



REQUEST FOR BOARD ACTION

ITEM NO. 26.

DATE OF MEETING: July 7, 2014

REQUESTED BY: Ed McCarthy, Planner II, Planning & Community Development

SHORT TITLE: Resolution to Approve a Special Use Permit (SUP) for the Construction and Operation of an Airsoft Facility (NAICS 713990 All Other Amusement & Recreation Industries).

BACKGROUND: Scott Robbins, applicant, on behalf of Elmer Wilson Heir, owner, is requesting approval of a Special Use Permit (SUP) for the construction and operation of an Airsoft Facility (NAICS 713990 All Other Amusement & Recreation Industries). The property is currently zoned RA, Rural Agricultural District, and Airsoft Facilities are permitted via SUP in the RA zoning district. The subject property is located approximately 1,500 feet east of the intersection of NC HWY 210 and Little Kelley Rd (SR 1409) in Rocky Point, NC 28457 and may be identified as Pender County PIN 3214-57-5205-0000.

SPECIFIC ACTION REQUESTED: To hold a public hearing and consider the approval of a Special Use Permit for an Airsoft Facility.

PLANNING STAFF REPORT
Special Use Permit

SUMMARY:

Hearing Date: July 7, 2014
Applicant: Scott Robbins
Property Owner: Elmer Wilson Heirs
Case Number: 11196

Land Use Proposed: The applicant is requesting the approval of a Special Use Permit (SUP) for the construction and operation of an Airsoft Facility (NAICS 713990 All Other Amusement & Recreation Industries).

Property Record Number and Location: The subject property is located approximately 1,500 feet east of the intersection of NC HWY 210 and Little Kelley Rd (SR 1409) in Rocky Point, NC and may be identified as Pender County PIN 3214-57-5205-0000. There is one tract associated with this request totaling 31.43 acres.

Zoning District of Property: The property is currently zoned RA, Rural Agricultural; according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; Airsoft Facilities (NAICS 713990 All Other Amusement and Recreation Industries) are permitted via Special Use Permit in the RA, Rural Agricultural zoning districts.

PROJECT DESCRIPTION:

Scott Robbins, applicant, on behalf of Elmer Wilson Heirs, owner, is requesting approval of a Special Use Permit (SUP) for the operation of an Airsoft Facility (NAICS 713990 All Other Amusement & Recreation Industries). (Exhibit 1)

According to "dictionary.babylon.com", "*Airsoft is defined as a sport in which participants eliminate opponents by hitting each other with spherical non-metallic pellets launched via replica firearms called Airsoft guns.*"

The proposal (approximately 20 acres) is situated on a parcel that is 31.43 acres in area and will occur in two phases.

Phase 1: The construction of a pro-shop (288 ft²), parking, landscaping and the airsoft fields (approximately 11 acres). The applicant's narrative states, "We also plan to install netting across the entire front of the property to ensure that projectiles do not travel beyond the buffer zone and onto NC HWY 210 or adjoining neighbors' property." (Exhibit 2)

Phase 2: The installation of the second airsoft field (approximately 11 acres) and associated parking. This phase is proposed to occur in 2015-2016.

Hours of Operation: Saturdays 9:00 a.m.-dusk – Sundays 10:30 a.m.-dusk – Weekdays are planned to be open by appointment only. This facility is proposed to be operated by approximately 2-3 employees.

According to the Pender County GIS, there appears to be wetlands on the subject parcel. Accordingly, a 401 impact permit may be required.

The applicant will be required to provide wastewater and potable water service, as there will be dedicated staff and customers on-site.

According to the applicant's submitted documents, it is anticipated that a single event would draw approximately 15-30 customers. Accordingly, the applicant anticipates 5-7 matches (15 min to 1 hour in duration) each day. (Exhibit 2)

A conceptual site plan has been submitted for the proposed project and is designated as (Exhibit 3).

Prior to the issuance of zoning approval and building permits; a site development plan must be submitted and approved in accordance with the Pender County Unified Development Ordinance; a portion of that approval will require Section 8 Landscaping and Buffering. The site plan submitted with this application is considered conceptual and does not reflect any approvals or regulations in effect.

