



PLANNING *and* INSPECTIONS

Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

AGENDA
ORANGE COUNTY BOARD OF ADJUSTMENT (BOA)

WHITTED BUILDING
300 WEST TRYON STREET
HILLSBOROUGH, NC 27278

Wednesday, September 11, 2024
7:00 p.m.

- 1. CALL TO ORDER**
- 2. CONSIDERATION OF ADDITIONS TO AGENDA**
- 3. APPROVAL OF MINUTES**
July 24, 2024 Meeting Minutes
- 4. PUBLIC CHARGE**

The Board of Adjustment pledges to the citizens of Orange County its respect. The Board asks its citizens to conduct themselves in a respectful, courteous manner, both with the Board and with fellow citizens. At any time should any member of the Board or any citizen fail to observe this public charge, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to this public charge is observed. All electronic devices such as cell phones, pagers, and computers should please be turned off or set to silent/vibrate.

The Board of Adjustment is a quasi-judicial administrative body established in accordance with the provisions of local regulations and State law to perform specified functions essential to the County's planning program. Action(s) taken by the board are based solely on competent, substantial, and material evidence presented during a previously scheduled and advertised public hearing on a specific item. As detailed within Section 2.12.2 of the UDO the Board chair reserves the right to exclude evidence and testimony that is deemed: 'incompetent, irrelevant, immaterial, or unduly repetitious' and therefore fails to reasonably address the issues before the Board of Adjustment. While it should be noted there is no time limit on the presentation of evidence, the Chair asks that the presentation of evidence be consistent with established policies, rules of procedure, and acceptable levels of decorum to ensure a fair and equitable hearing for all parties.

5. POTENTIAL BOA CONFLICT OF INTEREST STATEMENT

It is the duty of every Board member to avoid both conflicts of interest and appearances of conflict. Board members having any conflicts of interest or appearances of conflict with respect to matters before the Board should identify the conflict or appearance of conflict and refrain from undue participation in the matter involved.

As a reminder, NC General Statute § 160D-109 establishes the following standard: A member of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected person's constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.

6. CASES:

A-4-24 – To review Special Use Permit Modification (Case Number SUP24-0012)

Modification request to an approved Site Plan associated with an approved Camp/Retreat Special Use Permit (SUP) (Case A-15-18). Request submitted by Camp Chestnut Ridge and NC United Methodist Camp & Retreat Ministries, Inc. requesting to modify the approved site plan to allow for a new location for seven (7) RV spaces from one side of the camp to another and consolidate the equestrian facilities into one central area. All other aspects of the original SUP remain in place and the site plan change does not increase the capacity or use of the existing facility.

The site is located on Orange County PINs 9843-22-1289; 9843-13-7930; 9843-05-5036; and 9833-93-5222, and along Camp Chestnut Ridge Road, west side Chestnut Ridge Church Road, and east of Mt. Willing Road and lies within the Cheeks Township.

A-5-24 - To review a Variance (Case Number BA24-0003)

Request submitted by Cynthia Ray Barlow. The applicant has applied for a variance from the 150-foot reservoir buffer to allow for the construction of a single-family home within 75 feet from Lake Orange.

The site is located on Orange County PIN 9857-87-2156, has road frontage along Old Lake Trail, and lies within the Cedar Grove Township of Orange County.

7. ADJOURNMENT

**MINUTES
BOARD OF ADJUSTMENT
REGULAR MEETING
July 24th, 2024**

MEMBERS PRESENT: Leon Meyers, Chair, Member
Beth Bronson, Vice-chair, Member
Jeff Scott, Member
Nathan Robinson, Member
Greg Niemiroski, Member

MEMBERS EXCUSED: Holly Fraccaro, Alternate
Adam Beeman, Alternate

LIST OF APPLICANTS: Patrick Byker, Morningstar Law Group
Will Wirt, Summit Engineering
Nicholas Kirkland, Kirkland Appraisals LLC
Trish Nervo, Erwin Road Montessori School
Samuel Harrell

PUBLIC: None

STAFF PRESENT: Patrick Mallett, Deputy Director, Development Services
Ashley Moncado, Planner III
Lauren Coffey, Planner I
Jack Moran, Planning Technician
James Bryan, Staff Attorney

AGENDA ITEM 1: CALL TO ORDER

Leon Meyers called the meeting to order at 7:04 PM

AGENDA ITEM 2: CONSIDERATION OF ADDITIONS TO AGENDA

No additions to the agenda

AGENDA ITEM 3: APPROVAL OF MINUTES

Leon Meyers: The first order of business would be approval of the minutes that are in your package. Board members, a motion would be in order to approve the minutes.

Nathan Robinson: I make a motion to approve them.

Greg Niemiroski: Second.

Leon Meyers: Any discussion, anything that needs attention? All in favor, please say aye. None opposed. The minutes are approved.

MOTION was made by Nathan Robinson. Seconded by Greg Niemiroski.

1 **VOTE:** Unanimous
2

3 **AGENDA ITEMS 4 & 5: PUBLIC CHARGE & POTENTIAL BOA CONFLICT OF INTEREST STATEMENT**
4

5 Leon Meyers: The Board of Adjustment pledges to the citizens of Orange County its respect. The board asks its
6 citizens to conduct themselves in a respectful, courteous manner, both with the board and with fellow citizens. At any
7 time should any member of the board or any citizen fail to observe the charge, I will ask the offending person to leave
8 the meeting until that individual regains control. Should decorum fail to be restored, I'll recess the meeting until such
9 time that a genuine commitment to this public charge is observed. All electronic devices such as phones and pagers
10 should be turned off at this time, please. The Board of Adjustment is a quasi-judicial administrative body established in
11 accordance with the provisions of local regulations and state law to perform specified functions essential to the county's
12 planning program. Actions taken by the board are based solely on competent, substantial, and material evidence
13 presented during a hearing like tonight's hearing on a specific item as detailed within Section 2.1.2 of the UDO, the
14 board chair reserves the right to exclude evidence and testimony that is deemed incompetent, irrelevant, immaterial, or
15 unduly repetitious and, therefore, fails to reasonably address the issues before the Board of Adjustment. While it
16 should be noted that there is no time limit on the presentation of evidence, I ask that the presentation of evidence be
17 consistent with established policies, rules of procedure, and acceptable levels of decorum in order to ensure a fair and
18 equitable hearing for all parties. I'll just mention also that state law requires that the Board of Adjustment receive
19 testimony only from members of the public with standing. If we have any speakers signed up tonight, then we'll address
20 that as the case, as the staff presents the case. It is the duty of every board member to avoid both conflicts of interest
21 and appearances of conflict. Board members having any conflicts of interest or appearances of conflict with respect to
22 matters before the board should identify the conflict or appearance of conflict and refrain from undue participation in the
23 matter involved. As a reminder, Statute 160D-109 establishes the following standard. A member of any board
24 exercising quasi-judicial functions pursuant to this chapter shall not participate in or vote on any quasi-judicial matter in
25 a manner that would violate the affected person's constitutional rights to an impartial decision maker. Permissible
26 violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that
27 is not susceptible to change, undisclosed ex parte communications, meaning communications outside the hearing, a
28 close familial business or other associational relationship with an affected person, or a financial interest in the outcome
29 of the matter. I ask at this time if there are any board members who need to decline to participate in either of tonight's
30 hearings in order to avoid a conflict of interest or an appearance of conflict.
31

32 Beth Bronson: No.
33

34 Leon Meyers: Okay. Then let's begin with Case A-3-24 with a staff presentation.
35

36 **AGENDA ITEM 6: CASE: A-3-24 - To review Special Use Permit (Case Number SUP24-0009) request**
37 **submitted by Childs Pace Properties, LLC proposing a major modification to a**
38 **previously approved Special Use Permit for a care facility. The request is to allow for an**
39 **increase in students and employees at the existing day care facility. The site is located**
40 **on Orange County PIN 0801-13-1208, at 735 Erwin Drive, Durham, within the Chapel Hill**
41 **Township of Orange County.**
42

43 Ashley Monaco: Good evening. The first item tonight is a request for a major modification to an existing Special
44 Use Permit for a day care facility. The 5.48-acre parcel and day care facility is located at 735 Erwin Road in the Chapel
45 Hill Township, as identified here on the map with the red star. The parcel is zoned as Rural Buffer. A care facility is
46 permitted in the RB district with an approved Special Use Permit. Adjacent parcels in Orange County's jurisdiction are
47 zoned as Rural Buffer. Parcels located in Durham County are zoned as Residential Suburban and Planned
48 Development residential districts. In addition, this parcel is located in the Rural Buffer Future Land Use classification
49 and is part of the Chapel Hill Joint Planning Area. As a result, it was submitted to the Town of Chapel Hill for their
50 review. Comments are contained in Attachment 5 of your packets. The existing care facility operates based on a

1 Special Use Permit approved in 2002. The existing single-family home was converted to accommodate the facility
2 since the original SUP was approved. The 2002 SUP allows for up to 23 children and 4 staff members. Due to
3 compliance issues, the property owner and applicant are requesting a major modification to allow for an increase to
4 allow for up to 46 children and 10 staff members. The proposed modification will not result in an expansion of the
5 existing structure use for this facility. In addition to the increase in enrollment, improvements will be made to the septic
6 system, which will be reviewed and permitted by Orange County Environmental Health. The project proposes to
7 continue use of existing ingress and egress connecting to Erwin Road with improvements to the access way and
8 parking areas. Here we have the site plan, which is in Attachment 1 of your packets. The single-family home is
9 identified and located here. To the east, we have the play areas that are required, meeting UDO standards. There are
10 additional accessory structures that are contained on the site. These are not utilized currently for the care facility, and
11 they will remain not utilized for the care facility. Minimum front, side, and rear zoning district setbacks are being met. In
12 addition, a 65-foot stream buffer is being provided along the stream bank here along the northern portion of the
13 property. The site plan also shows compliance with landscape standards related to foundation planting, street trees,
14 and parking lot plantings. The project proposes access via a 20-foot-wide access way here. Proposed parking and
15 stacking areas are shown here on the southern portion of the site. You can see stacking here of the three cars, which
16 are all meeting UDO standards. Proposed lighting located in the southern portion of the site is also consistent with
17 Unified Development Ordinance standards. The submitted application and evidence was reviewed by staff and was
18 determined to be in compliance with Section 2.5, Site Plans, Section 2.7, Special Use Permits, and Section 5.8.2, Care
19 Facility standards. This analysis is contained in Attachment 2. Staff finds that the Special Use proposed will maintain
20 or promote the public health, safety, and general welfare if located where proposed and developed and operating
21 according to the site plan provided. Based on materials provided, staff finds no potential injury to the value of property.
22 As documented in the staff report contained in Attachment 2, staff finds that the use will be in harmony with the area in
23 which it is to be located and in compliance with the plan for the physical development of the county as contained in the
24 Unified Development Ordinance and the Comprehensive Plan. Attachment 2 includes a staff analysis detail and
25 compliance with standards contained in the UDO specifically related to Section 5.8.2, Care Facilities as well as Chapter
26 2, Planning Principles of the Comprehensive Land Use Plan. Based on Section 2.7.11 of the UDO, Board of
27 Adjustment may impose reasonable conditions upon approval of the SUP. Here we have the conditions that have been
28 submitted by staff. I'm not going to go through them all. If you have any questions, we can go back through to review.
29 Conditions 1 through 7 include the conditions contained in the existing approved Special Use Permit from 2002, with
30 very minor edits for consistency and compliance with the current standards contained in the Unified Development
31 Ordinance. Conditions 8 through 10 include the standards and Special Use Permits conditions based on Sections 2.5
32 and 2.7 of the Unified Development Ordinance, and then Condition 11 was proposed by staff regarding the future
33 maintenance and landscaping as illustrated and noted on the site plan. This was a minor modification to an existing
34 condition contained in the 2002 SUP in order to reflect current standards contained in the UDO. And then finally we
35 also received two conditions that were submitted by the applicant for your consideration this evening. The first one is to
36 allow for an exemption from landscape buffer standards contained in Section 6.8.6, specifically the required Type B
37 buffer located along Erwin Road, and number two proposed driveway and parking shall be surfaced with all-weather
38 paving materials such as asphalt or gravel and maintained in a safe, sanitary, and neat condition. Concrete or asphalt
39 paving materials shall be required for the driveway connection with Erwin Road and accessible parking spaces.

40
41 Leon Meyers: Time out Ashley. Board members, any questions for Ashley.

42
43 Beth Bronson: Ashley, can you indicate where the Conditions 1 through 10 were.

44
45 Ashley Moncado: They're in your packet in Attachment 2.

46
47 Leon Meyers: It's page 123, I think.

48
49 Beth Bronson: That's right where I was. Okay, thank you.

50

1 Ashley Moncado: They're in the staff report.

2

3 Beth Bronson: Yeah, I wanted to see the staff report verses the proposed conditions. Thank you. I have it, 123.
4 You're right.

5

6 Leon Meyers: Anything else for staff? Okay, thank you. Ashley? Patrick?

7

8 Patrick Mallett: Swear people in while we're going down that road.

9

10 Leon Meyers: All right. Anybody who intends to testify tonight, please come forward to be sworn.

11

12 **SWEARING OF THE TESTIMONY**

13

14 Patrick Mallett: Raise your right hand. Do you swear and or affirm that the testimony you're about to give is the truth,
15 the whole truth, and nothing but the truth to the best of your knowledge?

16

17 Leon Meyers: Good evening Mr. Byker.

18

19 Patrick Byker: Good evening, Chairman Meyers, Vice Chair Bronson, members of the Board. My name is Patrick
20 Byker. I'm an attorney with Morning Star Law Group. My office address is 700 West Main Street in Durham. At the
21 outset, I would like to ask for all the exhibits relied upon or referred to by our witnesses, including the site plan and the
22 staff report, be admitted into evidence as a part of the record and also take judicial notice of the UDO, the
23 Comprehensive Plam, and the official plans adopted by Orange County. Chairman Meyers, if I may at this time, I'd like
24 to approach with the resumes of Will Wirt, our site engineer, and Nick Kirkland, a real estate appraiser licensed by the
25 State of North Carolina, and we also have a copy of a report by Mr. Kirkland relating to property values. We'd like to
26 have that admitted into evidence.

27

28 Leon Meyers: Are any of those items in the package Ashley? They aren't? Okay, Thank you.

29

30 Patrick Byker: Just for the record, Chairman Meyers, Will Wirt's resume is Exhibit A. Nick Kirkland's resume is Exhibit
31 B, and Mr. Kirkland's real estate impact report is Exhibit C. Again, for the record, we represent Erwin Road Montessori
32 School along with Child's Pace Properties LLC, which is the applicant for this case. Child's Pace Properties owns a site
33 containing approximately 5 1/2 acres on the west side of Erwin Road right next to the Durham County line. As Ashley
34 stated, we're here this evening to request a major modification to a Special Use Permit to address the growth of this day
35 care facility since Orange County approved the original Special Use Permit for a daycare facility at this location.
36 Orange County approved the original Special Use Permit, which is your staff report, back on November 11 of 2002.
37 That 2002 permit allowed only 23 children and 4 staff members to be at this location. Due to the passage of time and
38 the change of property ownership, it's regrettable that the Erwin Road Montessori School unknowingly exceeded these
39 limitations on children and staff. We wish to state on the record tonight that we apologize for this oversight. The
40 purpose of this modification to the 2002 Special Use Permit is simply to bring this day care facility, which has been an
41 integral part of the neighborhood for over 20 years, into compliance with existing child and staff attendance. The
42 existing building will remain unchanged, and it is duly licensed by the State of North Carolina. The documentation
43 related to the license issued by our state agency is shown on Page 75 of the staff report. I do want to take a moment
44 here to thank Ashley Moncado for an excellent staff report in regard to this agenda item. As always, we received
45 superb customer services from Ashley, Pat Mallett, and the Orange County Planning Department. In regard to the
46 forecast of evidence, in this case, Section 1.8.3(b) of the Orange County UDO, gives this Board the final decision-
47 making authority on Special Use Permit applications. The applicant's team tonight will demonstrate that the plan for the
48 Erwin Road Montessori School meets all the requirements for approval set forth in the UDO, and we will prove that with
49 substantial material and competent evidence on the record as well as the exhibits and the testimony of these expert
50 witnesses. Mr. Will Wirt, a professional engineer from Summit Design and Engineering, is the site engineer for Erwin

1 Road Montessori School. He will talk to you in depth about this plan and how it conforms with UDO standards, and
2 then secondly, Mr. Nick Kirkland is a duly licensed real estate appraiser, and he will address the property valuation
3 issues as required by the UDO. I also want to introduce Ms. Trish Nervo. She's the head of school at Erwin Road
4 Montessori, and she's here to answer any questions that the Board may have about operations. As you hear the
5 evidence tonight, please keep in mind the legal standards. It is our burden as the applicant to provide competent
6 material and substantial evidence on the record showing that each of the required approval criteria has been met.
7 Once this has been done, the applicant is entitled to issuance of a special use permit. In this case, it's simply a
8 modification. Special uses are uses of right once the evidence shows that the applicable criteria have been met. We
9 feel confident that the competent material substantial evidence that will be presented this evening will show clearly that
10 the applicant has complied with all the requirements of the UDO, and unless there are any questions for me, I'd like to
11 call our first witness, Mr. Will Wirt, a professional engineer with Summit Design and Engineering. Are there any
12 questions I can answer for you?

13
14 Leon Meyers: Questions, Board members for Mr. Byker? Thank you, please proceed.

15
16 Will Wirt: Good evening. Like Patrick said, my name is Will Wirt. I'm with Summit Design and Engineering here
17 in Hillsborough out of our office on 320 Executive Drive. I've been with Summit for about 7 years doing site design.
18 That includes a wide range of engineering including hydraulic, geo tech, and transportation design, and as well as
19 several SUPs here in Orange County and throughout central North Carolina. I was the site engineer for this project for
20 the plan that you have in your package, and I'm here to discuss the overall design of the project and help answer any
21 questions you have and make clear your basis of knowledge for this project. So as you can see from the site plan, the
22 main building contains approximately 2,070 square feet, and that footprint remains unchanged from what was approved
23 in the Special Use Permit back in 2002, and the main reason for this update to the Special Use Permit is to address the
24 fact that the day care facility needs to serve up to 46 children, which requires 10 staff, and the 2002 Special Use Permit
25 that Patrick mentioned only allowed for 23 children and 4 staff members. In addition to the building, the on-site features
26 like the playground, the concrete sidewalk, landscaping, and solid waste disposal facilities will also remain unchanged.
27 However, I do wish to emphasize that with this proposed increase in the number of the children to be served at this
28 location, we will install a new septic system, improve the driveway, and the driveway connection to Erwin Road,
29 increase the parking, and improve on-site lighting. All of these will be in accordance with Orange County's UDO and all
30 North Carolina state standards. So, moving on to the UDO standards covering two major categories, general special
31 use standards and specific special use standards, starting with general special use standards and addressing public
32 health and safety. The approval of this Special Use Permit will maintain or promote public health, safety, and general
33 welfare if located where proposed and developed and operated according to the plan submitted. The septic system
34 improvements will comply with all applicable regulations and will be an improvement over the current condition. The
35 driveway and parking will be improved as shown on the site plan on Page 119 in your staff report and as described with
36 our proposed conditions on Page 68 of your staff report. I'd like to emphasize the site distance triangles, improvements
37 at Erwin Road as well as the improvement to the driveway connection there, as I mentioned before, which helps
38 improve the site's public safety. The only specific UDO standard that I need to draw the Board's attention to is our
39 request for an exemption from the 30-foot buffer for the following reasons. Table 6.8.6(d) in the UDO does not require
40 buffers between properties with the same zoning or use. The existing vegetation along the southern property line and
41 along the stream provide opaque screening between neighboring properties, and as shown on the site plan on 119,
42 vegetative screening will be enhanced where necessary with the Type B buffer standards. And lastly, the site driveway
43 does not allow for the 30-foot buffer at the southern property line because leaving the driveway in place would promote
44 efficiency and minimize land disturbance. Second, harmony. It's my professional opinion after working through this site
45 plan, that the location and character of the use as a day care facility, if developed according to the plan submitted, will
46 be in harmony with the area in which it is to be so located, and the use is in compliance with the plan for the fiscal
47 development of the county as embodied by the UDO or the comprehensive plan. This property is located in a rural area
48 with either undeveloped land or low-density residential developed land in the area near Erwin Road Montessori School.
49 Consequently, this use will be in harmony with the plan for development in the county. The Orange County
50 Comprehensive Plan states that there are projections that a quarter of the 40,000 to 80,000 people moving to Orange

1 County will likely live outside the municipalities, which means that there is clearly a need for additional childcare
2 capacity in Orange County to serve somewhere between 10 and 20,000 new residents. Moving on to specific special
3 use standards. As part of UDO Section 5.3.2(b), these are also met by the plan. The method and adequacy of sewer
4 disposal, solid waste, and water facilities, the plan for sewage and solid waste disposal and the provisions of water at
5 the site are adequate for the needs of the day care facility. The method for adequacy of police, fire, and rescue squad
6 protection those services will have adequate access to the site and should have no trouble accessing the site with the
7 improved modifications to the driveway connection at Erwin Road. And for these reasons, and then for those stated in
8 your staff report, the plan complies with the general and specific standards for special uses. Some additional UDO
9 sections. In regard to landscaping, screening, and buffers, I wish to draw the Board's attention to Page 122 of the staff
10 report and note Items 12 and 13 on that page. The project will maintain existing vegetation on site to meet the
11 landscaping and screening requirement contained in Section 6.8.7(a) through (d), and Section 6.8.9 of the UDO as
12 shown on the site plan and where we are requesting an exemption from the landscape buffer standards contained in
13 Section 6.8.6, specifically required Type B buffers along Erwin Road. The parking on the plan has been modified or
14 improved to meet the requirements of the UDO. So, to conclude, in professional opinion, I believe that the plan is in
15 conformance with the special requirements applicable to the use of a day care facility. I wish to note on Page 123 of
16 the staff report, the staff report states that, "The proposed expansion of the existing facility has been reviewed by
17 Orange County DAC, including planning, building, inspection, NC DOT environmental health, solid waste, and
18 emergency services for compliance with the Orange County ordinances, state building codes, health code, and fire
19 code." And all of those concerns are addressed in the staff report. It's important to also note that NCDOT has had no
20 comment on this Special Use Permit application as shown on Page 147 of your report, but we did meet with the district
21 engineer, Chuck Edwards, to go over DOT requirements for that driveway connection. It is also my professional
22 opinion that the use will maintain or promote public health, safety, and general welfare as located where it is and
23 developed as designed to be in compliance with all UDO regulations applicable to the site. And I'm available to answer
24 any questions the Board may have.

25
26 Leon Meyers: Questions, Board members?

27
28 Beth Bronson: You said the DOT had no comment, and that was on Page 123?

29
30 Will Wirt: 147.

31
32 Beth Bronson: 147? And that was the DAC comments, correct?

33
34 Will Wirt: Yes.

35
36 Beth Bronson: Okay, and then regarding the DOT email about the requirements for permit application?

37
38 Will Wirt: The permit application for a DOT driveway connection will be applied for, and all of their comments
39 during that application will be addressed during construction plan or the site plan process.

40
41 Beth Bronson: Great. And so, what kind of comments would the DOT have before a permit like that was applied for?

42
43 Will Wirt: Just to make sure that your plan shows minimum design criteria of a driveway connection per their
44 standards. They have minimum dimensions for width, for radius, for taper length, and other things like that. They
45 wouldn't comment before, but after you apply, they would. They would give you comments and feedback.

46
47 Beth Bronson: After you apply?

48
49 Will Wirt: Yes, ma'am.

50

- 1 Beth Bronson: I'm confirming that there's no permit that's been applied for. For the DOT driveway?
2
- 3 Will Wirt No, ma'am.
4
- 5 Beth Bronson: All right. Thank you.
6
- 7 Leon Meyers: Any other questions? Mr. Wirt, could you state again the basis for your request for a variance from the
8 buffer requirements in 6.8.6, I believe it is, on Erwin Road?
9
- 10 Will Wirt: Yes, sir. So, on Erwin Road, particularly that section, the creek, as you can see on the site plan, runs
11 tightly against Erwin Road, and so putting a landscape buffer there would be tight given the slopes of the road and the
12 stream, in addition to the fact that there is a large stand of thick vegetation there already, which provides opaque
13 screening from the site to the road.
14
- 15 Leon Meyers: Thank you.
16
- 17 Will Wirt: Yes, sir.
18
- 19 Beth Bronson: And so I'm clear, the variance that you're speaking of for the buffer, Type B, is on the west side of the
20 property parcel?
21
- 22 Will Wirt: It's on the south side, the south property line, and also along Erwin Road, which I believe is the west
23 side, yes, ma'am.
24
- 25 Beth Bronson: The south side and the west side. There being a single-family home on the south side. All right.
26 Thank you.
27
- 28 Leon Meyers: Let me be sure I understand. On part of the south property line, the site plan notes here, where
29 existing vegetation does not provide opaque screening, supplement with Type B buffer is necessary, and that looks like
30 graphically is maybe about third of that boundary length?
31
- 32 Will Wirt: Yes, sir.
33
- 34 Leon Meyers: So, what's the difference between where you are supplementing existing plantings and where you
35 aren't?
36
- 37 Will Wirt: Along the southern boundary, it would be the width required for a Type B buffer. Along the driveway,
38 where the driveway aligns with the southern boundary, there isn't enough room to install a 30-foot buffer there because
39 we'd like to leave the driveway where it is for efficiency during construction, and to lower land disturbance while making
40 those improvements. So, it has to be 30 feet along the whole line. I believe along the whole southern property line, and
41 along one strip where the driveway runs along the southern property, it's not. It doesn't meet that width standard, but it
42 is supplemented elsewhere.
43
- 44 Beth Bronson: And so that driveway is already nonconforming?
45
- 46 Will Wirt: It's deteriorating. Yes, ma'am.
47
- 48 Beth Bronson: So, it's non-conforming in that it's already encroaching on the buffer that would be Type B?
49
- 50 Patrick Byker: Yeah, it was built before buffers were required.

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Beth Bronson: And then the driveway itself is also deteriorating, so it would need to be replaced?

Will Wirt: Yes, ma'am.

Beth Bronson: Okay. Thank you.

Leon Meyers: So, the rationale for that condition on Erwin Road, you explained the creek is there, and there's already fairly dense vegetation, and the rationale on the south property line for relating to buffer requirement is that there's not enough space between the proposed driveway and the property line? Do I understand correctly?

Patrick Byker: The driveway is already there, Mr. Chairman, so because the facility was built 21, 22 years ago, that buffer requirement wasn't there, so, in order to build a 30-foot buffer, you'd have to move the whole driveway to the north a considerable distance from where it is today.

Leon Meyers: Okay. Other questions, Board members? Thank you, Mr. Wirt.

Will Wirt: Yes, sir. I'll bring up at this time Nick Kirkland to speak on the real estate valuation.

Nicholas Kirkland: Good evening. My name is Nick Kirkland with Kirkland Appraisals. The address is 9408 North Field Court, Raleigh, North Carolina. My qualifications are Exhibit B, and the impact study is Exhibit C. I'm a certified general real estate appraiser in four states, including North Carolina. I've been accepted as an expert in property value impacts hundreds of times, including before this Board previously, and my firm has been conducted to do a study to determine whether or not the proposed facility would maintain the value of properties in the general vicinity. To that end, we've done what's called a matched pair or a paired sales analysis. It's supported by the appraisal institute and explained in the appraisal institute textbook, Real Estate Damages. In essence, it involves comparing a property that is sold adjacent to a test use. In this case, we're talking about a day care facility or a school facility and would that property that sold adjacent to such a use sell for more, less, or about the same as other nearby properties, so within the impact study, there are ten different school examples as well as half a dozen day care facility examples of nearby homes in close proximity to such uses in the immediate market area. Additionally, there are multiple matched pair examples which support the finding of no impact to the adjoining property values. This methodology provides a good support for comparison. This is a common example in this area, but what is the actual market, what are actual market participants doing? Are they selling properties adjacent to similar uses for more, less, or about the same? Overall, the properties that are adjacent to day care facilities and school facilities in this area are selling for similar values as those that do not adjoin such facilities, which is strong support for no impact to the adjoining property value if the property is approved tonight. Therefore, it is my professional opinion that the day care facility is in harmony with the area and the use will maintain or enhance the value of contiguous property, and with that, I'm happy to answer any questions. I know it's a three-dozen page impact study. Happy to go through anything in there that catches your eye.

