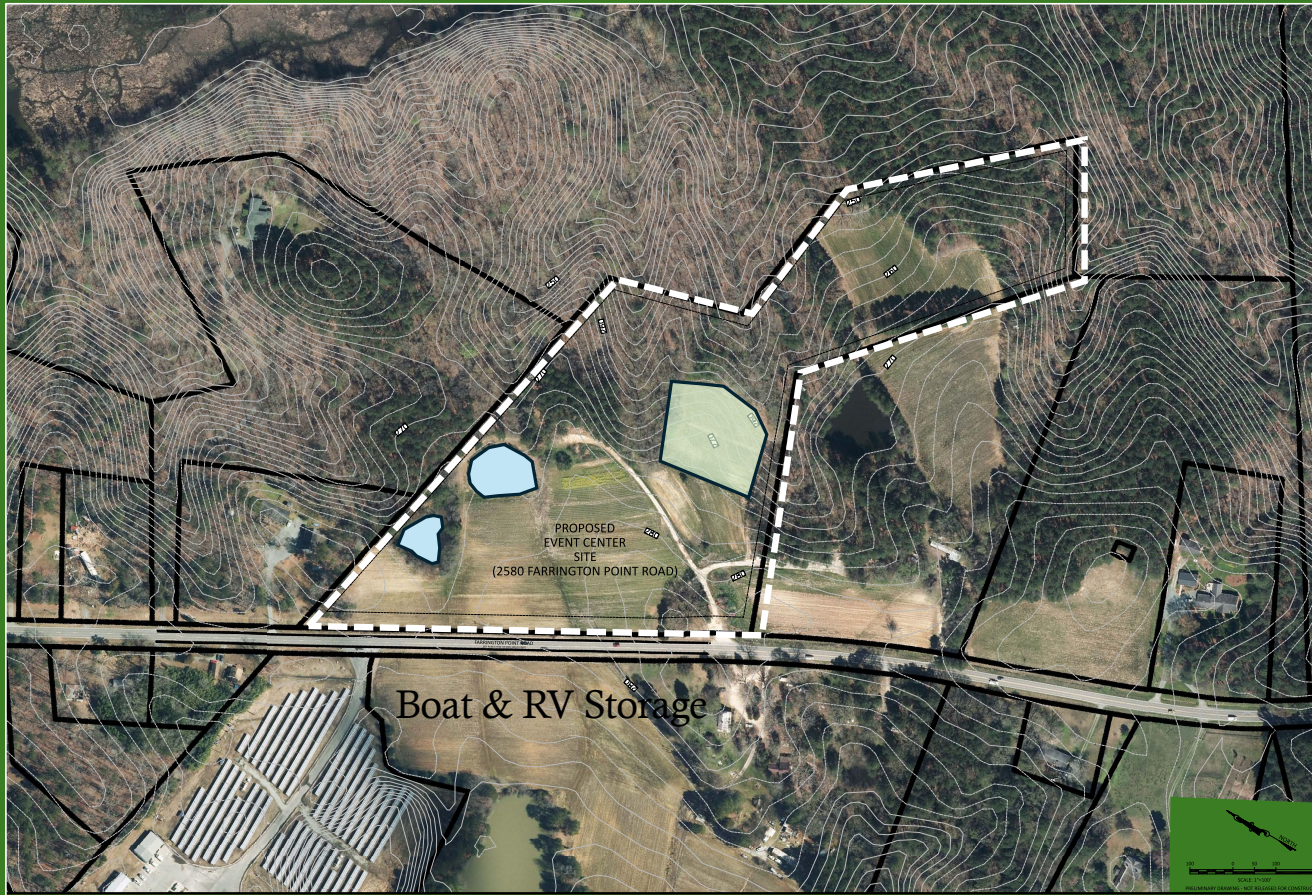
Farm Fields & Forest

Two Small Farm Ponds

Public Water

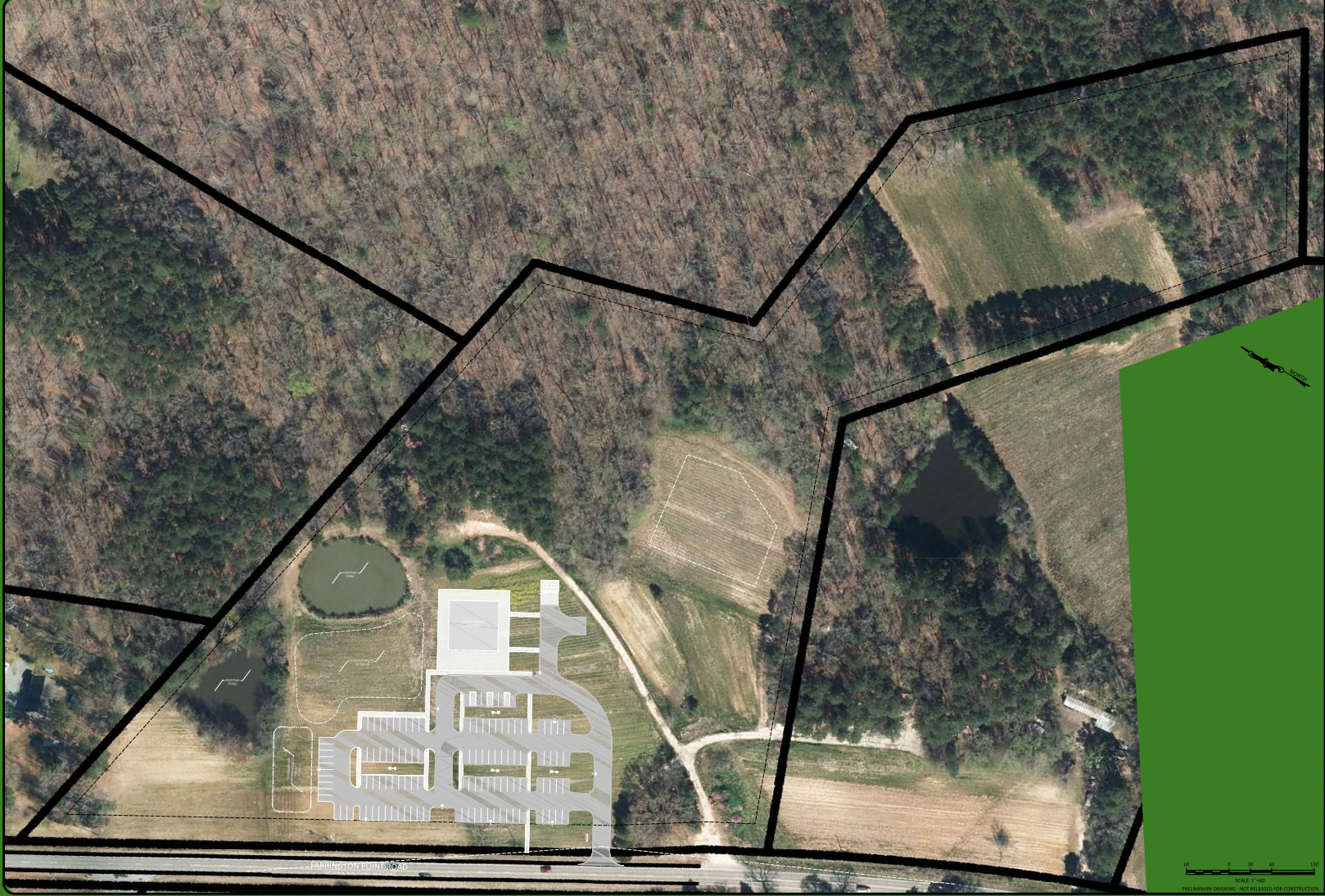
Farrington Point RD

Parcel 96061 • Farrington Point Road • Salient Property Features



19.4 Acre Site

- Farm Fields & Forest
- Two Small Farm Ponds
- Public Water in Farrington Point RD
- Septic Suitable Soils



WHISTLING WOODS
 2580 FARRINGTON POINT ROAD
 CHATHAM COUNTY, NC

OVERALL SITE PLAN - AERIAL

PROJECT NO. 11/27/2023

DESIGN BY: JIB

DRAWN BY: JIB

SCALE: 1"=60'

DATE: 2023-10-30

SHEET NO: **C2.2**

NO.	DATE	DESCRIPTION
1	11/27/23	ISSUED FOR PERMITS
2	11/07/23	ISSUED FOR PERMITS

OWNER:
 REALTY PASSION
 4120 PINEY GAP DRIVE, #100
 CHATHAM COUNTY, NC 27511
 (919) 952-4029
 REALTY.PASSION@GMAIL.COM

DESIGNER:
The Nau Company
 Consulting Civil Engineers
 PO Box 810, Rolesville, NC 27571
 919.233.6395
 NCBEES License P-07151

