



**Town Board Regular Meeting**  
**July 6, 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  
Meredith Gruber, Planning Director  
Lieutenant Courtney Williams, PD

Paul Vilga, Mayor Pro-Tem  
April Sneed, Commissioner  
Dan Alston, Commissioner  
Dave Neill, Town Attorney  
Eric Marsh, Assistant Town Manager  
Mical McFarland, Econ. Dev. 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 – Steve Davis, Bethlehem Baptist Church**

**Pastor Steve Davis from Bethlehem Baptist 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 Alston to move Regular Agenda Item 3. ANX23-02/MA22-05 1216 Rolesville Road to August 1, 2023, Town Board Regular Meeting; seconded by Mayor Pro Tem Vilga. Motion to approve agenda with noted change carried by unanimous vote.**

**B. CONSENT AGENDA**

**Moved by Mayor Pro Tem Vilga to approve the consent agenda as presented, with noted change above, and consisting of the following:**

- 1. Minutes of June 6th Regular Meeting.**
- 2. Capital Project Ordinance for Greenway Connection**
- 3. Call for Sufficiency and Legislative Hearing. ANX23-03: Wallbrook Properties – Paris Tract.**
- 4. Powell Bill Resolution.**

**Motion to approve consent agenda seconded by Commissioner Sutton and carried by unanimous vote.**

## C. BOARD LIAISON REPORTS

### 1. Mayor Pro Tem Vilga – Parks & Recreation Advisory Board

Met on June 28<sup>th</sup> and discussed the following:

- Future of Fall Ball with those attendees present.
- New hires forthcoming for the Parks & Recreation Department.
- Farm Entrance Update.
- Success of the recent July 4<sup>th</sup> event.
- July 18<sup>th</sup> Town Campus options coming to Town Board.
- Greenways.
- Outdoor museum project.
- Next meeting will be held at Main Street Park.

### 2. Commissioner Sutton – Economic Development

- June 24<sup>th</sup> WPTF Radio Station was at the Rolesville Farmers Market at which Mayor Currin, local historian Mike Bailey, Mayor Pro Tem Vilga, Commissioner Sutton, Farmers Market lead Ms. Sherri Bauer and Rolesville Community Gardner's President Pam Eagles were present. Mayor Pro Tem Vilga spoke about the pollinator garden installed in front of Town Hall and Commissioner Sutton gave a talk about the Rolesville Downtown Development Association.
- Rolesville Downtown Development Association is still finalizing its slate of officers and experienced a delay due to holiday schedule. An update will be provided at the August Town Board meeting.
- Mayor added that WQDR's Mike and Amanda show was at McDonalds in Rolesville recently.

### 3. Commissioner Medley – Planning Board

No report was available due to the cancellation of the June 26<sup>th</sup> Planning Board meeting.

### 4. Commissioner Alston – Veterans

- Rotary Club, with assistance of Rolesville High School Football players and coach, assisted with flag installation on Flag Day. Thank you to Storage Max for allowing the flags placement.
- The Winston-Salem VA Regional Office is inviting all Veterans to come out to their *Veterans Benefits Live*. It will be in High Point on July 20<sup>th</sup>, 21<sup>st</sup> and 22<sup>nd</sup>. Any Veteran or family member/survivor can come and file a claim on their behalf, to include the new promise to address comprehensive toxic exposure known as the PACT Act. If you need assistance with an existing claim, it is highly recommended that you attend. The event opens at 9:00 a.m. and is located at Congdon Yards, 400 W English Road, High Point, NC.
- Thank you to Retired MSGT Jerry Mangum for holding the initial Veterans Fellowship Breakfast meeting on June 28<sup>th</sup> at which several Veterans were in attendance to discuss having a living will, VA Death Benefits, obtaining medical records/DD-214 and setting up a phone roster to keep Veterans informed. Next meeting will be held on July 26<sup>th</sup> beginning at 9:30 a.m. at I HOP in Knightdale, 6707 Knightdale Boulevard in the back room. Information on the event to be advertised in an upcoming town NewsBlast.

### 5. Commissioner Sneed – Public Safety



- Rolesville Rural Fire Department held a recruitment campaign from which five new volunteers and five more candidates were received. Two new female volunteers, one joined in May and the second in June.
- Five fire fighters are being sent to next essentials school (36-hour training called rookie school).
- The department is discussing installing ring cameras for security due to local area fire department experiencing break-ins of employee vehicles (Morrisville, Cary, Garner, Raleigh).
- The first six months of 2023 the fire department has had 526 total calls. 352 of those were for EMS and 275 were in the town of Rolesville.
- Training for the remainder of the year for all personnel has been scheduled.
- The department is asking that people contact them for abandoned buildings needing to be torn down in order to hold training. Contact Chief Lawrence.
- Mitchell Heating and Cooling doing some work on the station's HVAC system.
- Attended Camp KARE with fire equipment minus UNC helicopters which were unable to be provided this year.
- Hosting Fire Fighter courses 1 and 2. The department has not hosted in twenty years. Training schedule throughout the Wake County (eighteen month to two-year process) may be obtained from Wake Tech Fire Services.
- EMS certification will be August 15<sup>th</sup> through December 15<sup>th</sup>. This is an estimated 3K program but for those with fire department or EMS affiliation, the cost is waived. Call the Rolesville Rural Fire Department if interested.