Beth Bronson: Can you specify what match comparisons for daycares you did?

Nicholas Kirkland: That is going to be the second section, and I apologize, I realized as soon as I got here tonight that I didn't number my pages, which really would have made this much easier.

Beth Bronson: Let's see. Bradford Christian School, Comparable No. 5, Comparable 6, which one?

Nicholas Kirkland: It's after all the numbers, so if you go past No. 10, all the numbered ones are actual school facilities, and then you bump into daycares about 2/3 of the way through there and starting with Lakewood Avenue Children's School. That's on the back of a page, and it has day care data at the top, but it has a lot of examples of similar day care facilities run out of single-family homes that were converted in close proximity to residential uses. In fact, many

1 of the examples in here have adjoining residential use closer structure to structure than what is proposed and currently
2 exists right here at the facility.

3

4 Beth Bronson: Now, and do all of these have a Special Use Permit associated with them?

5

6 Nicholas Kirkland: Whether they do or do not, I am not certain. A number of these examples are from Durham.
7 However, it is a similar type of use in close proximity to residential structures, in similar examples at distances as shown
8 are selling with no impact to the sales price.

9

10 Beth Bronson: Okay.

11

12 Leon Meyers: Any other questions, Board members? Do you feel like you need a few minutes to turn through this
13 report, or should we move on?

14

15 Beth Bronson: This is a lot of information to take on in 2 minutes while you're describing and asking if we have any
16 questions. The one thing I will say is that all of these daycares do seem to be within a more urban setting. Less rural
17 residential and zoned for more condensed or intensified use.

18

19 Nicholas Kirkland: Sure. The question, and what we're trying to determine is whether a residential property would
20 be impacted, and the most common concern when talking about impact to residential structures is proximity and distance.
21 That has to do with whether you can hear them, whether you can see them. The closer you are, generally the more
22 impactful, and these examples from a slightly more suburban to urban setting are showing no impact, which is actually
23 strong support that in a more rural setting, with appropriate buffering, there would not be any impact on joint property
24 values.

25

26 Beth Bronson All right. Thank you.

27

28 Leon Meyers: Any other questions for Mr. Kirkland? Thank you, sir.

29

30 Nicholas Kirkland: Thanks. I'm going to turn it over to Mr. Byker to go over the legal standards.

31

32 Patrick Byker: Mr. Chairman, Vice Chair Bronson, members of the Board, again, Patrick Byker, the attorney for the
33 applicant. I'd like to give a very brief summary. I promised Staff Attorney Bryan that we'd take less of your time than we
34 did with Lawrence Road, and I plan to keep that promise. At the outset here of the closing, we'd like to move into evidence
35 all the exhibits relied upon or referred to by our witnesses including the staff report and all the attachments. As I mentioned
36 at the beginning, it's our burden to submit competent material substantial evidence on the record showing that the
37 proposal meets all the requirements of the UDO for approval of the Special Use Permit modification. In this case, we've
38 met that standard, and therefore, we respectfully request your approval of the Special Use Permit so that Erwin Road
39 Montessori School can continue its operations at this location as it has for approximately 20 years. The UDO says that
40 in approving a Special Use Permit, you have to make all the findings set forth in Section 5.3.2 A and B, so I'd like to briefly
41 address those, the testimony and related exhibits of Mr. Will Wirt provided competent material substantial evidence that
42 the use maintains or promotes public health, safety, and general welfare at its location, and if developed in accordance
43 with the site plan that's in your staff report. The testimony and related exhibits of Mr. Kirkland provide competent material
44 substantial evidence that the use will maintain or enhance the value of contiguous properties. Lastly, the testimony and
45 related exhibits of Mr. Wirt and Mr. Kirkland provided competent material substantial evidence that the location and
46 character of the daycare facility along with the site plan that's been submitted is in harmony with the area and the use is
47 in compliance with the physical development of the county as reflected in the UDO and the Comprehensive Plan.
48 Therefore, we have shown through our expert witnesses that all the applicable UDO sections have been met. Again, for
49 the record, Mr. Wirt did testify in regards to landscaping, screening, and buffering, and also the parking that's on site. I
50 do wish to draw the Board's attention to the proposed conditions on Pages 121 through 122 of the staff report, and on

1 behalf of the applicant, we wish to state clearly that we support including all of those proposed conditions if we are
2 fortunate enough to receive your approval tonight. Again, we appreciate the hard work of the Planning Department staff
3 on this case. Consequently, all the competent material substantial evidence on the record shows that we've met all the
4 requirements of the UDO, and therefore, we ask your approval, and I would draw your attention to Attachment 6b, the
5 findings of fact, and 6c, the conclusions that have been drafted for the modification of a 2002 Special Use Permit. With
6 that, Mr. Chairman, Vice Chair Bronson, members of the Board, our team is happy to answer any questions, and we
7 respectfully ask for your approval. Thanks for your time tonight.

8
9 Leon Meyers: Questions, Board Members, for Mr. Byker or his team? Thank you, sir.

10
11 Patrick Byker: Thank you.

12
13 Leon Meyers: And the matter is before the Board.

14
15 Beth Bronson: I do have one question.

16
17 Patrick Byker: Yes, of course.

18
19 Beth Bronson: I wanted to notice on Page 77 or 76, there is a childcare license for the first shift, 46 students? And that
20 is current today, and the Special Use Permit was approved for 23 students?

21
22 Patrick Byker: Yeah, back in 2002.

23
24 Beth Bronson: Okay. And so, when did the date originate that they increased the amount of students?

25
26 Patrick Byker: Few years ago? Why don't you come up, Trish. I think it's just something that sort of happened
27 organically over time due to change of ownership and simply the passage of time. It's not the first time I've seen this
28 happen where something was approved over 20 years ago, property changes ownership, new management comes in,
29 and the state looks at it, in this case, a daycare facility, approves it for 46 students because the state looks at certain
30 square footage ratios and other onsite amenities and says your license is valid for up to 46 children. It just never occurred
31 to the folks to look back to something that happened over 20 years ago. Trish, you got anything to add to that?

32
33 Beth Bronson: Thank you, Trish.

34
35 Leon Meyers: Identify yourself please, ma'am.

36
37 Trish Nervo: Yes, Trish Nervo. Do I give my address? They all gave their address.

38
39 Leon Meyers: Sure.

40
41 Trish Nervo: Okay. I reside at 114 Yeargen Place, Chapel Hill. I'm the owner and head of the school of Erwin Road
42 Montessori School. I believe it was around 2020 that we had that license increase. We purchased the school in 2013.

43
44 Beth Bronson: 2013. Thank you.

45
46 Trish Nervo: Yes. And it was somewhat organic, but we had a new building inspection by Orange County, and an
47 approval from NCDEQ to continue using the septic that we had in order to have more children. So, it was more of a
48 misunderstanding about what steps were needed to change that Special Use Permit. That's the part that did not happen.

49

1 Beth Bronson: Okay. And so, in 2020 when you went to increase the amount of students, it was just unknown, say the
2 septic was not up to a code that was needed, regardless of the Special Use Permit.

3
4 Trish Nervo: Not exactly. We actually were recommended by the state to put a meter on the building to measure our
5 actual water usage compared to the capacity of the septic. And their determination was that because we weren't going
6 over the usage, that they were okay with us increasing our capacity. And that's when we turned to the state licensing
7 and to Orange County Building to come and do a new occupancy inspection.

8
9 Beth Bronson: Okay. And the attachments for the water quality from 2007, is that for the original request? Just trying
10 to understand where those water quality reports were coming from.

11
12 Patrick Byker: Again, those were something that was done by the previous ownership. It's something that was in the
13 Orange County file, so I think just giving the history of this site since 2002, again, it's a very comprehensive staff report.
14 What I think is important to focus on in the presentation and testimony tonight is recalling Mr. Wirt's testimony that
15 everything that's been looked at in 2024 in regard to water consumption and the septic infrastructure all meets current
16 Orange County regulations.

17
18 Beth Bronson: For the zoning or for the use permit?

19
20 Patrick Byker: Both.

21
22 Beth Bronson: Okay. Thank you.

23
24 Leon Meyers: Any other questions for the applicant team?

25
26 Greg Niemiroski: I have a question regarding traffic. Just this week, there was an accident that happened right in
27 front of the property. So, I was just wondering what the, if that had been looked at by anything or anybody, any
28 department. I know DOT didn't comment, but I know frequently there's a lot of traffic jams in that area. I travel that road
29 frequently and have observed that. I didn't know if there was any impact of that and the driveway and how it addresses
30 safe entrance and exit from the property.

31
32 Patrick Byker: Yes, sir. Again, we very much appreciate District Engineer Chuck Edwards actually making onsite visits.
33 He was on the property. He evaluated the site triangles that needed to be implemented and maintained on this site.
34 Those are shown on the site plan, and he thought with those site triangles it addressed the safety concerns that, obviously,
35 are very important. But he thought that was the main criteria. And again, if there had been a safety issue, I'm sure, I've
36 worked with Mr. Edwards for many years, if there was something, he would have raised it at the DAC meeting. There
37 are actually two DAC summary reports in your staff report, and in both of them, you can see that Mr. Edwards had no
38 comment. But he did make an onsite inspection, which, in my experience, is not common.

39
40 Greg Niemiroski: Okay.

41
42 Leon Meyers: Other questions?

43
44 Beth Bronson: I understand your answer about Mr. Edwards to my co board member. I'm trying to understand. There
45 would not be a comment unless the permit had been applied for. Is that correct?

46
47 Patrick Byker: He and his staff would have reviewed the site plan. If there were any issues there related to
48 improvements that had to be made in the public right of way, I think he would have stated those in the DAC report. I also
49 do want to highlight on Page 120 of the staff report, the current roadway capacity on this segment of Erwin Road is 10,000
50 cars per day. The latest traffic volume, I assume that's from NCDOT, is only 4,400. So, it's only operating at 44 percent

1 of its capacity. Although, as you mentioned, obviously, I've lived close to this area for 29 years myself, so it's certainly
2 an issue, but again, Mr. Edwards was focused on the site distance triangles, and that's the appropriate safety measure.

3
4 Beth Bronson: 70 feet by 10 feet.

5
6 Patrick Byker: Yes, ma'am.

7
8 Beth Bronson: Okay, and then when was that traffic study done that you're recording? That 4,000?

9
10 Patrick Byker: That's in your staff report, I assume that was taken from NCDOT's files.

11
12 Beth Bronson: Okay. I would need to know the year that the 4,000 cars per day was occurring.

13
14 Patrick Byker: That's correct.

15
16 Beth Bronson: Okay.

17
18 Leon Meyers: Patrick, did you have something?

19
20 Patrick Mallett: Yeah. Two quick things. This case came before you after a realization with the owner and the applicant
21 realizing that they needed to work out some state issues and environmental health issues and set their permitting straight
22 for water and septic. And in that discovery, it was realized by the departments and the state desired, we needed some
23 affirmation from a zoning level that you're okay with the student capacity, and then we saw the student cap and said, aha,
24 we need to go back and get you to amend that Special Use Permit. So that's kind of how we got to this point. I would
25 also note with regard to the DOT, Chuck Edwards is a regular attendee and contributor to the DAC. It just so happens
26 that this particular area is at the dovetail between two district engineers. Both engineers have shared and are aware of
27 all the information. The information was also shared with the city of Durham, all departments, so just wanted to let you
28 know that.

29
30 Beth Bronson: And so, Chuck Edwards is with District 7, and then who is with District 8 or the other one? The other
31 district?

32
33 Patrick Byker: You mean, Vice Chair Bronson, are you referring to Durham?

34
35 Beth Bronson: Yeah.

36
37 Patrick Byker: That'd be John Sandor. He's the district engineer in Durham.

38
39 Beth Bronson: Okay. And he had not reviewed anything?

40
41 Patrick Byker: The information was shared with him.

42
43 Patrick Mallett: It was no comment.

44
45 Beth Bronson: It was no comment from Durham.

46
47 Patrick Byker: That's correct. From District Engineer Sandor. That is correct.
48

1 Beth Bronson: So, my understanding from Durham was that it all resides in Orange County. It is a Special Use Permit
2 issued by Orange County, and so it would be handled by Orange County, and so they didn't need to review it. My
3 understanding of the agenda was that it was not reviewed because it was determined not needed to be reviewed.
4

5 Patrick Byker: Well, I can't speak for them, but my belief would be that Durham's, Durham County's belief would be it's
6 a different jurisdiction and therefore it's not appropriate for them to issue comments on property that's not within their
7 jurisdiction.
8

9 Beth Bronson: 100 percent agree with you, except in the case of these joint planning areas and the sense that Chapel
10 Hill's comment had to do with Durham being responsible for the emergency services. Was that correct or incorrect
11 information?
12

13 Patrick Byker: I mean, I think, when you have a property like this, when somebody calls 911 from there, I think you're
14 going to have responses from all the service providers in the area.
15

16 Beth Bronson: And the closest one being Durham, would be my point.
17

18 Patrick Byker: Yeah, probably.
19

20 Patrick Byker: Obviously it's no different than Durham and Raleigh, or Raleigh and Cary or any of those.
21

22 Beth Bronson: Except you're getting the signoff of Orange County and not Durham, who would be answering the call.
23

24 Patrick Mallett: I want to point out one other fact. This property is adjacent to the tennis club next door that also got a
25 special use permit modification a few years ago to expand their facility, the swim area, pickle ball, et cetera, that too was
26 reviewed by both and the district engineer. He had a little bit more interest in that case in Durham because there was
27 some frontage in Durham's jurisdiction. But the ultimate conclusion was if I had any concerns I'd chime in, and I feel like
28 the district engineer would do the same with this case adjacent to it.
29

30 Beth Bronson: Thank you. I appreciate that. Just wanted to make sure that I was understanding it correctly.
31

32 Leon Meyers: Other questions for staff or the applicant? Then the next step would be a motion to approve the findings
33 of fact that I think begin on Page 192.
34

35 Nathan Robinson: So, you're looking for a motion to approve the findings of facts?
36

37 Leon Meyers: Say again?
38

39 Nathan Robinson: You're looking for a motion to approve the findings –
40

41 Leon Meyers: Yes. Sorry, I thought that was the motion.
42

43 Nathan Robinson: I'll make the motion to approve the finding of fact as shown on Page 192. Attachment 6b.
44

45 Jeff Scott: Second.
46

47 Leon Meyers: Any discussion on the motion to approve the findings of fact. All in favor please say aye.
48

49 **MOTION** made by Nathan Robinson. Seconded by Jeff Scott.

50 **VOTE:** Unanimous

1
2 Leon Meyers: None opposed, the findings of fact are approved. The next step would be to approve the conclusions
3 beginning on Page 195.

4
5 Nathan Robinson: Motion to approve the conclusions on 195, Attachment 6c.

6
7 Jeff Scott: Second.

8
9 Leon Meyers: Any discussion on the motion to approve the conclusions? All in favor please say aye.

10
11 **MOTION** made by Nathan Robinson. Seconded by Jeff Scott.

12 **VOTE:** Unanimous

13
14 Leon Meyers: None opposed. Conclusions are approved. The final step would be a motion to approve the modification
15 to the Special Use Permit subject to the conditions listed on Page 1121. Conditions 1 through 14 begin on Page 121.

16
17 Beth Bronson: And include the two conditions from the developer.

18
19 Leon Meyers: They are included in there.

20
21 Nathan Robinson: Motion to approve.

22
23 Beth Bronson: Second.

24
25 Leon Meyers: Any discussion on the motion to approve the modification to the special use permit? All in favor please
26 say aye.

27
28 **MOTION** made by Nathan Robinson. Seconded by Beth Bronson.

29 **VOTE:** Unanimous

30
31 Leon Meyers: None opposed. Thank you, folks.

32
33 Patrick Byker: Thank you very much. We appreciate it.

34
35 Leon Meyers: Good luck with your project. Anybody need a break, or shall we move into the next item? Let's take
36 about a 5-minute break. We start at 8:03.

37
38 **BOARD OF ADJUSTMENT BREAKS UNTIL 8:03 PM**

39
40 Leon Meyers: All right. Thank you, folks, for your patience. Next case is BA2401, a variance. Mr. Mallett. Staff report.

41
42 **AGENDA ITEM 6 Continued:**

43 **CASE: BA24-0001 - To review a Variance (Case Number BA24-0001) request submitted**
44 **by Samuel Harrell. The applicant has applied for a variance from the 150-foot reservoir**
45 **buffer to allow for the renovation and construction of an addition to the existing**
46 **nonconforming residential structure +/- 75 ft. from Lake Orange. The site is located on**
47 **Orange County PIN 9857-76-0674, at 4517 Eno Cemetery Road, Cedar Grove, within the**
48 **Cedar Grove Township of Orange County.**
49
50

1 Patrick Mallett: This one is far briefer than the previous presentation. This case is a variance request seeking a variance
2 from the required 150-foot building set back from the reservoir to allow for a renovation and construction of an addition to
3 an existing non-conforming residential structure to allow it to be within 75 feet from Lake Orange. This is per
4 Section 6.13.4 C, minimum buffer widths which requires that set back from the reservoir. This references the 620-foot
5 contour. It's actually measured from the 615-foot contour, the average water elevation of the lake. The proposed
6 renovation would include a 16 by 34-foot dimension, 544 square foot addition that would be roughly in line with the existing
7 A-frame styled entrance to the structure. The request would allow the existing structure to qualify as a residential dwelling
8 that meets the minimum bedroom dimensions. As it currently stands, the A-frame structure has a loft, so it doesn't even
9 have a qualified bedroom that would meet the building code. So, granting this request would allow the applicant to submit
10 building permits and qualify as a residential dwelling. The existing structure was built in the 1970's just after Lake Orange
11 was created. It's one of the first houses out there as I understand it, and it's roughly in line with other homes adjacent
12 and nearby that also, for various reasons in history are set 75 feet off the 615-foot contour. Two other slides. So, this is
13 the subject property here. This is the A frame. It's hard to see its footprint due to the shadowing, but you can see this is
14 the approximate waterline of the lake. This is roughly the 615 contour here. The applicant is the property owner's brother.
15 She bought this property aging with the desire to live near her family, age in place, and have the proximity to care from a
16 sibling. This is a graphic that just shows you that 150-foot offset from the 615-foot contour. You can also see that if you
17 apply that around the lake, you start hitting a lot of homes that were older. That's just the way the lake was set up in our
18 ordinance and codified with UDO in 2011, and the buffer has been applied in previous iteration of the zoning code I think
19 going back to the 1980's. The one other thing that I would add is the applicant did an extensive amount of research about
20 properties along the lake and happened to find evidence of the property owner to the north being granted a variance, and
21 that explains why that house is roughly in line with the A-frame structure. Unfortunately, we were able to find evidence
22 of that and notations with regard to this existing A-frame structure. However, unfortunately we could not find direct
23 evidence that this A-frame structure of this property was granted the same various. So, it's been locked in time since
24 then. With that I'll ask the applicant to come up and talk a little bit about the request.

25
26 Leon Meyers: Before you do that, board members, any questions for Mr. Mallett? And I think you were going to enter
27 the application as evidence. Right?

28
29 Patrick Mallett: So, as we enter into the modern era and technology and a pivot towards electronic versions, the packet
30 that you have, the electronic version is skewed in the sense that it did not capture the original signatures that were
31 submitted by the property owner dated July the 2nd, by both the applicant and the property owner. It also, the original
32 application, I'm going to point it out, if you're looking at the PDF online, you can scroll through these text boxes, but you
33 can't see the entire text. The original application has the entire text here, so I'd like to submit this original copy into the
34 record as the official application.

35
36 Leon Meyers: So, admitted. Good.

37
38 Patrick Mallett: And I will pass this up so you can peruse this.

39
40 Beth Bronson: I can scroll. You're saying that, on the printed copy it's cut off?

41
42 Patrick Mallett: Yeah, so if you were to happen to hit a printer and you're a paper copy person and you grabbed it out of
43 the printer and walked away, you may not notice that it cuts off to a specific size, the physical copy. So, that's why I'm
44 going to hand this up and you can look at it. It's the same version. You can scroll down the box. You can see that.

45
46 Leon Meyers: And, Pat, is there anybody signed up to speak on this case?

47
48 Patrick Mallett: Just the applicant.

49
50 Leon Meyers: Okay.

1
2 Patrick Mallett: The swearing in.

3
4 Leon Meyers: All right. Mr. Harrell, is that right?

5
6 Sam Harrell: That's right.

7
8 Leon Meyers: Have you been sworn?

9
10 **SWEARING OF THE TESTIMONY**

11
12 Patrick Mallett: We're doing it now. Do you swear and or affirm that the testimony you're about to give is the truth, the
13 whole truth, and nothing but the truth to the best of your knowledge?

14
15 Sam Harrell: I do.

16
17 Leon Meyers: Welcome.

18
19 Sam Harrell: Thank you very much, and good evening, and it's my honor to be here before you. Sam Harrell. I feel a
20 little bit like whatever act opens after Britney Spears, but my bona fides in this case are that I am the applicant, but I am
21 also brother to the owner. So, I live next door to this property, and it was like the fourth property built on Lake Orange,
22 and I lived in this A-frame when I was building it as a college student, and to my knowledge, the very first variance request
23 that was put before this board was for my uncle who lived on the property next to the A-frame that is now owned by my
24 friend here. That variance was granted before he could sell the property so that somebody could actually construct on it.
25 I built the property adjacent and received permitted permissions to be able to build a garage post the new order. So, that
26 led us to believe that there was going to be no problem in putting a very small two-bedroom addition onto the A-frame.
27 So, we were a little surprised when it didn't fall in line. Your staff has been very helpful in helping us to come to a correct
28 understanding and have been very helpful along the way, Lauren, and so forth, and so I appreciate this opportunity. Very
29 simple, the A-frame structure that exists, the square footage that's listed is not actually relevant because the head room
30 in an A-frame, as you know reduces the actual footprint of the structure. The folks who lived in this A-frame, an elderly
31 couple for 20 years, since 2000, and then left because they were unable to care for themselves, actually lived in a
32 passageway. They didn't have a bedroom. There was no door. There was no closet and so forth, and so all we're trying
33 to do, we're not trying to increase the number of bedrooms. We just want to make two bedrooms, because as it exists
34 now, it is one room with a loft that can't be a bedroom because of head room compliance and the stairs that service it are
35 not to code. So, in order to bring it up to code, we're going to put a dormer to which we will attach two bedrooms and a
36 bathroom. No closer to the lake. The property line allowances are all kosher, and so that's essentially our request.

37
38 Leon Meyers: Thank you. Board members, any questions for Mr. Harrell?

39
40 Beth Bronson: Can you clarify the need to update the septic and if it would need to be moved.

41
42 Sam Harrell: I'm sorry. Say that again?

43
44 Beth Bronson: If the septic would need to be moved?

45
46 Sam Harrell: So, because the septic is permitted for the current structure as two bedrooms, we don't plan to increase
47 that.

48
49 Beth Bronson: Okay.

50

1 Sam Harrell: Septic is functioning. We've had it tested. The well is functioning. Everything else is fine, and we're not
2 going to add bedrooms that would require us then to add onto the septic.
3

4 Beth Bronson: And I'm assuming that the septic and the well were installed before 1985.
5

6 Sam Harrell: That's correct. They were installed around 1970.
7

8 Beth Bronson: Okay.
9

10 Sam Harrell: The first house on the lake.
11

12 Leon Meyers: Other questions for Mr. Harrell? Thank you, sir.
13

14 Sam Harrell: Thank you.
15

16 Leon Meyers: Okay, board members. The findings for this case are on page 225. There's no staff recommendation
17 on a variance of course.
18

19 Beth Bronson: And I did not see the septic inspection included, just the original application.
20

21 Leon Meyers: A building permit for the addition would require an evaluation of the existing system anyway.
22

23 Patrick Mallett: There's three relevant points. One, they don't plan on modifying the well or the septic. Fun fact, when
24 you get a subject system there's no one bedroom. When they originally did it, it was permitted for two bedrooms.
25

26 Beth Bronson: It's exceptionally large for the size anyway. I understand that.
27

28 Patrick Mallett: So, they're trying to get to the minimum. They would still be required to do any modifications in
29 environmental health. They're part of the DAC. They had no comment other than if you go beyond the bounds of what
30 the existing system permits, you'd have to get something more than the existing system authorization. They would still
31 have to get building permits, and they would still need to get a buffer authorization certificate. So, when you're doing
32 activity inside a buffer, I didn't want to complicate things, but in addition to this building setback, there's a stream buffer.
33 We would process a buffer authorization certificate which says the activity that you're doing, there is no practical
34 alternative. There is no impact; then, if there is a significant impact, it's mitigated so there are 3 other hoops that they
35 need to go through.
36

37 Leon Meyers: So, an administrative approval, right?
38

39 Patrick Mallett: Yes.
40

41 Leon Meyers: Okay. Are there questions, board members? And they have findings of fact beginning on 225. Next
42 step would be a motion to approve the findings of fact.
43

44 Nathan Robinson: Finding of fact on 225, where is it? I don't see it. Is it the memorandum?
45

46 Beth Bronson: 225 it's Attachment 5. I would make a motion for the variance request to be approved for BA24-0001 in
47 accordance with the provisions.
48

49 Leon Meyers: I think we would need a motion to approve the findings before issuing the variance. That's my
50 understanding. Am I right, James?

1 James Bryan: Yeah.
2
3 Beth Bronson: The variance is on 225. Apologies.
4
5 Nathan Robinson: I don't see the findings of fact.
6
7 Leon Meyers: It's approving the variance request. That works, James?
8
9 James Bryan: So, if I may, I think what's drafted here, you could see they've got on the very last Page 226. They got
10 supporting evidence in the application package. So, they're saying, everything has been introduced, and that's legally
11 fine. In situations like this, where there is no controversy. Everything is the facts as presented, and if this were to be
12 reviewed, the courts know exactly what you saw, whether that is competent sufficient. They don't need to have you tell
13 them what it is.
14
15 Leon Meyers: Got it. Beth you're exactly right. I'm sorry. Am I making a motion again?
16
17 Beth Bronson: I would make a motion for the variance request to be approved for Case BA24-0001 based on the findings
18 of fact on Page 226 as well as in accordance with the provisions of Section 2.10.4 of the UDO, that there is a necessary
19 hardship that would result from the strict application of the ordinance, but their hardship results from conditions that are
20 peculiar to the property such as location, size, or topography. And in this case, restrictions to an existing parcel building,
21 and that the hardship did not result from the actions taken by the applicant or the property owner. The request of variance
22 is consistent with the spirit purpose and intent of the ordinance, such as the public safety is secured, and substantial
23 justice is achieved in the sense that all applications hereto forward need to be made to the county once approved for this
24 variance.
25
26 Leon Meyers: Okay.
27
28 Beth Bronson: Do I have a second?
29
30 Greg Niemiroski: I second.
31
32 Leon Meyers: All right, any discussion on the motion to approve the variance? All in favor, please say aye.
33
34 **MOTION** made by Beth Bronson. Seconded by Greg Niemiroski.
35 **VOTE:** Unanimous
36
37 Leon Meyers: None opposed. Variance is approved. Thank you, Mr. Harrell. Good luck with your project. Is there
38 anything else we need to take care of and maybe a preview of what's coming up in the next couple of months?
39
40 Patrick Mallett: Sure. Got a couple of cases. One will probably hit for the calendar date in August, I think that's on the
41 second week of August. Camp Chestnut Ridge is looking at doing a modification to their original special use permit. The
42 camp has been in existence since the 60's. They've had several modifications to their specially use permit. The last one
43 that they did captured a site plan and a master plan for their vision. They're realizing now that they want to move some
44 things around. Unfortunately, in our UDO that is a major modification. You're not reviewing the special use permit per
45 se, but you're reviewing the revision to the site plan that was approved with that special use permit. We've got a guy who
46 has got a kennel class 2 request that should be coming in August or September.
47
48 Beth Bronson: A what class?
49
50 Patrick Mallett: A kennel class 2.

