



Minutes

PRESENT: Ronnie Currin, Mayor
Sheilah Sutton, Commissioner
Michelle Medley, Commissioner
Kelly Arnold, Town Manager
Robin Peyton, Town Clerk
Amy Stevens, Finance Director
Lisa Alston, Human Resources Dir.
Meredith Gruber, Planning Director
Paul Vilga, Mayor Pro-Tem
April Sneed, Commissioner
Dan Alston, Commissioner
Dave Neill, Town Attorney
Eric Marsh, Assistant Town Manager
J.G. Ferguson, Parks & Recreation Director
Mical McFarland, Comm. & Econ. Dev. Mgr.
David Simmons, Police Chief

A. CALL TO ORDER

1. Pledge of Allegiance
Mayor Currin led the Pledge of Allegiance
2. Invocation – Pastor Tyler Williams, Village Church Rolesville gave the Invocation
3. Proclamation: Recognizing July as Parks and Recreation Month
Mayor Currin read aloud the Proclamation Recognizing July as Parks and Recreation Month.
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 as presented; seconded by Commissioner Medley. Motion to approve carried by unanimous vote.
5. Board Liaison Reports
 - Mayor Pro Tem Vilga – Parks & Recreation Advisory Board
Items discussed at most recent meeting:
 - Budget allocation for recently approved farm entrance.
 - Recently approved term limits for advisory boards.
 - Available land in Chandler’s Ridge suitable for a potential park.
 - The recently reviewed Bicycle and Pedestrian draft master plan.
 - Noted that the PARAB stands behind its recommendation for the larger Community Center design.
 - Commissioner Sutton – Economic Development
Commissioner Sutton reported on the following:
 - The Rolesville Downtown Development Association met on June 24th and toured the Cobblestone site to witness progression. It appears undergrounding has been completed. Cobblestone has a representative working with several interested business owners expressing interested in locating in Cobblestone.

- Toured the new creative exchange across from Cobblestone Village (Old Rolesville Furniture).
- Attended the Chamber Business Expo at which were 30 vendors. The event was well received, and the Chamber is planning to repeat next year.
- Commissioner Medley – Planning Board
 - Planning Board met on June 27th.
 - Drafts of the Greenway plan and Bicycle & Pedestrian plans were presented.
 - Discussed the LDO text amendments as an extension of discussion held by the Town Board at its June 21st meeting.
- Commissioner Alston – Veterans
 - Thanked Stuart Max for allowing the Rolesville Rotary Club to display United States flags in honor of Independence Day, as well as thanked the volunteers that helped with the flag displays.
 - Follow up meeting with WakeMed regarding bringing a medical facility to Rolesville. More updates to follow.
 - Meeting on July 8th with Garden Club to brainstorm concepts for the Blue Star and Veterans Memorials.
- Commissioner Sneed – Public Safety
 - Met with the Rolesville Rural Fire Department.
 - No formal resolution from them. They have requested revisions for the Town's consideration
 - Meeting again on Monday.
 - Hoping to have the resolution before the Town Board at its August 2nd meeting.

6. Communication from Town Staff

- Meredith Gruber – Planning
 - 50 single family home permits were issued in the month of June, and the yearly total thus far is 117.
 - The final plat was recently signed for the Carlton Pointe Townhomes.
 - Caroline Legacy Volleyball has begun construction activity.
 - The site plan for Wallbrook buildings 1, 2, 3, and 4 will come before the Town Board at its September 2nd meeting.
 - Rezoning application received for 503 S. Main Street.
 - Communicating with applicants on newly adopted food truck permit fees.
 - Communicating with business regarding sign ordinance and code enforcement.
- Mical McFarland – Community and Economic Development
 - The new business Creative Exchange is generating interest in town. The Grand Opening to be held Saturday, July 9th.
 - Main Street Grant Project is continuing, and an update is to be provided by the Town Manager later in the meeting.
 - Attended North Carolina Economic Development Conference. 244 active projects statewide. More project ready sites are needed across the state.
- Terri Simmons - Rolesville Chamber of Commerce

- The Business Expo was a success from the Chamber's perspective. Waiting to receive requested feedback.
- Board retreat is pending.
- Annual dinner is scheduled for August 18th from 6:00 p.m. to 9:00 p.m. at the Renaissance Center in Wake Forest.
- Golf tournament to be held October 27th. Location to be determined.
- Ms. Simmons recapped the two fiscal year's-end Chamber financial information she provided to the Town Board.

