



July 6, 2018

Orange County Planning Department  
131 W. Margaret Lane  
Hillsborough NC 27278

The applicant is requesting a Class B Special Use Permit to allow the expansion of facilities and services as the existing Camp Chestnut Ridge located at 4300 Camp Chestnut Ridge Road. The purpose of the proposed expansion is to increase the capacity on site due to increased demand, as well as expand the programmed offerings and services within the camp facility.

The specific development schedule for the expansion of facilities shown on the attached site plans is unknown. New and expanded buildings shown will be built as demands dictates and finances allow. The plans are intended to provide information as what the camp site will look like within the next 20-30 years.

**Sections 5.3.2 of the Unified Development Ordinance provide the required findings of fact required for the approval of a Class B Special Use Permit. Class B Special Use Permits shall only be approved if the Board of Adjustment finds that the proposed use, or the use as proposed with conditions, is:**

- 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.**

**Applicants Response:** Camp Chestnut Ridge has been located on the subject parcel for several decades. The use of the land is harmonious with the environmental and topographic features existing on the parcels on which it is located. The camp produces a minimal amount of traffic and has no impact on the health, safety, and general welfare of the owners of surrounding properties, or Orange County as whole.

The proposed expansion represents a modest increase in the capacity of the camp and will not endanger the public health, safety, or general welfare. The proposed expansions within the camp include the expansion of kitchen and dining facilities, as well as a gym, outdoor education, and the infirmary. This expansion will allow the camp to better serve its tenants on-site.

The proposed expansion represents a modest increase in the capacity of the camp and will not endanger the public health, safety, or general welfare.

**The John R. McAdams  
Company, Inc.**

**Raleigh / Durham, NC**  
2905 Meridian Parkway  
Durham, North Carolina 27713  
(919) 361-5000

**Charlotte, NC**  
3436 Toringdon Way  
Suite 110  
Charlotte, North Carolina 28277  
(704) 527-0800

**McAdamsCo.com**

*Designing Tomorrow's Infrastructure & Communities*



Orange County Planning Department  
131 W. Margaret Lane  
Hillsborough NC 27278

**2. The use will maintain or enhance the value of contiguous property.**

**Applicants response:** Camp Chestnut Ridge has been in operation at this location for over 50 years and does not have a negative impact on the value of contiguous properties. The proposed expansion of facilities and services within the camp will respect the use of adjoining properties and will maintain the value of contiguous properties.

**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.**

**Applicant Response:** The site plan illustrating the proposed additions and expansions within the camp meet the requirements of the Orange County UDO. This includes meeting the requirements of the Lower Eno Watershed with respect to stream buffers and maximum impervious surface. The proposed additions, and the overall use of the parcels as a camp, are in harmony with the area in which it is located.

Sincerely,

THE JOHN R. MCADAMS COMPANY

A handwritten signature in cursive script, appearing to read 'Charlie Yokley'.

Charlie Yokley, AICP  
Principal Planner