



Board of Commissioners
Regular Meeting
April 2, 2024 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Minutes

Present: Mayor Ronnie Currin
Commissioner Dan Alston
~~Commissioner Michael Paul~~
Interim Town Manager Eric Marsh
Town Attorney Dave Neill
Planning Director Meredith Gruber
Comm & Econ Dev. Mgr. Mical McFarland

Mayor Pro Tem April Sneed
Commissioner Lenwood Long
Commissioner Paul Vilga
Town Clerk Robin Peyton
Police Chief David Simmons
Parks & Rec Director June Greene

1. [Call to Order](#)
Mayor Currin called the meeting to order at 7:00 p.m.
2. [Pledge of Allegiance](#)
Mayor Currin led the Pledge of Allegiance
3. [Invocation](#)
Commissioner Long gave the invocation.
4. [Proclamations and Awards](#)
 - 4.a. Proclamation Recognizing Rolesville High School Lady Rams Basketball Team.
The final moments of the State Championship game were played on the monitors in the C. Frank Eagles Board Room, after which Mayor Currin read aloud the Proclamation. The Proclamation was presented to Coach Warren and members of the team.
 - 4.b. Proclamation Recognizing Arbor Day.
Mayor Currin read aloud the Proclamation. The Town's Arbor Day event will be held on April 27th at Main Street Park. Saplings and pollinator plants will be given out.
5. [Consider Approval of the Agenda.](#)
Moved by Commissioner Long to approve the agenda; seconded by Commissioner Vilga. Motion to approve carried by unanimous vote.
6. [Consider Approval of the Consent Agenda](#)
Moved by Commissioner Vilga to approve the Consent Agenda as presented and consisting of the following:
 - 6.a. Minutes of March 5, 2024 and March 19, 2024.
 - 6.b. Budget Amendment – Comprehensive Land Use Plan/Economic Development.
 - 6.c. Voluntary Annexation Petition ANX24-01, Hills at Harris Creek – Call for Clerk to Investigate Sufficiency / Call for Legislative Hearing on May 7, 2024.

- 6.d. Reclassification of Senior Planner to Assistant Planning Director.
- 6.e. Recommended High School Parks & Recreation Advisory Board Applicant.

Motion to approve the Consent Agenda seconded by Commissioner Alston and carried by unanimous vote.

7. Public Invited to be Heard

Elfi Shaak, 521 Kenton Mill Court, Rolesville, NC

Ms. Shaak, a resident, came requesting that she be allowed to serve as a volunteer in the areas of oversight of laws, rules, management, communication, community involvement, land development, and on the tree committee. Ms. Shaak also asked that she be allowed to provide feedback about questionnaires sent in the weekly news blasts before they are sent out.

Commissioner Paul Vilga followed up with her asking that she complete the application to be considered as a tree committee member.

Brad Shaak, 521 Kenton Mill Court, Rolesville, NC

Mr. Shaak, President of the Barrington Townes HOA Board of Directors, came seeking guidance on transitioning the still developer-run board to a Barrington Subdivision Homeowners Association as the townhome parcels were incorrectly deeded to Barrington Townes HOA, Inc. in Zebulon, NC, and the Board of Directors was never provided specific responsibilities related to the stormwater control measure system located on one of the parcels. Mr. Shaak reported that the Townhome Board of Directors engaged an attorney following the developer's dissolution of its company.

8. Town Board Liaison Reports

8.a. Commissioner Alston – Veterans

- Coffee with a Veteran meets on the third Saturday of each month at 9:00 a.m. at Arise Coworking space. The next coffee is scheduled for April 20th.
- The Veterans Fellowship Breakfast meets the last Wednesday of every month at 9:00 a.m. at IHOP in Knightdale. Contact MSgt Retired Jerry Mangum jmangum07@gmail.com.
- The Veteran Resource Fair will be held on April 27th from 8:30 a.m. to 1:30 p.m. in the Family Life Center of Greystone Church located at 2601 Hillsborough Road in Durham.
- Join the Garden Club of Rolesville and Town of Rolesville Parks & Recreation on Veterans Day, May 27th at 11:00 a.m. for the Memorial Mile. Meet at Town Hall. For more information visit <https://www.rolesvillenc.gov/parks-recreation/special-events/memorial-day>.
- The Navy National Defense Corps Area Assist Commander in Raleigh reported that Rolesville's approval is pending for something at Rolesville High School and discussion is ongoing as to it being a Navy National Defense Corps or a Jr. ROTC program. Funding for personnel would be split between Wake County and the Navy.

