



PLANNING *and* INSPECTIONS

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AGENDA
ORANGE COUNTY BOARD OF ADJUSTMENT (BOA)

WHITTED BUILDING
300 WEST TRYON STREET
HILLSBOROUGH, NC 27278

Wednesday, November 12, 2025
7:00 p.m.

- 1. CALL TO ORDER**

- 2. CONSIDERATION OF ADDITIONS TO AGENDA**

- 3. APPROVAL OF MINUTES**
August 13, 2025 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

To review and hold a quasi-judicial hearing for a Special Use Permit (Case SUP25-0016).

A SUP request has been submitted by property owners Kenneth H. and Joanne A.P. Wilson and applicant Dr. Nora Dennis. The application proposes a "Care Facility" use on a portion of the +/- 9.67-acre parcel (PIN 9850-09-3606) located 1009 Hi Mar Lane, Chapel Hill, NC, within the Bingham Township of Orange County.

7. Administrative Updates

8. Review BOA Annual Report and Workplan for 2026

9. ADJOURNMENT

**MINUTES
BOARD OF ADJUSTMENT
REGULAR MEETING
August 13, 2025**

MEMBERS PRESENT: Leon Meyers, Chair
Beth Bronson, Vice Chair
Jeff Scott, Member
Greg Niemiroski, Member
Kyle Myers, Alternate

MEMBERS EXCUSED: Nathan Robinson, Member
Holly Fraccaro, Alternate

APPLICANTS: David Cates

PUBLIC: James McHale
Tammy McHale

STAFF PRESENT: Cy Stober, Director, Planning and Inspections
Jack Moran, Planner I
Hathir Pfau, Permit Development Technician
James Bryan, Staff Attorney

AGENDA ITEM 1: CALL TO ORDER

Leon Meyers called the meeting to order at 7:00 PM

AGENDA ITEM 2: CONSIDERATION OF ADDITIONS TO AGENDA

Leon Meyers: I'll call the meeting to order. Any changes to the agenda?

Cy Stober: No.

AGENDA ITEM 4: PUBLIC CHARGE

AGENDA ITEM 5: Potential BOA Conflict of Interest Statement

Leon Meyers: Okay. I am going to read this, public charge. The Board of Adjustment pledges to the citizens of Orange County its respect, and the Board asks 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 a citizen fail to observe the public charge, the, I'll ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, we'll recess the meeting until a genuine commitment to this public charge can be observed. 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 an advertised public hearing. As detailed within 2.12.2 of the UDO, the Board chair reserves the right to exclude evidence and testimony that is deemed incompetent, irrelevant material, or unduly repetitious and, therefore, fails to reasonably address the issues

1 before the Board of Adjustment. While there's no time limit on the presentation of evidence, the
 2 Board asks that presentations be consistent with established policies, rules of procedure, and
 3 acceptable levels of decorum to ensure a fair and equitable hearing for all parties. It is the duty of
 4 every Board member to avoid both conflicts of interest and appearances of conflict. Board
 5 members having any conflicts of interest or appearances of conflict with respect to matters before
 6 the board should identify the conflict or appearance of conflict and refrain from undue participation
 7 in the matter involved. As a reminder, General Statute 160(d)-109 establishes the following
 8 standard: A member of any Board exercising quasi-judicial functions pursuant to this chapter shall
 9 not participate in or vote on any quasi-judicial matter in a matter that would violate affected
 10 persons, constitutional rights to an impartial decision maker. Impermissible violations of due
 11 process include, but are not limited to, the following: A member having a fixed opinion prior to the
 12 hearing on a matter that is not susceptible to change, undisclosed ex-parte communications, a
 13 close familial business or other associational relationship with an affected person, or a financial
 14 interest in the outcome at the matter at hand. Are there any Board members who need to declare
 15 a conflict or an appearance of conflict on matters before the Board tonight?
 16

17 Beth Bronson: No.

18
 19 **AGENDA ITEM 3: APPROVAL OF MINUTES**

20
 21 Leon Meyers: Thank you. Then, back to the top, we have minutes from the most recent meeting. Board
 22 members, you have those in your package. Any questions, corrections? A motion to adopt the
 23 minutes would be in order.
 24

25 Greg Niemiroski: So moved.

26
 27 Beth Bronson: Second.

28
 29 Leon Meyers: Any discussion? All in favor, please say aye.
 30

31 **MOTION** was made by Greg Niemiroski. Seconded by Beth Bronson.

32
 33 **VOTE:** Unanimous. All in favor.
 34

35 Leon Meyers: All right. The minutes are approved, and we will move to tonight's hearing. Do we have anybody
 36 signed up to speak, apart from the applicant?
 37

38 Cy Stober: No.

39
 40 Leon Meyers: Okay. Then, for the case, let's see, we need to swear witnesses in? Good. Anybody here intends
 41 to testify, please come forward, and be sworn.
 42

43 Hathir Pfau: Do you swear and affirm that the testimony you are about to give is the truth, the whole truth, and
 44 nothing by the truth, to the best of your knowledge?
 45

46 Staff: I do.

47
 48 Applicants: I do.
 49

50 Leon Meyers: All right, then, staff, please present the case.

1
2 **AGENDA ITEM 6: CASE: A-4-25 - To review and hold a quasi-judicial hearing for a Variance request (Case**
3 **Number BA25-0002).**
4

5 **Request has been submitted by property owners Michael and Tammy McHale. The applicants**
6 **have applied for a Variance to allow for a 30' front building setback (a 10' reduction in the**
7 **required 40') from the Eno Cemetery Road right-of-way. The .47-acre site is located on**
8 **Orange County PIN 9857-65-5080, at 4310 Eno Cemetery Road, Cedar Grove NC, 27231, and**
9 **lies within the Cedar Grove Township of Orange County.**

10
11 Jack Moran: All right. Good evening, Board. I'll just skip ahead to Agenda Item 6, the variance request that is
12 before you tonight, Case No. BA25-0002. The applicant is David Cates, on behalf of the property
13 owners, James and Tammy McHale. Like I said, this is a variance request for an unaddressed
14 parcel off of Eno Cemetery Road, which as many of you may know is adjacent to Lake Orange.
15 This one is kind of unique to the other ones that you may be familiar with. It's a variance request
16 for the front setback, as opposed to the reservoir buffer, which I think is what the previous ones
17 have been for. So, moving into the UDO sections that are affected, 6.13.4 and 4.2.9 give us the
18 reservoir setbacks. There is a provision for an administrative reduction in those setbacks with
19 coordination with the County Engineer and Environmental Health. There are some restrictions for
20 septic size, limiting it to 20,000 square feet, and then the provision of a maximum of four
21 bedrooms. So, with those allowances met, staff determined a 75-foot reservoir setback would be
22 appropriate. And that was working with County Engineer and Environmental Health. With that
23 reduction, the applicant is still requesting a variance from the minimum required 40-foot front
24 setback to 30 feet. So, here are all of the properties around Lake Orange, the ones that are within
25 the septic setback and the reservoir setback there. As I'm sure you're familiar, there's a lot of
26 nonconforming structures out there. You've heard a lot of variances. This one is that orange
27 arrow, if you can see it, just at the tip of the peninsula there. It's kind of a unique lot, just in the
28 size. It's one of the smallest lots around Lake Orange. It's just point-four-seven acres in size. So,
29 even with the administrative reduction through the ordinance, and working with the County
30 Engineer and Environmental Health for that reduction in the reservoir setback for the septic and the
31 structure, the front setback would still come into play. Here is the site plan, which I will ask David
32 to come up and talk you through further the rationale behind the variance and what you're seeing
33 here on the site plan. If you have any questions about that part of the presentation? Otherwise, I'll
34 ask David to come up here.
35

36 Beth Bronson: Could you just clarify? You said two bedrooms are being requested, but four is permissible? Is
37 that what you said?
38

39 Jack Moran: Yes. So, the administrative reduction, four would be the maximum, two is what's proposed for this.
40

41 Leon Meyers: Any other questions, Board members?
42

43 Beth Bronson: This is an acquired lot adjacent to the other owned lot?
44

45 Jack Moran: Yes. They own both of them.
46

47 Beth Bronson: Thank you.
48

49 David Cates: Good evening. I don't know if it was stated, but this lot was originally created in 1976 as part of the
50 creation of all the lots around the lake; so, that's what allowed it to take advantage of the

1 administrative reduction as well as the other things that they mentioned about the number of
2 bedrooms and the septic size. When I was speaking with the planning staff the other day, I said,
3 "This is the worst lot in Lake Orange," and they said, "Well, the second worst." So, the other one is
4 pretty bad, I'll have to admit, but it's landlocked, or lake-locked, I guess you would say, and this
5 one does have road frontage. We also noticed, interestingly enough, the house that's directly
6 across the street, I probably should have included it, but it's actually within 31 feet of the right of
7 way. I don't know the provenance of how that house got there, but it's within the 40-foot. It must
8 have gotten some sort of variance or reduction at some point in time in the past, but this structure
9 will look very much in keeping with the house across the street. I don't know if you all had an aerial
10 image that we could pull up, but, if you all want to see that, we can show it to you. So, what I did
11 was I started laying out all the different setbacks, and since we're going to mainly be talking about
12 the front setback, that's this 40-foot setback right here. And then, in conjunction with that is the 20-
13 foot side setback on both sides. And then, when you overlay the adjacent properties' wells with
14 their 50-foot well setbacks, that's what this line is. And the well also has to be 50 feet from the
15 reservoir, so, that's what this line is. But here is the 75-foot administratively reduced reservoir
16 setback, and then here is the 100-foot sewer setback, and then in conjunction with that, you have
17 to have a 5-foot setback from the structure to the septic field, so, that reduces the septic
18 additionally. So, in reality, if you look at this dotted line and follow this around, that's really the only
19 buildable area. And this structure we're proposing, it's only 25 feet wide; so, that's if we're allowed
20 to get the 30-foot setback. It's only a 750-square-foot building. That's with the proposed setback,
21 so, it's not an unreasonable-size structure.

22
23 Leon Meyers: Questions, Board members?

24
25 Kyle Myers: So, can you just confirm that the yellow shape is the structure we're talking about?

26
27 David Cates: Yes, sir.

28
29 Kyle Myers: And it's not a garage, it's a dwelling?

30
31 David Cates: It's a garage with bedrooms.

32
33 Kyle Myers: Okay. Thank you.

34
35 Beth Bronson: It's a garage with a septic.

36
37 David Cates: Correct. A garage with bedrooms with septic, correct. Yes, it could be two bedrooms with a
38 garage.

39
40 Leon Meyers: Have you shown the well on the McHale's parcel? If there were a well on the adjacent parcel to
41 the south, that would have an impact on the septic field, but maybe that's not a problem. Do you
42 happen to know that?

43
44 David Cates: You're talking about this well setback here?

45
46 Leon Meyers: Well, that's the proposed well site, right? And I was just saying, if there were a well on the
47 adjacent property, you would have a similar kind of thing.

48
49 David Cates: That's correct. Yes. I think their well is further away than that.
50

1 Leon Meyers: Got you. Good. Okay.
2
3 Beth Bronson: Does anyone else have issues with the GIS website? No? Okay. That's all right.
4
5 Kyle Myers: Did you want them to show the overhead view? It was included in Jack's presentation.
6
7 David Cates: Yes. There it is. That's exactly what I was going to illustrate. That house that's directly across the
8 street is, again, I don't know how that happened, but it's almost identical.
9
10 Kyle Myers: Make that a little larger?
11
12 David Cates: Yes. That's a much larger building.
13
14 Kyle Myers: No, can you make that larger?
15
16 Beth Bronson: How can you zoom the picture in?
17
18 David Cates: I don't think, can I zoom in? It's a slide.
19
20 Leon Meyers: Might be easier to just go to GIS.
21
22 David Cates: Yes. I measured it at 31 feet.
23
24 Cy Stober: Where would you like to see?
25
26 Kyle Myers: Keep going. That's good. Thank you.
27
28 Leon Meyers: Board members, any other questions?
29
30 Beth Bronson: These parcels were purchased together with the adjacent property to the north, I would assume,
31 since the dock is on this one, as well?
32
33 David Cates: I know they own the adjacent parcel, but I don't know the order in which they were. You could
34 make the assumption that they were all purchased at the same time.
35
36 Beth Bronson: Certainly, and not that it has any bearing. I just wanted to make sure if there was an easement
37 before, or if there didn't need to be.
38
39 Leon Meyers: GIS thinks they were all bought at the same time.
40
41 Beth Bronson: Okay.
42
43 David Cates: Yes. We had discussions with planning staff trying to figure out other ways to provide water and
44 sewer, you know? But there was no good way to get it there. Everywhere we turned, we were
45 wedged out.
46
47 Kyle Myers: I do have another question. I'm sorry. So, is it correct to say that the new garage with bedrooms is
48 going to be, the septic is going to be 5 feet off of Eno Cemetery Road, and the building is going to
49 be approximately how far off the road?
50

- 1 David Cates: About 30 feet. We'll try to make it a little bit more because I've been involved where the last thing
2 you want to do is have to shave part of your building off, so, we typically try to have a little bit of
3 buffer, and not be right on the 30 foot, but it's similar to this house, actually. It's going to be
4 virtually identical to that except not that big.
5
- 6 Beth Bronson: And the driveway, it says TBD?
7
- 8 David Cates: Yes.
9
- 10 Beth Bronson: But my assumption would be that you wouldn't be able to put a driveway over this septic field, so,
11 you'd have to use the adjacent property driveway.
12
- 13 David Cates: The septic that we're showing is the potential septic field, but it doesn't have to be. We can use, we
14 have enough room to make a driveway through there.
15
- 16 Jeff Scott: For the septic field area, is there any concern about, or any kind of requirements for a repair area?
17
- 18 David Cates: Alan Klapp, who used to work for the county, was the septic designer, and he's taken all of that –
19 into consideration with his design.
20
- 21 Leon Meyers: You don't yet have a construction authorization, but you have a plan, right?
22
- 23 David Cates: That's correct, yes.
24
- 25 Leon Meyers: Got you.
26
- 27 David Cates: Yes. Alan has tested the soils, and we have a plan.
28
- 29 Leon Meyers: Right.
30
- 31 David Cates: We wanted to make sure that this was feasible before we went this far. Because it's so tight that
32 there were concerns at some point. Even with the reduction, would there be enough space of
33 septic? Obviously, the septic takes up the majority of the project area.
34
- 35 Kyle Myers: Okay. I do have another question, if that's okay. So, would it be that the opening of the garage
36 would be on the parcel, on the back of it, as shown in their diagram, or are we saying you'll pull into
37 it much like the house across the street?
38
- 39 David Cates: Much like the house across the street, yes.
40
- 41 Kyle Myers: Got you.
42
- 43 Tammy McHale: Like the house across the street.
44
- 45 Leon Meyers: Can I ask you folks to come forward?
46
- 47 David Cates: Yes. I need you to speak through me, or you have to get sworn in.
48
- 49 Leon Meyers: Yes. We're interested in your comments, for sure. I just want to be sure they get on the record.
50

1 David Cates: All right. So, it would actually not be similar to the one where they actually do have a garage. It's
2 hard to tell it, but the cars are pointed.
3

4 Kyle Myers: Yes. If you could just point.
5

6 David Cates: Yes. This is where the garage is. The cars pull in this way, and it would be just like that.
7

8 Kyle Myers: But there would be some sort of apron from Eno Cemetery Road, right where your hand is, into the
9 garage.
10

11 David Cates: Correct. Yes. Thank you for that clarity.
12

13 Leon Meyers: Any other questions?
14

15 Beth Bronson: I don't understand the apron being able to be on top of the septic field, I mean if this is the septic
16 area.
17

18 David Cates: The septic area we're showing is not the final septic. It's just showing where we can put septic.
19

20 Beth Bronson: Okay. Thank you.
21

22 Kyle Myers: I do have another question, then. So, what you're trying to show on the potential septic field is
23 directly related to the square footage size of the proposed building, and so, you were simply trying
24 to show that you more than meet that requirement, ultimately.
25

26 David Cates: Correct. We have enough septic to do the project.
27

28 Kyle Myers: Right.
29

30 Leon Meyers: All right. Other questions?
31

32 Beth Bronson: No other questions.
33

34 Leon Meyers: Good. Thank you, David. I think that's what we need.
35

36 David Cates: Okay. Thank you.
37

38 Beth Bronson: I do have one more question. I apologize. I just am not sure if it's relevant.
39

40 Leon Meyers: Well, you're welcome to ask the question, and just say I'm not sure it's relevant.
41

42 Beth Bronson: I am not sure if this is relevant, and I want it to be appropriate, but is there a reason that the
43 parcels were not combined if it's going to be the garage?
44

45 David Cates: Why they were not recombined. Because they chose that that's not the way they wanted to do it. I
46 don't know that there's a motive.
47

48 Beth Bronson: Hundred percent.
49

1 David Cates: Just, it happens, in this case, that they own both ones. I remember discussing it, but I don't
2 remember the exact reason.
3

4 Greg Niemiroski: I think the fact that they're existing as of the date they are, also would be affected.
5

6 David Cates: Yes.
7

8 Greg Niemiroski: If you recombine, it's now a new effective date, subject to all the current standards.
9

10 Beth Bronson: That makes total sense.
11

12 David Cates: That's a better answer.
13

14 Beth Bronson: All right.
15

16 David Cates: Thank you.
17

18 Leon Meyers: Okay, I believe that's it, then. All right. Board members, thoughts, or discussion, or motion?
19

20 Beth Bronson: You want to discuss how Lake Orange is problematic?
21

22 Jack Moran: We do have just one more thing. Well, first, thank you, Greg, for that explanation.
23

24 Greg Niemiroski: I hope it's correct.
25

26 Jack Moran: It is correct, thank you. Forgot to mention at the start the existing development part of the
27 administrative reduction. And then, as we move into the findings of facts, which you will then have
28 a motion to approve or deny, from Section 2.10 of the ordinance, findings of fact, which you can
29 also find in Attachment 5 of your packet, the four criteria for the variance you will review and then
30 make your vote on whether it's appropriate.
31

32 Kyle Myers: Can you just repeat what you just said, the last two sentences.
33

34 Jack Moran: Yes. Section 5 of your packet, you'll find the findings of fact. Within the findings of fact, there are
35 four criteria for the variance, and then you'll make a vote on the motion, whether you find that the
36 application has met them.
37

38 Leon Meyers: So, a first motion would be the findings listed on Page 68, is that right? James, help us here.
39

40 Beth Bronson: Yes.
41

42 James Bryan: Yes. So, this case is a little bit easier because you don't have competing facts, but the first thing
43 you would do is the findings of facts. Yes, but, so, those are just describing them. I don't think
44 those are actually facts.
45

46 Beth Bronson: They would be in the application. Maybe the next page.
47

48 James Bryan: So, where they have it, it just says application package, which is just very broad, the facts are as
49 you heard them today. If you wanted to do something contrary, you could say, call out something
50 that was not substantial evidence, something that was not material, or call out something that was

1 incompetent evidence, just to have a pristine record, but you don't have to do that. So, you could
2 just have a motion to, the findings of facts are as presented in the application and in the testimony
3 of staff and Mr. David Cates.
4

5 Leon Meyers: And there are some findings listed on Page 69. Are you saying those are not relevant?
6

7 James Bryan: So, the first part is the findings of facts, what you guys are considering. Consider the application
8 and everybody that spoke today. And then, the second one is the conclusions you have to make,
9 and those are the four, and you have to say yes or no to each of the four. And then, the final one
10 is to approve or deny based on whether they have met all four of them. I'm sorry if I got too far
11 from the mic on that.
12

13 Beth Bronson: So, the reference they attach, that is referencing Agreement 1, which indicates the interpretation,
14 Exhibit B. So, that would be Page 54. Yes, 54 and 55. So, they didn't do anything to create this
15 hardship, it is the geometry of the parcel, and this lot was created in 1976.
16

17 Leon Meyers: All of that stuff is referenced on Page 69. Right.
18

19 Beth Bronson: Yes.
20

21 Kyle Myers: Yes. So, the motion is to accept the findings, which are unnecessary hardship, which is Section
22 2.10.4.A, and that's shown in the package, and then, No. 2, or B is hardship results from conditions
23 that are peculiar to the property. The third one is hardships did not result from actions taken by the
24 applicant or property owner, and the fourth one is the requested variance is consistent with the
25 spirit, purpose, and intent of the ordinance.
26

27 Leon Meyers: But, James, what you're saying is that a motion to approve the findings would reference Page 69
28 and the application package and tonight's testimony. Did I understand that correctly?
29

30 James Bryan: You could do it that way. I'm sorry, there's a lot of ways to attack it, but I would suggest just, the
31 first motion should be about the findings of fact, and so, it would be what are you basing your
32 decision on, and that would be the application and the speakers. And you could just say that. You
33 could just say the application and the speakers. You don't have to identify them as staff and David
34 Cates, but you can if you want. And then vote on that. So, everybody agrees that's what we
35 heard, and that's what we're basing our decision on. And then, we'll have a discussion of, all right,
36 now, based on that, let's go through these four. Did they create this hardship on their own? Is it
37 necessary? You know.
38

39 Leon Meyers: And the second motion would confirm the Board's findings that the facts, which we've already
40 approved, satisfy the four conditions.
41

42 James Bryan: Yes.
43

44 Leon Meyers: Okay. So first, motion to approve the findings, as James has described them.
45

46 Beth Bronson: I mean, before I make a motion, I would just have that discussion of these four items. The
47 hardship did not result from actions taken by the applicant or the property owner. I think that is
48 correct. However, the one comment from the DAC committee that referenced the parent tract, and
49 because I can't pull the GIS up, I don't understand if that's actually relevant to this or if it is a
50 complete, like they're referencing if this tract were to be divided up.