1
2 Beth Bronson: Kennel.
3
4 Patrick Mallett: A dog kennel, yeah. And theoretically, some special use permits through the Fall. So, we had a lull for
5 a while. I think you're going to be fairly busy with agendas as we move forward.
6
7 Leon Meyers: Are you saying we're likely to meet in August or September or both?
8
9 Patrick Mallett: Both.
10
11 Leon Meyers: Good. Thank you.
12
13 Patrick Mallett: For the record, we're out at 8:21.
14
15 Beth Bronson: I have a question about our members. Are there any openings?
16
17 Patrick Mallett: That's a good point. We have an absence from our alternate, Adam Beeman. There was a feeling from
18 the Board of Commissioners, they review and approve the reappointments as they see fit. When the terms expire and
19 the terms are staggered, the feeling was the opposite years ago back when their preference was for people to serve on
20 both the Planning Board and the Board of Adjustment. They wanted to go in the other direction to avoid any perception
21 of a conflict of interest or being tainted by serving on one board, and then hearing the same case with the Board of
22 Adjustment. So, we have a vacant seat. If you know any qualified applicants that can fill that seat, I really try hard to
23 keep the hundred percent of the seats filled because if we have just a few members missing, we can't have quorum.
24
25 Leon Meyers: My next step on that is to check with the clerk to see if she has any applicants who would be interested
26 in alternate position, and if not, I'm going to start beating the bushes, looking for folks who would be interested in applying,
27 and I hope all people do the same.
28
29 Beth Bronson: If we are full with all 6 permanent seats?
30
31 Leon Meyers: Five permanent, one alternate is where we are again.
32
33 Beth Bronson: Five permanent, one alternate? And do the commissioners have a plan to update their UDO?
34
35 Patrick Mallett: I mean, we always have plans. We always are moving forward the text changes and amendments to
36 the UDO, and those run from the very simple to ones that are just needed.
37
38 Beth Bronson: Do speak specifically, and James may be aware, but in the UDO, it does expressly point out that there
39 should an appointed Planning Board member on the Board of Adjustments for continuity, rather than conflict. Was that
40 brought up to them at all?
41
42 Patrick Mallett: Not sure.
43
44 Beth Bronson: Okay. Thank you.
45
46 Leon Meyers: Thank you, folks. We're adjourned.
47
48 Patrick Mallett: I just get the decisions.
49
50 Beth Bronson: So, I motion to adjourn?

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Leon Meyers: Yeah, adjourned.

AGENDA ITEM 7: ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

NAME OF CHAIR, CHAIR

**ORANGE COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING
AGENDA ITEM ABSTRACT CASE A-5-18 (SUP24-0012)
Meeting Date: September 11, 2024**

**Agenda
Item No.** _____

SUBJECT: Modification to the Camp Chestnut Ridge Special Use Permit (A-15-18) to allow for a Revised Site Plan (SUP24-0012)

DEPARTMENT: Planning and Inspections

PUBLIC HEARING: (Y/N)

Yes

ATTACHMENTS:

1. Zoning Report;
2. Application Package;
3. Notification Materials;
4. Standards and Evidence;
5. Findings of Fact;
6. Approved and Revised Site Plan

INFORMATION CONTACT:

Patrick Mallett,
Deputy Director, Development Services
(919) 245-2577

Taylor Perschau,
Current Planning and Zoning Manager
(919) 245-2597

PURPOSE: To review Site Plan revisions to the original Site Plan approved with the January 19, 2019, Camp Chestnut Ridge SUP (A-15-18) Special Use Permit (SUP), which allowed for the expansion of an existing camp/retreat center. This request is in accordance with the approved SUP and the modification provisions of:

- *Section 2.7: Special Uses,*
- *Section 2.7.14 Special Use Permits- Modifications to Approved Plans; and*
- *Section 5.2: Table of Permitted Uses;*
- *Section 5.3.2: Application of Use Standards – Special Uses,*
- *Section 5.7.5: Camp; and*
- *Section 5.18.4: Retreat Center.*

BACKGROUND: The basic facts concerning the current application are as follows:

Proposal: As detailed within Attachment 2, the applicant proposes to retain the elements of the currently approved SUP, with the exception of revising the Site Plan to allow for the relocation of seven (7) approved Recreational Vehicle (RV) spaces and the consolidation of the equestrian facilities. The revision does not propose to change or modify any other elements of the approved SUP (A-5-18) and does not constitute an expansion of the existing camp/retreat facility.

The existing Camp Retreat facility has legally operated under various plans and permits since its opening in 1959.

For materials related to the existing Special Use Permit A-5-18 and this request (SUP24-0012).

Refer to the Orange County Customer Service Portal via:

https://centralpermits.orangecountync.gov/EnerGov_Prod/SelfService#/plan/14b30bcb-cc48-41f4-8de4-dbfe343abc8c?tab=attachments

Refer to the Orange County Planning Active Development Page for status and details:

<https://www.arcgis.com/apps/dashboards/16e9edd5de724468aed69571dd1d9e70>

Basic Review Process: A Special Use Permit application requires submission of a site plan and other documents, in accordance with Section 2.7.3 of the UDO:

- **FIRST ACTION** – Staff Review/Analysis Begins
STAFF COMMENT: An analysis of the application was made by qualified representatives of the County and other agencies or officials.
- **SECOND ACTION** – Development Advisory Committee Review/Analysis Begins
STAFF COMMENT: The Orange County Development Advisory Committee will meet on September 5, 2024, to review this request. Any DAC comments will be available on-line via the Customer Service Portal link above.
- **THIRD ACTION** – The BOA holds a hearing to review and consider approval of the revised site plan.
STAFF COMMENT: The hearing is anticipated to be held on September 11, 2024.

A formal application is required as part of this SUP modification request and has been submitted (Attachment 2). Approval of the application is part of the Special Use Permit process and shall include making appropriate findings of fact stating that the Board concludes all applicable standards have been met.

Public Notification(s): In accordance with Section 2.7.6 of the UDO, notices of the Evidentiary Hearing were mailed via first class mail to all adjacent property owners of the subject parcel. These notices were mailed on August 27, 2024, 15 days before the meeting. Staff also posted the property with signs on August 27, 2023, 15 days before the meeting. See Attachment 3 for the notification materials.

Planning Director's Comments: The Planning Director has determined the application and the proposed site plan revision is consistent with established submittal requirements, and there is sufficient documentation demonstrating general compliance with the site plan requirements set forth in Section 2.5 and the established development standards as detailed in Section 5.7.5 and 5.18.4 of the UDO;

Staff does not make a formal recommendation on the approval of the application or on the compliance of the project with the general standards in Section 5.3.2(A)(2). The Board of Adjustment must determine if:

- (a) The use will maintain or promote the public health, safety and general welfare, if located where proposed and developed and operated according to the plan as submitted;
- (b) The use will maintain or enhance the value of contiguous property (unless the use is a public necessity, in which case the use need not maintain or enhance the value of contiguous property); and
- (c) The location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and the use is in compliance with the plan for the physical development of the County as embodied in these regulations or in the Comprehensive Plan, or portion thereof, adopted by the Board of County Commissioners.

In addition, the Board shall make findings certifying that the application is compliant with the following specific standards:

- (1) Specific standards for the submission of Special Use Permit applications as outlined within Section(s) 2.2 and 2.7 of the UDO.
- (2) Specific regulations governing the development of a Camp and a Retreat Center as set forth in Section 5.7.5, and 5.18.4 of the UDO.
- (3) Section 5.3.2(B) relating to the method and adequacy of the provision of:
 - a. Sewage disposal facilities,
 - b. The adequacy of police, fire, and rescue squad protection,
 - c. The adequacy of vehicular access to the site and traffic conditions around the site, and
 - d. Other use specific standards as set forth.

Per Section 2.7.11(A) of the UDO, The Board of Adjustment may impose such reasonable conditions upon approval of a Special Use as will afford protection of the public health, safety, and general welfare, ensure that substantial justice is done, and equitable treatment provided.

Zoning Report

Parcel Data

Parcel Identification Number (PINs): 9843055036, 9833935222, 9843137930, 9843221289
 Size: 201.05 acres

Relevant Documents for Register of Deeds

Plat Book/Page: S/O SR 1120; PB55/126
 Other Relevant Documents: Special Use Permit RB6571/366, Special Use Permit Modification RB1537/549, Special Use Permit RB1086/461, Special Use Permit Modification RB3191/524, Conservation Easement RB3191/524, Special Use Permit RB6571/366

Zoning Information

Base Zoning District: Agricultural Residential (AR)
 Min Lot Size: 40,000 sq. ft.
 Min Lot Width: 150 ft.
 Max Density: Upper Eno Protected: 1 dwelling per 40,000 sq. ft.; Cane Creek Protected: 1 dwelling per 5 acres
 Overlay Zoning District(s): Upper Eno Protected Watershed, Cane Creek Protected Watershed
 Max Impervious Surface: Upper Eno Protected: 12%; Cane Creek Protected: 6%
 Max Building Height: 25'
 Building Setbacks: Front 40' (Front setback applicable to all right of way), Side 20', Rear 20'

Streams, Water Body, Floodplain Buffers

Stream/Water Bodies: 65-80 ft. buffer (Greater buffer illustrated)
 Floodplain: N/A

Land Disturbance Thresholds

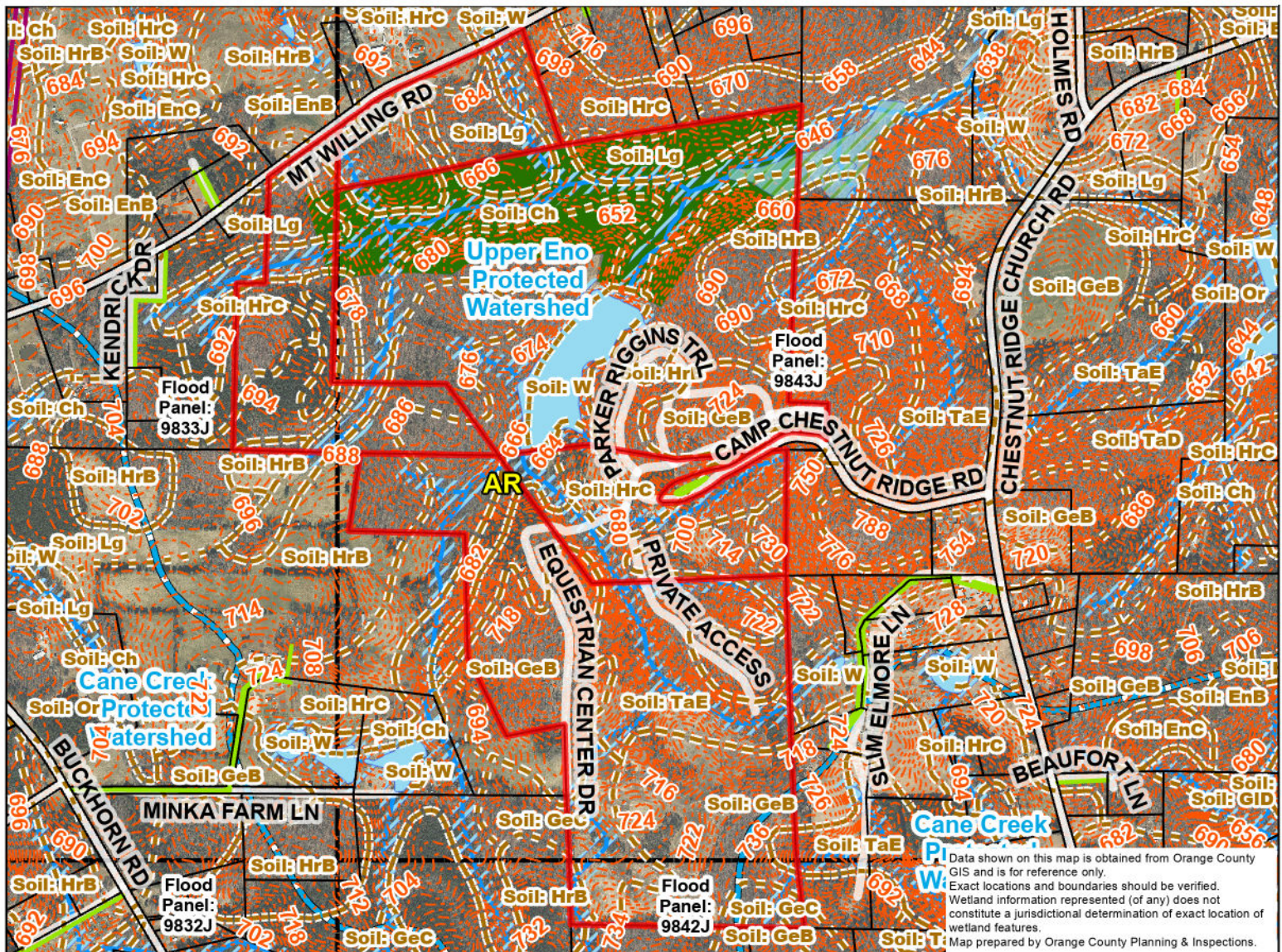
Erosion Control: 10,000 sq. ft. Waiver needed if otherwise.
 Stormwater Management: Upper Eno Protected: 21,780 for residential use, 12,000 for nonresidential use; Cane Creek Protected: 43,560 for residential use, 21,780 for nonresidential use.
 High Quality Water Zone (Y/N): Yes

Disclaimer

This report contains documents prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Some of these documents are private agreements. Users of this report are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained in this report. The county and its mapping companies assume no legal responsibility for the information on this report.

Please contact staff at 919-245-2575 if you have floodplain, High Quality Water Zone, or wetlands indicated on this report.

Date: 8/23/2024 by jomoran



Data shown on this map is obtained from Orange County GIS and is for reference only. Exact locations and boundaries should be verified. Wetland information represented (of any) does not constitute a jurisdictional determination of exact location of wetland features.
 Map prepared by Orange County Planning & Inspections.

- Zoning
- USGS Stream
- 2' Contours (NCDOT)
- Parcels
- Soils Survey Stream
- FIRM
- Road Easement
- Water Body
- Conservation Easements (Others)
- Utility Easement
- Watersheds
- Stream Buffer 80ft
- NWI Wetlands
- Water Body Buffer 80ft

Attachment 2



Orange County Planning & Inspections Department
131 W. Margaret Lane, Suite 200, Hillsborough, NC 27278
919-245-2575 or planningapps@orangecountync.gov

Special Use Permit Application

Please check all applicable boxes and complete the required documentation. Additional information and submittal requirements are contained in Section 2.7 of the Unified Development Ordinance (UDO).

If completing by hand, please use black or blue ink.

*** Please fill out all required fields**

The Orange County Board of Adjustment shall approve or deny Special Use Permit applications as provided for within the Unified Development Ordinance (UDO) with a majority vote. The applicant must provide material, competent, and substantial evidence for each standard required by the UDO. Please check all applicable boxes and complete the required documentation.

Date: 7/5/24

Contact Information*

Property Owner(s):	NC United Methodist Camp & Retreat Ministries Inc		
Mailing Address:	7000 Waterfield Ridge Place, Garner, NC 27529		
Phone:	910-352-8081	Email:	dail@ncumcamps.org
Applicant (if different than property owner):	MX3 Construction, LLC/Neal Cagle		
Mailing Address:	3410 Mt. Willing Rd, Efland, NC 27243		
Phone:	919-943-6129	Email:	neal@mx3construction.com

Property Information*

Parcel ID Number (PIN):	9843137930		
Address:	4152 Camp Chestnut Ridge Rd, Efland, NC 27243		
Zoning:	AR	Watershed:	Cane Creek/ Upper Eno Protected

Certification and Signatures*

I, Neal Cagle/MX3 Construction, LLC, have standing as described in Exhibit A and hereby request the Board of Adjustment to conduct an evidentiary hearing on my permit application, a use described, and limited as described, in Exhibit B. I anticipate the presentation of evidence to be:

- Thirty (30) minutes or less, and understand Exhibits C, D, E and F are optional.
- More than thirty (30) minutes and have included the following:
 - A listing of intended evidence (Exhibit C),
 - Proposed Findings of Fact (Exhibit D),
 - Proposed Conditions (Exhibit E), and
 - Proposed Order (Exhibit F).

STATEMENT BY APPLICANT: I certify that the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

Neal Cagle

Owner Signature(s)

7/8/24

Date

[Signature]

Applicant Signature (if different from owner)

7/8/24

Date

Exhibit A – Statement of Standing*

- I am the sole owner of the property subject to this application.
- I have attached notarized letters authorizing this submittal from all entities or individuals with ownership rights to the property.

Property Owner Information

Name: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Email: _____

Applicant Information Same as owner

Name: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Email: _____

Agent Information

Name: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Email: _____

Law Firm Name: _____ Bar Number: _____

Note: Only attorneys may serve as agents during quasi-judicial hearings. Realtors, surveyors and other professionals may not apply or make arguments on behalf of owners.

Exhibit B – Narrative of Proposed Land Use*

Insert and label as “Exhibit B” a narrative description of the proposed land use. Include a detailed description of the proposed use of property, including an outline of the proposed operational characteristics of the proposed development. Also, include descriptions of structural components such as the basic size, form, and character of the buildings shown on the site plan.

Exhibit C – Intended Evidence*

I intend to introduce the following document and have attached it follows:

Exhibit #1 entitled: _____

This is relevant to standards from Unified Development Ordinance (UDO) Sections: _____

It demonstrates that: _____

Intend to call the following as a lay witness:

Lay Witness #1: _____

Their intended testimony has been included in an affidavit attached as Exhibit: _____

This witness has personal knowledge of and will testify about: _____

This testimony is relevant to standards from UDO Sections: _____

The testimony will demonstrate that: _____

Intend to call the following as an expert witness:

Expert Witness #1: _____

Is being offered as an expert in: _____

They possess specialized knowledge in this field through the following training and/or experience:

They reviewed or examined the following data: _____

They used the following method of analysis when reviewing that data: _____

This expert opinion is relevant the standard at UDO Section: _____

It demonstrates that: _____

Their intended testimony has been included in an affidavit attached as Exhibit: _____

(attach additional sheets as necessary)

Exhibit D – Proposed Findings of Fact*

The Applicant shall be required to provide the proposed findings of fact for the project based on the specific development standards for a proposed land use as detailed in Article 5 of the UDO as well as the general findings as contained in Section 5.3.2 of the UDO:

#	REQUIREMENT	UDO Section	SUPPORTING EVIDENCE (Finding of Fact)	Condition #
Application Components and Required Submittal Information:				
1.	Proper forms	2.2		
2.	Fees paid	2.2.4(D)		
3.	Full description of use <ul style="list-style-type: none"> ▪ Location ▪ Appearance ▪ Operational characteristics 	2.7.3(B)(1)		
4.	Owner Information	2.7.3(B)(2)		
5.	Information needed for Use Standards	2.7.3(B)(3)		
6.	Site Plans	2.7.3(B)(4)		
7.	List of parcels within 1,000 feet	2.7.3(B)(5)		
8.	Elevations of all structures	2.7.3(B)(6)		
9.	Environmental Assessment (or EIS)	2.7.3(B)(7)		
10.	Method of Debris Disposal	2.7.3(B)(8)		
11.	Development Schedule	2.7.3(B)(9)		
12.	Extended Vesting Request	2.7.3(B)(10)		
Notification Requirements:				
13.	Public Notice <ul style="list-style-type: none"> ▪ Date ▪ Time ▪ Place 	2.7.6(A)		
14.	Sign Posting on Property (at least 10 days prior)	2.7.6(A)(2)		
15.	Mailed Notice <ul style="list-style-type: none"> ▪ Certified mail ▪ All adjacent property owners (within 1,000 feet) ▪ Not less than fifteen days prior 	2.7.6(A)(1)		
Specific Standards:				
16.	Waste Disposal Method and adequacy of provision for sewage disposal facilities, solid waste and water service.	5.3.2(B)(1)		
17.	Safety Method and adequacy of police, fire and rescue squad protection.	5.3.2(B)(2)		

18.	Vehicle Access Method and adequacy of vehicle access to the site and traffic conditions around the site.	5.3.2(B)(3)		
Specific Development Standards for Proposed Land Use (Article 5)*:				

*The applicant is responsible for completing this section, identifying all development requirements/standards a proposed land use is required to abide by, and provide sufficient detail documenting what evidence has been submitted documenting compliance. An application shall be considered incomplete without the proposed Findings of Fact completed by the applicant

General Standards	UDO Section	SUPPORTING EVIDENCE (Finding of Fact)	Condition #
The use will maintain or promote the public health, safety and general welfare	5.3.2(A)(2)(a)		
The use will maintain or enhance the value of contiguous property (unless the use is a public necessity)	5.3.2(A)(2)(b)		
The use will be in harmony with the area and is in compliance with the Comprehensive Plan.	5.3.2(A)(2)(c)		

Exhibit E – Proposed Conditions*

The Board of Adjustment **must deny** the permit if any standard cannot be met either by a showing of evidence or by a condition placed upon the permit. Staff has included the general conditions required for all Special Use Permits, as detailed within the UDO.

Please list any proposed conditions which may be necessary for the Board of Adjustment to find that all standards will be met.

1. For public safety as required in 5.3.2(B)(2) of the UDO, final assignment of a street address shall be completed by Orange County Land Records prior to the issuance of any permit authorizing land disturbing activity on the property in accordance with the Orange County Addressing Ordinance.
2. Per Section 2.5 of the UDO, the applicant shall obtain all necessary development permits from the County prior to the initiation of any land disturbing activity associated with the construction of the proposed use including, but not limited to: Building Permit, Land Disturbance Permit (LDP), Solid Waste Management Permit, and Zoning Compliance Permit.
3. In accordance with the provisions of Section 2.7.11 (C) of the UDO, if any condition of this Special Use Permit shall be held invalid or void, then this Special Use Permit shall be void in its entirety and of no effect.
4. In accordance with the provisions of Section 2.7.11 (D) of the UDO, the Special Use Permit will automatically expire within 12 months from the date of approval if the use has not commenced or construction has not commenced or proceeded unless a timely application for extension of this time limit is approved by the Board of Adjustment.

Exhibit F – Proposed Order:

**FINDINGS OF THE ORANGE COUNTY BOARD OF ADJUSTMENT
PERTAINING TO A REQUEST SUBMITTED BY**

MX3 Construction, LLC/Neal Cagle (APPLICANT)

PROPOSING _____ (PROPOSED LAND USE)

ON Chestnut Ridge Rd9843055036, 9833935222, 9843137930, 9843221289 (ROAD NAME AND PINS OF
PROPERTY INVOLVED WITH APPLICATION)

As required under Section 5.2 *Table of Permitted Uses* of the Orange County Unified Development Ordinance (UDO), a Special Use Permit is required for the development/operation of a _____ (Proposed Land Use), in accordance with the provisions of Section 2.7 of the UDO.

Such permits shall comply with general and specific standards as set forth in Section(s) 5.3.2 and _____ (Section of Article 5 establishing development standards for proposed land use) of the UDO.

Section 5.3.2 (A) (2) of the UDO requires written findings certifying compliance with the following:

- (1) The use will maintain or promote the public health, safety and general welfare, if located where proposed and developed and operated according to the plan as submitted;
- (2) The use will maintain or enhance the value of contiguous property (unless the use is a public necessity, in which case the use need not maintain or enhance the value of contiguous property); and
- (3) The location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and the use is in compliance with the plan for the physical development of the County as embodied in these regulations or in the Comprehensive Plan, or portion thereof, adopted by the Board of County Commissioners;

In addition, the Board of Adjustment shall make findings certifying that the application is compliant with the following specific standards:

- (1) Specific standards for the submission of Special Use Permit applications as outlined within Section(s) 2.2 and 2.7 of the UDO.
- (2) Specific regulations governing the development of a _____ (Proposed land use) as set forth in Section _____ (Section of Article 5 establishing development standards for proposed land use) of the UDO.
- (3) Section 5.3.2 (B) relating to the method and adequacy of the provision of:
 - a. Sewage disposal facilities,
 - b. The adequacy of police, fire, and rescue squad protection, and
 - c. The adequacy of vehicular access to the site and traffic conditions around the site.
- (4) The general findings outlined within Section 5.3.2 (A) (2).

Upon holding of an evidentiary hearing, and accepting into the record of competent, material evidence and sworn testimony concerning the application, the Orange County Board Adjustment (BOA) hereby makes the following findings of fact and conclusions of law:

#	REQUIREMENT	UDO Section	SUPPORTING EVIDENCE (Finding of Fact)	Condition #
Application Components and Required Submittal Information:				
Notification Requirements:				
Specific Standards:				
Specific Development Standards for Proposed Land Use (Article 5)*				

Based on the competent material evidence and sworn testimony in the record the BOA hereby make(s) an affirmative finding on the specific standards of evaluation and general standards as detailed herein, further finding no evidence has been entered into the record demonstrating the applicant has:

- a. Failed to meet their burden of proof that the project complies with the specific development standards for a telecommunication facility, or
- b. Failed to comply with the general standards detailed within Section 5.3.2 (A) (2) of the UDO.

The BOA hereby approves the Special Use Permit subject to compliance with the following conditions:

(CONDITIONS HERE)

Exhibit – B

Major Modification to be approved by Board of Adjustment

RV Site Modification

Proposed land use as outlined in the Special Use Permit site plan prepared by The John R. McAdams Company, INC (2018). On sheet number C-5 under proposed building schedule number 7, there are six(6) proposed RV sites totaling an estimated 4,044 SF. We are requesting approval to move these sites to a new location ½ mile SSE to the Equestrian Center Drive near the rustic bath house (E29). See Exhibit B1 McAdams Site Plan with Highlighted locations. The proposed area is much flatter and will require minimum ground disturbance/grading. The proposed new location is private and provides easier connection to existing utilities. The new location is detailed in the updated site plan prepared by David E. Cates, PE (2024).

The Camp Director Nick Jefferies has emailed the adjoining property owner Kimberly Harry (Minka Farms, LLC, PIN9842095625) about these proposed RV sites. Mrs. Harry has expressed no concerns with the Camp's Plans to modify the approved site plan.

The RV Sites are to accommodate a group called the Nomads. This is a group of retirees affiliated with the Methodist Church. They travel the country in their RV's, volunteering at different Methodist Camp locations doing service projects. This would be a tremendous benefit to the Camp and Surrounding Community. The Nomads have expertise in new construction, remodeling, repairs for churches, children's homes, camps, colleges, outreach missions and disaster rebuilding.

The Nomad group would spend an estimated 3 weeks in the fall and 3 weeks in the spring as they do not work in our part of the country at any other time of the year. The remaining time the camp anticipates using the area for parking, scout camping and activities pertaining to camp. The camp does not plan to advertise the RV sites to the public.

Barn/Covered Arena Modification

Proposed land use as outlined in Special Use Permit site plan prepared by The John R. McAdams Company, Inc (2018). On sheet number C-5 proposed building schedule numbers 28 (barn) and 29 (covered arena) total SF 14,168. We are requesting to combine previously approved buildings into one larger structure with a total square footage of 20,016. This will consolidate proposed buildings and reduce land disturbance. See exhibit B1 McAdams Site Plan with highlighted locations. With the increased square footage an erosion control plan (B2), erosion control plan (details)(B3), LID analysis(B4) and SNAP(B5) have been provided.

If you have any further questions, please let me know and I will obtain the information.

Very Respectfully,
Neal Cagle
MX3 Construction, LLC

Assumptions: This analysis was performed based on the proposed conditions as shown below. Any deviation from these conditions will necessitate a new analysis.

NOTE: FOR ANALYSIS PURPOSES ALL LAND IRRESPECTIVE OF THE STREAM BUFFER AND SITE IMPERVIOUS WAS ANALYZED AS LAWN AMENDED SOIL.

Table with columns: Lot #, PIN #, classification, pervious/impervious, Code, Square feet, Exist/Prop/TBR. Includes sub-sections for LOT 1, LOT 2, LOT 3, and LOT 4.



Project: Camp Chestnut Ridge. Date: 7/28/2023. Analyst: David E. Cates, PE. Subject: Post-development hydrologic fate calculations. Includes runoff, infiltration, and evapotranspiration calculations.

Runoff, infiltration, and evapotranspiration percentages for each surface type are from Table 2.4 of the NC Low Impact Development Guidebook. Target values are from Table 2.1 of the NC Low Impact Development Guidebook. Allowable tolerance for each post-development hydrologic fate compared to target values is 5% per Table 2.6 of NC Low Impact Development Guidebook.