7. Public Invited to be Heard

Liz May, 1416 Carrie May Lane, Wake Forest

Ms. May came to speak on neighborhood meetings being held by developers prior to public hearings that come before the Town Board.

Mayor Currin asked Town Manager Kelly Arnold to have staff do a refresher for the Town Board at an upcoming Work Session on the neighborhood meeting process.

B. CONSENT AGENDA

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

1. Minutes of the June 7, 2022, Regular Town Board Meeting and June 21, 2022, Work Session.
2. Authorize Town Manager to Sign Agreement of Obligation for Rolesville Rural Fire Department (RRFD) Fire Truck Loan with Wake Electric Membership Corporation.
3. Capital Project Ordinance – Amendment for Main Street Project Design.
4. SUP21-01: Wait Avenue Subdivision (Pulte Homes) – Order of Denial.

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

C. BOARD ACTION

1. Main Street Locally Administered Projects Program (LAPP) Grant Update.
Mayor Currin recognized Town Manager Kelly Arnold who provided an update on the Main Street Lapp Grant project. Mr. Arnold's update began with background, principles, and information to include a [presentation](#) on the Main Street grant project. August 4th before CAMPO TRC and August 19th CAMPO board. Wallbrook is conducting its bid process and will come back to the Town in three weeks with an answer as to their level of commitment.

1. Public Hearing: MA21-08 and ANX22-02 Barham Property.

Mayor Currin opened the Public Hearing on Cases MA21-08 and ANX22-02 Barham Property at 7:53 p.m.

REPORT FROM STAFF

Planning Director Meredith Gruber provided a staff report and introduction to Cases MA21-08 and ANX22-02 Barham Property a Map Amendment (Rezoning) application received in December 2021 for 12.43 acres located at 2005 and 2033 Wait Avenue with Wake County PINs 1850965586 and 1850962688. The applicant, JA2GA, LLC, is requesting to change

the zoning from Wake County Highway District (HD) to Residential High Conditional Zoning District (RH-CZ).

Ms. Gruber noted that the Planning Board unanimously recommended denial of the rezoning request.

STATEMENT FROM APPLICANT

Neil Gosh, Morningstar Law Group, Raleigh, NC

Mr. Gosh, Attorney for the applicant, announced that Mr. John Frazier with FLM Engineering was also present to answer any questions. Gosh thanked Planning Director Meredith Gruber for her understanding and guidance on this rezoning. Mr. Gosh reported his understanding of the previous application withdrawn about a year ago by the prior owner of the property, due to a perception of a lack of support. The previous, withdrawn application was for 77 townhomes and had the approval of the Town of Rolesville Planning Board. The current application proposes 52 units yet received a recommendation for denial by the Planning Board. Gosh stated the homes are amenable to the elderly and those buyers looking to age in place. Mr. Gosh noted those in opposition of the project live in Wake County and chose not to live in Rolesville and for the Town Board to let county residents dictate what goes on in Rolesville is counter-intuitive and if his client's application for rezoning is denied, then the property will be rezoned by the county, likely for commercial use.

PUBLIC IN FAVOR

NONE

PUBLIC IN OPPOSITION

Max Steelman, 2001 Wait Avenue, Wake Forest

Mr. Steelman stated he would like to retain the adjoining driveway easement he shares with the project property as well as asking that the 28-year-old Leland cypress limbs be protected and that the stub end be moved to the "wall side" of the project. Mr. Stillman concluded by stating that the proposed project density does not fit on the north side of 98.