- 1
2 Leon Meyers: Land disturbance thresholds are cumulative to the parent tract and will carry over to any and all
3 subdivided lots.
4
- 5 Beth Bronson: And does that mean should this lot be subdivided further, or was this lot subdivided, and there is a
6 parent tract? That would be my only question.
7
- 8 Cy Stober: Permission to address the Board.
9
- 10 Leon Meyers: Sorry. Go ahead.
11
- 12 Cy Stober: It's the latter, Mrs. Bronson. It's a standard note from our county engineer that is more of a, it's
13 less relevant because this property could not be subdivided because it would result in non-
14 conforming lots, but it is a standard note that the engineer places in his comments so that there is
15 awareness because there has not been awareness on other regulated subdivisions that
16 stormwater regulation is cumulative as a common plan of development to resulting lots and that it
17 must be regulated as such. And so, it's a best practice he's put into place as a precaution, and the
18 awareness for applicants. It is not relevant to this case.
19
- 20 Beth Bronson: And that's fine. I just wanted to make sure that it wasn't insinuating that this was a subdivided
21 tract.
22
- 23 Cy Stober: No. Your statement before is correct, that this parcel was created in 1976, and prior to this
24 ordinance having been adopted, as well the prior ordinance, for that matter, and as such, any
25 parent predates our ordinance regulation.
26
- 27 Beth Bronson: Okay. Thank you very much for that explanation. With that said, then, I would make a motion to
28 approve the findings of fact as laid out in Attachment 5 and the applicant testimony today and staff
29 testimony today, as well. Motion to approve.
30
- 31 Greg Niemiroski: Second.
32
- 33 Leon Meyers: Any discussion on the motion to approve the findings of fact? All in favor, please say aye.
34
- 35 **MOTION** was made by Beth Bronson. Seconded by Greg Niemiroski.
36
- 37 **VOTE:** Unanimous. All in favor.
38
- 39 Leon Meyers: None opposed? Then, a second motion would affirm that the Board has found that the application
40 meets the four criteria to issue a variance listed on Page 68. And that's unnecessary hardship
41 would result. The hardship results from conditions that are peculiar to the property. Hardship did
42 not result from actions taken by the applicant, and the variance is consistent with the spirit,
43 purpose, and intent of the ordinance.
44
- 45 Beth Bronson: I will make a motion that this application meets the findings of facts, is, this application meets the
46 requirements for the variance under the UDO Section 2.10.4 based on the findings of fact.
47
- 48 Kyle Myers: Second.
49
- 50 Leon Meyers: Any discussion on the compliance motion? All in favor, please say aye.

1 **MOTION** was made by Beth Bronson. Seconded by Kyle Myers.

2
3 **VOTE:** Unanimous. All in favor.

4
5 Leon Meyers: None opposed? Then, a final motion would approve the variance.

6
7 Beth Bronson: I'll make a motion to approve the variance.

8
9 Kyle Myers: Second.

10
11 Leon Meyers: Okay. Any discussion on the motion to approve the variance? All in favor, please say aye.

12
13 **MOTION** was made by Beth Bronson. Seconded by Kyle Myers.

14
15 **VOTE:** Unanimous. All in favor.

16
17 Leon Meyers: None opposed? Thank you, folks. Good luck with your project.

18
19 Beth Bronson: Thank you, guys.

20
21 Leon Meyers: Jack saw anything else that we need to take care of tonight? Any – Next meeting is next month,
22 right?

23
24 Cy Stober: We have no scheduled items for the September Board meeting. We will have the appeal of my
25 determination for the Union Grove Farm agri-tourism on October 8th at 7 p.m. in this room.

26
27 Leon Meyers: And no other items on that agenda that you know of?

28
29 Cy Stober: No. We have a special use permit major modification that has now requested to be scheduled for
30 our November meeting, which should be November 12th.

31
32 **AGENDA ITEM 7: ADJOURNMENT**

33
34 Leon Meyers: Okay. Good. Then, motion to adjourn would be in order.

35
36 Beth Bronson: Motion to adjourn.

37
38 Jeff Scott: Second.

39
40 **MOTION** was made by Beth Bronson. Seconded by Jeff Scott.

41
42 **VOTE:** Unanimous. All in favor.

43
44 Leon Meyers: Adjourned. Thank you, folks.

45
46 The meeting was adjourned at 7:36 p.m.

47
48
49
50

LEON MEYERS, CHAIR

**ORANGE COUNTY
BOARD OF ADJUSTMENT
EVIDENTIARY HEARING
AGENDA ITEM ABSTRACT**
Meeting Date: November 12, 2025

**Agenda
Item No.** 6

SUBJECT: Special Use Permit request proposing “Care Facilities” use located at PIN 9850-09-3606 , and 1009 Hi Mar Lane, Chapel Hill, Bingham Township

DEPARTMENT: Planning and Inspections

ATTACHMENTS:

1. Staff Report
2. Application Package, including Site Plan and Supplemental Materials
3. Neighborhood Information Meeting Materials
4. Notification Materials and Certification
5. Project Correspondence and Development Advisory Committee Comments
6. Findings of Fact and Draft Motion

INFORMATION CONTACT:

Taylor Perschau Current Planning and Zoning Manager, 919-245-2597
Cy Stober, Planning and Inspections Director 919-245-2592

PURPOSE: To hold a quasi-judicial evidentiary hearing, receive sworn testimony and evidence, and take action on a Special Use Permit 25-0016 (hereafter “SUP”) application proposing a “Care Facility” use on a +/- 9.67-acre parcel (PIN 9850-09-3606) located at 1009 Hi Mar Lane, Chapel Hill, NC, within the Bingham Township, in accordance with the following Unified Development Ordinance (UDO) provisions:

- *Section 2.7: Special Use Permits;*
- *Section 5.2: Table of Permitted Uses;*
- *Section 5.3.2: Application of Use Standards – Special Uses; and*
- *Section 5.8.2: Care Facilities*

BACKGROUND: On August 19, 2025, a SUP application ([Attachment 2](#)) was received to utilize the property to operate a “Care Facilities” use (Land Use #19) in Section 5.2: Table of Permitted Uses of the UDO) located on a +/-9.67-acre parcel at 1009 Hi Mar Lane, Chapel Hill, NC. As detailed within the application, the property currently holds bona fide farm status, and conducts farm-based therapy services as a bona fide farm-related use. Bona fide farm uses and structures are exempt from County zoning per [NC General Statute 160D-903](#). Structures associated with bona fide farm uses are neither regulated nor fully inspected by Orange County Building Inspections and Fire & Life Safety Divisions. The applicant has submitted this SUP application to establish the Care Facility as a non-farm use and subsequently request and receive fire inspection, which is not currently granted to bona fide farm structures. Local fire inspection would allow for Jubilee Integrated Wellness to pursue a State healthcare licensure program that would

expand its ability to serve clients on-site. The Staff Report in (Attachment 1) contains additional information, maps, and staff analysis.

Basic Review Process: A SUP 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 upon submittal of the complete SUP application on August 11, 2025.

- **SECOND ACTION** – Applicant holds a Neighborhood Information Meeting (NIM).

STAFF COMMENT: The NIM was held on September 28, 2025, at 9:00 a.m., as an in-person meeting on the Jubilee Integrated Wellness property. Summary meeting materials are contained in Attachment 3.

- **THIRD ACTION** – Development Advisory Committee (DAC) Review/Analysis Begins

STAFF COMMENT: The Orange County DAC met on September 18, 2025, to review this application. The DAC has no objections to the approval of the Special Use Permit so long as the items in the attached departmental memos (Attachment 5) are addressed.

- **FOURTH ACTION** – The Board of Adjustment holds a quasi-judicial hearing, hears factual evidence and sworn testimony presented at an evidentiary hearing, and then makes a determination with findings of fact supported by competent, substantial, and material evidence.

STAFF COMMENT: The evidentiary hearing is anticipated to be held on November 12, 2025.

Public Notification(s): In accordance with UDO Section 2.7.6, 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 October 29, 2025, 14 days before the meeting. Staff also posted the property with signs on October 29, 2025, 14 days before the meeting. See Attachment 4 for the notification materials details.

Planning Director's Comments: The Planning Director has determined the application satisfies established submittal requirements, and there is sufficient documentation demonstrating general compliance with established development standards as detailed in Section 5.8.2 of the UDO except as otherwise proposed by the applicant.

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 SUP applications as outlined within Section(s) 2.2 and 2.7 of the UDO.
- (2) UDO 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; and
 - d. Other use specific standards as set forth.
- (3) Specific regulations governing the development of the "Care Facilities" use, as set forth in Section 5.8.2 of the UDO.

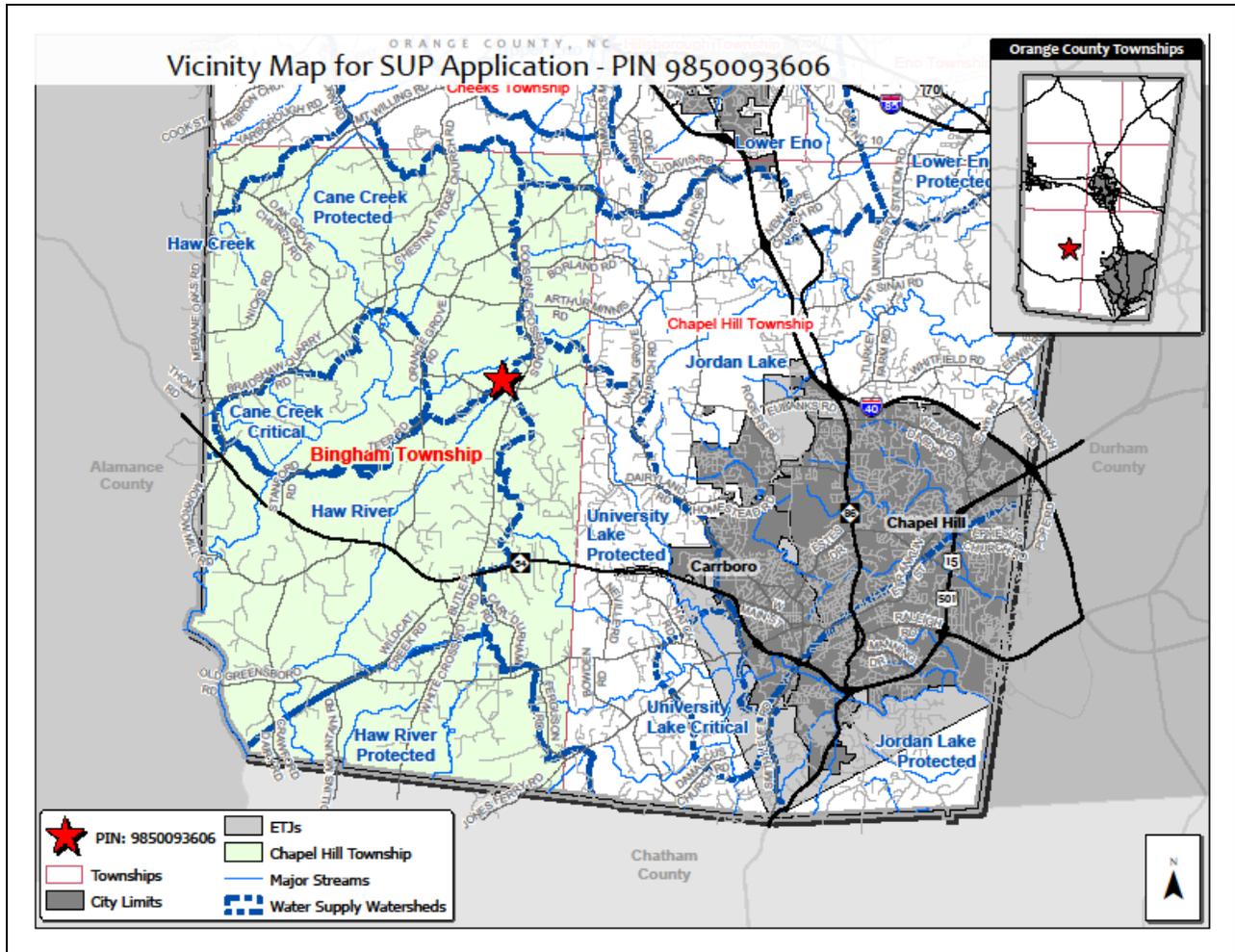
Per Section 2.7.11(A) of the UDO, the Board of Adjustment may impose reasonable conditions upon approval of a Special Use as will afford protection of the public health, safety, and general welfare, ensure that substantial justice is done, and equitable treatment provided.

Staff Report

Special Use Permit SUP25-0016



Basic Information



Parcel Address	1009 Hi Mar Lane, Hillsborough, NC
Parcel Identification Number (PIN)	9850-09-3606
Township	Bingham
Applicant Name and Address	Dr. Nora Dennis 233 W Margaret Lane, Hillsborough, NC
Property Owner Name and Address	Kenneth H. and Joanne A.P. Wilson 104 Stoneridge Drive Chapel Hill, NC
Agent(s), if applicable	Kevin Hornik The Brough Law Firm, 1526 E. Franklin St., Ste. 200 Chapel Hill NC

Proposed Special Use Application Description

As detailed within the Application ([Attachment 2](#), Exhibit B), the subject property currently holds bona fide farm status, and conducts farm-based therapy services as a bona fide farm-related use. Bona fide farm uses and structures are exempt from County zoning regulations per [NC General Statute 160D-903](#). Structures associated with bona fide farm uses are neither regulated nor fully inspected by Orange County Building Inspections and Fire & Life Safety Divisions. The applicant has submitted this SUP application to establish the Care Facility as a non-farm use and subsequently receive fire inspection, which is not currently granted to bona fide farm structures. Local fire inspection would allow for Jubilee Integrated Wellness to pursue a State healthcare licensure program that would expand its ability to serve clients on-site.

Current Land Use	Bona Fide Farm, Residential
Requested Special Use	Care Facility (Use #19, UDO Section 5.2, Table of Permitted Uses)
Special Conditions Proposed?	No
Special Use Consistent with 2030 Comprehensive Plan?	Yes

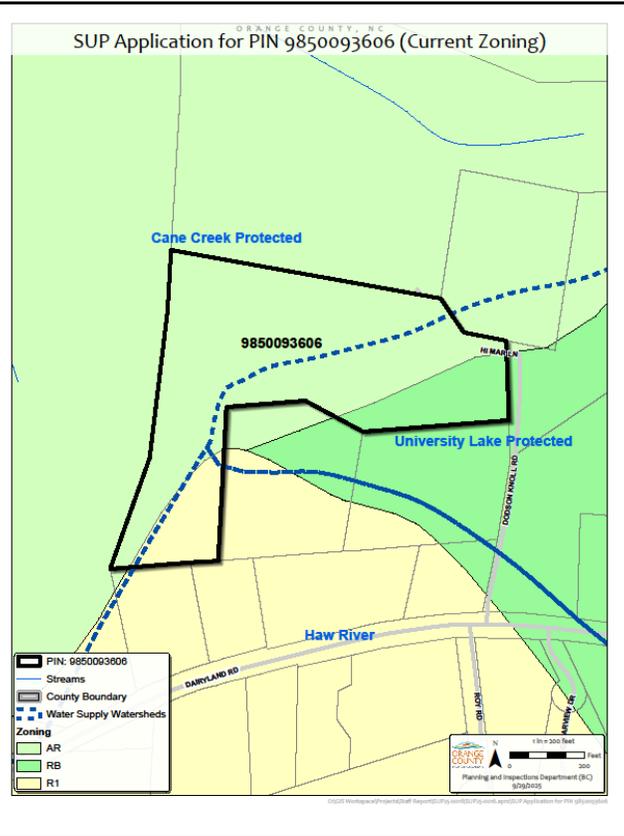
Existing Conditions/Physical Features

The site is primarily forested with existing structures and agricultural uses located on the eastern portion of the parcel. The site does not contain any water features or jurisdictional streams. The property has an existing private right-of-way "Dodson Knoll Road" for access to Dairyland Road from the east and running south along the eastern property line.

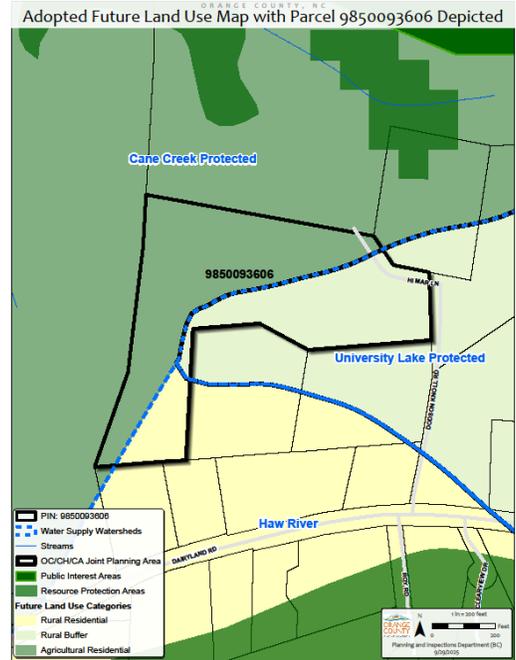
Surrounding Land Uses	
Subject Parcel Size	+/-9.67 acres
North	Farm and Residential, Large (>10-ac) lots
South	Residential, 1 – 2-ac lots
East	Farm and Residential, Medium (2 – 5-ac) lots
West	Forested, Large (>10-ac) lots



Surrounding Zoning	
Subject Parcel Zoning Districts	Agricultural Residential (AR), Rural Buffer (RB), Rural Residential (R-1),
Overlay Districts	<u>Watersheds:</u> Cane Creek Protected University Lake Protected Haw River
North	AR
South	RB, R-1
East	AR, RB
West	AR



<p>Future Land Use Map (FLUM) Designation</p>	<p>Agricultural Residential (AR), Rural Residential (RR), Rural Buffer (RB)</p>
<p>FLUM Overlay(s)</p>	<p>Agricultural Residential, Rural Residential, Rural Buffer</p>
<p>Growth Management System Designation</p>	<p>Rural</p>
<p>FLUM Category Description</p>	<p>AR: Land in the rural areas where the prevailing land use activities are related to the land (agriculture, forestry) and which is an appropriate location for the continuation of these uses.</p> <p>RR: Land in the rural areas of the County which is appropriate for low intensity and low-density residential development, and which would not be dependent on urban services during the plan period.</p> <p>RB: Land adjacent to an urban or transition area which is rural in character, and which should remain rural, contain very low-density residential uses, and not require urban services during the plan period.</p>



Proposed Project

Project Narrative

Per the applicant's description: "Jubilee Integrated Wellness PLLC (DBA Jubilee) is a clinical program offering ambulatory day programs for adults of all disability levels as defined by 10A NCAC 27G. Jubilee offers farm-based day programming for adults with mental illness to support their rehabilitation, care, and thriving. The program offers group and individual therapy, yoga, cooking, therapeutic horticulture and animal care, and music therapy, and is billed as an intensive outpatient program (IOP, CPT code S9480). Clients are adults whose lives have been derailed by mental illness, often complicated by repeated hospitalization. These individuals are offered a space to receive holistic, evidence-based care in support of their values, helping them to re-enter the world to pursue their educational, creative, and professional goals. It should be noted that Jubilee is a designated bona fide farm and is already offering these farm-based mental health care services at the identified location (1009 Hi Mar Lane). Currently, these services are billed to insurance as "office-based", as opposed to "facility-based," which can only be billed from a licensed facility. The insurance rate for office based IOP is not adequate to sustain the organization financially, particularly as we pay a living wage to all employees. We are seeking this special use permit for the existing space to receive a fire inspection from the Orange County Fire Marshal, which was previously denied due to the current bona fide farm status. The fire inspection will allow licensure for the program, which is currently operating as an office-based service. Licensure would, in turn, allow Jubilee to seek facility-based contracts with insurers. Many insurers do not cover office-based IOP or pay a rate that is ¼ of that provided for facility-based billing. The SUP and subsequent fire inspection and license would make our services available to a wider range of clients, including those with Medicaid, with whom we cannot contract without a license. There is a notable lack of mental health day treatment services for Medicaid clients in Orange County, and the SUP will allow us to care for an underserved population."

For additional project information, see Application ([Attachment 2, Exhibit B](#)).

Proposed Access and Transportation Network Improvements

The Project is proposing access from an existing 60' private right-of-way, named Dodson Knoll Road. Neither a Traffic Impact Analysis (TIA), nor a Traffic Assessment was required for this application. Dodson Knoll Road connects to Dairyland Road, a publicly maintained right-of-way. NCDOT has reviewed and has no objections to the site plan as presented. The applicant submitted a Trip Generation Letter, noting a total of 164 trips per day. The estimated traffic volume does not exceed the 800 trips per day threshold which would require a Traffic Impact Analysis per UDO Section 6.17.

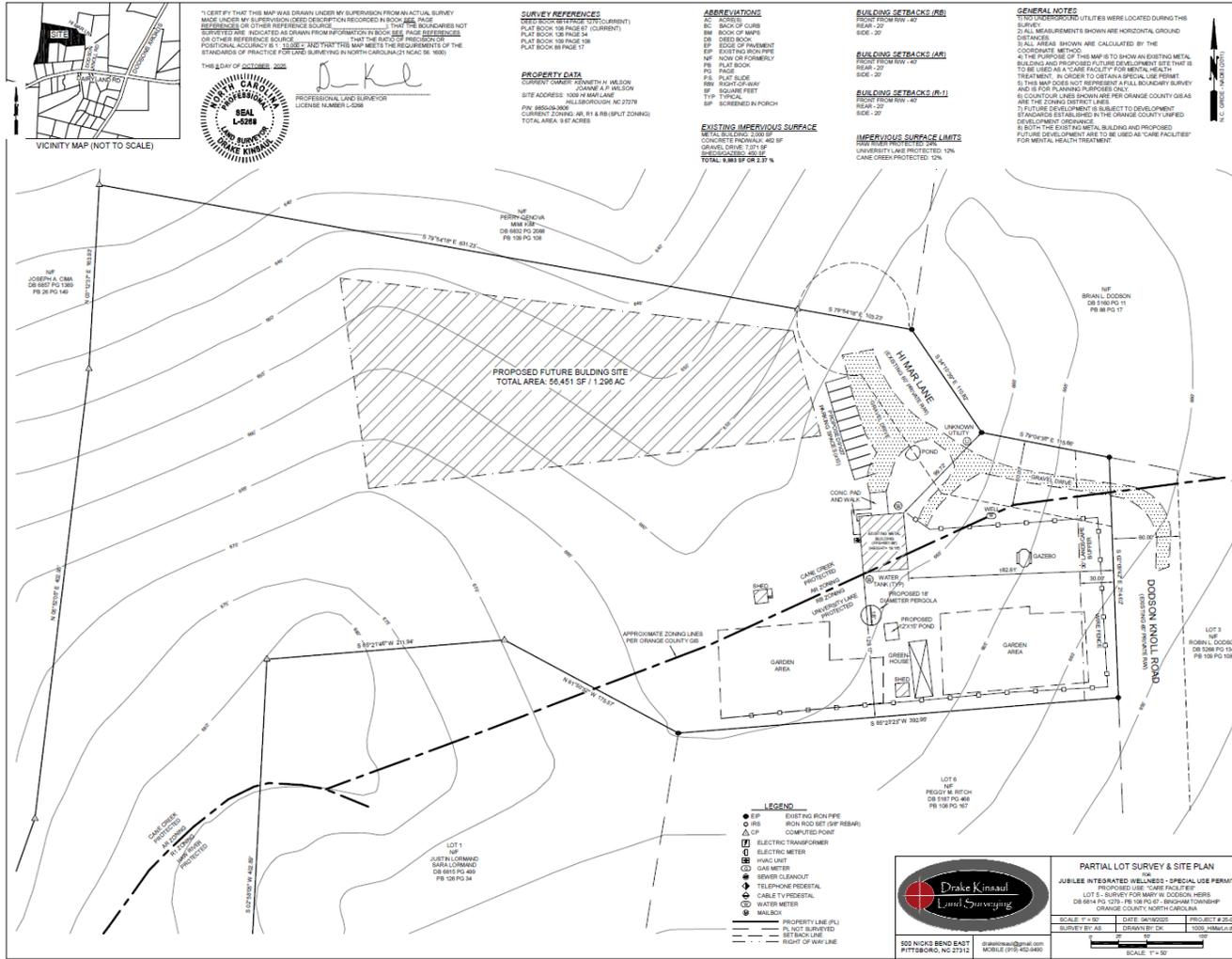
Proposed Utilities

The property is not in an area served by public water/sewer. Water and wastewater services will be provided via a private well and septic system that meet Orange County Environmental Health standards.

