



Town Board Regular Meeting
February 7, 2023 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Ronnie Currin, Mayor
Sheilah Sutton, Commissioner
Michelle Medley, Commissioner
Kelly Arnold, Town Manager
Robin Peyton, Town Clerk
Amy Stevens, Finance Director
J. G. Ferguson, Parks & Rec Director
Lisa Alston, Human Resources Director
Paul Vilga, Mayor Pro-Tem
April Sneed, Commissioner
Dan Alston, Commissioner
Dave Neill, Town Attorney
Eric Marsh, Assistant Town Manager
Meredith Gruber, Planning Director
David Simmons, Police Chief

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](#) - Brian Kohout, Exchange Church
3. [Proclamations](#) - Lydia Young, 100th Birthday
- Black History Month
4. Review of Agenda by the Board and Addition/Changes of Items of New Business to the Agenda for Consideration.

Moved by Commissioner Alston to approve the agenda as presented; seconded by Commissioner Alston. Motion to approved carried by unanimous vote.

B. [CONSENT AGENDA](#)

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

1. Minutes of the January 3, 2023, Regular Meeting and January 17, 2023, Work Session.

Motion to approve seconded by Mayor Pro Tem Vilga and carried by unanimous vote.

C. BOARD LIAISON REPORTS

1. [Mayor Pro Tem Vilga – Parks & Recreation Advisory Board](#)

- PARAB met on January 25th and discussed the proposed town facility naming policy revisions.
- New officer positions were discussed and will be voted on at the next meeting.
- Reviewed Tucker Wilkins Development Greenway.
- Discussed outdoor museum.

- Arbor Day event to be held March 18th. More information to come.
2. Commissioner Sutton – Economic Development
 - Rolesville Downtown Development Association toured the new medical office building on Redford Place January 24th. Very nice interior. Dentist office already taking patients.
 - January 27th Mical McFarland is going to Garner's Downtown Association. Invited RDDA.
 - Groundbreaking ceremonies Friday at 1:00 p.m. at 805 E. Young Street for the new Public Works building and January 17th at 1:00 p.m. and Main and Young for the Main Street project.
 - Suggested the Town create an Appearance Commission
 3. Commissioner Medley – Planning Board
 - Planning Board met on January 23rd.
 - Welcomed new members Derek Versteegen and Tisha Lowe. Mike Moss was voted new Chair and Davion Cross new Vice-Chair.
 - Discussion on notification distance for homeowners affected by planning cases.
 - Met on affordable housing. No new news yet. Will be reporting to Town Board in future.
 4. Commissioner Alston – Veterans
 - Thanked Robin Peyton and Lindse Owens for their work on reconstructing the Veterans page on the Town's website. www.rolesvillenc.gov , community resources then [veterans' resources](#).
 - Commissioner Alston promoted the Town's Military Banner program.
 - Has had discussions with the Navy Talent Acquisition (NTAC) Group to have more presence at Rolesville High School as well as starting a Navy ROTC program. Further discussions to be held among Commissioner Alston, Principal Perry, and the NTAC Commander.
 - February 7th , the Navy Talent Acquisition Group had its first recruiting district assistance counseling meeting.
 - First Tix/Vet Tix...tickets to currently serving and retiring, military law enforcement, fire fighters, EMT first responders, dispatchers and nurses for sporting events, concerts, performing arts and educational activities across the nation. Free to sign up and proof of service must be provided. Information will be posted on the Town's Veterans Resources page.
 5. Commissioner Sneed – Public Safety
 - Public Safety meeting held on January 19th for which Commissioner Sneed was unable to attend. Communications with Chief Lawrence revealed there was nothing to report from that meeting.
 - Meeting to be held on Monday night, February 13th with Fire Dept. Board.
 - Overall crime statistics.

D. COMMUNICATION FROM TOWN STAFF

David Simmons, Police Chief

- Quarter 4 Highlights
 - Assisted Northern Community Food Security Team with fifty meals.
 - Assisted fourteen community children via Shop with a Cop.

- Police Department organizational assessment wrapped up in December. Full report to be shared with the Town Board when received.
- Lieutenant Williams and Officer Pietras were named Officers of the Year by the Town of Rolesville and Office Pegage was named Officer of the Year by his colleagues in the Police Department.
- Chief Simmons shared crime statistics for 2022 versus 2021.
- 2023 Events.
 - National Shop With a Cop Day in October.
 - Deployed new body worn cameras and transitioning to new sidearms.
 - Implementing recommendations from organizational assessment when received.

