

APPLICATION FOR
ZONING DISTRICTS
CONDITIONAL USE DISTRICTS
OR
CONDITIONAL USE PERMITS

Chatham County Planning Department
P.O. Box 54
Pittsboro, NC 27312

Tel: 919/542-8204
Fax: 919/542-2698
Email: angela.birchett@chathamnc.org

(1) Applicant Information:

Name: Doug & Cindy Carroll
Address: 2312 Pea Ridge Road
New Hill, NC 27562
Phone No: (h) 919-542-7172
(w) _____
(m) _____
Email: ccarroll@embarqmail.com

(2) Landowner Information (as shown on deed)

Name: Gene D, Cynthia Carroll
Address: 2312 Pea Ridge Road
New Hill, NC 27562
Phone No: (h) 919-542-7172
(w) _____
(m) _____
Email: ccarroll@embarqmail.com

(3) Property Identification:

911 Address: 2312 Pea Ridge Road
New Hill, NC 27562
S.R. Name: Pea Ridge Road
S.R. Number: 1972
Township: Cape Fear
Acreage: 22.14
Flood map #: 3710968900J (7-13-2005)
Flood Zone: X

PARCEL#: 5241
P.I.N #: 9689-60-1848
Deed Book: 1203 Page: 0412 Yr: 2005
Plat Book: 2003 Page: 0315
Current Zoning District: RA-40
Watershed District: WS-IV PA

(4) Requested Zoning District, Conditional Use District, OR Conditional Use Permit PLEASE

CIRCLE ONE AND WRITE DESCRIPTION BELOW ALSO: Inns including accessory eating and drinking and personal service...training/conference centers - holding of parties, receptions, reunions, etc. Contractor storage yard

(5) Directions to property:

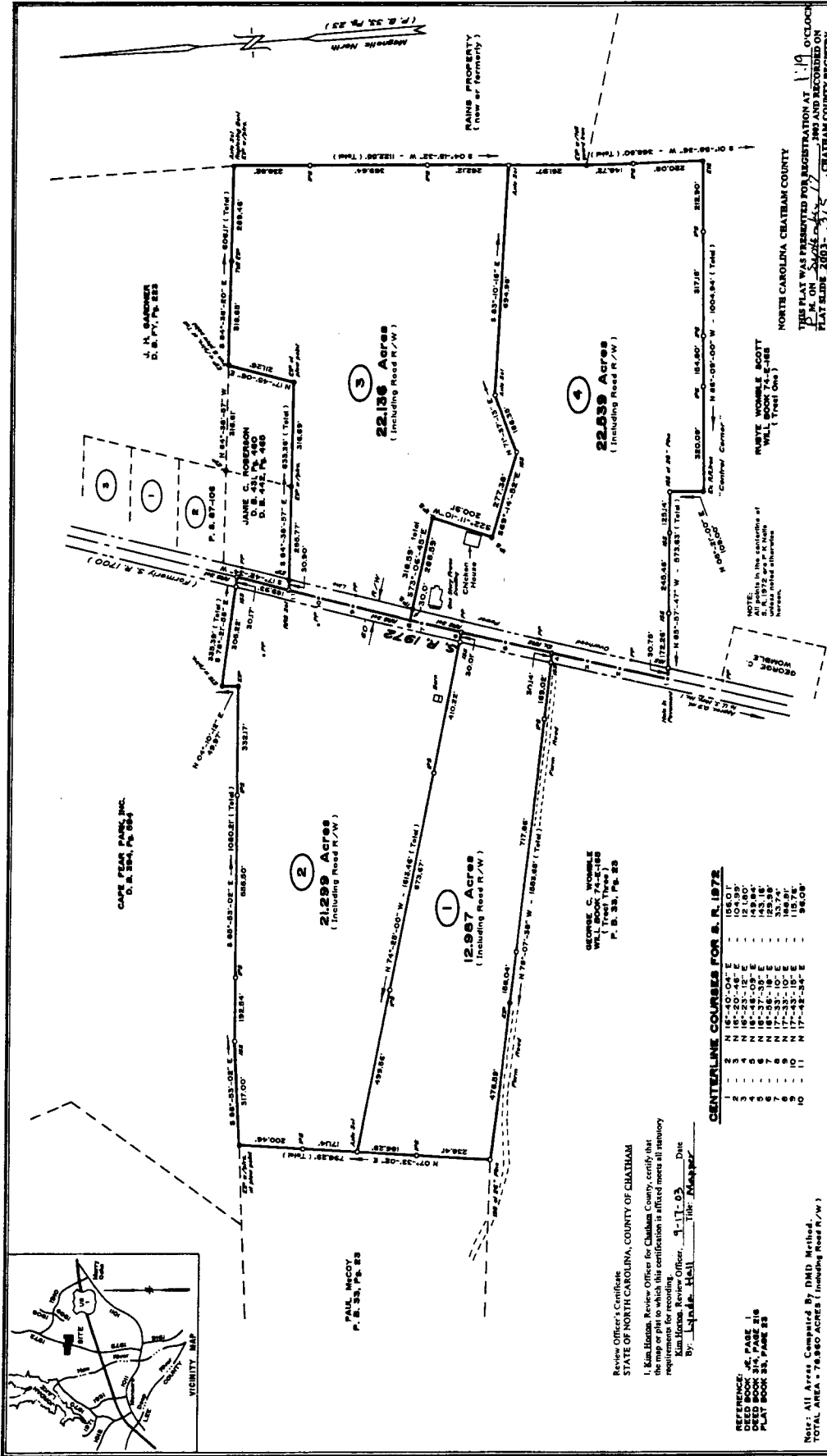
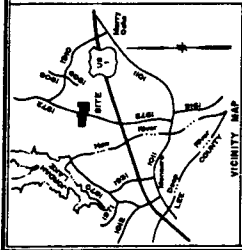
US 15-501 Sanford Road; left on Moncure-Pittsboro Road; left to merge onto US 1 North; left at Pea Ridge Road, property one mile on right.