Erosion Control/Stormwater Regulations

Erosion Control staff reviewed the project as part of the September 18, 2025, Development Advisory Committee review ([Attachment 5](#)). A land disturbance permit will be required for the proposed new building should land disturbance exceed 10,000 sq. ft. Building permit applications will be reviewed by Erosion Control and Stormwater staff for compliance with applicable regulations.

Site Plan



Land Use Buffers/Setbacks

Per UDO Section 5.8.2(B)(2), Care Facilities shall provide a Type B, 30 ft. buffer around the facility and outdoor areas in accordance with Section 6.8.6 *Landscape Buffers*. The buffer requirement is imposed to screen the view of outdoor areas associated with the Care Facility use and reduce noise associated with the facility. The property and proposed use may qualify for UDO Section 6.8.3 *Variations*, which allows for modification to landscaping and buffer standards when existing structures, utilities, gardens or active farmland are already located in what would be a required buffer area. Section 6.8.3 grants the Planning Director authority to modify the buffer and landscape standards in these instances.

Proposed Buffers

North	Existing wooded areas proposed to be maintained except where “proposed future building site” is noted on site plan.
South	Existing wooded areas and garden areas to be maintained, as permitted by UDO Section 6.8.3 <i>Variations</i>
East	30-foot buffer along Dodson Knoll Road
West	Existing wooded areas proposed to be maintained except where “proposed future building site” is noted on site plan

Environmental Assessment

The applicant has provided an Environmental Assessment (EA) application and supporting materials as required in Section 6.16 of the UDO with their submittal. These materials were shared with various State agencies via the NC Department of Administration’s State Clearinghouse. Planning staff and Department of Environment Agriculture Park and Recreation (DEAPR) staff have jointly reviewed the materials and agree with a determination of “Finding of No Significant Impact (FONSI)” as required in Section 2.25.1(B)(5) of the UDO.

Solid Waste

The applicant has indicated development within the project will conform to the Orange County Solid Waste Management Ordinance. Solid Waste staff were included in the September 19, 2025, DAC review.

Ordinance Requirements

“Care Facility” is defined as Use #19 in the Table of Permitted Uses and within Article 10 *Definitions* of the UDO as:

“Use type offering temporary care to clients, including children, adolescents, and adults, for no more than eight hours in a 24-hour period. Care can be offered regardless of the time of day and whether or not operated for profit. Term includes Childcare Centers, and any other Child Care arrangement not excluded by General Statute 110-86(2), that provides child care.

- a). A Child Care center is an arrangement where, at any one time, there are three or more pre-school children or nine or more school-aged children receiving Child Care.
- b). A family Child Care home is a Child Care arrangement located in a residence where, at any one time, more than two children, but fewer than nine children, receive Child Care.”

STAFF COMMENT: In the case of this application, the applicant is seeking a special use permit for the existing facility, which currently operates as a bona fide farm-related use, to receive a

fire inspection from Orange County Fire Marshal. The fire inspection will allow for licensure for the program, which would in turn allow Jubilee to seek facility-based contracts, making their services available to a wider range of clients including those with Medicaid.

Section 5.2.1 *Table of Permitted Uses* of the UDO lists “Care Facility” as a permitted use of property within the AR, R1, and RB general use zoning districts subject to the issuance of a SUP.

Standards governing the development of a “Care Facility,” as detailed in Section 5.8.2 of the UDO, are as follows:

- (1) Submittal Requirements. In addition to the information required by Section 2.7, the following shall be submitted as part of the application:
 - (a) Where a State license is required to operate the facility, evidence that the minimum requirements to qualify for said license have been, or will be, met shall be submitted.
 - (b) A floor plan of the proposed facility, showing the use and dimensions of each room and the location of entrances and exits.

STAFF COMMENT: A Site Plan has been submitted with this request providing required details. The applicant has also included a detailed narrative providing additional information on the nature of the operations and activities envisioned for the property as well as the criteria necessary for state licensure and their ability to meet these criteria.

Please note, this is the required site plan denoting compliance with the UDO as it relates to the issuance of the SUP. A final site plan and Zoning Compliance Permit shall be required for review and approval by the County prior to the commencement of any earth disturbing activities as required in *Section 2.5: Site Plan Review* of the UDO. Should the SUP be approved, the Planning Director may only approve minor modifications from the site plan provided with this application, as specified by Orange County UDO Section 2.7.14.

- (2) Standards of Evaluation
 - (a) Facilities involving the care of children and adolescents shall be located in an area which is free from conditions dangerous to the physical and moral welfare of the children.

STAFF COMMENT: Applicant clarified in the submitted application that the facility only provides care for individuals 18 years of age and older.

- (b) Where a State license is required to operate the facility, the applicant shall demonstrate the minimum requirements to qualify for said license are satisfied.

STAFF COMMENT: The submitted narrative addresses the licensure requirements including a scheduled walkthrough with the NC Division of Health Services Regulation. The applicant has affirmed that scheduled walkthrough and subsequent fire inspection would satisfy requirements for a day program license.

- (c) There is direct frontage and access on a public State-maintained Road.

STAFF COMMENT: The narrative submitted within the application package (Attachment 2) details the applicant’s justification for access in regard to this standard,

calling out emergency services access, maintenance, and frontage definitions from the Orange County UDO.

(d) Adequate access to and from the site as well as adequate space off the road right of way, is provided for the safe pick up and discharge of clients and is provided in such a manner that traffic generated by the facility is not disruptive to adjacent residentially developed properties.

STAFF COMMENT: The trip generation letter submitted within the Application Package (Attachment 2) affirms that the project did not require a Traffic Impact Analysis as the projected 164 vehicles per day generated by the use does not exceed the 800 trips per day threshold defined in UDO Section 6.17 *Traffic Impact Analysis*.

(e) All client pick up and drop offs shall be on site, with proper vehicle stacking area equivalent to three cars.

STAFF COMMENT: The applicant has stated in the application package (Attachment 2) that the site provides the required parking defined by UDO Section 6.9.7 *Off-Street Parking Requirements*. The proposed use does not have drop-off, pick-up times similar to other Care Facility uses, as almost all clients are adults who will drive themselves to and from the facility.

(f) The site plan shall show how the facilities will be screened from adjacent properties. A Type-B, 30-foot buffer shall be provided around the facility and outdoor area in accordance with Section 6.8.6. These buffers will effectively screen the view of any outdoor area, and reduce noise associated with the facility.

STAFF COMMENT: Applicant has provided distances from the site to neighboring residences and a description of the existing vegetation in the application package (Attachment 2). Staff notes that UDO Section 6.8.3(A)(2) may be applicable given that existing gardens and farmland are located within the required buffer and setback.

(g) Each facility is required to provide a minimum of 75 square feet of outdoor space for every client in care. This space may not be located in a required buffer or in an area, which is used or reserved for use as a sewage disposal nitrification field.

STAFF COMMENT: The applicant has provided calculations for the required outdoor space in the application narrative and site plan equaling 5272.6 sq. ft. per client.

(h) Fencing and/or screening is to be provided which ensures the protection of the clients receiving care and protects adjacent residentially developed properties from trespass.

STAFF COMMENT: Applicant has stated in the application that a combination of deer fencing, and tree screening will satisfy this standard.

(i) All gates shall be self-closing and self-latching.

STAFF COMMENT: The application package and project correspondence detail that the gates are being upgraded to satisfy this standard and the work is expected to be complete by November 1, 2025.

(j) Each facility approved by the Board of Adjustment shall be reviewed annually by the Planning Director to ensure compliance with the standards of evaluation for such facilities and any conditions attached to the application by the Board of Adjustment. Any change in the operation of the facility, which deviates from the original standards and conditions will constitute a modification and will require the approval of the Board of Adjustment. In determining whether a change in the operation of the facility has occurred, the Planning Director shall be guided by the procedures and criteria contained in Sections 2.7.14 and 5.8.2(B).

STAFF COMMENT: The application package and project correspondence demonstrate the applicant's agreeability to this standard. Planning will coordinate with the applicant to schedule any necessary inspections and to record any documented changes to the facility.

Proposed Conditions

General Conditions

1. For public safety as required in Section 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.

Voluntary Conditions

At present, the applicant has not submitted any additional conditions to the proposed Care Facility use.

Review Milestones

Application Submittal Date	August 19, 2025
Development Advisory Committee (DAC) Review	September 18, 2025
Neighborhood Information Meeting (NIM)	September 28, 2025
Note: the DAC is a staff/agency committee, established in Section 1.9 of the UDO.	

Courtesy Review		
Jurisdiction	Date Sent	Comments Received
State Clearinghouse	September 12, 2025	Yes
Town of Carrboro	September 29, 2025	Yes

Courtesy review comments from State Clearinghouse are available via the Permitting Information Portal. Courtesy review comments from Town of Carrboro Planning staff are available in [Attachment 5](#).

Analysis

2030 Comprehensive Plan

Chapter 2 – Planning Principles

In October, 2004, the Orange County Board of County Commissioners (BOCC) adopted guiding principles to guide and direct development of the *2030 Comprehensive Plan*. There are several Comprehensive Plan Planning Principles of relevance to [Care Facility \(Use # 19\)](#) including:

2. [Sustainable Growth and Development](#): Growth and development within the county should occur in a pattern, location, and density that is sustainable over the long-term.

Staff Comment: The proposed project is a special use permitted within the AR, R1, and RB zoning districts, should it comply with the UDO standards and meet the standards of evaluation reviewed by the Board of Adjustment. Should it do so, the growth and development realized by the project is consistent with the Comprehensive Plan's Agricultural Residential, Rural Residential, and Rural Buffer Future Land Uses (Comprehensive Plan Appendix F).

4. [Natural Area Resource Preservation](#): Protection of the County's natural areas, including forests, wildlife habitat, and other important open spaces should be a priority. The County should work with regional and local organizations, the towns, and private landowners to promote and achieve preservation of the County's important natural resources.

Staff Comment: This project proposes minimal land disturbance and tree removal to allow for development, consistent with the narrative's goal to maintain as much natural area as possible while developing the site. (Application Packet, [Attachment 2](#)).

5. Preservation of Rural Land Use Pattern: The County's rural areas are a cherished component of the County's character. Future development should preserve and enhance the county's rural landscape.

Staff Comment: The proposed "Care Facility" use is consistent with the County's rural landscape, as presented in the site plan. Minimum land disturbance, lighting, and noise are proposed and existing vegetation is to largely remain on-site, acting as a natural buffer to adjacent properties. The owners sought to purchase property in a rural setting with natural conditions that could be preserved and cultivated. (Application Packet, Attachment 2)

7. Promotion of Economic Prosperity and Diversity: Development of a diversity of new businesses and expansion of existing businesses should occur in Orange County.

Staff Comment: The stated intention is to offer local services to Orange County residents. (Application Packet, Attachment 2)

8. Preservation of Community Character: Future growth and development should occur in a manner that preserves and enhances the existing character of the County, its townships, and rural crossroads communities.

Staff Comment: This project proposes development that is consistent with the surrounding areas rural landscape. (Application Packet, Attachment 2)

Chapter 5 – Land Use Element, Section 5.6 Goals

There are several land use goals in the adopted 2030 Comprehensive Plan of relevance to Care Facility (Use #19) including:

Land Use Goal 1: Fiscally and environmentally responsible, sustainable growth, consistent with the provision of adequate services and facilities and a high quality of life.

Land Use Goal 2: Land uses that are appropriate to on-site environmental conditions and features, and that protect natural resources, cultural resources, and community character.

Land Use Goal 3: A variety of land uses that are coordinated within a program and pattern that limits sprawl, preserves community and rural character, minimizes land use conflicts, supported by an efficient and balanced transportation system.

Land Use Goal 6: A land use planning process that is transparent, fair, open, efficient, and responsive.

Staff Comment: The location and character of the use, developed according to the plan submitted, will be consistent with the rural land uses of the area in which it is to be located. The use, as proposed and limited by the application and site plan, are consistent with the *2030 Comprehensive Plan's* stated goals for the physical development of the County, as embodied in, or portion thereof, Land Use Goals 1, 2, 3, and 6.



Alan A. Andrews
 Albert M. Benshoff
 G. Nicholas Herman
 Brady N. Herman
 Robert E. Hornik, Jr.
 Kevin R. Hornik
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 morphis@broughlafirm.com
 yovanovich@broughlawfirm.com

August 11, 2025

Via E-Mail to:

Orange County Planning & Inspections Department
planningapps@orangecountync.gov

Via US Mail to:

Orange County Planning & Inspections Department
 131 W. Margaret Lane, Suite 200
 Hillsborough, NC 27278

Re: Special Use Permit Application – 1009 Hi Mar Lane, Hillsborough, NC

To Whom It May Concern,

I am writing to you on behalf of Kenneth H. Wilson, Joanne A.P. Wilson, and Dr. Nora Dennis, in their respective capacities as owners and occupiers of the above-referenced property. This letter is intended to facilitate the submission of their Special Use Permit Application, which seeks to permit the use of the above-referenced property as a care facility.

On information and belief, all pre-submittal requirements have been met and the enclosed application package meets all requirements of UDO § 2.7.3(B). Of note, the proposed special use does not require any new construction. As a result, the application package does not address UDO §§ 2.7.3(B)(6), (8), or (9). In addition, because no new construction or development is proposed for the site, no Environmental Assessment or Environmental Impact Statement is necessary and none is included. If County Staff take a different position on any of these submittals, we respectfully request that the County provide an opportunity to supplement the enclosed application package.

Upon confirmation of receipt by the County, my clients will schedule a Neighborhood Informational Meeting to be held regarding the enclosed Special Use Permit Application.

Please note that the copy of this application package submitted via US Mail includes ten (10) copies of the site plan. However, only one (1) copy is enclosed with the package submitted via E-Mail.

Please feel free to contact me at (919) 929-3905 or at khornik@broughlawfirm.com with any questions or to discuss this matter further.

Sincerely,
 THE BROUGH LAW FIRM, PLLC
Kevin R. Hornik

KRH:las
 Enclosures: As Stated
 Cc: Client File



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: []

Contact Information*

Property Owner(s): Kenneth H. and Joanne A.P. Wilson

Mailing Address: 104 Stoneridge Dr., Chapel Hill, NC 27514

Phone: 919-971-4153 Email: wilso003@yahoo.com

Applicant (if different than property owner): Nora Dennis

Mailing Address: 233 W Margaret Ln, Hillsborough, NC 27278

Phone: 919-597-8963 Email: nora@jubilee.clinic

Property Information*

Parcel ID Number (PIN): 9850-09-3606

Address: 1009 Hi Mar Lane, Hillsborough, NC 27278

Zoning: AR, RB, R1 Watershed: Cane Crk, University Lake, Haw River

Certification and Signatures*

I, Kenneth H. Wilson, 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.

Kenneth H. Wilson
Kenneth H. Wilson (Aug 11, 2025 20:23:49 EDT)

Owner Signature(s)

08/11/2025

Date

Jap Wilson

Jap Wilson (Aug 11, 2025 01:53:54 EDT)

Nora Dennis

Applicant Signature (if different from owner)

08/10/2025

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**
 _____ (APPLICANT)
PROPOSING _____ (PROPOSED LAND USE)
ON _____ (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 SUP Site Narrative

Orange County Planning and Inspections Department

Special Use Permit Application

Applicant: Ken and Joanne Wilson, Jubilee Integrated Wellness, PLLC

Property: Orange County Parcel 9850093606

Zoning: AR/RB/R1

Proposed Land Use Narrative

Overview

Jubilee Integrated Wellness PLLC (DBA Jubilee) is a clinical program offering ambulatory day programs for adults of all disability levels as defined by 10A NCAC 27G. Jubilee offers farm-based day programming for adults with mental illness to support their rehabilitation, care, and thriving. The program offers group and individual therapy, yoga, cooking, therapeutic horticulture and animal care, and music therapy, and is billed as an intensive outpatient program (IOP, CPT code S9480). Clients are adults whose lives have been derailed by mental illness, often complicated by repeated hospitalization. These individuals are offered a space to receive holistic, evidence-based care in support of their values, helping them to re-enter the world to pursue their educational, creative, and professional goals. It should be noted that Jubilee is a designated bona fide farm and is already offering these farm-based mental health care services at the identified location (1009 Hi Mar Lane). Currently, these services are billed to insurance as "office-based", as opposed to "facility-based," which can only be billed from a licensed facility. The insurance rate for office-based IOP is not adequate to sustain the organization financially, particularly as we pay a living wage to all employees. We are seeking this special use permit for the existing space to receive a fire inspection from the Orange County Fire Marshal, which was previously denied due to the current bona fide farm status. The fire inspection will allow licensure for the program, which is currently operating as an office-based service. Licensure would, in turn, allow Jubilee to seek facility-based contracts with insurers. Many insurers do not cover office-based IOP or pay a rate that is ¼ of that provided for facility-based billing. The SUP and subsequent fire inspection and license would make our services available to a wider range of clients, including those with Medicaid, with whom we cannot contract without a license. There is a notable lack of mental health day treatment services for Medicaid clients in Orange County, and the SUP will allow us to care for an underserved population.

Proposed Land Use

We are seeking a special use permit to operate a care facility in the AR/RB/R1 zoning districts.

Services

Jubilee offers ambulatory day programs for adults to support their mental health and well-being. Notably, Orange County currently has one other facility offering in-person intensive outpatient clinical services. That program is located at the intersection of I-40 and Highway 54 and does not offer outdoor content or cooking, nor does it have a specialized program for young adults.

Our clinic currently offers two distinct programs. The first is a day program tailored for young adults whose lives have been interrupted by mental illness and substance abuse. These

young adults have had their professional and educational trajectories derailed and have frequently just completed psychiatric hospitalization. Jubilee provides evidence-based group therapy in a safe setting with peers. In addition, clients participate in a number of special activities such as yoga, art, music therapy, cooking, and plant and animal care. Clients prefer our services because the care model includes time in the outdoors and the approach is holistic.

Our clients and their families prefer Jubilee because of our personalized service and beautiful setting. One client's parent stated of their daughter, "We appreciate you all so much. She has just never gotten such personalized care." This individual was hospitalized continuously for two years and is now working in the community and considering returning to college. Our team does not give up on clients, even after they complete their time with us. We have an alumni group weekly where individuals who have graduated from the program return to Jubilee to socialize and spend time in nature. For many, the alumni group is the principal social event of their week. We are committed to building a healing community to serve the Triangle and have begun that journey. We seek a special use permit to continue and deepen that work.

Outdoor Space and Conservation

Jubilee works on an existing farm and has enhanced care of the land. We have specifically planted 115 blueberry bushes, 70 blackberry bushes, and 23 fruit trees in the past year. Our farm is also home to five angora goats and three angora rabbits with fiber work integrated as a core aspect of client care in the winter months. As previously noted, we are also planting a food forest in conjunction with the community as part of a Climate Change Action Grant from Orange County. We are participating in a forest management plan created for our bona fide farm status. Our program follows permaculture principles, a set of ethical guidelines for the creation of thriving agroecosystems to support humans and non-humans. Without the beautiful forest, singing birds, floating butterflies, and buzzing bees Jubilee cannot heal our clients. We believe that their healing is dependent upon the health of this land.

Business Site

Jubilee's clinical services are land-based. Wherever possible, groups are held outdoors or in our gazebo among the fruit trees. Jubilee has an indoor, renovated barn space that is designed to support groups, cooking, and movement. The barn's construction predates Drs. Ken and Joanne Wilson's purchase of the land in 2023, and it was renovated for Jubilee's clinical services in the winter of 2023-2024. At that time, a septic field was installed, and a well was dug with the addition of running water to the land. Our building meets ADA standards with an accessible bathroom and large doors to allow wheelchair access. In addition, we have a high-quality, centrally monitored fire alarm system. The building has central heating and air conditioning.

Jubilee is currently focused on optimizing the use of our existing space. In the next five to ten years, we could envision building an additional clinical building should our practice grow, and we would thus like to designate a small 0.5-acre portion of the land as a building envelope. Any additional buildings would be constructed with ecological design, focusing on minimizing environmental impact and using ecologically sustainable materials.