Use Type	Ref NAICS	Zoning Districts									
		RA	RP	RM	MHI	PD	GR	OI	IT	CI	TC
Sector: 71 Arts, Entertainment, and Recreation											
All Other Amusement & Recreation Industries	71399	S				P	P		P		

EVALUATION:

- A. Public Notifications:** Advertisements for the proposal have been placed in the *Pender-Topsail Post & Voice*. Adjacent property owners were notified by first class mail; as well as a sign advertising the public hearing was placed on the subject property.
- B. Basis for Granting SUP:** See attachment A for approval procedures (§3.12.3 of Unified Development Ordinance) and revocation procedures (§3.12.4 of Unified Development Ordinance).
- C. Unified Development Ordinance Compliance:** The property is currently zoned RA, Rural Agricultural, and Airsoft Facilities (NAICS 713990 All Other Amusement & Recreation Industries) are permitted in the RA zoning district by Special Use Permit, as prescribed by the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses.
- D. 2010 Comprehensive Land Use Plan Compliance:** The subject parcel is designated as Office/Institutional/Commercial (OIC). The OIC land use classification is designated at key locations, typically along major highways and at major intersections, within the County. The purpose of the OIC land use classification is to encourage more efficient and attractive development, integration of commercial uses with other land uses, and to discourage

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that:

The Pender County Board of Commissioners (approved, modified, denied) a Special Use Permit (SUP) for the operation of an Airsoft Facility as described herein, and the Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

YEA VOTES: Williams ___ McCoy ___ Brown ___ Tate ___ Ward ___

J. David Williams, Jr., Chairman 7/7/2014
Date

ATTEST 7/7/2014
Date

unsightly and inefficient strip commercial development. Strip commercial development (characterized by non-related business development with numerous road-cuts and no interconnectivity) detracts from community appearance and has significant negative impacts on both road capacity and traffic safety.

The SUP request may be supported by a policy within the *2010 Comprehensive Land Use Plan*:

- a. ***Policy 1A.1.5*** – *The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.*

Additionally, the Special Use Permit (SUP) request does not conflict with any goals and policies in the 2010 Pender County Comprehensive Land Use Plan.

- E. **Existing Land Use in Area:** The proposed tract is 31.43 acres in size and is surrounded primarily by single family residential structures and manufactured homes and two businesses including Pender Packing and Taylor Construction, Inc to the south.
- F. **Site Access Conditions:** Access to the proposed project will be onto NC HWY 210. The access is subject to review and approval by the North Carolina Department of Transportation.
- G. **Conditions To Consider In Issuing the Special Use Permit For This Project:**
 1. The project shall comply with all requirements of the Pender County Unified Developed Ordinance
 2. Any violations of the conditions of this permit, confirmed by the Zoning Administrator shall result in this permit becoming void, if not corrected within 30 days of receipt of the notice of violation.
 3. Unless approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void if a final zoning permit has not been issued for the project within 24 months after the notice of approval has been served to the applicant.
 4. The applicant shall meet all other local, state and federal regulations.
 5. The obligations imposed by this permit will be the responsibility of the property owner and operator and shall continue in affect for the duration of this permit.
 6. Hours of operation: The facility shall not open earlier than 9 a.m. and shall close at 6 p.m.

Attachment A

3.12.3 Procedures for Reviewing Applications

- A. The special uses, as specified in the various districts, may be established only after review and approval by the Board of Commissioners.
- B. The Board of County Commissioners, acting in a quasi-judicial manner and setting, shall hear evidence from the applicant and any interested members of the public.
- C. The Board of Commissioners shall hold a public hearing on the application for a Special Use Permit within sixty (60) days after the completed application is filed.

- D. The Administrator shall cause notice of the hearing to be published once a week for two successive calendar weeks. The notice shall be published for the first time not less than ten (10) nor more than twenty-five (25) days before the date fixed for the hearing.
- E. All Special Use Permit applications must be presented to the Administrator for a determination of completeness.
- F. An appeal from a completeness determination may be made to the Board of Adjustment within twenty (20) days of the determination.
- G. The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:
 - 1. The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;
 - 2. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;
 - 3. The proposed use shall not constitute a nuisance or hazard;
 - 4. The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;
 - 5. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
 - 6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;
 - 7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
 - 8. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

3.12.4 General Provisions Concerning Special Use Permits

- B. Revocation - In any case where the Special Use Permit or the conditions of a Special Use Permit have not been or are not being complied with, the Administrator may initiate a notice of violation for the provisions of this ordinance and the conditions of the Special Use Permit not in compliance or the Administrator, may initiate notice of a public hearing to consider revocation of the permit by the Board of Commissioners or both actions may be initiated. Procedures for notice of such hearing shall be the same as procedures for consideration of an initial application for a Special Use Permit and the permittee shall be notified.

