



RMCOCL
30 October 2019

CLASS B SPECIAL USE PERMIT ADDITIONAL INFORMATION

Orange County Lacrosse
7207 North NC Hwy 49
Mebane, NC 27302

Project Narrative

The requested land use for this project is outdoor recreation. The proposed facility consists of 6 lacrosse fields, 72 paved parking spaces, 209 gravel parking spaces, 2 conex containers for storage, portable toilets, dumpster enclosure, and associated stormwater infrastructure. The owners wish to build this facility to host lacrosse practices, leagues and tournaments. Tournaments are typically held over weekends. League practices tend to be in the afternoon on weekdays. There will be no lights for the fields. With no lights the facility will only be usable during daylight hours. There will be no permanent toilet facilities or septic systems. Portable toilets will be used to provide restroom facilities. The owners will contract with a portable toilet provider for maintenance of the toilets. The owners will also contract with a private refuse company for trash removal at the site.

Special Use Standards

5.3.2.A.2.

- (a) 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;
- (b) The use will maintain or enhance the value of contiguous property (unless the use is a public necessity, in which case the use need not maintain or enhance the value of contiguous property); and
- (c) 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.

The project is designed to provide a 100' undisturbed buffer to the adjoining properties. It is also sited in an area where the existing residences are not dense. The site drive is situated off of a low volume State maintained roadway that connects to NC Hwy 49. This configuration will provide additional safety for patrons of the new facility and the surrounding property owners. A traffic impact analysis has been prepared by Ramey Kemp and associates and will be submitted as part of this Special Use Permit process.