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Site Features & Site Plan



Site Area Used: 3 Acres

Impervious Coverage 9%

40 Ft. Street Buffer [Parking & Street Trees]

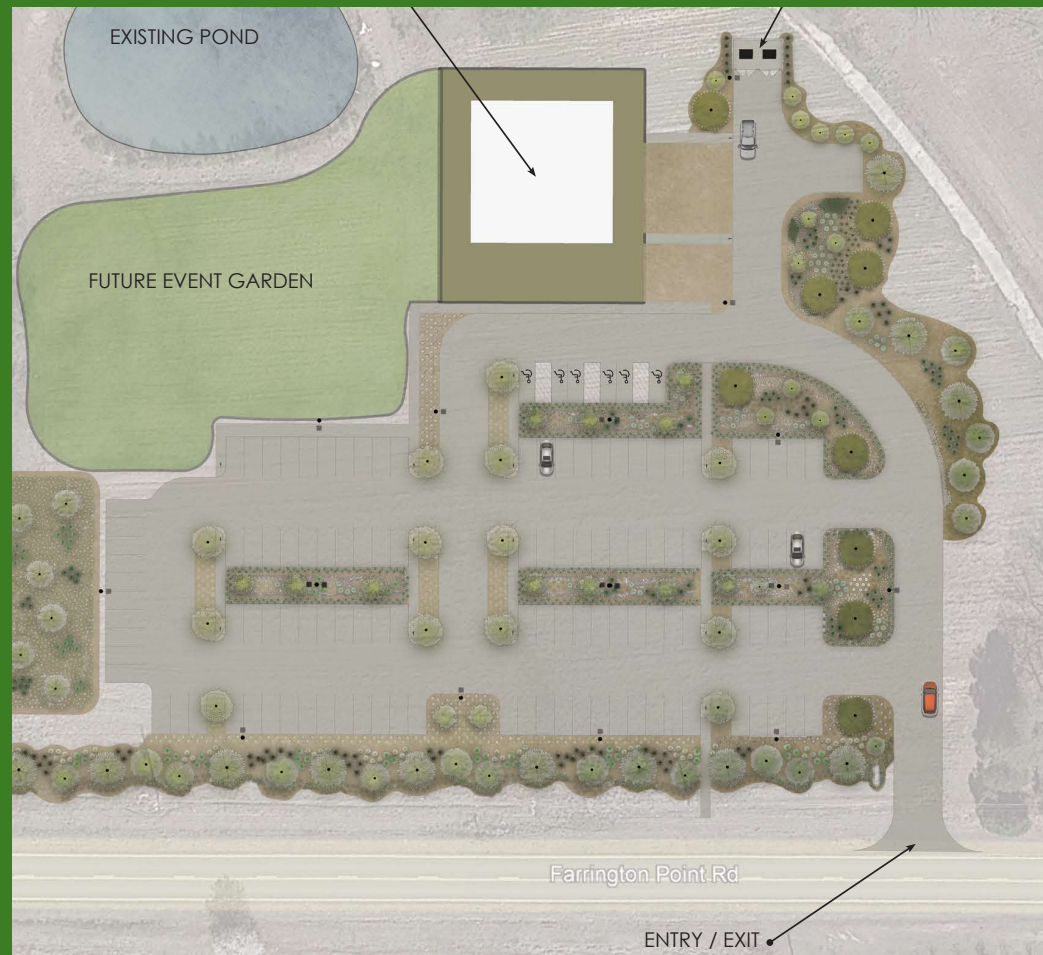
121 Parking Spaces (6ADA)

