



Town Board Regular Meeting
September 5, 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
Michael Elabarger, Senior Planner
Paul Vilga, Mayor Pro-Tem
~~April Sneed, Commissioner~~
Dan Alston, Commissioner
Dave Neill, Town Attorney
Eric Marsh, Assistant Town Manager
Chief David Simmons, PD

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. Proclamation Recognizing 50th Anniversary of the Planning Board.

Mayor Pro Tem Paul Vilga read the Proclamation aloud.

4. Government Finance Officers Association Award.

Town Manager Kelly Arnold reported that the Town of Rolesville again received the Distinguished Budget Presentation Award from the Government Finance Officers Association for the 2022/2023 fiscal year. The award reflects the commitment to the municipality governing body and staff to meeting the highest principles of governmental budgeting. The award is only presented to those governments who have met nationally recognized requirements for an effective budget presentation in areas of a policy document, financial plan, operations guide, and communications guide. The Town of Rolesville has received the award for at least eight consecutive years.

Though not present at the meeting, Finance Director Amy Stevens was given credit and appreciation for her work in producing an award-winning budget.

5. Review of Agenda by the Board and addition/changes of items of new business to the Agenda for consideration.

Moved by Mayor Pro Tem Vilga to approve the meeting agenda; seconded by Commissioner Alston. Motion to approve carried by a 4-0 vote.

B. CONSENT AGENDA

Moved by Commissioner Sutton to approve the Consent Agenda as presented and consisting of the following:

1. Minutes of August 1st Regular Meeting and August 15th Work Session.

2. Call for Legislative Hearing on October 3, 2023: ANX22-05 – Harris Creek Farm

Motion to approve Consent Agenda seconded by Mayor Pro Tem Vilga and carried by 4-0 vote.

C. BOARD LIAISON REPORTS

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

The following occurred at the last PARAB meeting on August 23, 2023.

- Met with new P&R Director June Greene.
- Received an update on upcoming events for the department.
- Received an update on improvements made at Redford Place and Main Street Parks.

2. Commissioner Sutton – Economic Development

- Interviewing firm to assist with affordable housing plan.
- Nine-month process to get the plan in place.
- Gladwell Orthodontics ribbon cutting was held on August 29th. Triangle Family Dentistry will have its ribbon cutting on September 7th.
- The town has three commercial properties for sale on Rogers Road and has received a concept plan for a new commercial building at the corner of Rogers Road and Granite Falls Boulevard. The site is across from State Employees Credit Union and could include retail space and two new restaurants.

3. Commissioner Medley – Planning Board

- A developer presented its case before the Planning Board and will then present to the Town Board in October.
- The Planning Board has asked for more training which is being planned.
- Congresswoman Deborah Ross will be at Arise on August 9th at 9:00 a.m. to speak with local Veterans.

4. Commissioner Alston – Veterans

- Commissioner Alston attended the 14th annual Purple Heart banquet will be held at Richland Creek Church on August 5th at 5:30 p.m. The keynote speaker was former United States Army Pfc and former POW Jessica Lynch who was injured and captured by Iraqi forces on March 23, 2003.
- Rolesville High School is still expressing interest in a Naval Jr. ROTC program.
- MSgt retired Veteran Jerry Mangum held the 3rd Veterans Breakfast at IHOP in Knightdale.
- Operation Real Talk has been pushed to January 2024.
- Commissioner Alston publicly thanked Msgt retired Jerry Mangum who was present in the audience.
- September 11 will mark the 22nd anniversary of the terrorist attack that killed 2,977 people at the World Trade Center, the Pentagon, and Somerset County, Pennsylvania. The date has been named Patriot Day as a National Day of Service. Commissioner Alston called for a moment of silence for those who lost their lives on September 11, 2001.

5. Commissioner Sneed – Public Safety

Mayor Currin read Commissioner Sneed's report in her absence.

- The Rolesville Rural Fire Department is still getting great responses from volunteer candidates.
- The Fire Department Board will be at the August 19th Town Board Work Session to discuss a Resolution of Unification with the Town of Rolesville.