Camp Chestnut Ridge Stormwater Management Plan

General Description The Camp Chestnut Ridge project is 347.75 acres total (the pond was excluded as it was pre-existing). The proposed development will include demolition of an existing building and the construction of a new 20,016 SF building. The vast majority of the project is located in the Falls (Neuse) Watershed.

Orange County UDO Section 6.14: Stormwater Mgt Per section 6.14.6.A(5): "Proposed new development may satisfy the review criteria standards of this section using a Runoff Volume Match design approach (also referred to as a Low Impact Development (LID) design approach) in conformance with 15A NCAC 02H.1002 (44). If pursued, a Runoff Volume Match design approach must include the use of the accounting methodologies approved by the North Carolina Division of Energy, Mineral, and Land Resources (NCDENR)."

Calculations provided in this report demonstrate that the proposed development meets the post-development hydrologic criteria outlined in Chapter 2 of the North Carolina Low Impact Development Guidebook (NCLIDG). The hydrologic fate of rainfall was analyzed for the post-development condition of the site based on the proposed cover conditions 1,803 acres of impermeable surface and 7,688 acres of impermeable surface gravel; however, 225,690 acres will be lawn amended soil and 112,566 acres will be undisturbed woods (wetland, stream & pond buffer).

The percentage of runoff, infiltration, and evapotranspiration was calculated for each proposed cover condition based on Table 2-4 from the NCLIDG and the percentage of the total site area each cover condition comprised. These percentages were added together to attain the total percentage of runoff, infiltration, and evapotranspiration for the composite site. These totals were compared to the target values of runoff, infiltration and evapotranspiration of 5%, 45%, and 50% respectively that are found in Table 2-1 of the NCLIDG. The hydrologic fate of the rainfall on the site as calculated for the post-development condition is within 5% of the target value for each category. The allowable tolerance of hydrologic fates as compared to the target values according to Table 2-6 in the NCLIDG is 5%; therefore this project meets the post-development hydrologic criteria outlined in Chapter 2 of the NCLIDG and complies with all Stormwater Management regulations of Orange County.

SITE INFORMATION table with fields: OWNER, PIN, JURISDICTION, CITY, REFERENCING, WATERSHED, REFERENCE, TOTAL AREA, EXISTING USE, PROPOSED USE, EXISTING ZONING.

Vertical sidebar containing project title 'Camp Chestnut Ridge LID Analysis', contact information for David E. Cates, PE, and a revision table.



Project Information

Project Name:	Camp Chestnut Ridge
Submission Date:	08/07/2023
Project Area (ft²):	15,147,851 ft ²
Disturbed Area (ft²):	34,553 ft ²
Development Land Use Type:	Institutional
Development Activity Type:	Development - New
Designated Downtown Area?	no
Project Location/Address:	4300 Chestnut Ridge Rd, Efland, NC 27243
County:	Orange
Local Jurisdiction:	Orange County
Project Latitude Coordinates:	36.031000 N
Project Longitude Coordinates:	-79.196000 W
Precipitation Station:	Raleigh
Physiographic Region:	Piedmont
Nutrient Management Watershed:	Falls Lake
Subwatershed:	Falls - Upper
Phosphorus Delivery Zone:	Falls - Upper
Nitrogen Delivery Zone:	Falls - Upper
Project Designer and Contact Phone Number / Email:	David Cates, PE, (919)427-9370/davidecates@gmail.com
Part of Common Development Plan?	no
Project Owner Type:	Private
Project Description:	demo existing building, new horse building

Project Area Land Cover Characteristics



PROJECT AREA LAND COVERS	TN EMC (mg/L)	TP EMC (mg/L)	Pre-Project Area (ft ²)	Post-Project Area (ft ²)
Roof	1.18	0.11	59,120	78,542
Roadway	1.64	0.34	0	0
Parking/Driveway/Sidewalk	1.42	0.18	334,886	334,886
Protected Forest	0.97	0.03	4,903,375	4,903,375
Other Pervious/Landscaping	2.48	1.07	9,850,470	9,831,048
CUSTOM LAND COVER 1				
CUSTOM LAND COVER 2				
CUSTOM LAND COVER 3				
LAND TAKEN UP BY SCM	1.18	0.11		

LAND COVER AREA CHECK

Net Change of Land Covers (ft²):	19,422
Total Project Area Entered (ft²):	15,147,851
Total Pre-Project Calculated Area (ft²):	15,147,851
Total Post-Project Calculated Area (ft²):	15,147,851

Equations Used and Project Area Calculations

SIMPLE METHOD

Stormwater Runoff Volume Generated, V

Runoff Coefficient, R_v

$$V = P_j * R_v * (P/12) * A$$

$$R_v = 0.05 + (0.009 * I)$$

where I = percent impervious (%)

where A = drainage area (ft²)

where L = percent impervious (%)

P_j = fraction of rain events with runoff

Average Annual Pollutant Load, L

P = average annual rainfall depth (in)

$$L = (P_j * R_v * (P/12)) * (C * A * 2.72)$$

where C = event mean concentration (mg/L)

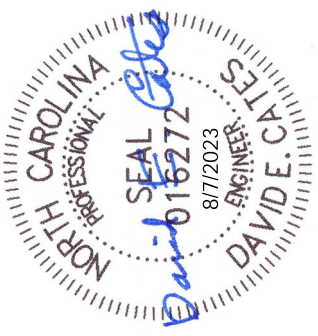
Pre-Project:

A = 347.7468	ac
P = 46.22	in.
V = 3854741	ft ³
I = 3%	
$R_v = 0.07$	
$P_j = 0.9$	
$C_{TN} = 1.78$	mg/L
$C_{TP} = 0.54$	mg/L
$L_{TN} = 428.00$	lb/yr
$L_{TP} = 129.40$	lb/yr

Post-Project:

A = 347.7468	ac
P = 46.22	in.
V = 3915335	ft ³
I = 3%	
$R_v = 0.07$	
$P_j = 0.9$	
$C_{TN} = 1.77$	mg/L
$C_{TP} = 0.53$	mg/L
$L_{TN} = 432.19$	lb/yr
$L_{TP} = 129.61$	lb/yr

3. SCM Characteristics



SCM Characteristics

Catchment ID	1	1	1
SCM ID	101	102	103
Type of SCM			
Predominant hydrologic soil group at SCM location			
SCM Description			
Design Storm Size (inches/24hrs)			
Percent of Full Size			
Hydrologic Value - Percent Annual Effluent			
Hydrologic Value - Percent Annual Overflow			
Hydrologic Value - Percent Annual ET/Infiltrated			
SCM Effluent TP EMC (mg/L)			
SCM Effluent TN EMC (mg/L)			
SCM Land Cover TP EMC (mg/L)			
SCM Land Cover TN EMC (mg/L)			
Drains to SCM ID			

3. SCM Characteristics

Catchment Routing (Source Catchment)	Catchments Draining to SCM 101	Catchments Draining to SCM 102	Catchments Draining to SCM 103
Catchment 1			
Catchment 2			
Catchment 3			
Catchment 4			
Catchment 5			
Catchment 6			
	101	102	103
SCM ID:			
SCM Drainage Area Land Covers	Area Draining Directly to SCM 101 (ft2)	Area Draining Directly to SCM 102 (ft2)	Area Draining Directly to SCM 103 (ft2)
Roof			
Roadway			
Parking/Driveway/Sidewalk			
Protected Forest			
Other Pervious/Landscaping			
CUSTOM LAND COVER 1			
CUSTOM LAND COVER 2			
CUSTOM LAND COVER 3			
LAND TAKEN UP BY SCM			
TOTAL AREA DRAINING TO SCM (ft²):	0	0	0
CATCHMENT AREA (ft²):	0		



SCM Characteristics

Catchment ID
SCM ID
Type of SCM
Predominant hydrologic soil group at SCM location
SCM Description
Design Storm Size (inches/24hrs)
Percent of Full Size
Hydrologic Value - Percent Annual Effluent
Hydrologic Value - Percent Annual Overflow
Hydrologic Value - Percent Annual ET/Infiltrated
SCM Effluent TP EMC (mg/L)
SCM Effluent TN EMC (mg/L)
SCM Land Cover TP EMC (mg/L)
SCM Land Cover TN EMC (mg/L)
Drains to SCM ID



3. SCM Characteristics

Catchment Routing (Source Catchment)	Total Land Use Area Treated By All SCMs (ft ²)	Allowable Total Land Use Area to be Treated Based on Post-Project Areas (ft ²)	Post-Project Untreated Land Area (ft ²)
Catchment 1	0	78,542	78,542
Catchment 2	0	0	0
Catchment 3	0	334,886	334,886
Catchment 4	0	4,903,375	4,903,375
Catchment 5	0	9,831,048	9,831,048
Catchment 6	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
TOTAL AREA DRAINING TO SCM (ft²):	0	15,147,851	15,147,851
CATCHMENT AREA (ft²):			



Project Summary

Project Name:	Camp Chestnut Ridge		
Project Area (ft²):	15,147,851 ft ²	347.7468 acres	Submission Date: August 7, 2023
Disturbed Area (ft²):	34,553 ft ²	0.7932 acres	
County:	Orange	Local Jurisdiction:	Orange County
Development Land Use Type:	Institutional	Owner Type:	Private
Development Activity Type:	Development - New	Designated Downtown Area?	no
Nutrient Management Watershed:	Falls Lake	Subwatershed:	Falls - Upper
Phosphorus Delivery Zone:	Falls - Upper	Nitrogen Delivery Zone:	Falls - Upper
Phosphorus Delivery Factor (%):	100%	Nitrogen Delivery Factor (%):	100%
<i>Phosphorus Loading Rate Target (lb/ac/yr):</i>	<i>0.33</i>	<i>Nitrogen Loading Rate Target (lb/ac/yr):</i>	<i>2.20</i>
Phosphorus Load Target at Site (lb/yr):	114.76	Nitrogen Load Target at Site (lb/yr):	765.04
Phosphorus Load Leaving Site w/SCMs (lb/yr):	129.58	Nitrogen Load Leaving Site w/SCMs (lb/yr):	432.09
P Offsite Buy-Down Threshold Loading Rate (lb/ac/yr):	157.78	N Offsite Buy-Down Threshold Loading Rate	670.74
Total P Load Reduction Needed (lb/yr):	14.86	Total N Load Reduction Needed (lb/yr):	-332.85
P Load Treatment Balance at Site (lb/yr):	14.83	N Load Treatment Balance at Site (lb/yr):	-332.95
P Load Treatment Balance at Lake (lb/yr):	14.83	N Load Treatment Balance at Lake (lb/yr):	-332.95

Nutrient Export Summary

	Pre-Project Whole Site Conditions	Post-Project Whole Site without SCMs	Post-Project Whole Site with SCMs	Post-Project SCM-Treated Area	Post-Project Untreated Area
Percent Impervious (for runoff calculation) (%)	2.6%	2.7%	2.7%	0.0%	2.7%
Percent Built-Upon Area (BUA) (%)	2.6%	2.7%	2.7%	0.0%	2.7%
Annual Runoff Volume (ft ³ /yr)	3,854,741	3,915,335	3,915,335	0	3,915,335
Annual Runoff % Change (relative to pre-D)	0%	2%	2%		
Total Nitrogen EMC (mg/L)	1.78	1.77	1.77	0.00	1.77
Total Nitrogen Load Leaving Site (lb/yr)	428.00	432.19	432.09	0.00	432.09
<i>Total Nitrogen Loading Rate (lb/ac/yr)</i>	<i>1.23</i>	<i>1.24</i>	<i>1.24</i>	<i>0.00</i>	<i>1.24</i>
Total Nitrogen % Change (relative to pre-D)	0%	1%	1%		
Total Phosphorus EMC (mg/L)	0.54	0.53	0.53	0.00	0.53
Total Phosphorus Load Leaving Site (lb/yr)	129.40	129.61	129.58	0.00	129.58
<i>Total Phosphorus Loading Rate (lb/ac/yr)</i>	<i>0.37</i>	<i>0.37</i>	<i>0.37</i>	<i>0.00</i>	<i>0.37</i>
Total Phosphorus % Change (relative to pre-D)	0%	0%	0%		

SCM/Catchment Summary

SCM ID and Type	Volume Reduction (%)	TN Out (mg/L)	TP Out (mg/L)	TN Out (lbs/ac/yr)	TP Out (lbs/ac/yr)	TN Reduction (%)	TP Reduction (%)
Catchment 1	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
101: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
102: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
103: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
Catchment 2	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
201: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
202: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
203: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
Catchment 3	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
301: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
302: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
303: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
Catchment 4	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
401: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
402: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
403: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
Catchment 5	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
501: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
502: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
503: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
Catchment 6	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
601: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
602: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%
603: NA	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00%

SCM rows in red have a data entry error for the SCM that makes an error in the calculation.

Supporting Calculations

$$R_v = 0.05 + (0.009 * I),$$

where I = percent impervious (%)

$$V = P_j * R_v * A * (P/12),$$

where A = area of catchment (ft²)
P = average annual rainfall depth (in)

$$L = ((P * P_j * R_v) \div (12)) * (C * A * 2.72)$$

where L = annual pollutant loading (lbs)
P_j = fraction of rain events that produce runoff (dec)
C = event mean concentration of pollutant (mg/L)

$$V_{out} = V_{in} * (1 - Red)$$

where V_{in} = inflow volume (ft³)
Red = volume reduction by SCM (%)

$$L_{out} = V_{out} * EMC_{out} * 6.243E-5$$

where V_{out} = outflow volume (ft³),
EMC_{out} = effluent median concentration (mg/L)

CATCHMENT 1, SCM 101	
Type of SCM:	NA
Area Treated by SCM (ft ²):	0
Percent Impervious of Contributing Watershed (%):	0%
Runoff Coefficient, R _v :	0.00
Inflow Volume (ft ³):	0
Incoming Total Nitrogen Concentration (mg/L):	0.00
Annual Incoming Total Nitrogen Load (lbs):	0.00
Incoming Total Phosphorus Concentration (mg/L):	0.00
Annual Incoming Total Phosphorus Load (lbs):	0.00
Total Volume Leaving SCM (ft ³):	0
Outgoing Total Nitrogen Concentration (mg/L):	0.00
Annual Outgoing Total Nitrogen Load (lbs):	0.00
Outgoing Total Phosphorus Concentration (mg/L):	0.00
Annual Outgoing Total Phosphorus Load (lbs):	0.00
Annual Volume Reduction by SCM (ft ³):	0
Annual Volume Reduction by SCM (%):	0%
Annual Total Nitrogen Reduction by SCM (%):	0.00%
Annual Total Nitrogen Reduction by SCM (lb):	0.00
Annual Total Phosphorus Reduction by SCM (%):	0.00%
Annual Total Phosphorus Reduction by SCM (lb):	0.00

Nutrient Management Strategy Watershed - Nutrient Offset Credit Reporting Form

Please complete and submit the following information to the local government permitting your development project to characterize it and assess the need to purchase nutrient offset credits. Contact and rule implementation information can be found online at:

<http://deq.nc.gov/about/divisions/water-resources/planning/nonpoint-source-management/nutrient-offset-information>

PROJECT INFORMATION

Applicant Name: Camp Chestnut Ridge			
Project Name: Camp Chestnut Ridge			
Project Address: 4300 Chestnut Ridge Rd, Efland, NC 27243			
Date: (mm/dd/yyyy)	8/7/2023	Development Land Use Type:	Institutional
County:	Orange	Development Activity Type:	Development - New
Pre-Project Built-Upon Area %:	2.60%	Project Latitude:	36.031
Post-Project Built-Upon Area %:	2.73%	Project Longitude:	-79.196

WATERSHED INFORMATION

Nutrient Management Watershed:	Falls Lake	N Offsite Threshold Rate (lb/ac/yr):	670.74
Subwatershed:	Falls - Upper	P Offsite Threshold Rate (lb/ac/yr):	157.78
Nitrogen Delivery Zone:	Falls - Upper	Nitrogen Delivery Factor:	100%
Phosphorus Delivery Zone:	Falls - Upper	Phosphorus Delivery Factor:	100%

NUTRIENT OFFSET REQUEST

Nitrogen Load Offset Needs

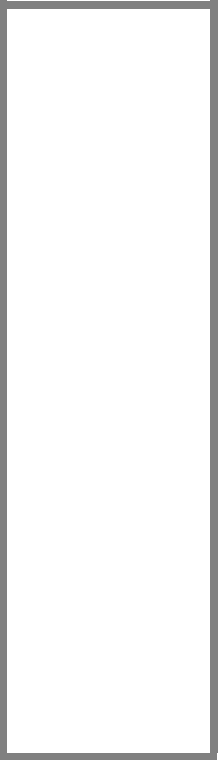
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(L) (Where Applicable) Local Gov't Buy Down Amount (lbs)
Untreated Loading Rate (lbs/ac/yr)	Treated Loading Rate (lbs/ac/yr)	Loading Rate Target (lbs/ac/yr)	Reduction Need (lbs/ac/yr) B - C	Project Size (ac)	Offset Duration (yrs)	Delivery Factor (%)	State Buy Down Amount (lbs) D * E * F * G	
1.24	1.24	2.20	-0.96	347.7468	30	100%	0.00	

Phosphorus Load Offset Needs

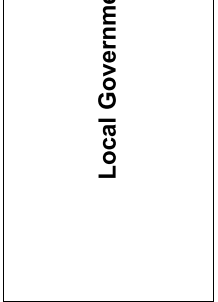
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(L) (Where Applicable) Local Gov't Buy Down Amount (lbs)
Untreated Load Rate (lbs/ac/yr)	Treated Load Rate (lbs/ac/yr)	Loading Rate Target (lbs/ac/yr)	Reduction Need (lbs/ac/yr) B - C	Project Size (ac)	Offset Duration (yrs)	Delivery Factor (%)	State Buy Down Amount (lbs) D * E * F * G	
0.37	0.37	0.33	0.04	347.7468	30	100%	444.76	

LOCAL GOVERNMENT AUTHORIZATION

Local Government Name:	Orange County		
Staff Name:		Phone:	
Staff Email:		Date:	



Local Government Authorizing Signature:



PLANNING *and* INSPECTIONS

Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

**CERTIFICATION OF MAILING
BOARD OF ADJUSTMENT EVIDENTIARY HEARING
ORANGE COUNTY, NORTH CAROLINA**

I, Patrick R. Mallett, with Orange County, North Carolina, DO HEREBY CERTIFY that in accordance with the provisions of Section 2.7 of the Orange County Unified Development Ordinance (UDO) I have mailed, or caused to be mailed, via mail a Board of Adjustment Evidentiary Hearing Notice regarding a Special Use Permit modification for Camp Chestnut Ridge (SUP24-0012) on August 27, 2024.

This notice informed those property owners within 1,000 of the subject property of the proposed Special Use Permit. The owners were identified according to the Tax Records and as required by the UDO.

The mailed notice specified the date, time, place and subject of the Evidentiary Hearing meeting and provided information on the Special Use Permit review process.

WITNESS my hand, this 27th day of August 2024.

Patrick R. Mallett

Patrick R. Mallett
Deputy Director, Development Services
Orange County Planning and Inspections Department



Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

August 27, 2024

NOTICE OF BOARD OF ADJUSTMENT HEARING
TO REVIEW A SPECIAL USE PERMIT APPLICATION PROPOSING
A SITE PLAN MODIFICATION TO A PREVIOUSLY APPROVED SPECIAL USE
PERMIT (A-5-18) FOR A CAMP/RETREAT FACILITY (SUP24-0012)

Dear Property Owner:

This notice is to inform you of a September 11, 2024, Board of Adjustment (BOA) meeting, at which an application for a site plan modification to a previously approved Special Use Permit (SUP) for Camp Chestnut Ridge (Orange County PINs 9843-22-1289; 9843-13-7930; 9843-05-5036; and 9833-93-5222) will be reviewed and approved or denied. This notification is occurring in accordance with the provisions of Section 2.7 *Special Use Permits* of the Orange County Unified Development Ordinance (UDO).

No changes to the approved Special Use Permit are requested. However, a site plan revision is being proposed to move the designated location for seven (7) Recreational Vehicles; and consolidate the existing equestrian facilities. Per Section 2.17.14 of the UDO, these plan changes are considered major and require the BOA to approve the change.

The request will be reviewed by the Orange County Board of Adjustment at **7:00 p.m., September 11, 2024, at the Whitted Meeting Facility (300 West Tryon Street, Hillsborough, NC).**

NO CHANGES ARE PROPOSED FOR YOUR PROPERTY. You are receiving this notice because you own property located within 1,000-feet of parcel requested for a Special Use Permit.

PROPERTY INFORMATION	
Parcel ID Number (PIN)	9843-22-1289; 9843-13-7930; 9843-05-5036; and 9833-93-5222
Owner	NC United Methodist Camp and Retreat Ministries, Inc
Applicant	MX3 Construction Neal Cagle
Location	4238 Camp Chestnut Ridge Road
Acreage	+/-376 acres
Current Zoning	Agricultural Residential (AR)
Proposed Special Use(s)	No change – Camp/Retreat
Watershed Designation	Upper Eno Protected and Cane Creek Protected Watersheds

For materials related to the existing Special Use Permit A-5-18 and this request (SUP24-0012).

Refer to the Orange County Customer Service Portal via:

https://centralpermits.orangecountync.gov/EnerGov_Prod/SelfService#/plan/14b30bcb-cc48-41f4-8de4-dbf343abc8c?tab=attachments

Additional information is available on the Orange County Planning Department's website:

<https://www.orangecountync.gov/3486/Special-Use-Permit-Application---Major-M>

Additional information related to Special Use Permits can be found at the following link:

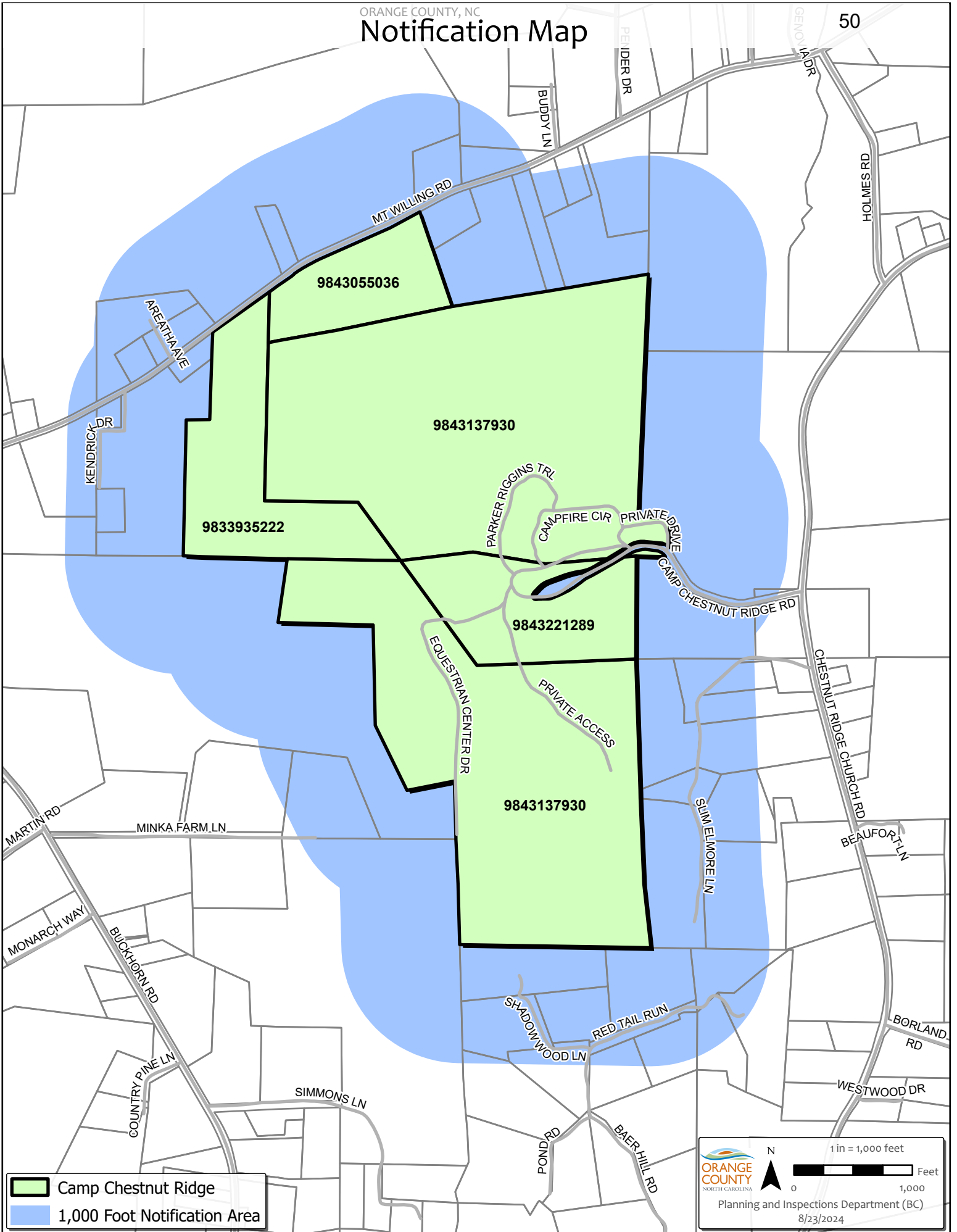
[https://www.orangecountync.gov/DocumentCenter/View/21348/Special-Use-Permit-Fact-Sheet?bidId=.](https://www.orangecountync.gov/DocumentCenter/View/21348/Special-Use-Permit-Fact-Sheet?bidId=)

If you cannot attend the Board of Adjustment meeting and the website does not answer your questions about the requested Special Use Permit, you may call 919-245-2575 during regular business hours and you will be directed to a staff person who can assist you.

