



Board of Commissioners

Regular Meeting

November 7, 2024 – 7:00 PM

502 Southtown Circle, Rolesville, NC 27571

Meeting Minutes

Present: Mayor Ronnie Currin
Commissioner D. Alston
Commissioner Michael Paul
Town Manager Eric Marsh
Police Captain Richard Haynes
Town Attorney Neill Dave Neill

Mayor Pro Tem April Sneed
Commissioner Lenwood Long
Commissioner Paul Vilga
Interim Town Clerk Christina Yncian
Planning Director Meredith Gruber

1. Call to Order

Mayor Currin called the meeting to order at 7:01 p.m.

2. Pledge of Allegiance

The Board recited the Pledge of Allegiance as a group.

3. Invocation

Pastor Steven Moyer of Richland Creek Community Church

4. Proclamations

(Proclamations are located at the end of minutes.)

- a. Employ a Veteran Week read aloud by Commissioner Alston
- b. Diabetes Awareness Month read aloud by Mayor Currin
- c. Operation Green Light for Veterans read aloud by Commissioner Alston

5. Consider Approval of the Agenda

Motioned by Commissioner Vilga to approve the consideration of the agenda as presented. Motion to approve seconded by Commissioner Long and carried by unanimous vote.

6. Consider Approval of the Consent Agenda

(A Consent Agenda is a group of items passed with a single motion and vote. These matters are of a generally routine nature. No debate is allowable on any item included on the Consent Agenda. If a commissioner or a citizen of Rolesville or its ETJ wants separate consideration of any item, it may be removed from the Consent Agenda by request.)

- Adopt the Minutes of October 8, 2024
- Adopt the Resolution Adopt Wake County Multi-Jurisdictional Hazard Mitigation Plan

ACTION:

Motioned by Commissioner Alston to approve the consideration of the agenda as presented. Motion to approve seconded by Commissioner Paul and carried by unanimous vote.

7. [Public Invited to be Heard](#)

The following citizens provided comments:

Brooke Dickhart, 822 S. White Street, Wake Forest, wanted to speak on Affordable Housing for Veterans topic.

Mayor Currin requested that she save her comments for the New Business Item to be addressed later in the meeting.

Corrina Stipp, Senior Specialist Realtor, did not provide an address.

Ms. Stipp wanted to share with the Board how important and needed this vision is for seniors because of the price point, well-planned community, and great addition to the Rolesville community.

8. [Town Board Liaison Reports:](#)**[Commissioner Dan Alston – Veterans](#)**

November Military Anniversaries and Observances:

- Marine Corp Birthday on 11/10/1775.
- Veterans Day on 11/11/2024. The Town partnered with Veterans Helping Veterans and The Garden Club to host the Veterans Day Celebration. The celebration is to be held at the Town Hall with lunch to follow. All are welcome to attend.
- The National Military Family Appreciation Month is November.
- Commissioner Alston was the emcee for The Joel Fund Groundbreaking Ceremony on 11/03/24. Congressman Deborah Ross, Wake County Commissioners and Mayor Currin attended.
- Veterans Helping Veterans hosted the first Veterans Resource Fair at the Rolesville Community Center on 11/01/24. The next event will be held in Zebulon.
- Operation Green Light is observed by the Town of Rolesville through this month.
- The US Environmental Protection Agency held a Veterans Day Observance meeting on 11/07/24.
- Wake County Council, Veterans Organization, hosted an Anniversary Ceremony, the location of the event was Raleigh State Capital Building, 1 E. Edenton Street, Raleigh.
- NC District 2 Annual Veterans Briefing with Congresswoman Deboah Ross was held at Wake Tech Community College on 11/07/24.

[Commissioner Lenwood Long – Public Safety](#)

- The Rolesville Police Department will partner with the Northern Community Food Security team, which includes representatives from Parks and Recreation for next month's Holiday Meal Giveaway, see the Town website for additional information.
- The Shop with a Cop registration opened for applications and the deadline ends on November 24th, see the Town website for more information.
- The Police Department recently hired Officer Daniel O'Connor on 11/01/24
- Police officers participated in Halloween safety, and it was a success.
- The Internet Exchange Safe Zone located in the side parking lot of 204 SouthTown Circle, is a safe place to exchange internet purchases.

- The Rolesville Fire Department is moving forward with the RFD unification process. Town Manager Eric Marsh and HR Director Lisa Alton held a meeting with the department to discuss hours and salary.

