



**Town Board Regular Meeting**  
**March 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 Regular Town Board Meeting to order at 7:00 p.m.**

1. Pledge of Allegiance  
Members of Boy Scout Troop #141 were present and led the Pledge of Allegiance.
2. Invocation - Pastor Tyler Williams, Village Church Rolesville  
Pastor Tyler Williams gave the invocation.
3. Proclamations - Developmental Disability Awareness Month  
**Mayor Currin read the Proclamation aloud.**
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; seconded by Mayor Pro Tem Vilga. Motion to approve agenda carried by unanimous vote.**

**B. CONSENT AGENDA**

**Moved by Mayor Pro Tem Vilga to approve the Consent Agenda as presented and consisting of the following:**

1. Minutes of the February 7, 2023, Regular Meeting and February 21, 2023, Work Session.
2. Waive Town Code 113-13 Alcohol Restrictions for 2023 Town Events.
3. TA 22-02, MA 22-09, & ANX 22-08 – Jones Dairy Storage: Request to Continue Hearing.

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

**C. BOARD LIAISON REPORTS**

1. Mayor Pro Tem Vilga – Parks & Recreation Advisory Board
  - The PARAB met on 2/22. Officers were elected.

- Reviewed a greenway and bike lane requirement on a proposed Averette Road and Jones Dairy development that is upcoming.
- Reviewed park banners to put in parks to update what was previously hanging.
- Talked about thirty-three potential Capital Improvements Projects (CIP).
- Garrett Soney, Parks & Recreation Athletic Coordinator left, and Parks & Recreation Director J.G. Ferguson is covering for him.
- Arbor Day in Rolesville will be recognized with an event at Shelter D in Main Street Park on March 18<sup>th</sup> at 11:00 a.m.

2. [Commissioner Sutton](#) – Economic Development

- Economic team present this evening.
- Economic Development Strategic Plan becoming dated. Last updated 2018. Time to update as consultants have recommended updating every five years.
- During a recent drive around Rolesville, Commissioner Sutton noted that Carlton Pointe has eighteen frames erected for future homes near the ABC store.
- Also toured Franklin Street and Holding Village in Wake Forest. Encouraged fellow board members to get out and see what is happening in developments.
- Cobblestone is making leasing progress and should be fully leased by the time the project is complete to potentially include a large regional restaurant. Also working on Nescalito Mexican (Durham) and letters of intent from additional restaurants and interest from multiple medical users, nail/hair salon and spa and regional coffee group.

3. [Commissioner Medley](#) – Planning Board

- Two topics were discussed at the last Planning Board meeting.– cluster development questions (lot sizes, setbacks) and notifications distance. Planning Board recommending the distance be increased to five hundred feet.
- Affordable housing meeting tomorrow.

4. [Commissioner Alston](#) – Veterans

- 2/22 met with NC Heroes fund board member.
- Memorial Day coming up in two months.
- Commissioner Alston spoke about the Memorial Mile signs the Town is offering as well as t-shirts.
- Dept of Veterans Affairs announced that March is Multiple Sclerosis Centers of Excellence awareness month.

5. [Commissioner Sneed](#) – Public Safety

- Rolesville Rural Fire Department held a brief meeting was held on 2/13.
- Department is almost fully staffed. Twenty-eight volunteers and thirteen paid staff. Still seeking volunteers.
- 21<sup>st</sup> is the next meeting which will have an update on unification.

D. COMMUNICATION FROM TOWN STAFF

1. [Meredith Gruber, Planning](#)

- Ms. Gruber reviewed the Planning items to be scheduled to come before the Town Board.

2. [Mical McFarland, Economic Development](#)



- Wake County Site Identification Program: Ms. Crystal Morphis with Creative EDC, who previously presented to the Town Board, will return April 18<sup>th</sup> to present her site identification findings at the Town Board Work Session.
- Mural project update was provided.
- Will be travelling to Statesville to attend a Main Street conference.

3. Terri Simmons, Rolesville Chamber of Commerce

- Executive Director Rachel Morris has left the Chamber but left behind a succession plan. Barbara Timmons is currently the interim contact .
- The Chamber Board is reviewing resumes to potentially fill the Executive Director position.
- Ms. Simmons shared updated statistics including membership growth to 173 members with twenty-one new members.

E. PUBLIC INVITED TO BE HEARD

*Cynthia Daniel-Williams, 203 Belladonna Circle, Rolesville*

President of Knightdale/Wake Forest Chapter of Delta Sigma Theta Sorority, Inc. Ms. Williams provide an update on chapter activities including collecting items to fill the pantry for Northeast Backpack Buddies program for the month of March as well as being slated to give out \$15K in scholarships to students in the chapter's area.

F. OLD BUSINESS

1. Consideration of : MA22-03 – Parker Ridge.

Planning Director Meredith Gruber reintroduced the case and reviewed both the proposed conditions and Planning Board and staff recommendations.