8.b. Commissioner Long – Public Safety

- The Town of Rolesville and the Rolesville Rural Fire Department are progressing towards unification.

8.c. Commissioner Paul – Senior Citizens

Commissioner Paul was not present to provide a report. Mayor Currin shared praise from the Rolesville Chamber of Commerce and himself to the Town of Rolesville Parks & Recreation Department for their Senior Citizen programs.

8.d. Commissioner Sneed – Planning Board

- The Planning Board met on March 25th and reviewed two planning cases:
- 11, 113, 115 - the Joel Fund which will come speak to the Town Board in May; and
- Hills at Harris Creek. More information will come under the Planning report.
- Next Planning board meeting is April 22nd.

8.e. Commissioner Vilga – Parks & Recreation Advisory Board

- The meeting was held on March 27th.
- Discussed applying for grants.
- Reviewed the greenway for the Scarboro Apartments Development.
- Approved the mission statement for the Parks & Recreation Department.
- The Arbor Day event will be held April 22nd from 12:00 p.m. to 2:00 p.m.
- Picked the art for the Trail Art program to be held in June.

9. Communication from Town Staff

9.a. Planning

- A 2023 annual report was provided containing the number of development review applications received.
- New employee information was provided.
- The Comprehensive Plan update consultant selection is expected to occur in April or May 2024.
- The Affordable Housing Plan draft is expected to be completed in August 2024.

9.b. Economic Development/Communications

- The list of the top 50 taxpayers in Rolesville was provided.
- An economic outlook done by NC State was provided.
- An example of the brochure for new town business owners was shared.
- The list of the twelve known businesses coming to Cobblestone Village was provided.
- Mical McFarland attended the NC Main Street annual conference in Goldsboro along with members of the Rolesville Downtown Development Association.
- Part of the Comprehensive Plan update will bring the Comprehensive Plan, the Main Street Plan, and the Economic Development Plan together.
- A Top Attractions in and near Rolesville webpage has been created.
- Community Engagement Specialist Lindse Owens provided a communication update.

10. Old Business

✓ NONE

11. New Business

Hearings

11.a. [Legislative Hearing\(s\): MA22-08/ANX22-05 Harris Creek Farms](#)

Mayor Currin opened the legislative hearing on MA22-08/ANX22-05 – Harris Creek Farms at 7:53 p.m.

Planning Director Meredith Gruber provided a case introduction and staff report.

Samuel Morris, Longleaf Law Partners, 4509 Creedmoor Rd Suite 302, Raleigh, NC
Mr. Morris appeared and legal representation for the applicant/owner. Morris presented an overview of the petition and the existing conditions of the proposed project. Mr. Morris provided clarity regarding monies pledged to Homes for Heroes and the manner in which it will be evidenced to the town.

Steve George, President, CSC Group, 507 Rock Castle Drive, Cary, NC
Mr. George provided additional details on the proposed site greenways.

Jeremy Keeny, Morris & Ritchie Associates, 530 Hinton Pond Road, Suite 104, Knightdale, NC

Mr. Keeny provided details on the buffer separating the existing neighborhood and the proposed project neighborhood.

Lori Moss, 5005 C&L Avenue, Wake Forest, NC

Ms. Moss thanked the applicant for providing the existing neighborhood with public access to the greenway. Ms. Moss cited concern for traffic for her request that the town work with the developer and NC DOT to install a round-a-bout at the intersection on Jonesville Road, north of Harris Creek Bridge as well as a round-a-bout at the intersection of Jonesville Road and the proposed extension to Fowler Road.

