



# Memo

**To:** Mayor and Town Board of Commissioners  
**From:** Michael Elabarger, Senior Planner  
**Date:** September 1, 2022  
**Re:** Agenda Item C.2. Site Plan SP 22-07 Rolesville Crossfit and Alternative Parking Plan

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## Request

Site Plan for Change of Zoning Use to establish an Indoor Recreation principal zoning use with an Alternative Parking Plan (APP) for off-site parking and constructing on-site utility extensions for an existing building on this site. The subject building was constructed circa 2016 pursuant to a Special Use Permit approved by Town Board (Case D-16-01, see attachment 4). This Approval conditioned this subject building for use only as accessory storage to the Rolesville Furniture business which was active on the property at that time (it has since gone out of operation). To establish a new zoning use that has minimum parking requirements, the Town Board may approve this Site Plan and remove the prior restriction that the building serve as on-site storage for a business no longer in operation. The Town Board may also approve the off-site parking arrangement expressed in the APP.

## Applicant and Property Owner

Property	PIN 1769018387 (portion) / Building Address 105 E. Young St.
Property Owner	Sharon L. Eddins, Ricky L. Eddins (Eddins Family LLC)
Developer	Crossfit Rolesville
Engineer	FLM Engineering, Jon Frazier
Applicant/Contact	Mark McArn, Megan McArn

## Alternative Parking Plan (APP)

As the property has no on-site parking to serve the subject building, the Applicant is utilizing LDO Section 6.4.3.K. and requesting an APP be approved by the Town Board. The Applicant has achieved an agreement (Attachment 3) for the use of 22 parking spaces at the Rolesville Baptist Church located at 203 E. Young Street. See sheet 2 of Attachment 2, which shows the parking spaces, the distance between the parking and subject building, and pedestrian accessible route.

## Rolesville Comprehensive Plan

The Future Land Use Map, adopted with the 2017 Comprehensive Plan, classifies the property for Town Center use.

### **Special Use Permit/Site Plan Review Standards**

The LDO includes the following six review standards for Special Use Permits and/or Site Plans:

1. The proposed site plan will be in general conformance with the comprehensive plan and other relevant town plans;
2. Demonstrated measures will be taken to provide ingress, egress, minimize traffic hazards, and minimize traffic congestion on the public roads;
3. The proposed use will not be dangerous or offensive by reason of vibration, noise, odor, dust, smoke, or gas;
4. The establishment of the proposed use will not inhibit the orderly development of adjacent and surrounding property for uses permitted within the particular zoning district;
5. The proposed use will not endanger the public health, safety, or general welfare; and
6. The proposed use complies with all applicable provisions of the LDO.

### **Board Options**

- Approve Site Plan SP 22-07 and the Alternative Parking Plan based on the evidence and testimony presented at the public hearing by the Applicant.
- Deny Site Plan SP 22-07 and the Alternative Parking Plan based on the evidence and testimony presented at the public hearing by the Applicant with stated reason(s) for denial.

### **Recommended Action**

Motion to approve SP 22-07, Crossfit Rolesville Site Plan and Alternative Parking Plan, with the evidence and testimony received at the evidentiary hearing to be used for determining conformance with the review standards.

### **Attachments:**

1. Application - signed dated 2022-06-28
2. Site Plan revised dated 2022-08-18
3. Alternative Parking Plan – Agreement with Baptist Church, signed dated 2022-08-11
4. Case D 16-01 Development Order



# Development Plan Review Application

**Project/Development Name** CrossFit Rolesville, LLC

- Application Type
- Sketch Plan
  - Preliminary Plat
  - Construction Drawings
  - Final Plat

## Contact Information

Property Owner Rick Eddins

Address 105 E. Main St. City/State/Zip Rolesville, NC 27571

Phone 919-880-4256 Email rolesvillefurn@mindspring.com

Developer Contractor Jerry Looper

Contact Name Jerry Looper

Address 150 Flemming Forest Dr. City/State/Zip Youngsville, NC 27596

Phone 919-302 6127 Email jerrywlooper@yahoo.com

Design Engineering Company FLM Engineering

Contact Name Jon Frazier

Address PO Box 91727 City/State/Zip Raleigh, NC 27675

Phone 919-610-1051 Email jfrazier@flmengineering.com

## Property Information

Wake County PIN(s) 176901387 Address 105 E. Young St., Rollsville NC

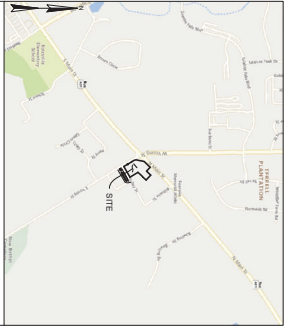
Total Property Acreage 2.1 Total Phases 1