Sincerely,

Patrick Mallett
Deputy Director, Development Services
Orange County Planning and Inspections Department

Notification Map



- Camp Chestnut Ridge
- 1,000 Foot Notification Area

1 in = 1,000 feet

Feet

0 1,000

N

ORANGE COUNTY
NORTH CAROLINA

Planning and Inspections Department (BC)

8/23/2024

PIN	OWNER1_FIRST	OWNER1_LAST	OWNER2_FIRST	OWNER2_LAST	ADDRESS1	CITY	STATE	ZIPCODE
9833935222	RETREAT MINISTRIES INC	NC UNITED METHODIST CAMP &	<Null>	<Null>	700 WATERFIELD RIDGE PL	GARNER	NC	27529
9843055036	RETREAT MINISTRIES INC	NC UNITED METHODIST CAMP &	<Null>	<Null>	700 WATERFIELD RIDGE PL	GARNER	NC	27529
9843137930	RETREAT MINISTRIES INC	NC UNITED METHODIST CAMP &	<Null>	<Null>	700 WATERFIELD RIDGE PL	GARNER	NC	27529
9843221289	RETREAT MINISTRIES INC	NC UNITED METHODIST CAMP &	<Null>	<Null>	700 WATERFIELD RIDGE PL	GARNER	NC	27529
9843259908	TOMMY M	BOYD			P O BOX 142	EFLAND	NC	272439128
9842287384	F STUART	CARSON	FRANCES W	MARSHALL	4168 RED TAIL RUN	EFLAND	NC	27243
9843313421	JOAN ELMORE	CECIL	<Null>	<Null>	4211 SLIM ELMORE LANE	EFLAND	NC	27243
9843316759	JOAN ELMORE	CECIL	<Null>	<Null>	4211 SLIM ELMORE LANE	EFLAND	NC	27243
9843252972	ROBERT L TRUSTEE	CHAPMAN	MARY B TRUSTEE	CHAPMAN	2504 MT WILLING RD	EFLAND	NC	27243
9843254957	MICHAEL L	CHAPMAN	KAREN C	CHAPMAN	2500 MT WILLING RD	EFLAND	NC	27243
9843424100	CHURCH	CHESTNUT RIDGE	<Null>	<Null>	PO BOX 8	EFLAND	NC	27243
9843424100	CHURCH	CHESTNUT RIDGE	<Null>	<Null>	PO BOX 8	EFLAND	NC	27243
9843156539	JOYCE P	CLAYTON	<Null>	<Null>	2614 MT WILLING RD	EFLAND	NC	272439125
9843158481	RUSSELL LLOYD	CLAYTON	<Null>	<Null>	5400 VERNON RD	MEBANE	NC	27302
9833835154	PERRY P	COUCHELL	<Null>	<Null>	3605 BRINKLEY DR	RALEIGH	NC	27604
9842283372	GAIL B	COX	<Null>	<Null>	4127 SHADOW WOOD LN	EFLAND	NC	27243
9833942722	NATHANIEL LORENZO	DIXON	AREATHA R	DIXON	1005 BARNES COURT	GREENSBORO	NC	27405
9842382585	PEGGY J	DODSON	<Null>	<Null>	4125 RED TAIL RUN	EFLAND	NC	27243
9842289770	INC	E L G RESIDENTS ASSOC			4127 SHADOW WOOD LN	EFLAND	NC	27243
9843302088	JIMMY JEFFERIES	ELMORE	FRANCES	ELMORE	3602 CHESTNUT RIDGE CH RD	EFLAND	NC	272439801
9843305817	JIMMIE J	ELMORE	FRANCES H	ELMORE	3602 CHESTNUT RIDGE CH RD	EFLAND	NC	272439623
9843308790	JIMMIE JEFFRIES	ELMORE	FRANCES H	ELMORE	3602 CHESTNUT RIDGE RD	EFLAND	NC	27243
9843256400	SUSAN OWEN	GATTIS	STEVEN M	REDDECK	2414 MT WILLING RD	EFLAND	NC	272439128
9842387611	IRVING	HOFFMAN	SARAH	CRAIGE	4100 RED TAIL RUN	EFLAND	NC	27243
9842481886	IRVING F	HOFFMAN	SARAH	CRAIGE	4100 RED TAIL RUN	EFLAND	NC	27243
9843357605	<Null>	JOHN P ABERNETHY INC	<Null>	<Null>	540 LAKENHEATH LN	MATTHEWS	NC	28105
9843163015	ZACHERY B	KINSAUL	PAULETTE Y	KINSAUL	2609 MT WILLING RD	EFLAND	NC	272439125
9833959479	EDWARD JOSEPH JR	MAREKA	ROSEMARY M	MAREKA	2901 MOUNT WILLING RD	EFLAND	NC	272439123
9842283898	LAWRENCE J	MARTIN	MARINDA W	MARTIN	4143 RED TAIL RUN	EFLAND	NC	272439720
9833907846	<Null>	MINKA FARM LLC	<Null>	<Null>	120 MINKA FARM LN	EFLAND	NC	27243
9833921230	<Null>	MINKA FARM LLC	<Null>	<Null>	120 MINKA FARM LN	EFLAND	NC	27243
9833930538	<Null>	MINKA FARM LLC	<Null>	<Null>	120 MINKA FARM LN	EFLAND	NC	27243
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9843004786	<Null>	MINKA FARM LLC	<Null>	<Null>	120 MINKA FARM LN	EFLAND	NC	27243
9842398364	BEVERLY A	NEWTON	<Null>	<Null>	4101 RED TAIL RUN	EFLAND	NC	27243
9833831591	ANN N	OSBURN	<Null>	<Null>	3218 MT WILLING RD	EFLAND	NC	27243
9842290271	REBECCA	PALMER	WILLIAM	PALMER	4001 GREY FOX RUN	EFLAND	NC	27243
9842399819	J RANDALL	POYTHRESS	LINDA S	POYTHRESS	3901 CHESTNUT RIDGE CH RD	EFLAND	NC	27243
9843251652	GRACE B	ROBERTS	<Null>	<Null>	2512 MT WILLING RD	EFLAND	NC	272439648
9842188731	MARK D	ROBINSON	<Null>	<Null>	4111 SHADOW WOOD LN	EFLAND	NC	272439602
9842188194	ARTHUR	SCHERER	<Null>	<Null>	4309 POND RD	EFLAND	NC	27243
9833859777	MORRIS LEE	SHAMBLEY	<Null>	<Null>	2809 MT WILLING RD	EFLAND	NC	272439125
9842299098	LORI ANNE	SHAPIRO	<Null>	<Null>	4131 RED TAIL RUN	EFLAND	NC	272439720
9843338790	JACKIE WHISENHUNT	SYKES	<Null>	<Null>	2207 OAKHURST TRL	HILLSBOROUGH	NC	27278
9843405885	HILDA	SYKES	<Null>	<Null>	PO BOX 128	EFLAND	NC	27243
9833737137	JULIA	TEIXEIRA			3316 MT WILLING RD	EFLAND	NC	27243
9833835913	ERNESTINE V	THOMPSON			3200 MT WILLING RD	EFLAND	NC	272439650
9833847480	SANDRA	THOMPSON	<Null>	<Null>	3111 MT WILLING RD	EFLAND	NC	27243
9843319657	RICKEY A	THOMPSON	WANDA S	THOMPSON	3609 CHESTNUT RIDGE CH RD	EFLAND	NC	27243
9843410480	RICKEY	THOMPSON	WANDA	THOMPSON	3609 CHESTNUT RIDGE CH RD	EFLAND	NC	27243
9843411147	RICKEY	THOMPSON	WANDA	THOMPSON	3609 CHESTNUT RIDGE CH RD	EFLAND	NC	27243
9833847795	<Null>	VICTORY IN JESUS MINISTRIES	<Null>	<Null>	PO BOX 282	Hillsborough	NC	27278
9843169862	JONATHAN F	WARD	KELLY A	WARD	2511 MT WILLING RD	EFLAND	NC	27243
9843261205	JONATHAN F	WARD	KELLY A	WARD	2511 MT WILLING RD	EFLAND	NC	27243
9833943437	CAROLYN T	WOODS MACKLIN	<Null>	<Null>	111 CARDEN PLACE DR	MEBANE	NC	27302

Attachment 4

**STANDARDS EXAMINED AND EVIDENCE RECEIVED BY
THE ORANGE COUNTY BOARD OF ADJUSTMENT
PERTAINING TO A REQUEST SUBMITTED BY
NC UNITED METHODIST CAMP & RETREAT MINISTRIES, INC.
CAMP CHESTNUT RIDGE
PROPOSING A MAJOR MODIFICATION TO
AN EXISTING SPECIAL USE PERMIT (CASE A-5-18) SITE PLAN ORIGINALLY APPROVED
JANUARY 2019 AS REVISED ON SITE PLAN LAYOUT SHEET S-01 DATED JULY 31, 204
SUP24-0012**

As required under Section 2.7.14 *Modifications to Approved Plans* of the Orange County Unified Development Ordinance (UDO), an amended site plan and written narrative is required for a major modification to an approved Special Use Permit. Such modifications shall comply with general and specific standards as set forth in Section(s) 5.3.2 and any use specific standards of the UDO.

Section 5.3.2(A)(2) of the UDO requires written findings certifying compliance with the following:

- (1) The use will maintain or promote the public health, safety and general welfare, if located where proposed and developed and operated according to the plan as submitted;
- (2) The use will maintain or enhance the value of contiguous property (unless the use is a public necessity, in which case the use need not maintain or enhance the value of contiguous property); and
- (3) The location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and the use is in compliance with the plan for the physical development of the County as embodied in these regulations or in the Comprehensive Plan, or portion thereof, adopted by the Board of County Commissioners.

In addition, the Board shall make findings certifying that the application is compliant with the following specific standards:

- (1) Specific standards for the submission of major modification to an approved Special Use Permit as outlined within Section(s) 2.2 and 2.7.14 of the UDO.
- (2) Section 5.3.2(B) relating to the method and adequacy of the provision of:
 - a. Sewage disposal facilities, solid waste, and water;
 - b. Police, fire, and rescue squad protection;
 - c. Vehicular access to the site and traffic conditions around the site;
 - d. Other use specific standards as set forth within the UDO.
- (3) The general findings outlined within Section 5.3.2(A) (2).

Listed below are the findings of the Orange Planning staff regarding the application in question. The findings have been presented by Article and requirement to assist the Board of Adjustment in its deliberations.

REQUIREMENT	UDO	SUPPORTING EVIDENCE	FOF Per Att 5
Submittal Requirements for all SUP Applications			
Proper forms	2.2	Staff Testimony Application (Attachment 2)	1
Fees paid	2.2.4(D)	Application (Attachment 2) [Fees paid at time of submittal. Copy of check provided.]	1
Submittal Requirements <ul style="list-style-type: none"> • An amended site plan 	2.7.14(E)(1)	Application (Attachment 2) Site Plan (Attachment 6) Proposed Layout Modification See also current Site Plan and other materials with Approved SUP Case A-5-18	3, 4
<ul style="list-style-type: none"> • Written narrative outlining the specific changes requested 	2.7.14(E)(1)	Application (Attachment 2) See also current Site Plan (Attachment 6) and other materials with Approved SUP Case A-5-18	1
Common Open Space Standards			
Planning for open space shall always prominently meet at least one of the three following goals: <ul style="list-style-type: none"> a) the maintenance of wildlife corridors and/or habitat; b) the preservation of rural character; c) the creation or protection of space for outdoor recreation 	7.12.4	Application (Attachment 2) See also current Site Plan (Attachment 6) and other materials with Approved SUP Case A-5-18	1

REQUIREMENT	UDO	SUPPORTING EVIDENCE	FOF
Notification Requirements for all Evidentiary Hearings			
Mailed Notice all adjacent property owners (at least 15 days but no more than 25 days prior)	2.7.6(A)(2)	BOA Hearing Notices mailed by staff on August 27, 2024, Certification available in Attachment 3.	
Sign Posting on Property (at least 10 days prior)	2.7.6(A)(2)	BOA signs posted by staff on August 27, 2024. Certification available in Attachment 3.	7
REQUIREMENT	UDO	SUPPORTING EVIDENCE	FOF
Waste, Safety and Access Requirements for all SUPs			
Waste Disposal Method and adequacy of provision for sewage disposal facilities, solid waste and water service.	5.3.2(B)(1)	Narrative of Proposed Modifications (Attachment 2) See also current Site Plan (Attachment 6) and other materials with Approved Case A-5-18	8
Safety Method and adequacy of police, fire and rescue squad protection.	5.3.2(B)(2)	Site Plan (Attachment 6) and other materials with Approved SUP Case A-5-18	9
Vehicle Access Method and adequacy of vehicle access to the site and traffic conditions around the site.	5.3.2(B)(3)	Site Plan (Attachment 6) and other materials with Approved SUP Case A-5-18	10
REQUIREMENT	UDO	SUPPORTING EVIDENCE	FOF
General Welfare, Value & Harmony Standards			
The use (will / will not) maintain or enhance the value of contiguous property (unless the use is a public necessity, in which case the use need not maintain or enhance the value of contiguous property).	Section 5.3.2 (A)(2)(b)	Application package (Attachment 2); The proposed modification requests no change to the established land use. Evidence submitted by applicant	12

<p>The location and character of the use, if developed according to the plan submitted, (will / will not) be in harmony with the area in which it is to be located and the use is in compliance with the plan for the physical development of the County as embodied in these regulations or in the Comprehensive Plan, or portion thereof, adopted by the Board of County Commissioners.</p>	<p>Section 5.3.2 (A)(2)(c)</p>	<p>Application package as contained in Attachment 2 inclusive including, but not limited to:</p> <ul style="list-style-type: none"> • Narrative detailing proposed modification; • Amended Site Plan; <p>Testimony from applicant</p>	<p>13, 14</p>
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Attachment 5

FINDINGS OF FACT
BY THE ORANGE COUNTY BOARD OF ADJUSTMENT
PERTAINING TO A REQUEST SUBMITTED BY
NC UNITED METHODIST CAMP & RETREAT MINISTRIES, INC.
CAMP CHESTNUT RIDGE
PROPOSING A MAJOR MODIFICATION TO
AN EXISTING SPECIAL USE PERMIT (CASE A-5-18) SITE PLAN ORIGINALLY APPROVED
JANUARY 2019 AS REVISED ON SITE PLAN LAYOUT SHEET S-01 DATED JULY 31, 204
SUP24-0012

(PINS 9843-22-1289; 9843-13-7930; 9843-05-5036; and 9833-93-5222)

When applying the adopted Findings of Fact to the relevant Standards found in the UDO, the Orange County Board of Adjustments makes the following Conclusions:

1. All necessary **submittal requirements** were met with the original submittal and/or the revised materials, including:
 - a. Submittal of proper forms (UDO 2.2, Finding of Fact 1); and,
 - b. Fees paid (UDO 2.2.4(D), Finding of Fact 1); and,
 - c. The use was fully described (UDO 2.5.3(F) and 2.7.3(B)(1), Finding of Fact 2-6); and,
 - d. Owner Information was provided (UDO 2.7.3(B)(2), Finding of Fact 1 and 2); and,
 - e. The facilities were described (UDO 2.7.3(B)(1), Finding of Fact 2-6); and,
 - f. Access, parking, and care facility use were identified (UDO 2.5.3(F), 2.5.3(L), 5.8.2, Finding of Fact 2 and 16); and,
 - g. Plans were identified (UDO 2.5.3(K) and 2.7.3(B)(1), Finding of Fact 2 and 16); and,
 - h. Site plans were submitted, (UDO 2.5, Finding of Fact 2 and 16); and,
 - i. A list of parcels within 1,000' was provided (UDO 2.7.3(B)(5), Finding of Fact 2) and;
 - j. Environmental Assessment was submitted (UDO 2.7.3(B)(7), Finding of Fact 2); and,
 - k. Method of Debris Removal was described (UDO 2.7.3(B)(8), Finding of Fact 2); and,
 - l. Development Schedule was provided (UDO 2.7.3(B)(9), Finding of Fact 2).
2. Proper **notice** was provided as required by statute and ordinance, including:
 - a. Notice was mailed for the Evidentiary Hearing (UDO 2.7.6(A)(1), Finding of Fact 11); and,
 - b. Signs were posted for the Evidentiary Hearing (UDO 2.7.6(A)(2), Finding of Fact 12).
3. **Waste, Safety and Access requirements** were met, including:
 - a. The method and adequacy of providing for sewage disposal facilities, solid waste and water service is sufficient for the proposed use (UDO 5.3.2(B)(1), Finding of Fact 2 and 13); and,
 - b. The method and adequacy of police fire and rescue squad protection is sufficient for the proposed use (UDO 5.3.2(B)(2), Finding of Fact 2 and 14); and,
 - c. The method and adequacy of vehicle access to the site and traffic conditions around the site are sufficient for the proposed use (UDO 5.3.2(B)(3), Finding of Fact 2 and 15).

4. **Use standards** specific to the camp uses were met, including UDO 5.7.5(a) 1-2
5. **General welfare, value and harmony standards** applicable to all SUPs have been met, including:
 - a. The use will maintain or promote the public health, safety and general welfare, if located where proposed and developed and operated according to the plan as submitted (UDO 5.3.2(A)(2)(a), Finding of Fact 28); and,
 - b. The use will maintain or enhance the value of contiguous property (UDO 5.3.2(A)(2)(b), Finding of Fact 29); and,
 - c. The location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and the use is in compliance with the plan for the physical development of the County as embodied in these regulations or in the Comprehensive Plan, or portion thereof, adopted by the Board of County Commissioners (UDO 5.3.2(A)(2)(c), Finding of Fact 30).

August 27, 2024

Camp Chestnut Ridge SUP and Site Plan Modification
Case #: A-4-24 / SUP24-0012

Re: Development Advisory Committee Report for SUP24-0012 (UDO Section 1.9.5)

The Orange County Development Advisory Committee (DAC) will meet on September 5, 2024, for a final review and discussion of the modification request (Case #: A-4-24 /SUP24-0012).

Any significant DAC comments or objections to the Special Use Permit modification will be reported to the BOA at the scheduled September 11, 2024 hearing.

Sincerely,

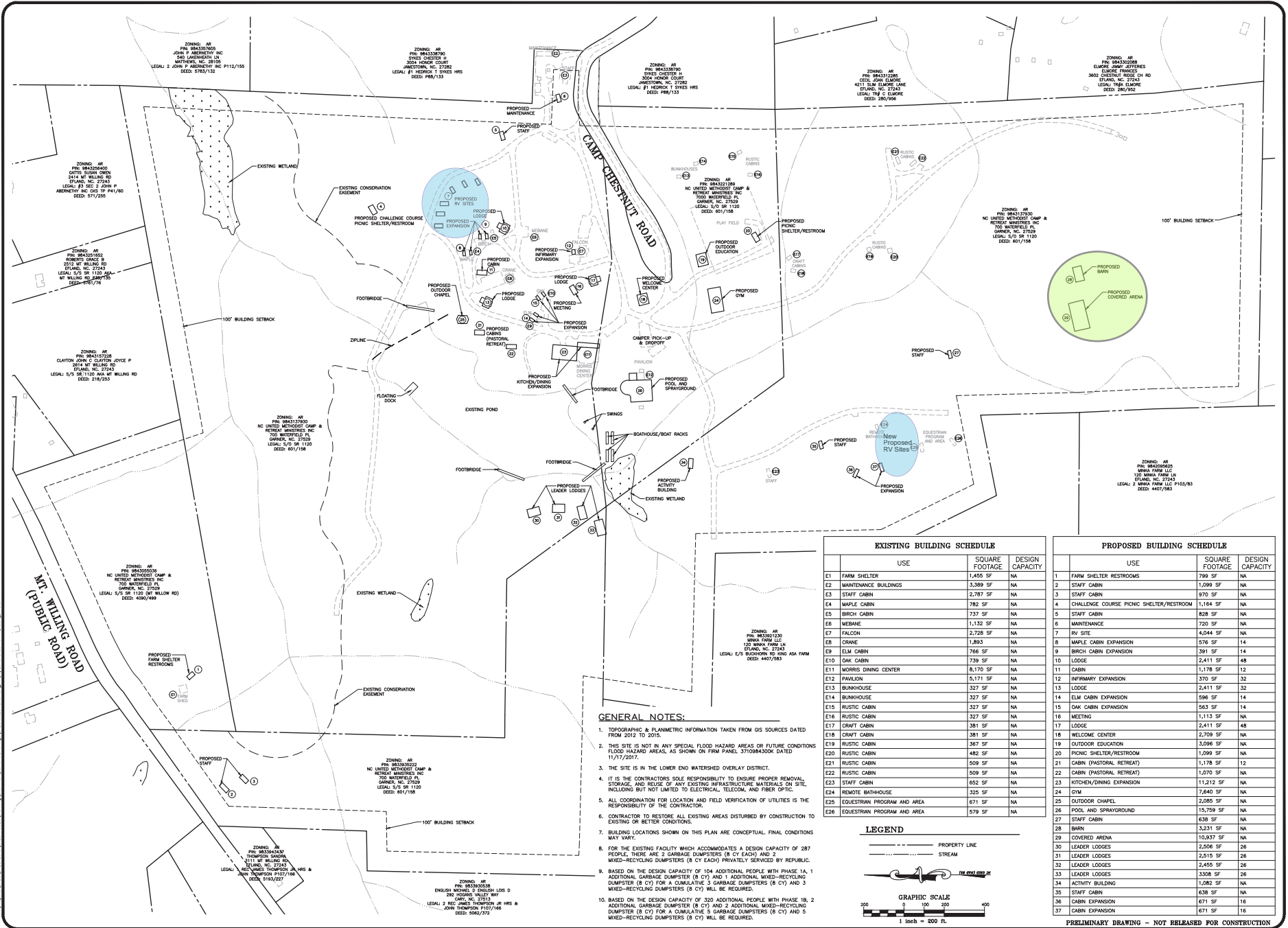
Patrick Mallett

Patrick Mallett

Deputy Director, Development Services

Orange County Planning and Inspections Department

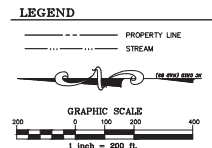
Attachment 6



- GENERAL NOTES:**
1. TOPOGRAPHIC & PLANIMETRIC INFORMATION TAKEN FROM GIS SOURCES DATED FROM 2012 TO 2015.
 2. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 37098A300K DATED 11/17/2007.
 3. THE SITE IS IN THE LOWER END WATERSHED OVERLAY DISTRICT.
 4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER REMOVAL, STORAGE, AND REUSE OF ANY EXISTING INFRASTRUCTURE MATERIALS ON SITE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELECOM, AND FIBER OPTIC.
 5. ALL COORDINATION FOR LOCATION AND FIELD VERIFICATION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 6. CONTRACTOR TO RESTORE ALL EXISTING AREAS DISTURBED BY CONSTRUCTION TO EXISTING OR BETTER CONDITIONS.
 7. BUILDING LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL. FINAL CONDITIONS MAY VARY.
 8. FOR THE EXISTING FACILITY WHICH ACCOMMODATES A DESIGN CAPACITY OF 287 PEOPLE, THERE ARE 2 GARBAGE DUMPSTERS (8 CY EACH) AND 2 MIXED-RECYCLING DUMPSTERS (8 CY EACH) PRIVATELY SERVICED BY REPUBLIC.
 9. BASED ON THE DESIGN CAPACITY OF 164 ADDITIONAL PEOPLE WITH PHASE 1A, 1 ADDITIONAL GARBAGE DUMPSITER (8 CY) AND 1 ADDITIONAL MIXED-RECYCLING DUMPSITER (8 CY) FOR A CUMULATIVE 3 GARBAGE DUMPSTERS (8 CY) AND 3 MIXED-RECYCLING DUMPSTERS (8 CY) WILL BE REQUIRED.
 10. BASED ON THE DESIGN CAPACITY OF 320 ADDITIONAL PEOPLE WITH PHASE 1B, 2 ADDITIONAL GARBAGE DUMPSITER (8 CY) AND 2 ADDITIONAL MIXED-RECYCLING DUMPSITER (8 CY) FOR A CUMULATIVE 5 GARBAGE DUMPSTERS (8 CY) AND 5 MIXED-RECYCLING DUMPSTERS (8 CY) WILL BE REQUIRED.

EXISTING BUILDING SCHEDULE		
USE	SQUARE FOOTAGE	DESIGN CAPACITY
E1 FARM SHELTER	1,455 SF	NA
E2 MAINTENANCE BUILDINGS	3,369 SF	NA
E3 STAFF CABIN	2,787 SF	NA
E4 MAPLE CABIN	782 SF	NA
E5 BIRCH CABIN	737 SF	NA
E6 MEBANE	1,132 SF	NA
E7 FALCON	2,728 SF	NA
E8 CRANE	1,893 SF	NA
E9 ELM CABIN	766 SF	NA
E10 OAK CABIN	739 SF	NA
E11 MORRIS DINING CENTER	8,170 SF	NA
E12 PAWLON	5,171 SF	NA
E13 BUNKHOUSE	327 SF	NA
E14 BUNKHOUSE	327 SF	NA
E15 RUSTIC CABIN	327 SF	NA
E16 RUSTIC CABIN	327 SF	NA
E17 CRAFT CABIN	381 SF	NA
E18 CRAFT CABIN	381 SF	NA
E19 RUSTIC CABIN	367 SF	NA
E20 RUSTIC CABIN	482 SF	NA
E21 RUSTIC CABIN	509 SF	NA
E22 RUSTIC CABIN	509 SF	NA
E23 STAFF CABIN	658 SF	NA
E24 REMOTE BATHHOUSE	325 SF	NA
E25 EQUINESTRIAN PROGRAM AND AREA	671 SF	NA
E26 EQUINESTRIAN PROGRAM AND AREA	579 SF	NA

PROPOSED BUILDING SCHEDULE		
USE	SQUARE FOOTAGE	DESIGN CAPACITY
1 FARM SHELTER RESTROOMS	799 SF	NA
2 STAFF CABIN	1,099 SF	NA
3 STAFF CABIN	970 SF	NA
4 CHALLENGE COURSE PICNIC SHELTER/RESTROOM	1,164 SF	NA
5 STAFF CABIN	828 SF	NA
6 MAINTENANCE	720 SF	NA
7 RV SITE	4,044 SF	NA
8 MAPLE CABIN EXPANSION	576 SF	14
9 BIRCH CABIN EXPANSION	381 SF	14
10 LODGE	2,411 SF	48
11 CABIN	1,178 SF	12
12 INFIRMARY EXPANSION	370 SF	32
13 LODGE	2,411 SF	32
14 ELM CABIN EXPANSION	598 SF	14
15 OAK CABIN EXPANSION	583 SF	14
16 MEETING	1,113 SF	NA
17 LODGE	2,411 SF	48
18 WELCOME CENTER	2,709 SF	NA
19 OUTDOOR EDUCATION	3,096 SF	NA
20 PICNIC SHELTER/RESTROOM	1,099 SF	NA
21 CABIN (PASTORAL RETREAT)	1,178 SF	12
22 CABIN (PASTORAL RETREAT)	1,270 SF	NA
23 KITCHEN/DINING EXPANSION	11,212 SF	NA
24 OAK	7,640 SF	NA
25 OUTDOOR CHAPEL	2,085 SF	NA
26 POOL AND SPRAYGROUND	15,759 SF	NA
27 STAFF CABIN	638 SF	NA
28 BARN	3,231 SF	NA
29 COVERED ARENA	18,837 SF	NA
30 LEADER LODGES	2,506 SF	26
31 LEADER LODGES	2,515 SF	26
32 LEADER LODGES	2,455 SF	26
33 LEADER LODGES	3,308 SF	26
34 ACTIVITY BUILDING	1,282 SF	NA
35 STAFF CABIN	638 SF	NA
36 CABIN EXPANSION	671 SF	16
37 CABIN EXPANSION	671 SF	16



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

OTHER: CHESTNUT RIDGE CAMP AND RETREAT CENTER 4300 CAMP CHESTNUT RIDGE ROAD EPLAND, NORTH CAROLINA 27243

CHESTNUT RIDGE CAMP SPECIAL USE PERMIT BERLAND, NORTH CAROLINA

OVERALL SITE PLAN

PROJECT NO. SPEC-18025
 PRELIMINARY SPEC 8025-QAS1
 CHECKED BY: ZNB
 DRAWN BY: SMP
 SCALE: 1"=200'
 DATE: 11-01-2018
 SHEET NO: C-5

McADAMS

CHESTNUT RIDGE CAMP

CLASS B SPECIAL USE PERMIT DRAWINGS

ORANGE COUNTY CASE #A-5-18
 1058 EQUESTIAN CENTER DRIVE
 EFLAND, NORTH CAROLINA
 PROJECT NUMBER: SPEC-18025

DATE: JULY 30, 2018
 REVISED: OCTOBER 26, 2018
 REVISED: NOVEMBER 1, 2018

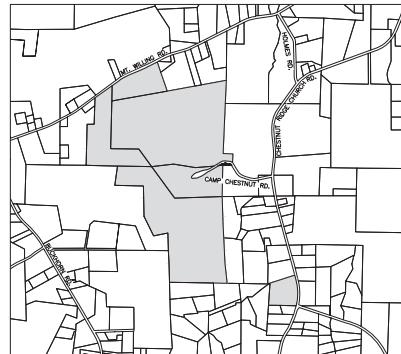
OWNER:

NC UNITED METHODIST CAMP & RETREAT
 MINISTRIES NC
 7000 WATERFIELD PLACE
 GARNER, NORTH CAROLINA 27529

SHEET INDEX

- C-1 EXISTING CONDITIONS 1"=300'
- C-2 EXISTING CONDITIONS 1"=200'
- C-3 EXISTING CONDITIONS 1"=200' (NO TOPOGRAPHY)
- C-4 EXISTING CONDITIONS 1"=300' (NO TOPOGRAPHY)
- C-5 OVERALL SITE PLAN
- C-6 BUILDING SCHEDULES
- C-7 SITE PLAN - PHASE 1
- C-8 SITE PLAN - PHASE 2

PIN	TOTAL ACREAGE =
9843055036	296 ACRES
9843117930	
9843221269	
9843055036	
9839955222	
9843221289	



VICINITY MAP
 NTS



**THE JOHN R. McADAMS
 COMPANY, INC.**
 2805 Markham Parkway
 Durham, North Carolina 27713
 License No. C-12696
 919.381.8000 • McAdamsCompany.com
 Contact: Charlie Yokley, AICP
 Yokley@mcadameco.com

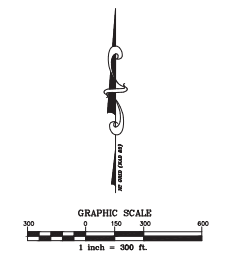


GENERAL NOTES:

1. TOPOGRAPHIC & PLANNING INFORMATION TAKEN FROM GIS SOURCES DATED FROM 2012 TO 2015 AND CAMP CHESTNUT RIDGE PLANS DATED 5-15-2008.
2. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 370808300K DATED 11/17/2017.
3. THE SITE IS IN THE LOWER END AND CAME CREEK WATERSHED OVERLAY DISTRICT.
4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER REMOVAL, STORAGE, AND REUSE OF ANY EXISTING INFRASTRUCTURE MATERIALS ON SITE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELECOM, AND FIBER OPTIC.
5. ALL COORDINATION FOR LOCATION AND FIELD VERIFICATION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR TO RESTORE ALL EXISTING AREAS DISTURBED BY CONSTRUCTION TO EXISTING OR BETTER CONDITIONS.