D. COMMUNICATION FROM TOWN STAFF – PD

- Acquired two new fleet vehicles which were outfitted and accepted this week.
- The process to replace the in-car cameras has begun.
- Have identified a suitable drone to meet the needs of the department and the town. A standard operating procedures manual has been created and is under review, and the department has identified three pilots to be trained to meet federal and state laws.
- New officer Alex Michaud was sworn in on August 28th.
- 3rd police cadet, Traevon Kinion will begin school on September 12th.
- Sgt. Meyers became a certified Specialized Subject Control/Arrest Techniques (SCAT) instructor.
- Participated in North Carolina Peace Officers Memorial Day on May 2nd in Cary.
- Hosted an annual bicycle rodeo on May 6th at which bicycle helmets and two bicycles were given away to local children.
- Participated in the Law Enforcement Torch Run for Special Olympics in partnership with the Town of Zebulon on June 1st.
- Camp KIDDS was held June 19th – 23rd.
- National Night Out will be held September 28th from 5-8; National Coffee with a Cop Day will be October 4th; and Shop with a Cop on December 9th.
- The department will also participate in the Northern Community Food Security team's Holiday Ham Drive and Chamber Christmas Parade in December.

E. PUBLIC INVITED TO BE HEARD

Maria Alvarez

Ms. Alvarez came expressing concerns regarding rent increases at The Grands at Granite Falls, a 62+ affordable housing apartment complex. Residents are being told that their rent can go up as much as \$400 to \$500 more per month.

Town Manager Kelly Arnold stated that this issue was brought to his attention three weeks ago, so he contacted the property owners as well as North Carolina Housing Finance Agency and Wake County Housing Affordability Division. All those he communicated with stated the proposed rates are meeting mandated guidelines. Arnold asked the property owners to watch the evening's meeting and then communicate with tenants afterward in a transparent manner.

Commissioner Alston requested Mr. Arnold reach out to Housing and Urban Development to inquire about protection for seniors.

George Garcia, 524 Averette Road

Mr. Garcia came asking for an explanation of what, if anything, is being done on the farm acreage purchased by the town, stating taxpayers have a right to be informed.

Commissioner Medley responded that there are things going on that you may not see.

Mr. Garcia asked that plans be changed to include saving trees.

Lastly Mr. Garcia asked where he could see campaign donation records for those running for the seats occupied by Mayor Currin, and Commissioners Sutton and Medley for which was responded the Wake County Board of Elections.

Guy Jones, 4706 Cousins Lane, Wake Forest

Mr. Jones spoke about the Harris Creek Farms rezoning request not on this meeting's agenda and reported how important "Jonesville" is to its families that live adjacent to the proposed Harris Creek Farms project. The project will negatively impact the property tax on those families' properties, a situation that may force residents to either sell their property or face foreclosure after which developers will "swoop in" and purchase the properties for further development.

Marie Jarvis, 3704 Gideon Drive, Wake Forest

Ms. Jarvis also lives in the Jonesville community and expressed her concerns regarding the Harris Creek Farms project and its impact on the community both financially and with respect to traffic safety.

Derek Versteegen, 414 Virginia Water Drive.

Listen to the developer or listen to the community. The developer showed up a year ago and will be gone after the last house has been built. The residents have been here for generations. The developer stated to the Planning Board that the changes being requested are not significant and the minutes of the public meeting they held express that they do not value the residents' concerns.

Yolanda Taylor, 200 E. Young Street, Rolesville

Speaking on behalf of Jonesville residents as an attorney and member of the Wake County Housing Affordability board. Advocated that development be paused until the affordable housing plan is in place.

F. NEW BUSINESS

1. [Legislative Hearing: LDO TA22-01 – Residential Care / Independent Living Facility.](#)

Senior Planner Michael Elabarger provided an overview and staff report on the text amendments being proposed under case TA22-01.

Matthew Carpenter, Parker Poe, 301 Fayetteville Street, Suite 1400, Raleigh, NC

Presented on request to rezone 4724 Burlington Mills Road to support the Arden Active Adult Living project.

Town Attorney Dave Neill cautioned the Town Board that, were it to approve this rezoning, it applies to the project as well as future projects in the zoning district.

Mayor Currin opened the legislative hearing on LDO TA22-01 at 8:17 p.m.

Matthew Carpenter, Attorney, Parker Poe, 301 Fayetteville Street, Suite 1400, Raleigh, NC

Mr. Carpenter reviewed the proposed text amendments and the reasoning for their being requested.

Jim Lindsey, Arden Senior Living

Mr. Lindsey gave a presentation on who Arden is and the company's goals.

PUBLIC IN FAVOR/OPPOSITION

Archie Underhill, Mitchell Mill Road

Spoke regarding already hearing that seniors are having trouble paying their rent.

Margaret Watkins, 407 Belmellon Court, Wake Forest

Ms. Watkins asked if the Harris Creek Farms project could not have gone before the Board of Adjustment seeking a variance for the building height. Town Attorney Dave Neill stated that if the facts were right yes, but this is more of a public policy decision.