Ms. Moss reported she heard that the streets in the proposed neighborhood would be named to reflect the Jonesville community and expressed her appreciation.

Richard Dowdy, 4627 Running Deer Drive, Wake Forest, NC

Mr. Dowdy expressed concern for the safety of the community wells and foundations when blasting occurs. Mr. Dowdy asked that the developer put something in writing to protect the wells and foundations to include information on how to file a claim in the event of damage. Also requested was that testing be conducted on each well and foundation before, during and after construction.

Alicia Ruiz, 3857 Jonesville Road, Wake Forest, NC

Ms. Ruiz asked that the zoning of the property remain low-density.

Marie Jarvis, 3704 Gideon Drive, Wake Forest, NC

Ms. Jarvis expressed her concern regarding not knowing what the ultimate width of Gideon Drive will be and concern about traffic congestion and ingress/egress with the emergency service vehicles and neighboring communities.

Elfie Shock, 521 Kenton Mill Court, Rolesville, NC

Ms. Shock expressed the importance of getting an agreement in place before the community is turned over to a Homeowners Association.

Margaret Watkins, 407 Melmellen Court, Wake Forest, NC

Ms. Watkins requested information on the distance between the riparian buffer and a nearby stream.

Kari Curtis, 5205 Kyle Drive, Raleigh, NC

Ms. Curtin spoke on behalf of the Universal Church of Healing and inquired regarding the church providing access and what would be given to the church in return for allowing access or acquiring land. Also requested is that the access be paved up to State or Rolesville standards and that a sidewalk be installed.

Steve George, President, CSC Group, 507 Rock Castle Drive, Cary, NC

Mr. George returned to the podium to address the requests that arose from each public comment.

There being no one remaining to speak, Mayor Currin closed the Legislative Hearing on MA22-08/ANX22-05 – Harris Creek Farms at 9:14 p.m.

Move by Commissioner Vilga to continue the Legislative Hearing on MA22-08/ANX22-05 – Harris Creek Farms to the April 16th Town Board Work Session; seconded by Mayor Pro Tem Sneed. Motion to continue carried by 4-0 vote.

End of Hearings

The board took a ten-minute recess.

11.b. [Planning Department Rezoning Briefing.](#)

Planning Director Meredith Gruber and Assistant Planning Director Michael Elabarger provided a report on the rezoning cases that will be coming before the board in the coming months.

11.c. [Grant Administration Program Updates](#)

Parks & Recreation Director June Greene and Project and Facilities Coordinator Eddie Henderson reported on the following grant application.

11.c.1. Accessibility for Parks Grant – Mill Bridge Nature Park Amphitheater Renovations

Interim Town Manager Eric Marsh reported on the following discretionary funding awards.

11.c.2. Community Project Funding.

11.c.3. Department for Environmental Quality EV Charging Grant.

12. Communications

12.a. Town Attorney

No report

12.b. Interim Town Manager

No report

12.c. Town Board

Commissioner Alston reported that Pride Boxing and Fitness Center in Garner is having free boxing classes for Veterans on Wednesday at 2:00. The center is located at 1311 Fifth Avenue in Garner.

Mayor Currin stated that Representative Deborah Ross is scheduling a check presentation for the Community Project Funding award.

Mayor Currin was appointed to a representative on the state Council of Governments.

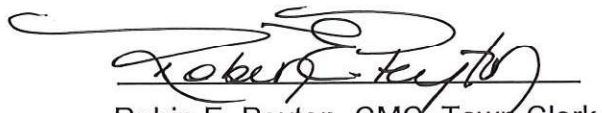
Tune in to the Mayor's Show on April 11th with guests Tisha Baker-Lowe and Rolesville High School Coach Val.

13. Adjourn

There being no further business before the board, Mayor Currin adjourned the meeting at 10:13 p.m.


Ronnie I. Currin, Mayor

ATTEST:


Robin E. Peyton, CMC, Town Clerk