ADJACENT LANDOWNERS

1. Archie L & Peggy R Hackney
2386 Pea Ridge Road
New Hill, NC 27562
Parcel No. 5129 and 5790
2. Caley & Hilda Gardner
1234 Pea Ridge Road
New Hill, NC 27562
Parcel No. 5264
3. Kit Raines Heirs
C/O Charles S Raines
PO Box 80
Moncure, NC 27559
Parcel No. 5225 and 85372
4. Merle Jeanette Carr
2272 Pea Ridge Road
New Hill, NC 27562
Parcel No. 76472
5. Janie C Roberson
2355 Pea Ridge Road
New Hill, NC 27562
Parcel No. 5253

LEGAL DESCRIPTION OF PROPERTY

1. The property is all of Lot 3 containing approximately 22.136 acres as shown on Plat Slide 2003-315, Chatham County Registry.
2. See attached Map of Property on next page.



STATE OF NORTH CAROLINA, Chatham County
 I, JOHN M. FISSELL, a Notary Public
 of the County and State aforesaid, certify that
 the foregoing is a true and correct copy of the
 original plat of the above described land
 as recorded in my office, and that I have
 substantiated the correctness of the foregoing by
 comparing the same with the original plat.
 Witness my hand and official seal this 19th day
 of February, 1933.

JOHN M. FISSELL
 Notary Public

By Edw. W. Carr
 My Commission Expires February 25, 1934

THIS PLAT WAS PREPARED FOR REGISTRATION AT
11:19 O'CLOCK
P.M. ON February 17, 1933
 AT 7:30 O'CLOCK
P.M. AT THE CHATHAM COUNTY REGISTRY.

RECORDED BY REBECCA T. THOMAS
 REGISTER OF DEEDS BY REBECCA T. THOMAS, ASSISTANT

Van R. Finch
 I hereby certify that this map was drawn by me and I am a duly licensed surveyor in the State of North Carolina. I have compared the same with the original plat and find it correct. I have also compared the same with the original plat and find it correct. I have also compared the same with the original plat and find it correct.

Van R. Finch
 Surveyor

NOTE: All points in the corners of the parcels are marked with iron pipes set in concrete. The original plat is on file in my office.

EDWARD W. CARR and wife, JEANETTE B. CARR
 VAN R. FINCH - LAND SURVEYS
 p.o. box 973 pittsboro, n.c. 27312

SCALE 1" = 200'

DATE: MARCH 2, 1930
 REVISED FEB. 15, 1933

Review Officer's Certificate
 STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
 I, Kim Hinton, Review Officer for Chatham County, certify that
 the above plat meets all the requirements for recording
 and that the same is a true and correct copy of the original
 plat as recorded in my office.
 Kim Hinton, Review Officer, 3-11-33 Date
 By Lyndie Hall Title Manager