Commissioner Michael Paul – Senior Citizens

- The Senior Advisory Committee is almost full.
- Upcoming senior citizen events are posted on the Town's website.
- The Candy Cane Stroll will be held at Triangle Town Center on 12/07/24.
- Parks and Recreation will be hosting a Senior Trip to Danville Casino on 12/19/24.
- Request for proposals for the parcel land behind the Town hall and received 7 proposals. 2 are senior affordable rental proposals, and 1 was affordable senior community housing and the payments are fixed for the life of the resident. Senior Advisory Committee is considering the proposals
- Request application and ANX for the Merritt Farms 150-acre parcel proposing age restriction

Mayor Pro Tem April Sneed – Planning Board

- There was not a meeting for the Planning Board during the month of October.
- The Planning Board will be participating in the joint work session on November 19th.

Commissioner Paul Vilga – Parks & Recreation Advisory Board

- Farm entrance update reviewed by P&R Board
- PARAB reviewed and approved interview questions to be used for Tree Board applicant interviews
- Merritt Property was reviewed by the board
- There will be a Sanford Creek Sewer project in fall 2025 that will affect access

Mayor Ronnie Currin

Mayor Currin wanted to bring attention to the Board regarding the passing of the Library Bond on Election Day. He took a moment to acknowledge the late Mayor Frank Eagles, who had worked tirelessly throughout his 12 years as Mayor to secure a library for the Town. Mayor Currin expressed his belief that former Mayor Frank Eagles would have been thrilled to see the bond's approval, as it marked a dream he had championed for so long. Notably, the last Wake County Bond was passed in 2007, the same year Frank was first elected as Mayor, and it has taken 17 years for this vision to finally become a reality. Mayor Currin also praised the dedicated efforts of the Town staff, emphasizing how excited he was about the success of this important project.

9. Communication From Town Staff

Human Resource Director Lisa Alston provided a presentation titled *"Under Construction - A Sign of the Times"*, offering an update on various key areas of the organization. Her presentation covered employee leadership development, organizational culture, team dynamics, and strategic planning. Through this update, Lisa highlighted the ongoing efforts to strengthen and evolve these critical aspects of the workplace, ensuring alignment with the Town's overall goals and vision for the future.

Finance Director Amy Stevens gave a presentation and update on the current projects within the Finance Department. The presentation covered several key areas, including the department's core values and specific ongoing initiatives. She provided updates on police paid overtime, fax line alternatives, cashier procedures, and the Amazon account. Ms. Stevens also discussed vendor payments, the implementation of new software, and improvements to the online portal.

Additionally, she highlighted the process of email tenant changes, outlining how these initiatives contribute to the department's overall efficiency and service improvement.

10. [Old Business](#)

Mayor Currin opened the legislative hearing at 7:52 p.m. and took a staff report provided by Planning Director Meredith Gruber.

[Continuation of a Legislative Hearing\(s\): REZ-24-01 & ANX-24-02-Merritt Tract](#)

The continuation of the legislative hearing for REZ-24-01 & ANX-24-02, concerning the Merritt Tract, was discussed during the last Town Board meeting. Planning Director Meredith Gruber provided an update covering the topics discussed in the October 22nd Town Board Work Session. The legislative hearing, originally held on September 17, 2024, was continued to October 22, 2024, and then again to November 7, 2024. The applicant is expected to respond to the issues raised during the Town Board meeting on October 22, 2024.

Attorney Thom Johnson, with Williams Mullen in Raleigh, NC, presented the applicant's Q&A and reviewed the changes made to the proposed project. These adjustments were made in response to concerns raised by the Town Board. The topics addressed included the Concept Site Plan, Park Land, Land Use, Seniors 55+ Communities, Housing Affordability, Traffic, Lake Serenity, Sewer Line, and Stormwater Runoff. Mr. Johnson outlined that, if approved, the project could meet the proposed conditions, and he was available to address any further questions from the Board.

Commissioner Long wanted clarification from the applicant on the sewer line map as a visual for the citizens. Mr. Johnson's response was that the sewer easement requires no condemnation with the new proposal.

Commissioner Vilga stated that he noticed the parkland has changed since the previous proposal. The applicant responded with they will work with the Town and create and develop some amenities that are consistent with the Town's vision.

Commissioner Vilga stated that he has an issue with the traffic of location and seniors 55+ versus 65+ wasn't a clear answer from the presentation. The applicant stated that there is not as much traffic due to walking, biking and golf carts for the age group.

The price point for seniors 55+ and over is what the community is looking for within the market is in this age group.