E. [PUBLIC INVITED TO BE HEARD](#)

Cliff Hamill, 228 Tortuga Street, Rolesville

Mr. reported he has advocated for parks in the past and is willing to be a park volunteer for the Town as he uses the parks frequently.

Latonya Montford, Team Flow Cycling, 14460, Falls of Neuse Rd, Suite 149-144, Raleigh, NC
Came asking if a business would like to host a cycling event in Rolesville in mid-spring.

Chris Withers, 68 Cuttington Way, Rolesville, NC

Has collaborated with Greenway Beer and Wine on cycling events in the past. Would like to have a cycling event every year.

F. OLD BUSINESS

1. [Rolesville Recreation Scholarship Policy/Program Resolution](#)

Parks & Recreation Director J. G. Ferguson outlined the policy under consideration.

Moved by Commissioner Sutton to adopt Resolution 2023-R-02 Parks and Recreation Scholarship Program with the revision that it is available to any P&R program; seconded by Commissioner Vilga. Motion carried by unanimous roll-call vote.

2. [Town Facility Naming Policy Resolution.](#)

Parks & Recreation Director J. G. Ferguson outlined the policy under consideration.

Moved by Mayor Pro Tem Vilga to adopt Resolution 2023-R-03 Town Facility Naming Policy; seconded by Commissioner Sutton. Motion to approve carried by the following roll-call vote:

Ayes: Commissioners Alston, Sutton, Vilga, Sneed

Noes: Commissioner Medley

3. [Legislative Hearing: MA22-11 – 207 North Main Street.](#)

Senior Planner Michael Elabarger provided an introduction and overview for the case under hearing.

Mayor Currin opened the legislative hearing on MA22-11 for 207 N. Main Street at 7:53 p.m.

Planner Michael Elabarger read aloud the applicant's statement.

OPPOSITION
NONE

IN FAVOR
NONE

CLOSE PUBLIC HEARING

There being no one remaining to speak, Mayor Currin Closed the Legislative Hearing on MA22-11 for 207 N. Main Street at 7:57 p.m.

Moved by Mayor Pro Tem Vilga to approve rezoning request MA22-11 for 207 N. Main Street; seconded by Commissioner Alston. Motion carried by unanimous roll-call vote.

Moved by Commissioner Alston to adopt a Plan Consistency Statement and Statement of Reasonableness; seconded by Commissioner Sutton. Motion carried by unanimous roll-call vote.

4. [Legislative Hearing \(Continued\): MA22-03 – Parker Ridge](#)

Planning Director Meredith Gruber provided an overview of the continued hearing from November 15, 2022 for MA22-03 and Parker Ridge, specifically regarding previous concerns noted regarding traffic on School Street and the connection from Parker Ridge to E. Young Street. Ms. Gruber reported that the Traffic Impact Analysis (TIA) has been updated since the previous meeting held November 15, 2022. Ms. Gruber also reviewed the slide presentation given November 15th to refresh the memory of those present.

Matt Peach, Stantec Engineering, 801 Jones Franklin Road, Suite 300, Raleigh, NC
Mr. Peach reported on updates to the TIA and provided recommendations resulting from the analysis.

Meredith Gruber, Planning Director

Ms. Gruber spoke to the consistency of the project to the town's comprehensive plan and future land use plan. Gruber reported that staff is recommending approval of the rezoning request.

Collier Marsh, Parker Poe, 301 Fayetteville Street, Suite 1400, Raleigh, NC
Mr. Marsh, attorney for the applicant, provided the applicant presentation.

Charlie Oakley, Lennar Homes

Mr. Oakley reported that the expected submittal of building permits will be Spring 2025 if the project is approved.

THE TOWN BOARD TOOK A BRIEF RECESS AT 9:12 P.M. AND RETURNED AT 9:25 P.M.

Following the recess, Town Attorney Dave Neill reported that the applicant had presented material that can be captured in a condition that must be put in writing, thus requiring additional time.

PUBLIC IN FAVOR/OPPOSITION

Eric Mikkelson, 605 Ashbrittle Drive, Rolesville

Mr. Mikkelson spoke to express his concern regarding blasting on the project. He also reported on some potholes resulting from prior construction and that the trench across road that was filled in is beginning to sink.

