



Agenda
Parks & Recreation Advisory Board
October 26, 2022
7:00 PM

Rolesville Town Hall

<i>Item</i>	<i>Agenda Topic</i>
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- | | |
|----|---|
| 1. | Call to order and welcome. |
| 2. | Approve the minutes of September 28, 2022 Parks & Recreation Advisory Board meeting |
| 3. | Old Business |
| a. | Cost Recovery Policy/Scholarship Program |
| 4. | New Business |
| a. | SP 22-06 V2 503 S. Main Street |
| b. | SP 22-08 V1 North Wake Eye Care |
| c. | MA 22-10 V1 4724 Burlington Mills Rd |
| d. | MA 22-01 V3 Hills at Harris Creek |
| e. | MA 22-08 V2 Harris Creek Farms |
| f. | CD 22-04 V2 Wallbrook |
| 5. | Reports from Parks & Recreation Director |
| a. | Facilities update |
| b. | Program updates |
| 6. | Committee Reports |
| a. | OSAG Committee |
| i. | Monthly Meeting/Recommendations update |
| b. | Facility Naming and Identity Committee |
| 7. | Other Business |
| 8. | Adjourn |

Town of Rolesville
Parks and Recreation Advisory Board
Minutes for Wednesday September 28, 2022

Call to Order - 7:02 meeting begins

Kevin Mazur - President

Derek Versteegen - Secretary

Aaron Gauger (*not present*)

Richard Armant

Mary Ka Powers

Mothanna Al-Hoory

—

JG Ferguson - Parks & Recreation Director

Paul Vilga - Town Commission Liaison

Correction to last month's minutes - date of next meeting read September 24, should have been September 28

Motion to Approve Minutes from August 31, 2022 from Mary Ka Powers as amended

Second motion from Richard Armant

5-0 in favor of approving minutes from August 31, 2022

Old Business

- Boy Scout Project Update

JG reports that the town's insurance company provided some feedback

- The structure not be near any other physical structures

- The structure be classified as an art feature and not a climbing apparatus

- 6ft of mulch all around structure

- 1ft deep mulch all around structure

- A border is to be installed

JG reached out to the parties and they will give the project some more thought given the feedback received.

Derek asked if we have a list of project types that we would accept? For instance, does the town have a list of things it needs or wants that could be kept on file for people or groups like this to pick from?

JG mentions that the town does not but would check with other townships to see if they have something similar - regardless it will be something staff will look at.

New Business

- Cost Recovery - JG shares a presentation and a discussion follows.

- Derek asks how many programs are in each program service area and that it might be helpful to include that in the breakdown table so the town commissioners can understand more clearly how successful our Parks and Recreation Department is

- JG notes the success/capacity of the Summer Camp and that discussions are happening that look to expand the program to meet the demand. Staff is speaking to a local church as a possible location
 - Commissioner Vilga ask whether the town offers an underprivileged sign up consideration since the program, although very competitively priced, can still be outside some resident's budget
 - JG explains they have ways to accommodate folks that might not be able to make a full payment but could look at other options especially if they are able to expand the program. Reminds board that all programs have an initial period where only residents can sign up before registration opens to the public (i.e. non-residents)
- Mothanna request the packet we received be updated so the changes discussed can be reviewed/validated - JG acknowledges
- Mothanna shares thoughts/vision that Rolesville should aim to set an example with recreation as a service. We should aim to make it so residents do not have to pay as the should provide the service - if not free than at least at a greater discount
(board discussed various perspectives)
 - Kevin noted, "you get what you pay for" and some are concerned that without a financial connection to the programming we might run the risk of people being more willing to not show up, since there is now risk for them.
 - Derek noted that the places that model is successful has a different social-economic and cultural climate where the service might not otherwise be available/provided and the government is the only one capable of providing it - plus, individuals in those areas/countries appreciate recreation in a different way than they seem to in the states.
 - Derek suggests a possible incentive plan aimed to reward return patronage of town recreation services. For instance ... if a family has a child in soccer, the 5th year could be free or each year after the second is discounted more, etc. ... a sort of recreation credit
 - JG notes that demand still exceed the town's ability to supply programming
 - Mothanna suggested board members write down ideas and submit them to JG

Director Reports

Facility Update

- See Amended document
[no additional discussion]

Events

- See Amended document
[no additional discussion]

Committee Reports

OSAG Committee

- JG mentions Eddie continues to work with members to re-establish regular meetings.
- No other report

Facility Naming and Identity Committee

- Mary Ka reports work continues and anticipates a final draft by year's end.