CENTRALINE COURSES FOR S. R. 1872

1	2	N 16°-40'-04" E	186.01
1	3	N 16°-23'-15" E	121.00
1	4	N 16°-45'-09" E	143.94
1	5	N 16°-25'-18" E	129.94
1	6	N 16°-25'-18" E	129.94
1	7	N 17°-33'-10" E	134.97
1	8	N 17°-33'-10" E	134.97
1	9	N 17°-43'-10" E	115.74
1	10	N 17°-43'-10" E	98.09
1	11	N 17°-43'-10" E	98.09

PAUL MCCOY
 P. O. BOX 25, P. O. BOX 25

GEORGE C. WOMBLE
 WILL BOOK 74-E-188
 P. O. BOX 25, P. O. BOX 25

MURTE WOMBLE SCOTT
 WILL BOOK 74-E-188
 (First One)

21,299 Acres
 (Including Road R/W)

22,136 Acres
 (Including Road R/W)

12,967 Acres
 (Including Road R/W)

22,839 Acres
 (Including Road R/W)

CAPE FEAR BANK, INC.
 O. R. 324, P. O. BOX 25

J. N. GARDNER
 O. R. 324, P. O. BOX 25

JANE C. ROBERTSON
 O. R. 324, P. O. BOX 25

RAINS PROPERTY
 (now or formerly)

