



Case No. SP19-04

Date 8/30/19

**Application**

**Contact Information**

Property Owner McArn Realty, LLC

Address 403 N Cheatham St City/State/Zip Franklinton, NC 27525

Phone 919.632.5374 Email mearn@brassfieldcommercial.com

Developer Same

Contact Name \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**Property Information**

Address 850 Granite Falls Blvd

Wake County PIN(s) 1759-82-2247

Current Zoning District CO-SUD Requested Zoning District Same

Total Acreage 1.77 Requested Special Use Crossfit gym

**Owner Signature**

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature Mark McArn Date 8/30/19

STATE OF NORTH CAROLINA

COUNTY OF Franklin

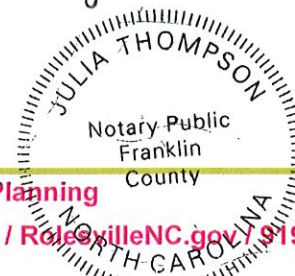
I, a Notary Public, do hereby certify that Mark McArn

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This

the 30<sup>th</sup> day of August 2019

My commission expires 04-09-2020

Signature Julia Thomps Seal



**Town of Rolesville Planning**

**PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517**



# Application

## Applicant Statement

Provide justification for each statement. If necessary, attach a separate sheet.

- 1. The proposed development and/or use will not materially endanger public health or safety.

~~The proposed development is a low generator retail use. The site will be designed and constructed according to applicable local, state, and federal requirements. Thus, the proposed use will not materially endanger public health or safety.~~

- 2. The proposed development and/or use will not substantially injure the value of adjoining property.

~~Development of the property is anticipated to increase the value of the property and thus, is not anticipated to substantially injure the value of adjoining property.~~

- 3. The proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the surrounding area.

~~Within the CO District, the principal use of land is for those service and retail purposes that are properly located near residential areas and which cater to the everyday needs of residential neighborhoods. As a health club, the proposed crossfit gym will provide an alternative fitness option for the neighborhood as a complimentary use to the neighboring Granite Falls Swim and Athletic Club. The development will occupy only approximately 27% built upon area of the site while preserving existing stream buffer and other natural features. Thus, the development will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located.~~

- 4. The proposed development and/or use will generally conform to Rolesville’s Comprehensive Plan and other adopted plans.

~~A rezoning is not requested, thus the proposed development will generally conform with the Comprehensive plan and other official plans adopted by the Town.~~

- 5. The proposed development and /or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities.

~~The proposed development and/or use is appropriately located with respect to transportation facilities being on Granite Falls Blvd. Public water and sewer supply are located along Granite Falls Blvd. The site is located one (1) mile from the Rolesville Fire Department, EMS, and Police Department.~~

- 6. The proposed development will not cause undue traffic congestion or create a traffic hazard.

~~Traffic generated by the site is anticipated to be less than 100 AM or PM peak hour trips and less than 1,000 trips per day. Thus, the proposed development will not cause undue traffic congestion or create a traffic hazard~~

- 7. The proposed development and/or use comply with all applicable requirements of the Unified Development Ordinance.

~~The proposed development and use comply with all applicable requirements of this ordinance.~~



# Application

## Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1759824864	GRANITE FALLS SWIM & ATHLETIC CLUB LLC	6200 FALLS OF NEUSE RD STE 102, RALEIGH, NC	27609
1759729251	HHHUNT GRANITE FALLS LLC	1401 SUNDAY DR STE 109, RALEIGH, NC	27607
1759812642	BIG BEAR PROPERTIES LLC	1512 OBRIEN CIR, WAKE FOREST, NC	27587