Other Business

- Commissioner Vilga suggests we might want to look at adding something about pollinators to our LDO to follow and help support the town's recent proclamation. Perhaps creating a subcommittee or advocacy group - "Naturally Rolesville"
- JG notes that PARAB has three positions opening up with end of terms approaching

Adjourn - Motion to adjourn by Derek Versteegen is seconded by Mary Ka Powers. Meeting ends at 8:33.

Next Meeting is Wednesday, October 26.



Memorandum

To: Parks and Recreation Advisory Board
CC: JG Ferguson
From: Eddie Henderson
Date: 10/21/22
Re: SP 22-06 V2 Site Plan – 503 S. Main Street

503 S. Main Street - Currently a vacant lot per Book of Maps 2013 / Pg 1030

OSAG Comments:

There are no greenways, sidepaths or bike lanes on the Town's plans that would affect this site plan. There is, however, a mulch path shown on the plan and the comment from OSAG is that they would like to see this path paved instead of being mulch.

This review is under the LDO.

Links:

[Project Page](#)

[Plans](#)

[Town of Rolesville Greenway Plan](#)

[Town of Rolesville Bike Plan](#)

[Full LDO](#)

[LDO - Section 6.2 - Open Space, Buffering, Compatibility, Landscaping, and Trees](#)



Memorandum

To: Parks & Recreation Advisory Board
CC: JG Ferguson
From: Eddie Henderson
Date: 10/21/22
Re: SP 22-08 V1 Site Plan – North Wake Eye Center

971 Granite Falls Boulevard is a platted lot (Lot 8, NORTH WAKE DEVELOPERS GRANITE FALL, BM2006/Pgo1428, recorded on 07/18/2006) zoned the General Commercial-Conditional Zoning (GC-CZ) District under the Land Development Ordinance (LDO).

A Site Plan application to develop the existing lot with 5,800 SF building consisting of two (2) suites/spaces; a 4,300 SF space is identified as being for a Medical Office zoning use, the other 1,500 SF space for a 'retail lease space' that is To Be Determined. 43 parking spaces and on-site stormwater retention are proposed, with one entrance each to Rogers Road and Granite Falls Boulevard.

OSAG Comments:

The recommendation from OSAG is to request that the 10' multi use side paths along Rogers Road and Granite Falls Boulevard are added as shown in the Rolesville Bike Plan. (See pages 5, 72-75)

This review is under the LDO.

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Memorandum

To: Parks and Recreation Advisory Board
CC: JG Ferguson
From: Eddie Henderson
Date: 10/21/22
Re: MA 22-10 V1 4724 Burlington Mills (Arden)

4724 Burlington Mills Road is a 10.58 acre tract (BM 2008/pg1281) zoned the General Commercial-Conditional Zoning (GC-CZ) District under the Land Development Ordinance (LDO). it is currently in the Extraterritorial Jurisdiction (ETJ) of the Town and requires voluntary annexation into corporate limits in order to develop.

Map Amendment to rezone the property from the General Commercial Conditional Zoning (GC-CZ) District to the Residential High Density Conditional Zoning (RH-CZ) District. The application includes proposed Conditions of Approval and a Concept plan for a project consisting of a maximum of 160 multifamily dwelling units specifically being senior living housing.

OSAG Comments:

The recommendation is to place the greenway trail on the back side of the retention pond instead of in front of it to be closer to natural areas and not the community and the road.

This review is under the LDO.