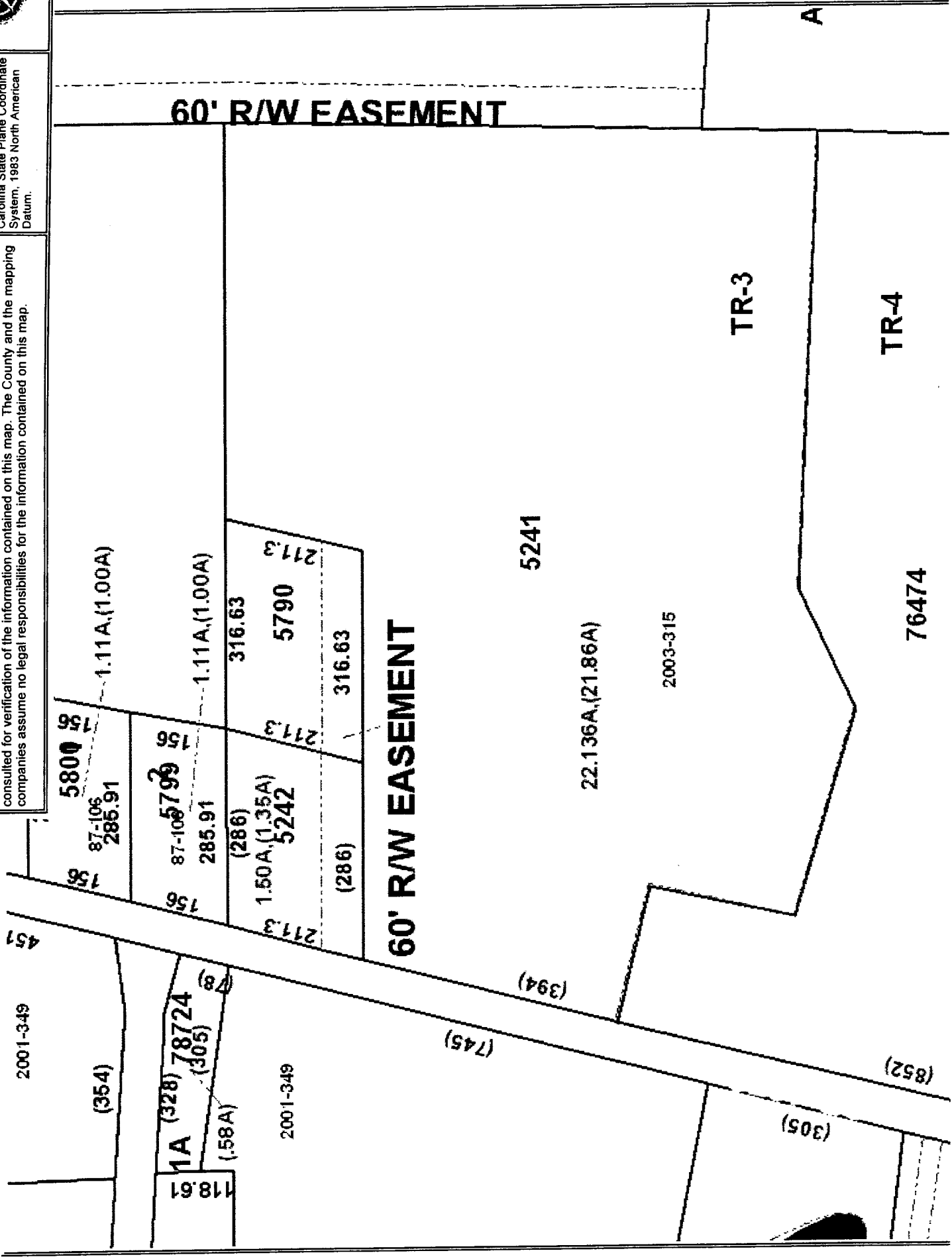
CHATHAM COUNTY REGISTRY

2003-2161



Map Scale
 1 inch = 174 feet
 Grid based on the North
 Carolina State Plane Coordinate
 System, 1983 North American
 Datum.

Disclaimer: This map is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and the mapping companies assume no legal responsibilities for the information contained on this map.



60' R/W EASEMENT

60' R/W EASEMENT

TR-3

TR-4

5241

76474

2003-315

22.136A, (21.86A)

1.11A, (1.00A)

1.11A, (1.00A)

316.63

5790

211.3

316.63

5800

87-106

285.91

87-105

285.91

87-104

285.91

(286)

1.50A, (1.35A)

5242

211.3

(286)

1.50A, (1.35A)

5242

211.3

2001-349

(354)

1A (328)

78724

(305)

(.58A)

2001-349

(745)

(394)

(852)

(305)

PROJECT DESCRIPTION

Shady Wagon Farm

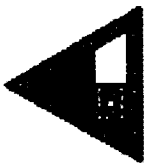
1. General Application Requirements

- A. Public Highway: The property has access from SR 1972 Pea Ridge Road.
- B. Private Road: Internal access to the site is by private driveway.
- C. Current Zoning: RA-40
- D. Watershed Classification: WS-IV PA, which allows up to 36% impervious surfaces. Only 12.6% of the site is impervious surfaces.
- E. Size: 22.14 acres
- F. Major Wildlife Area: Shady Wagon Farm is not in or adjacent to an area designated as a natural area according to the "Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina."
- G. Utility or other Easements: A 30 foot access and utilities easement provides access to the "Raines property," adjacent to and west of this site.
- H. Current Use: Residence and bed and breakfast (permitted). This CUD/CUP application is to correct a zoning violation to allow receptions, in particular for weddings, and baking of wedding cakes, bakery use and other eating and drinking associated with weddings, reunions, meetings and conferences held on site. Also, on-site truck storage for a prior business requires special permitting.
- I. Current Contents of Site: Residence and bed and breakfast; detached garage and tractor shed; barn, shelter and pavilion for receptions; bakery shack; chicken house (eggs used for baking, and bed and breakfast guests).
- J. Other Conditional Use Permits for the Site: No other conditional use permits have been granted for the site.

2. Site Plan and Drawing

- A. Site Plan: The site plan is attached as part of the application. It describes the plans for the site in detail.
- B. Buildings: All buildings are existing and shown on the site plan. (Also, see attached property record.) No new buildings are proposed as part of this conditional use permit application.
- C. Landscape Plan: The landscape plan is attached as part of the application.
- D. Screening, Buffer and Setbacks: All ordinance requirements are currently, or will be met, as shown on the site and landscape plans.

- E. Natural Preserved Areas: All natural areas on site will be maintained. Natural wooded area surrounds the site on all sides.
- F. Site boundaries with Adjacent Properties: Property boundaries are clearly shown on the site plan. The names and addresses of adjacent property owners are included as part of the CUD/CUP applications.
- G. Parking Design: Parking for the uses on site is shown on the site plan. Parking as required by Section 12 of the Zoning Ordinance is met.
- H. Signage: An existing monument-type sign is located at the driveway entrance to Pea Ridge Road. This sign complies with Regulations Governing Signs, Section 13 of the Zoning Ordinance.
- I. Areas Reserved for Future Development: No areas are reserved for future development as part of this permit.
- J. Lighting Plan: All lighting standards as required by Section 11A of the Zoning Ordinance will be met.
- K. Impervious Surface: Only 12.6% of the site is impervious surfaces, well below the 36% allowed by ordinance.
- L. Site Topography: The site is to be maintained in its current condition. See attached site plan for further detail.
- M. Streams, Wetlands and Flood Hazard Areas: The site is not located in a flood zone. No wetlands are located on the site. A small pond is located on the site, and all wooded stream buffers will be maintained. (See Shady Wagon Farm aerial, next page.)