Total Lots 1 Average Lot Size N/A

Smallest Lot Size N/A Largest Lot Size N/A

*I, as owner, developer, engineer, and/or agent, understand that I am responsible for all review fees due at the time of plan submittal. I understand that the Planning Department will not review my plans until I remit payment. I have read the Development Review Procedures, and I understand the review processes and requirements.*

Signature Mark McArn  Date 6/28/2022



VICINITY MAP  
1" = 1000'

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR THE EXTENSION OF THE SEWER MAIN TO THE PROPERTY LINE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THE CONSTRUCTION. FAILURE TO NOTIFY THE CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND PENALTIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RALEIGH. FAILURE TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF RALEIGH WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND PENALTIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RALEIGH. FAILURE TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF RALEIGH WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND PENALTIES.

ITEM	OWNERSHIP	DIAMETER / MATERIAL	LENGTH
WATER	PRIVATE	1" TYPE 'K' SOFT COPPER	11'
SEWER	PRIVATE	4" SCHED 40 PVC	83'

# SITE PLANS FOR ROLESVILLE CROSSFIT SP 22-07

105 E YOUNG ST  
ROLESVILLE, NORTH CAROLINA  
PIN: 1769-01-8387

DEVELOPER:

MCARN REALTY, LLC  
CONTACT: MARK MCARN  
403 N CHEATHAM ST  
FRANKLIN, NC 27525  
MCARN@BRASSFIELDCOMMERCIAL.COM

ENGINEER OF RECORD:

FLM ENGINEERING, INC  
CONTACT: JON FRAZIER, PE  
100 E YOUNG ST  
RALEIGH, NC 27675  
JFRAZIER@FLMENGINEERING.COM

OWNER:

EDDINS FAMILY LLC  
6105 HOPE FARM LN  
WAKE FOREST, NC 27587

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS & SITE PLAN
C-3	UTILITY PLAN
C-4	DETAILS

CALL 48 HOURS BEFORE  
YOU DIG  
**North 811**  
Carolina  
NORTH CAROLINA  
ONE-CALL CENTER  
1-800-652-4949

© 2022 THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VIOLATIONS OF ANY APPLICABLE REGULATORY CODES, ORDINANCES, RULES, REGULATIONS, STANDARDS, SPECIFICATIONS, OR CONTRACT DOCUMENTS.



POST OFFICE BOX 91727  
RALEIGH, NORTH CAROLINA 27675  
FIRM NO LICENSE NUMBER C-4222



REV #	DESCRIPTION	DATE	BY
1	TOR COMMENTS	8/18/2022	FLM

DATE	SCALE	AS SHOWN
09/05/2022	AS SHOWN	
DESIGNED BY:	FLM	
DRAWN BY:	FLM	
PROJECT NO.	22041	

DATE	SCALE	AS SHOWN
09/05/2022	AS SHOWN	
DESIGNED BY:	FLM	
DRAWN BY:	FLM	
PROJECT NO.	22041	

SITE PLANS  
ROLESVILLE CROSSFIT  
100 E YOUNG ST  
ROLESVILLE, NC 27571

MCARN REALTY LLC

COVER  
**C-1**  
SHEET 1 OF X

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF RALEIGH AND COUNTY STANDARDS AND SPECIFICATIONS







OFF-SITE PARKING AGREEMENT

Rolesville Baptist Church agrees to allow CrossFit Rolesville to park up to 22 vehicles in the Young Street parking lot.

The parties agree that the peak parking and traffic load shall not exceed 22 vehicles at any given time. In accordance with the Town of Rolesville's Land Development Ordinance, the parking spaces agreed to by the parties are located within seven- hundred-and-fifty (750) feet of the nearest lot line of the principal use of the CrossFit Rolesville facility. A sidewalk and paved pedestrian walkway is already in place for use from the Young Street parking lot to the CrossFit Rolesville facility.

Rolesville Baptist Church will not be responsible for any damage to vehicles or for theft of personal property taken from any such vehicles. CrossFit Rolesville agrees to help with any cost for maintenance for as long as this agreement remains in full force and effect.

