

# The Barn of Chapel Hill

Special Events and Retreat Center



## Project Management:

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Greg Godsey, Heritage Restorations; Architect and Construction Management

Tim Smith, Philip Post and Associates; Land Development and Planning

## **I. Vision and Business Description**

We propose to relocate and rebuild a historic 19th-century barn and transform it into a sophisticated special events and retreat center, called the Barn of Chapel Hill. Our vision is to launch and position the Barn of Chapel Hill as a premier event facility for retreats, weddings and other special events in Chapel Hill and the surrounding areas.

Currently, the barn is located in Marcy, New York. Built in early 1860, it features beautiful, heavy hemlock timbers and large rafters. In fall of 2015, the barn will be relocated to Chapel Hill and rebuilt; the original timbers and rafters will be kept intact, while additional square footage will be added for bathrooms, a loft, and a veranda.

Once completed, the main building will be 4200 square feet, designed to accommodate up to 250 people. The barn will be a multi-use facility, rented primarily for retreats, weddings and other social and community-based events. Every attempt will be made to make the barn as environmentally-friendly as possible, from the building materials used during construction to designated areas for recycling and composting when events are in progress. Additionally, a portion of the rental fees for each event will be donated to NC GreenPower to offset each event's carbon footprint.

No in-house catering will be provided, but a food staging area will be available for approved, licensed caterers to store and reheat food.

Our primary goal is to rent the facility on the weekends for retreats and weddings, with smaller events (including farm-to-fork dinners, private parties, educational events, conferences, and other University and corporate events) taking place during the week.

The target date for completion of construction is May 2016, which will allow time to fully market the property for the Fall 2016 and Summer/Fall 2017 wedding seasons. Landscaping will be on-going, with the hope that initial plantings can begin in the early spring of 2016.

The barn will be located on 22 acres of land on Morrow Mill Road in Chapel Hill. Pending the approval of a special use permit, construction will begin in November 2015.

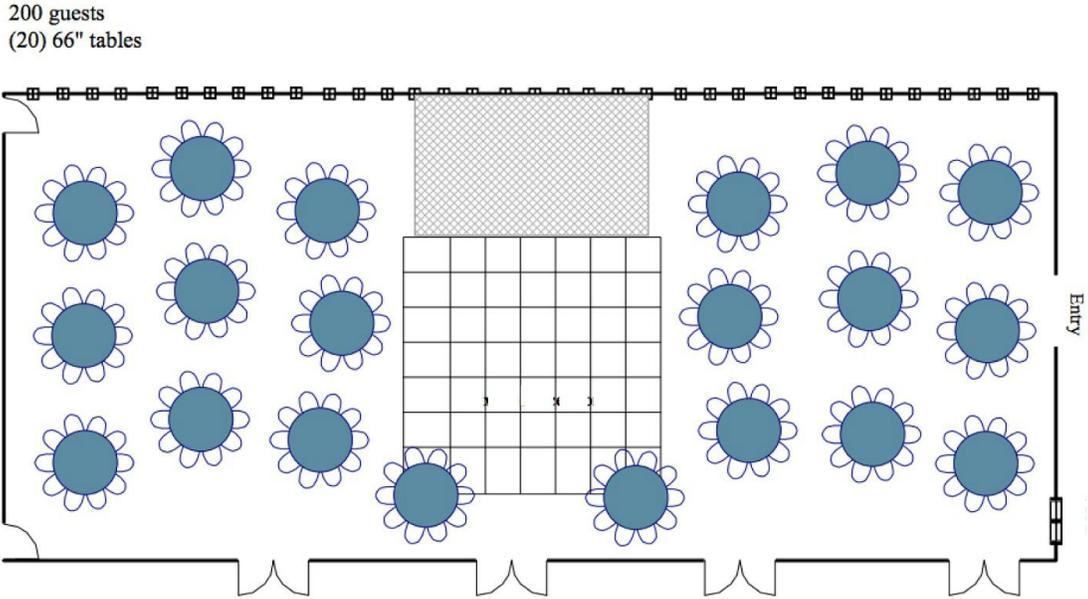
## II. Facility

The special events and retreat center will be a modern, upscale barn that can be used for a variety of purposes. Below are a few exterior and interior renderings from the architect:





The floorplan allows for the maximum use of space. The main area of the barn (3,200 sf) can comfortably seat 200 guests while also leaving room for a dance floor and stage:



The kitchen, bathrooms, and loft area are located in the back, and add an additional 1,000 square feet of space. An 1,800 square foot veranda provides additional outdoor seating.

### III. Flower Farm

The property on Morrow Mill Road is 22 acres of wooded, gently rolling land. An application for the property to be designated as a flower farm was approved by FSA in May 2015.

Planting flowers will not only enhance the scenery, but will provide local, fresh-cut blooms for weddings and other events.

Prime growing season is April-October. Actual plantings may vary, but below is a list of seasonal flowers by month:

<b>Month</b>	<b>Flowers</b>
<b>April</b>	Bachelor Buttons, Tulips, Narcissus
<b>May</b>	Dianthus, Bachelor Buttons, Lilac, Ranunculus, Viburnum, Columbine, Lupine, Snapdragon, Dutch Iris, Delphinium, Peonies, Larkspur
<b>June</b>	Echinacea, Queen Anne's Lace, or Ammi, Zinnia, Sunflowers, Snapdragons, Dianthus or Sweet William, Rudbeckia or Black Eyed Susan
<b>July</b>	Dianthus, Rudbeckia, Amaranth, Celosia, Millet, Zinnia, Dahlias, Gomphrena, Gladiolus
<b>August</b>	Sunflowers, Dahlia, Celosia, Gomphrena, Ageratum, Broom Corn, Millet, Ammi, Dahlia
<b>September</b>	Sunflowers, Dahlia, Celosia, Gomphrena, Ageratum, Broom Corn, Millet, Ammi, Dahlia
<b>October (depends on frost)</b>	Sunflowers, Dahlia, Celosia, Gomphrena, Ageratum, Broom Corn, Millet, Ammi, Dahlia

In addition to the flowers listed above, we are hoping to plant lavender. Several lavender varieties grow well in our area (Zone 7). Once established, lavender is very drought tolerant, as well as deer and rabbit resistant. Using the varieties listed below, we will have lavender blooms from Memorial Day through July.

- *Lavandula angustifolia* - Dutch and Hidcote. Hidcote has dark purple, fat flowers that begin to bloom around Memorial Day. Grows 18" – 24" tall and wide.

- *Lavandula x intermedia* – Grosso and Provence. Grosso has medium purple blooms that open in mid-June, growing 24"-30" tall and wide. Provence has pale purple flowers that open in early June and grows 36" tall and wide.
- *Lavandula stoechas* – Spanish lavender. The florets are notable with "Rabbit Ears" which are actually sterile bracts. It has a spicy scent, is long lasting, and grows 24" tall and round.