



Town Board Regular Meeting
November 17, 2020 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Town of Rolesville Board of Commissioners meetings are livestreamed and may be viewed on the Town of Rolesville YouTube channel:
<https://www.youtube.com/user/townofrolesville>

MINUTES

Present: Mayor Ronnie Currin
Commissioner Jacky Wilson
Commissioner April Sneed
Commissioner Paul Vilga
Town Attorney Dave Neill
Planning Director Danny Johnson
Finance Director Amy Stevens
Parks & Rec Director J. G. Ferguson

Mayor Pro Tem Michelle Medley
Commissioner Sheilah Sutton
Commissioner Michelle Medley
Town Manager Kelly Arnold
Town Clerk Robin Peyton
Town Planner Julie Spriggs
Econ. Dev. Mgr. Mical McFarland

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. Review of Agenda by the Board and Additions/Changes of Items of Business to the Agenda for Consideration.

Moved by Commissioner Sutton to approve the agenda; seconded by Commissioner Wilson. Motion carried by unanimous vote.

B. ITEMS OF BUSINESS

1. Public Hearing (Quasi-Judicial): Case SP20-03. Carolina Legacy Volleyball Site Plan.

Town Attorney Dave Neill read the characteristics of a quasi-judicial hearing followed by a query of the board members for each member's response to the following. Upon Commissioner Wilson recusing himself as he is the broker of the property for the case.

- a. Is any member predisposed to vote in a particular way on this matter, such that their opinion is fixed and the evidence presented during this hearing is not likely to influence their decision?

- b. Has any member discussed this matter with either proponents or opponents or other outside this hearing?
- c. Has any member conducted a site visit.

Commissioner Sneed reported she had visited the site but would be able to provide a decision on the case based solely upon the evidence presented in the hearing.

- c. Is any member not able to make his or her decision on this matter solely based on the evidence presented at this hearing?

Having received satisfactory answers from all board members to the questions posed by the Town Attorney, the Town Clerk swore in those persons wishing to provide testimony in the hearing.

The Town Clerk swore in those persons wishing to provide testimony.

Mayor Currin opened the public hearing on Case: SP20-03 Carolina Legacy Volleyball Site Plan at 7:10 p.m.

Introduction by Staff

Rolesville Planner Julie Spriggs provided background and introductory information germane to Case SP20-03.

PUBLIC IN FAVOR

Comments from Attorney for Applicant

Andrew Peterson, Council for Carolina Legacy Volleyball

Peterson reported that there is nothing that would endanger or negatively impact adjoining property, is similar in footprint to the adjacent property, does not overwhelm the residential area that is buffered particularly to landscaping and both Wake County Stormwater and Wake County Fire Services submitted their opinion that the project meets requirements. Peterson provided evidence via a hard-copy packet distributed to the Town Board.

PUBLIC IN OPPOSITION

NONE

CLOSING STATEMENT

Statement from attorney regarding packet contents accepted by the Town Board as evidence in support of the applicant's case given that there was no one present in opposition.

The Director for the facility reported being open to collaboration with the Town and community for events, youth leagues, adult open play, etc.

There being no one remaining to speak, Mayor Currin closed the Public Hearing on Case 7:33 p.m.

Moved by Commissioner Sutton to approve Public Hearing Case SP20-03, Carolina Legacy Volleyball Site Plan; seconded by Commissioner Medley. Motion carried by unanimous vote.

Commissioner Wilson returned to the dais at this time.

2. Public Hearing (Legislative): Case. ANX20-03 – Hopper Communities / Wheeler Property Mitchell Mill Voluntary Annexation Petition.

Mayor Currin opened the Public Hearing on Case ANX20-03 and Case MA20-01 at 7:36 p.m.

INTRODUCTION BY STAFF

Planning Director Danny Johnson

Johnson provided the framework of Case ANX20-03.

PUBLIC IN FAVOR

Attorney Beth Trahos, Nelson Mullins, Bill Harrell, Partner with Hopper Communities and Jenny Fowler Wheeler

All parties expressed their support for the project consisting of 91.39 acres and asked that the annexation be approved.