Mitigating Potential Impact on Neighbors

The most significant impact on our neighbors has been increased traffic on Dodson's Knoll Rd. We have had many discussions with neighbors about this issue. The concerns are two-fold. First, the wear and tear on the road leads to more frequent and higher upkeep costs. In the first year of Jubilee's operation, before the arrival of clients and before using the road very much at all, we paid 50% of the cost of adding new gravel to the road, installed five speed limit signs, and had numerous conversations with neighbors about these concerns. We have agreed to pay 95% of road maintenance costs moving forward and are collaborating on an updated road maintenance agreement with our neighbors, codifying this commitment. We have offered to install speed bumps as this seems the most effective way to limit speed on the driveway, but that offer has not yet been accepted.

Second, there is concern about the increase in traffic and its impact on the quality of life for one neighbor who enjoys sitting on her porch. Currently, the road is used by ten to twenty clients per day, plus four to five staff. When individuals drive quickly, this sometimes causes increased dust to move towards our neighbor's home. We have proposed speed bumps as a mechanism to ensure that nobody drives too quickly, and we also verbally instruct clients seen driving quickly to slow down.

Notably, granting the special use permit will not change current road use volumes. The traffic volume is significantly lower than it might be for other bona fide farm usages, such as a family fun farm welcoming hundreds of guests each weekend. Our goal is to minimize the impact on our neighbors while continuing to serve clients who need high-quality, holistic mental health services.

About the Business Owner

Dr. Nora Dennis, M.D., M.S.P.H., D.F.A.P.A., is a local mental health advocate and leader who has been a Duke faculty member since 2014. Dr. Dennis is an Orange County native. She grew up in Chapel Hill, NC, and attended the North Carolina School of Science and Mathematics. Dr. Dennis attended UNC Chapel Hill as a Morehead Scholar, where she was Phi Beta Kappa, received the Morris K. Udall Scholarship, and was on the Dean's List every semester. She graduated with highest honors, receiving the Honigmann Award for her Anthropology Honors Thesis. Dr. Dennis attended Duke University School of Medicine as a Nanaline H. Duke Scholar. She received the Rotary Ambassadorial Fellowship to work with Save the Children in Mali. In medical school, she also completed a Master of Science in Public Health from UNC-Chapel Hill. She graduated from Duke University School of Medicine as a Dean's Award recipient for her humanitarian work supporting resources for prenatal care in Mali. Dr. Dennis completed her psychiatry residency at Duke University Hospital, where she was Chief Resident, leading a number of administrative and educational projects for the residency. She was a medical director for Psychiatric Emergency Services at the Durham VA Medical Center and founded a clinical program for adult veterans with treatment-resistant psychosis. Dr. Dennis moved to work at Monarch where she led statewide behavioral health services for individuals with mental health and intellectual and developmental disabilities. During the pandemic, Dr. Dennis moved her focus to working in healthcare payment systems and worked as the Lead Medical Director for Behavioral Health at Blue Cross and Blue Shield of North Carolina. While there, she led numerous initiatives for expanding the quality of behavioral health services and increasing

access to behavioral health care with measurable increases in utilization of mental health services for BCBS NC's 4 million members. She was honored to be named a Distinguished Fellow of the American Psychiatric Association in 2024.

While leading behavioral health services at Blue Cross and Blue Shield, Dr. Dennis noticed the profound lack of intermediate care services across North Carolina. This level of care supports individuals who have just been discharged from the hospital to improve their odds of success in life after diagnosis with a severe mental illness. She had a dream one night of holistic, intensive mental health services offered in a farm-based setting. At that time, she had been offered a large sum of money should she remain in her current role for another three years, part of a corporate employee retention program. Dr. Dennis chose to leave BCBS and found Jubilee instead, giving her professional energy to create a new, holistic model of clinical care to support the thriving of fellow citizens in Orange County. Notably, Jubilee has provided seven jobs in Orange County thus far, as well as offering a space of safety and healing for Orange County residents. Jubilee has provided peer support specialist training for two employees, allowing them to increase their earnings by almost 40% per hour.

Sustainability and Longevity

Jubilee is designed to be a longstanding, holistic mental health care center that is life-enhancing for this community. Dr. Dennis's parents and 100-year-old grandmother live and own land locally, her children attend school in Orange County, and she is fully committed to this land and this community. Jubilee is a labor of love whose apotheosis would entail the farm component providing intergenerational healing space and our clinical program working over decades to bring thousands back from the isolation and despair of severe mental illness to meaningful life in community with others. The special use permit and subsequent facility licensure will allow this to be possible as our long-term financial viability is dependent upon facility-based contracting with insurers. We would be profoundly grateful for the Orange County Board of Adjustment's support of our vision for this land.

Jubilee Integrated Wellness Care Facility Special Use Permit Standards

Requirement	Response
Where a State license is required to operate the facility, evidence that the minimum requirements to qualify for said license have been, or will be, met shall be submitted.	Jubilee Integrated Wellness has met all licensure requirements for a day program license, aside from the walk-through. We have a walk-through for our location at 202 Millstone Rd, Hillsborough, NC 27278, scheduled for October 15. Questions about this can be answered by Natalie Haith-Edwards, Licensure & Training Consultant, NC Division of Health Services Regulation. natalie.haith-edwards@dhhs.nc.gov In order to meet standards for 1009 Hi Mar Lane, we would require only a fire inspection and walk-through.
A floor plan of the proposed facility, showing the use and dimensions of each room and the location of entrances and exits.	This has been provided.
Facilities involving the care of children and adolescents shall be located in an area which is free from conditions dangerous to the physical and moral welfare of the children.	Our facility only provides care for individuals 18+
There is direct frontage and access on a public State-maintained road.	Jubilee Integrated Wellness is located off of a private road (Dodson's Knoll Road) that sits between our facility and Dairyland Road. Our facility has an easement to ensure that there is access to the space. Jubilee Integrated Wellness has ensured that Orange County Emergency Services can access it. This ensures access to the space and the safety of clients in case of an emergency. In addition, Jubilee Integrated Wellness paid for 50% of the cost of maintaining the road in the first 6 months after our arrival, despite its not having been maintained for ten years prior, and has committed to paying for 95% of all future improvements to the private road. Orange County's UDO defines "Frontage, Lot Line" as "The distance measured along the designated front lot line or public or private right-of-way or easement, as determined by the Planning Director, which affords vehicular access to the property between the points of intersection of the side lot lines with such right-of-way or easement. For the purposes of this definition, businesses have only

	<p>one frontage." Based on this definition, 1009 HI Mar Lane has "direct frontage and access on a public State-maintained road" because there is direct "access" via Hi Mar Lane and Dodson Knoll Road, and the property has direct "frontage" via the private right-of-way or easement affording vehicular access to the property.</p>
<p>Adequate access to and from the site as well as adequate space off the road right of way, is provided for the safe pick up and discharge of clients and is provided in such a manner that traffic generated by the facility is not disruptive to adjacent residentially developed properties.</p>	<p>Access to and from the site is provided adequately, and there is ample space for pickup on site. Traffic to and from the facility has been identified as non-disruptive by a traffic impact study, included in our application materials.</p>
<p>All client pick up and drop offs shall be on site, with proper vehicle stacking area equivalent to three cars.</p>	<p>This condition is met. Our care facility has ample parking. Clients are adults who do not have developmental disabilities and almost all drive their own vehicles.</p>
<p>The site plan shall show how the facilities will be screened from adjacent properties. A Type-B, 30-foot buffer shall be provided around the facility and outdoor area in accordance with Section 6.8.6. These buffers will effectively screen the view of any outdoor area, and reduce noise associated with the facility.</p>	<p>The facility is 252 feet from the residence to the east, 220 feet from the residence to the northeast, 322 feet from the facility to the south, and 429 feet from the residence to the west. Between the facility and adjacent properties, there is a garden and fruit trees to the south and east. To the north, there is a large grove of mature pines, and to the east, there is a large grove of pines and a field of blueberries and blackberries. We believe that this constitutes a sufficient buffer.</p>
<p>Each facility is required to provide a minimum of 75 square feet of outdoor space for every client in care. This space may not be located in a required buffer or in an area, which is used or reserved for use as a sewage disposal nitrification field.</p>	<p>Our facility cares for a maximum of ten clients at any one time. Our fenced outdoor space is 52,726.6 square feet. We have 5272.6 square feet per client.</p>
<p>Fencing and/or screening is to be provided which ensures the protection of the clients receiving care and protects adjacent residentially developed properties from trespass.</p>	<p>Deer fencing and tree screening protect adjacent properties from trespass.</p>
<p>All gates shall be self-closing and self-latching.</p>	<p>Gates are being updated by Triple D Fencing to meet this requirement. This work will be complete no later than November 1.</p>

<p>Each facility approved by the Board of Adjustment shall be reviewed annually by the Planning Director to ensure compliance with the standards of evaluation for such facilities and any conditions attached to the application by the Board of Adjustment. Any change in the operation of the facility, which deviates from the original standards and conditions will constitute a modification and will require the approval of the Board of Adjustment. In determining whether a change in the operation of the facility has occurred, the Planning Director shall be guided by the procedures and criteria contained in Sections 2.7.14 and 5.8.2(B).</p>	<p>We look forward to the annual inspection by the planning director. We will keep the board aware of any changes to the operation of the facility.</p>
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EXHIBIT C
Evidentiary Disclosures

The following is a list of Documentary Exhibits, Lay Witnesses, and Expert Witnesses that the Applicant intends to present at the evidentiary hearing on this SUP Application. The Applicant reserves the right to introduce different or additional Documentary Exhibits and to call different or additional witnesses.

A. Documentary Exhibits

Doc. Ex. 1 – Wastewater System Operation Permit:

This exhibit is relevant to, *inter alia*, UDO Sec. 5.3.2(B)(1) and Sec. 5.3.2(A)(2)(a) and demonstrates that the Application provides adequate provision for sewage disposal facilities has been provided.

Doc. Ex. 2 – County Well Certification:

This exhibit is relevant to, *inter alia*, UDO Sec. 5.3.2(B)(1) and Sec. 5.3.2(A)(2)(a) and demonstrates that the Application provides adequate provision for water.

Doc. Ex. 3 - County Fire Marshall Email:

This exhibit is relevant to, *inter alia*, UDO Sec. 5.3.2(B)(2) and Sec. 5.3.2(A)(2)(a) and demonstrates that the Application provides adequate police, fire and rescue squad protection.

Doc. Ex. 4 – Orange County Emergency Services Email:

This exhibit is relevant to, *inter alia*, UDO Sec. 5.3.2(B)(2) and Sec. 5.3.2(A)(2)(a) and demonstrates that the Application provides adequate police, fire and rescue squad protection.

Doc. Ex. 5 – Trip Generation Letter:

This exhibit is relevant to, *inter alia*, UDO Sec. 5.3.2(B)(3) and Sec. 5.3.2(A)(2)(a) and demonstrates that the Application provides for adequate vehicular access and traffic conditions around the site.

Doc. Ex. 6 – Value Impact Analysis Report:

This exhibit is relevant to, *inter alia*, UDO Sec. 5.3.2(A)(2)(b) and demonstrates that the proposed special use will maintain or enhance the value of contiguous property.

Doc. Ex. 7 – Site Survey:

This exhibit is relevant to, *inter alia*, UDO Sec. 5.3.2 and demonstrates the location of the site and existing structural improvements.

B. Lay Witness Disclosure

Lay Witness 1 – Dr. Nora Dennis, MD:

This witness has personal knowledge of and will testify about the proposed special use and site design. This testimony is relevant to all SUP approval standards and is helpful to the BOA in understanding the proposed special use.

C. Expert Witness Disclosure

Expert Witness 1 – John McPhaul, III:

This witness is being offered as an expert in real estate valuation. He possesses specialized knowledge in this field through his education, accreditation, and professional experience as a licensed real estate appraiser. Mr. McPhaul reviewed or examined the data described in his Value Impact Analysis Report, which is included with the Application as Doc. Ex. 6. Mr. McPhaul used the methods of analysis described in Doc. Ex. 6. Mr. McPhaul's expert opinion is relevant to UDO Sec. 5.3.2(A)(2)(b).

EXHIBIT D
Proposed Findings of Fact

1. The Subject Property is located at 1009 Hi Mar Lane, Hillsborough, NC 27278 (Orange County Parcel ID No. 9850-09-3606) (the "Subject Property").
2. Pursuant to a deed recorded in Orange County Registry Book 6814 at Page 1279, the Subject Property is owned by Ken Wilson and Joanne Wilson (the "Owners").
3. The Special Use Permit Application (the "Application") submitted in this case was submitted by Dr. Nora Dennis (the "Applicant"). The Owner has consented to the submission of the Application by the Applicant.
4. The Application was submitted on the proper form and all required application fees were paid.
5. The Application proposes to use the Subject Property as a Care Facility, which is a special use pursuant to the UDO.
6. At its duly noticed meeting on [INSERT DATE], the Orange County Board of Adjustment (the "BOA") opened an evidentiary hearing on the Application and heard and considered the evidence submitted by the Applicant.
7. The Application, Staff Report, and all accompanying materials were entered into the record.
8. An appropriate oath was administered to each witness providing testimony to the BOA.
9. The BOA accepted Mr. John McPhaul, III as an expert witness in the field of real property valuation and appraisal on the basis that:
 - a. Mr. McPhaul is a licensed real estate appraiser.
 - b. Mr. McPhaul has considerable professional experience and education in the field of real estate valuation.
 - c. Mr. McPhaul has been practicing as a licensed real estate appraiser in Orange County and the surrounding area for more than thirty years.
 - d. Mr. McPhaul's specialized technical knowledge will assist the BOA in understanding the evidence and the impact, if any, that the proposed special use will have on the value of contiguous properties.
10. The Applicant presented competent, material, and substantial evidence tending to establish that each of the Specific Standards, described in UDO Sec. 5.3.2(B), are or will be met, as follows:
 - a. The Applicant presented documentary evidence in the form of a Wastewater Operation Permit and County Well Certificate evidencing the fact that the Specific Standard 5.3.2(B)(1) is met and the proposed special use adequately addresses the provision of sewage disposal facilities, solid waste disposal, and water.
 - b. The Applicant presented documentary evidence in the form of emails from the Orange County Fire Marshal and Orange County Emergency Services evidencing the fact that Specific Standard 5.3.2(B)(2) is met and the proposed special use adequately addresses the provision of police, fire, and rescue squad protection.
 - c. The Applicant presented documentary evidence in the form of a Trip Generation Letter from a licensed traffic engineer evidencing the fact that Specific Standard

5.3.2(B)(3) is met and the proposed special use adequately addresses the provision of vehicular access to the site and traffic conditions around the site.

- d. The Applicant presented documentary evidence and testimony by Dr. Nora Dennis evidencing the fact that all other Specific Standards applicable to Care Facility special uses, including but not limited to those in UDO Sec. 5.8.2, have been or will be met.
11. The Applicant presented competent, material, and substantial evidence tending to establish that each of the General Standards, described in UNDO Sec. 5.3.1(A)(2), are or will be met, as follows:
- a. The Applicant presented documentary evidence of the form of testimony by Dr. Nora Dennis evidencing that General Standard 5.3.2(A)(1)(a) is met and the proposed special 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 because the proposed Care Facility use is specifically intended to promote the public health, safety, and welfare. Dr. Dennis also testified that approval of the Application and the proposed special use will not materially change the design or operation of the Property because the Property is already developed and use for the same purpose under the bona fide farm zoning exemption, and the Application has been submitted solely to facilitate additional licensure for the facility.
 - b. The Applicant presented documentary evidence in the form of a Value Impact Analysis Report and expert testimony by Mr. John McPhaul, a licensed real estate appraiser, evidencing the fact that General Standard 5.3.2(A)(2)(b) is met and the proposed special use will maintain or enhance the value of contiguous property.
 - c. The Applicant presented evidence in the form of testimony by Dr. Nora Dennis evidencing that General Standard 5.3.2(A)(2)(c) is met and the location and character of the proposed special 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 the UDO and the County's Comprehensive Plan because the approval of the Application and the proposed special use will not materially change the design or operation of the Property because the Property is already developed and use for the same purpose under the bona fide farm zoning exemption, and the Application has been submitted solely to facilitate additional licensure for the facility.
12. No competent, material, and substantial evidence to the contrary was presented on the record.

EXHIBIT F
Proposed Order

**FINDINGS OF THE ORANGE COUNTY BOARD OF ADJUSTMENT
PERTAINING TO A REQUEST SUBMITTED BY
DR. NORA DENNIS
PROPOSING A CARE FACILITY USE
ON PROPERTY LOCATED AT 1009 HI MAR LANE, HILLSBOROUGH, NC**

Subject Property: 1009 Hi Mar Lane, Hillsborough, NC 27278
Parcel ID No.: 9850-09-3606
Property Owner(s): Ken Wilson & Joanne Wilson
Applicant: Dr. Nora Dennis
Proposed Special Use: Care Facility

At its regular meeting on [INSERT DATE], after conducting a duly advertised evidentiary hearing, and after considered the above-referenced Special Use Permit Application, the application materials, staff report, exhibits, testimony, and other information presented during the evidentiary hearing on the Application, the Orange County Board of Adjustment voted ___ to ___ to **APPROVE** a Special Use Permit authorizing the Subject Property to be used as a Care Facility.

Findings of Fact

1. The Subject Property is located at 1009 Hi Mar Lane, Hillsborough, NC 27278 (Orange County Parcel ID No. 9850-09-3606) (the "Subject Property").
2. Pursuant to a deed recorded in Orange County Registry Book 6814 at Page 1279, the Subject Property is owned by Ken Wilson and Joanne Wilson (the "Owners").
3. The Special Use Permit Application (the "Application") submitted in this case was submitted by Dr. Nora Dennis (the "Applicant"). The Owner has consented to the submission of the Application by the Applicant.
4. The Application was submitted on the proper form, and all required application fees were paid.
5. The Application proposes to use the Subject Property as a Care Facility, which is a special use pursuant to the UDO.
6. At its duly noticed meeting on [INSERT DATE], the Orange County Board of Adjustment (the "BOA") opened an evidentiary hearing on the Application and heard and considered the evidence submitted by the Applicant.
7. The Application, Staff Report, and all accompanying materials were entered into the record.
8. An appropriate oath was administered to each witness providing testimony to the BOA.
9. The BOA accepted Mr. John McPhaul, III as an expert witness in the field of real property valuation and appraisal on the basis that:
 - a. Mr. McPhaul is a licensed real estate appraiser.
 - b. Mr. McPhaul has considerable professional experience and education in the field of real estate valuation.

- c. Mr. McPhaul has been practicing as a licensed real estate appraiser in Orange County and the surrounding area for more than thirty years.
 - d. Mr. McPhaul's specialized technical knowledge will assist the BOA in understanding the evidence and the impact, if any, that the proposed special use will have on the value of contiguous properties.
10. The Applicant presented competent, material, and substantial evidence tending to establish that each of the Specific Standards, described in UDO Sec. 5.3.2(B), are or will be met, as follows:
 - a. The Applicant presented documentary evidence in the form of a Wastewater Operation Permit and County Well Certificate evidencing the fact that the Specific Standard 5.3.2(B)(1) is met and the proposed special use adequately addresses the provision of sewage disposal facilities, solid waste disposal, and water.
 - b. The Applicant presented documentary evidence in the form of emails from the Orange County Fire Marshal and Orange County Emergency Services evidencing the fact that Specific Standard 5.3.2(B)(2) is met and the proposed special use adequately addresses the provision of police, fire, and rescue squad protection.
 - c. The Applicant presented documentary evidence in the form of a Trip Generation Letter from a licensed traffic engineer evidencing the fact that Specific Standard 5.3.2(B)(3) is met, and the proposed special use adequately addresses the provision of vehicular access to the site and traffic conditions around the site.
 - d. The Applicant presented documentary evidence and testimony by Dr. Nora Dennis evidencing the fact that all other Specific Standards applicable to Care Facility special uses, including but not limited to those in UDO Sec. 5.8.2, have been or will be met.
 - e. The Applicant presented evidence that the Subject Property has access to Dairyland Road, which is a State-maintained road, via Hi Mar Lane and Dodsons Knoll Road. The Applicant presented documentary evidence in the form of an executed and recorded Amended Declaration of Restrictions and Provisions for Private Road Maintenance agreement, recorded in Orange County Registry Book 6104 at Page 302, guaranteeing the Applicant's right of access over Hi Mar Lane and Dodsons Knoll Road and to Dairyland Road.
11. The Applicant presented competent, material, and substantial evidence tending to establish that each of the General Standards, described in UNDO Sec. 5.3.1(A)(2), are or will be met, as follows:
 - a. The Applicant presented documentary evidence in the form of testimony by Dr. Nora Dennis evidencing that General Standard 5.3.2(A)(1)(a) is met and the proposed special 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 because the proposed Care Facility use is specifically intended to promote the public health, safety, and welfare. Dr. Dennis also testified that approval of the Application and the proposed special use will not materially change the design or operation of the Property because the Property is already developed and use for the same purpose under the bona fide farm zoning exemption, and the Application has been submitted solely to facilitate additional licensure for the facility.

- b. The Applicant presented documentary evidence in the form of a Value Impact Analysis Report and expert testimony by Mr. John McPhaul, a licensed real estate appraiser, evidencing the fact that General Standard 5.3.2(A)(2)(b) is met and the proposed special use will maintain or enhance the value of contiguous property.
 - c. The Applicant presented evidence in the form of testimony by Dr. Nora Dennis evidencing that General Standard 5.3.2(A)(2)(c) is met and the location and character of the proposed special 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 the UDO and the County's Comprehensive Plan because the approval of the Application and the proposed special use will not materially change the design or operation of the Property because the Property is already developed and use for the same purpose under the bona fide farm zoning exemption, and the Application has been submitted solely to facilitate additional licensure for the facility.
12. No competent, material, and substantial evidence to the contrary was presented on the record.

Conclusions of Law

1. Based on the competent, material, and substantial evidence present in the record, the proposed special use satisfies the General Standards found in Section 5.3.2(A)(2) of the UDO. Further, the proposed special use satisfies the Specific Standards found in Sections 5.3.2(B) and 5.8.2 of the UDO.

ACCORDINGLY, based on the foregoing, the Orange County Board of Adjustment hereby **APPROVES** the Application and authorizes a Care Facility special use to be operated on the Subject Property, subject to the following condition:

1. This approval shall remain valid and effective for so long as the Applicant and any successors-in-interest to the Subject Property maintain a legally enforceable right-of-access or easement over Hi Mar Lane and Dodsons Knoll Road to Dairyland Road.

