

## **Parker's Ridge Park – Special Use Permit Application**

**1. The use requested is among those listed as an eligible special use in the district in which the subject property is located or is to be located.**

The existing zoning is R-1 and the proposed use is public parks and recreation.

**2. The requested special use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.**

**A. Traffic <Required> Document projected traffic generated by the use.**

The Triangle Innovation Point (TIP) Traffic Impact Analysis (TIA) report assumes an entrance to the Park; however, no Park traffic was assumed for that analysis. The projected traffic will depend on the nature of developments within the Park property. The projected traffic for the Park will be developed by a third party (PEF) and then submitted to NCDOT for review.

**Document current capacity for the road that serves this site (available for all/most roads from NCDOT).**

Existing and future capacity for the roadway network is included as part of the TIP TIA has been evaluated.

Future conditions from TIP TIA:

Pea Ridge Road at Park Entrance/Plan Western Entrance

-Construct new signalized intersection.

-Install one eastbound left-turn lane, one eastbound right-turn lane, one westbound left-turn lane, one westbound right-turn lane, two and one continuous northbound left-turn lanes, one northbound through/right-turn lane, and one southbound right-turn lane.

A project specific TIA will be submitted prior to the final review of the SUP.

**What kinds of traffic will this be (car, bus, truck, etc.,) and what will be the peak time of day for the traffic?**

Car and bus traffic. Peak times will vary depending on events in the park. Most frequent peak times will occur during evenings and weekends.

**Do you anticipate changes to the speed limit on the principal service road for this site?**

No. We anticipate the posted speed to be 45 mph

**Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed?**

A TIA will determine if modifications to the road system are needed and will be conducted later. The proposed roadway network improvements included in NCDOT STIP HE-0006 have state funding (North Carolina General Assembly special funding). Other roadway improvements required based on TIAs for developments would be funded by Chatham County. However, no additional roadway improvements are anticipated.

**A letter of opinion from NCDOT would be required if introduction of significant new traffic loads were expected or there is already a high accident rate at this location.**

A crash analysis for the Pea Ridge Road segment is underway.

**Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements?**

Roadway improvements required based on TIAs for developments would be funded by the county.

**B. Visual Impact & Screening <Required> Describe the visual presentation of the completed project in context with the adjoining properties. How will fencing and/or plantings alter the future visual presentation?**

The property is currently only visible and accessible from Pea Ridge Road. The proposed plan shows one primary entrance from Pea Ridge Road during the first phase of this project. Signage will be provided at the entrance. The required landscape buffer along this road frontage will contain native planting buffer true to the existing rural character of the site. Per the requirement of the Special Use Permit all front yard, side yard and rear yard setbacks will be doubled to provide adequate screening for the adjoining property owners. The majority of the site's existing border between adjacent property owners is thick hardwood vegetation, which provides visual buffers and reduces anticipated noises coming from the future park.

After the installation of the new NCDOT roadway, the park will have more roadway frontage along that corridor and the access to Pea Ridge Road will be realigned to adjust to the new access road. Pockets of native landscaping, including wildflower meadow mix and native trees, are designed along the front of the proposed roadway to allow for views into the park. These plantings will enhance the visual presentation of the site.

The property at 972 Pea Ridge Road is the only property that does not have an existing landscape buffer along the proposed park. The proposed landscape buffer will exceed the required landscape buffer requirements.

**C. Lighting <Required> Will there be lights associated with the use? This includes but is not limited to pole lights whether for security or decorative post mounted lights, lights on buildings/structures, landscape lighting, flood lights, etc. If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated?**

Lighting will be provided throughout the park and all lighting will follow Chatham County Zoning Ordinance guidelines. Lighting for the park will follow section 13.14 **Walkways, Bikeways and Parks (Section to be lighted)** The walkway, pathway, or ground areas that are to be lighted shall be illuminated to a level of at least 0.2 and no more than 0.5 average horizontal maintained footcandles and section 13.8. **Outdoor Sports Field /Outdoor Performance Area Lighting 1.** The mounting height of outdoor sports field and outdoor performance area lighting fixtures shall not exceed eighty (80) feet from finished grade unless approved by the Chatham County Zoning