Pender County Planning and Community Development

Planning Division
805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

SPECIAL USE PERMIT APPLICATION

GENERAL

1. An applicant shall be required to schedule a pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.
2. Any information the applicant wishes to submit to assist in making the above findings may be included as part of the Project Narrative or as a supplement labeled "Support Information-Required Findings" (max. 1 page).
3. Where construction, location or relocation is proposed to be done upon a residence, place of business or place of public assembly, no permit required for electrical, plumbing, heating, air conditioning or other construction, location or relocation activity under any provision of general or special law shall be issued until an authorization for wastewater system construction has been issued under G.S. 130A-336 or authorization has been obtained under G.S. 130A-337(c).

APPROVAL STANDARDS

The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:

1. The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;
2. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;
3. The proposed use shall not constitute a nuisance or hazard;
4. The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;
5. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
8. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

Conditions and Guarantees - Prior to the granting of any special use, the Board of Commissioners may stipulate such conditions and restrictions upon the establishment, location, or construction, maintenance, and operation of the special use as it deems necessary for the protection of the public and to secure compliance with the standards and requirements specified in this ordinance. In all cases in which special uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary to assure that conditions stipulated in connection therewith are being and will be complied with.

APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	SUP	Date	5/23/2014
Application Fee	\$ 480.00	Receipt No.	
Pre-Application Conference		Hearing Date	7/7/2014
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Scott A. Robbins	Owner's Name:	Carolyn Wilson Sumrell Dianne S. Wilson
Applicant's Address:	5732 Wisteria Lane Wilmington, NC 28409	Owner's Address:	1221 Hazymount Ct Fayetteville, NC 28305
City, State, & Zip		City, State, & Zip	
Phone Number:	(910) 233-8821	Phone Number:	910-484-2554
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3214-57-5205-0000	Total property acreage:	31.43
Zoning Classification:	RA	Acreage to be disturbed:	23
Project Address :	17008 N Carolina 210 Rocky Point	NAICS Code:	
Description of Project Location:	N/S 133 & S/S 210 9 E1		
Describe activities to be undertaken on project site:	Sport of Airsoft; see project narrative		
SECTION 3: SIGNATURES			
Applicant's Signature	<i>Scott Robbins</i>	Date:	5-21-14
Owner's Signature	<i>Carolyn W. Sumrell</i> <i>Dianne S. Wilson</i>	Date:	5-11-14
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Special Use Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners or other authorized person agrees to table or delay the hearing. 4. Applicant may wish to review the required findings for approval of a Special Use Permit found on page 1 of this application. 5. Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing. 			

Office Use Only							
<input type="checkbox"/> General/ Fees: \$300 +\$10 per acre over 5 acres, Max. of \$5,000 <input type="checkbox"/> Tower over 75 Feet/ Fees \$500 <input type="checkbox"/> Minor Revisions /Fees \$100 <input type="checkbox"/> Mining Fees \$750					Total Fee Calculation: \$		
					Application#:		
					Date of Hearing:		
Attachments Included with Application: (Please include # of copies)							
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N	
Payment Method:	Cash: <input type="checkbox"/> \$ _____		Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		Check: <input type="checkbox"/> Check # _____		
Application received by:	<i>[Signature]</i>					Date:	5-29-14
Application completeness approved by:	<i>[Signature]</i>					Date:	5-29-14