*Collier Marsh, Parker Poe, 301 Fayetteville Street, Suite 140, Raleigh, NC*

Mr. Marsh provided a presentation on behalf of the applicant that highlighted the updated concept plan including the removal of the connection to School Street and an updated cost estimate for the Young Street connection.

*Charlie Yokley, Land Entitlement Manager, Lennar Homes,*

Mr. Yokley thanked the Town Board for collaborating with them on what he states will be a development that will be an asset to Rolesville and asked for support.

**Moved by Commissioner Sutton to approve rezoning request MA22-03 – Parker Ridge; seconded by Mayor Pro Tem Vilga. Motion to approve carried by unanimous vote.**

(Commissioner Medley's concern to be addressed at time of site plan submittal).

**Moved by Commissioner Sutton to adopt a Plan Consistency Statement and Statement of Reasonableness for MA22-03 – Parker Ridge; seconded by Mayor Pro Tem Vilga. Motion carried by unanimous vote.**

**Moved by Commissioner Sutton to approve the annexation petition received under NCGS 160A-31 for ANX22-06 – Parker Ridge; seconded by Commissioner Alston. Motion carried by unanimous vote.**

## G. NEW BUSINESS

1. [Budget Amendment for FY 2022-23.](#)

Finance Director Amy Stevens

**Moved by Commissioner Sutton to approve the ordinance to amend the 2022-2023 fiscal year budget ordinance dated March 7, 2023; seconded by Commissioner Sneed. Motion to approve carried by unanimous vote.**

2. [Legislative Hearing: MA22-07 – 503 South Main Street.](#)

**Mayor Currin opened the Legislative Hearing on MA22-07 – 503 South Main Street at 8:25 p.m.**

Senior Planner Michael Elabarger introduced Case: MA22-07 – 503 S. Main Street rezoning.

*Allen Massey, Toy Storage LLC, Applicant, 2700 Gresham Lake, Raleigh, NC*

Mr. Allen Massey with Toy Storage LLC, Applicant, spoke briefly in support of the project.

IN FAVOR

NONE

IN OPPOSITION

*Linda Hood 105 Wall Creek Drive, Rolesville.*

Thank you to (developer) for having a neighborhood meeting. Concerned with getting in and out of Wall Creek Subdivision. Is there anything that can be done for traffic control?

Ms. Hood was informed a new exit with traffic light is proposed near the future Publix.

**There being no one remaining to speak, Mayor Currin closed the Legislative Hearing on MA22-07 at 8:30 p.m.**

**Moved by Commissioner Alston to approve rezoning request MA22-07 – 503 South Main Street; seconded by Commissioner Medley. Motion to approve carried by unanimous vote.**

**Moved by Commissioner Alston to adopt a Plan Consistency Statement and Statement of Reasonableness for MA22-07; seconded by Mayor Pro Tem Vilga. Motion to approve carried by unanimous vote.**

## H. COMMUNICATIONS

1. [Communication from Town Attorney](#)

- Expect to go in to Closed Session for an update on litigation.
- Answered previous question received on any Commissioner making a Closed Session motion.
- Wake County legislative delegation reintroduced the Electronic Notice Bill.

2. [Communication from Town Manager](#)



- An update on the downtown mural project will be provided in the April 21<sup>st</sup> Work Session as well as information on the recent Police Department Assessment and Rolesville Rural Fire Department merger update.
- March 28<sup>th</sup> Budget review Discussion scheduled to begin at 3:00 p.m.
- Eastern Wake Local Government Association Dinner/Meeting is scheduled for March 29<sup>th</sup> at the Five County Stadium in Zebulon beginning at 6:00 p.m.
- The Town Board authorized the Town Manager to continue discussions with Wake County to build a library and the town pursue Park Projects.

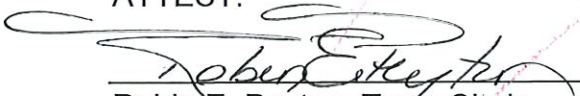
3. Communication from Town Board

- Mayor Pro Tem Vilga reported that staff have been working on the *Naturally Rolesville* project. Vilga distributed a map of the first pollinator garden to be installed in front of Town Hall. The horticultural group at Rolesville High School is being asked to help install the plants on April 22<sup>nd</sup>.
- Mayor Currin announced upcoming guests on the *What's Happening in Rolesville* Show will be Bill Harrell, developer of the Mitchell Mill/Jonesville Roads project and Melaney Cripton, Senior Network Director.

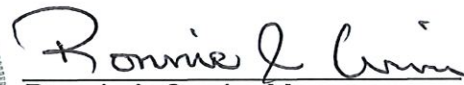
I. ADJOURN

There being no further business, it was moved by Commissioner Sutton to adjourn. Motion to adjourn was seconded by Commissioner Medley and carried by unanimous vote. Meeting adjourned at 9:04 p.m.

ATTEST:

  
Robin E. Peyton, Town Clerk



  
Ronnie I. Currin, Mayor