

Return to: Town of Rolesville
P.O. Box 25
Rolesville, NC 27571

WAKE COUNTY, NC 35
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/19/2021 10:20:30

SP 20-03, CAROLINA LEGACY VOLLEYBALL CLUB DEVELOPMENT

Site Plan/Special Use Permit

BOOK:018406 PAGE:00964 - 00968

WHEREAS, the application submitted by the Developer, All Purpose Driven, LLC, (“Applicant”), for the construction of a Recreational and Club Indoor and Outdoor Volleyball Facility, to be located at 641 & 671 Granite Vista Drive, Rolesville North Carolina, was duly filed with the Town of Rolesville Planning Department and thereafter a public hearing was held on November 17, 2020 before the Board of Commissioners. The Planning staff submitted its recommendation to the Board of Commissioners, recommending approval of a Special Use Permit, in accordance with the requirements of the Town of Rolesville Unified Development Ordinance, and of the particular and applicable provisions of the North Carolina General Statutes; **NOW THEREFORE**,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE

Section 1. The sites that are the subject of the Ordinance is located at 641 & 671 Granite Vista Drive, Rolesville North Carolina respectively, and fall within the Special Use Permit provisions of the Town of Rolesville Unified Development Ordinance.

Section 2. Following advertisement, the Town Board conducted a quasi-judicial public hearing regarding the Special Use Permit on November 17, 2020. (the “Hearing”)

Section 3. That Counsel for the Developer, the Developer, and the Developer’s Engineer presented evidence, without any contestation and/or objection.

THEREFORE, based on the evidence and testimony presented and accepted at the Hearing in accordance with the procedures specified in the Unified Development Ordinance, the Board of Commissioners makes the following:

FINDINGS OF FACT

1. By the application submitted (“Application”), the Applicant is subject to a Special Use Permit and is seeking approval for construction of a Recreational and Club Volleyball, Indoor and Outdoor facility, that will be located at 641 & 671 Granite Vista Drive, Rolesville North Carolina.
2. Notice has been provided as required by law.
3. The Subject Property, per the Town of Rolesville’s Official Zoning map, is subject to the necessity of a Special Use Permit.
4. Pursuant to the Unified Development Ordinance, the Town Board is required to approve the Special Use Permit for the Development of the Developer’s Project.

5. The proposed development is designed with safety in mind such that the facility will not endanger public health or safety.
6. The adjoining properties are commercial and residential land, and based on all information available will not substantially inure the value of adjoining property.
7. The proposed Volleyball Facility is to be designed and built in such a way that will be in harmony with the scale, bulk, coverage, density and character of the neighborhood in which it will be located.
8. The Future Land Use map designates the Property for Commercial Use with a Special Permit Designation which is consistent with the proposed new Facility.
9. The Property has access to public streets.
10. The Property has access to water and sewer services.
11. The Property currently has fire and police protection.
12. The proposed development, based on the submitted Trip Generation Letter produced by Ramey Kemp Associates, will not cause undue traffic congestion or create a traffic hazard.
13. The Development satisfies all applicable sections of the Unified Development Ordinance, based on the proposed plan and by the conditions of approval listed below.

CONCLUSIONS OF LAW

1. Based on competent, substantial and material evidence appearing in the record of the Hearing, the criteria for approval of a Site Plan/Special Use Permit contained in the Unified Development Ordinance have been met, specifically:

- a. That the proposed development and/or use will not materially endanger the public health or safety;
- b. That the proposed development and/or use will not substantially injure the value of adjoining property;
- c. That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;
- d. That the proposed development and/or use will generally conform with the Comprehensive Plan and other official plans adopted by the Town;
- e. That 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;
- f. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;
- g. That the proposed development and use comply with all applicable requirements of this ordinance.

2. That based on the foregoing, Applicant is entitled to approval of the requested Site Plan/Special Use Permit for the Construction and Development of the Recreational and Club Volleyball Facility to be located at 641 and 671 Granite Vista Drive, Rolesville North Carolina.

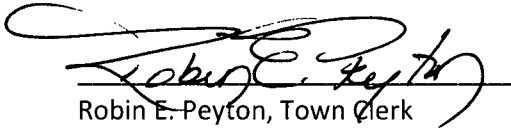
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ACCORDINGLY, based on the foregoing FINDINGD OF FACT and CONCLUSIONS OF LAW, the Town of Rolesville Board of Commissioners hereby approves the Site Plan/Special Use Permit for the Recreational and Club Volleyball Facility located at 641 & 671 Granite Vista Drive, Rolesville North Carolina.