Commissioner Alston requested the applicant to elaborate more on runoff issues with Lake Serenity. The applicant responded that there is mutual agreement with the residents and handling the runoff sediment concerns.

Mayor Pro Tem Sneed wanted to respond that she researched the needs of the seniors 55+ and over population and has concerns about traffic but sees both pros & cons to the project and thanked the applicant for his time and presentation.

Commissioner Vilga had a final question. Will a traffic light be installed on Fowler Road? Mr. Peach stated it is worth a conversation with DOT for a traffic signal to be installed at the Fowler Road intersection.

Mayor Currin questioned how outdated is the provide NCDOT data on land use in the Fowler Road location? Mr. Peach stated the manual published by the Institute of Transportation Engineers data was last updated during the pandemic.

There being no further questions by the Board, Mayor Currin closed the Continuation of Legislative Hearing(s): REZ-24-01 & ANX-24-02-Merritt Tract at 8:35 p.m.

ACTION:

Motioned by Commissioner Long to approve to adopt rezoning REZ-24-01 – Merritt Property. Seconded by Commissioner Paul and carried by a unanimous vote

Motioned by Commissioner Paul to adopt a Plan Consistency Statement and Statement of Reasonableness for REZ-24-01, Seconded by Commissioner Long and carried by a unanimous vote.

Motioned by Mayor Pro Tem Sneed to approve the Voluntary Annexation Petition received under G.S. 160A-31 for ANX-24-02 -Merritt Property. Seconded by Commissioner Paul and carried by a unanimous vote.

The Board took a ten-minute break at approximately 8:35 p.m. and reconvened at 8:45 p.m.

11. [New Business](#)

The FY23-24 Audit Presentation – Planning Director Amy Stevens gave a summary covering the current FY24-25 General Fund, and Capital Funds. Ms. Stevens introduced the Presenter April Adams of Cherry Bekaert LLP, who provided findings from the FY23-24 financial statements and audit. A bound copy of the financial statements was provided to the board for review.

[Legislative Hearing: ANX – 1413 Forestville Road](#)

Mayor Currin opened the legislative hearing at 9:13 p.m. and took a staff report provided by Assistant Planning Director Michael Elabarger

Assistant Planning Director Michael Elabarger provided a staff report on ANX-1413 Forestville Road. This is a voluntary annexation process initiated by landowners to join the Town city limits and acquire city services, legislative hearing required by G.S.160-A-31.

ACTION:

Motioned by Commissioner Vilga to approve the ANX-24-04, 1413 Forestville Road Annexation received under G.S. 160A-31; Seconded by Long and carried out by a unanimous vote.

[Legislative Hearing\(s\): REZ-23-05 & ANX-23-04 Scarboro Apartments](#)

Mayor Currin opened the legislative hearing at 9:25 p.m. and took a staff report provided by Assistant Planning Director Michael Elabarger.

Mr. Elabarger introduced an applicant, Worth Mills with Longlief Law Partners, 4509 Creedmoor Road, Suite 302, Raleigh, NC. Mr. Mills represented the following group: Matthew and Barbara Shuey, Kenyon Burnham and Peter Crossett with KDM Development and Courtney McQueen with Quinty.

Mr. Mills provided a presentation overview of REZ-23-05 that covers current zoning versus proposed zoning, mixed use community development that is consistent with the Town's vision.

The emphasis covered the Main Street Revitalization project. Mr. Mills touched upon the existing conditions of property frontage, uninhabitable homes, wooded areas in the SE corner area of S. Main and providing street connections to walk bike or ride. The current zoning offers a variety of commercial or mixed-use zoning districts along S. Main St. between Rogers Rd. and Young St.

Commissioner Paul had some questions for Mr. Mills after his presentation.

- How many parking spaces are allocated for the Cobblestone apartments? Mr. Mills wasn't sure.
- How many parking spaces are there for the Scarboro Apartment project? The response from Mr. Mills, 420 parking spaces.
- How many commercial spaces versus apartments are in the Town center, and why is it labeled a Town center? Mills responded that Cobblestone has more frontage space for commercial use along Main Street as opposed to Scarboro Apartments. There is more visibility and frontage along Cobblestone.
- When will this connector road be fully functional? It has been conditioned with the C.O. within the development. It is in the list of zoning conditions and must be constructed before the full development is completed.
- Where does the building stop is the road is not complete by how many units?

Mr. Mills response was that he needed to find the zoning conditions as he didn't have the information currently.

Commissioner Paul wanted to express to the applicant concerns about the number of apartments and problematic traffic because of a 2-lane road on Main Street.

