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June 16, 2015

THE BARN OF CHAPEL HILL
CLASS-"B" SPECIAL USE PERMIT
STATEMENT OF JUSTIFICATION

- Public Health, Safety & Welfare:
  The proposed "Barn of Chapel Hill" event center, is proposed to be established on a ±22 acre piece of property located off of Morrow Mill Road in the southwest corner of Orange County. This facility, located in the center of the property will have no negative impacts on the health, safety or welfare of the public, and as described in the detailed narrative for the facility, will promote an enhanced vision for the surrounding community.

- Impact on Property Values:
  The proposed facility (a restored 19th century barn from Marcy, New York) will be reassembled and constructed by Heritage Restorations. Their craftsmanship and work is of the highest quality and the structure on this property will be an enhancement to the surrounding neighborhood and property values. The site design of the facility will also leave large areas of wooded open space adjacent to the surrounding properties. This will serve to further protect and enhance property values.

- In Harmony with Area:
  The location of the proposed facility is in a rural setting, and the construction and restoration of a barn will be very much in harmony with the area. The surrounding area is interspersed with farmland and residential properties, and the addition this facility will fit in very well with that character. The access drives will be gravel, just as most others in the area, and will support that rural character.

- Water, Sewer & Waste Disposal:
  The event center facility will be served with water by a typical drilled well and with sewer disposal by means of a conventional gravity septic system and tank. These facilities will be permitted through Orange County Environmental Health just as any other residential construction. The solid waste disposal and recycling will be by private collection. While

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recycling pickup is available from Orange County Solid Waste, the distance from the facility to the pickup at Morrow Mill Road will be hard to manage for this type of use.

- Adequacy of Emergency Services:
  The location of the site is in the jurisdiction of Orange County Fire and Rescue and the Orange County Sheriff's department. The adequacy of these services is more than sufficient for this site and use, and one of the fire stations is located just four (4) miles away.

- Vehicular Access:
  The main vehicular access to the facility is from an entrance drive off Morrow Mill Road, with a second service access from Millikan Road. Both of the access drives connect to the parking area of the facility and provide connectivity through the site for alternate ingress/egress in the event of an emergency. There will always be a safe way to enter or exit the property should one of the drives become inaccessible.

- Other:
  As stated in the vision and business description for the project, it is the intent of the facility to not only be used for retreats and wedding type events, but also for other educational events and conferences that will be a benefit to the community and it's residents.

NORTH CAROLINA PROFESSIONAL SEAL 030517 ENGINEER TIMOTHY A. SMITH

10/28/15

- Owner's Statement:
  "There shall be no activity allowed that will have adverse effects on adjacent property."

Kara Brewer

Owner: Kara Brewer

10/28/2015

Date

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