PASHUPATINATH MANDIR OF NC

Turning 7990 NC Hwy 751 into a place of worship

The challenges ahead, what Chatham County has told us, and the path forward

Chatham County, NC · Zoning O&I · About 12.77 acres across two parcels

BACKGROUND

How we found this property

THE FIRST TARGET

7200 NC Hwy 751

15.98 acres, 4 bed, 6 bath, 4,974 sq ft. Our offer came in too low and the seller, Acadia Healthcare, had already accepted another one. We placed a backup offer.

THE NEW LISTING

7990 NC Hwy 751

Acadia began selling its NC properties. This one has 6.35 acres, 4 bed, 5 bath and 3,255 sq ft. Next door, 6.42 acres belong to a different seller, Carolina ED Realty LLC.

OUR REQUEST

Buy both together

Both listings use the same listing agent, so we asked whether we could buy the house and the adjacent land at the same time: about 12.77 acres in total.

Offer history as reported by the Pashupatinath Mandir of NC team











BACKGROUND

The two parcels

	The house	The adjacent land
Address	7990 NC Hwy 751, Durham, NC (Chatham County)	0 NC Hwy 752, Durham, NC (Chatham County)
Size	6.35 acres	6.42 acres
Seller	Acadia Healthcare - Carolina ED Treatment LLC.	Carolina ED Realty LLC.
Includes	4 bed, 3 bath home (3,799 sq ft), 2 Morton buildings, 8 garage bays, detached garage with 1 bed apartment	Already subdivided, with its own 4-bedroom septic perk
Zoning	O&I (Office & Institutional)	R-1

BACKGROUND

What is already on the site

Main house
One level, open plan, sunroom, hardwood floors, 3 HVAC systems

Garage apartment
2-car garage with a heated, cooled 1 bed apartment and its own drive

Morton building 1
1,500 sq ft, 15 ft ceilings, own electric meter, large sliding doors

Morton building 2
About 1,400 sq ft with a 4-bay garage; 8 garage bays on site

Water and systems
Multiple wells, septic, encapsulated crawlspace, 40-year roof

Grounds
Fenced yard, garden beds, rose garden, powered shed; 5 miles to Southpoint and I-40

Source: seller’s listing details. The prior owner held a Chatham County occupational permit for a business on site for almost 20 years.

BACKGROUND

The property’s previous use

Until it closed permanently, the buildings housed Carolina House Homestead & Cottage, a residential eating disorder and behavioral health treatment facility. It employed about 90 people, including therapists, nurses, nutritionists and administrators.

Different occupancy

Likely classified as a care or residential facility, not a place of assembly.

Public records exist

NC DHHS lists licensed services at 7990 NC-751 and posts its inspection findings.

Ask the seller

Permits, plans, certificate of occupancy history and proof the licenses were closed.

Sources: seller’s listing details; NC DHHS Mental Health Licensure and Certification Section facility record

CHALLENGES

Five challenge areas

1 · Zoning

Is worship allowed here, and which site standards apply?

2 · Building code

Change of occupancy: fire safety, exits and accessibility.

3 · Septic and water

Wastewater design flow caps how many seats we can have.

4 · Traffic and parking

A state highway driveway, festival days and parking supply.

5 · Community and law

Neighbors, taxes, federal protections and due diligence.

CHALLENGE 1

Zoning and land use

What we know

- The house parcel is zoned O&I (Office & Institutional).
- Chatham's Table of Permitted Uses has listed churches and other places of worship as permitted by right in residential, business and O&I districts.
- County staff have said worship uses still follow every site-development rule, such as lot size and setbacks.

What we must still confirm

- Written confirmation from the Zoning Administrator for both parcels.
- Chatham adopted a new Unified Development Ordinance on Nov. 18, 2024. HB 1103 would let it take effect with a new zoning map by June 1, 2027.
- Height limits for any spire, dome or shikhara.

Sources: Chatham County Planning Board agenda notes (2018–2019); NC General Assembly, HB 1103 (2025–26 session)

CHALLENGE 1 · LOCAL PRECEDENT

Lessons from Summit Church v. Chatham County

2022: Summit Church finds a 97-acre, six-parcel site across from the Veranda Shopping Center in Chatham County for a permanent Chapel Hill campus.

Dec. 16, 2024: The Board of Commissioners votes 5-0 to deny the rezoning. The Chair says Chatham is "not a place to call home for that size of a church."

Feb. 14, 2025: Summit sues in federal court under RLUIPA, the federal religious land use law.

June 20, 2025: Judge Osteen grants a preliminary injunction, blocking the denial because the church is likely to win.

July 18, 2025: The county appeals to the Fourth Circuit.

Aug. 2025: Under the injunction, Summit closes on the land for $2.1 million.

Jan.–Apr. 2026: Briefing is completed. The DOJ and more than a dozen state attorneys general file briefs backing the church.

Oct. 27, 2026: The Fourth Circuit hears oral arguments in Richmond, VA.

