



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

1. Pledge of Allegiance
Mayor Currin led the Pledge of Allegiance
2. Invocation
Pastor Brian Kohout, Exchange Church, gave the invocation.
3. Review of Agenda by the Board and addition/changes of items of new business to the Agenda for consideration.
Moved by Commissioner Medley to approve the agenda as presented; seconded by Mayor Pro Tem Vilga. Motion to approve 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. ANX 22-07 Pearce Farm (Tom's Creek) call for Legislative (Public) Hearing

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

C. BOARD LIAISON REPORTS

1. Mayor Pro Tem Vilga – Parks & Recreation Advisory Board
 - PARAB met on the 22nd.
 - Members were given a list of Capital Improvement Projects for the years 2024-2029 and asked to generate a priority list to discuss at the April 26th meeting.
 - Trail Art was chosen for the Trail Art program to begin in June.
 - Reviewed plans for three bicycle and greenway bicycle lanes.
 - Youth athletics staffing was discussed.
2. Commissioner Sutton – Economic Development

Commissioner Sutton was not present to provide the report.

3. Commissioner Medley – Planning Board
 - The Planning Board met on March 27th.
 - Commissioner Medley opted to allow Planning Director Meredith Gruber to provide a report on the meeting but stated, as a delegate for Triangle J Council of Governments, Medley urged the Commissioners to review Senate Bill 317 pertaining to *Establishing Workforce Housing Developments* as well as Bill 409 as it relates to *Accessory Dwelling Units*.
4. Commissioner Alston – Veterans
 - Commissioner Alston reminded everyone that Memorial Day is a month away and provided information on the Memorial Mile program and t-shirts by the Parks & Recreation Department.
 - Navy Talent Acquisition Group reported they have more presence at Rolesville High School. A NTAG Recruiter is present on a weekly basis.
 - Alston met with Principal Perry at Rolesville High School on March 30th to further discuss a proposed Navy JROTC program at the school. One of the six Assistant Principals at the school is to take on the discussions in future.
5. Commissioner Sneed – Public Safety
 - Rolesville Rural Fire Department has pushed the proposed unification date out to July 2025.
 - Meeting with the RRFD Board is to be held Monday, April 10th.

D. COMMUNICATION FROM TOWN STAFF

1. JG Ferguson, Parks, and Recreation
 - Ferguson reviewed the Special Events calendar.
2. Eric Marsh, Public Works
 - Marsh provided an update on the Public Works building project and the implementation of a new work order software program.
 - Completed purchase of electric vehicle for staff use.
 - Budget approved new truck is in purchase process.
 - Project management software purchase has been put on hold.
 - Allen's Tree Service is moving to a 2-day service temporarily due to maintenance issues.
 - Locally Administered Projects Program (LAPP) project at intersection of Willoughby Subdivision and Rogers Road updates includes easement acquisitions and expected review by NC DEQ. Following NC DEQ approval, the project may be put out to bid.
 - Land disturbance permission has been granted from NC DEQ in the form of an erosion control permit for the public works building site. Grading is completed and pouring of the concrete pad is imminent followed by the utilities phase.
 - Check out rolesvillemainstreetproject.com for additional information on the Main Street project beyond clearing and erosion control. Open House to be held in the Community Center (part of Town Hall) on April 24th.

E. PUBLIC INVITED TO BE HEARD

Wendy Poole, Darius Pearce Road, Youngsville, NC

Ms. Poole came to express disappointment in the town's Parks & Recreation Department in the areas of Spring rec league sports and the cancellation of the Rec Day Parade/Opening Day and play-offs resulting in fewer games for the same fees.

F. OLD BUSINESS

1. Legislative Hearing: TA 22-02 – Jones Dairy Storage and MA 22-09 & ANX 22-08 – Jones Dairy Storage

Mayor Currin opened the legislative hearing on TA22-02 – Jones Dairy Storage at 7:50 p.m.

Planning Director Meredith Gruber provided a staff report on the hearing.