#### D. COMMUNICATION FROM TOWN STAFF

1. Planning Director Meredith Gruber reported on the following:
  - Community Engagement Specialist Lindse Owens is working with Planning Staff to create a video with voice over for social media.
  - Planner I Michele Raby has been working on annexation files and has prepared an updated Annexation History Map.
  - Exalt Engineering has been working on the Averette, Young and Rolesville Road Corridor Study. The study is to be presented to the Town Board at an October meeting.
  - The Affordable Housing Plan request for proposals was released on June 22<sup>nd</sup> and proposals are due by 4 PM on July 21, 2023. The Affordable Housing Subcommittee will reconvene to look at the proposals received. Thanks go to Mical McFarland for his work on the RFP.
2. Community & Economic Development Manager Mical McFarland reported on the following:
  - Wake County site identification program for potential commercial and industrial sites within the eleven municipalities in Wake County. Findings to be presented to Wake County in August. Information pertaining to Rolesville will be incorporated into the Town of Rolesville Comprehensive Plan update in the future.
  - Update on Mural Project: The chosen artist has been gathering community input via survey and face-to-face interviews and will share his results and initial concept with the Mural Committee in mid-August. The Mural Committee will provide feedback to the artist late-August/beginning of September. Ultimately three small murals will be created outside Town Hall, on the restroom building at Main Street Park, and the Privette Insurance building located at the intersection of Young and Main streets. Installation of the murals is planned for mid-October in time for an unveiling during Fall Fun Fest. Project sponsor Ting will be present for the unveiling.



- Cobblestone update. Waiting on Cobblestone on how they wish to proceed with an amended site plan (minus the Community Center). Cobblestone has reported they are exploring options with potential commercial tenant to fill the now available community center location. Permits have been issued for five buildings in the development. The sixth building awaiting permitting is the small building with the rooftop tavern concept. The seventh building is that of the replacement building for the removed community center concept. The amended site plan, once received, will go to the Planning Department then Planning Board for review before coming before the Town Board.

Town Attorney Dave Neill added that the deadline for Cobblestone to submit a plan is the last day in October.

- Wallbrook update: The project is moving along and outparcel, and retail opportunities are being marketed for sale or lease. Construction is scheduled to begin sometime in September. Estimated opening date for the Publix grocery store is early 2025. 7-11 is proposed to build on the opposite side of the road next to Bojangles as part of the project. Construction on the 140 townhomes is also scheduled to begin in September.

### 3. Rolesville Chamber of Commerce

Rolesville Chamber of Commerce Board Chair Terri Simmons reported on the following:

- The board continues its search for a new director for the Chamber.
- In lieu of a replacement director, the board has determined the need is for someone to increase membership and nurture existing members. This new position is being called "Director of Member Services". The Chamber hopes to grow to be positioned to sufficiently compensate an Executive Director for upper-management duties in the future.
- Upcoming Chamber events and programs are Launch Rolesville, Board and Ambassadors program, membership learn and business opportunities, Business After Hours, Lunch and Learn Business Expo, annual golf tournament, BBQ & Bands .

### E. PUBLIC INVITED TO BE HEARD

*Jimmy Sanders, 606 Long Melford Drive, Rolesville, NC*

Spoke regarding needing a regular place to hold Veterans Fellowship Breakfasts in future, perhaps the Town Community Center. Also asked about Fall League Baseball/Softball. Mr. Sanders recalled a meeting held 17-years ago when the 4<sup>th</sup> of July Committee was re-formed of which Mr. Sanders was chair and they had less than 90 days to raise 30K to ensure the local kids had a 4<sup>th</sup> of July. 34K was raised. Lastly Mr. Sanders asked for support for Raleigh Panthers Football for which he is working with Theo Jones to raise money.

### F. NEW BUSINESS

#### 1. Legislative Hearing: TA23-04: Main Street Corridor Definition.

Planning Director Meredith Gruber provided a staff report on the applicant-initiated text amendment request made by MRR Development under Case TA23-04. The request is to change the Main Street Corridor width from 300' to 500' under Land Development (LDO) Section 11.7. DEFINITIONS which would affect LDO Section 3.2.1 Commercial Setback Reductions.

**Mayor Currin opened the hearing at 8:13 p.m.**

*Julie Spriggs, CAA Engineers*

Ms. Spriggs came representing the applicant and stated that the request is for the upcoming companion request for rezoning under Case REZ23-04 4205 Vineyard Pine Lane but that, if approved, will affect all Main Street Corridor properties zoned General Commercial Conditional.