Shady Wagon Farm



- 100yr Flooding - Has BFE's (AE)
 - 100yr Flooding - Floodway (AE)
 - 100yr Flooding - No BFE's (A)
 - 100yr Flood - Velocity Zone (V or VE)
 - 100yr Shallow Flooding (AD or AH)
 - 100yr Future Conditions Flooding (X Future)
 - 500yr Flooding (Shaded X)
- DFIRM Grid
 - Cross Sections
 - ~ Rivers and Streams
 - ~ Coastal Sounds
 - Coastal Barrier Feature System (CBFS)
- Major Cities
 - Urban Areas
 - Extra Territorial Jurisdictions
 - Interstate Highway
 - US Highway
 - NC Highway
 - Ponds
- † Benchmarks
 - Transects
 - Parks, Greenbelts, Forests, Preserves and Open Space

Chatham County Property Record Card

DATE 1/25/08 CHATHAM CO TAX DEPARTMENT PAGE 1
 TIME 14:11:46 PROPERTY CARD FOR YEAR 2008 PIN... 9689 00 60 1848 PROG# AS2006
 USER TINA
 CARROLL GENE D PARCEL ID.. 0005241
 CARROLL CYNTHIA B LOCATION... 2312 PEA RIDGE RD DEED YEAR/BOOK/PAGE.. 2005 1203 0412
 2312 PEA RIDGE RD DEED YEAR/BOOK/PAGE.. 2003 2003 0315
 LEGAL DESC:08-3 OWNER ID.. 1254535
 DISTRICT.. 105 MONCURE FIRE DISTRICT

TOWNSHIP... 4 CAPE FEAR NBRHOOD... 0499 NORTH CAPE FEAR
 NC 27562- RESIDENTIAL
 DESCRIPTION
 MAINTAINED.. 7/02/2007 BY TINA
 VISITED... 7/02/2004 BY KDH
 PARCEL STATUS... ACTIVE
 ROUTING#...
 CATEGORY... REAL PROPERTY

* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *
 SALES HISTORY
 DEED BK/PAGE SALE DATE SALES INSTRUMENT DISQUALIFIED SALE AMOUNT STAMP AMOUNT DEED NAME
 1203 0412 8/30/2005 WARRANTY DEED QUALIFIED 521,000 1,042.00 CARROLL GENE D ETUX CYNTHIA B
 1163 0899 3/11/2005 WARRANTY DEED QUALIFIED 225,000 450.00 CENTER 138 LLC
 99E 0441 12/01/1999 ESTATE FILE A LIFE ESTATE STONE ALICIA C
 314 0216 12/01/1999 SPLIT OTHER CARR JEANETTE
 314 0216 12/01/1999 SPLIT OTHER CARR JEANETTE
 314 0216 12/31/1996 *INVALID REVENUE STAMPS CARR JEANETTE

LAND SEGMENTS

LAND #	ZONE	STRAT	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	STR%	HTG%	PER%	CDS%	TOT ADJ	CURRENT FMV
2	100	AC R		20.860	5,547.70	.00	.00	100.00	.00	.00	.00	.00	90.00	115,725
5	100	AC B		1.000	30,000.00	.00	.00	100.00	.00	90.00	.00	.00	TOTAL LAND FMV..	27,000
TOTAL ACRES.. 21.860														

MAIN FIN AREA.. 4,102.68 ACT/EFF YR/AGE.. 2005 2005 VISITED.. 3/30/2006 BY KDJ
 IMPROVEMENT # 1 MAJOR IMPR-M MAINTAINED.. 7/02/2007

BY TINA

STRAT LOCATION #	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	HTG%	PER%	CDS%	COST	%CMPL
AC 06	COVERED PORCH	100	480.00	25.05		100.00	94.00			11,302	
AC 12	FRAME DECK	100	364.00	15.00		100.00	96.00			5,241	
BA BU	BASEMENT UNFINISHED	100	2292.00	13.60			77.00			24,001	
MA 37W	SINGLE FAMILY UNIT W	100	2292.00	81.85	1.79		77.00			144,451	
MA 37W	(UPPER FLOORS)	100	1810.68	81.85	1.79	65.00	77.00			74,174	
EW 06	WOOD SIDING	100	212.00	.00						0	
- FP 03	PREFABRICATED	0	3.00	1800.00						5,400	
- HC 07	PACKAGED HEAT/COOL	0	2292.00	2.70						4,765	
- PL 02	NUMBER OF FIXTURES	0	6.00	960.00						5,760	
RCN... PCT COMPLETE											275,094

