



## MINUTES

**PRESENT:**

Ronnie Currin, Mayor	Paul Vilga, Mayor Pro Tem
Michelle Medley, Commissioner	April Sneed, Commissioner
Sheilah Sutton, Commissioner	Dan Alston, Commissioner
Kelly Arnold, Town Manager	Dave Neill, Town Attorney
Robin Peyton, Town Clerk	Eric Marsh, Assistant Town Manager
Amy Stevens, Finance Officer	Lisa Alston, Human Resource Director
JG Ferguson, Parks & Rec Director	Meredith Gruber, Planning Director
David Simmons, Police Chief	Mical McFarland, Comm. & ED Manager

### A. CALL TO ORDER

**Mayor Currin called the meeting to order at 7:00 p.m.**

1. Pledge of Allegiance

**Mayor Currin led the Pledge of Allegiance**

2. Invocation

Commissioner Dan Alston gave the invocation

3. Special Recognition

Mayor Currin recognized former Town Commissioner Jacky Wilson for his service on the Town Board from 2004 to 2007 and 2018 to 2021.

4. Review of Agenda by the Board and Addition/Changes of Items of New Business to the Agenda for Consideration.

**Moved by Commissioner Sutton to approve the agenda as presented; seconded by Commissioner Medley. Motion to approve the agenda carried by unanimous vote.**

5. Public Invited to be Heard

*Individuals wishing to participate in Public Invited to be Heard (non-agenda items) are requested to sign up on the form provided on the podium in the Town Board Chambers. When you are recognized, step up to the podium, state your name and address then speak to the Town Board. Individuals wishing to speak during the Public Invited to be Heard portion or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting*

*Charles Flournoy, 100 Watkins Farm Road, Rolesville, NC*

Mr. Flournoy thanked Police Chief David Simmons for going door-to-door to provide an explanation to each resident following an incident that occurred in the Watkins Farms Subdivision.

### B. CONSENT AGENDA

**Moved by Commissioner Sutton to approve the consent agenda as presented and consisting of the following:**

1. ANX 21-06 Wallbrook (S. Main Street and Burlington Mills Road) – Call for Public Hearing

**Motion to approve the Consent agenda was seconded by Commissioner Alston and carried by unanimous vote.**

### C. BOARD ACTION

1. Advisory Board Liaison Appointments – Parks & Recreation Advisory Board:  
Committee Member Paul Vilga provided some background on the two applicants being recommended for appointment to the Parks & Recreation Advisory Board.

**Moved by Commissioner Vilga to appoint Kevin Mazur and Dr. Al-Hoory to the Parks & Recreation Advisory Board; seconded by Commissioner Sutton. Motion to appoint carried by unanimous vote.**

2. ANX 21-05 Public Works Facility (805 E. Young Street) – continue Public Hearing to February 1, 2022.

**Mayor Currin opened the public hearing on Case: ANX21-05 at 7:15 p.m.**

**Moved by Commissioner Sutton to continue public hearing ANX21-05 to February 1, 2022; seconded by Commissioner Sneed. Motion to continue carried by unanimous vote.**

3. ANX 21-04 and MA 21-06 Tucker Wilkins (0, 2012, and 2016 Rolesville Road) – Public Hearing.

**Mayor Currin opened the public hearing on Cases: ANX21-04 and MA21-06 at 7:16 p.m.**

Planning Director Meredith Gruber provided an introduction and some background on Cases ANX21-04 voluntary annexation petition and MA21-06 rezoning proposal.

*Barbara Todd, Senior Land Planner with American Engineering, Raleigh, NC*  
Ms. Todd provided an applicant presentation on the proposed annexation and rezoning for the 35.59 acre 64-townhome and 27-single family unit project.

Additional conditions offered by applicant:

- Transit shelter/easement shall be situated near the community mail kiosk(s) once its location has been established by the postal service.
- BMP supplemented with landscaping of native/pollinator plantings.
- Parking & Picnic Structure shall be constructed at the Rolesville Road trailhead as shown on the sketch plan.

Architectural renderings to be presented at the time of the preliminary plat consideration

*Matt Peach, Stantec Engineering, 801 Jones Franklin Road, Suite 300, Raleigh*  
Mr. Peach, Traffic Engineer, provided information on transportation impact analyses conducted in the project area based upon the density being proposed.

PUBLIC IN FAVOR

*Gayle Stallings, 1512 Rolesville Road*

Ms. Stallings stated that she does have concerns regarding traffic but recognizes there is going to be growth and with growth comes traffic. She is in favor of the proposed development as the conditions being stated will provide for a quality development and positive addition to the community.

*Betsy Wilkins, 860 Cedar Cover Road, Henderson NC*

Ms. Wilkins owned the property along with her sister in Wilmington. Can no longer maintain the property after having done so for 25+ years. Is excited about the project as it appears to be best suited for the land and the townhomes will hopefully provide homes for retirees and the Wilkins' children and grandchildren can walk along the greenways and reminisce about the history of the land as having been owned by the family.

*Derek Versteegen, 414 Virginia Water Drive, Rolesville, NC*

Mr. Versteegen sits on the Open Space and Greenway Committee, a subcommittee of the Town of Rolesville Parks & Recreation Advisory Board and stated the developer has been very engaged with the committee during the planning process. Mr. Versteegen added that the proposed trailhead is one of the most attractive things coming out of the proposed development of the property as it will provide the Parks & Recreation Department future opportunities to provide for residents of Rolesville's extra-territorial-jurisdiction (ETJ). Mr. Versteegen suggested a graphic depiction of traffic from developments in the area including percentages based upon zoning applied to each development, be provided to the Town Board in future.