LEGEND

- 250 --- EXISTING MAJOR CONTOUR
- - - - - PROPERTY LINE
- ==== STREAM



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE STATE OF NORTH CAROLINA
 COUNTY OF WAKE
 PROJECT NO. 180225
 SPECIAL USE PERMIT
 CHESTNUT RIDGE CAMP
 AND RETREAT CENTER
 4800 CAMP CHESTNUT RIDGE ROAD
 EPLAND, NORTH CAROLINA 27624

MCADAMS
 ENGINEERS
 1117 WEST 10TH STREET
 WAKE FOREST, NC 27787
 PHONE: 919.554.1111
 FAX: 919.554.1112
 WWW.MCADAMS-ENGINEERS.COM

MCADAMS
 ENGINEERS
 1117 WEST 10TH STREET
 WAKE FOREST, NC 27787
 PHONE: 919.554.1111
 FAX: 919.554.1112
 WWW.MCADAMS-ENGINEERS.COM

ORDER: CHESTNUT RIDGE CAMP AND RETREAT CENTER 4800 CAMP CHESTNUT RIDGE ROAD EPLAND, NORTH CAROLINA 27624

CHESTNUT RIDGE CAMP
SPECIAL USE PERMIT
EPLAND, NORTH CAROLINA
EXISTING CONDITIONS

PROJECT NO. SPEC-180225
 PLANNO SPEC180225-XCT
 CHECKED BY: ZNB
 DRAWN BY: SMP
 SCALE: 1"=300'
 DATE: 11-01-2018
 SHEET NO. C-1

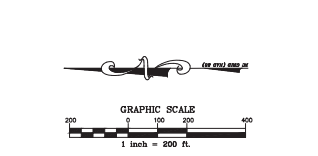
MCADAMS



EXISTING BUILDING SCHEDULE		
USE	SQUARE FOOTAGE	DESIGN CAPACITY
E1 FARM SHELTER	1,455 SF	NA
E2 MAINTENANCE BUILDINGS	3,389 SF	NA
E3 STAFF CABIN	2,787 SF	NA
E4 MAPLE CABIN	782 SF	NA
E5 BIRCH CABIN	737 SF	NA
E6 MESSHALL	1,132 SF	NA
E7 FALCON	2,728 SF	NA
E8 CRANE	1,893 SF	NA
E9 ELM CABIN	766 SF	NA
E10 OAK CABIN	739 SF	NA
E11 MORRIS DINING CENTER	8,170 SF	NA
E12 PAVILION	5,171 SF	NA
E13 BUNKHOUSE	327 SF	NA
E14 BUNKHOUSE	327 SF	NA
E15 RUSTIC CABIN	327 SF	NA
E16 RUSTIC CABIN	327 SF	NA
E17 CRAFT CABIN	381 SF	NA
E18 CRAFT CABIN	381 SF	NA
E19 RUSTIC CABIN	367 SF	NA
E20 RUSTIC CABIN	482 SF	NA
E21 RUSTIC CABIN	509 SF	NA
E22 RUSTIC CABIN	509 SF	NA
E23 STAFF CABIN	652 SF	NA
E24 REMOTE BATHHOUSE	325 SF	NA
E25 EQUINESTRAN PROGRAM AND AREA	671 SF	NA
E26 EQUINESTRAN PROGRAM AND AREA	579 SF	NA

- GENERAL NOTES:**
1. TOPOGRAPHIC & PLANNETRIC INFORMATION TAKEN FROM GIS SOURCES DATED FROM 2010 TO 2015.
 2. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3710984300K DATED 11/17/2017.
 3. THE SITE IS NOT IN A WATERSHED OVERLAY DISTRICT.
 4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER REMOVAL, STORAGE, AND REUSE OF ANY EXISTING INFRASTRUCTURE MATERIALS ON SITE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELECOM, AND FIBER OPTIC.
 5. ALL COORDINATION FOR LOCATION AND FIELD VERIFICATION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 6. CONTRACTOR TO RESTORE ALL EXISTING AREAS DISTURBED BY CONSTRUCTION TO EXISTING OR BETTER CONDITIONS.

- LEGEND**
- 250 --- EXISTING MAJOR CONTOUR
 - 252 --- EXISTING MINOR CONTOUR
 - --- PROPERTY LINE
 - --- STREAM



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE McADAMS GROUP
 1000 W. HARRIS STREET
 SUITE 100
 RICHMOND, VA 23260
 TEL: 804.771.1111
 FAX: 804.771.1112
 WWW.MCADAMSGROUP.COM

MCADAMS

REVISIONS:
 A 10-26-2018 REVISED THE COMMENTS
 B 11-13-2018 REVISED THE COMMENTS

OTHER:
 CHESTNUT RIDGE CAMP
 AND RETREAT CENTER
 4300 CAMP CHESTNUT RIDGE ROAD
 EPLAND, NORTH CAROLINA 27243

CHESTNUT RIDGE CAMP
 SPECIAL USE PERMIT
 EPLAND, NORTH CAROLINA

EXISTING CONDITIONS

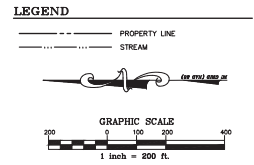
PROJECT NO. SPEC-18025
 PRELIMINARY SPEC18025-XC1
 CHECKED BY: ZNB
 DRAWN BY: SMP
 SCALE: 1"=200'
 DATE: 11-01-2018
 SHEET NO.: C-2



EXISTING BUILDING SCHEDULE

	USE	SQUARE FOOTAGE	DESIGN CAPACITY
E1	FARM SHELTER	1,455 SF	NA
E2	MAINTENANCE BUILDINGS	3,389 SF	NA
E3	STAFF CABIN	2,787 SF	NA
E4	MAPLE CABIN	782 SF	NA
E5	BIRCH CABIN	737 SF	NA
E6	MEBANE	1,132 SF	NA
E7	FALCON	2,728 SF	NA
E8	CRANE	1,893 SF	NA
E9	ELM CABIN	766 SF	NA
E10	OAK CABIN	739 SF	NA
E11	MORRIS DINING CENTER	8,170 SF	NA
E12	PAVILION	5,171 SF	NA
E13	BUNHOUSE	327 SF	NA
E14	BUNHOUSE	327 SF	NA
E15	RUSTIC CABIN	327 SF	NA
E16	RUSTIC CABIN	327 SF	NA
E17	CHAFT CABIN	381 SF	NA
E18	CHAFT CABIN	381 SF	NA
E19	RUSTIC CABIN	367 SF	NA
E20	RUSTIC CABIN	482 SF	NA
E21	RUSTIC CABIN	509 SF	NA
E22	RUSTIC CABIN	509 SF	NA
E23	STAFF CABIN	652 SF	NA
E24	REMOTE BATHHOUSE	335 SF	NA
E25	EQUESTRIAN PROGRAM AND AREA	671 SF	NA
E26	EQUESTRIAN PROGRAM AND AREA	579 SF	NA

- GENERAL NOTES:**
1. TOPOGRAPHIC & PLANIMETRIC INFORMATION TAKEN FROM GIS SOURCES DATED FROM 2012 TO 2015.
 2. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3710984300K DATED 11/17/2017.
 3. THE SITE IS NOT IN A WATERSHED OVERLAY DISTRICT.
 4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER REMOVAL, STORAGE, AND REUSE OF ANY EXISTING INFRASTRUCTURE MATERIALS ON SITE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELECOM, AND FIBER OPTIC.
 5. ALL COORDINATION FOR LOCATION AND FIELD VERIFICATION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 6. CONTRACTOR TO RESTORE ALL EXISTING AREAS DISTURBED BY CONSTRUCTION TO EXISTING OR BETTER CONDITIONS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CHESTNUT RIDGE CAMP AND RETREAT CENTER
 4300 CAMP CHESTNUT RIDGE ROAD
 EPLAND, NORTH CAROLINA 27243

OTHER:
 CHESTNUT RIDGE CAMP AND RETREAT CENTER
 4300 CAMP CHESTNUT RIDGE ROAD
 EPLAND, NORTH CAROLINA 27243

LEGEND
 PROPERTY LINE
 STREAM

GRAPHIC SCALE
 1" = 200'
 0 100 200 400
 1 inch = 200 ft.

PROJECT NO. SPEC-18025
PRELIMINARY SPEC18025-XC1
 CHECKED BY: ZNB
 DRAWN BY: SMP
 SCALE: 1"=200'
 DATE: 11-01-2018
 SHEET NO.: C-3

McADAMS

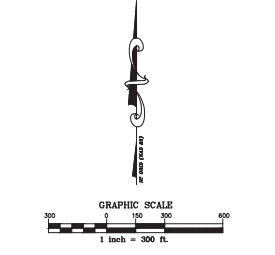


GENERAL NOTES:

1. TOPOGRAPHIC & PLANNING INFORMATION TAKEN FROM GIS SOURCES DATED FROM 2012 TO 2015 AND CAMP CHESTNUT ROSE PLANS DATED 5-18-2008.
2. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 370983A00K DATED 11/17/2017.
3. THE SITE IS IN THE LOWER END AND CAME CREEK WATERSHED OVERLAY DISTRICT.
4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER REMOVAL, STORAGE, AND REUSE OF ANY EXISTING INFRASTRUCTURE MATERIALS ON SITE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELECOM, AND FIBER OPTIC.
5. ALL COORDINATION FOR LOCATION AND FIELD VERIFICATION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR TO RESTORE ALL EXISTING AREAS DISTURBED BY CONSTRUCTION TO EXISTING OR BETTER CONDITIONS.

LEGEND

- 250' --- EXISTING MAJOR CONTOUR
- PROPERTY LINE
- STREAM



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JAMES H. HARRIS ARCHITECTURAL FIRM, INC.
 1111 CRESTVIEW ROAD, SUITE 100, WILMINGTON, NC 28403
 TEL: 704/762-1111 FAX: 704/762-1112
 WWW.JHHFIRM.COM

MCADAMS

REGISTERED PROFESSIONAL ENGINEER
 NORTH CAROLINA
 LICENSE NO. 4862
 NATHAN BILLS

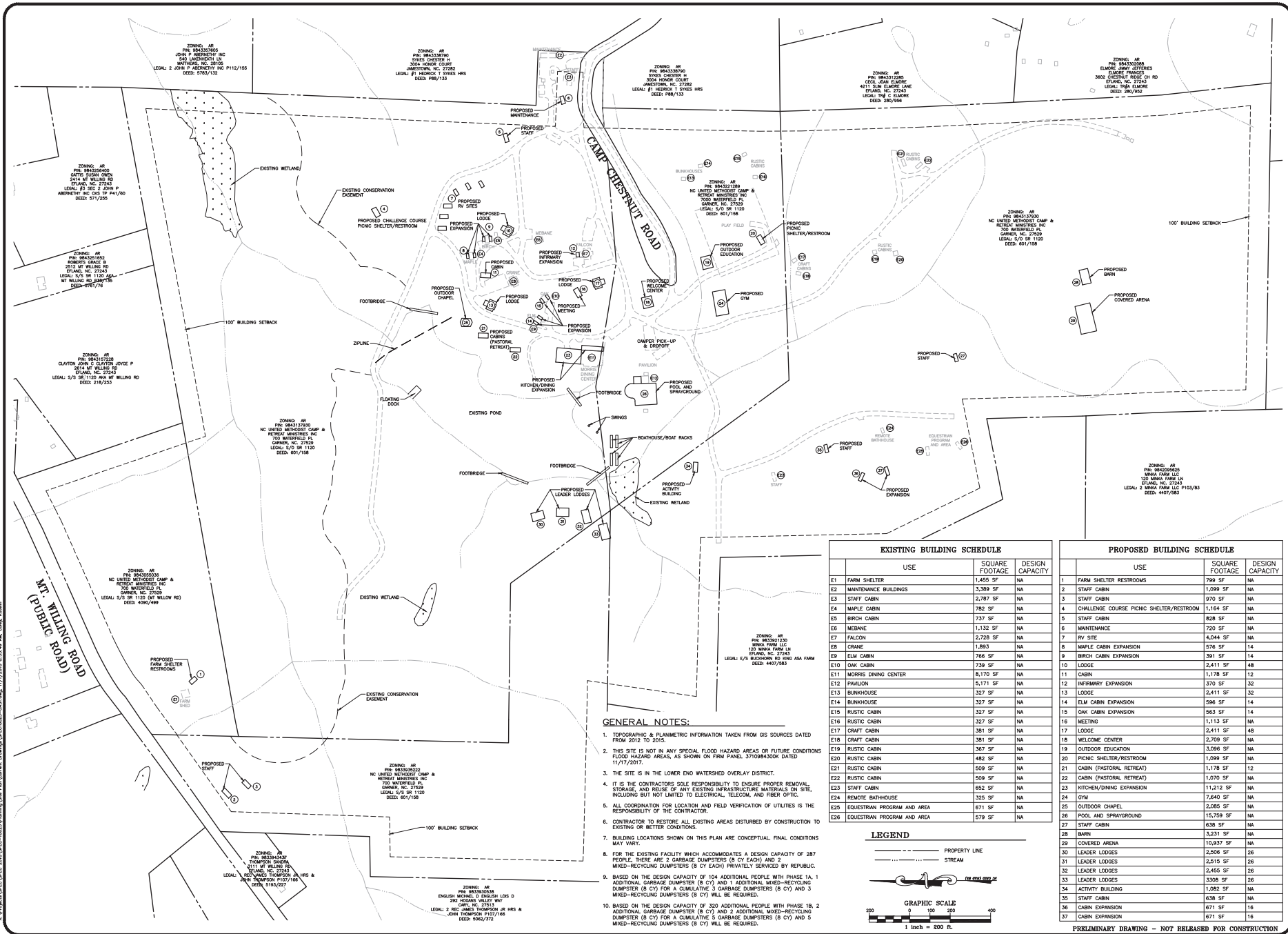
OWNER:
 CHESTNUT RIDGE CAMP AND RETREAT CENTER
 4800 CAMP CHESTNUT RIDGE ROAD
 EFLAND, NORTH CAROLINA 27626

PROJECT NO. SPEC-18025
PERMIT NO. SPEC18025-XC1
CHECKED BY: ZNB
DRAWN BY: SMP
SCALE: 1"=300'
DATE: 11-01-2018
SHEET NO.: C-4

EXISTING CONDITIONS

MCADAMS

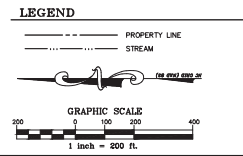
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- GENERAL NOTES:**
1. TOPOGRAPHIC & PLANIMETRIC INFORMATION TAKEN FROM GIS SOURCES DATED FROM 2012 TO 2015.
 2. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 37098A300K DATED 11/17/2007.
 3. THE SITE IS IN THE LOWER END WATERSHED OVERLAY DISTRICT.
 4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER REMOVAL, STORAGE, AND REUSE OF ANY EXISTING INFRASTRUCTURE MATERIALS ON SITE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELECOM, AND FIBER OPTIC.
 5. ALL COORDINATION FOR LOCATION AND FIELD VERIFICATION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 6. CONTRACTOR TO RESTORE ALL EXISTING AREAS DISTURBED BY CONSTRUCTION TO EXISTING OR BETTER CONDITIONS.
 7. BUILDING LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL. FINAL CONDITIONS MAY VARY.
 8. FOR THE EXISTING FACILITY WHICH ACCOMMODATES A DESIGN CAPACITY OF 287 PEOPLE, THERE ARE 2 GARBAGE DUMPSTERS (8 CY EACH) AND 2 MIXED-RECYCLING DUMPSTERS (8 CY EACH) PRIVATELY SERVICED BY REPUBLIC.
 9. BASED ON THE DESIGN CAPACITY OF 164 ADDITIONAL PEOPLE WITH PHASE 1A, 1 ADDITIONAL GARBAGE DUMPER (8 CY) AND 1 ADDITIONAL MIXED-RECYCLING DUMPER (8 CY) FOR A CUMULATIVE 3 GARBAGE DUMPSTERS (8 CY) AND 3 MIXED-RECYCLING DUMPSTERS (8 CY) WILL BE REQUIRED.
 10. BASED ON THE DESIGN CAPACITY OF 320 ADDITIONAL PEOPLE WITH PHASE 1B, 2 ADDITIONAL GARBAGE DUMPER (8 CY) AND 2 ADDITIONAL MIXED-RECYCLING DUMPER (8 CY) FOR A CUMULATIVE 5 GARBAGE DUMPSTERS (8 CY) AND 5 MIXED-RECYCLING DUMPSTERS (8 CY) WILL BE REQUIRED.

EXISTING BUILDING SCHEDULE		
USE	SQUARE FOOTAGE	DESIGN CAPACITY
E1 FARM SHELTER	1,455 SF	NA
E2 MAINTENANCE BUILDINGS	3,369 SF	NA
E3 STAFF CABIN	2,787 SF	NA
E4 MAPLE CABIN	782 SF	NA
E5 BIRCH CABIN	737 SF	NA
E6 MEBANE	1,132 SF	NA
E7 FALCON	2,728 SF	NA
E8 CRANE	1,893 SF	NA
E9 ELM CABIN	766 SF	NA
E10 OAK CABIN	739 SF	NA
E11 MORRIS DINING CENTER	8,170 SF	NA
E12 PAWLON	5,171 SF	NA
E13 BUNKHOUSE	327 SF	NA
E14 BUNKHOUSE	327 SF	NA
E15 RUSTIC CABIN	327 SF	NA
E16 RUSTIC CABIN	327 SF	NA
E17 CRAFT CABIN	381 SF	NA
E18 CRAFT CABIN	381 SF	NA
E19 RUSTIC CABIN	367 SF	NA
E20 RUSTIC CABIN	482 SF	NA
E21 RUSTIC CABIN	509 SF	NA
E22 RUSTIC CABIN	509 SF	NA
E23 STAFF CABIN	658 SF	NA
E24 REMOTE BATHHOUSE	325 SF	NA
E25 EQUINESTRIAN PROGRAM AND AREA	671 SF	NA
E26 EQUINESTRIAN PROGRAM AND AREA	579 SF	NA

PROPOSED BUILDING SCHEDULE		
USE	SQUARE FOOTAGE	DESIGN CAPACITY
1 FARM SHELTER RESTROOMS	799 SF	NA
2 STAFF CABIN	1,099 SF	NA
3 STAFF CABIN	970 SF	NA
4 CHALLENGE COURSE PICNIC SHELTER/RESTROOM	1,164 SF	NA
5 STAFF CABIN	828 SF	NA
6 MAINTENANCE	720 SF	NA
7 RV SITE	4,044 SF	NA
8 MAPLE CABIN EXPANSION	576 SF	14
9 BIRCH CABIN EXPANSION	391 SF	14
10 LODGE	2,411 SF	48
11 CABIN	1,178 SF	12
12 INFIRMARY EXPANSION	370 SF	32
13 LODGE	2,411 SF	32
14 ELM CABIN EXPANSION	598 SF	14
15 OAK CABIN EXPANSION	563 SF	14
16 MEETING	1,113 SF	NA
17 LODGE	2,411 SF	48
18 WELCOME CENTER	2,709 SF	NA
19 OUTDOOR EDUCATION	3,096 SF	NA
20 PICNIC SHELTER/RESTROOM	1,099 SF	NA
21 CABIN (PASTORAL RETREAT)	1,178 SF	12
22 CABIN (PASTORAL RETREAT)	1,270 SF	NA
23 KITCHEN/DINING EXPANSION	11,212 SF	NA
24 OAK	7,640 SF	NA
25 OUTDOOR CHAPEL	2,085 SF	NA
26 POOL AND SPRAYGROUND	15,759 SF	NA
27 STAFF CABIN	638 SF	NA
28 BARN	3,231 SF	NA
29 COVERED ARENA	18,837 SF	NA
30 LEADER LODGES	2,506 SF	26
31 LEADER LODGES	2,515 SF	26
32 LEADER LODGES	2,455 SF	26
33 LEADER LODGES	3,308 SF	26
34 ACTIVITY BUILDING	1,282 SF	NA
35 STAFF CABIN	638 SF	NA
36 CABIN EXPANSION	671 SF	16
37 CABIN EXPANSION	671 SF	16



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

OTHER: CHESTNUT RIDGE CAMP AND RETREAT CENTER 4300 CAMP CHESTNUT RIDGE ROAD EPLAND, NORTH CAROLINA 27243

CHESTNUT RIDGE CAMP SPECIAL USE PERMIT EPLAND, NORTH CAROLINA

OVERALL SITE PLAN

PROJECT NO. SPEC-18025
 PRELIMINARY SPEC 8025-04S1
 CHECKED BY: ZNB
 DRAWN BY: SMP
 SCALE: 1"=200'
 DATE: 11-01-2018
 SHEET NO: C-5

McADAMS

EXISTING BUILDING SCHEDULE									
PIN	USE	TYPE OF USE	ADDRESS	SQUARE FOOTAGE	CAPACITY	GPD	PHASE	REQUIRED PARKING*	PROPOSED PARKING
E1	984305036	FARM SHED	633 CAMPFIRE CIRCLE	1,455	N/A	N/A	EXISTING	320	320
E2	984313930	MAINTENANCE BUILDINGS	633 CAMPFIRE CIRCLE	3,389	N/A	N/A	EXISTING	320	320
E3	984313930	STAFF CABIN	652 CAMPFIRE CIRCLE	2,787	4	100	EXISTING	320	320
E4	984313930	MAPLE CABIN	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	782	12	1200	EXISTING	320	320
E5	984313930	BIRCH CABIN	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	737	12	1200	EXISTING	320	320
E6	984313930	MEBANE CABIN	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	1,132	16	1600	EXISTING	320	320
E7	984313930	FALCON CABIN	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	2,728	25	2500	EXISTING	320	320
E8	984313930	CRANE CABIN	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	1,893	20	2000	EXISTING	320	320
E9	984313930	ELM CABIN	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	786	12	1200	EXISTING	320	320
E10	984313930	OAK CABIN	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	739	12	1200	EXISTING	320	320
E11	984313930	MORRIS DINING CENTER	DINING HALL 4150 CAMP CHESTNUT RIDGE ROAD	8,170	100	3000	EXISTING	320	320
E12	9843221289	PAVILION	RECREATION 822 PARKER RIGGINS TRAIL	5,171	N/A	N/A	EXISTING	320	320
E13	9843221289	BUNKHOUSE	CAMP / RETREAT CENTER 822 PARKER RIGGINS TRAIL	327	6	600	EXISTING	320	320
E14	9843221289	BUNKHOUSE	CAMP / RETREAT CENTER 833 PARKER RIGGINS TRAIL	327	6	600	EXISTING	320	320
E15	9843221289	RUSTIC CABINS	CAMP / RETREAT CENTER 846 PARKER RIGGINS TRAIL	327	6	600	EXISTING	320	320
E16	9843221289	RUSTIC CABINS	CAMP / RETREAT CENTER 857 PARKER RIGGINS TRAIL	327	6	600	EXISTING	320	320
E17	948313930	CRAFT CABIN	CAMP / RETREAT CENTER 861 PARKER RIGGINS TRAIL	381	6	600	EXISTING	320	320
E18	948313930	CRAFT CABIN	CAMP / RETREAT CENTER 861 PARKER RIGGINS TRAIL	381	6	600	EXISTING	320	320
E19	948313930	RUSTIC CABINS	CAMP / RETREAT CENTER 861 PARKER RIGGINS TRAIL	367	6	600	EXISTING	320	320
E20	948313930	RUSTIC CABINS	CAMP / RETREAT CENTER 861 PARKER RIGGINS TRAIL	482	8	800	EXISTING	320	320
E21	948313930	RUSTIC CABINS	CAMP / RETREAT CENTER 861 PARKER RIGGINS TRAIL	509	10	1000	EXISTING	320	320
E22	948313930	RUSTIC CABINS	CAMP / RETREAT CENTER 861 PARKER RIGGINS TRAIL	509	10	1000	EXISTING	320	320
E23	948313930	STAFF CABIN	RESIDENTIAL 861 PARKER RIGGINS TRAIL	652	2	200	EXISTING	320	320
E24	948313930	REMOTE BATHHOUSE	CAMP / RETREAT CENTER 1139 EQUESTRIAN CENTER DR	325	N/A	200	EXISTING	320	320
E25	948313930	EQUESTRIAN PROGRAM AREA	CAMP / RETREAT CENTER 1058 EQUESTRIAN CENTER DR	671	N/A	N/A	EXISTING	320	320
E26	948313930	EQUESTRIAN PROGRAM AREA	CAMP / RETREAT CENTER 1058 EQUESTRIAN CENTER DR	579	N/A	N/A	EXISTING	320	320

*REQUIRED PARKING FOR A CAMP / RETREAT CENTER IS 5 SPACE FOR THE FIRST 5 ACRES AND 1 SPACE FOR EACH ACRE THEREAFTER

PROPOSED BUILDING SCHEDULE - 1A									
PIN	USE	TYPE OF USE	ADDRESS	SQUARE FOOTAGE	CAPACITY	GPD	PHASE	REQUIRED PARKING*	PROPOSED PARKING
21	984313930	PASTORAL RETREAT CABIN	CAMP / RETREAT CENTER	1,178	4	400	1	320	320
23	984313930	KITCHEN / DINING EXPANSION	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	11,212	100	3000	2	320	320
29	984313930	COVERED EQUESTRIAN ARENA	CAMP / RETREAT CENTER	10,937	N/A	N/A	1	320	320