Chatham County Property Record Card (cont)

DATE 1/25/08
 TIME 14:11:46
 USER TINA
 CARROLL GENE D

CHATHAM CO TAX DEPARTMENT
 PROPERTY CARD
 FOR YEAR 2008

PIN... 9689 00 60 1848 PROG# AS2006

PAGE 2

COMPONENT TYPE/CODE/DESC	PARCEL ID.. 0005241	UNITS	RATE	STR#	STR%	STR%	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
QUAL.. QG B+-								125.00	X			343,867	
DEPR.. VG								3.00	-		10,316	10,316	T
													333,551

--FMV...

Chatham County Property Record Card (cont)

DATE 1/25/08 CHATHAM CO TAX DEPARTMENT PAGE 4
 TIME 14:11:46 PROPERTY CARD PIN... 9689 00 60 1848 PROG# AS2006
 USER TINA FOR YEAR 2008
 CARROLL GENE D PARCEL ID.. 0005241
 COMPONENT TYPE/DESC PCT IMPROVEMENT # 2 MISC IMPR-X

RCN... PCT COMPLETE 100 X 35,640
 QUAL.. QG C+- QUALITY GRADE C+- 100.00 X 35,640
 DEPR.. D3 MISC DEPREC: AGE TO 5.00 - 1,782 T
 --FMV... 33,858

IMPROVEMENT # 3 MISC IMPR-X
 ACT/EFF YR/AGE.. 2006 2006 1 VISITED.. 3/30/2006 BY KDJ
 MAINTAINED.. 7/02/2007

STRAT..... 100 2312 PEA RIDGE RD BY TINA
 LOCATION #.....
 COMPONENT TYPE/DESC PCT UNITS RATE STR# STR% STR% HGT% PER% CDS% COST %CMPL
 --- 2312 PEA RIDGE RD 100 640.00 4.70 100.00 90.00 2,707

MS 23 SHED OPEN POLE 100 640.00 4.70 100.00 90.00 2,707
 RCN... PCT COMPLETE 100 X 2,707
 QUAL.. QG C+10 QUALITY GRADE C+10 110.00 X 2,977
 DEPR.. D2 MISC DEPREC: AGE TO 5.00 - 148 T
 --FMV... 2,829

IMPROVEMENT # 4 MISC IMPR-X
 ACT/EFF YR/AGE.. 2006 2006 1 VISITED.. 3/30/2006 BY KDJ
 MAINTAINED.. 7/02/2007

STRAT..... 100 2312 PEA RIDGE RD BY TINA
 LOCATION #.....
 COMPONENT TYPE/DESC PCT UNITS RATE STR# STR% STR% HGT% PER% CDS% COST %CMPL
 --- 2312 PEA RIDGE RD 100 576.00 34.65 100.00 100.00 19,958

MS 61 FRAME GARAGE UNFNH 100 576.00 34.65 100.00 100.00 19,958
 RCN... PCT COMPLETE 100 X 19,958
 QUAL.. QG C+10 QUALITY GRADE C+10 110.00 X 21,953
 DEPR.. D3 MISC DEPREC: AGE TO 5.00 - 1,097 T
 --FMV... 20,856

IMPROVEMENT # 5 MISC IMPR-X
 ACT/EFF YR/AGE.. 2006 2006 1 VISITED.. 6/06/2006 BY KDJ
 MAINTAINED.. 7/02/2007

STRAT..... 100 2314 PEA RIDGE RD BY TINA
 LOCATION #.....
 COMPONENT TYPE/DESC PCT UNITS RATE STR# STR% STR% HGT% PER% CDS% COST %CMPL

Chatham County Property Record Card (cont)

DATE 1/25/08 CHATHAM CO TAX DEPARTMENT PIN... 9689 00 60 1848 PROG# AS2006 PAGE 5
 TIME 14:11:46 PROPERTY CARD FOR YEAR 2008
 USER TINA

CARROLL GENE D PARCEL ID.. 0005241
 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SIZE HGT% PER% CDS% COST %CMPL
 AC 06 COVERED PORCH 100 180.00 25.05 100.00 100.00 100.00 4,509
 MS 24 SHOP 100 780.00 19.25 100.00 92.00 13,813

RCN... PCT COMPLETE 100 x 18,322
 QUAL.. OG C+10 QUALITY GRADE C+10 110.00 x 20,154
 DEPR.. D3 MISC DEPREC: AGE TO 5.00 - 1,007 T
 --FMV... 19,147