PUBLIC IN OPPOSITION

*Denise Stevens, 3405 German Shepherd Trail, Wake Forest, NC*

Ms. Stevens expressed concerned for future traffic on Rolesville Road in the area of Rolesville High School as she reported the carpool lane extends out on to the side of Rolesville Road, potentially endangering parents and students utilizing the shoulder of Rolesville Road. Ms. Stevens requested the town have a current traffic study conducted by a company having knowledge of recently rezoned developments as well as that which is being proposed. Ms. Stevens reported she was a victim of being struck by a vehicle in the area and stated 64 accidents have occurred at the entrance to the High School.

**Mayor Currin closed the public hearing on Cases ANX21-04 and MA21-06 at 8:08 p.m.**

Deliberation included traffic concerns and conversely how the developer has presented a plan that is consistent with the plan approved by the Town Board that is in place until 2045. Also included in deliberation was discussion of future widening of Rolesville Road.

**Moved by Commissioner Sutton to deny Case MA21-6 Tucker Wilkins property citing concerns for traffic.**

Town Attorney Dave Neill requested of Commissioner Sutton that her motion be made in the affirmative with the understanding that she may not vote in the affirmative. Otherwise the motion is in the form of a non-action according to parliamentary procedures. It was acknowledged that the material presented to the board allowed for motion to approve or deny which was in error. Due to Attorney Neill having presented the information, the motion died for lack of a second.

Moved by Mayor Pro Tem Vilga to approve the annexation petition received under G.S. 160A-31 for ANX21-04 Tucker Wilkins Property; seconded by Commissioner Alston. Motion to approve carried with the following vote:

The Town Clerk repeated the motion prior to the vote.

Ayes

Vilga, Sneed, Alston

Noes

Medley, Sutton

Moved by Commissioner Vilga to approve the rezoning request MA21-06 Tucker Wilkins Property as amended at the hearing with the addition of the three additional zoning conditions previously recited by the applicant; seconded by Commissioner Sutton. Motion to approve carried by the following vote:

Ayes

Vilga, Sneed, Alston

Noes

Medley, Sutton

The Town Board took a five minute recess and returned at 9:05 p.m.

#### D. COMMUNICATIONS

1. Communication from Town Attorney  
NONE
2. Communication from Town Staff

*Meredith Gruber, Planning Director*

- December Planning Board meeting included a discussion on changing future meeting dates. Decision made to stay with the current calendar.
- Planning staff is working on creating a submittal schedule for applicants in order to process plans more efficiently.
- Carolina Legacy Volleyball plans were approved.
- Averette Ridge Subdivision is complete and closed out.
- Final certificate of occupancy was issued for Willoughby subdivision.

*Mical McFarland, Community & Economic Development Manager*

- Commercial Growth & Feasibility study along 401 is in its final stages and is slated to be present to the Town Board at a January meeting.
- Communication will continue with property owners in the area of 401.
- Cobblestone and Wallbrook will continue to be economic development priorities in 2022.
- Cobblestone has posted the contact information for leasing opportunities.
- Continue to speak with potential businesses for the old Pine-Glo building.
- Downtown Economic Group has completed its training with Bruce Negland.

*Lisa Alston, Human Resources Director*

- Started in-house Diversity, Equity and Inclusion (DEI) training today.
- The name of the program being initiated is The Reflection Connection: When I Look at You I See Me.

*Amy Stevens, Finance Director*

- Coming up on the end of the property tax season.
- Town has collected 92% of the tax levy.
- On track with prior year performance on the collection rate.
- On target to meet revenue projections for the fiscal year.

*J.G. Ferguson, Parks & Recreation Director*

- First quarter will bring the Open Space and Greenway (OSAG) Plan / Bike Plan to the Town Board for its review.
- A lot of new programming is taking place.
- Looking at expanding special events in 2022.

3. Communication from Town Manager

- Wish to echo the public comment from Charles Fluornoy thanking Chief Simmons for the effort put forth by the Rolesville Police Department.
- Technical Advisory Committee meeting on LAPP project for approval by CAMPO pending. Close to final NC DOT sign-off. Less than 45 days from being able to release bid-requests.
- Town Hall flag pole succumbed to the recent storm. This is the 3<sup>rd</sup> flagpole lost so staff will be looking at a more substantial replacement.
- Reminder retreat 2/4 from 10-5.
- Interest in meeting with Planning Board. March or April.
- Advisory Board recognition proposal being formulated for Town Board consideration at a later meeting.
- CityVision to be held 4/20-22.

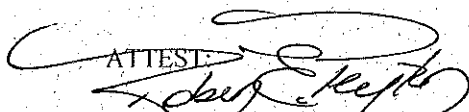
4. Communication from Town Board

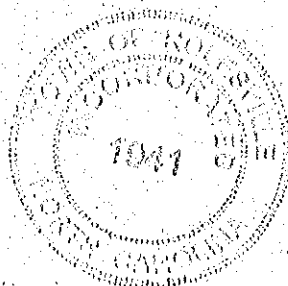
Mayor Currin thanked everyone for attending the recent Wake County Mayors Association Holiday Dinner and Town Clerk Robin Peyton for planning the event.

The upcoming Mayors Show will host Martin Samik, Rolesville High School Football Head Coach & Terri Simmons, accountant in Rolesville.

E. ADJOURN

**Mayor Currin adjourned the meeting at 9:41 p.m.**

ATTEST  
  
 Robin E. Peyton, Town Clerk



  
 Ronnie I. Currin, Mayor