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Memorandum

To: Parks and Recreation Advisory Board
CC: JG Ferguson
From: Eddie Henderson
Date: 10/21/22
Re: MA 22-01 V3 Hills at Harris Creek

Map Amendment application for approximately 115 Acres (4 Tracts - 1757750520, 1757761273, 1757778982, and a portion of 1757738648) from the Wake County R30 zoning District to the Town of Rolesville Land Development Ordinance (LD) zoning district of Neighborhood Center Mixed Use (NC) per LDO Section 3.4. This project proposes 211 Single-family detached dwelling units, 109 townhome (also termed 'multi-family housing low-rise') dwelling units, and 25,400 SF of Retail uses.

OSAG Comments:

The recommendation was made to ask for a paved greenway along the powerlines that run North to South through the property. The concept plan currently does not show good greenway connectivity within the community or to the greenway on the north side of the property. There is also no greenway connectivity to the commercial part of the property. This greenway going north to south could either be private or public. The safety aspect of having an alternative to sidewalks and roads (not needing crossing roads or driveways) to move through the community was stated as well. (It must be noted however, that in the town approved greenway plan, only the section at the north of the property just south of Harris Creek is shown.)

It was also noted that there is currently no connection from the community to the greenway shown on the concept plan. Recommendation is to ask that a connection be shown.

Derek's comment was also to ask for a greenway running from east to west along the south side of the property just south of Harris Creek or at least ask for a 30' greenway easement. (It must be noted again, that in the town approved greenway plan, only the section at the north of the property just south of Harris Creek is shown.)

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Full LDO

LDO - Section 6.2 - Open Space, Buffering, Compatibility, Landscaping, and Trees

Memorandum

To: Parks and Recreation Advisory Board
CC: JG Ferguson
From: Eddie Henderson
Date: 10/21/22
Re: MA 22-08 V2 Harris Creek Farms

Harris Creek Farm - formerly referred to as 4928 Universal - Development of PINs 1757277811, 1757471559, and several smaller properties.

Map Amendment (Rezoning) for approximately 93 acres, request to rezone from the Wake County R-30 District to the Town's Land Development Ordinance (LDO) District of Residential Medium Density (63.262 ac.) and Residential High Density (32.150 ac.) to develop a residential community of up to 64 single-family detached dwelling units and 81 townhouse dwelling units, cumulatively preserving 63.35 acres (approximately 67% of site) as passive open space and 15.34 acres (approximately 16 acres) as active open space.

OSAG Comments:

OSAG would like to clarify if the greenway directly behind the homes is considered private or intended to be public.

OSAG would also like to clarify where the greenway connection is across the wetlands in C1.5. It was shown in the previous plan.

Derek's comment was also that we request greenway continues along property line in C1.6 in order to cross Jonesville Road on the north side of Harris Creek and continue onto the 5109 Mitchell Mill Project. (It must be noted that the developer of the Mitchell Mill property has said that it will not be feasible to build the greenway on the north side of the creek, both in terms of cost and environmental impacts.) This review is under the UDO.

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[LDO - Section 6.2 - Open Space, Buffering, Compatibility, Landscaping, and Trees](#)



Memorandum

To: Parks and Recreation Advisory Board
CC: JG Ferguson
From: Eddie Henderson
Date: 10/21/22
Re: CD 22-04 - Wallbrook Townhomes

Construction Drawings for Townhome development, which proposed 140 Townhome lots. This application is submitted and being reviewed under the Unified Development Ordinance (UDO).

The plat is already finalized and approved; we are just looking at greenway alignment at this point. The lot locations cannot change.

OSAG Comments:

Since the developer has told the Town that they cannot construct the greenway trail along the stream due to terrain, the recommendation is to ask for a multi-use side path along Wallstone Way and Wall Creek Drive that connects to the sidepath along Virginia Waters Drive. OSAG also asks that the sidepath, once it reaches the cul-de-sac at the end of Wallstone Way, will turn into a 10' paved greenway that follows the sewer easement off of the property and towards Wall Creek Park.

The other recommendation is to request that the open space closest to the Wallstone Way townhomes be dedicated to the Town as park land to add to Wall Creek Park.