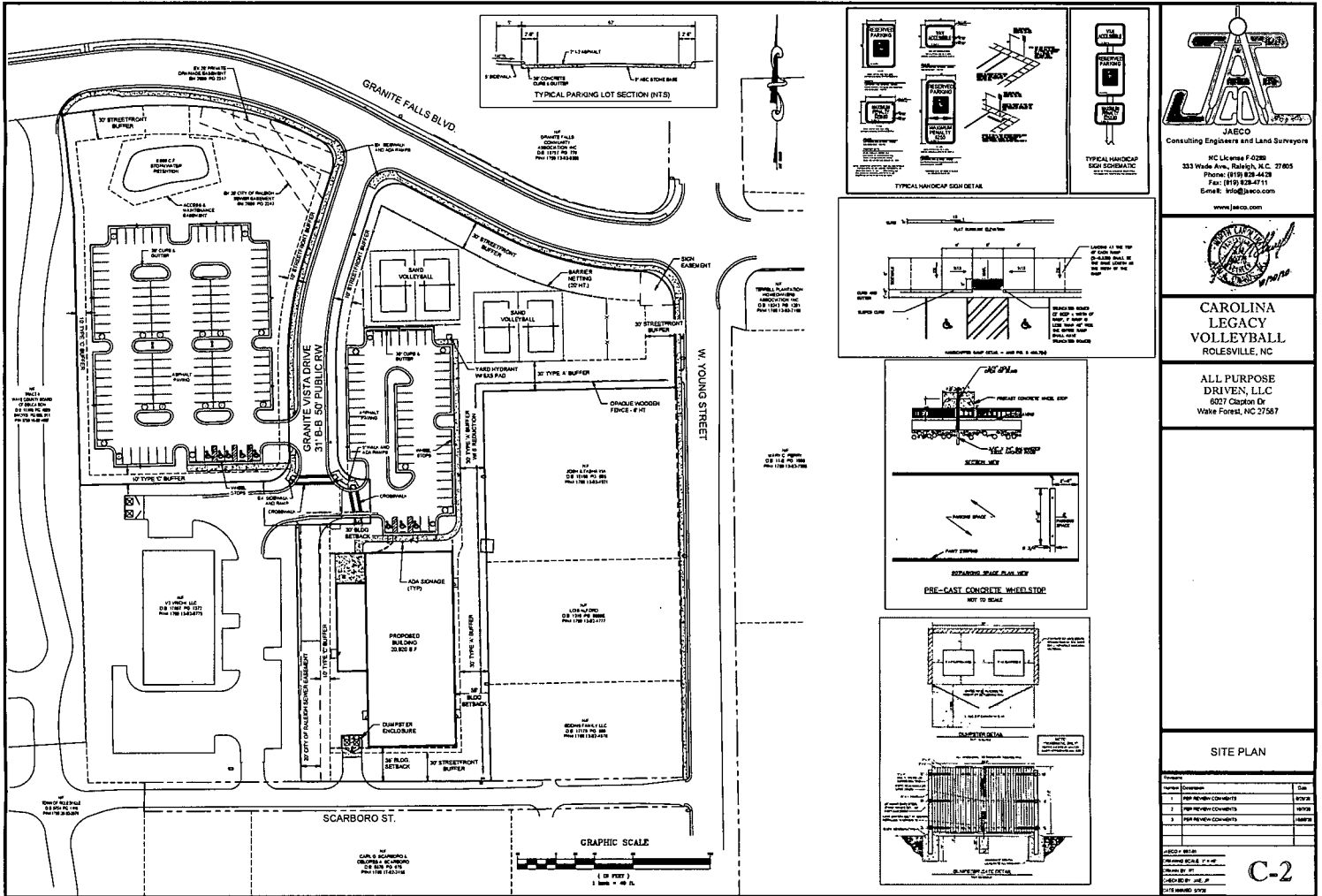
This the 17th day of November, 2020


Ronnie I. Currin, Mayor

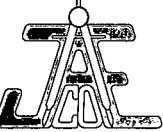
ATTEST:


Robin E. Peyton, Town Clerk






This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations



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Consulting Engineers and Land Surveyors

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www.jaeco.com



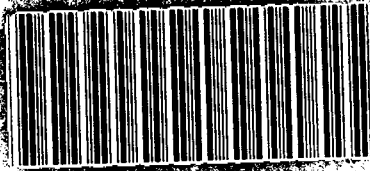
CAROLINA LEGACY VOLLEYBALL
ROLESVILLE, NC

ALL PURPOSE DRIVEN, LLC
6027 Causton Dr
Wake Forest, NC 27587

SITE PLAN		
Revision	Description	Date
1	APP REVIEW COMMENTS	8/27/24
2	APP REVIEW COMMENTS	8/27/24
3	APP REVIEW COMMENTS	8/27/24

DESIGN BY: JAE/JF
 PROJECT SCALE: 1" = 40'
 DRAWN BY: JAE/JF
 CHECKED BY: JAE/JF
 DATE: 8/27/24

C-2



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**WAKE
COUNTY**

NORTH CAROLINA

Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Tammy L. Brunner

Register of Deeds

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

5 # of Pages

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