Board of Adjustment. 2. All outdoor sports field and outdoor performance area lighting fixtures shall be equipped with a glare control package (louvers, shields, or similar devices). 3. The fixtures must be aimed so that their beams are directed and fall within the primary playing or performance area. The maximum light level shall be 0.5 maintained footcandles at any property line in a residential district, or on a lot occupied by a dwelling congregate care or congregate living structure. 4. As outdoor sport field/outdoor performance area lighting non-conforming fixtures fail, maintenance replacement fixtures must be installed that comply with the requirements of these lighting standards. 5. The hours of operation for the lighting system for any game or event shall not exceed one hour after the end of the event.

Street lights for safety -We will have pole streetlights for safety similar to the ones we have in The Park at Briar Chapel. We will install lights that cast down to help with light pollution. The poles will not exceed 37 feet above finished grade.

Parking Area lights – Parking areas will have the same lights we use along the roads in the park (streetlights).

Athletic court lights - If we install lights for athletic courts, the lighting will be with glare control which only lights the area of play with little to no spill over.

Building lights – Exterior building lights will be installed for safety. These will most likely be motion censored or set to turn off after hours.

All lighting will comply with SECTION 13.

**D. Noise <Required> Will there be noise generated by the use? If so, what will be the source of this noise? Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, a permit must be requested and approved to exceed the ordinance requirements.**

Everyday noise will be normal park noise which is minimal and will not exceed 60 decibels. If we hold a special event that could exceed 60 decibels, we will obtain a permit. When the small amphitheater is constructed, we could offer concerts in the park. If we do offer these, they will end by 9:00pm. Other activities could be food truck rodeos, festivals, or holiday activities.

**E. Chemicals, Biological and Radioactive Agents <Required>. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.**

The only chemicals we would use is chlorine for the spray area and everyday cleaning products to clean and disinfect restrooms. The chlorine would dissolve so it would not be disposed of or generate waste. Chlorine will be stored away from heat, other combustible materials, and in a well-ventilated locked area. All chemicals that will be in use will have an SDS sheet and those will be stored in required areas. All chemicals in use will follow SDS guidelines and be stored properly. Any disposal of contents/container will follow local regulations.

**F. Signs <Required> Will the use include the display of a sign (advertisement or identification)? If so, describe the method of display, lighting, color, size, number and location on the site.**

Signage will be provided at primary entrances, one off of Pea Ridge Road during the first phase, and a second at the entrance off of the proposed NCDOT roadway. The signage will follow the Parks and Recreation size and design standards and will conform to the county's requirements.

~~G. Emergency Services <Optional>~~

~~1. Fire Protection— Document the impact on respective volunteer fire department's ability to service the site with the requested use. This should come from the Chatham County Fire Marshal as a letter.~~

~~2. Police Protection— Document the impact to the Chatham County Sheriff Department's ability to provide protection for the site with the requested use. This should come from the Sheriff in the form of a supporting letter.~~

~~3. Rescue 911— Document the impact to rescue and ambulance ability to provide support to the site; provide approximate arrival time to site after a 911 call is placed.~~

~~H. Impact to surrounding Land Values <Optional> What will be the impact to surrounding land values as a result of the proposed use? Is this impact anticipated to change with time or create possible changes in use of the surrounding properties? Note that if the applicant does choose to provide this information to support the application, then the basis for the information must be provided. For example, if a real estate appraiser's opinion is presented, then the opinion is expected to be derived from an analysis of comparison sites with requested use, some other real estate study or survey.~~

**3. The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community.**

**A. Need and Desirability <Required> The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined (for example, an analysis of present or projected demands on existing similar uses). This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?**

This land was purchased from the Parker family by Chatham County to become the first county park located in Moncure. The land is currently zone for R -1 and will become a park and recreation destination. With the expected increase in population and developments occurring within the area, preserving the rural integrity of the future park will provide residents and visitors access to open space and a connection to wildlife and nature. This is an opportunity to preserve the forested areas, wetlands, and ponds and educate the surrounding community on the importance of such preservation and protection. Creating a park with active and passive areas will allow the site to become an integral part of the community. In addition, the site will have amenities for people of all ages and abilities, such as accessible trails and an inclusive playground, that will provide a wide range of enjoyment for future generations.