This the ____ day of _____, 2025.

Leon Meyers, Chair



Orange County Planning & Inspections Department

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

919-245-2575 or planningapps@orangecountync.gov

Environmental Assessment

Please check all applicable boxes and complete the required documentation.

Additional information is contained in Section 2.25 of the Unified Development Ordinance (UDO).

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

*** Please fill out all required fields**

An Environmental Assessment (EA) shall be required for each individual parcel proposed for development consistent with applicable criteria as detailed within the UDO.

Date: _____

Contact Information*

Property Owner(s): _____

Mailing Address: _____

Phone: _____ Email: _____

Applicant (if different than property owner): _____

Mailing Address: _____

Phone: _____ Email: _____

I. Property Information*

Parcel ID Number (PIN): _____

Address: _____

Acreage: _____ Township: _____

Zoning District: _____

Watershed Overlay: _____

Other Overlay: _____

II. General Site Information*

A. Adjacent Property

Zoning North: _____ South: _____

East: _____ West: _____

Land Use North: _____ South: _____

East: _____ West: _____

B. Topography

▪ Highest Elevation: _____

▪ Lowest Elevation: _____

▪ General direction of slope: _____

▪ **Estimated % of property with:**

0 – 5% slope: _____

5 – 15% slope: _____

15 – 25% slope: _____

More than 25% slope: _____

C. Water Features and Drainage

The following water features are located on the property:

- Streams
- Wetlands
- Ponds
- Drainage Easements
- Special Flood Hazard Area

Describe _____

(attach additional sheets if needed)

D. Does the property contain any of the following Inventory of Natural or Cultural Resources?

As identified in the “Inventory of Sites of Cultural, Historical, Recreational, Biological, and Geological Significance in the Unincorporated Portions of Orange County” or the “Inventory of Natural Areas and Wildlife Habitats of Orange County, North Carolina”.

- 1. Cemeteries Yes No
- 2. Archaeological sites Yes No
- 3. Historic sites Yes No
- 4. Areas of geological significance Yes No
- 5. Designated natural areas Yes No
- 6. Designated habitat Yes No

For each yes answer above, please indicate the location on the site plan and complete Attachment A.

III. Project Description*

A. Describe proposed use of property:

B. Number of lots:

C. Number of structures:

D. Estimated square footage of area to be graded for development of attached residential units (excluding roads, but including parking areas)

E. Estimated square footage of area to be graded for non-residential use (excluding roads)

F. Estimated area to be graded for roads

- Road type: Public Private
 Class A
 Class B

▪ Total road length: _____

III. State Permits Required*

A. Does the project involve the mining of earth products? Yes No

▪ If yes, how many cubic feet of material are expected to be excavated? _____

▪ Has an application for a Mining Permit been submitted to NCDRCD? Yes No

Please attach map indicating expected extent of proposed activity.

B. Does the project involve generation or storage of hazardous or toxic wastes, as identified by the Environmental Protection Agency?

Yes No

▪ Describe the wastes to be generated: _____

▪ How much material is expected to be generated per month? _____

▪ Will any material be treated onsite? Yes No If yes, indicate volume: _____

Will any material be stored onsite? Yes No If yes, indicate volume: _____

▪ Where will disposal of the material take place? _____

▪ How will materials be transported to the disposal site? _____

▪ What measures are proposed to protect water quality and air quality in case of spills?

C. Will the project involve a land application system for treatment of wastewater?

- Yes No - If yes, describe _____

- Has an application for a non-discharge permit been submitted to the NC Department of Environmental Management or Orange County Department of Environmental Health? Yes No

D. Is a septic tank system proposed which has a design capacity of more than 3,000 gallons per day?

- Yes No - If yes, describe _____

E. Does the activity involve sludge disposal?

Yes No

- If yes, where is the source of the sludge? _____

- Describe where and how the sludge is being disposed _____

- Has a NPDES permit from the NC Division of Environmental Quality been issued?
 Yes No

F. Water Usage

- Estimated number of employees: _____ x 25 gallons per day (gpd) = _____ gpd
- Estimated water use for climate control = _____ gpd
- Process Water
 - _____ % Consumed
 - _____ % Discharged to septic system
 - _____ % Discharged to surface (including storm sewers) - Describe: _____

 - _____ % Evaporated
 - _____ % Reclaimed/reused
 - _____ % Other
 - = 100%
- Water used for cooling, heating, etc., in association with production or manufacturing
 - _____ % Reused
 - _____ % Consumed
 - _____ % Discharged - Describe: _____

 - = 100%
 - _____ gpd Total Water Usage
- Describe source of water: _____

Attachment A*

To be completed only if inventory sites are identified in I.D.
(attach additional sheets if necessary)

1.a. Impact on Resource from Proposed Development

1.b. Proposed Mitigation

2.a. Impact on Resource from Proposed Development

2.b. Proposed Mitigation

Certification and Signatures*

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.

Nora Dennis

Applicant

Date

Orange County Health Department
Environmental Health Division

(919) 245-2360
(919) 644-3006 (FAX)
www.orangecountync.gov



131 West Margaret Lane
Suite 100
P.O. Box 8181
Hillsborough, NC 27278

WASTEWATER SYSTEM OPERATION PERMIT

Property Address : 1009 HI MAR LN
HILLSBOROUGH, NC 27278

Parcel Number : 9850093606

Property Description : MAJ 5 MARY W DODSON HEIRS P108/167

Application Date : 6/14/2023

Owner Name : *WILSON KENNETH H

Permit Number : CA23-0246

Address : 104 STONERIDGE DR

Workclass : New

CHAPEL HILL, NC

Phone : (919) 932-5391

Email : wilso003@protonmail.com

Water Supply : Private Well

Septic Contractor: McBroom Septic Services

Facility Type : Business/Professional

System Operator: OWNER

System Classification : Ilg: Accepted Trench, 25% Redu

System Type : Infiltrator Quick 4 Standard W

In accordance with NCGS 130A-11 and 15A NCAC 18A Section .1900, This Operation Permit is issued to the Owner listed above for the operation of a 0 bedroom / 490.00 GPD wastewater treatment and disposal system.

REQUIRED INSPECTIONS

ORC Inspection : N/A

ORC Report : N/A

OCHD Inspection : N/A

CONDITIONS

- This permit shall be valid only for the nature and volume of wastewater specified in the CA.
NOTE: Water softener backwash is not allowed in the system.
- This permit is transferable and any conditions imposed by this permit shall transfer to any subsequent owner(s).
- The system shall be properly maintained and operated at all times in accordance with **The Schedule of Operation and Maintenance**. Refer to the "as-built" inspection record on file at OCHD for system installation specifications.
- The owner is responsible for compliance with 15A NCAC 18A section .1900-**Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal** as amended by the Orange County Board of Health.
- In the event of failure of the system (as determined by the OCHD), the owner shall take such corrective actions as required by the OCHD within the specified period of time.
- No traffic, vehicles, or excavation shall be allowed on the system or the repair area. The repair area designated by the OCHD shall be maintained in acceptable condition to allow replacement of the original drainfield.
- Appropriate permits shall be obtained from the OCHD prior to any repairs on the system.
- The owner (and ORC, if applicable) shall notify the OCHD of any system malfunction and/or maintenance performed.

SCHEDULE OF OPERATION AND MAINTENANCE

FOR ALL SYSTEMS:

- * Every 12 months: Septic tank shall be inspected for influent/effluent line blockage, tank/riser leakage, and solids accumulation. Blockages or leaks shall be repaired. Septic tanks shall be pumped when solids (scum & sludge) reach 1/3 of the liquid volume. Effluent filters shall be inspected and cleaned as necessary.
- * Every 6 months: Drainfield shall be inspected for seepage or saturation, ground surface depressions/settling, broken pipes, maintenance of vegetation, protection from traffic, and proper diversion of surface water.
- * Every 6 months: Ground surface around the tanks and drainfield shall be inspected for areas of depression or ponding, and such areas shall be backfilled with soil.
- * For grassed sites - Grass shall be cut regularly as needed to maintain a height of 8 inches or less, using lightweight mowers.

FOR SYSTEMS WITH PUMPS (TYPE III OR IV SYSTEMS):

- * Every 6 months: Pump tank shall be inspected for leaks and solids accumulation. Leaks shall be repaired and solids removed as necessary. Pump, controls, floats and alarm shall be checked for proper operation.
- * Every 6 months: Pipe and fittings shall be checked for leakage.
- * Every 6 months: Water meters, pump meters and counters shall be read and recorded.

FOR TYPE IV, V AND VI SYSTEMS:

- The permittee and any subsequent owner(s), shall maintain a contract with an NC licensed subsurface wastewater system operator (ORC). The permittee or owner shall notify any subsequent system owner(s) of the requirements contained in this permit, including the requirement for a management entity (ORC) contract. Notification of termination of an ORC contract, or of a change of ORC, shall be submitted in writing to the OCHD at least 30 days in advance of the change.
- All monitoring data and maintenance records shall be kept on file by the ORC, and a copy submitted to the owner and the OCHD

NOTE: Type III and higher systems require an inspection by the OCHD on a periodic basis ("WTMP"), as indicated above. A fee will be assessed for each

ISSUED : 9/7/2023

Kathryn Hobby

Orange County Health Department

(919) 245-2360
(919) 644-3006 (FAX)



131 West Margaret Lane
Suite 100
P.O. Box 8181
Hillsborough, NC 27278

WASTEWATER SYSTEM INSTALLATION RECORD WSI-033518-2023

Address: 1009 HI MAR LN HILLSBOROUGH, NC 27278	Property Description: MAJ 5 MARY W DODSON HEIRS P108/167
Applicant: DENNIS NORA	System Type: Ilg: Accepted Trench, 25% Reduction
System Installer: McBroom Septic Services	CA#: CA23-0246 PIN: 9850093606

Tank Information

Septic Tank (STB)		
Septic Tank Manufacturer: Premium	Septic Tank Form #: 175	Date: 07/11/2023
Septic Tank Pre-Approval #:	PSI:	Leak Test: NA
Septic Tank Capacity: 1,246	Inlet Riser: Polylok	Outlet Riser: Polylok
Effluent Filter		
Filter Brand: PolyLok	Filter Model: pl 68	Pipe Seals OK?: Yes
Pump Tank		
Pump Tank Manufacturer:	Pump Tank Form #:	Date:
Pump Tank Pre-Approval #:	PSI:	Leak Test:
Pump Tank Capacity:	Pump Tank GPI:	Outlet Riser:

Pump Delivery Rate Info

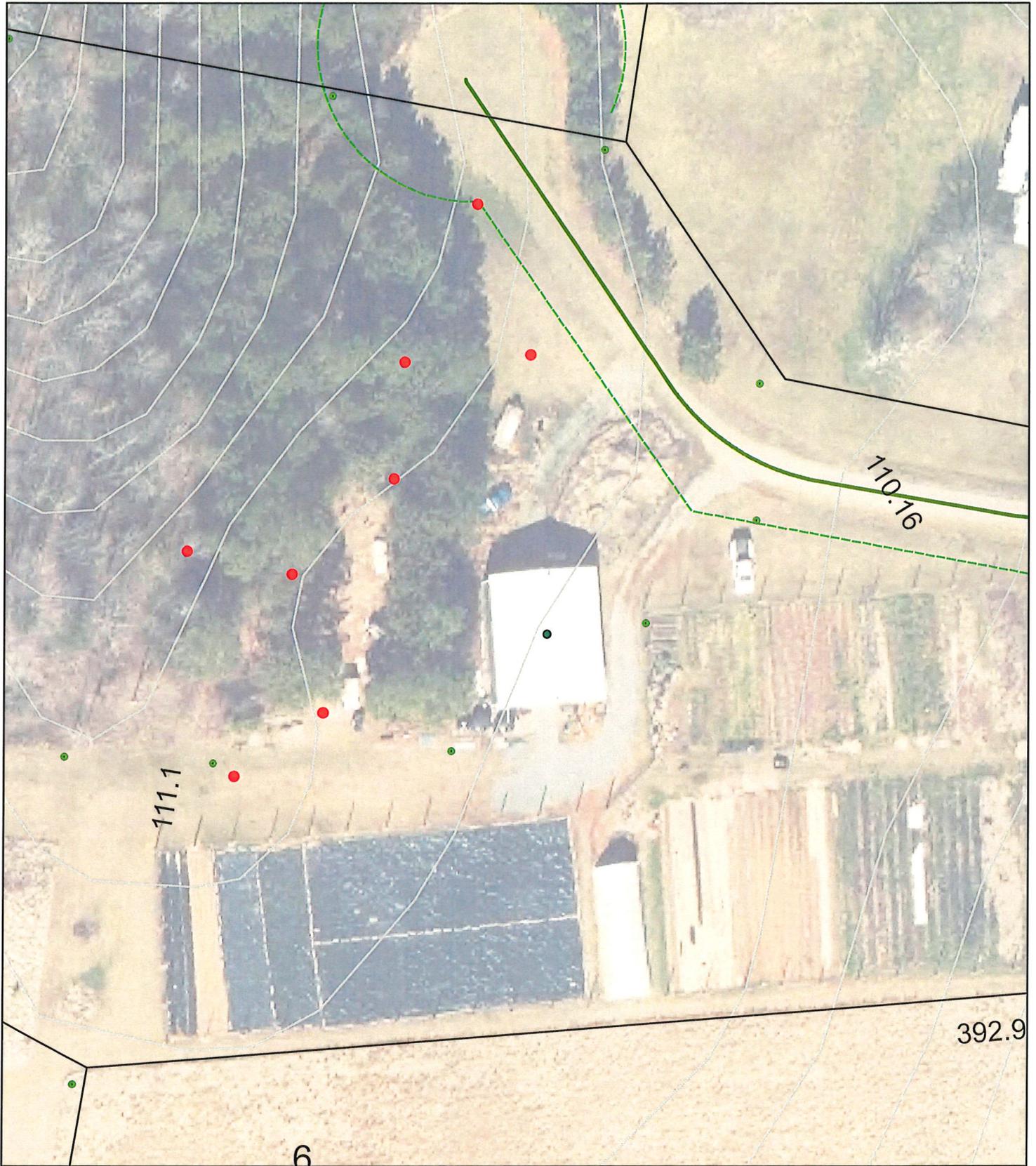
Pump			
Pump Brand:		Pump Model:	
Supply Line			
Supply Line Size (Inches):	Supply Line Length (ft):	OK to Cover?:	Pressure Test:
Pump			
Control Panel Brand:	Alarm OK:	Enclosure/Conduit:	
Control Panel Model:	Duct Seal:	Pull Rope:	
Number of Floats:	Dose set (in):	Dose volume (gal):	
PDR			
Initial Measurement (in):	Ending Measurement (in):	Elapsed Time (minutes):	
Measured GPM:	Design GPM:	Design Head (ft):	
	ETM DATA:	EC DATA:	

Drainfield Info

Linear ft Approved: 448	Imported Cover Approved?: N/A	Seed & Straw Approved?: N/A
Installed Drainfield Type: Infiltrator Quick 4 Standard W		

Inspections

Inspection Date	Inspector	Notes	Yet To Do
07/03/2023	Kathryn Hobby		
07/10/2023	Kathryn Hobby		
08/14/2023	Kathryn Hobby		
08/29/2023	Kathryn Hobby	St in 13'1 St out 13'4	Drainlines



1 inch = 50 feet



Orange County Environmental Health

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

Orange County Health Department – Water Sampling Health Risk Evaluation Report

County: ORANGE Name: _____

Sample ID: _____ Reviewer: TL

Recommendations for uses of your well water are based solely on the parameters below.

Parameter	Recommended uses	Next steps
<input checked="" type="checkbox"/> No coliform bacteria detected	Safe for all uses (if there were no other detected issues)	None
<input type="checkbox"/> Total coliform bacteria detected	DO NOT use for drinking or cooking unless boiled 3 mins; use caution when bathing, showering, or washing dishes	Chlorinate your well and resample
<input type="checkbox"/> Fecal coliform (<i>E. coli</i>) bacteria detected	DO NOT use for drinking, cooking, bathing, showering, or washing dishes	Chlorinate your well and resample
<input type="checkbox"/> No inorganic results exceeded regulatory drinking water standards	Safe for all uses (if there were no other detected issues)	None
<input type="checkbox"/> The following inorganic results exceeded regulatory drinking water standards: <input type="checkbox"/> Arsenic <input type="checkbox"/> Barium <input type="checkbox"/> Cadmium <input type="checkbox"/> Chromium <input type="checkbox"/> Copper <input type="checkbox"/> Fluoride <input type="checkbox"/> Iron <input type="checkbox"/> Lead <input type="checkbox"/> Magnesium <input type="checkbox"/> Manganese <input type="checkbox"/> Mercury <input type="checkbox"/> Nitrate <input type="checkbox"/> Nitrite <input type="checkbox"/> pH <input type="checkbox"/> Selenium <input type="checkbox"/> Silver <input type="checkbox"/> Zinc	DO NOT use for drinking or cooking	Install a treatment system to address issue(s)
<input type="checkbox"/> The following inorganic results exceeded aesthetic drinking water standards: <input type="checkbox"/> Barium <input type="checkbox"/> Cadmium <input type="checkbox"/> Chromium <input type="checkbox"/> Fluoride <input type="checkbox"/> Iron <input type="checkbox"/> Magnesium <input type="checkbox"/> Manganese <input type="checkbox"/> pH <input type="checkbox"/> Selenium <input type="checkbox"/> Silver <input type="checkbox"/> Zinc	Safe for all uses, but you may notice issues like bad taste, odor, staining, etc.	If desired, install a treatment system to address issue(s)
<input type="checkbox"/> Lead was detected but did not exceed federal drinking water standards	Use caution: any detection of lead—even below the federal limit may be hazardous	Contact NC DHHS at (919) 707-5900 for resources
<input type="checkbox"/> Sodium levels exceeded EPA's health advisory level of 20 mg/l	DO NOT use for drinking or cooking if on a no or low-sodium diet	If necessary, install a treatment system to address issue
<input type="checkbox"/> Sodium levels exceeded 30 mg/l	Safe for all uses, but you may notice issues like bad taste, odor, staining, etc.	If desired, install a treatment system to address issue(s)

All recommended resamples, chlorination kits, or additional questions or concerns can be directed to the Orange County Environmental Health Division at (919) 245-2361 or by going to <https://www.orangecountync.gov/641/Environmental-Health>.

Any water quality issues involving high risk populations (i.e. those who are pregnant, breastfeeding, under 5 years old, over 65 years old, immune compromised or suppressed, etc.) should be reported to a physician at their next visit.



North Carolina State Laboratory of Public Health
Environmental Sciences
Microbiology
Certificate of Analysis

60

4312 District Drive
 MSC 1918
 Raleigh, NC 27699-1918

http://slph.ncpublichealth.com
 Phone: 919-733-7308
 Fax: 919-715-8611

FINAL REPORT

Report to: K Hobby

Name of System:

ORANGE CO ENVIRONMENTAL HEALTH
 131 W MARGARET LANE
 Hillsborough, NC 27278

N. Dennis
 1004 Hi Mar Ln
 Hillsborough, NC 27278

EIN: 566000327EH

Delivery: NC Courier

Orange County

StarLiMS ID: **ES250806-0003**

Date Collected: 08/05/2025

Time Collected: 11:45

By: K. Hobby

Date Received: 08/06/2025

Time Received: 07:43

By: Kaila Kurtz

Sample Source: New Well

Sampling Point: Well Head

Sample Type:

GPS No.

Treatment:

Well Permit No. WS25-0364

Comment:

Colilert Profile

Method: SM 9223B

Analyte	Test Result	Unit	Conclusion	Date Tested
Total Coliform	Absent			08/06/2025
E. coli	Absent			08/06/2025

Report Date: 08/07/2025

Reported By: **DNEWBORN**

Explanations of Coliform Analysis:

If coliform bacteria are **Absent**, the water is considered safe for drinking purpose. If coliform bacteria are **Present**, the water is considered unsafe for drinking purpose. Presence of *E. coli* (bacteria) generally indicates that the water has been contaminated with fecal material. It must be remembered that a water analysis refers only to the sample received and should not be regarded as a complete report on the water supply.



Nora Dennis <nora@jubilee.clinic>

special use permit

Stephen Smith <stesmith@orangecountync.gov>
To: "Dr. Nora Dennis" <nora@jubilee.clinic>
Cc: Cy Stober <cstober@orangecountync.gov>

Mon, Jun 9, 2025 at 11:42 AM

Good morning, in reviewing this email and the address listed it appears the fire district is Orange Grove Fire response district. Upon reviewing the 9s Inspection data performed by the Office of the State Fire Marshals Office it shows they are active and in compliance with the response requirements set forth within the boundaries of there district.

Thank You,

Stephen M. Smith

Division Chief of Fire and Life Safety

(County Fire Marshal)

Orange County Emergency Services

Office Phone: (919) 245-6151

Cell Phone: (919) 973-9240

Fax: (919) 732-8130

Email: stesmith@orangecountync.gov

Website: <http://orangecountync.gov>

Permit and Inspection Information is now available online! [Click here to access our portal](#)

*****All third-party fire and life safety inspection reports must be uploaded to www.thecomplianceengine.com by the service provider*****

From: Dr. Nora Dennis <nora@jubilee.clinic>
Sent: Friday, June 6, 2025 9:27 AM
To: Stephen Smith <stesmith@orangecountync.gov>
Subject: special use permit

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Phish Alert Button located on your Outlook menu bar on the Home tab.

[Quoted text hidden]



Nora Dennis <nora@jubilee.clinic>

emergency services to 1009 Hi Mar Lane

Kirby Saunders <ksaunders@orangecountync.gov>

Mon, Jun 9, 2025 at 10:12 PM

To: "Dr. Nora Dennis" <nora@jubilee.clinic>

Cc: Cy Stober <cstober@orangecountync.gov>, Tina Rimmer <TRimmer@orangecountync.gov>

Hi Nora,

Thank you for reaching out to confirm the delivery of emergency services. I can confirm that the address you've provided below is within the Orange County's jurisdiction for emergency services and within the jurisdiction of the Orange County Sheriff's Office.

