



Board of Commissioners
Work Session

November 15, 2022

6:00 p.m.

The Town Board will gather for a meal beginning at 5:30 p.m.

MINUTES

PRESENT Ronnie Currin, Mayor Paul Vilga, Mayor Pro Tem
 Dan Alston, Commissioner Sheilah Sutton, Commissioner
 Michelle Medley, Commissioner April Sneed, Commissioner
 Kelly Arnold, Town Manager Dave Neill, Town Attorney
 Robin Peyton, Town Clerk Eric Marsh, Assistant Town Manager
 David Simmons, Police Chief Meredith Gruber, Planning Director

CALL TO ORDER

Mayor Currin called the work session to order at 6:00 p.m.

1. [Budget Amendment for Town Hall Sewer Repair.](#)

Town Manager Kelly Arnold introduced Agenda Item 1. which pertains to repairs to the plumbing problems being experienced at Town Hall for several years. The Budget Amendment being requested is for \$18,000.00.

Moved by Commissioner Vilga the Ordinance to amend the 2022-223 Fiscal Year Budget Ordinance; seconded by Commissioner Sneed. Motion to approve carried by unanimous vote.

2. [Legislative Hearing: MA22-03 and ANX22-06 – Parker Ridge](#)

STAFF REPORT/INTRODUCTION

Planning Director Meredith Gruber introduced the proposed project under hearing as well as a staff report on same.

APPLICANT

Christa Greene, Registered Professional Engineer, Stantec Engineering, 801 Jones Franklin Road, Suite 300, Raleigh

Ms. Greene stated that the traffic study was conducted within NC DOT guidelines and results were below the required threshold for congestion.

Collier Marsh, Parker Poe, 301 Fayetteville Street, Suite 1400, Raleigh

Present on behalf of the applicant Lennar Homes. Attorney Marsh provided details on the two zoning districts being requested.

IN OPPOSITION

Betty Freeman, 524 Averette Road, Wake Forest

Elementary School kids do not know to watch for traffic. Pond is a rock quarry which poses a drowning hazard. Mrs. Freeman also inquired regarding potential gentrification.

Eric Michaelson, 605 Ashbrittle Drive

Mr. Michaelson expressed concern for traffic congestion if townhomes are sited around the traffic circle on Redford Drive. Mr. Michaelson also stated as a concern, ensuring the buffer that will abut the rear of his property be big enough.

Christie Redfern, 665 Long Melford Drive, Rolesville

Mrs. Redfern requested Rolesville grow responsibly with communities having amenities, walking paths, etc. Mrs. Redfern requested traffic calming devices be considered.

Catherine VanBuren 609 Vigo Court, Rolesville

Ms. VanBuren spoke to her understanding of why the project is not proposed to connect to the existing stub with Cedar Lakes Subdivision. Ms. VanBuren expressed concern with increased traffic on Long Melford Drive should the project be approved.

Dorothy Jones, 118 School Street, Rolesville

Ms. Jones expressed concern for ingress/egress on School Street should the project be approved.

Kevin Dean, Kimley-Horn & Associates, 300 S. Main Street, Holly Springs

Mr. Dean, in his capacity as a Civil Traffic Engineer, spoke to concerns expressed regarding traffic patterns and increases.

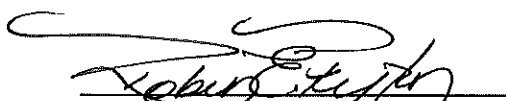
Moved by Commissioner Vilga to continue Legislative Hearing MA22-3 and ANX22-6 Parker Ridge to continue discussion for information; seconded by Commissioner Sneed. Motion to continued carried by unanimous vote.

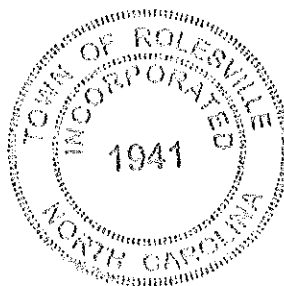
George Garcia, 524 Averette Road, Wake Forest


Mr. Garcia asked if anyone has taken into consideration how residents of the Wallcreek Subdivision will feel about having a thoroughfare go right through their neighborhood. Mr. Garcia was notified that the proposed project location will not affect Wallcreek Subdivision.

3. Closed Session Pursuant to NCGS 143-318.11(a)(3)
Moved by Commissioner Sneed to enter Closed Session pursuant to NCGS 143-318.11(a)(3); seconded by Commissioner Sutton. Motion to enter Closed Session carried by unanimous vote. Town Board entered Closed Session at 8:01 p.m.
4. Return to Open Session
Moved by Commissioner Sneed to return to Open Session; seconded by Commissioner Vilga. Motion to return to Open Session carried by unanimous vote.
5. Adjournment
There being no further business before the board, Mayor Currin adjourned the meeting at 8:28 p.m.

ATTEST:


Robin E. Peyton, Town Clerk




Ronnie I. Currin, Mayor