Public Comment

The following citizens provided comments:

Brooke Dickhart, 822 S. White Street, Wake Forest

She wanted to ask the Board to consider the Scarboro Apartments and the opportunity of apartments for that will be available for veterans.

Commissioner Vilga inquired about age restricted living and veteran's specific area for the project.

The response was the importance of the building needed to be filled first before that can be addressed.

Commissioner Long inquired what was the square footage for commercial use? The response was 10,000-20,000 square feet for commercial use. What about the workforce and affordability? There are some options available for the workforce of teachers and first responders.

Commissioner Paul inquired why the surrounding areas of apartments are vacant in other Towns like Wake Forest. The applicant's response is there will be a significant increase in demand for apartment living in the future. There could be a housing crisis in the next 10 years, and it will make it more attainable.

Commissioner Alston wanted to know how much the cost is going to be for rental apartments. The applicant's response was the cost somewhere between \$1600-2300 per month.

Mayor Pro Tem Sneed: She had some concern about the density of the project an example given of 12 units per acre and the comprehensive plan and traffic along Main Street.

Mayor Currin asked if anyone else wanted to speak on this item.

Public Comment:

The following citizens provided comments:

Cathy Mckee is the owner of 104 Glenn Circle, Rolesville.
She has concerns over the massive apartment project and traffic.

Betty Abernathy is a resident at 108 Glenn Circle, Rolesville.
She has concerns about the traffic and the road being so close to the proposed development but wanted to thank the developers for meeting with the residents on Glenn Circle.

Matt Peach went over the traffic concerns on Perry Street & Main St during the hours of am and pm. Mr. Peach also mentioned the traffic feedback on the proposed Young St. connectors. The most efficient connector was Young St., and the 401 Bypass would help alleviate traffic. There are other options to consider later.

Kenyon Burnham reiterated to the Board to either consider moving forward with the project or consider offering a deferment at a later, as this is the 5th year process in effort.
The Assistant Planning Director responded with no further information from staff.

ACTION:

Motioned by Commissioner Alston to deny Rezoning request REZ-23-05 for subject property, seconded by Commissioner Paul, carried by a unanimous vote.

12. Communications

Town Attorney Dave Neill

- The Wake County Affordable housing division was willing to participate in providing affordable housing for private development. The Town doesn't have housing authority or staff to handle this type of housing project but Wake County and its staff along with the attorneys involved came to an agreement. If this opportunity is brought to the table again we may have a partnership with Wake County for affordable housing and the Town's zone's authority.
- The Town has acquired the last 2 easements on Williams St. and the Attorney wanted to thank the Mayor for his assistance in the resolution process.
- Wood's litigation is set for mediation, but the opposing attorney has been replaced with a new attorney. The new attorney has requested more time to get up to speed. The Town does own the property for clarification.

Town Manager Eric Marsh

The Town Manager informed everyone about the Urban Plan for Public Officials Meeting held in Raleigh on 11/08/24, thanks to the Triangle Community Coalition and Urban Institute for hosting this event.

Town Board

Mayor Currin reminded everyone of an upcoming Veteran's show with special guests, Brooke Dickhart discussing the Joel Fund Center for veterans and retired LTC ROTC veteran, Claude Clark who will discuss the future of veterans.

13. Adjourn

There being no further business before the Board, Mayor Currin adjourned the meeting at 10:37 p.m.

The Town of Rolesville will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (919) 556-3506 by noon on Thursday prior to the meeting to make arrangements.

Proclamations of the Town of Rolesville

EMPLOY A VETERAN WEEK

WHEREAS, for more than 200 years, our communities and our state have been built with the help of veterans who served their country during peace and war to keep democracy safe; and

WHEREAS, North Carolina is home to nearly 800,000 veterans, whose technical skills, strong work ethic, leadership and experience with teamwork make them an invaluable segment of the workforce; and

WHEREAS, in 2024, North Carolina is celebrating 50 years of partnering with what is now known as the Jobs for Veterans State Grants (NSG) program through the U.S. Department of Labor, which supports employment and training services provided by professionals based at NCWorks Career Centers across the state; and

WHEREAS, the State of North Carolina has developed a variety of tools to help veterans find jobs and training, including the NCWorks Veterans Portal, located at veterans.ncworks.gov; and

WHEREAS, the State of North Carolina collaborates with North Carolina For Military Employment (NC4ME) and other organizations to connect veterans with employers that are looking to hire; and

WHEREAS, employment services are among the resources provided to participants in North Carolina's nationally recognized Veterans Treatment Courts, which enhance public safety while promoting re-entry and rehabilitation for veterans who are justice-involved; and