There being no one remaining to speak, Mayor Currin closed the hearing on TA22-01 at 8:45 p.m.

Mayor Pro Tem Vilga moved to approve TA22-01, applicant-initiated FC Rolesville LLC text amendments to LDO sections 5.1.2.J and 3.1.3.B with the addition of a four-story height maximum; seconded by Commissioner Sutton. Motion to approve carried by 4-0 vote.

The board took a brief recess.

The board returned from recess at 8:57 p.m.

2. [Legislative Hearing: ANX22-09 / MA22-10 – 4724 Burlington Mills Road.](#)

Senior Planner Michael Elabarger reviewed the conditions for the proposed annexation and rezoning under the case(s) as well as reporting on TRC Review Summary and Staff Recommendations.

Mayor Currin Opened the legislative hearings on ANX22-09 and MA22-10 at 9:12 p.m.

APPLICATION PRESENTATION

Matthew Carpenter, Attorney, Parker Poe,

Attorney Poe introduced the applicant's request for annexation and rezoning under the hearing.

PUBLIC IN FAVOR/OPPOSITION

John Briand, 1000 Evening Shade Avenue

Mr. Briand lives in the Hampton Pointe community and is the only property in the subdivision that is adjacent to the proposed project. Mr. Briand wishes to see his questions answered regarding lighting and buffer effects, especially in the winter. He stated he would much prefer to see this project rather than commercial retail.

Margaret Watkins 407 Belmellon Court, Wake Forest

Ms. Watkins expressed her opinion that the proposed units are not affordable. There is a great need for affordable units in Rolesville.

There being no one remaining to speak, Mayor Currin closed the hearing at 9:40 p.m.

Moved by Mayor Pro Tem Vilga to approve rezoning Map Amendment request MA22-10 – 4724 Burlington Mills Road – Arden at Rolesville; seconded by Commissioner Medley. Motion to approve carried by 4-0 vote.

Moved by Mayor Pro Tem Vilga to adopt a Plan Consistency Statement and Statement of Reasonableness for MA22-10; seconded by Commissioner Medley. Motion to approve carried by 4-0 vote.

Moved by Mayor Pro Tem Vilga to approve the voluntary annexation petition received under G.S. 160A-31 and ANX22-09 4724 Burlington Mills Road, Arden at Rolesville; seconded by Commissioner Sutton. Motion to approve carried by 4-0 vote.

3. Legislative Hearing: LDO Text Amendment 23-05 – Townhome Lot Frontage.

Senior Planner Michael Elabarger introduced the case under hearing.

Mayor Currin opened the Legislative Hearing on LDO TA23-05 at 10:04 p.m.

STATEMENT FROM APPLICANT

Jason Pfister, VP of Ellis Development Group

Mr. Pfister provided an overview of the application under hearing.

Keith Robbins, Urban Planner, Ellis Development Group

Mr. Robbins explained the concept behind the plan for reduction of curb cuts, required parking, and garage frontage for the proposed townhome project generating the text amendment request.

Moved by Commissioner Sutton to continue legislative hearings on LDO TA23-05, ANX22-04 and REZ23-03 to October 3rd, and request staff provide time at the next Work Session to discuss a text amendment relating to private streets; seconded by Mayor Pro Tem Vilga. Motion carried by 4-0 vote.

G. COMMUNICATIONS

1. Communication from Town Attorney
Town Attorney Dave Neill reported that a Closed Session is called for.
2. Communication from Town Manager
NONE
3. Communication from Town Board
 - The upcoming Mayor's show will host the Director of Business Services for Carolina Legacy Volleyball and Anita Holloway of Heavenly Family Care Home.

H. CLOSED SESSION


Moved by Commissioner Medley that the board go into closed session pursuant to chapter 143-318.11(a)(3) for the purpose of preserving the attorney-client privilege; seconded by Mayor Pro Tem Vilga. Motion to enter closed session carried by 4-0 vote

I. RETURN TO OPEN SESSION

Moved by Mayor Pro Tem Vilga to return to open session; seconded by Commissioner Sutton. Motion to return to open session carried by 4-0 vote.

J. ADJOURN

Moved by Mayor Pro Tem Vilga to adjourn; seconded by Commissioner Sutton. Motion to adjourn carried by unanimous vote. Meeting adjourned at 11:05 p.m.


Ronnie I. Currin, Mayor

ATTEST:


Robin E. Peyton, Town Clerk