IN FAVOR
NONE

IN OPPOSITION

Janice Pettit, 228 Tortuga Street, Rolesville

Ms. Pettit referenced a letter sent to the Town Board members from Jeff Triesenberg on behalf of his neighbors. Ms. Pettit expressed concern that the text amendment, were it approved, would allow for outbuildings which would be in resident's views.

There being no one remaining to speak, Mayor Currin closed the legislative hearing on TA22-02 – Jones Dairy Storage at 7:56 p.m.

Mayor Currin opened the legislative hearing on MA22-09 and ANX22-08.

Senior Planner Michael Elebarger provided a staff report on the hearing.

APPLICANT

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

Ms. Terrazas, the attorney for the applicant, testified to the alternative parking plan, annexation and text amendment being sensitive to adjacent property owners' concerns. Ms. Terrazas expanded on changes made to proposed text amendments.

Garrett Frank, 1286 Sandy Branch Church Road, Bear Creek, NC

Mr. Frank spoke about the parking being one space per 283 units, which is similar to a facility in Wake Forest. Mr. Frank added information on location of parking spots.

Brian Holder, Rivercrest Realty Investors, 8816 Six Forks Road, Raleigh, NC

Town Attorney David Neill asked if the lights beyond the gates would be turned off after 10:00 p.m. to which Mr. Holder responded that there will be three pole lights located in the parking lot in the front of the building and building mounted lights in the corridor of the building which will be required to remain on along with security cameras. The corridor lights will be full cut-off fixtures which will preclude light being seen above the fixtures.

PUBLIC IN FAVOR
NONE

PUBLIC IN OPPOSITION

Janice Pettit, 228 Tortuga Street, Rolesville

Ms. Pettit stated she was not necessarily speaking in opposition but wanted to ensure all the residents' concerns were addressed. Ms. Pettit stated a neighborhood meeting was held February 13th and not many residents were aware of the meeting, so attendance was low and developer's responses to concerns expressed were non-committal.

Cliff Hammel, 228 Tortuga Street, Wake Forest

Mr. Hammel wanted to ensure the time limits proposed on noise and lighting were transferable to a new owner should the property be sold in future.

Town Attorney Dave Neill stated that the conditions run with the property, therefore, were the property sell at a later date, any changes to the zoning conditions would have to come before the Town Board for approval.

At this time, Mayor Currin asked Senior Planner Michael Elabarger to review the conditions for approval.

There being no one remaining to speak, Mayor Currin closed the legislative hearing at 8:35 p.m.

Moved by Mayor Pro Tem Vilga to approve TA22-02 – Self Storage Use; seconded by Commissioner Sneed. Motion to approve carried by the following vote:

Ayes: Vilga, Sneed, Medley
Nays: Alston

Moved by Commissioner Sneed to approve rezoning request MA22-09 – Jones Dairy Storage; seconded by Mayor Pro Tem Vilga. Motion to approve resulted in a following tie vote:

Ayes: Vilga, Sneed
Nays: Medley, Alston 2-2-2 (Sutton Absent; Approved by Mayor's affirmative vote on Motion to Approve.

Mayor Currin cast the deciding Aye vote. Motion carried.

Moved by Mayor Pro Tem Vilga to adopt a Plan Consistency Statement and Statement of Reasonableness for MA 22-09; seconded by Commissioner Sneed. Motion to approve carried by the following vote:

Ayes: Vilga, Sneed, Medley 3-1-1 (Sutton absent)
Nays: Alston

Moved by Commissioner Sneed to approve the Alternative Parking Plan per the Evidentiary Quasi-Judicial hearing; seconded by Commissioner Vilga. Motion to approve carried by the following vote:

Ayes: Vilga, Sneed, Medley
Nays: Alston

Moved by Mayor Pro Tem Vilga to approve voluntary annexation petition received under NCGS 160A-31 for ANX22-08 Jones Dairy Storage; seconded by Commissioner Sneed. Motion to approve carried by the following vote:

Ayes: Vilga, Sneed, Medley
Nays: Alston

G. NEW BUSINESS

1. [Legislative Hearing: LDO Round 4: TA 23-01—Notification Distance, TA 23-02—Cluster Development, TA 23-03—Vape and Tobacco Store](#)

Mayor Currin opened the legislative hearing on TA23-01; TA23-02 and TA23-03 at 8:44 p.m.