The parties agree that the use of these parking spaces by CrossFit Rolesville shall only be for the parking of vehicles by members/guests of CrossFit Rolesville. No storage of personal property may be allowed in the spaces. CrossFit Rolesville further agrees that use of these parking spaces shall not interfere with the operation and use of the Rolesville Baptist Church.

The current class schedule at CrossFit Rolesville (with class times being one hour in length) is as follows:

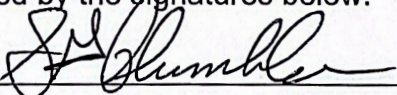
- Monday and Wednesday: 5:30am, 6:30am, 8:00am, 9:00 am, 4:30pm, 5:30pm, and 6:30pm.
- Tuesday and Thursday: 5:30am, 6:30am, 9:00 am, 12:00pm, 4:30pm, 5:30pm, and 6:30pm.
- Friday: 5:30am, 6:30am, 8:00am, 9:00 am, 4:30pm, and 5:30pm.
- Saturday: 7:30am, 9:30 am, and 10:30am.
- No classes scheduled for Sundays.

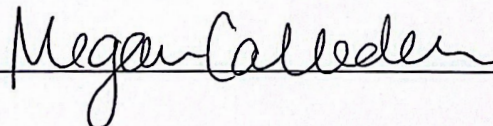
CrossFit Rolesville shall notify Rolesville Baptist Church of any change in its class schedule, and further agrees not to hold classes on Sundays.

The parties further agree that Rolesville Baptist Church is the owner of the Young Street parking lot and has the full authority to enter into this agreement. Rolesville Baptist Church shall retain ownership over the Young Street parking lot that is the subject of this agreement. Rolesville Baptist Church shall also maintain the parking spaces that are the subject of this Agreement in the same method and manner that it maintains the other parking spaces located in the Young Street parking lot that are not subject to this agreement. Nothing contained herein shall be construed as conveying ownership of these parking spaces to CrossFit Rolesville.

This agreement shall continue for the term of the lease that CrossFit Rolesville has at the facility located at 105 E Young St. Rolesville Baptist Church reserves the right to modify or change this agreement and shall provide CrossFit Rolesville with a 15 day written notice of any intent to modify or change this agreement.

Hereby agreed to as evidenced by the signatures below:

Rolesville Baptist Church  Date 8/11/2022  
 (Chairman of Deacons)

CrossFit Rolesville  Date 8/11/2022



Mail to: Town of Rolesville  
P.O. Box 250, Rolesville, NC 27571

STATE OF NORTH CAROLINA

BEFORE THE TOWN OF ROLESVILLE  
BOARD OF COMMISSIONERS

TOWN OF ROLESVILLE

D 16-01

In re:	)	
	)	EVIDENTIARY HEARING
EDDINS FAMILY, LLC	)	FINDINGS OF FACT
APPLICATION FOR SITE PLAN FOR	)	AND
ROLESVILLE FURNITURE RENO-	)	CONCLUSIONS OF LAW
VATIONS AT INTERSECTION OF	)	
E. YOUNG AND N. MAIN STREETS	)	

This request from Eddins Family, LLC (the "Applicant"), pursuant to Rolesville Unified Development Ordinance (the "UDO") Section 2.1(2)(b), for approval to remove several structures and replace same with two new buildings in the southeast quadrant of the intersections of N. Main Street and E. Young Street, Rolesville, North Carolina, came before the Town of Rolesville Board of Commissioners (the "Board") on March 22, 2016. The Applicant requested approval to remove several structures and replace same with two new buildings in the southeast quadrant of the intersections of N. Main Street and E. Young Street, having the following addresses: 105 Pulley Street, 105 E. Young Street, 101 E. Young Street, 100 N. Main Street, and 104 N. Main Street, and being those certain tracts of land having Wake County PIN's: 1769018270, 1769018278, 1769017375, 1769018476 and 1769019564, (the "Property").

Based upon the testimony of the witnesses, documentary evidence, exhibits and other evidence presented at the March 22, 2016 public hearing and the Conditions of Approval set forth below, the Board finds that the site plan must be permitted, with the Conditions set forth below. On March 22, 2016, the Board voted unanimously to APPROVE the removal of several structures and replacement of same with two new buildings at the Property.

The Board's decision to approve the site plan application is based on the Findings of Fact and Conclusions of Law set forth below:

FINDINGS OF FACT

1. By application submitted, the applicant is seeking site plan approval for to remove several structures and replace same with two new buildings on the Property in the Town of Rolesville, NC ("Application").
2. The Property is the Rolesville Furniture Store site (the "Furniture Store") and the applicant is renovating portions of the property by removing several structures and replacing them with new buildings ("Requested Renovations").
3. The application and other records pertaining to the site plan application are part of the record.

