

# SPECIAL EXCEPTION USE FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

## Project Information:

Project Name: Calvert Sports Academy and Development Center

## Special Exception Use:

UDO Section No.: Carolina Springs PUD

Special Exception Use: Ice Sports Complex

Specific Special Exception Use Request:

Allow a 4 story Ice Sports Complex with short-term housing within the Innovation District

For DPZ Use only

Project # 20-SEU-04

Date Received:

## Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

**(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:**

The Ice Sports complex will be a gathering place for the community. The complex will help enhance the public's general health and comfort with the proposed services provided.

**(2) The proposed use will not injure or adversely affect the adjacent area or property values therein:**

The Ice Sports complex will be the preferred destination for ice related sports on the east coast. This will greatly enhance the property values for the residents and businesses within Carolina Springs but all within the town of Holly Springs.

**(3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:**

The Ice Sports complex will enhance the character of the Innovation District while meeting all the land use requirements of the PUD and the Town's Comprehensive Plan.

**(4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):**

The Ice Sports complex will meet all development standards.

**(5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:**

The Ice Sports complex has two driveway entrances, one along each road frontage. It also has a vehicular drop-off point in the front of the building. It has bus access/drop-off at the main rear-entrance. The complex provides access to the greenway for bicycle and pedestrian access. It has met all the required needs in Section 7.09

**(6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:**

All parking, mechanical equipment, and trash services have been designed to meet or exceed all standards of the PUD and Town's UDO.

**(7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:**

The Ice Sports Complex has been designed to meet or exceed all standards of the State of NC, the PUD and Town's UDO.

**(8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:**

Yes, the Carolina Springs development and the Town have adequate facilities described above to meet the use of the Ice Sports Complex.

**(9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:**

Yes, the Ice Sports complex provides all the required screening and landscaping to ensure the public and adjoining properties have minimal impact..

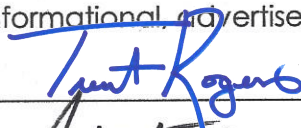
**(10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:**

All these items have been taking into consideration and will no adverse impacts on the community.

### Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: \_\_\_\_\_



Date: 6/17/20

Signature of Owner: \_\_\_\_\_



Date: 6.17.20

Marty Linn - Calvert Sports Academy & Development Center, LLC