**B. Survey of Similar Uses <Required> How many other instances of this use are currently in Chatham or within an adjacent county?**

There are roughly 27 existing parks or recreation areas within 20-mile radius of Parker's Ridge Park in Chatham County and south in Lee and Harnett County. See the exhibit with adjacent parks and a tally of amenities.

**Are there similar uses already approved for the requested use on adjacent properties?**

No, there are no similar uses already approved on adjacent properties.

**Provide summary of existing similar uses. If there are already a number of such uses allowed in the County or another similar use in reasonably close proximity to the new requested site, why is this new instance of this use essential?**

Please see the exhibit of adjacent parks and recreation amenities. This new park will provide residents in Moncure and New Hill access to a number of amenities including gathering space for outdoor events, active sports courts, playgrounds, picnic areas, wildlife observation areas, and hiking and mountain biking trails. Residents currently have to drive upwards of 20 minutes to access these amenities in other towns and counties. This park will provide space for community events like spring festivals and food truck rodeo.

**Are these other instances currently in operation and successful?**

Yes, these other parks are successful and in operation.

**C. Public Provided Improvements <Required> Identify any public improvements, services, etc., that the county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.**

All improvements will be provided by and maintained by the County's Park and Recreation Department.

**D. Tax considerations <Optional> If appropriate, or of advantage to the application, provide an estimate of the tax revenue (direct and indirect) to the County that this use would provide. Describe how this estimate was determined. What is the net result of expenditure of County services and facilities required vs. the tax revenue generated?**

Zero

**E. Employment <Optional> Discuss the number of jobs that would be created by this use. Designate these positions as full time or part time. If possible, describe the salary ranges of the employees.**

One full time employee

**4. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. (I.e. Comprehensive Plan, Chatham/Cary Joint Land Use Plan, etc.) You must note specifics from the plan/s giving reference to page number and section. In support of the Comp Plan, include the following references at a minimum:**

## **CHAPTER TWO: Issues and Opportunities**

### **LAND USE: Rural Character (page 18):**

A major goal of Parker's Ridge Park aligns well with the Comprehensive Plan and Land Use Plan. That goal is to preserve the rural integrity of the county. The Architectural Heritage noted that "It will be a tremendous challenge to Chatham County to maintain its tranquil rural landscape, historic farm complexes, and agrarian lifeways into the twenty first century." Fortunately for the county, Parker's Ridge Park encapsulates this desire to maintain and celebrate the rural landscape. There is also a historic barn from the 19<sup>th</sup> century that is intended to be preserved once the structural integrity of the structure can be reviewed. As a part of this design, native meadows and edible plants will be used throughout to connect park visitors to the native landscapes of the past.

### **ENVIRONMENT: Water quality (page 32):**

The proposed design aims to treat all stormwater on site, preserving the water quality. The majority of the dense forested areas will be preserved and all wetlands and intermittent streams will be protected. The design will also include educational signage to teach park visitors about the importance of water quality and the local environment.

### **ENVIRONMENT: Unique Assets (page 33):**

This park will add to the county's unique assets, providing residents of the southeast area of the county access to observe wildlife by preserving over 138 acres of natural land and sensitive areas.

### **ENVIRONMENT: Tourism (page 33):**

The Comprehensive Plan mentions "recreational tourism is growing in the County. Rural character, scenic beauty, protected areas with hiking and wildlife viewing opportunities are a draw." Parker's Ridge Park will provide additional space for visitors to hike, bike, and view wildlife throughout this bucolic park setting.

### **ENVIRONMENT: Open Space (page 35):**

The park will preserve the majority of the open space within the site and provide access for all to enjoy the open space in a number of different ways, as previously mentioned. With the increase in development in the surrounding areas, preserving this open space as a park will benefit the community.

### **PARKS AND HEALTH: Parks (page 36):**

This park will build upon the robust network of parks in Chatham County and fill the void for parks in the southeastern portion of the county by providing access to residents in that area. This park will increase the number of acres of county park land from 435 acres to nearly 550 acres. The exact acreage will be known once plans for the NCDOT road are finalized. The park is also anticipating adding several miles of natural surface trails and mountain biking trails.