*Tonya Rushing 119 Prides Crossing, Rolesville, NC*

Ms. Rushing's property backs up to property being considered and her concern is that approval of the proposed request would upon up the property to potentially being a bar or night club once rezoned which would increase traffic which is already a concern in the neighborhood.

There being no one remaining to speak, Mayor Currin closed the Public Hearing on TA23-04 at 8:30 p.m.

**Moved by Mayor Pro Tem Vilga to approve TA-23-04 – Section 11.7 Definition of 'Main Street Corridor' and Section 3.2.1.C.3.; seconded by Commissioner Alston. Motion to approve carried by unanimous vote.**

2. Legislative Hearing: REZ23-04 4205 Vineyard Pine Lane.

Mayor Currin opened the public hearing on REZ23-04 4205 Vineyard Pine Lane at 8:31 p.m.

Planning Director Meredith Gruber provided the staff introduction of the case under hearing.

Mayor Currin called for a brief recess at 8:41 p.m., the Board returned to open session at 8:50 p.m.

APPLICANT STATEMENTS

*Julie Spriggs, CAA Engineers*

Again, representing the applicant, Ms. Spriggs explained the reasoning for the request for rezoning.

*Omar O'Casey, MRR Development Group*

Spoke to the type of establishment he envisions leasing.

PUBLIC IN FAVOR OR OPPOSITION

*Tonya Rushing, 119 Prides Crossing*

Stated that debris left by construction crews, and potential night club or distillery is concerning. Moved to Carlton Pointe specifically to get away from the types of neighborhoods found in Raleigh.

Following much consternation, the applicant agreed to place "commercial parking, bars/night clubs, brewery/distillery, school (K-12)" into the prohibited category.

*Margaret Watkins, 407 Belmellon Court, Wake Forest, NC 27587*

Ms. Watkins stated that she has been coming to the board meetings for three years and this is the first time she has ever seen a developer come before the board without a site plan and that the board should not feel comfortable with that.

Town Attorney Dave Neill followed by stating that, while some jurisdictions do not, Rolesville offers the option of a concept plan that is a textual rezoning, and the site plan is a separate process.

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



9:27 p.m.

Moved by Commissioner Alston to approve REZ23-04 4502 Vineyard Pine Lane with the conditions presented but amended to place commercial parking, breweries/night clubs, bars/distillery, and schools (K-12) in the prohibited category; seconded by Commissioner Sutton. Motion to approve carried by unanimous vote.

Commissioner Sutton requested that the town's standard include registered mail on notices.

Moved by Commissioner Alston to adopt a plan consistency statement and statement of reasonableness for REZ23-04; seconded by Commissioner Sutton. Motion to approve carried by unanimous vote.

*Rhonda Grzyb, 306 Bendemeer Lane*

Ms. Grzyb stated that she and her remaining 39 neighbors received the notification letters for the above cases but that none discussed it or attended meetings. She stated there was a misunderstanding that the notification was regarding a formality.

3. Legislative Hearing: ANX23-02 / MA22-05 1216 Rolesville Road.  
Postponed to August 1, 2023, Town Board Regular Meeting.

#### G. COMMUNICATIONS

1. [Communication from Town Attorney](#)

Request to go in to closed session at the end of the normal business agenda.

2. [Communication from Town Manager](#)

- Approximately 8,000 people attended the 4<sup>th</sup> of July event. Went great. Thank you to staff.
- Currently holding Parks & Recreation Director interviews.
- Two Recreation Coordinators will start work on Monday.
- Referenced an email that outlined changes to the weekly NewsBlast.
- Next Work Session July 18<sup>th</sup> from which Commissioners Medley and Sutton will be absent.

3. [Communication from Town Board](#)

- Mayor's show coming up will be Sherri Bauer (backpack buddies and downtown farmers market) and Barbara Timmons.

#### H. [CLOSED SESSION](#) Pursuant to NCGS 143-318.11(a)(3) To consult with the Town Attorney in order to preserve the attorney-client privilege concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure.

**Moved by Commissioner Medley that the Board go into closed session pursuant to Section 318.11(a)(3) of Chapter 143 for purposes of preserving the attorney client privilege. The Board expects to receive information on Rolesville v. Privette Properties LLC and Rolesville v. Eddins; seconded by Mayor Pro Tem Vilga. Motion to go in to closed session carried by unanimous vote.**

#### I. [RETURN TO OPEN SESSION](#)

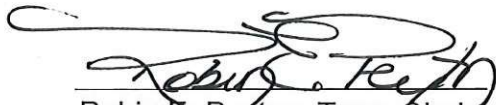
**Moved by Commissioner Sutton to return to open session; seconded by Commissioner Alston. Motion to return to open session carried by unanimous vote at 10:15 p.m.**

#### J. [ADJOURN](#)

As no action was taken in Closed Session to be voted upon in Open Session it was moved by Commissioner Sutton to adjourn; seconded by Commissioner Medley. Motion to adjourn carried by unanimous vote at 10:16 p.m.

  
Ronnie I. Currin, Mayor

ATTEST:

  
Robin E. Peyton, Town Clerk