In Orange County, we follow the International Academy of Emergency Dispatch protocols (an industry standard) for the handling of all fire, EMS, and law enforcement calls for service. These protocols allow for the prioritization of calls and assignment of resources for each call type and priority. While each call is unique and we can make no guarantees on response times, our average times are well within state and national standards (for Fire/EMS). I cannot speak on behalf of our partners at the Sheriff's Office regarding response times, but we do dispatch for them and they are well integrated into our broader emergency services system. I have cc'd Chief Deputy Sykes here for awareness and input.

In the rare situation that resources are already assigned, each response agency maintains robust mutual aid agreements with surrounding jurisdictions.

In summary, barring no impediments with access (drives, gates, etc.) or extenuating circumstances, I have no concerns or hesitation with providing assurance that we can and would provide appropriate emergency services to the address below.

W. Kirby Saunders
Director
Orange County Emergency Services
510 Meadowlands Drive
Hillsborough, NC 27278
Office: 919-245-6123
Cell: 434-517-1227

On Jun 9, 2025, at 8:20 PM, Dr. Nora Dennis <nora@jubilee.clinic> wrote:

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Phish Alert Button located on your Outlook menu bar on the Home tab.

[Quoted text hidden]



October 6, 2025

Cy Stober
Orange County Planning and Inspections Director
131 W. Margaret Lane, Suite 201
PO Box 8181 Hillsborough, NC 27278
P: 919-245-2592
E: cstober@orangecountync.gov

Reference: Jubilee Clinic – Hillsborough, NC
Subject: Trip Generation Letter

Dear Mr. Stober:

This letter provides a trip generation summary as requested as a part of the special use permit (SUP) application for the Jubilee Clinic at 1009 Hi Mar Lane in Hillsborough, North Carolina. It is our understanding that with the SUP, clinic operations are technically able to be expanded in the future. Although this expansion is technically allowed, the clinic is not planning to immediately expand operations at this time. Access is proposed to be maintained as a full-movement access via Dodsons Knoll Road along Dairyland Road.

Study Area Roadway Summary:

Existing speed limits, typical cross sections, and annual average daily traffic (AADT) volumes for roadways adjacent to the site are summarized in Table 1.

Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	2023 AADT (vpd)
Dairyland Road	SR 1177	2-lane undivided	50 mph	950

Trip Generation:

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed potential expansion of the existing development was estimated using methodology contained within the ITE Trip Generation Manual, 11th Edition. It should be noted that based on NCDOT’s Rates vs. Equations sheet, square footage is the preferred independent variable. In this case where only the staff is expected to increase, “employees” was used as the independent variable. Refer to Table 2 for the site trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Clinic (630)	5 Employees	164	8	2	7	11

It is estimated that the increase in staff will generate 164 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated 10 trips (8 entering, 2 exiting) will occur during the weekday AM peak hour and 18 trips (7 entering, 11 exiting) during the weekday PM peak hour. It should be noted that the staff expansion, if it were to occur, is expected to generate significantly fewer trips than ITE suggests based on coordination with the owner and current operations.

The anticipated trips for the proposed potential expansion of the existing site are expected to be less than the typical threshold the North Carolina Department of Transportation (NCDOT) supports for requiring a Traffic Impact Analysis (TIA) (3,000 trips per day). Orange County’s (County) Unified Development Ordinance (UDO) supports a threshold of 800 trips per day to require a TIA. The proposed expansion of the existing site is anticipated to be under the daily thresholds to require a TIA by both NCDOT and the Town.

With the clinic expansion added to the roadway network, AADT along Dairyland Road is not expected to exceed 1,200 vehicles per day. NCDOT can typically require turn lanes once a roadway exceeds 4,000 vehicles per day. With the existing low AADT and minimal traffic being generated by the clinic, acceptable operations are expected at the access, and no turn lanes are expected to be warranted.

Findings and Summary:

Based on the results of the trip generation for the expansion of the existing development, a TIA is not warranted given the small scale of the development. Due to the minimal amount of proposed site traffic, the development is not expected to have a negative impact on the surrounding roadway network.

Further coordination with the County may be needed to determine future right-of-way dedication along the site's frontage. If you should have any questions, please feel free to contact me at (704) 220-6859.

Sincerely,



10/06/2025

Dyron Capers, PE
Traffic Analysis Project Manager
DRMP, Inc.
License #F-1524



McPhaul

APPRAISAL

land
home
estates

McPhaul Appraisal, Inc.
125 S. Estes Dr, Unit #2873
Chapel Hill, NC 27514
(919) 968-6866
<http://www.mcphaulappraisal.com>

05/27/2025

Joanne A.P. Wilson
104 Stoneridge Dr
Chapel Hill, NC 27514

Re: Property: 1009 Hi Mar Ln
Hillsborough, NC 27278
Borrower: n/a
File No.: 1009 Hi Mar Ln

Opinion of Impact Jubilee does not appear to have any negative impact on values
Effective Date: 05/01/2025

In accordance with your request, we have assessed the impact of the above referenced property on the neighboring properties.

The purpose of the appraisal is to develop an opinion of market value for the impact of the subject property described in this appraisal report, as improved, in unencumbered fee simple title of ownership on the neighboring homes and land.

CONCLUSION:

Our conclusion is that there is no negative impact on the surrounding properties by the Jubilee property that is the subject of this analysis.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,




John A. McPhaul, III
License or Certification #: A137
State: NC Expires: 06/30/2025
john@mcphaulappraisal.com

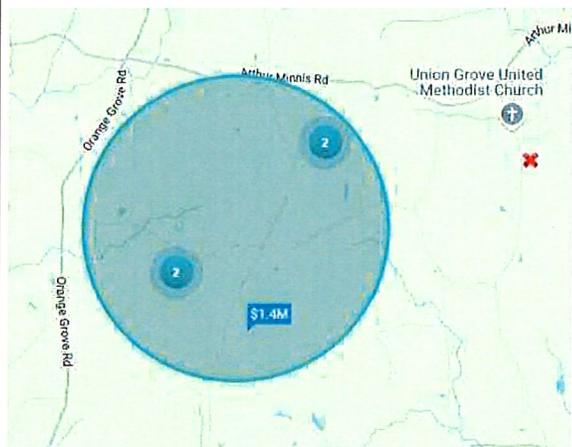
Jubilee Farm Impact On Nearby Values

Analysis of Residential and Land Sales Near the Subject Property

We used the available sales data from the subject's nearby market area to determine the annual average and median sales price of both homes and land in the subject local market area. This involved looking at the average and median sales prices of the surrounding properties to determine:

(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);

We used this search area below to extract the average and median sales prices of both the residential sales and land sales.



Our analysis of the attached spreadsheet indicates that the subject property use has no negative impact as in general the area has seen continued appreciation in values. The single family home values have gone from an average/median value of \$399,000/\$271,000 five to six years ago to currently \$836,666/\$565,000 while the land values have gone from \$112,080/\$112,080 to \$350,714/\$345,000. While these are aggregate numbers they still point to the fact that the subject market has seen major appreciation over the last 6 years and that this continued increase has been ongoing since the inception of Jubilee in 2023.

It is my professional opinion based on the attached data from the TMLS from the search area that there is no negative impact on the surrounding properties by the property subject to the Special Use Permit. See attached Statistical Analysis.

Nearby House and Land Sales Last 6 Years

CMA of Residential Sales in the 1,000 foot notification area in the last 6 years:

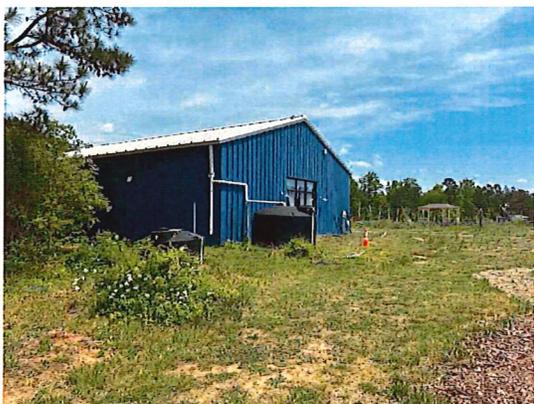
	Average \$	Median \$
Last 12 Months	\$836,666	\$565,000
Last 12-24 Months	\$546,666	\$535,500
Last 24-36 Months	\$555,175	\$587,500
Last 36-48 Months	\$338,412	\$350,000
Last 48-60 Months	\$457,500	\$487,750
Last 60-72 Months	\$399,000	\$271,500

CMA of Land Sales in the 1,000 foot notification area in the last 6 years:

	Average \$	Median \$
Last 12 Months	\$0.00	\$0.00
Last 12-24 Months	\$350,714.00	\$345,000.00
Last 24-36 Months	\$248,750.00	\$222,500.00
Last 36-48 Months	\$100,000.00	\$100,000.00
Last 48-60 Months	\$230,000.00	\$170,000.00
Last 60-72 Months	\$112,080.00	\$112,080.00

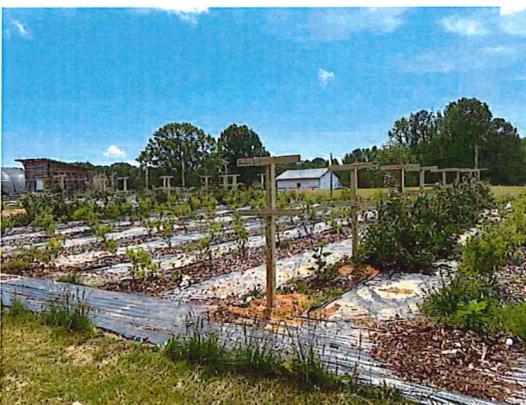
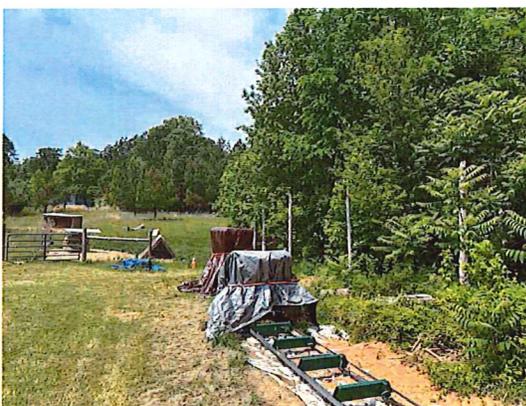
Photograph Addendum

Client	Joanne A.P. Wilson				
Property Address	1009 HI Mar Ln				
City	Hillsborough	County	Orange	State	NC Zip Code 27278
Appraiser	John A. McPhaul, III				



Photograph Addendum

Client	Joanne A.P. Wilson				
Property Address	1009 HI Mar Ln				
City	Hillsborough	County	Orange	State	NC Zip Code 27278
Appraiser	John A. McPhaul, III				



Resume

John A. McPhaul, III
2 Bolin Heights, Suite A
Chapel Hill, NC 27514
919-968-6866
john@mcphaulappraisal.com

PROFESSIONAL DESIGNATIONS AND MEMBERSHIPS

North Carolina Real Estate Brokers License #81844
North Carolina State-Certified Residential Real Estate Appraiser #A 137
Member, Chapel Hill Board of Realtors
Member, National Association of Realtors
Member, North Carolina Professional Appraisers Coalition

EDUCATION

Presently Ongoing Real Estate Coursework in Appraisal
1984 University of North Carolina at Chapel Hill, BA
1978 Sandhills Community College, Pinehurst, NC AA(w/Honors)
1976 Pinecrest High School, Southern Pines, NC

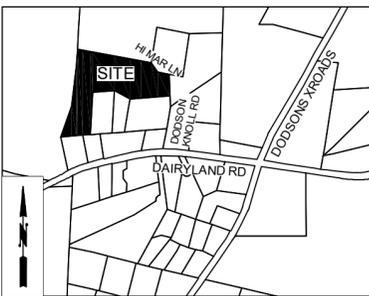
EMPLOYMENT

1999-Present Owner, McPhaul Appraisal Inc.
Providing experience combined with the latest technology in an effort to supply clients the most accurate and timely valuation services.

1994-1999 Owner/Partner Action Appraisal
Primarily residential appraisal work performed as a part of a team with partners Terry Tickle and Ivy Goodman.

1992-1994 Staff Appraiser, Cash & Company, Durham, NC
Staff appraisal work performed throughout the RTP real estate market.

1988-1992 Owner, McPhaul Appraisal Service
Residential appraisal work performed in and around Orange, Chatham and Durham Counties.



VICINITY MAP (NOT TO SCALE)

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REFERENCES OR OTHER REFERENCE SOURCE...); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK SEE, PAGE REFERENCES OR OTHER REFERENCE SOURCE...; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1 : 10,000 +/-; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)

THIS 24 DAY OF OCTOBER, 2025.



PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5268

SURVEY REFERENCES
DEED BOOK 6814 PAGE 1279 (CURRENT)
PLAT BOOK 108 PAGE 67 (CURRENT)
PLAT BOOK 126 PAGE 34
PLAT BOOK 109 PAGE 108
PLAT BOOK 88 PAGE 17

PROPERTY DATA
CURRENT OWNER: KENNETH H. WILSON
JOANNE A.P. WILSON
SITE ADDRESS: 1009 HI MAR LANE
HILLSBOROUGH, NC 27278
PIN: 9850-09-3606
CURRENT ZONING: AR, R1 & RB (SPLIT ZONING)
TOTAL AREA: 9.67 ACRES

ABBREVIATIONS
AC ACRE(S)
BC BACK OF CURB
BM BOOK OF MAPS
DB DEED BOOK
EP EDGE OF PAVEMENT
EIP EXISTING IRON PIPE
N/F NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
P.S. PLAT SLIDE
R/W RIGHT-OF-WAY
SF SQUARE FEET
TYP TYPICAL
SIP SCREENED IN PORCH

EXISTING IMPERVIOUS SURFACE
METAL BUILDING: 2,000 SF
CONCRETE PAD/WALK: 462 SF
GRAVEL DRIVE: 7,071 SF
SHEDS/GAZEBO: 450 SF
TOTAL: 9,983 SF OR 2.37 %

BUILDING SETBACKS (RB)
FRONT FROM R/W - 40'
REAR - 20'
SIDE - 20'

BUILDING SETBACKS (AR)
FRONT FROM R/W - 40'
REAR - 20'
SIDE - 20'

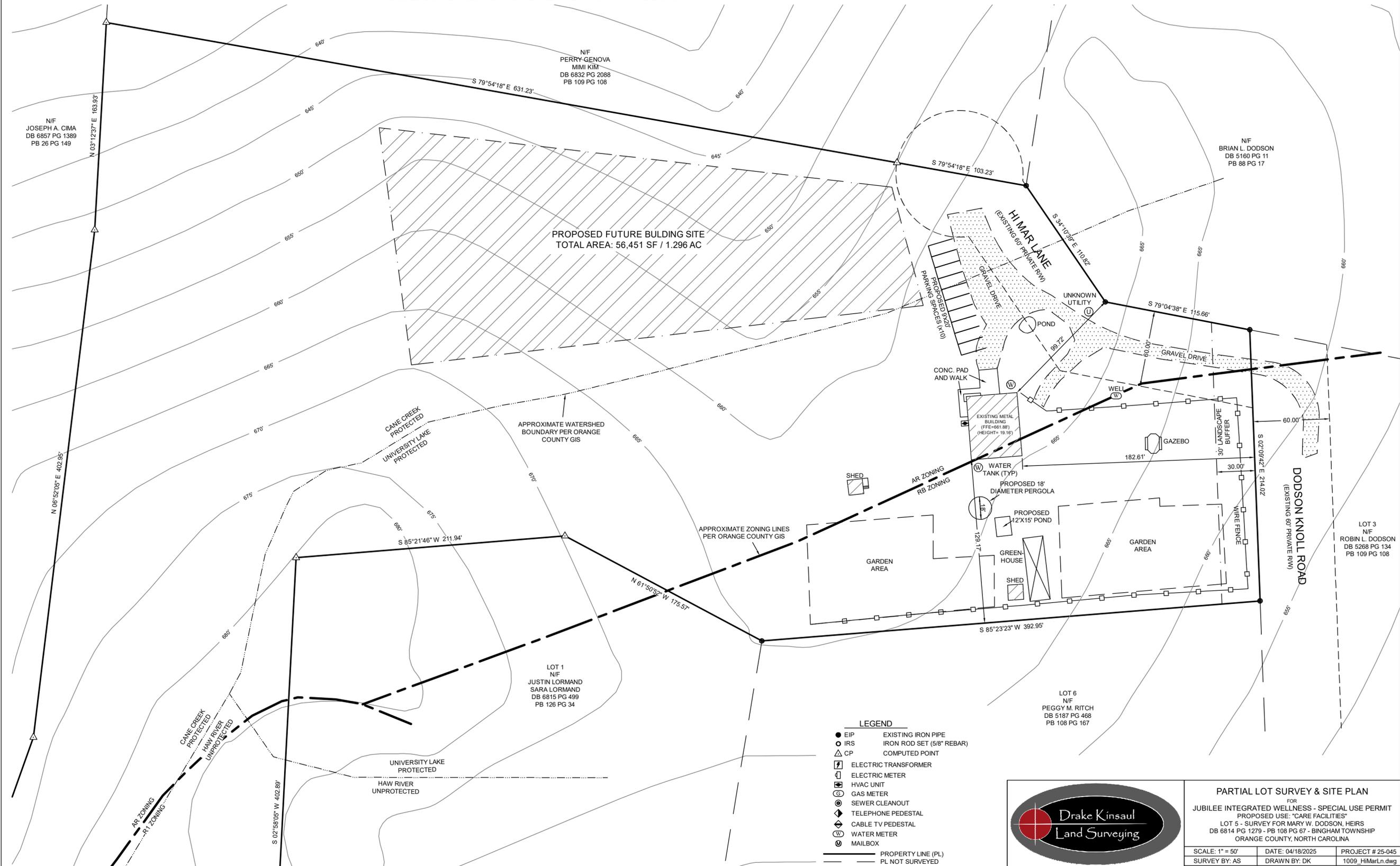
BUILDING SETBACKS (R-1)
FRONT FROM R/W - 40'
REAR - 20'
SIDE - 20'

IMPERVIOUS SURFACE LIMITS
HAW RIVER UNPROTECTED: N/A
UNIVERSITY LAKE PROTECTED: 12%
CANE CREEK PROTECTED: 12%

GENERAL NOTES

- 1) NO UNDERGROUND UTILITIES WERE LOCATED DURING THIS SURVEY.
- 2) ALL MEASUREMENTS SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 3) ALL AREAS SHOWN ARE CALCULATED BY THE COORDINATE METHOD.
- 4) THE PURPOSE OF THIS MAP IS TO SHOW AN EXISTING METAL BUILDING AND PROPOSED FUTURE DEVELOPMENT SITE THAT IS TO BE USED AS A "CARE FACILITY" FOR MENTAL HEALTH TREATMENT. IN ORDER TO OBTAIN A SPECIAL USE PERMIT.
- 5) THIS MAP DOES NOT REPRESENT A FULL BOUNDARY SURVEY AND IS FOR PLANNING PURPOSES ONLY.
- 6) COUNTOUR LINES SHOWN ARE PER ORANGE COUNTY GIS AS ARE THE ZONING DISTRICT LINES.
- 7) FUTURE DEVELOPMENT IS SUBJECT TO DEVELOPMENT STANDARDS ESTABLISHED IN THE ORANGE COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- 8) BOTH THE EXISTING METAL BUILDING AND PROPOSED FUTURE DEVELOPMENT ARE TO BE USED AS "CARE FACILITIES" FOR MENTAL HEALTH TREATMENT.