Special Use Permit Checklist

<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete)
<input checked="" type="checkbox"/>	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
<input checked="" type="checkbox"/>	Project Narrative --Written description of the project (max of 3 pages) including the following: <ul style="list-style-type: none"> <input type="checkbox"/> Location of the project and type of access to project site <input type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc. <input type="checkbox"/> Description of all construction activities to be undertaken on the site <input type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers <input type="checkbox"/> List of all state and federal permits that will be required for the project <input type="checkbox"/> Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (<u>this item must be addressed by the applicant</u>). The applicant may also wish to describe any positive benefits the project will provide for the community and/or neighbors of the project.
<input checked="" type="checkbox"/>	Project Map(s) --Map or maps of the special use project site with boundaries of the project if less than the parcel boundaries. This map or maps shall be drawn to a <u>readable</u> scale. The scale shall be not more than 200' to the inch. The map shall display an accurate bar graph scale, date prepared, north arrow and the author of the map. This map(s) shall show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Boundaries of the property upon which the special use will be located, the acreage in the property and project site, with a north arrow and bar graph. <input type="checkbox"/> Access from the site and/or project boundaries to the nearest publicly maintained road. <input type="checkbox"/> Location of any existing structures or uses on the property and within 50' of the property. <input type="checkbox"/> Location of the project boundaries if they do not coincide with the property boundaries. <input type="checkbox"/> Existing and proposed structures, other on-site improvements, and location of all activities associated with the use, location of well, septic tank, and/or other utilities. <input type="checkbox"/> Boundary of all clearing, grading, and/or land disturbing activities on the site and the calculated acreage of all land disturbing activities on the site. <input type="checkbox"/> Parking, loading areas, and access to the project (See Article 7, Pender County UDO) <input type="checkbox"/> Landscaping and buffering (See Article 8, Pender County UDO) <input type="checkbox"/> All signs to be located on the property (See Article 10, Pender County UDO) <input type="checkbox"/> Pedestrian walks, area lighting and flood lighting. <input type="checkbox"/> Existing natural features of the site including, wooded areas, tree lines, ponds, streams, other water bodies or ditches on or adjacent to the site, designated flood hazard areas & known or designated wetlands on the site. <input type="checkbox"/> Drainage plan and/or direction of flow of runoff from the project and site. <input type="checkbox"/> After review by the Planning and Community Development Department, additional information may be required to be submitted. <input type="checkbox"/> Two full size and twenty reduced size (max. 11"x17") copies of this map(s) shall be submitted.
RETURN COMPLETED APPLICATION TO: Pender County Planning & Community Development P.O. Box 1519 Burgaw, NC 28425	

Print Form

Project Narrative

The project, in which we are applying for "special use," is located at 17808 N Carolina 210 in Rocky Point 28457. The activity that we would be conducting on-site is a fairly new sport called Airsoft. Airsoft is much like playing a game of tag; very similar to laser tag. The difference between Airsoft and tag is that you use a bb to tag someone out of a game in Airsoft, rather than your hand or a laser. The sport of Airsoft is derived partially from the sport of Paintball, and also from modern military video games like Call of Duty, and Battlefield. Airsoft guns have a more realistic look than a Paintball or a laser tag gun, and they shoot small, round, 6mm biodegradable or plastic bbs. Each gun that is brought to the field will be safety checked and chronographed to determine the FPS muzzle velocity. The "field legal" FPS limitation on all Airsoft guns will be 400 FPS using no more than a 0.25 gram bb. The range of an Airsoft gun is typically somewhere between eighty and two hundred feet depending on the gun. Airsoft guns are much quieter than Paintball guns; they should not even be heard from highway 210. The Airsoft guns that we tested with a decibel meter were approximately 65 decibels at a six inch distance from the gun; this level would be comparable to normal speech or a household vacuum cleaner. The biodegradable bbs that we would be using will totally degrade over about a 180 day period. The breakdown of Airsoft bbs will not affect the local water table, because they are made of various types of mineral or petroleum-based resins specifically developed for the agricultural industry and have been certified to be naturally compostable. We only plan to sell biodegradable bbs at the field.

Airsoft is now one of the fastest growing sports in the world. There are only a few "Airsoft Only" fields in the entire state of North Carolina; the closest one is located in Jacksonville. Our local kids need a safe, dedicated field to play Airsoft, instead of playing in their front yards or out in the street where people could mistake an Airsoft "replica" gun for a real firearm. It is also a great family sport that keeps kids playing outside, instead of inside playing video games. The field could potentially bring hundreds of people, per month, to the Rocky Point community. This would generate extra revenue for the Rocky Point community since all of them would be consuming from surrounding stores and restaurants. The other Airsoft fields in North Carolina see frequent visitors from all over the entire country.

Airsoft is played in mainly a naturally wooded environment, except for small bunkers scattered around the field that would be built to take cover behind. They would consist mostly of piles of tree trunks, or small wooden bunkers much like a shed, but with no roof or floor. We plan to leave approximately eighty to one hundred feet of totally natural woods across the front of the property as a buffer zone along highway 210, and all the way down the side of the property. This way, the property will appear to be unchanged from highway 210, therefore it will not negatively affect adjoining neighbors' property values. The buffer zone will also help to mitigate any noise. We also plan to install netting across the entire front of the property to ensure that projectiles do not travel beyond the buffer zone and onto highway 210 or adjoining neighbors' property. This netting would be placed approximately eighty to one hundred feet in the woods at the edge of the buffer zone, so that it would not be visible from highway 210. Beyond the buffer zone, the woods and wildlife will not be disturbed. The woods will primarily undergo a good cleaning that will actually help promote a healthier forest. We plan to pick up all of the decades of small trees and branches that have fallen, and to remove the trees and small

brush that are diseased. After that we plan to cut dirt pathways throughout the playing field. We do not plan to disturb the two drainage ditches that run through the property so drainage will not be affected.