----- IMPROVEMENT # 6 MISC IMPR-X -----

MAIN FIN AREA... ACT/EFF YR/AGE.. 2006 2006 1 VISITED.. 6/06/2006 BY KDJ
 MAINTAINED.. 7/02/2007

STRAT..... 100 DESCRPT.... ATTACHED TO STABLE BY TINA
 LOCATION #..... 2312 PEA RIDGE RD

COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% STR% SIZE HGT% PER% CDS% COST %CMPL
 MS 23 SHED OPEN POLE 100 2304.00 4.70 100.00 90.00 9,745

RCN... PCT COMPLETE 100 x 9,745
 QUAL.. OG C+10 QUALITY GRADE C+10 110.00 x 10,719
 DEPR.. D2 MISC DEPREC: AGE TO 5.00 - 535 T
 --FMV... 10,184

----- IMPROVEMENT # 7 MISC IMPR-X -----

MAIN FIN AREA... ACT/EFF YR/AGE.. 2006 2006 1 VISITED.. 6/06/2006 BY KDJ
 MAINTAINED.. 7/02/2007

STRAT..... 100 DESCRPT.... ATTACHED TO OLD TRACTOR/T BY TINA
 LOCATION #..... 2312 PEA RIDGE RD

COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% STR% SIZE HGT% PER% CDS% COST %CMPL
 MS 23 SHED OPEN POLE 100 400.00 4.70 100.00 90.00 1,692

RCN... PCT COMPLETE 100 x 1,692
 QUAL.. OG C+- QUALITY GRADE C+- 100.00 x 1,692
 DEPR.. D2 MISC DEPREC: AGE TO 5.00 - 84 T
 --FMV... 1,608

----- IMPROVEMENT # 8 MISC IMPR-X -----

MAIN FIN AREA... ACT/EFF YR/AGE.. 2006 2006 1 VISITED.. 6/06/2006 BY KDJ
 MAINTAINED.. 7/02/2007

STRAT..... 100 DESCRPT.... ATTACHED TO OLD TRACTOR/T BY TINA

Chatham County Property Record Card (cont)

DATE 1/25/08
 TIME 14:11:46
 USER TINA
 CARROLL GENE D

CHATHAM CO TAX DEPARTMENT
 PROPERTY CARD
 FOR YEAR 2008
 PARCEL ID.. 0005241

PIN... 9689 00 60 1848 PROG# AS2006

PAGE 6

----- IMPROVEMENT # 8 MISC IMPR-X -----

LOCATION #..... 2312 PEA RIDGE RD
 COMPONENT TYPE/DESC PCT UNITS RATE STR# STR% STR% HGT% PER% CDS% COST %CMPL
 MS 23 SHED OPEN POLE 100 400.00 4.70 100.00 90.00 100.00 90.00 1,692

RCN... PCT COMPLETE 100 X 1,692
 QUAL.. QG C+- QUALITY GRADE C+- 100.00 X 1,692
 DEPR.. D2 MISC DEPREC: AGE TO 5.00 - 84 T
 --FMV... 1,608

----- IMPROVEMENT # 9 MISC IMPR-X -----

MAIN FIN AREA.. ACT/EFF YR/AGE.. 2006 2006 1 VISITED... 6/06/2006 BY KDJ
 MAINTAINED.. 7/02/2007

BY TINA

----- IMPROVEMENT # 9 MISC IMPR-X -----

STRAT..... 100 DESCRIP... ATTACHED TO OLD TRACTOR/T

LOCATION #..... 2312 PEA RIDGE RD

COMPONENT TYPE/DESC PCT UNITS RATE STR# STR% STR% HGT% PER% CDS% COST %CMPL
 MS 23 SHED OPEN POLE 100 260.00 4.70 100.00 94.00 100.00 94.00 1,148

RCN... PCT COMPLETE 100 X 1,148
 QUAL.. QG C+- QUALITY GRADE C+- 100.00 X 1,148
 DEPR.. D2 MISC DEPREC: AGE TO 5.00 - 57 T
 --FMV... 1,091

TOTAL PARCEL VALUES----
 FMV..... 142,725
 APV..... 142,725

22.136-.276 R/W 21.860 NET
 PB 2003/315 LOT 3

----- COMMENTS -----

IMPROVEMENTS / OVR TOTAL LAND/IMPROVE
 424,732 567,457
 424,732 567,457

2007 VALUE
 567,457
 567,457

PROJECT DESCRIPTION

Shady Wagon Farm

(Continued)

3. Start and Completion Projections: The applicant is working as quickly as possible to bring the uses at Shady Wagon Farm into compliance with all Chatham County code requirements.
4. Reference to Existing County Plans: Shady Wagon Farm is consistent with the Chatham County Land Conservation and Development Plan. It is the type of mixed use development that speaks to the cooperative, pro-active vision of the Plan.