Sandy Matthews, 6532 Austin Creek Drive, Wake Forest, NC

Ms. Matthews stated her opinion that the proposed project is inconsistent with the Town's Comprehensive, Transportation and Bike plans as well as the Land Development Ordinance (sections 3.1, 3.3, 6.2 and Section D of the fire code). Ms. Matthews stated that the project does not meet the requirements for consistency with respect to standards 4 and 7 of the consistency statement.

Liz May, 1416 Carrie May Lane, Wake Forest

Attorney stated neighborhood meetings were held only because they were required. Ms. May outlined the issues she noted from the neighborhood meeting held by the developer of the project.

Joe Haggerty, 1417 Carry May Lane, Wake Forest

Concerned for plans for a dog park on the property. Prefer to have no blasting on Saturdays, Sundays and Holidays. Request pre-blasting inspections of residential structures, wells and septic tanks within 250' at no charge to homeowners. Fence does not comply with the LDO although the applicant indicated that they had complied. Would like a condition that the Leland Cypress not be damaged. Fire/Emergency compliance is a concern regarding roads and exits. Wildlife (over 50 species of birds in the area).

Ellen Weinel, 1420 Carry May Lane, Wake Forest

Natural tree buffer currently exists. Gentle Giant Arborvitae being proposed are fast growing and threatening to septic systems. Concern for noise from HVAC systems.

Christopher Tate, 1409 Carrie May Lane, Wake Forest

Spoke regarding traffic and the road structure as it exists. Traffic Impact Analysis (TIA) not required but needed. Will make turning East onto 98 difficult.

Marion Kirchoff, 1413 Carrie May Lane, Wake Forest

Ms. Kirchoff showed a photo of the old farmhouse across from the property under consideration. Only single-family homes are currently in the area.

There being no one remaining to speak, Mayor Currin closed the Public Hearing on Cases MA21-08 and ANX22-02 Barham Property at 8:52 p.m.

Mayor Currin recognized Commissioner Alston who asked for clarification regarding this case being reviewed under the Land Development Ordinance (LDO) guidelines and not the Unified Development Ordinance (UDO) guidelines as noted in the agenda materials which was revealed to be a typo.

Moved by Commissioner Medley to deny rezoning request MA 21-08 Barham Land; seconded by Commissioner Alston. Motion to deny carried by unanimous vote.

As annexation case ANX22-01 was conditional on MA21-08 being approved, Case ANX22-01 was tabled indefinitely.

The board took a brief recess at 8:57 p.m.

The board returned to open session at 9:07 p.m.

2. Evidentiary Hearing: SP20-01 Elizabeth Springs Amenity Center.

Town Attorney Dave Neill read the script for evidentiary hearings and noted that, in the absence of any objections, the script would only be read once for the following two hearings. Attorney Neill then conducted the voir dire. For the record, all answers received from all board members to the questions posed by the Town Attorney during the voir dire were satisfactory. The Town Clerk then swore in those persons wishing to provide testimony in the hearing.

REPORT FROM STAFF

Senior Planner Michael Elabarger provided a staff report and introduction to Case SP20-01 Elizabeth Springs Amenity Center which is being presented to the Town Board for review of the site plan for the 2.14 acre planned amenity center for the Elizabeth Springs subdivision

[Staff report and presentation](#) entered into the record.

Travis Fluitt, Kimley-Horn

The Town previously recognized Mr. Travis Fluitt as an expert witness in traffic impact. Mr. Fluitt provided information on traffic impact consistency with findings of fact for the project.

Gaye Orr, President, Coldwell Banker Advantage New Homes, 7511-102 Mourning Dove Rd, Raleigh, NC

The Town recognized Gaye Orr as an expert in real estate marketing. Ms. Orr provided information on real estate value consistency with findings of fact for the project and the impact to sales should the application be denied.

Kendrick Barnes, Civil Engineering, Bateman Civil Engineering, Apex, NC

The Town recognized Mr. Barnes as an expert in engineering following his providing his credentials to be considered as such. Mr. Barnes provided information on consistency with findings of facts for the project.