PUBLIC IN OPPOSITION

The following members of the public expressed their opposition citing concerns over potential traffic impact and townhomes being located in the country.

Gayle Stallings, 1512 Rolesville Road, Wake Forest

Minda Sportsman, 3809 Arbor Rose Lane, Zebulon

Michelle Roerick, 3624 Nether Ridge Road, Zebulon

Harrell Stallings, 1512 Rolesville Road, Wake Forest

Curtis Roerick, 3624 Nether Ridge Road, Zebulon

Barbara Jones, 3701 Old Lassiter Mill Road, Raleigh

Kristen Wheelis, 3629 Nether Ridge Road, Zebulon

Tracey Clark, 3604 Nether Ridge Road, Zebulon

It was at this time that the Town Clerk read aloud those comments submitted online. Comments incorporated herein by reference.

There being no one remaining to speak, Mayor Currin closed the public hearing on CASE ANX20-03 at 8:12 p.m.

Mayor Currin opened the public hearing on Case MA20-01 at 8:12 p.m.

INTRODUCTION BY STAFF

Planning Director Danny Johnson

Johnson provided background and summary information.

PUBLIC IN FAVOR

Attorney Beth Trahos, Nelson Mullins

Trahos reported her presence was on behalf of Hopper Communities and requested the text amendment be approved.

Bill Harrell, 2403 Medway Drive, Raleigh

Hopper Communities Land Acquisitions and Development Partner Bill Harrell was present to support the text amendment and ask for its approval.

Josh Rainkey, Ramey-Kemp & Associates, 5808 Farington Place, Suite 100, Raleigh, NC

Mr. Rainkey, Engineer with Ramey-Kemp was present to support the project and answer any questions regarding transportation.

PUBLIC IN OPPOSITION

The following members of the public submitted their opposition to the text amendment citing concerns over potential traffic impact and being against townhomes located in the country.

Steve Wheelis, 3629 Nether Ridge, Road, Zebulon

Michelle Roerick, 3624 Nether Ridge Road, Zebulon

Gayle Stallings, 1512 Rolesville, Rd, Wake Forest

There being no one remaining to speak Mayor Currin closed the Public Hearing on Case MA20-01 – Hopper Communities/Wheeler Properties Mitchell Mill Road at 8:58 p.m.

Josh Rainkey, of Ramey-Kemp was called back to answer a question posed by Mayor Pro Tem Medley regarding transportation.

Attorney Beth Trahos addressed a request submitted for sidewalks on Mitchell Mill Road and the Taviston Court right-of-way becoming a future connection. Upon

conferring with the applicant the conditions of sidewalks along the length of the property on Mitchell Mill Road and the right-of-way being reserved without the requirement of the connection to Taviston Court were offered as amendments.

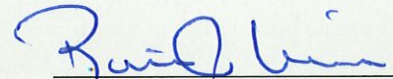
Moved by Commissioner Wilson to approve the non-contiguous voluntary annexation of Case ANX20-03, Hopper Communities for 1801 Rolesville Road and 6301 Mitchell Mill Road into the Rolesville Town limits to be effective November 17, 2020; seconded by Commissioner Sutton. Motion carried by unanimous vote.

Moved by Commissioner Vilga to approve Resolution No 2020-R-16, Town Board of Commissioners Statement of Consistency and approve Case: MA20-01 as presented and amended by applicant; seconded by Commissioner Sneed. Motion carried by unanimous vote.

Mayor Currin reported that the Rolesville Chamber of Commerce cancelled its annual Christmas parade.

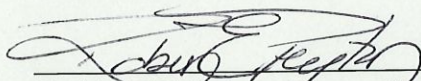
C. ADJOURN

Moved by Commissioner Sutton to adjourn; seconded by Mayor Pro Tem Medley. Motion carried by unanimous vote. The meeting adjourned at 10:02 p.m.



Ronnie I. Currin, Mayor

ATTEST:



Robin E. Peyton, Town Clerk