Claudine Moseley, 734 Redford Place Drive, Rolesville

Concern for traffic. Ballpark also creates heavy traffic as will the Publix on Main Street when it is constructed and open. Asked if the archways will be removed when roundabouts are installed and expressed concern for the safety of children. Concern for aesthetic if townhomes are constructed and archways are removed.

Commissioner Sutton asked that the "C" or better rating on the TIA be looked at and suggested additional neighborhood meetings be held if the case goes on for months and if it goes back to the Planning Board.

There being no one remaining to speak, Mayor Currin closed the legislative hearing on MA22-03 Parker Ridge at 9:42 p.m.

Moved by Mayor Pro Tem Vilga to postpone the boards deliberation and vote on MA22-03 Parker Ridge to March 7th meeting; seconded by Commissioner Sutton. Motion to postpone carried by unanimous roll-call vote.

G. NEW BUSINESS

1. [Community Involvement Leave Policy](#)

Human Resources Director Lisa Alston outlined the proposed policy and asked that it be approved.

Moved by Commissioner Alston to approve Resolution 2023-R-04 Community Involvement Leave Policy with a revision to the start date to March 1st; seconded by Commissioner Medley. Motion to approve carried by unanimous vote.

2. [Legislative Hearing: TA22-02, - Jones Dairy Storage.](#)

Planning Director Meredith Gruber outlined the details of the text amendment.

Senior Planner Michael Elabarger provided general information on the case.

Ashley Honeycutt Terrazas, Attorney, Parker Poe, 301 Fayetteville Street, Suite 1400, Raleigh, NC

Ms. Terrazas provided a presented to include how the case came to be.

Jeff Hochanadel, Traffic Engineering, Timmons Group, 5410 Trinity Rd., #102, Raleigh, NC
Provided his credentials to be accepted as an expert witness. Mr. Hochanadel reviewed the trip generation summary for the project.

PUBLIC IN FAVOR/OPPOSITION

Jeff Triezenberg, 224 Tortuga Street, Rolesville

Mr. Triezenberg reported that he himself is a Certified Professional Planner and came asking for a deeper, more informed discussion with the developer of the project. Mr. Triezenberg stated that he was not aware of the project until he asked about it by neighbors this past Friday. Mr. Triezenberg wrote a letter to the Planning staff which was also signed by 35-40 of his neighbors. Letter asks that alternative conditions be considered and that the proposed text amendment be denied in the absence of further and more detailed study and that the corresponding map amendment and annexation be considered at a later date.

Shawn Emory, 1201 Jones Dairy Road

Inbound and outbound traffic will create headlights shining into his living room. Asked applicant's attorneys if driveway could be moved. Hours of operation are also a concern.

Mayor Currin opened all hearings up at 11:11 p.m. Moved by Commissioner Sutton to continue the hearing on TA22-02 to March 7, 2023; seconded by Commissioner Alston. Motion to continue carried by unanimous roll call vote.

3. Legislative Hearing: MA22-09, and ANX22-08 – Jones Dairy Storage.

These hearings continued to March 7th with TA22-02 Jones Dairy Storage

H. COMMUNICATIONS

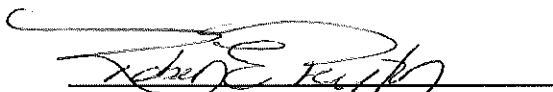
1. Communication from Town Attorney
NONE
2. Communication from Town Manager
NONE
3. Communication from Town Board

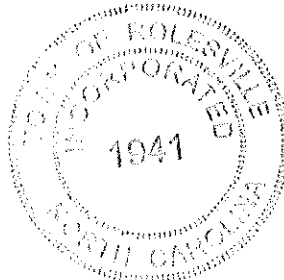
Commissioner Sutton asked that the Town submit a text amendment for the two town-owned parcels on Main Street. Town Manager Kelly Arnold reported that he will ask Planning Director, Meredith Gruber to write a memo to the Town Board with instructions on how to accomplish it and request the Town Board authorize staff to perform it.

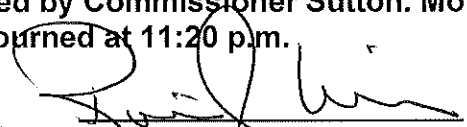
Mayor Currin recognized February as an historic month and promoted his upcoming Mayor's show.

I. ADJOURN

Moved by Mayor Pro Tem Vilga to adjourn; seconded by Commissioner Sutton. Motion to adjourn carried by unanimous vote. Meeting adjourned at 11:20 p.m.


Robin E. Peyton, Town Clerk




Ronnie I. Currin, Mayor