Page 10 of the Plan lists two Policy Objectives: “Land conservation and development will reflect balanced growth” and “Land development and conservation will be open, proactive, and cooperative.” The Carrolls aspirations are to live at and operate their business, Shady Wagon Farm, from this site.

- Shady Wagon Farm provides a needed service to the community at large;
- The use itself has very little impact on the surrounding area;
- Shady Wagon Farm is welcomed by those living in the surrounding community; and,
- The use is at an appropriate location, designed appropriately for its setting.

Shady Wagon Farm is an appropriate fit for the agricultural and rural area in which it is located. It is the type of low-intensity commercial activity that will be a long-term asset to the community.

5. **Finding #1: The Use is allowed in the district in which it is to be located.**
 - A. Uses are eligible conditional uses in the requested zoning district: “Any use permitted in RA-40 District. Inns including the accessory eating and drinking and personal service facilities when located in the principle structure...training and conference centers,” are permitted uses in Office and Institutional District.
 - B. References in the Land Conservation and Development Plan that support this application: 1) Shady Wagon Farm provides a needed service to the community at large; and 2) The use is at an appropriate location, designed appropriately for its setting.
6. **Finding #2: The requested Conditional Use is either essential or desirable for the public convenience or welfare.**
 - A. Need and Desirability/Survey of Similar Uses: Fearington Village and Celebrity Dairy near Siler City are the only other uses providing this service within Chatham County.

B. Public Improvements Required: Shady Wagon Farm does not require any additional public improvements, such as schools, health services, or other County related services.

7. **Finding #3**: The requested permit will not impair the integrity of the surrounding area; and will not be detrimental to the health, safety, or welfare of the community.

A. Traffic: Wedding receptions and reunions generate traffic in off-peak hours (weekends) over an extended period of time. That is, not all guests arrive at the same time, nor do they leave at the same time. At most, 70 vehicles and 200 guests would be expected at any one event. Receptions on average last four (4) hours. Parking as required by Section 12 of the Zoning Ordinance is met.

There is good sight distance along Pea Ridge Road at this location. Traffic volume is low. DOT traffic count maps show 4,700 ADT on Pea Ridge Road at the US 1 interchange in 2005. (County AADT maps for the years 2002-06 were checked.) No new improvements to Pea Ridge Road are anticipated. An application for driveway entrance permit has been requested from Justin Bullock, NC DOT in Asheboro, NC.

B. Visual Impact and Screening: The use cannot be seen from Pea Ridge Road or adjacent developed properties. All screening and buffers will be maintained in accordance with zoning requirements. (See landscaping plan for details.)

C. Lighting: The use cannot be seen from Pea Ridge Road or adjacent developed properties. All lighting will be maintained in accordance with zoning requirements. (See lighting plan for details.)

D. Noise: Either live or recorded music is associated with the use. County noise ordinances will not be violated.

E. Chemicals, Biological, and Radioactive Agents: None will be utilized by the use.

F. Signs: An existing monument-type sign is located at the driveway entrance to Pea Ridge Road. This sign complies with Regulations Governing Signs, Section 13 of the Zoning Ordinance.

8. **Finding #4**: The requested permit will be consistent with the objectives of the Land Conservation and Development Plan

A. Land Conservation and Development Plan Reference: 1) Shady Wagon Farm provides a needed service to the community at large; and 2) The use is at an appropriate location, designed appropriately for its setting.

B. Watershed and flood considerations: The site is located in the WS-IV PA, which allows up to 36% impervious surfaces. Only 12.6% of the site is impervious surfaces. The site is not in a flood zone.

9. **Finding #5: Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities have been or are being provided**

- A. Water and Wastewater: The site is served by individual well and septic system. All of the needed approvals have been, or will be received as a part of this application and approval process.
- B. Access Roads: Access to the site is from the existing driveway to and from Pea Ridge Road. (See site plan for detail.) An application for driveway entrance permit has been requested from Justin Bullock, NC DOT in Asheboro, NC.