****NOTE: THIS MAP HAS BEEN UPDATED ON 10-24-2025 TO ACCURATELY REFLECT THE 3 WATERSHED BOUNDARIES AND UPDATE THE IMPERVIOUS SURFACE LIMITS.**



- LEGEND**
- EIP EXISTING IRON PIPE
 - IRS IRON ROD SET (5/8" REBAR)
 - △ CP COMPUTED POINT
 - ⊡ ELECTRIC TRANSFORMER
 - ⊞ ELECTRIC METER
 - ⊞ HVAC UNIT
 - ⊞ GAS METER
 - ⊞ SEWER CLEANOUT
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ CABLE TV PEDESTAL
 - ⊞ WATER METER
 - ⊞ MAILBOX
 - PROPERTY LINE (PL)
 - - - PL NOT SURVEYED
 - - - SETBACK LINE
 - - - RIGHT OF WAY LINE



PARTIAL LOT SURVEY & SITE PLAN
FOR
JUBILEE INTEGRATED WELLNESS - SPECIAL USE PERMIT
PROPOSED USE: "CARE FACILITIES"
LOT 5 - SURVEY FOR MARY W. DODSON, HEIRS
DB 6814 PG 1279 - PB 108 PG 67 - BINGHAM TOWNSHIP
ORANGE COUNTY, NORTH CAROLINA

500 NICKS BEND EAST
PITTSBORO, NC 27312

drakekinsaul@gmail.com
MOBILE (919) 452-9490

SCALE: 1" = 50'
DATE: 04/18/2025
PROJECT # 25-045
SURVEY BY: AS
DRAWN BY: DK
1009_HiMarLn.dwg
SCALE: 1" = 50'

OBJECTID	PIN	PINSTATUS	OWNR1	IOFLAG	OWNER1_LAST	OWNER1_FIRST	OWNER2_LAST	OWNER2_FIRST	ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE	TOWNSHIP
32525	9840887411	ACTIVE	YES		ARELLANO	NANCY F			4609 DAIRYLAND RD		HILLSBOROUGH	NC	27278	6
32545	9840973965	ACTIVE	NO		TROLLINGER	WILLIAM L	TROLLINGER	SUSAN J	4418 DAIRYLAND RD		HILLSBOROUGH	NC	272787487	6
32548	9840981456	ACTIVE	NO		HUTCHERSON	JACK EARL JR	HUTCHERSON	BARBARA	4503 DAIRYLAND RD		HILLSBOROUGH	NC	27278	6
32549	9840988581	ACTIVE	NO		SMALL	BRIAN F	WELFORD	VIRGINIA L	4320 DAIRYLAND RD		HILLSBOROUGH	NC	27278	6
32550	9840988980	ACTIVE	NO		HANNON	NICHOLAS	BURNS	JACLYN	4022 SONGBIRD LN		HILLSBOROUGH	NC	27278	6
32663	9841828007	ACTIVE	NO		DUNHAM CARR CO				4146 SAWMILL ROAD		OXFORD	NC	27565	6
32670	9841901177	ACTIVE	YES		CIMA	JOSEPH A TRUSTEE			2 CAROLINA MEADOWS	APT 303	CHAPEL HILL	NC	27517	6
34745	9850060576	ACTIVE	NO		YARBOROUGH	MARGARETTA J			4312 DAIRYLAND RD		HILLSBOROUGH	NC	27278	6
34746	9850080975	ACTIVE	NO		GOMEZ	JOSE CESAR HERNANDEZ		CHARLEENE CONTI	4311 DAIRYLAND RD		HILLSBOROUGH	NC	27278	6
34747	9850081243	ACTIVE	NO		WOJKIEWICZ	CHARLES	WOJKIEWICZ	MARGARET	443 PLEASANT PL		COUPEVILLE	WA	98239	6
34748	9850082529	ACTIVE	NO		FRICK	ALLEN E	SCHUPP	CAMILLA C	4308 DAIRYLAND RD		HILLSBOROUGH	NC	27278	6
34749	9850083096	ACTIVE	NO		FRANCKE	WALTER KARL			7227 ROY RD		HILLSBOROUGH	NC	27278	6
34750	9850084645	ACTIVE	YES		SKOVAJSA	ANNA C	SKOVAJSA	AKIMI F	7209 ROY RD		HILLSBOROUGH	NC	27278	6
34752	9850097630	ACTIVE	NO		PELOQUIN	JEFFREY P	PELOQUIN	LINDA MARIE	1000 VISTA WOOD DRIVE		HILLSBOROUGH	NC	27278	6
34754	9850088786	ACTIVE	NO		JPELOQUIN CONS' INC				1020 VISTA WOOD DRIVE		HILLSBOROUGH	NC	27278	6
34755	9850089433	ACTIVE	NO		JPELOQUIN CONS' INC				1020 VISTA WOOD DRIVE		HILLSBOROUGH	NC	27278	6
34756	9850092248	ACTIVE	NO		LORMAND	JUSTIN	LORMAND	SARA	7221 DODSON KNOLL RD		HILLSBOROUGH	NC	27278	6
34757	9850093060	ACTIVE	NO		DODSON	LAURA			717 RAPIDAN RIVER CT	UNIT 1	CHESAPEAKE	VA	23320	6
34758	9850093606	ACTIVE	YES		WILSON	KENNETH H	WILSON	JOANNE A P	104 STONERIDGE DR		CHAPEL HILL	NC	27514	6
34759	9850096217	ACTIVE	NO		RITCH	PEGGY M			7213 DODSON KNOLL RD		Hillsborough	NC	27278	6
34760	9850097010	ACTIVE	NO		DAVIS	TONY C			4223 DAIRYLAND RD		Hillsborough	NC	27278	6
34761	9850098839	ACTIVE	NO		DODSON	BRIAN L			4002 THOMPSON MILL RD		GRAHAM	NC	27253	6
34762	9850099116	ACTIVE	NO		STRACKE	SVLVIA D			3721 NORTHROP DR		HAW RIVER	NC	27258	6
34780	9850180699	ACTIVE	NO		WILLIAMS	LATASHIA Y			4122 DAIRYLAND RD		HILLSBOROUGH	NC	27278	6
34794	9850184652	ACTIVE	NO		THOMPSON	BARRY DODSON	THOMPSON	SANDRA E	4102 DAIRYLAND RD		HILLSBOROUGH	NC	27278	6
34795	9850184910	ACTIVE	NO		VILLINES	ERICK L	VILLINES	DONNA K	4107 DAIRYLAND RD		HILLSBOROUGH	NC	27278	6
34797	9850191074	ACTIVE	NO		DAVIDSON	SHIRLEY			4119 DAIRYLAND RD		HILLSBOROUGH	NC	27278	6
34798	9850191715	ACTIVE	NO		DAVIDSON	ROBIN L TRUSTEE			7236 DODSONS KNOLL RD		HILLSBOROUGH	NC	27278	6
34799	9850198635	ACTIVE	NO		CARWILE	SANDRA T	CARWILE	MICHAEL	7005 DODSONS CROSSROAD		HILLSBOROUGH	NC	27278	6
34989	9851002293	ACTIVE	NO		GENOVA	PERRY	KIM	MIMI	8226 GLYNMORGAN WAY		CHAPEL HILL	NC	27516	6
35001	9851102977	ACTIVE	NO		K A CAERAL NC LLC				5765 SOUTHWEST 113TH		MIAMI	FL	33156	6

Jubilee Healing Farm - SUP Application - Application Package - Final - 08.08.25

Final Audit Report

2025-08-12

Created:	2025-08-11
By:	Nora Dennis (nora@noradennismd.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAi2Vlwy7ortCivN8T0L0E2eGIVgCuUxbl

"Jubilee Healing Farm - SUP Application - Application Package - Final - 08.08.25" History

-  Document created by Nora Dennis (nora@noradennismd.com)
2025-08-11 - 2:30:54 AM GMT
-  Document emailed to nzobi.k@gmail.com for signature
2025-08-11 - 2:31:12 AM GMT
-  Document emailed to Nora Dennis (nora@noradennismd.com) for signature
2025-08-11 - 2:31:13 AM GMT
-  Document emailed to Jap Wilson (japeeblesw@gmail.com) for signature
2025-08-11 - 2:31:13 AM GMT
-  Document e-signed by Nora Dennis (nora@noradennismd.com)
Signature Date: 2025-08-11 - 2:40:03 AM GMT - Time Source: server
-  Email viewed by Jap Wilson (japeeblesw@gmail.com)
2025-08-11 - 5:52:31 AM GMT
-  Document e-signed by Jap Wilson (japeeblesw@gmail.com)
Signature Date: 2025-08-11 - 5:53:54 AM GMT - Time Source: server
-  Email viewed by nzobi.k@gmail.com
2025-08-11 - 12:08:51 PM GMT
-  Signer nzobi.k@gmail.com entered name at signing as Kenneth H. Wilson
2025-08-12 - 0:23:47 AM GMT
-  Document e-signed by Kenneth H. Wilson (nzobi.k@gmail.com)
Signature Date: 2025-08-12 - 0:23:49 AM GMT - Time Source: server

✔ Agreement completed.
2025-08-12 - 0:23:49 AM GMT

September 12, 2025

NOTICE OF NEIGHBORHOOD INFORMATION MEETING (NIM)
Special Use Permit: SUP25-0016 - Jubilee Integrated Wellness

To Whom It May Concern:

We (the applicant) have submitted a Special Use Permit Application proposing to develop property located at the intersection of 1009 Hi Mar Lane, Hillsborough, NC 27278 (PIN 9850093606) for a care facility. Per Section 2.9 *Conditional Districts* of the Unified Development Ordinance, you are receiving this letter because property you own is within 1,000 ft. of this parcel. The parcel is further described below:

Property Information	
Parcel ID Numbers (PIN)	9850093606
Owner	Ken and Joanne Wilson
Applicant	Nora Dennis
Location	1009 Hi Mar Lane, Hillsborough, NC 27278
Acreage	9.67
Zoning	RB, AR, R1
Watershed Designation	Haw River, Cane Creek, University Lake

What is being proposed?

Jubilee is seeking this special use permit for the existing facility to receive a fire inspection from Orange County Fire Marshal, which was denied due to the current bona fide farm status. The fire inspection will allow licensure for the program, which is currently operating as an office-based service. Licensure would, in turn, allow Jubilee to seek facility-based contracts, making our services available to a wider range of clients including those with Medicaid or Medicare. Our priority is serving those in need of holistic, farm-based care and the special use permit will allow us to do so.

What is this meeting for?

This Neighborhood Information Meeting (NIM) will allow you and other nearby property owners to meet with the applicant and discuss the proposal.

When and where is the meeting?

Meeting Information	
Date	September 28, 2025
Time	9:00 AM
Place	Jubilee Healing Farm
Address	1009 Hi Mar Lane, Hillsborough, NC 27278

Assigned Planner	Taylor Perschau, Current Planning and Zoning Supervisor Email: tperschau@orangecountync.gov Phone: (919) 245-2597
-------------------------	---

After the NIM, this proposal will go on to the Planning Board for review and recommendation to the Board of County Commissioners. The Board of County Commissioners will then hold a public hearing to make a final decision on the application. You will also receive a letter regarding when those meetings will take place and at what time.

If you have any question regarding this project, feel free to reach out to us, my contact information is listed below.

Best Regards,

Nora Dennis

Phone: 984-310-8667

Email: nora@jubilee.clinic

Neighborhood Information Meeting Report Form

REPORT OF INFORMATION MEETING REQUIRED BY THE ORANGE COUNTY UNIFIED DEVELOPMENT ORDINANCE

To: Taylor Perschau, Orange County Current Planning and Zoning Supervisor

Project Name: SUP25-0016 - Jubilee Integrated Wellness

Approximate Location (or Address): 1009 Hi Mar Lane, Hillsborough, NC 27278

Proposed Number Lots: 1 Residential (Y/N): N

The undersigned hereby certifies that the required sign(s) was posted on the property proposed for project, on each road frontage of said project on (date) September 14, 2025. **A photo of the sign posted is recommended to be attached to this form.**

The meeting was held at the following time and place: 1009 Hi Mar Lane, Sunday September 28, 9:00 AM

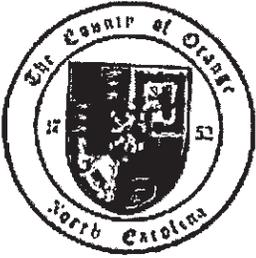
The persons in attendance at the meeting: **See attached Attendance sheet**

The following issues were discussed at the meeting (**Attach additional sheet(s) if needed**): The scope of the SUP project was discussed at the meeting. The nature of Jubilee, the client population, and the organizational mission were discussed. There was discussion of the building envelope and its purpose. The group discussed traffic on Dodson's Knoll Road, which was a source of concern to several parties present. One neighbor discussed grievances around the removal of trees that she believed were on her land, and that there was a fence on the property line instead of five feet from the property line.

As a result of the meeting, the following changes were made to the project proposal (**Attach additional sheet(s) if needed**): None

Date: September 28, 2025
Applicant: Nora Dennis, Jubilee Integrated Wellness
By: Nora Dennis, Jubilee Integrated Wellness

Please submit this Report to the Orange County Planning Department located at 131 W. Margaret Ln or mail it to Taylor Perschau, at 131 W. Margaret Ln. Hillsborough NC, 27278. If you have any questions, please contact the assigned staff planner.



ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT
Neighborhood Information Meeting Sign-In Sheet

Project/Plan: Jubilee Integrated Wellness

Date & Time: September 28, 9:00 AM

Name	Address	Telephone Number	Email Address
Sara's Justin Lormand	7221 Dodson Knoll	315-382-8893	j.lormand1@gmail.com
Robin Davidson	4119 Dairyland Rd Hillsborough, NC 27278	919-306-4276	davidr1@ bellsouth.net
Sylvia Stracke	3721 Northwood Dr. Haw River, NC 27258	919-602-1815	SPStracke@ hotmail.com
Peggy Ritch	7213 Dodson Knoll Rd. Hillsborough	919-280-2262	PEGGYRITCH4304@MAIL.COM
Tony Davis	4223 DAIRYLAND RD Hillsborough NC	336-260-6259	tdavis.td489@gmail.com
Barbara & Jack Hutcherson	4503 Dairyland Rd Hillsborough, NC 27278	919-933-2057	bhutcherson@gmail.com
John McLain	4516 Dairyland Rd. Hillsborough, NC 27278	919-270-6525	johnmclain8058@gmail.com

ORANGE COUNTY NOTICE
BOARD OF ADJUSTMENT

B

CASE: SUP25-0016
Neighborhood Information Meeting

DATE: *September 28th*

TIME: *9:00 AM*

PLACE: *1009 Hi Mar Ln.
Hillsborough NC, 27278*

ORANGE COUNTY
NORTH CAROLINA

QR CODE

MORE INFO:
Scan or 919-245-2575



Attachment 4

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, Taylor Perschau, 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 application proposing a Care Facility use on Orange County PIN 9850-09-3606 .

This notice informed those property owners within 1,000 of the subject property of the proposed Special Use Permit application. The owners were identified according to the Tax Records and as required by the UDO. The property was also posted with signage in accordance with UDO Section 2.7.

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

WITNESS my hand, this 29th day of October 2025.

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

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

PLANNING *and* INSPECTIONS

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

October 29, 2025

NOTICE OF BOARD OF ADJUSTMENT EVIDENTIARY HEARING
TO REVIEW A SPECIAL USE PERMIT APPLICATION PROPOSING
A CARE FACILITY

Dear Property Owner:

This notice is to inform you of a November 12, 2025, Board of Adjustment meeting, at which an application for a Special Use Permit at 1009 Hi Mar Lane, Chapel Hill, NC (PIN: 9850-09-3606) will be reviewed in an evidentiary hearing. The +/-9.67-acre parcel is located within the Bingham Township. This notification is occurring in accordance with the provisions of Section 2.7 *Special Use Permits* of the Orange County Unified Development Ordinance (UDO).

The Special Use Permit request will be reviewed by the Orange County Board of Adjustment (BOA) at **7:00 p.m., November 12, 2025 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.

The matter will be considered at a quasi-judicial hearing presided over by the BOA. While the meeting is open to the public, participation and testimony is generally limited to individuals/parties with legal standing, as established by State law and reflected in Sections 2.12 and 2.26 of the UDO.

If you wish to speak and/or establish your legal standing in the case, we strongly recommend that you complete the enclosed Statement of Standing form and e-mail the document to planning staff at planningapps@orangecountync.gov in advance of the meeting. We also strongly recommend that you seek legal advice/representation in the matter. Establishing legal standing is a formal part of the evidentiary hearing process with a legal burden of proof on the requestor to establish their standing and evidence that their evidence material(s) are legally relevant and applicable to the case. Opinions, hearsay, and/or statements that are not competent, significant, and material to the case will not be considered by the BOA.

The Special Use Permit application proposes to utilize the property to operate a Care Facility. As presented by the application the proposed use would feature day programming for adults with mental illness. Programming is detailed to include therapy, yoga, cooking, horticulture, and animal care. This programming currently operates on-site as part of the property's bona fide farm

use. The applicant is seeking to establish the Care Facility as a non-farm use and subsequently pursue fire inspections that would then allow the program to acquire state healthcare licensure. As required by the Orange County UDO, should the application be approved, conditions will be binding for the property, with any significant change requiring subsequent Special Use Permit request and a new hearing before the Board of Adjustment.

PROPERTY INFORMATION	
Parcel ID Number (PIN)	9850093606
Owner	Kenneth and Joanne Wilson
Applicant	Dr. Nora Dennis
Location	1009 Hi Mar Lane, Chapel Hill
Acreage	+/- 9.67 acres, all of which would be subject to the Special Use Permit request
Current Zoning	AR, R1, RB
Proposed Special Use(s)	Care Facility
Watershed Designation	Cane Creek Protected, University Lake Protected, and Haw River Unprotected

If you cannot attend the BOA 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,



Cy Stober
Planning & Inspections Director

Additional information, including all application materials and a staff report, is available on the Orange County Planning Department's website:

<https://www.orangecountync.gov/3038/Active-Development-Projects> or scan below:



Si desea servicios de traducción para esta carta y otros documentos relacionados con el caso/asunto; y/o servicios de interpretación de idiomas en una reunión relacionada con este caso/asunto, comuníquese con Current Planning Division al correo electrónico: planningapps@orangecountync.gov o llame al 919-245-2575. Por favor, espere al menos 10 días para que nuestro personal organice estos servicios.

PLANNING *and* INSPECTIONS

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

Development Advisory Committee (DAC) Comments

DAC review comments and recommendations **do not** constitute plan or permit approval for this application and/or replace any other plans and permits that may be required by other County departments and State agencies.

Project:	SUP25-0016 (Jubilee Integrated Wellness)
Location/PIN:	9850093606
Applicant:	Dr. Nora Dennis
Staff Planner:	Jack Moran, Planner I
DAC Meeting Date:	9-18-2025

Addressing and Land Records	Date: 9.10.25	Staff: Britney Pendleton brpendleton@orangecountync.gov 919-245-2576
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1. In accordance with the PIN Ordinance, all surveys creating new parcels of land must be depicted with full bearings and distances (meets & bounds), as well as a size for that area described.
2. No comments from the addressing team

Attorney's Office	Date:	Staff: James Bryan jbryan@orangecountync.gov 919-245-2319
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1. None received.

Building Inspections	Date: 9/12/25	Staff: Michael Rettie mrettie@orangecountync.gov 919-245-2604
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1. Provided the property remains in "bona fide farm" status any proposed construction regulated by the NC Electrical Code will require a permit.
2. If property will no longer be classified as a bona fide farm exempt; any proposed construction regulated by the NC State Building Codes will require permits.

DEAPR	Date:	Staff: Chris Hirni chirni@orangecountync.gov 919-245-2514
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1. None received.

Environmental Health	Date: 2025/09/12	Staff: Thomas Privott Tprivott@orangecountync.gov 919-245-2374
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1. The Health Department has records for this parcel.

Erosion Control	Date: 9/16/2025	Staff: Tyler Sliger Tsliger@orangecountync.gov 919-245-2582
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1. A land disturbance permit will be needed if the project proposes to disturb 10,000 sq. Ft. Or over.

Fire and Life Safety	Date: 9/16/2025	Staff: Stephen Smith stesmith@orangecountync.gov 919-245-6151
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1. Is this property "bona fide farm" status? If so our office will not be able to perform inspections required for state licensure.

NCDOT	Date:	Staff: David Genwright digenwright@ncdot.gov 336-570-6833
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1. This project appears to be proposed on Dodsons Knoll Rd which is a non state maintained road. With no proposed new roads, no proposed utilities in the right of way, low expected change in daily trips count, and low expected traffic impacts, no NCDOT action or approval is required as long as the county or other jurisdictions do not require an upgrade or change to the connection to Dairyland Road.

Planning	Date: 9-12-2025	Staff: Jack Moran jomoran@orangecountync.gov 919-245-2571
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Current Planning Comments

1. Please revise Exhibit B to accurately reflect the three zoning districts in which the subject property is located (AR/RB/R1).
2. Narrative currently details that "Jubilee has permission from Orange County Planning and Zoning" to operate its current office-based services. Please revise to accurately reflect that no permits or approvals have been granted for the existing use as the use is currently operating as a bona fide farm use, which is exempt from County zoning per NCGS 160D-903.
3. Please clarify the distinction between "office based" and "facility based" services noted in the narrative. Staff understands the special use being requested is "Care Facility," Use #19 in UDO Section 5.2 Table of Permitted Uses.
4. Narrative and site plan note "proposed future building site." Staff recommends preparing a condition to be submitted as part of Exhibit E, *Proposed Conditions* that captures the the proposed 0.5 acre portion being requested for that future building.
5. In the "Mitigating Potential Impact on Neighbors" portion of the narrative refers to a "client's home" when it seems "neighbor's home" is intended.
6. Please advise how UDO Section 5.8.2(B)(1)(a) is being met. The language details: "Where a State license is required to operate the facility, evidence that the minimum requirements to qualify for said license have been, or will be, met shall be submitted."
7. Please provide documentation to satisfy UDO Section 5.8.2(B)(1)(b). The language details the submittal requirement as follows: "A floor plan of the proposed facility, showing the use and dimensions of each room and the location of entrances and exits."
8. Proposed Findings of Fact, Exhibit D reference that testimony will demonstrate compliance with UDO Section 5.8.2, but staff does not find any submitted documentation that reflects the same. Please provide evidence demonstrating how the application meets the standards established for "Care Facilities."

9. Please provide materials to satisfy UDO Section 2.7.3(B)(6), elevations of all structures proposed. Conceptual elevations of the proposed future building would be acceptable.
10. Staff understands the narrative referencing that the use is currently operating as a bona fide farm use. This is accepted to satisfy UDO Standard 2.7.3(B)(9).

Site Plan Comments, UDO Section 2.5.3

11. Please revise title to clearly detail that the site plan is being submitted for Jubilee Integrated Wellness Special Use Permit site plan.
12. Please revise to include proposed use: "Care Facilities" in the site data table.
13. Please add a note detailing "future development is subject to development standards established in the Orange County Unified Development Ordinance."
14. Please add note detailing impervious surface restrictions relevant to University Lake Protected, Cane Creek Protected, and Haw River Unprotected.
15. Add note detailing traffic generated by the proposed use in trip/day.
16. Please provide note detailing the function of buildings to meet 2.5.3(k), specifically with information detailing use of the existing metal building and the proposed future building.
17. Revise site plan to demonstrate compliance with UDO Table 6.9.7 which requires: "One space per staff member and one space per five clients"
18. Please demonstrate how the application complies with UDO 5.8.2.(B), specifically (c), (f), (g), (h). This includes the requirement for direct frontage and access to a State-maintained road; a Type B 30 foot buffer around the facility and outdoor area; a minimum of 75 sq. ft. of outdoor space per client; the provision of fencing and/or screening.
19. Staff notes that UDO Section 6.8.3(A)(2) may be applicable given that existing gardens and farmland are located within the required buffer and setback.

Long Range Planning Comments

The following Goals/Objectives of the 2030 Comprehensive Plan are applicable to this application:

Planning Principle 7: PROMOTION OF ECONOMIC PROSPERITY AND DIVERSITY

Development of a diversity of new businesses and expansion of existing businesses should occur in Orange County.

Land Use Goal 2: Land uses that are appropriate to on-site environmental conditions and features, and that protect natural resources, cultural resources, and community character.

Objective LU-2.1: Maintain the rural, low-density land surrounding Chapel Hill and Carrboro Transition Areas as Rural Buffer land, as designated on the Land Use Plan.

Land Use Goal 3: A variety of land uses that are coordinated within a program and pattern that limits sprawl, preserves community and rural character, minimizes land use conflicts, supported by an efficient and balanced transportation system.

Objective LU-3.3: Discourage new intensive non-residential land uses, or the expansion of existing intensive uses, in the area designated Rural Buffer.

Solid Waste	Date:		Staff: Matt Taylor mtaylor@orangecountync.gov 919-918-4905
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1.