WAKE COUNTY, NC 50  
 LAURA M RIDDICK  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 05/02/2016 09:39:59

4. Notice has been provided as required by law.
5. The Property is currently zoned Commercial Watershed with the Town Center Overlay District (“C-W with TCOD”) per the Town of Rolesville’s Official Zoning map.
6. Pursuant to the UDO, a site plan is required for the Requested Renovations in the C-W with TCOD zoning district.
7. Following advertisement, the Town Board conducted a quasi-judicial public hearing on the Application on March 22, 2016 (the “Hearing”).
8. The Comprehensive Plan recommends Commercial uses for the Property which is consistent with the request.
9. The Furniture Store is existing and the Requested Renovations are for only a portion of the existing built environment.
10. The Property has access to public streets.
11. The Property is currently served by and has access to water and sewer services.
12. The Property currently has fire and police protection.
13. The applicable sections of the UDO are satisfied by the proposed plan and Conditions of Approval and by the existing Furniture Store given that the Furniture Store was developed and build prior to adoption of the UDO.
14. The Requested Renovations are for consolidating the warehouse space for goods to be sold and not for display areas for such goods and as such the Requested Renovations should not increase traffic or parking needs related to the Furniture Store.

CONCLUSIONS OF LAW

1. Based upon the uncontroverted competent, substantial and material evidence appearing in the record of the Hearing and the Conditions of Approval, the approval criteria for issuance of a site plan contained in the UDO have been met, specifically:
  - a. The Requested Renovations of the Property will not materially endanger the public health or safety;
  - b. The Requested Renovations of the Property will not substantially injure the value of adjoining property;
  - c. The Requested Renovations of the Property will be in harmony with the scale, bulk, coverage, density, and character of the area or neighborhood in which it is located;

d. The Requested Renovations of the Property generally conforms with the Comprehensive Plan and other official plans and manuals or documents adopted by the Town;

e. The Requested Renovations of the Property is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities;

f. The Requested Renovations of the Property will not cause undue traffic congestion or create a traffic hazard; and

g. The Requested Renovations of the Property will comply with all applicable requirements of the UDO.

2. That based upon the foregoing, Applicant is entitled to approval of the requested site plan for the Requested Renovations on the Property located in the Town of Rolesville.

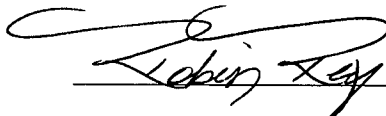
CONDITIONS OF APPROVAL

The Site Plan Approval is made subject to the following Conditions of Approval:

1. Approval is subject to submittal of a scaled, detailed site plan by an engineer, surveyor, or landscape architect conforming to the code and the sketch plan as submitted for this petition.
2. Prior to the issuance of any construction drawings (CD's) or building permits, the applicant must provide scaled, detailed architectural drawings of sufficient detail so as to demonstrate compliance with the Town Center Overlay District.
3. In the event that any of the provisions of the Ordinance cannot be met by the applicant, approval would be subject to further review by the Board of Adjustment and/or Board of Commissioners as necessary.
4. If any stationary side of the dumpster enclosure is visible from any existing or proposed public right of way, then the enclosure must be constructed of brick.

ACCORDINGLY, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, and subject to the Conditions of Approval, the Town of Rolesville Board of Commissioners hereby approves the site plan for Requested Renovations on the Property at the intersection of E. Young Street and N. Main Street, Rolesville, North Carolina.

This the 4<sup>th</sup> day of April, 2016.



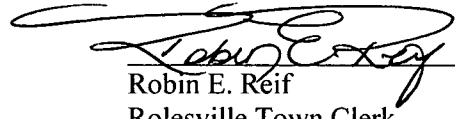
Robin Reif, Town Clerk



**CERTIFICATION**

I, Robin E. Reif, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of a development order duly adopted at the meeting of the Town Board of Commissioners held on April 4, 2016.

In witness hereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this April 4<sup>th</sup>, 2016.

  
Robin E. Reif  
Rolesville Town Clerk





BOOK:016371 PAGE:00735 - 00739



**WAKE  
COUNTY**

NORTH CAROLINA

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**Please retain yellow trailer page**

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

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**Laura M. Riddick**

**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 4