PROPOSED BUILDING SCHEDULE - 1B									
PIN	USE	TYPE OF USE	ADDRESS	SQUARE FOOTAGE	CAPACITY	GPD	PHASE	REQUIRED PARKING*	PROPOSED PARKING
1	984305036	FARM SHELTER RESTROOMS	CAMP / RETREAT CENTER	N/A	799	N/A	200	1	320
2	9833935222	STAFF CABIN	CAMP / RETREAT CENTER	N/A	1,099	12	1300	2	320
3	9833935222	STAFF CABIN	CAMP / RETREAT CENTER	N/A	970	12	1200	2	320
4	984313930	CHALLENGE COURSE / PICNIC SHELTER / RESTROOM	CAMP / RETREAT CENTER	N/A	1,164	N/A	200	1	320
5	984313930	STAFF CABIN	RESIDENTIAL	N/A	828	2	200	2	320
6	984313930	MAINTENANCE SHELTER	CAMP / RETREAT CENTER	N/A	720	N/A	N/A	2	320
7	984313930	RV SITE	CAMP / RETREAT CENTER	N/A	N/A	N/A	750	2	320
8	984313930	MAPLE CABIN EXPANSION	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	576	8	800	2	320	320
9	984313930	BIRCH CABIN EXPANSION	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	391	6	600	2	320	320
10	984313930	LODGE	CAMP / RETREAT CENTER	2,411	30	3000	2	320	320
11	984313930	CABIN	CAMP / RETREAT CENTER	N/A	1,178	12	1200	1	320
12	984313930	INFIRMARY EXPANSION	CAMP / RETREAT CENTER	N/A	370	10	600	2	320
13	984313930	LODGE	CAMP / RETREAT CENTER	N/A	2,411	30	3000	1	320
14	984313930	ELM CABIN EXPANSION	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	596	8	800	2	320	320
15	984313930	OAK CABIN EXPANSION	CAMP / RETREAT CENTER 4150 CAMP CHESTNUT RIDGE ROAD	563	8	800	2	320	320
16	984313930	MEETING FACILITY	CAMP / RETREAT CENTER	N/A	1,133	25	800	2	320
17	984313930	LODGE	CAMP / RETREAT CENTER	N/A	2,411	30	3000	2	320
18	9843221289	WELCOME CENTER	CAMP / RETREAT CENTER	N/A	2,709	5	500	1	320
19	9843221289	OUTDOOR EDUCATION	CAMP / RETREAT CENTER	N/A	3,096	N/A	N/A	2	320
20	9843221289	PICNIC SHELTER / RESTROOM	CAMP / RETREAT CENTER	N/A	1,099	N/A	500	2	320
22	984313930	PASTORAL RETREAT CABIN	CAMP / RETREAT CENTER	N/A	1,070	4	400	2	320
24	9843221289	GYM	CAMP / RETREAT CENTER	N/A	7,640	80	800	2	320
25	984313930	PROPOSED OUTDOOR CHAPEL	CAMP / RETREAT CENTER	N/A	2,085	N/A	N/A	2	320
26	9843221289	POOL AND SPRAYGROUND	CAMP / RETREAT CENTER	N/A	15,759	100	1000	2	320
27	984313930	STAFF CABIN	RESIDENTIAL	N/A	638	4	400	2	320
28	984313930	BARN	CAMP / RETREAT CENTER	N/A	3,231	N/A	N/A	2	320
30	984313930	LEADER LODGES	RESIDENTIAL	N/A	2,506	6	600	2	320
31	984313930	LEADER LODGES	RESIDENTIAL	N/A	2,515	6	600	2	320
32	984313930	LEADER LODGES	RESIDENTIAL	N/A	2,455	6	600	2	320
33	984313930	LEADER LODGES	RESIDENTIAL	N/A	3,308	6	600	2	320
34	984313930	ACTIVITY BUILDING	CAMP / RETREAT CENTER	N/A	1,082	N/A	N/A	2	320
35	984313930	STAFF CABIN	RESIDENTIAL	N/A	638	4	400	2	320
36	984313930	CAIN EXPANSION	CAMP / RETREAT CENTER	N/A	671	4	400	2	320
37	984313930	CABIN EXPANSION	CAMP / RETREAT CENTER	N/A	671	4	400	2	320

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CHESTNUT RIDGE CAMP
SPECIAL USE PERMIT
BEFORD, NORTH CAROLINA
BUILDING SCHEDULES

OTHER:

4300 CAMP CHESTNUT RIDGE ROAD
BEFORD, NORTH CAROLINA 27243

REVISIONS:

1 11-01-2018 REVISION PER COMMENTS

2 11-01-2018 REVISION PER COMMENTS

PROJECT NO. SPEC-18025

FILED NO. SPEC18025-N1

CHECKED BY: ZNB

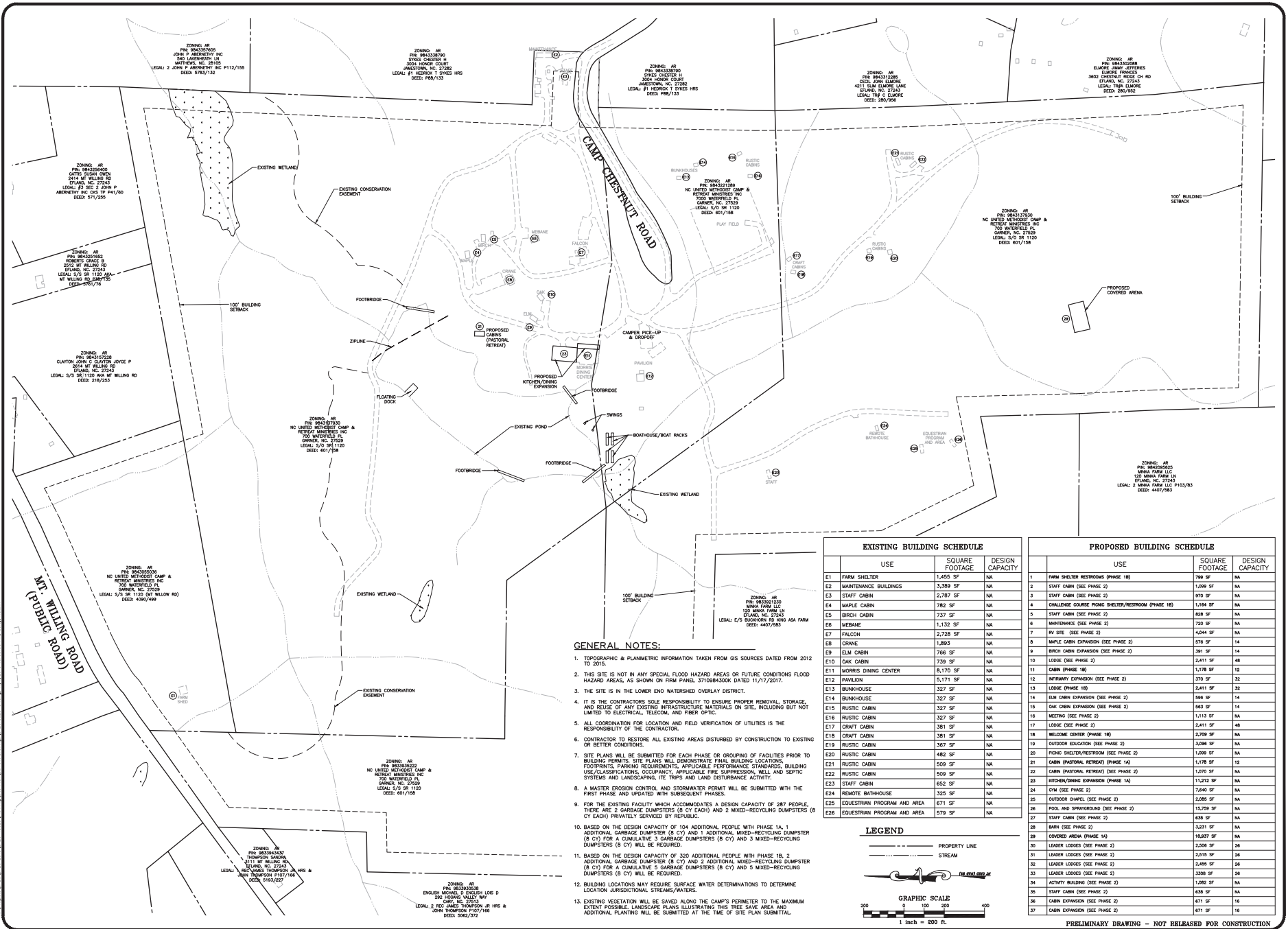
DRAWN BY: SMP

SCALE: 1"=200'

DATE: 11-01-2018

SHEET NO. **C-6**

McADAMS

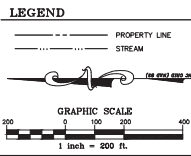


GENERAL NOTES:

1. TOPOGRAPHIC & PLANIMETRIC INFORMATION TAKEN FROM GIS SOURCES DATED FROM 2012 TO 2015.
2. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3710984300K DATED 11/17/2017.
3. THE SITE IS IN THE LOWER END WATERSHED OVERLAY DISTRICT.
4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER REMOVAL, STORAGE, AND REUSE OF ANY EXISTING INFRASTRUCTURE MATERIALS ON SITE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELECOM, AND FIBER OPTIC.
5. ALL COORDINATION FOR LOCATION AND FIELD VERIFICATION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR TO RESTORE ALL EXISTING AREAS DISTURBED BY CONSTRUCTION TO EXISTING OR BETTER CONDITIONS.
7. SITE PLANS WILL BE SUBMITTED FOR EACH PHASE OR GROUPING OF FACILITIES PRIOR TO BUILDING PERMITS. SITE PLANS WILL DEMONSTRATE FINAL BUILDING LOCATIONS, FOOTPRINTS, PARKING REQUIREMENTS, APPLICABLE PERFORMANCE STANDARDS, BUILDING USE CLASSIFICATIONS, OCCUPANCY, APPLICABLE FIRE SUPPRESSION, WELL AND SEPTIC SYSTEMS AND LANDSCAPING, ITS TRIPS AND LAND DISTURBANCE ACTIVITY.
8. A MASTER EROSION CONTROL AND STORMWATER PERMIT WILL BE SUBMITTED WITH THE FIRST PHASE AND UPDATED WITH SUBSEQUENT PHASES.
9. FOR THE EXISTING FACILITY WHICH ACCOMMODATES A DESIGN CAPACITY OF 287 PEOPLE, THERE ARE 2 GARBAGE DUMPSTERS (8 CY EACH) AND 2 MIXED-RECYCLING DUMPSTERS (8 CY EACH) PRIVATELY SERVICED BY REPUBLIC.
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13. EXISTING VEGETATION WILL BE SAVED ALONG THE CAMP'S PERIMETER TO THE MAXIMUM EXTENT POSSIBLE. LANDSCAPE PLANS ILLUSTRATING THIS TREE SAVE AREA AND ADDITIONAL PLANTING WILL BE SUBMITTED AT THE TIME OF SITE PLAN SUBMITTAL.

EXISTING BUILDING SCHEDULE		
USE	SQUARE FOOTAGE	DESIGN CAPACITY
E1 FARM SHELTER	1,455 SF	NA
E2 MAINTENANCE BUILDINGS	3,369 SF	NA
E3 STAFF CABIN	2,787 SF	NA
E4 MAPLE CABIN	782 SF	NA
E5 BIRCH CABIN	737 SF	NA
E6 MEBANE	1,132 SF	NA
E7 FALCON	2,728 SF	NA
E8 CRANE	1,893 SF	NA
E9 ELM CABIN	766 SF	NA
E10 OAK CABIN	739 SF	NA
E11 MORRIS DINING CENTER	8,170 SF	NA
E12 PAWLON	5,171 SF	NA
E13 BUNKHOUSE	327 SF	NA
E14 BUNKHOUSE	327 SF	NA
E15 RUSTIC CABIN	327 SF	NA
E16 RUSTIC CABIN	327 SF	NA
E17 CRAFT CABIN	361 SF	NA
E18 CRAFT CABIN	361 SF	NA
E19 RUSTIC CABIN	367 SF	NA
E20 RUSTIC CABIN	482 SF	NA
E21 RUSTIC CABIN	509 SF	NA
E22 RUSTIC CABIN	509 SF	NA
E23 STAFF CABIN	652 SF	NA
E24 REMOTE BATHHOUSE	325 SF	NA
E25 EQUINESTRAN PROGRAM AND AREA	671 SF	NA
E26 EQUINESTRAN PROGRAM AND AREA	579 SF	NA

PROPOSED BUILDING SCHEDULE		
USE	SQUARE FOOTAGE	DESIGN CAPACITY
1 FARM SHELTER RESTROOMS (PHASE 1B)	798 SF	NA
2 STAFF CABIN (SEE PHASE 2)	1,289 SF	NA
3 STAFF CABIN (SEE PHASE 2)	970 SF	NA
4 CHALLENGER COURSE POND SHED/RESTROOM (PHASE 1B)	1,164 SF	NA
5 STAFF CABIN (SEE PHASE 2)	828 SF	NA
6 MAINTENANCE (SEE PHASE 2)	720 SF	NA
7 RV SITE (SEE PHASE 2)	4,244 SF	NA
8 MAPLE CABIN EXPANSION (SEE PHASE 2)	878 SF	14
9 BIRCH CABIN EXPANSION (SEE PHASE 2)	391 SF	14
10 LODGE (SEE PHASE 2)	2,411 SF	48
11 CABIN (PHASE 1B)	1,178 SF	12
12 INFIRIARY EXPANSION (SEE PHASE 2)	370 SF	32
13 LODGE (PHASE 1B)	2,411 SF	32
14 ELM CABIN EXPANSION (SEE PHASE 2)	596 SF	14
15 OAK CABIN EXPANSION (SEE PHASE 2)	582 SF	14
16 MEETING (SEE PHASE 2)	1,113 SF	NA
17 LODGE (SEE PHASE 2)	2,411 SF	48
18 WELCOME CENTER (PHASE 1B)	2,708 SF	NA
19 OUTDOOR EDUCATION (SEE PHASE 2)	3,096 SF	NA
20 POND SHED/RESTROOM (SEE PHASE 2)	1,299 SF	NA
21 CABIN (OPTIONAL RETIREMENT) (PHASE 1A)	1,178 SF	12
22 CABIN (OPTIONAL RETIREMENT) (SEE PHASE 2)	1,270 SF	NA
23 KITCHEN/DINING EXPANSION (PHASE 1A)	11,212 SF	NA
24 OLM (SEE PHASE 2)	7,840 SF	NA
25 OUTDOOR CHAPEL (SEE PHASE 2)	2,285 SF	NA
26 POOL AND SPRINGGROUND (SEE PHASE 2)	15,759 SF	NA
27 STAFF CABIN (SEE PHASE 2)	438 SF	NA
28 BARN (SEE PHASE 2)	3,231 SF	NA
29 COVERED ARENA (PHASE 1A)	10,837 SF	NA
30 LEADER LODGES (SEE PHASE 2)	2,206 SF	26
31 LEADER LODGES (SEE PHASE 2)	2,515 SF	26
32 LEADER LODGES (SEE PHASE 2)	2,493 SF	26
33 LEADER LODGES (SEE PHASE 2)	3,358 SF	26
34 ACTIVITY BUILDING (SEE PHASE 2)	7,282 SF	NA
35 STAFF CABIN (SEE PHASE 2)	426 SF	16
36 CABIN EXPANSION (SEE PHASE 2)	671 SF	16
37 CABIN EXPANSION (SEE PHASE 2)	671 SF	16



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

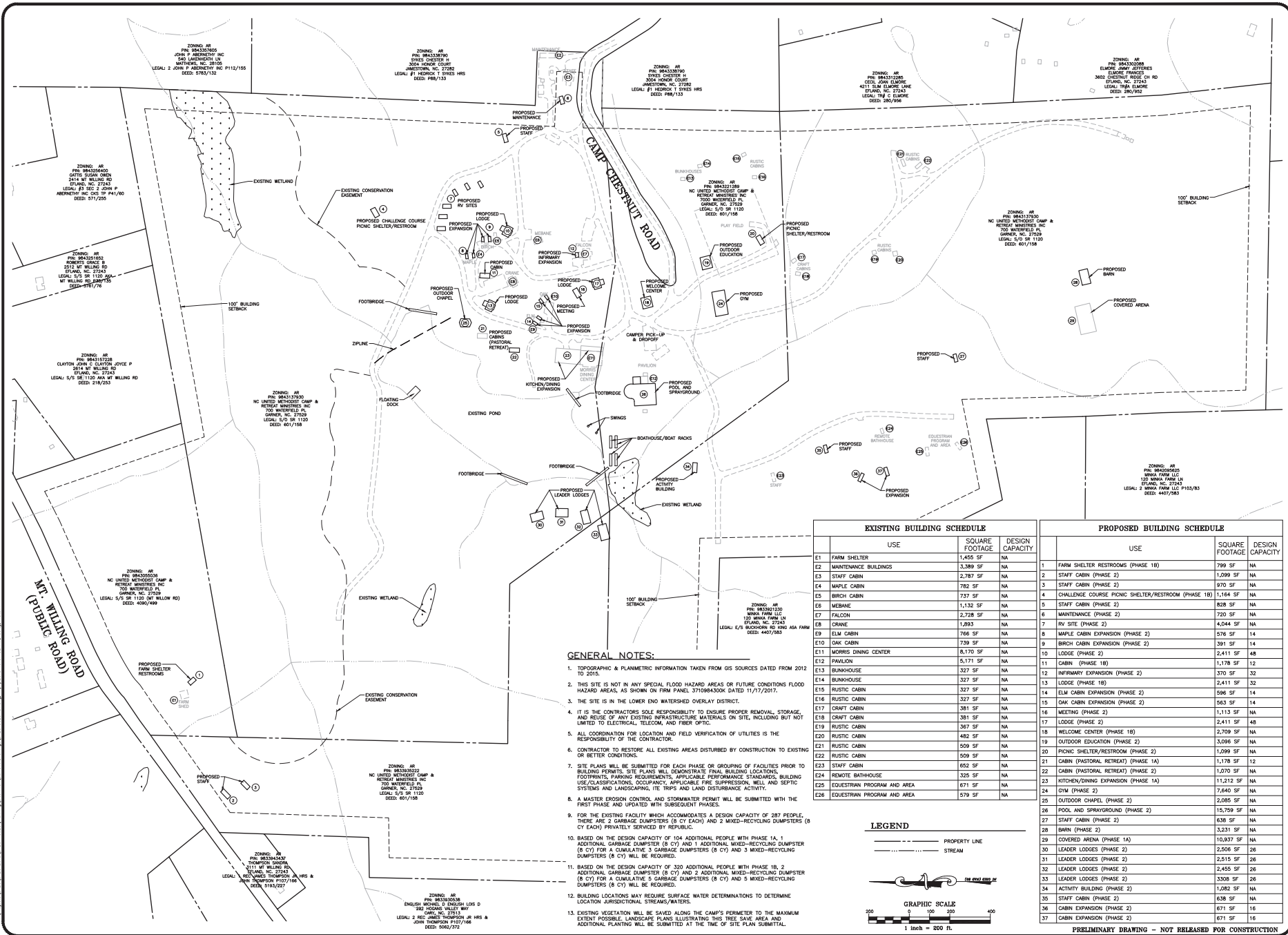
OTHER:

CHESTNUT RIDGE CAMP AND RETREAT CENTER 4300 CAMP CHESTNUT RIDGE ROAD EPLAND, NORTH CAROLINA 27243

CHESTNUT RIDGE CAMP SPECIAL USE PERMIT
EPLAND, NORTH CAROLINA

MCADAMS

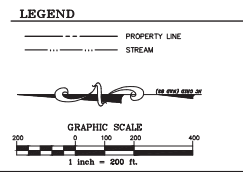
PROJECT NO. SPEC-18025
FILED NO. SPEC18025-S1
CHECKED BY: ZNB
DRAWN BY: SMP
SCALE: 1"=200'
DATE: 11-01-2018
SHEET NO: C-7



GENERAL NOTES:

1. TOPOGRAPHIC & PLANNIMETRIC INFORMATION TAKEN FROM GIS SOURCES DATED FROM 2012 TO 2015.
2. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3710984300K, DATED 11/17/2017.
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EXISTING BUILDING SCHEDULE			PROPOSED BUILDING SCHEDULE		
USE	SQUARE FOOTAGE	DESIGN CAPACITY	USE	SQUARE FOOTAGE	DESIGN CAPACITY
E1 FARM SHELTER	1,455 SF	NA	1 FARM SHELTER RESTROOMS (PHASE 1B)	799 SF	NA
E2 MAINTENANCE BUILDINGS	3,389 SF	NA	2 STAFF CABIN (PHASE 2)	1,099 SF	NA
E3 STAFF CABIN	2,787 SF	NA	3 STAFF CABIN (PHASE 2)	970 SF	NA
E4 MAPLE CABIN	782 SF	NA	4 CHALLENGE COURSE PICNIC SHELTER/RESTROOM (PHASE 1B)	1,164 SF	NA
E5 BIRCH CABIN	737 SF	NA	5 STAFF CABIN (PHASE 2)	828 SF	NA
E6 WEBANE	1,132 SF	NA	6 MAINTENANCE (PHASE 2)	720 SF	NA
E7 FALCON	2,728 SF	NA	7 RV SITE (PHASE 2)	4,044 SF	NA
E8 CRANE	1,893	NA	8 MAPLE CABIN EXPANSION (PHASE 2)	576 SF	14
E9 ELM CABIN	765 SF	NA	9 BIRCH CABIN EXPANSION (PHASE 2)	391 SF	14
E10 OAK CABIN	739 SF	NA	10 LODGE (PHASE 2)	2,411 SF	48
E11 MORRIS DINING CENTER	8,170 SF	NA	11 CABIN (PHASE 1B)	1,178 SF	12
E12 PAWILION	5,171 SF	NA	12 INFIRMARY EXPANSION (PHASE 2)	370 SF	32
E13 BUNKHOUSE	327 SF	NA	13 LODGE (PHASE 1B)	2,411 SF	32
E14 BUNKHOUSE	327 SF	NA	14 ELM CABIN EXPANSION (PHASE 2)	596 SF	14
E15 RUSTIC CABIN	327 SF	NA	15 OAK CABIN EXPANSION (PHASE 2)	563 SF	14
E16 RUSTIC CABIN	327 SF	NA	16 MEETING (PHASE 2)	1,113 SF	NA
E17 CRAFT CABIN	381 SF	NA	17 LODGE (PHASE 2)	2,411 SF	48
E18 CRAFT CABIN	381 SF	NA	18 WELCOME CENTER (PHASE 1B)	2,709 SF	NA
E19 RUSTIC CABIN	367 SF	NA	19 OUTDOOR EDUCATION (PHASE 2)	3,096 SF	NA
E20 RUSTIC CABIN	482 SF	NA	20 PICNIC SHELTER/RESTROOM (PHASE 2)	1,099 SF	NA
E21 RUSTIC CABIN	509 SF	NA	21 CABIN (PASTORAL RETREAT) (PHASE 1A)	1,178 SF	12
E22 RUSTIC CABIN	509 SF	NA	22 CABIN (PASTORAL RETREAT) (PHASE 2)	1,070 SF	NA
E23 STAFF CABIN	652 SF	NA	23 KITCHEN/DINING EXPANSION (PHASE 1A)	11,212 SF	NA
E24 REMOTE BATHHOUSE	326 SF	NA	24 CYM (PHASE 2)	7,640 SF	NA
E25 EQUESTRIAN PROGRAM AND AREA	671 SF	NA	25 OUTDOOR CHAPEL (PHASE 2)	2,085 SF	NA
E26 EQUESTRIAN PROGRAM AND AREA	579 SF	NA	26 POOL AND SPRINGGROUND (PHASE 2)	15,759 SF	NA
			27 STAFF CABIN (PHASE 2)	636 SF	NA
			28 BARN (PHASE 2)	3,231 SF	NA
			29 COVERED ARENA (PHASE 1A)	10,937 SF	NA
			30 LEADER LODGES (PHASE 2)	2,506 SF	28
			31 LEADER LODGES (PHASE 2)	2,515 SF	26
			32 LEADER LODGES (PHASE 2)	2,455 SF	26
			33 LEADER LODGES (PHASE 2)	3,308 SF	28
			34 ACTIVITY BUILDING (PHASE 2)	1,082 SF	NA
			35 STAFF CABIN (PHASE 2)	638 SF	NA
			36 CABIN EXPANSION (PHASE 2)	671 SF	16
			37 CABIN EXPANSION (PHASE 2)	671 SF	16



OTHER:

CHESTNUT RIDGE CAMP AND RETREAT CENTER SPECIAL USE PERMIT BEFORD, NORTH CAROLINA

4300 CAMP CHESTNUT RIDGE ROAD BEFORD, NORTH CAROLINA 27243

MCADAMS

PROJECT NO. SPEC-18025

PRELIMINARY SPEC18025-S1

CHECKED BY: ZNB

DRAWN BY: SMP

SCALE: 1"=200'

DATE: 11-01-2018

C-8

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**ORANGE COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING
AGENDA ITEM ABSTRACT CASE BA24-0003
Meeting Date: September 11, 2024**

**Agenda
Item No.** BA24-0003

SUBJECT: BA24-0003 (Barlow Variance)

DEPARTMENT: Planning and Inspections

PUBLIC HEARING:

Yes

ATTACHMENTS:

1. Variance Application
2. Zoning Report
3. Public Notification Materials
4. Findings of Fact

INFORMATION CONTACT:

Patrick Mallett, Deputy Director,
Development Services (919) 245-2577
Taylor Perschau, Current Planning and Zoning
Manager (919) 245-2597

PURPOSE: To hold a public hearing, receive testimony and evidence, and take action on a **VARIANCE** application from the provisions of Section 6.13.4 (c) *Minimum Buffer Widths for Watershed Protection Overlay Districts* of the Unified Development Ordinance (hereafter 'UDO'). Specifically, the applicant is requesting relief from the 150-foot reservoir buffer to construct a residential structure on a currently undeveloped parcel.

BACKGROUND: The basic facts concerning the current application are as follows:

Owner: Cynthia Ray Barlow
1855 Perimeter Park Road W.
Fernandina Beach, FL 32034

Applicant: David Cates, PE
210 S. Wake Street
Hillsborough, NC 27278

Location: An unaddressed parcel on Old Lake Trail. Please refer to Attachment 2 for a map of the subject parcel.

Parcel Information:

- a. **PINs:** 9857-87-2156
- b. **Size of parcel:** +/- 1.6 acres
- c. **Zoning of parcel:** Agricultural Residential (AR); with Upper Eno Critical Watershed Overlay District
- d. **Township:** Cedar Grove

- e. **Future Land Use Map Designation:** Agricultural Residential (AR)
- f. **Growth Management System Designation:** Rural
- g. **Roads:** Frontage along Old Lake Trail, a private 60' right-of-way
- h. **Water and Sewer Service:** The property is not located within a primary utility service area meaning water and sewer service is provided by an individual well and septic system.

Surrounding Land Uses:

- a. **NORTH:** Property developed for what appears to be residential purposes zoned AR;
- b. **SOUTH:** Property developed for what appears to be residential purposes zoned AR;
- c. **EAST:** Old Lake Trail, a private 60' right-of-way
- d. **WEST:** Lake Orange.

Proposal: As detailed within Attachment 1, the applicant has applied for a **VARIANCE** from the 150-foot reservoir buffer to allow for the construction of a new residential structure to be located +/- 75 ft. from Lake Orange. This variance would provide relief from the normal 150-foot reservoir buffer.

The applicant notes that the lot was created in 1992 as part of Deer Run Subdivision, which predated the 1994 zoning ordinance in which the 150-foot reservoir buffer was first implemented. The property is also subject to a 65-foot stream buffer on the northern portion of the property. The property has remained in the same ownership since 1992.

All construction activity would be required to obtain proper permitting through Orange County should a Variance be granted.

ORDINANCE REQUIREMENTS:

Per Section 6.13.4 (c) *Minimum Buffer Widths for Watershed Protection Overlay Districts* development project(s) within the Upper Eno Critical Area Overlay District are required to adhere to the following buffer requirement(s):

- a. 65-foot stream buffer, when slopes are less than 7.5%, applied to the outside of the outside of the Special Flood Hazard Area (100 Year FloodZone)
- b. 65-foot water body buffer, when slopes are less than 7.5%, applied to the outside of the outside of the Special Flood Hazard Area (100 Year FloodZone)
- c. 65-foot floodplain buffer, when slopes are less than 7.5%, applied to the outside of the outside of the Special Flood Hazard Area (100 Year FloodZone)
- d. 150-foot reservoir buffer applied to the outside of the Special Flood Hazard Area (100 Year FloodZone)

STAFF COMMENT(S):

1. The application has been deemed complete.
2. As required under Section 2.12.6 of the UDO, staff notified all property owners within 1,000 feet of the subject property of the variance request. This notice also informed parties of the date, time, and location of the public hearing where the request will be reviewed. Copies of the letter, as well as our certification of mailing, are contained in Attachment 3.

As of September 3, 2024, the writing of this abstract, staff has not received any complaints/concerns resulting from property owners notified of the request. Additionally, the application is scheduled for review at the September 5, 2024 Development Advisory Committee meeting. Any review comments received will be made available to the Board of Adjustment for review in time for the September 11, 2024 hearing.

3. Staff has determined the granting of the variance will not create issues for adjacent property owners with respect to the development/re-development of their properties.
4. Staff determined the granting of the variance will not have a negative impact on existing traffic service levels in the area or be consistent with applicable access management standards.
5. As detailed within Section 2.10 *Variances* of the UDO, the Board is authorized to modify or vary regulations when strict compliance with the regulation or standard would result in unnecessary hardships upon the subject property.
6. In accordance with the provisions of Section 2.10.3 of the UDO, the Board may approve a variance in cases where unnecessary hardships would result from carrying out the strict letter of the UDO, when substantial evidence in the official record of the application supports all of the following findings:
 - a. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 - b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.
 - c. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
 - d. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved.
7. Per Section 2.10.10 of the UDO, the Board is not empowered to grant a variance without an affirmative finding of fact supported by substantial evidence in the record of the proceedings before the Board.