### **PARKS AND HEALTH: Access to Healthy Food and Healthcare (page 37):**

The park plans to incorporate "wild" areas of native edible berries, fruits and nuts, such as blackberries, pawpaw trees, and pecan trees. Introducing these healthy foods in a fun, creative way can inspire residents and park visitors to eat healthy. The park also provides spaces for multiple types of exercise, as described on the plan, as well as quiet contemplative spaces to increase mental health.

## **CHAPTER THREE: Goals and Objectives**

• Land Use Descriptions – select the correct designation for your submittal and support the various bullet points as outlined.

### **PARKS AND PROTECTED LANDS (page 49):**

- Permanently protected lands, these areas are composed of federal- and state-maintained recreation areas parkland, as well as privately owned land.  
Parker's Ridge Park will preserve existing forested areas and maintain the site for recreational uses as a county park.
- Mix of uses include passive and active recreation uses, accessory uses, limited residential uses (per easement agreements)  
Parker's Ridge Park will include passive and active recreational opportunities for people of all ages and abilities. The park will include multi-purpose sports courts, walking and mountain biking trails, access to wildlife observation points, inclusive playgrounds, fitness equipment and open gathering spaces.
- Buildings: 1- and 2-story, mostly homes and park buildings  
The proposed shelters and maintenance buildings will be one story. The shelters will be open air buildings for picnicking and events.
- Streets: local roads, private and park drives  
Streets within the park are designed to follow the edges of existing wooded areas to maintain as much open space as possible. The park drives will provide access to all areas of the park without interfering with the rural characteristic of the natural landscape.
- Public/open space: parkland, conservation easements  
The park will be maintained as public open space.

Parker's Ridge Park will be a destination regional park emblematic of the natural character of the rural landscape and supportive of the community's cultural identity. The goals and objectives developed for Parker's Ridge Park fall closely in line with the goals and objectives in the Comprehensive Plan. The Comprehensive Plan's Goals are listed in bold, followed by Parker's Ridge Park's specific goals and objectives.

### **1. Preserve the rural character and lifestyle of Chatham County (page 41)**

#### History/Heritage

- a. By preserving existing desirable features natural or man-made
- b. By incorporating the culture of the community and region through storytelling (community, land, people)

#### Regional Education

- c. By highlighting existing cultural practices and traditions
  - i. Historic barn
  - ii. Local farming practices
- d. By creating moments to connect with the past (landscape, people, and practices)
  - i. Through art and interpretive signage

#### Identity & Character

- e. By including art as a means for displaying the community's identity
  - i. Local artists – murals and sculptures in the landscape

### **2. Preserve, protect, and enable agriculture and forestry. (page 41)**

See Natural Resource Preservation below.

3. **Promote a compact growth pattern by developing in and near existing towns, communities, and in designated, well-planned, walkable, mixed use centers** (page 41)

See Connectivity below.

4. **Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out commuting.** (page 41)

Job production is not a goal of the park, however, one full-time job will be created as a Park attendant. The park will also provide closer access to recreational amenities to residents in the southeastern portion of the park, potentially reducing the need for residents to travel to other park destinations.

5. **Conserve natural resources.** (page 42)

Natural Resource Preservation

- a. By celebrating the natural features and beauty present on the site
- b. By protecting existing sensitive areas for plant and animal habitat, including existing forests, wetlands, intermittent streams and floodplain.

6. **Provide recreational opportunities and access to open space.** (page 42)

Connectivity

- a. By creating important connections to the region through greenway and trail systems
- b. By creating a comprehensive and effective Signage and Wayfinding plan
- c. By identifying and preserving important visual qualities unique to the site

7. **Provide infrastructure to support desired development and support economic and environmental objectives.** (page 42)

Sustainable Economics

- a. By being thoughtful of affordable use of spaces for the community
- b. By establishing creative capital investment opportunities needs to support the lifecycle of program elements at the park
  - i. Memberships
  - ii. Donors

8. **Become more resilient by mitigating, responding, and adapting to emerging threats.** (page 43)