Maximum Events Per Week : 4

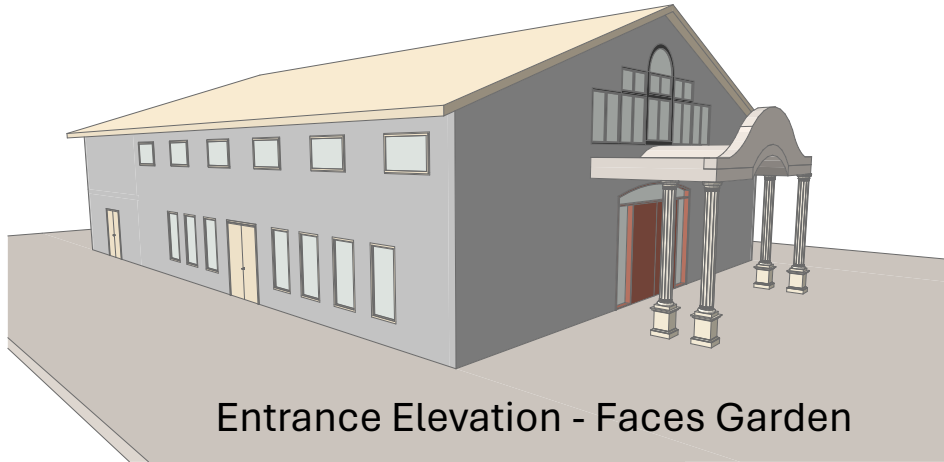
Maximum Attendance Per Week: 725

Stormwater Management Facilities

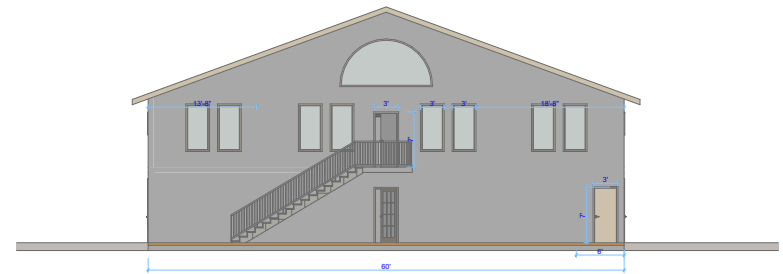
LANDSCAPE & PLANTING PLAN



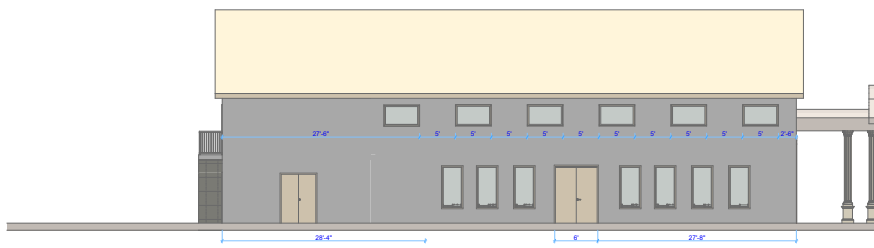
WHISTLING WOODS EVENT CENTER



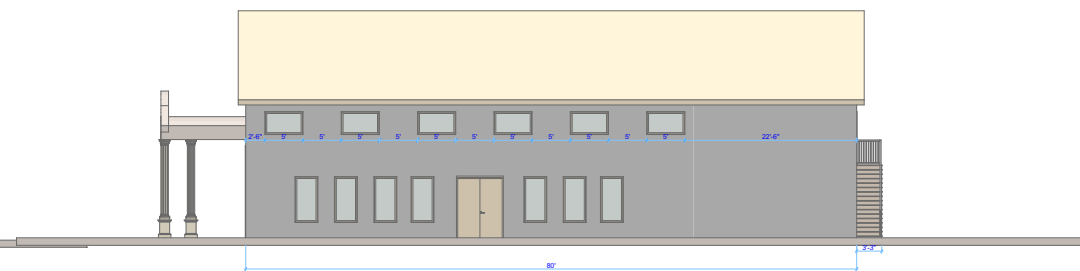
Entrance Elevation - Faces Garden



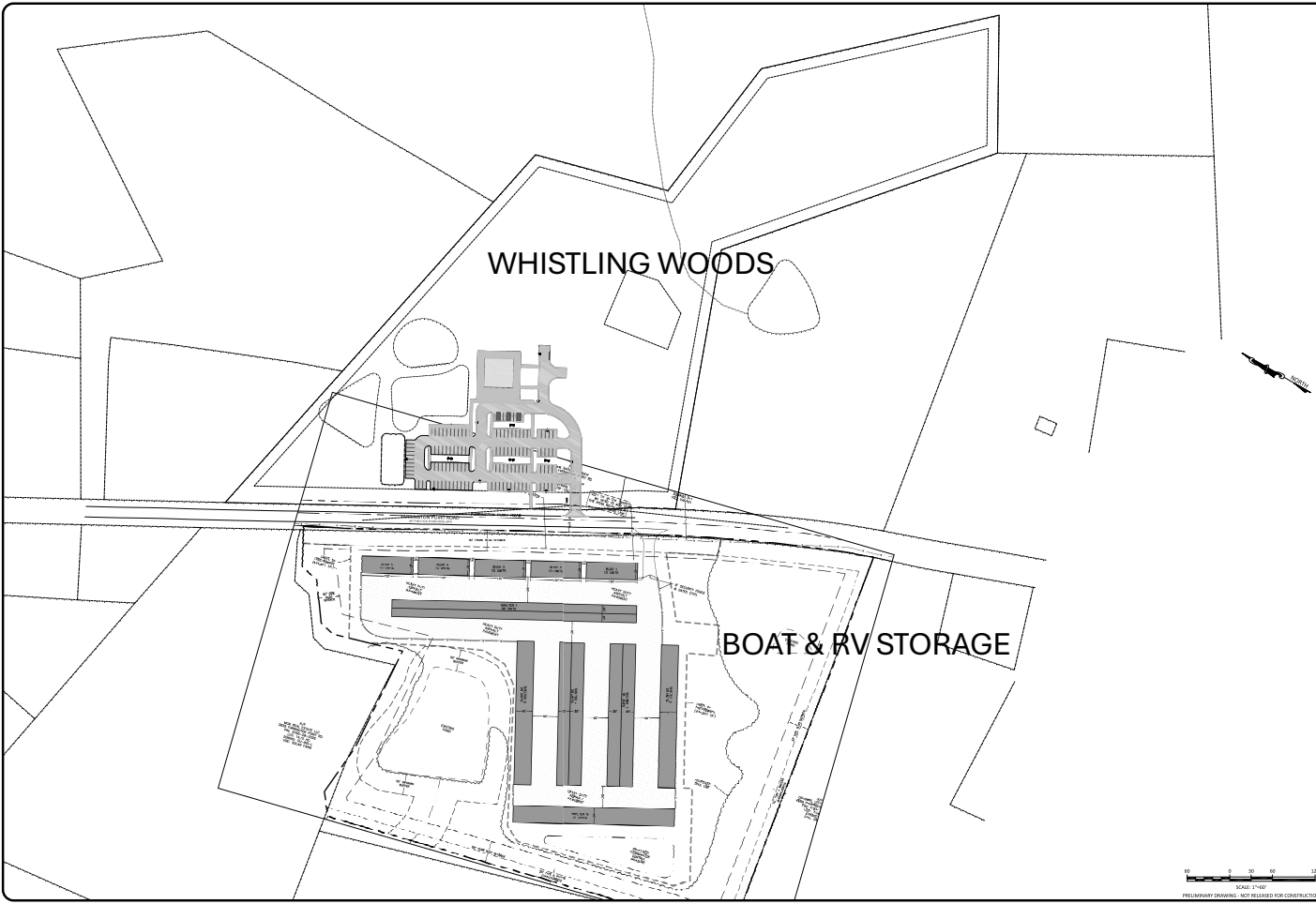
End Elevation - Service Entrance



Side Elevation - Facing Woods



Street Facing Elevation



The Ngu Company
 Consulting Civil Engineers
 PO Box 810, Raleigh, NC 27671
 919.435.6285
 NCEES License P-0751

CLIENT
 REALTY PROFESSIONAL
 2500 WASHINGTON DRIVE
 CARY, NC 27513
 REALTYPROFESSIONAL.COM

REVISION	DATE	DESCRIPTION

WHISTLING WOODS
 2500 WASHINGTON DRIVE ROAD
 CARY, NC 27513
 OVERALL SITE AREA PLAN



PROJECT NO: 18020003
 DESIGN BY: JIB
 DRAWN BY: JIB
 SCALE: 1"=100'
 DATE: 2023-10-30
 SHEET NO: **C1.1**

0 10 20 30 40 50
 SCALE: 1"=100'
 PRELIMINARY DRAWING, NOT RELEASED FOR CONSTRUCTION

Proposed Site Plan with Landscaping