WHEREAS, the State of North Carolina encourages companies to provide employment opportunities to veterans already in the workforce and those transitioning out of military service; veterans have valuable skills and experience gained in the military that are highly transferable to new careers in high-demand fields; and

WHEREAS, the State of North Carolina benefits from the service of numerous veterans as state employees; and

WHEREAS, North Carolina's "First in Talent" plan emphasizes the importance of expanding upon programs that help veterans transition to the civilian workforce and overcome barriers, so that their diverse talents and skills can contribute to a thriving, innovative economy; and

WHEREAS, the State of North Carolina remains committed to making our state the most veteran and military-friendly state in the nation and the premier choice for veterans looking for a place to work and live;

NOW, THEREFORE, BE IT RESOLVED THAT, the Town of Rolesville do hereby proclaim November 11 -15, 2024, as "**EMPLOY A VETERAN WEEK**" in North Carolina, and commend its observance to all citizens.

Adopted on this 7th day of November 2024

DIABETES AWARENESS MONTH

WHEREAS, an estimated 38 million people in the United States have diabetes, a serious disease with no cure, and more than a million adults report having been diagnosed with diabetes by a health care professional in North Carolina, and more than 50,000 in our state are diagnosed with diabetes annually; and

WHEREAS, while diabetes is the seventh-leading cause of death in North Carolina, approximately one in five of the people with diabetes do not know they have the disease; and

WHEREAS, complications from diabetes include heart disease, stroke, blindness, kidney disease, hearing loss, and amputation; and

WHEREAS, racial and ethnic minority populations in North Carolina have an increased risk for developing type 2 diabetes; and

WHEREAS, more than one in three North Carolinians may have prediabetes, a condition that puts them at greater risk for developing type 2 diabetes; and

WHEREAS, type 2 diabetes accounts for approximately 95 percent of diagnosed diabetes cases in adults in the United States, type 2 diabetes can be prevented or delayed through participation in a diabetes prevention lifestyle change program; and

WHEREAS, North Carolinians can visit the DiabetesFreeNC.com website to find out if they are at risk for the disease; those living with diabetes can visit the DiabetesManagementNC.com website to find a diabetes self-management education and support service near them; and

WHEREAS, an increase in community awareness of risk factors and symptoms related to diabetes can improve the likelihood that people with, or at risk for, diabetes will get the attention they need before suffering the devastating complications;

NOW, THEREFORE, BE IT RESOLVED THAT, I, Ronnie Currin, Mayor of Rolesville, do hereby proclaim November 2024, as “**DIABETES AWARENESS MONTH**” in the Town of Rolesville, and commend its observance to all citizens.

Adopted on this 7th day of November 2024

Supporting Operation Green Light for Veterans

WHEREAS, the residents of the Town of Rolesville have great respect, admiration, and the utmost gratitude for all the men and women who have selflessly served our country and this community in the Armed Forces; and

WHEREAS, the contributions and sacrifices of those who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, the Town of Rolesville seeks to honor individuals who have made countless sacrifices for freedom by placing themselves in harm's way for the good of all; and

WHEREAS, veterans continue to serve our community in the American Legion, Veterans of Foreign Wars, religious groups, civil service, and by functioning as County Veterans Service Officers in 29 states to help fellow former service members access more than \$52 billion in federal health, disability and compensation benefits each year; and

WHEREAS, Approximately 200,000 service members transition to civilian communities annually; and

WHEREAS, an estimated 20 percent increase of service members will transition to civilian life in the near future; and

WHEREAS, studies indicate that 44-72 percent of service members experience high levels of stress during transition from military to civilian life; and

WHEREAS, active military service members transitioning from military service are at a high risk for suicide during their first year after military service; and

WHEREAS, the National Association of Counties encourages all counties, parishes and boroughs to recognize Operation Green Light for Veterans; and

WHEREAS, the Town of Rolesville appreciates the sacrifices of our United States military personnel and believes specific recognition should be granted; therefore be it

RESOLVED, with designation as a Green Light for Veterans Town, the Town of Rolesville hereby declares from November 4th through Veterans Day, November 11th 2024 a time to salute and honor the service and sacrifices of our men and women in uniform transitioning from active service; therefore, be it further

RESOLVED, that in observance of Operation Green Light, the Town of Rolesville encourages its citizens in patriotic tradition to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying green lights in a window of their place of business or residence from November 4th through the 12th, 2024.

Adopted on this 7th day of November 2024