Sources: Summit Church v. Chatham County, 1:25-cv-113 (M.D.N.C. June 20, 2025); First Liberty Institute, Mar. 25, 2026

Why it matters to us

- Objections centered on traffic, tax-exempt land, size and rural character.
- Our path differs: no rezoning if O&I allows worship, and a smaller campus.
- Federal law is a backstop, not a substitute for early planning.

CHALLENGE 2 · FROM CARE FACILITY TO PLACE OF ASSEMBLY

Building code and change of occupancy

New certificate

A change of occupancy needs a new certificate under the NC Existing Building Code.

Fire protection

Sprinklers and alarms may be required; the stricter rule for the new use governs.

Exits and capacity

Doors, corridors and exits are sized to the number of people allowed.

Accessibility

Ramps, accessible restrooms and parking for visitors with disabilities.

Restrooms

Fixture counts follow occupant load, which can far exceed a home’s.

Mechanical systems

HVAC, ventilation and wiring must suit assembly use, including any ritual flame.

Source: NC Office of State Fire Marshal, 2015 NC Existing Building Code §407 interpretation. Confirm current code with Chatham County Inspections.

CHALLENGE 3

Septic, wells and water

NC design flow rates

Home	120 gal/day per bedroom
Church, no kitchen	3 gal/day per seat
Church, with kitchen	5 gal/day per seat

ILLUSTRATION: A 4-BEDROOM PERK

480 gal/day

Supports about 160 seats with no kitchen, or about 96 seats with a kitchen.

Wells: a well that serves 25 or more people on 60 or more days a year may be regulated as a public water system. Confirm with the NC DEQ Public Water Supply Section.

Sources: 15A NCAC 18A .1949; 15A NCAC 02T .0114. Seat counts are illustrations, not permits.

CHALLENGE 4

Traffic, driveways and parking

A state highway

NC 751 is maintained by NCDOT. A change in use may require driveway review. The site already has two entrances: NC 751 and Lassiter Homestead Road.

Peak days

Major festivals, such as Maha Shivaratri, can draw far more people than a normal week. Plan parking, shuttles and volunteers for them.

Parking and runoff

New parking adds paved surface, which can trigger stormwater review. Minimum space counts per seat are set by county rules.

Traffic was the most common objection in the Summit Church hearings. Prepare a traffic and event plan before we apply.

Sources: seller’s listing details; Summit Church v. Chatham County, 1:25-cv-113 (M.D.N.C. 2025)

CHALLENGE 5

Neighbors, taxes and perception

Raised in Summit's hearings

- Traffic and safety
- Tax-exempt land
- Size of the campus
- Rural character

Commitments we can offer

- Meet neighbors early, before we file
- Publish an event, traffic and parking plan
- Buffer plantings, shielded lighting, quiet hours

Tax note: the house is taxed about $4,783 a year today. A religious-use exemption would remove that, so be ready to explain what we offer the community in return.

Sources: Summit Church v. Chatham County, 1:25-cv-113 (M.D.N.C. 2025); MLS listing 10188513

TYPICAL SEQUENCE · DURATIONS TO BE CONFIRMED

Path from purchase to opening

1 · Due diligence
Zoning letter, septic and well records, code review, seller documents.

2 · Closing
Close on the house and land once the contingencies are satisfied.

3 · Design
Architect and code consultant plan the change of occupancy.

4 · Permits
Septic and well permits, site plan, building and fire approvals.

5 · Construction
Interior conversion, life-safety systems, parking and landscaping.

6 · Opening
Final inspections, certificate of occupancy, then opening ceremonies.

WHAT WE DO NEXT

Next steps

1. Get written zoning confirmation from Chatham County Planning for both parcels.
2. Request septic and well records from Chatham County Environmental Health.
3. Book pre-application meetings with Inspections and the Fire Marshal.
4. Hire an architect and code consultant for a change-of-occupancy study.
5. Add the Planning Board notes to this deck and plan neighbor outreach.

REFERENCE

Sources

- Chatham County Planning Board agenda notes and minutes on places of worship, 2018–2019 (chathamcountync.gov)
- NC General Assembly, House Bill 1103, Allow Implementation of Chatham Co. UDO (2025–26 session)
- Summit Church v. Chatham County Board of Commissioners, 1:25-cv-113, Memorandum Opinion and Order (M.D.N.C. June 20, 2025)
- First Liberty Institute press release on the Fourth Circuit appeal, Mar. 25, 2026
- 15A NCAC 18A .1949 and 15A NCAC 02T .0114, wastewater design flow rates
- NC Office of State Fire Marshal, change-of-occupancy interpretation, 2015 NC Existing Building Code §407
- NC DHHS Mental Health Licensure and Certification Section, facility record for 7990 NC-751; CARF provider listing for Carolina House
- MLS listing 10188513 for 7990 NC-751 (Coldwell Banker, Raleigh Realty); Redfin and Zillow property records
- Listing details and offer history supplied by the Pashupatinath Mandir of NC team