



L I M I T E D

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Nitin Event Center - D and J Event Hall – Concept Narrative

CD-RB Rezoning Request Parcel 0082304, 11841 US 64 East, Apex NC.

The subject parcel is located on **US 64 East**, a major transportation corridor experiencing continued commercial growth as businesses and residents expand west from the Raleigh, Cary, and Apex area. The site entrance is approximately **1.62 miles east of the intersection of NC-751 and US-64**, which has seen recent commercial development. An existing commercial use, Inflate-A-Party, is located approximately **0.2 miles west** of the proposed entrance at 11781 US-64, reinforcing the evolving corridor character.

The property is partially forested, with a mix of wooded and previously timbered areas. A man-made pond is located near the center of the parcel and will be preserved as a key visual and site feature. A blue-line stream crosses the property, and riparian buffers will be maintained around both the stream and pond in accordance with applicable regulations. The eastern portion of the site remains wooded and is proposed to accommodate the on-site wastewater treatment area. **A completed soil survey confirms ample suitable area and appropriate soils for a drip wastewater system.** The intent is to **minimize clearing**, retain existing trees where possible, and use vegetation to provide natural screening from adjacent properties. The most recent use was agricultural.

The proposed **15,000-square-foot event and meeting facility** will be located in the **northern portion of the site**, positioned near the pond and southeast of the blue-line stream. The building is designed as a **single-story facility** serving weddings, meetings, and special events, with a maximum capacity of approximately **300 guests**. On-site catering will be provided. All activity will occur within the building.

Parking is designed to accommodate event demand with approximately **213 parking spaces**, including **70 paved spaces** and **134 grass spaces**, along with a designated drop-off area at the building entrance. Parking spaces are proposed at **9 feet by 20 feet**. An underground stormwater retention system will be located beneath the parking area to capture runoff, hold peak flows, and release stormwater gradually through controlled outlets. The total disturbed area is anticipated to be approximately **50,000 square feet**, representing roughly **6% of the parcel area**, with overall **impervious surface estimated at approximately 20% of the parcel**. The septic system has been relocated to the lower section of the parcel.

Access to the site will be from US-64 via an easement confirmed by **NCDOT**. The entrance drive will be gated and locked when the facility is not in operation. The site has access to public

water through **Tri-River Water Authority**.

Hours of operation are projected to be **7 days a week**.

Open 8:00 a.m. to midnight.

Activities end 11PM

Clean-up completed Midnight

Exterior and parking lot lighting will consist of **down-facing LED full cutoff fixtures** in compliance with Chatham County regulations. Lighting will be placed on timers and oriented to prevent light spill onto neighboring properties. A single sign is proposed at the US-64 entrance, conforming to county signage regulations.

Surrounding properties are primarily residential, with nine adjacent parcels ranging from approximately **2 to 5.5 acres**, with one neighboring parcel exceeding **89 acres**. Buffer areas will rely heavily on existing vegetation, supplemented with additional plantings as needed. Formal landscaping is proposed along the entrance drive and around the building to soften visual impacts and reinforce the site's character.

We have reviewed the GIS maps and inspected the site. Photos and notes are the Site Photos document.

We believe that the planting schedule combined with the existing vegetation will provide sufficient protection from vehicle lights after dark.

The proposed use aligns with allowed uses within the **CD-RB zoning district**, including assembly halls, limited event centers, catering, conference facilities, and related uses. The project is intended to provide a managed, destination-style facility that supports economic activity along the US-64 corridor while respecting the surrounding landscape and neighboring properties.