Stormwater Management	Date: 09/12/25		Staff: Christopher Sandt csandt@orangecountync.gov 919-245-2583
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1. The project is located within three (3) watersheds, inclusive of the Cane Creek Protected Watershed Overlay District, the University Lake Protected Watershed Overlay District, and the Haw River Unprotected Watershed Overlay District. The most stringent watershed protection requirements of the three watersheds will apply, where applicable. The submittal of a Stormwater Management Plan (SMP) is required for any proposed non-residential Land-Disturbing Activity exceeding 21,780 square feet. ***Please note that land disturbance thresholds are cumulative to parent tract and will carry over to any/all subdivided lots.***

Transportation Services	Date:		Staff: Nish Trivedi ntrivedi@orangecountync.gov 919-245-2007
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1.

From: [Taylor Perschau](#)
To: cmoon@carrboronc.gov; [Marty Roupe](#)
Cc: [John "Jack" Moran](#); [Patrick R. Mallett](#)
Subject: Request for Courtesy Review: Special Use Permit Application SUP25-0016 (Jubilee Integrated Wellness)
Date: Monday, September 29, 2025 10:25:11 AM
Attachments: [image002.png](#)

Good morning, Tina and Marty –

I hope you're both doing well! Orange County Planning is in receipt of a Special Use Permit Application for Orange County PIN 9850093606. The project proposes a Care Facility on the property, offering farm-based day programs for adults with mental illness. A portion of the property is located within the Carrboro Joint Development Review Area as defined by Orange County-Chapel Hill-Carrboro Joint Planning Land Use Plan, which is what prompted this email request for courtesy review. The project is currently scheduled for a November 12th Board of Adjustment hearing.

Application materials are available here: [SUP25-0016 \(Jubilee Integrated Wellness\) Orange County Permitting Information Portal page](#).

If the Town has any review comments, please provide those by Wednesday October 29 in order for staff to incorporate those comments into Board of Adjustment materials.

Thank you,

Taylor

Taylor Perschau

Current Planning and Zoning Manager

[Orange County Planning and Inspections Department](#)

Winner of the 2025 NC Sedimentation Control Commission's Best All-Around Program

Office: 919-245-2597

[131 W. Margaret Lane, Suite 201, P.O. Box 8181 Hillsborough, NC 27278](#)

[Applications, Forms, and Submittal Information](#)



Pursuant to North Carolina General Statute 132, correspondence sent and received from this account is a public record and may be disclosed to third parties.

To: Taylor Perschau, Orange County Planning and Zoning Manager
From: Bear Tosé, Town of Carrboro Planner (on behalf of Tina Moon, Town of Carrboro Interim Planning Director)
Date: October 29, 2025
Subject: Courtesy Review Comments: Special Use Permit Application SUP25-0016

The purpose of this memo is to provide comments on the proposed Special Use Permit located within the Joint Planning Area. While the proposal generally appears consistent with the Joint Land Use Plan, staff identified a few inconsistencies in the submitted materials that we wish to bring to the attention of Orange County staff:

1. Traffic Impact Assessment

The application narrative under “Mitigating Potential Impact on Neighbors” notes concerns about increased traffic along Dodson’s Knoll Road and Hi Mar Lane due to 10–20 daily clients and 4–5 staff. However, the Traffic Impact Assessment only accounts for staff trips, potentially underestimating the impact on the private road and associated dust/noise for nearby residents.

2. Site Expansion Details

The narrative under “Business Site” describes a potential expansion over the next 5–10 years involving a new clinical building on a “small .5-acre portion of the land.” In contrast, the current site plan identifies a proposed future building site on a 1.296-acre portion of the property.

Carrboro staff also discussed at what point expanding the existing “business site” into a new clinical building might exceed the threshold of a bona fide farm or agricultural support enterprise. At the future scale, it might be classified as a medical facility, potentially requiring additional review, permitting, or rezoning.

**STANDARDS EXAMINED AND EVIDENCE RECEIVED
BY THE ORANGE COUNTY BOARD OF ADJUSTMENT
PERTAINING TO A REQUEST SUBMITTED BY
DR. NORA DENNIS OF JUBILEE INTEGRATED WELLNESS
PROPOSING A CARE FACILITY USE
ON A PARCEL OF PROPERTY LOCATED AT 1009 HI MAR LANE
SUP25-0016
(PINS 9850093606)**

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 a "Care Facility" 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 5.8.2 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 Special Use Permit applications as outlined within Section(s) 2.2 and 2.7 of the UDO.
- (2) Specific regulations governing the development of "Care Facility" as set forth in Section 5.8.2 of the UDO.
- (3) 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.
- (4) 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 6 (b)
Submittal Requirements for all SUP Applications			
Proper forms	Section 2.2	Staff Testimony Application (Attachment 2)	3
Fees paid	Section 2.2.4(D)	Application (Attachment 2) [Fees paid at time of submittal.]	4
Full description of use <ul style="list-style-type: none"> • Location • Appearance • Operational characteristics 	Sections 2.5.3(F) and 2.7.3(B)(1)	Application (Attachment 2) Exhibit B – Narrative of Proposed Land Use of the Application (Attachment 2) [Details “Care Facility” use and operations] Exhibit C – Site Plan of the Application (Attachment 1) [Site layout for “Care Facility” use and project notes]	10-11
Owner Information	Section 2.7.3(B)(2)	Application (Attachment 2) [Kenneth and Joanne Wilson, 104 Stoneridge Dr., Chapel Hill, NC]	2
Site Plans (10 copies)	Section 2.7.3(B)(4)	10 Copies of Site Plan Submitted	3, 7
List of parcels within 1,000 feet	Section 2.7.3(B)(5)	Application (Attachment 2)	3, 7
Elevations of all structures	Section 2.7.3(B)(6)	Exhibit C – Site Plan of the Application and Building Plans (Attachment 2)	3, 7
10 copies of Environmental Assessment (or EIS)	Section 2.7.3(B)(7)	Application, Environmental Assessment Application (Attachment 2) [EIS Not Required]	3, 7
Method of Debris Disposal	Section 2.7.3(B)(8)	Exhibit C – Site Plan of the Application (Attachment 2)	3, 7

Development Schedule	Section 2.7.3(B)(9)	Exhibit B – Narrative of Proposed Use (Attachment 2)	3, 7
Extended Vesting Request	Section 2.7.3(B)(10)	No additional vesting period was requested by the applicant.	3, 7
Submittal Requirements	Section 5.8.2	Application (Attachment 2)	3, 7
REQUIREMENT	UDO	SUPPORTING EVIDENCE	FOF
Notification Requirements for all Evidentiary Hearings			
Mailed Notice all adjacent property owners (at least 10 days but no more than 25 days prior)	Sections 2.7.5(B) and 2.7.6(A)(1)	NIM and BOA Materials (Attachments 3 & 4) NIM notices mailed by applicant September 12, 2025 prior to September 28 NIM. BOA Public Hearing Notices mailed by staff on October 29, 2025. Certification available in Attachment 4.	6
Sign Posting on Property (at least 10 days prior)	Sections 2.7.5(D) and 2.7.6(A)(2)	NIM and BOA Materials (Attachments 3 & 4) NIM signs posted by staff on September 12, 2025 prior to September 28 NIM. BOA signs posted by staff on October 29, 2025. Certification available in Attachment 4.	6
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.	Section 5.3.2(B)(1)	Exhibit C – Site Plan of the Application (Attachment 1) [Both Environmental Health and Solid Waste offered review comments (Attachment 5).]	3, 7, 10

<p>Safety</p> <p>Method and adequacy of police, fire and rescue squad protection.</p>	<p>Section 5.3.2(B)(2)</p>	<p>Exhibit C – Site Plan of the Application (Attachment 1) [Fire and Life Safety Division reviewed application in September 19 Development Advisory Committee meeting (Attachment 5).]</p>	<p>3, 7, 10</p>
<p>Vehicle Access</p> <p>Method and adequacy of vehicle access to the site and traffic conditions around the site.</p>	<p>Section 5.3.2(B)(3)</p>	<p>Exhibit C – Site Plan of the Application (Attachment 1) [NCDOT offered review comments (Attachment 5).]</p>	<p>3, 7, 10</p>
REQUIREMENT	UDO	SUPPORTING EVIDENCE	FOF
Standards Specific to this Use: “Care Facility” Use			
<p>Site Plan</p> <p>A site plan prepared in accordance with Section 2.5 Site Plan Review</p>	<p>Section 2.5</p>	<p>Exhibit C – Site Plan of the Application (Attachment 2) [Site plan is in compliance with Section 2.5 of the UDO.]</p>	<p>3, 7</p>
<p>Standards of Evaluation</p> <p>(a) Facilities involving the care of children and adolescents shall be located in an area which is free from conditions dangerous to the physical and moral welfare of the children.</p>	<p>Section 5.8.2</p>	<p>Application (Attachment 2)</p>	<p>3, 7</p>
<p>(b) Where a State license is required to operate the facility, the applicant shall demonstrate the minimum requirements to qualify for said license are satisfied.</p>	<p>Section 5.8.2</p>	<p>Application (Attachment 2)</p>	<p>3, 7</p>
<p>(c) There is direct frontage and access on a public State-maintained road.</p>	<p>Section 5.8.2</p>	<p>Exhibit C – Site Plan of the Application (Attachment 2)</p>	<p>3, 7</p>

<p>(d) Adequate access to and from the site as well as adequate space off the road right of way, is provided for the safe pick up and discharge of clients and is provided in such a manner that traffic generated by the facility is not disruptive to adjacent residentially developed properties.</p>	<p>Section 5.8.2</p>	<p>Exhibit C – Site Plan of the Application (Attachment 2)</p>	<p>3, 7</p>
<p>(e) All client pick up and drop offs shall be on site, with proper vehicle stacking area equivalent to three cars.</p>	<p>Section 5.8.2</p>	<p>Project correspondence (Attachment 5)</p>	<p>3, 7</p>
<p>(f) The site plan shall show how the facilities will be screened from adjacent properties. A Type-B, 30-foot buffer shall be provided around the facility and outdoor area in accordance with Section 6.8.6. These buffers will effectively screen the view of any outdoor area, and reduce noise associated with the facility.</p>	<p>Section 5.8.2</p>	<p>Project correspondence (Attachment 5)</p>	<p>3, 7</p>

<p>(g) Each facility is required to provide a minimum of 75 square feet of outdoor space for every client in care. This space may not be located in a required buffer or in an area, which is used or reserved for use as a sewage disposal nitrification field.</p>	<p>Section 5.8.2</p>	<p>Applicant is not proposing any signage.</p>	<p>3, 7</p>
<p>(h) Fencing and/or screening is to be provided which ensures the protection of the clients receiving care and protects adjacent residentially developed properties from trespass.</p>	<p>Section 5.8.2</p>	<p>Project correspondence (Attachment 5)</p>	<p>3, 7</p>
<p>(i) All gates shall be self-closing and self-latching.</p>	<p>Section 5.8.2</p>	<p>Application (Attachment 2)</p>	<p>3, 7</p>

<p>(j) Each facility approved by the Board of Adjustment shall be reviewed annually by the Planning Director to ensure compliance with the standards of evaluation for such facilities and any conditions attached to the application by the Board of Adjustment. Any change in the operation of the facility, which deviates from the original standards and conditions will constitute a modification and will require the approval of the Board of Adjustment. In determining whether a change in the operation of the facility has occurred, the Planning Director shall be guided by the procedures and criteria contained in Sections 2.7.14 and 5.8.2(B).</p>	<p>Section 5.8.2</p>	<p>Application (Attachment 2)</p>	<p>3, 7</p>
REQUIREMENT	UDO	SUPPORTING EVIDENCE	FOF
<p>General Welfare, Value & Harmony Standards</p>			
<p>The use (will / will not) maintain or promote the public health, safety and general welfare, if located where proposed and developed and operated according to the plan as submitted.</p>	<p>Section 5.3.2 (A)(2)(a)</p>	<p>Application package as contained in Attachment 1 inclusive including, but not limited to:</p> <ul style="list-style-type: none"> • Narrative; • Site Plan; • Proposed Conditions; • Environmental Assessment (EA) Application; and • Site Plan. <p>Project Correspondence and DAC Comments (Attachment 5)</p>	<p>11</p>
<p>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).</p>	<p>Section 5.3.2 (A)(2)(b)</p>	<p>Application package (Attachment 1); Staff Report (Attachment 2); Project Correspondence and DAC Comments (Attachment 5); and Evidence submitted by applicant</p>	<p>11</p>

<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; • Environmental Assessment (EA) Application; and • Site Plan; <p>Staff Report (Attachment 1)</p> <p>Project Correspondence and DAC Comments (Attachment 5).</p>	<p>11</p>
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**FINDINGS OF THE ORANGE COUNTY BOARD OF ADJUSTMENT
PERTAINING TO A REQUEST SUBMITTED BY
DR. NORA DENNIS
PROPOSING A CARE FACILITY USE
ON PROPERTY LOCATED AT 1009 HI MAR LANE, HILLSBOROUGH, NC**

Subject Property: 1009 Hi Mar Lane, Hillsborough, NC 27278
Parcel ID No.: 9850-09-3606
Property Owner(s): Ken Wilson & Joanne Wilson
Applicant: Dr. Nora Dennis
Proposed Special Use: Care Facility

At its regular meeting on November 12, 2025, after conducting a duly advertised evidentiary hearing, and after considering the Special Use Permit Application SUP 25-0016, including the application materials, county department staff report, exhibits, testimony, and other information presented during the evidentiary hearing on the Application, the Orange County Board of Adjustment voted ___ to ___ to **APPROVE** a Special Use Permit authorizing the Subject Property to be used as a Care Facility.

Findings of Fact

1. The Subject Property is located at 1009 Hi Mar Lane, Hillsborough, NC 27278 (Orange County Parcel ID No. 9850-09-3606) (the "Subject Property").
2. Pursuant to a deed recorded in Orange County Registry Book 6814 at Page 1279, the Subject Property is owned by Ken Wilson and Joanne Wilson (the "Owners").
3. The Special Use Permit Application (the "Application") submitted in this case was submitted by Dr. Nora Dennis (the "Applicant"). The Owner has consented to the submission of the Application by the Applicant.
4. The Application was submitted on the proper form, and all required application fees were paid.
5. The Application proposes to use the Subject Property as a Care Facility, which is a special use pursuant to the UDO.
6. At its duly noticed meeting on November 12, 2025, the Orange County Board of Adjustment (the "BOA") opened an evidentiary hearing on the Application and heard and considered the evidence submitted by the Applicant.
7. The Application, Staff Report, and all accompanying materials were entered into the record.
8. An appropriate oath was administered to each witness providing testimony to the BOA.
9. The BOA accepted Mr. John McPhaul, III as an expert witness in the field of real property valuation and appraisal on the basis that:
 - a. Mr. McPhaul is a licensed real estate appraiser.
 - b. Mr. McPhaul has considerable professional experience and education in the field of real estate valuation.
 - c. Mr. McPhaul has been practicing as a licensed real estate appraiser in Orange County and the surrounding area for more than thirty years.

- d. Mr. McPhaul's specialized technical knowledge will assist the BOA in understanding the evidence and the impact, if any, that the proposed special use will have on the value of contiguous properties.
10. The Applicant presented competent, material, and substantial evidence tending to establish that each of the Specific Standards, described in UDO Sec. 5.3.2(B), are or will be met, as follows:
 - a. The Applicant presented documentary evidence in the form of a Wastewater Operation Permit and County Well Certificate evidencing the fact that the Specific Standard 5.3.2(B)(1) is met and the proposed special use adequately addresses the provision of sewage disposal facilities, solid waste disposal, and water.
 - b. The Applicant presented documentary evidence in the form of emails from the Orange County Fire Marshal and Orange County Emergency Services evidencing the fact that Specific Standard 5.3.2(B)(2) is met and the proposed special use adequately addresses the provision of police, fire, and rescue squad protection.
 - c. The Applicant presented documentary evidence in the form of a Trip Generation Letter from a licensed traffic engineer evidencing the fact that Specific Standard 5.3.2(B)(3) is met, and the proposed special use adequately addresses the provision of vehicular access to the site and traffic conditions around the site.
 - d. The Applicant presented documentary evidence and testimony by Dr. Nora Dennis evidencing the fact that all other Specific Standards applicable to Care Facility special uses, including but not limited to those in UDO Sec. 5.8.2, have been or will be met.
 - e. The Applicant presented evidence that the Subject Property has access to Dairyland Road, which is a State-maintained Road, via Hi Mar Lane and Dodsons Knoll Road. The Applicant presented documentary evidence in the form of an executed and recorded Amended Declaration of Restrictions and Provisions for Private Road Maintenance agreement, recorded in Orange County Registry Book 6104 at Page 302, guaranteeing the Applicant's right of access over Hi Mar Lane and Dodsons Knoll Road and to Dairyland Road.
 11. The Applicant presented competent, material, and substantial evidence tending to establish that each of the General Standards, described in UNDO Sec. 5.3.1(A)(2), are or will be met, as follows:
 - a. The Applicant presented documentary evidence in the form of testimony by Dr. Nora Dennis evidencing that General Standard 5.3.2(A)(1)(a) is met and the proposed special 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 because the proposed Care Facility use is specifically intended to promote the public health, safety, and welfare. Dr. Dennis also testified that approval of the Application and the proposed special use will not materially change the design or operation of the Property because the Property is already developed and use for the same purpose under the bona fide farm zoning exemption, and the Application has been submitted solely to facilitate additional licensure for the facility.
 - b. The Applicant presented documentary evidence in the form of a Value Impact Analysis Report and expert testimony by Mr. John McPhaul, a licensed real estate

- appraiser, evidencing the fact that General Standard 5.3.2(A)(2)(b) is met and the proposed special use will maintain or enhance the value of contiguous property.
- c. The Applicant presented evidence in the form of testimony by Dr. Nora Dennis evidencing that General Standard 5.3.2(A)(2)(c) is met and the location and character of the proposed special 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 the UDO and the County's Comprehensive Plan because the approval of the Application and the proposed special use will not materially change the design or operation of the Property because the Property is already developed and use for the same purpose under the bona fide farm zoning exemption, and the Application has been submitted solely to facilitate additional licensure for the facility.
12. No competent, material, and substantial evidence to the contrary was presented on the record.

Conclusions of Law

1. Based on the competent, material, and substantial evidence present in the record, the proposed special use satisfies the General Standards found in Section 5.3.2(A)(2) of the UDO. Further, the proposed special use satisfies the Specific Standards found in Sections 5.3.2(B) and 5.8.2 of the UDO with requested relief from 5.8.2(B)(2)(c) found to be compatible with the spirit and intent of the ordinance.

ACCORDINGLY, based on the foregoing, the Orange County Board of Adjustment hereby **APPROVES** the Application and authorizes a Care Facility special use to be operated on the Subject Property, subject to the following condition:

1. This approval shall remain valid and effective for so long as the Applicant and any successors-in-interest to the Subject Property maintain a legally enforceable right-of-access or easement over Hi Mar Lane and Dodsons Knoll Road to Dairyland Road.

This the ___ day of _____, 2025.

Leon Meyers, Chair

ORANGE COUNTY BOARDS AND COMMISSIONS ANNUAL REPORT AND WORK PLAN

Name of Board/Commission: Board of Adjustment

Report Period: January 2025-December 2025

The Board of County Commissioners (BOCC) appreciates the dedication of all volunteers on Orange County boards and commissions and asks each body to complete an Annual Report and Work Plan. This document will inform the BOCC of the activities each board/commission has conducted over the past year and detail a plan for future activities. These activities should be consistent with the board/commission's assigned charge and the goals identified in the [Orange County Strategic Plan](#) (Strategic Plan). General information about the Strategic Plan is available [here](#).

Person to address the BOCC, title, and contact information: Click or tap here to enter text.

Leon Meyers, BOA Chair
lmeyersnc@gmail.com 919 422-5773
3126 Carriage Trail, Hillsborough

Primary staff contact: Click or tap here to enter text.

Patrick Mallett, Deputy Director, Development Services
Planning & Inspections Department
pmallett@orangecountync.gov
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1. How many times per month does this board/commission meet, including any special meetings and subcommittee meetings?

One meeting per month as outlined in the published BOA Calendars. <https://www.orangecountync.gov/1178/Calendars>. Note: the BOA only meets on published dates when there is a case to be considered and/or required administrative actions or training.

2. Please briefly describe this board/commission's assigned charge and responsibilities. Board-specific Policies and Procedures documents, which detail the charge and responsibilities for each board/commission, are available [here](#).

As required by NCGS §160D-302 and the Orange County Unified Development Ordinance (UDO) Section 1.8.1, the BOA is required quasi-judicial appointed board that is established and maintained to hear and decide: 1. Appeals regarding any decision, or determination made by the Planning Director; 2. Applications requesting the approval of Special Use Permit (SUP); 3. Variance requests from the minimum

requirements of the UDO; and 4. Other matters as required by state law, the UDO and/or the BOCC.

3. What are your board/commission's most important accomplishments during the report period?
 1. Successfully deciding variances and SUPs per the state statute and UDO requirements without any higher appeals or legal challenges to their decisions;
 2. Revised procedures and processes regarding legal standing for cases; and
 3. Revised applications, guides, required materials and published calendars to make the process simpler, quicker and more accessible to the public.
4. Please list any specific tasks, events, or functions performed or sponsored annually.

N/A

5. Describe this board/commission's activities/accomplishments in carrying out the goals identified in the [Orange County Strategic Plan](#). General information about the Strategic Plan is available [here](#).

Strategic Plan Objectives

Housing For All

5. Review County ordinances, policies, agreements, and the regulatory processes to streamline practices, and increase opportunities and reduce barriers to construct housing.
6. Describe any collaboration between this board/commission and other boards and commissions.
 1. Operationally none. The BOA is by definition an independent, autonomous quasi-judicial decision-making body.
 2. Administratively, BOA's meetings, needs and support is coordinated alongside the Planning Board.
7. Identify any activities this board/commission expects to carry out in 2026 that are related to the [Orange County Strategic Plan](#). General information about the Strategic Plan is available [here](#). If applicable, please list any fiscal impact (i.e., funding, staff time, other resources) associated with these proposed activities.

N/A

8. What concerns or emerging issues does this board/commission anticipate for the upcoming year that it plans to address or wishes to bring to the BOCC's attention?
 1. Aligning with the various regulatory changes and recent case law.