Adaptive Strategies

- a. By designing activities and spaces with climate-adaptable plants, features, and materials
- b. By encouraging community resiliency through the including of program elements and community brand that reflects Moncure's identity (past, present, future)
- c. Use of materials, technology, and methods to create a durable park for generations
- d. By establishing a decision-making and governance structure to make thoughtful changes to the park over time

9. **Provide equitable access to high-quality education, housing, and community options for all.** (page 43)

Inclusivity

- a. By including amenities that support active uses for all ages, abilities, and needs
  - i. Top 5-10 programming elements
  - ii. Physical needs areas of play/ inclusive playground



## 10. Foster a healthy community. (page 43)

### Health & Well-Being

- a. By including amenities that support passive uses for all ages, abilities, and needs
  - i. Covid response ideas in the outdoors
  - ii. Mental recharge areas
  - iii. Trails and wildlife observation areas
- b. Engaging Demonstration Areas
  - i. Wildflower meadow
  - ii. Crop Picking (wild edible areas like pawpaws, pecans, etc.)

### **CHAPTER FOUR:**

#### • Economic Development

Although Parker's Ridge Park is only expected to generate one full-time job, the park will provide space for the county to generate revenue through annual events, like the food truck rodeo and spring festival. These events will provide residents the opportunity to generate revenue while creating a sense of community. The park will be a great way to support local entrepreneurship, tourism, art and culture, per Recommendation 03 (page 57). Vendors can share their goods and services, like food trucks or arts and crafts at annual community events that will draw in visitors from the county and beyond. The park also intends to showcase local artists in the form of murals, interactive pieces, or sculptures.

#### • Land Use

The primary goal of the Land Use section is to preserve the rural character and lifestyle of Chatham County (page 61). Parker's Ridge Park will preserve this iconic bucolic character and allow residents and park visitors to access the scenery. Native grass and wildflower meadows will enhance the aesthetics of the existing corn fields and the existing forested areas will be preserved.

Land Use Policy 13 says to *coordinate with schools, parks and recreation, towns and developers to anticipate future land needs* (page 69). With the park's proximity to Moncure Middle School, the school could coordinate educational trips into their curriculum to provide students the opportunity to observe wildlife and learn about protecting the watershed and natural systems.

#### • Health

Parker's Ridge Park will play a major role in the primary goal of the health section: to foster a healthy community, and the secondary goal: to provide recreational opportunities and access to open space (page 77). This project will also help achieve the County's goal of health equity by providing access to recreational activities to the southeastern portion of the county. This area lacks some of the amenities like hiking trails and mountain biking that are abundant throughout the rest of the county. Preserving this parkland's open space and natural features will help improve air, water, and soil quality and protect natural ecosystems and wildlife areas for future generations in the southeastern part of the county. The Park also achieves recommendation 7 (page 87) *Improve park, recreation, and open space system for better health*, by providing access to trails, play areas and open space. As mentioned previously, the Park will also *conserve natural areas and the natural resources within*, (recommendation 8, page 88).

#### • Natural Resources

Parker's Ridge Park will achieve all the goals in the Comprehensive Plan, page 103:  
Conserve natural resources

- The Park will conserve the existing forested areas, wetlands, intermittent streams and floodplain within the site.

Preserve the rural character and lifestyle of Chatham County.

- As mentioned previously, the Park aim to preserve the rural character and celebrate the lifestyle of Chatham County by creating wildflower meadows, preserving or reusing the existing historic barn, and planning pockets of active amenity spaces to preserve open space.

Provide recreational opportunities and access to open space.

- The Park provides residents in southeastern Chatham County access to recreational activities and access to open space.

Preserve, protect, and enable agriculture and forestry.

- The Park will preserve existing forested areas.

Parker's Ridge Park will also maintain existing *water quality* by incorporating stormwater management techniques and preserving the existing wetlands and ponds on site. (page 104). A goal of the Park, is to *improve education and awareness of natural assets*, (page 108). This will be achieved through interpretive signage for the wildflower meadow, wetlands and natural areas.

- Parks and Recreation

Parker's Ridge Park will help the County add to the amount of natural surface trails. There are currently 26 miles within the County and the Park will add a few additional miles of naturally paved trails, ada trails and mountain biking trails. (page117).