This review is under the UDO.

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[UDO - Section 7.5](#)

Director: JG Ferguson

Athletic Program Coordinator: Garrit Soney

Special Event Coordinator: Kristen Stafford

Cultural Program Coordinator: Allison Fehlman

Project & Facilities Coordinator: Eddie Henderson



Athletic Programs Update

- **Current enrollment Winter 2022 (as of 10/12/22):**

Sport	Residents	Non-Residents	Total
Basketball	225 (59%)	158 (41%)	383
TOTAL	225 (59%)	158 (41%)	383

- **Highlights:**

- Fall season ends October 27th
- A total of 8 outfield banners have been sold
- Conclusion of the first NFL Flag Football Program

- **Upcoming:**

- Practices for basketball start November 1st
- Games for basketball start December 3rd
- Registration for Spring athletics starts January 2023



Special Events Update

• Facility & Shelter Rentals (September 2022)

Space	Residents	Non-Residents	Total Rentals	Gross Profit
Community Center	2	1	3	\$778
Shelter A	2	6	8	\$480
Shelter B	0	6	6	\$375
Shelter C	1	1	2	\$165
Shelter D	-	-	-	\$0
Gazebo	-	-	-	\$0
Amphitheater	-	-	-	\$0
Redford Place Park Shelter	-	-	-	\$0
TOTAL	5 (26%)	14 (74%)	19	\$1,798

• September Events

Events	Date/Time	Residents	Non-Residents	Total Attendance
Movies at the Middle Back to the Future	Saturday, September 9 th 8:00 PM	Cancelled due to weather. Rescheduled for Spring 2023		
Litter Sweep	Saturday, September 17 th 9:00 AM – 12:00 PM	7	0	7
TOTAL		7	0	7

• Special Event Sponsors

- Silver Level: Hair 180
- Bronze Level: Ace Hardware of Rolesville Upcoming

• Upcoming Event Highlights

- Fall FunFest 100 vendors
- Volunteer Opportunities available for Fall FunFest



October

- **Blood Drive**
 - October 7th
- **Movies At The Middle**
 - October 8th
- **Fall FunFest**
 - October 29th



November

- **Litter Sweep**
 - November 12th
- **Holiday Ham food drive begins**
 - November 14th



December

- **Tree Lighting**
 - December 6th
- **Blood Drive**
 - December 9th
- **Rockin' Around Rolesville**
 - December 10th
- **Holiday Hams**
 - December 16th

Cultural Programs Update

- **Enrollment (September 2022):**

Program	Residents	Non-Residents	Total
Dance 4 Tots II: Session 2	3	4	7
Hip Hop Tots: Session 2	1	5	6
Hip Hop Explosion: Session 2	2	2	4
Art FUNdamentals: Session 2	7	6	13
Senior BINGO (9/14)	2	1	3
Senior BINGO (9/28)	3	4	7
Fitness Yoga: Session 1	8	7	15
TOTAL	26 (47%)	29 (53%)	55

- **Upcoming Offerings:**

- BINGO
- Dance 4 Tots 1: Session 3
- Dance 4 Tots 2: Session 3
- Hip Hop Tots: Session 3
- Hip Hop Explosion: Session 3
- Art FUNdamentals: Session 3
- Fitness Yoga: Session 3
- Acrylic Painting
- Baby & Me Yoga
- Little Veterinarian School

Projects & Facilities Update

- Continuing work to update renovate all park bathrooms; installed new touchless faucets for Main Street Park and installed new toilet seats for all four park bathrooms
- Water feature at Main Street Park is now fixed and working properly again
- All athletic fields were treated for weeds; first of three applications
- Contracted to inspect playgrounds at Main Street Park, inspection will take place beginning of October
- Continuing to work with McAdams on the 100% CD for the entrances for the Farm. Working with Ramey Kemp to set up and conduct the TIA for the entrance. Traffic count has now been completed and the C/A break letter is being finalized to send to NCDOT
- Working with Withers Ravenel for 30% preliminary design for Granite Acres greenway connection