Further, the Board may impose appropriate conditions provided same are reasonable related to the variance request.

8. Per Section 2.12.4 of the UDO the affirmative vote of four of the members of the Board is necessary to effect any variation of the Ordinance.



Orange County Planning & Inspections Department

131 W. Margaret Lane, Suite 200, Hillsborough, NC 27278

919-245-2575 or planningapps@orangecountync.gov

Appeal of Interpretation and Variance Application

Please check all applicable boxes and complete the required documentation. Additional information and submittal requirements are contained in Sections 2.10 and 2.11 of the Unified Development Ordinance (UDO).

If completing by hand, please use black or blue ink.

* Please fill out all required fields

Date: _____

Request: Appeal of Interpretation Variance

Contact Information*

Property Owner(s): _____

Mailing Address: _____

Phone: _____ Email: _____

Applicant (if different than property owner): _____

Mailing Address: _____

Phone: _____ Email: _____

Agent: _____

Mailing Address: _____

Phone: _____ Email: _____

Law Firm Name: _____ Bar Number: _____

Note: Only attorneys are recommended to serve as agents during quasi-judicial hearings such as this request.

Property Information*

Parcel ID Number (PIN): _____

Address: _____

Appeal of Interpretation*

Matter Being Appealed (please select one)

Notice of Violation Final and Binding Determination Boundary Interpretation

Zoning Compliance Permit Other Permit: _____

Variance*

Specific Unified Development Ordinance (UDO) Section(s) Requiring Variance:

Certification and Signatures*

Appeal of Interpretation Request

I, _____, have standing as described in Exhibit A and hereby appeal to the Board of Adjustment from an adverse decision of an Administrative Official of the Planning and Development Department of the County of Orange, North Carolina made on the _____ day of _____, 20____ and attached as Exhibit B. I request an outcome as described in Exhibit C.1 and for the reasons stated in Exhibit C.2. If I intend to present any evidence, that evidence is listed in Exhibit D.

Variance Request

I, _____, have standing as described in Exhibit A and hereby request a variance from the UDO be granted by the Board of Adjustment from the UDO Sections listed above. I request a variance as described and for the reasons stated in Exhibit B. If I intend to present any evidence, that evidence is listed in Exhibit D.

STATEMENT BY APPLICANT: I certify that the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

C. R. Barlow

David E. Cole

Owner Signature(s)

Applicant Signature (if different from owner)

Date

Date

Exhibit A – Statement of Standing*

- I am the sole owner of the property subject to this application.
- I have attached notarized letters authorizing this submittal from all entities or individuals with ownership rights to the property.
- I would suffer special damages distinct from the rest of the community as follows:

Appeal of Interpretation*

Exhibit B – Copy of Action Being Appealed

Please attach and label as “Exhibit B” the official document which you are appealing. The Board of Adjustments **DOES NOT** have jurisdiction over advisory opinions of Orange County Staff. Only a binding determination may be appealed. Such documents generally have the following words in all capital and in bold: **NOTICE OF VIOLATION, FINAL AND BINDING DETERMINATION, BOUNDARY INTERPRETATION, or ZONING COMPLIANCE PERMIT.** If you are unsure if a staff member’s email or letter has binding force, please consider asking for clarification through a standalone document with one of those terms in bold before seeking an appeal.

Exhibit C.1 – Requested Relief

- I request that the determination, order, or permit attached as Exhibit B be vacated.
- I request that the determination, order, or permit attached as Exhibit B be modified as follows:

Exhibit C.2 – Applicant Argument and Reasoning

(attach additional sheets as necessary)

Variance*

Exhibit B – Explanation of Hardship

To qualify for a variance, the applicant must make four showings. Please describe below how these will be made.

1. Unnecessary hardship would result from the strict application of the ordinance. (It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.)

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. (*Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.*)

3. The hardship did not result from actions taken by the applicant or the property owner. (*The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.*)

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

(attach additional sheets as necessary)

Exhibit D – Intended Evidence*

- I intend to make only arguments and no further evidence is expected to be necessary.
- I intend to offer the following evidence:

I intend to introduce the following document and have attached it follows:

Exhibit #1 entitled: _____

This is relevant to standards from Unified Development Ordinance (UDO) Sections: _____

It demonstrates that: _____

Intend to call the following as a lay witness:

Lay Witness #1 (name): _____

Their intended testimony has been included in an affidavit attached as Exhibit: _____

This witness has personal knowledge of and will testify about: _____

This testimony is relevant to standards from UDO Sections: _____

The testimony will demonstrate that: _____

Intend to call the following as an expert witness:

Expert Witness #1 (name): _____

Is being offered as an expert in: _____

They possess specialized knowledge in this field through the following training and/or experience: _____

They reviewed or examined the following data: _____

They used the following method of analysis when reviewing that data: _____

This expert opinion is relevant the standard at UDO Section: _____

It demonstrates that: _____

Their intended testimony has been included in an affidavit attached as Exhibit: _____

(attach additional sheets as necessary)

Section Completed by Staff

Zoning: _____ **Watershed:** _____

Other overlay districts impacting property: _____

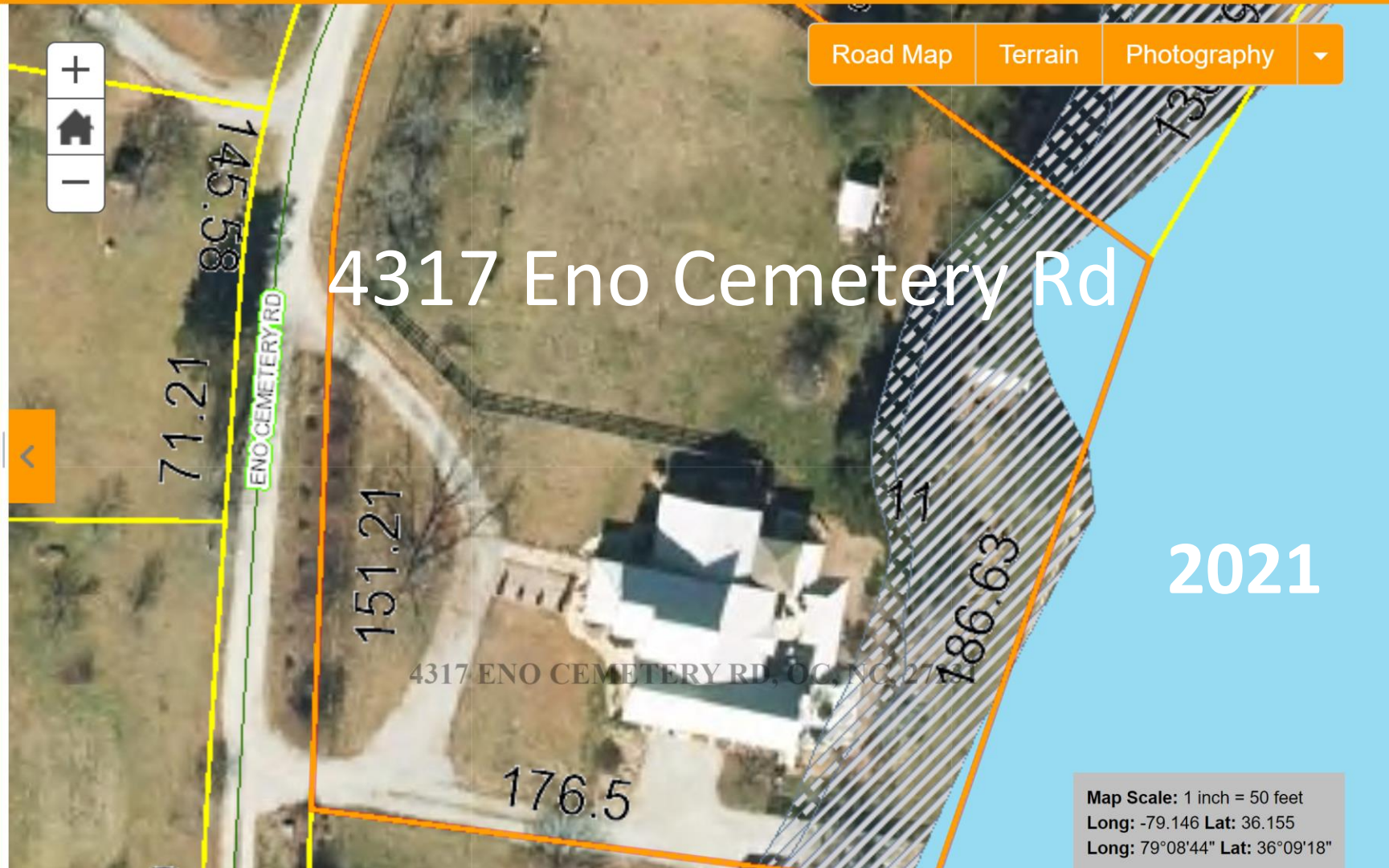
Search Results Layers

Results List

Details

PIN	9857657332
PINSTATUS	ACTIVE
OWNER_TYPE	
INTEREST OWNERS	
PHYSICAL ADDRESS	4317 ENO CEMETERY RD
OWNER	BOS DAVID BOS SHERRI M
MAILING ADDRESS	PO BOX 608
CITY	HILLSBOROUGH
STATE	NC
ZIPCODE	27278
TOWNSHIP	CEDAR GROVE (2)
SIZE	1.15 A
CALCULATED ACRES	1.12
SUBCODE	2450
LEGAL_DESC	11 HAROLD E WALKER PROP P16/12
RATECODE	00
LANDVALUE	135100
BLDGVALUE	306600
BLDGCNT	1

Buffer



Zoning Report

Parcel Data:

Parcel Identification Number (PIN): 9857872156
 Size: 1.6 acres

Relevant Documents from Register of Deeds:

Plat Book/Page: 16 S EC B DEER R UN R EV (PB 59/PG 147)
 Enforced by County: N/A
 Enforced by Others: N/A

Zoning Information:

Base Zoning District: Agricultural Residential (AR)
 Min Lot Size: 2 acres based on watershed
 Min Lot Width: 150 ft.
 Max Density: 1 dwelling unit per 2 acres based on watershed
 Overlay Zoning Districts: Upper Eno Critical Watershed
 Max Impervious Surface: 8,921 sq. ft. based on sliding scale
 Max Building Height: 25'
 Building Setbacks: Front 40', Side 20', Rear 20'

Stream, Water Body, and Floodplain Buffers:

Streams/Water Bodies: 65 ft.
 Floodplain: Special Flood Hazard Area (100 Year Flood Zone); 500 Year Floodplain
 Base Flood Elevation (BFE): 618
 Minimum Finished Floor Elevation (FFE): 620

Land Disturbance Permitting Requirements:

Erosion Control: Permit needed when disturbing over 10,000 sq. ft. Waiver needed if otherwise.

Stormwater Management: Permit needed when disturbing over 21,780 sq. ft. for residential use or over 12,000 sq. ft. for non-residential use.

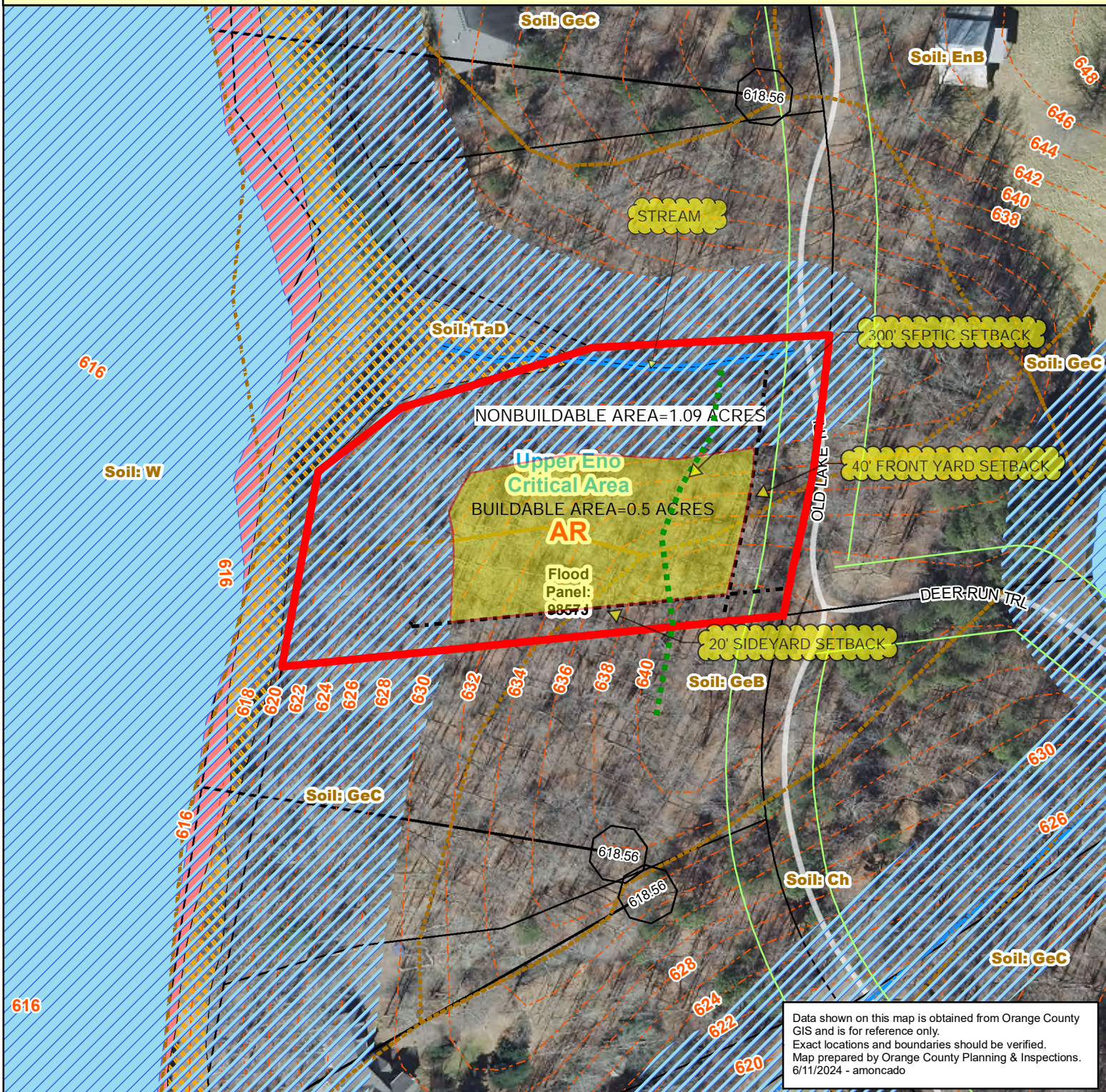
High Quality Water Zone (Y/N): Yes

Disclaimer:

This document was prepared using best available data. GIS imagery may be slightly skewed and is not as accurate as a professional land survey. Wetland information represented (if any) on this report does not constitute a jurisdictional determination or exact location of wetland features.

Please contact staff at 919-245-2575 if you have floodplain, High Quality Water Zone, or wetlands indicated on this report.

Date: 6/11/2024 by amoncado



Data shown on this map is obtained from Orange County GIS and is for reference only. Exact locations and boundaries should be verified. Map prepared by Orange County Planning & Inspections. 6/11/2024 - amoncado

Road Easement	Stream Buffer 65ft	2' Contours (NCDOT)	Water Body	1% Annual Chance of Flooding
Reservoir Buffer 150ft	Soils	Parcels	Cross Section	Regulatory Floodway
Water Body Buffer 65ft	Soils Survey Stream	Streets	FIRM	Watershed
Floodplain Buffer 65ft	OC Updated Stream	Zoning		

1 inch = 98.438 feet

0 25 50 Feet

Attachment 3

PLANNING *and* INSPECTIONS

 Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

August 27, 2024

**NOTICE OF BOARD OF ADJUSTMENT QUASI-JUDICIAL PUBLIC HEARING TO
REVIEW A VARIANCE REQUEST FOR ORANGE COUNTY PIN 9857-87-2156,
PROPERTY LOCATED ON OLD LAKE TRAIL**

Dear Property Owner:

This notice is to inform you of a September 11, 2024 Board of Adjustment meeting, at which a request for a Variance for a parcel located on Old Lake Trail, Cedar Grove, NC (PIN: 9857-87-2156) will be reviewed in a quasi-judicial public hearing. The +/-1.6-acre parcel is located within the Cedar Grove Township. This notification is occurring in accordance with the provisions of Section 2.10 *Variances* of the Orange County Unified Development Ordinance (UDO).

The Variance request will be reviewed by the Orange County Board of Adjustment at **7:00 p.m., September 11, 2024 at the Whitted Meeting Facility (300 West Tryon Street, Hillsborough, NC).**

NO CHANGES ARE PROPOSED FOR YOUR PROPERTY. You are receiving this notice because you own property located within 1,000-feet of parcel requested for a Variance.

PROPERTY INFORMATION	
Parcel ID Number (PIN)	9857-87-2156
Owner	Cynthia Ray Barlow
Applicant	David Cates, PE
Location	Unaddressed parcel on Old Lake Trail, PIN 9857-87-2156
Acreage	+/-1.6 acres
Current Zoning	Agricultural Residential
Watershed Designation	Upper Eno Critical Watershed

Under the provisions of the UDO, Residential development(s) within the Upper Eno Critical Watershed are required to adhere to a reservoir buffer of 150 ft. applied to the outside of the Special Flood Hazard Area (100-Year Flood Zone).

The applicant has applied for a VARIANCE from the minimum 150 ft. reservoir buffer for the purposes of construction of a house on the property. The applicant notes that the currently undeveloped parcel was created in 1992 as part of a subdivision action that preceded the 1994 zoning ordinance in which the 150 ft. reservoir buffer was initially implemented. In addition to the reservoir buffer, the subject property is also impacted by a 65 ft. stream buffer along the northern portion of the parcel.

Section 2.10 of the UDO requires that the Board of Adjustment (BOA) hold a Public Hearing to consider variance requests and that notices be sent to property owners within 1,000 feet of the subject property informing them of the date, time, location, and purpose of the hearing. This Public Hearing is intended to allow the BOA, property owners, and the applicant an opportunity to review and discuss the request.

In accordance with the provisions of Section 2.10.3 of the UDO, the BOA may approve a variance in cases where unnecessary hardships would result from carrying out the strict letter of the UDO, when substantial evidence in the official record of the application supports all of the following findings:

- (A) Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (B) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.
- (C) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- (D) The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved.

If you cannot attend the Board of Adjustment meeting and the website does not answer your questions about the requested Variance, you may call 919-245-2575 during regular business hours and you will be directed to a staff person who can assist you.

Sincerely,

Patrick Mallett

Patrick Mallett

Deputy Director, Development Services

Orange County Planning and Inspections Department

PIN	OWNER1_LAS	OWNER1_FIR
9857623476	LAKE ORANGE INC	
9857642370	ORANGE	COUNTY
9857760674	BARNETT	BEVERLY H
9857760779	TERLEP	KENNETH D
9857761530	HARRELL	SAMUEL P
9857761943	MCKNIGHT	JAMES ROSS JR
9857762227	ENO PRESBYTERIAN	CHURCH
9857770249	ALVAREZ	LEONARDO OCTAVIO TRUSTEE
9857770544	FLAM	RENEE
9857770714	HOLDERFIELD	KENNETH CULLEY
9857771054	READYHOUGH	EDWARD M
9857771184	WARD	ANN H
9857771781	MITCHELL	NATHAN
9857772496	POTTER	RICHARD
9857773286	PEDERSEN	ERIC R
9857773666	MILLER	LLOYD STEPHEN
9857773890	MCMILLAN	EDWIN W JR
9857773939	BRODIE	KATHERINE R
9857862971	DING	JINGZHONG
9857863173	WALKER	DONNY
9857863854	PAO	BING S TRUSTEE
9857864300	EDGAR	KARL F
9857864423	KEOUGH	PATRICK R
9857864681	LECLAIRE	DEVAUNT
9857865065	SHIPLEY	ROBERT H
9857869750	BAKER	SCOTT RANDALL TRUSTEE
9857871901	BLAKE ANTHONY TEDDER TRUST	
9857872089	GEIB	RONALD L JR
9857872156	BARLOW	CYNTHIA RAY
9857872729	YOUNGMAN	JAMES R
9857873314	BARLOW	CYNTHIA R
9857873628	SAMUEL FRANKLIN YANUCK TRUST	
9857879145	BARLOW	CYNTHIA RAY
9857879503	BARLOW	CYNTHIA RAY
9857881031	JOHNSTONE	JANCY
9857881069	MECHANIC	STANLEY
9857882138	HERFKENS	KRISTINE M
9857883406	FOX	DAVID L
9857884369	BARLOW	CINDY R
9857888083	BARLOW	CYNTHIA RAY
9857966710	BAKER	SCOTT RANDALL TRUSTEE
9867071275	W & J FAMILY FARM LLC	
9867090006	ENO FARM AT LAKE ORANGE LLC	

9867150273

R & M FAMILY FARM LLC

OWNER2_LAS	OWNER2_FIR	ADDRESS1
		PO BOX 127
		PO BOX 8181
BARNETT	JAMES W	2205 N BIGELOW ST
TERLEP	KATHRYN E	4601 ENO CEMETERY RD
HARRELL	MELODY J	4511 ENO CEMETARY RD
MCKNIGHT	CELESTE MARIE	4607 ENO CEMETERY RD
		UNKNOWN ADDRESS
NGUYEN	MAI PHUONG TRUSTEE	604 CANOTAGE CT
		106 ROCK SPRING CT
LASSETER	JODI MARIE	608 PORTEUR PT
READYHOUGH	LESLIE A	4611 ENO CEMETARY RD
		4615 ENO CEMETARY RD
MITCHELL	RACHEL	604 PORTEUR PT
POTTER	IVANA M	601 CANOTAGE CT
		600 CANOTAGE CT
MILLER	CHRISTINA JARVIS	602 PORTEUR PTA
MCMILLAN	DORIAN	600 PORTEUR PT
		601 PORTEUR POINT DR
LIU	YONGMEI	4624 OLD LAKE TRL
WALKER	MARY ANN	4618 ARROWHEAD TRL
PAO	METALONE P TRUSTEE	POB 5000 PMB 205
WINDSCHILL	TAMRA L	4600 OLD LAKE TR
KEOUGH	KATHY M	4606 OLD LAKE TRL
LECLAIRE	DEBORAH	4614 OLD LAKE TRAIL
		4614 ARROWHEAD TRL
BAKER	HEATHER LOUISE TRUSTEE	1105 W MAIN ST
AMELIA KATHRYN VOGLER	TRUST	4726 OLD LAKE TRL
GEIB	KRISTEN B	1420 AINSWORTH BLVD
		1855 PERIMETER PARK RD W
EVERY	DEBRA R	4722 OLD LAKE TRAIL
		1855 PERIMETER PARK RD W
CHERYL HOFFMAN YANUCK TRUST		4718 OLD LAKE TRL
		1855 PERIMETER PARK RD W
		1855 PERIMETER PARK RD W
		4730 OLD LAKE TRL
		4734 OLD LAKE TRAIL
RIDER	BETTY I	4738 OLD LAKE TR
FOX	LAVONNE	P O BOX 988
		1855 PERIMETER PARK ROAD W
		1855 PERIMETER PARK RD W
BAKER	HEATHER LOUISE TRUSTEE	1105 W MAIN ST
		3040 COURTNEY CREEK BLVD
		849 RIVER SONG PL

4304 NC 86N

ADDRESS2	CITY	STATE	ZIPCODE
C/O JOHN TOLAR	HILLSBOROUGH	NC	27278
	HILLSBOROUGH	NC	27278
	PEORIA	IL	61604
	CEDAR GROVE	NC	272319414
	Cedar Grove	NC	27231
	CEDAR GROVE	NC	27231
	UNKNOWN	XX	00000
	CEDAR GROVE	NC	27231
	CARRBORO	NC	27510
	CEDAR GROVE	NC	27231
	CEDAR GROVE	NC	272319414
	CEDAR GROVE	NC	27231
	CEDAR GROVE	NC	27231
	CEDAR GROVE	NC	27231
	CEDAR GROVE	NC	27231
	CEDAR GROVE	NC	27231
	CEDAR GROVE	NC	27231
	CEDAR GROVE	NC	27231
	HILLSBOROUGH	NC	272789178
	HILLSBOROUGH	NC	272788263
	RANCHO SANTA FE	CA	92067
	HILLSBOROUGH	NC	27278
	HILLSBOROUGH	NC	272789178
	HILLSBOROUGH	NC	272789178
	HILLSBOROUGH	NC	272788263
UNIT 702	DURHAM	NC	27701
	HILLSBOROUGH	NC	27278
	HILLSBOROUGH	NC	27278
	FERNANDINA BEACH	FL	32034
	HILLSBOROUGH	NC	27278
	FERNANDINA BEACH	FL	32034
	HILLSBOROUGH	NC	27278
	FERNANDINA BEACH	FL	32034
	FERNANDINA BEACH	FL	32034
	HILLSBOROUGH	NC	27278
	HILLSBOROUGH	NC	27278
	HILLSBOROUGH	NC	27278
	HILLSBOROUGH	NC	27278
	FERNANDINA BEACH	FL	32034
	FERNANDINA BEACH	FL	32034
UNIT 702	DURHAM	NC	27701
	DURHAM	NC	27713
	CARY	NC	27519

HILLSBOROUGH

NC

27278



PLANNING and INSPECTIONS

Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919-245-2575

CERTIFICATION OF PUBLIC HEARING NOTIFICATION

VARIANCE REQUEST – BA24-0003 (PIN 9857-87-2156)

I, Taylor Perschau, with Orange County, North Carolina, DO HEREBY CERTIFY that in accordance with the provisions of Section 2.12.6 of the Orange County Unified Development Ordinance (UDO), I have caused notice of a HEARING for the project referenced herein.

1. MAILED NOTICES: Notices informing property owners within 1,000 of the subject property were sent August 28, 2024. The owners were identified according to the Orange County Tax Records and as required by the UDO.
2. SIGNS: Staff posted a sign on the subject parcel indicating the date/time of the public hearing on August 27, 2024.

The notifications specified the date, time, place and subject of the Public Hearing and provided contact information for additional project inquiries.

WITNESS my hand, this 28 day of August 2024.

A handwritten signature in black ink, appearing to read "Taylor Perschau", is written over a horizontal line.

Taylor Perschau
 Current Planning and Zoning Manager
 Orange County Planning and Inspections Department

**VARIANCE REQUEST
CASE BA24-0003
Unaddressed parcel on Old Lake Trail
(PIN: 9857-87-2156)**

**APPLICANT PROPOSED
FINDINGS ORANGE COUNTY BOARD OF ADJUSTMENT**

As permitted under Section 2.10 *Variances* of the Orange County Unified Development Ordinance, the Board of Adjustment is authorized to modify or vary regulations of the UDO when strict compliance with the regulation or standard would result in unnecessary hardships upon the subject property.

In accordance with the provisions of Section 2.10.4 of the UDO, the BOA may approve a variance in cases where unnecessary hardships would result from carrying out the strict letter of the UDO, when substantial evidence in the official record of the application supports all of the following findings:

- (A) Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (B) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.
- (C) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- (D) The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved.

Per Section 2.10.9 of the UDO, the Board of Adjustment is not empowered to grant a variance without an affirmative finding of fact supported by substantial evidence in the record of the proceedings before the Board. The Board may impose appropriate conditions provided same are reasonable related to the variance request.

Per Section 2.12.4 of the UDO the affirmative vote of four of the members of the Board shall be necessary to effect any variation of the Ordinance.

In accordance with Section 2.10.9 of the UDO what follows in the Planning Director's assessment of the application and recommended disposition of the request consistent with the information contained therein.

REQUIREMENT	UDO	SUPPORTING EVIDENCE	BOA
FINDINGS			
In accordance with Section 2.10.4 of the UDO, the Board of Adjustment shall also consider the following before the application for a VARIANCE can be approved.			
Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.	Sec 2.10.4 (A)	Application package	
The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.	Sec 2.10.4 (B)	Application package	
The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.	Sec 2.10.4 (C)	Application package	
The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved.	Sec 2.10.4 (D)	Application package	

After holding a duly advertised public hearing, the Board voted ____ to _____ the variance request as submitted by the Applicant.

Chair Orange County Board of Adjustment

Date