Strategy 4.1 (page 123) calls out Southeast Chatham County as a level of service gap. Parker's Ridge Park will provide that corner of the County with recreational opportunities like trails, sports courts and playgrounds.

**5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.**

Yes, all utilities, access road, storm drainage, recreation, open space and other facilities will be consistent with the County's plans, policies and regulations.

**A. Water Source and Requirements <Required>. How much water will the use require?**

Based on similar Chatham County parks the historical domestic water use is an average of 30 gallons per day for each toilet and urinal, plus the usage associated with the water splash pad and mister.

**What is the source of the water (county water or private well)?**

Chatham County Public Water.

**If the supply is to be supplied by the county, then with the help of the Public Works Dept. (542-8270) identify how the water connections are to be provided.**

Parker's Ridge Park will connect to the existing Chatham County 12-inch water main on Pea Ridge Road and extend an 8-inch public water main with fire hydrants from Pea Ridge Road into the park site.

**B. Wastewater Management <Required>. What is the wastewater capacity needs for this use?**

Wastewater capacity will be based on same Chatham County Park historical domestic water use of 30 gallons per day for each toilet and urinal.

**Specify the treatment and disposal methods to be used. WWTP, public (i.e. Aqua of NC), or private septic. If individual septic, provide septic improvements permit letter from the Chatham County Environmental Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management. If system requires approval from NCDENR or Aqua of NC or any other state or public source, please provide preliminary approval towards getting approval.**

Chatham County Public Utilities is working with the TIP West Site and the City of Sanford to have sanitary sewer extended from the existing sanitary sewer located on the TIP West Fedex site. The sanitary sewer system will be a public gravity sewer and be treated by the City of Sanford in their WWTP. The sanitary sewer connection to the Parker's Ridge Park will be at a location along the Southern boundary of the park site, the exact location is not known at this time, however, it will be determined by Chatham County Public Utilities in the near future. The Wastewater Management Plan can show a conceptual layout of the sewer service to the bathrooms within the Park and show the outlet for the sewer service to be along the Southern boundary of the park. Future sanitary sewer from the park will connect to the future extension of the Fedex Sanitary Sewer.

**C. Water/Sewer Impact Statement <Required>. All applications where a public utility is to be utilized, (water or sewer) must state clearly the amount of usage that is anticipated. The usage estimate must be validated by the County Public Works Director, along with an updated usage vs. capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.**

Based on similar Chatham County parks the historical domestic water/sewer demand is an average of 30 gallons per day for each toilet and urinal. If the park will have a potential future phase including a community center with 6 toilets include the additional toilets in the projection of the demand for the fully developed site. Chatham County has the water capacity to accommodate the full buildout of the park and the Fedex Sanitary Sewer and Sanford WWTP has the sewer capacity to accommodate the full buildout of the park.

**D. Access Roads <Required>. Describe the access to and from the site to public highways or private roadways.**

The entrance for the first phase will be off Pea Ridge Road with an upgraded temporary entrance. There is currently a gravel pad on Pea Ridge Road that served the old restaurant that is no longer in operation on the site.

**If the requested use will require a new driveway or enhancement to existing highway(s), address the following questions. If a new driveway access is part of the proposal, has**

**NCDOT approved this access (include copy of the preliminary approval for a commercial driveway permit)?**

**If the site is located on a road designated as a “major collector”, is the site accessed by an existing or proposed service road?**

**Describe any upgrades of public or private roads necessary to serve the property.**

No upgrades to public or private roads will be necessary to serve the property. The NCDOT road will replace access to Pea Ridge Road and will provide a second access point to the park.

**E. Stormwater Runoff <Required>. Detail the methods and various structures that will be used to control stormwater runoff. (If disturbing more than 20,000 square feet of area, a stormwater management plan must be submitted with this application) This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties.**

Stormwater runoff will be fully evaluated once a survey has been completed and will comply with all County and State requirements. Impermeable surface calculations will be completed once a thorough cost estimate can be completed. Depending on the cost estimate and survey, permeable materials may be used for parking lots to reduce the need for stormwater mitigation. Stormwater from roadways and parking areas will be collected in planted swales where feasible and will be piped to a detention pond when required.