EVIDENCE IN FAVOR

None provided

EVIDENCE IN OPPOSITION

None provided

CLOSING STATEMENT

Moved by Commissioner Alston to approve Site Plan request SP20-1 Elizabeth Springs Amenity Center; seconded by Commissioner Vilga. Motion to approve carried by unanimous vote.

3. Evidentiary Hearing: PR22-02 Granite Crest Phase IV

Attorney Neill then conducted the voir dire. For the record, all answers received from all board members to the questions posed by the Town Attorney during the voir dire were satisfactory. The Town Clerk then administered the oath to those persons wishing to provide testimony in the hearing.

REPORT FROM STAFF

Senior Planner Michael Elabarger provided an introduction to Case PR 22-02, Granite Crest Phase IV (4), a preliminary subdivision plat proposing to subdivide 11.594 acres into 25 single family detached lots, 2 open space lots, a mail kiosk lot, and 1,554 linear feet (LF) of new public streets. Phase IV (4) proposes 2 sub-phases – (b) for 16 residential lots numbers 176-191, and (c) for 9 residential lots numbers 192-200.

[Application](#) and [staff report](#) admitted into the record as evidence.

EVIDENCE IN FAVOR

Applicant Attorney Thurston Debnam provided an introduction of the project and introduced those persons giving evidence in support of the application. Mr. Debnam noted the previously approved and recorded special use permit order for the 31 lots. Recorded special use permit record accepted as an exhibit into the record as evidence.

Travis Tyboroski, Professional Engineer with JAE Civil Engineering and Land Surveying, 333 Wade Avenue, Raleigh, NC

Mr. Tyboroski provided his credentials to be considered as an expert witness in civil engineering and land survey. The Town accepted Mr. Tyboroski as an expert witness in civil engineering and land survey. Mr. Tyboroski provided evidence of consistency with findings of facts for the project.

EVIDENCE IN OPPOSITION

Courtney J. Myers, 1037 Smoke Willow Way

Mr. Myers spoke regarding the Town imposing a condition that the permanent address of the Myers property be submitted to Wake County for address assignment with all other project property addresses at the time of final plat approval to which Mr. Tyboroski concurred. Mr. Tyboroski also reported that the driveway provided to the Myers property will be 20' paved as opposed to the 12' standard driveway and will be maintained by the future HOA of the Granite Crest Subdivision.

Hal Perry

Mr. Perry provided an explanation of events leading to the difficulty in providing the Myers' property with suitable addressing and ingress/egress prior to potential construction of the subdivision lots adjacent to the property.

Moved by Commissioner Sutton to approve the preliminary subdivision plat for PR 22-02, Granite Crest Phase IV (4), based on the evidence and testimony received at the hearing to determine the Findings of Fact and with the additional conditions that there be a paved 20' access to the Myers' property maintained by the HOA of Granite Crest Subdivision and that the Myers' property is submitted for address assignment together with all of the others at the time of final plat; seconded by Commissioner Sneed. Motion to approve carried by unanimous vote.

D. COMMUNICATIONS

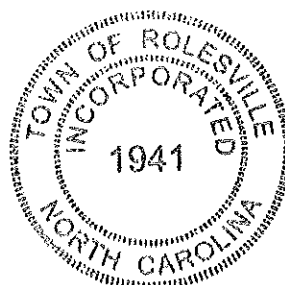
1. Communication from Town Attorney
NONE
2. Communication from Town Manager
Currently no items scheduled for the July 19 meeting. Final decision on holding the meeting will be communicated on July 11th.
3. Communication from Town Board
 - Commissioner Medley reported the Planning Board's recent discussion on stem wall, crawl space percentage allowance. Further discussion is to be held by the Planning Board.
 - Mayor reported that he would be hosting Mical McFarland and Meredith Gruber on the next Mayor's Show to be held July 8th.


E. ADJOURN

There being no additional business before the board, Mayor Currin adjourned the meeting at 10:06 p.m.

ATTEST:


Robin E. Peyton, Town Clerk




Ronnie I. Currin, Mayor