Since the property is located directly on the side of highway 210, it will be easily accessible after a culvert is placed in a section of ditch along highway 210. As soon as a proper culvert is in place, the property can be easily accessed by vehicle through a driveway that has been created by hunters. This will also serve as the main entrance to the parking area. It will also give us a perfect area to stage equipment to clear the rest of the parking area. Our parking lot for phase one will be approximately two and a half acres in size. We plan to build an additional overflow parking lot in phase two of the project. The parking area will have adequate surfacing to insure easy access for any vehicle in all weather conditions. Our parking spaces will be clearly marked; the parking area will be complete with ramps and sidewalks that will be built to ADA specifications to insure handicap accessibility. We also plan to bring a stick built prefabricated 12' x 24' commercial grade barn to the site and set it up as a small pro-shop that sells supplies, and to service customers' equipment. The shop will only require power, phone, and Internet. We plan to have one sign located at the parking lot entrance on highway 210. We would start off with about two to three employees, including myself; we would hire more people as demand grows. We also plan to have three portable restrooms on-site to serve the needs of our customers, and to have a suitable service contract with a portable restroom vendor. We will also provide privacy fencing around these portable restrooms so that they are not visually exposed to the highway.

We would primarily only be open for business from 9:00 AM until dark on Saturdays and from 10:30 AM until dark on Sundays. We would only open on a weekday if a party booked the field for private use or training purposes. Since this would be primarily a weekend business, we would not be disturbing traffic during weekdays. Most players normally arrive at the field between 11:00 AM and 1:00 PM, and leave between 3:30 PM and 5:00 PM. Peak hours would normally be between these times. Each game will normally last between fifteen minutes and one hour. Between games we take about a fifteen to twenty minute break. Players will return to the staging area to hydrate and prepare for the next game. We normally play five to seven games per day, or however many rounds that time permits. From what we have experienced at other fields, most players will car pool and have at least two to four players per vehicle. A lot of parents will drop their kids off at the field and pick them up at the end of the day. Players and teams would be arriving in standard vehicles and would not be brought to the field via buses. We would expect somewhere between fifteen and fifty players coming to the field on any given Saturday or Sunday. Adrenaline Junkie Paintball, in Leland, is approximately three acres in size, and normally sees between fifteen and twenty five players on a given Airsoft Sunday; there would be approximately eight to ten cars in the parking lot. Adventure Beach Paintball, in Tabor City, has approximately twenty five acres of playing field, and normally sees about fifteen to twenty five players on a given Airsoft Saturday; there would normally be approximately ten to twelve cars in the parking lot. The Airsoft and Paintball fields that we have visited range from about three acres in size, to about seventy five acres in size. Our playing field would be approximately twenty acres in size. All of the fields that we have visited have dirt parking areas and portable restrooms, and normally have somewhere between fifteen and thirty players attending games at their field on any given Saturday or Sunday. Numbers of vehicles that we have seen at these fields are

fields are fairly minimal; normally ranging between five and twenty vehicles per day depending on the size of the field.

We are aware of, and plan to be in compliance with all of the approval standards set forth by the Pender County Board of Commissioners for a Special Use Permit. The acreage of this property is of more than sufficient size to satisfy the space requirements of this project. Our occupancy of the property would assure that it is maintained better in future years than it has been in the past, which could actually help to increase neighbors' property values. Therefore, our use of the property would be an asset to the community and surrounding areas. We would actually be on-site to make sure that regular cleanup and maintenance is carried out along the ditch and the front of the property on highway 210. This regular maintenance would give the property a better "curb appeal" from highway 210. This project would not adversely affect the integrity, safety, health, morals, or welfare of the neighbors or community, nor would it create nuisance or hazard to the community or adjacent property owners. It would actually create a safer environment for the community and adjacent property owners since hunters would no longer be allowed on the property to shoot real ammunition that could potentially travel onto adjacent properties and threaten the lives and safety of our neighbors.

Permits: Electrical, Building