Planning Director Meredith Gruber provided the staff report.

IN FAVOR

NONE

IN OPPOSITION

NONE

There being no one remaining to speak, Mayor Currin closed the legislative hearing at 8:59 p.m.

Moved by Commissioner Sneed to approve TA23-01 – Notification Letter Requirements at five hundred feet with the addition of the word *other* before *offset*; seconded by Commissioner Medley. Motion to approve carried by unanimous vote.

Planning Director Meredith Gruber provided the staff report on TA23-02 – Cluster Development.

George Garcia, 524 Averette Road, Rolesville, NC

Mayor Currin allowed Mr. Freeman to voice his comments on TA23-01 after the fact. Mr. Garcia alleged that, when Frank Eagles was Mayor and Charles Penny was Interim-Town Manager and the Town Board approved The Preserve at Jones Dairy, there was discussion on expanding the notification distance to between ¼-mile to ½-mile.

Charles Flournoy, one hundred Watkins Farm Road, Rolesville, NC

Mr. Flournoy remarked that the lot sizes were nice in the Granite Crest development lying outside Watkins Farms and asked what size they were. Mayor Currin responded that the lots in the back were a minimum 30'.

There being no one remaining to speak, Mayor Currin closed the hearing at 9:15 p.m.

Moved by Commissioner Medley to approve TA23-02 – Cluster Development changing the minimum side setbacks to 10' and including the Planning Board recommendation of minimum 8000' sq. ft. lot sizes for the residential medium; seconded by Mayor Pro Tem Vilga. Motion to approve carried by unanimous vote.

As the motion did not include a consistency statement regarding engineered drawings, slope, etc., staff was directed to prepare a statement for later approval following engineering expertise.

The Town Board took a ten-minute recess.

Mayor Currin opened the legislative hearing on TA23-03 – Vape and Tobacco Stores at 9:52 p.m.

Planning Director Meredith Gruber provided a staff report.

PUBLIC IN FAVOR

Margaret Watkins, 407 Bellholland Court

Ms. Watkins expressed her being in favor of keeping the tobacco, vape and CBD stores as far away from schools, playgrounds, and areas where children congregate as possible.

PUBLIC IN OPPOSITION

NONE

There being no one remaining to speak, Mayor Currin closed the hearing.

Moved by Mayor Pro Tem Vilga to approve Land Development Ordinance Technical Amendments Round 4: TA 23-03 – Vape and Tobacco Stores; seconded by Commissioner Medley. Motion to approve carried by unanimous vote.

2. [Community Group Funding applications received and appointment of Applications Review Committee](#)

Mayor Pro Tem Vilga and Commissioner Alston were appointed to review the applications and make recommendation to the Town Board at the May 2nd Town Board Regular Meeting.

H. COMMUNICATIONS

1. [Communication from Town Attorney](#)

- Town Attorney Dave Neill stated he expects to add a property settlement agreement to the next Town Board Work Session.
- Expects to ask for a closed session at the end of the May 2nd meeting in order to discuss a new matter regarding Town Hall.

2. [Communication from Town Manager](#)

- Good Friday holiday to be observed on April 7th with the closing of Town Hall.
- April 18th meeting will have delivery of the preliminary budget, the Rolesville Road/Averette Road Corridor Study, and the Wake County Economic Development site identification review results.
- The company contracted to provide a new telephone system will also be installing new monitors in the C. Frank Eagles Board Room.
- Received direction on scheduling future Town Board meeting agenda items.
- Distributed information from Wake County on DEI information sessions in April.

3. [Communication from Town Board](#)

- Mayor Currin announced the lineup for the next *What's Happening in Rolesville* show scheduled for April 6th.

I. ADJOURN

There being no further business before the board, Mayor Currin adjourned the meeting.


Ronnie I. Curriu, Mayor

ATTEST:


Robin E. Peyton, Town Clerk