



Board of Commissioners

Work Session

January 17, 2023

6:00 p.m.

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

MINUTES

PRESENT: Ronnie Currin, Mayor
Sheilah Sutton, Commissioner
Michelle Medley, Commissioner
Kelly Arnold, Town Manager
Robin Peyton, Town Clerk

Paul Vilga, Mayor Pro-Tem
Dan Alston, Commissioner
Dave Neill, Town Attorney
Michael Elabarger Senior Planner

CALL TO ORDER

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

1. Continued Legislative Hearing: MA22-06 and ANX22-03 – 5109 Mitchell Mill Road.

Senior Planner Michael Elabarger provided a presentation for the continued legislative hearing.

Beth Trahos, Attorney, Nelson-Mullins, 301 Hillsborough Street, Suite 1400, Raleigh, NC
Attorney Trahos recapped details of initial hearing applicant Hopper Communities' statements. Ms. Trahos reported on changes made since the last hearing and that, in response to a request by the Town Board in its initial hearing, Hopper Communities held an additional neighborhood meeting on December 8, 2022. A condition was added by the applicant that at least 50,000 square feet of non-residential be constructed before half of residential is built, or 197 residential. Hopper Communities has begun the process of recruiting commercial developers to the proposed non-residential and has had some interest from a Veterinary clinic and a Real Estate firm. Remaining conditions were outlined further in the presentation.

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

Mr. Dean, Traffic Engineer, spoke to the additional lanes proposed on Mitchell Mill Road and Jonesville Road.

Beth Trahos, Attorney, Nelson-Mullins, 301 Hillsborough Street, Suite 1400, Raleigh, NC
Attorney Trahos recapped the applicant's commitments to assisting the town with its affordable housing efforts. A \$30K donation to Homes for Heroes is promised prior to issuance of the fifth building permit. Also, one completed townhome will be donated to Passage Homes, CASA, Habitat for Humanity, or other similar organization providing homes to low-income people prior to the 200th building permit for a home.

PUBLIC IN FAVOR
NONE

PUBLIC IN OPPOSITION
NONE

QUESTIONS FROM THE PUBLIC

Alicia Walker, 5012 Parksville Drive., Wake Forest

Ms. Walker came requesting how the proposed development will impact existing homeowners and if they will be annexed to which was responded that there are no plans for annexation and annexations currently only occur on a voluntary basis.

Alvis Sidbury, 4709 Upchurch Lane, Wake Forest

Mr. Sidbury speculated that a traffic signal will be needed at the proposed impacted intersection and Jonesville and Mitchell Mill roads with the growth anticipated. Mr. Sidbury reported cars and trucks rolling through the existing 4-way stop at that intersection now.

CLOSING STATEMENTS

During Board deliberations, Commissioner Sutton asked that the applicant increase its townhome donation from one to two, based on cost of \$250K each for a total of \$500K, which would be comparable to another development donating a home to Homes for Heroes valued at \$550K. Attorney Beth Trahos declined on behalf of the applicant, and instead reported that the applicant will double its donation to Homes for Heroes to 60K versus \$30K and maintain the commitment to the one townhome.

There being no one remaining to speak, Mayor Currin closed the Legislative Hearing on MA22-06 and ANX22-03 – 5109 Mitchell Mill Road, at 6:48 p.m.

Moved by Mayor Pro Tem Vilga to approve the rezoning request MA22-06 – 5109 Mitchell Mill Road; seconded by Commissioner Alston. Motion to approve carried by unanimous vote.

Moved by Commissioner Alston to approve the planning consistency statement and statement of reasonableness for MA22-06; seconded by Commissioner Sutton. Motion to approve carried by unanimous vote.

Moved by Mayor Pro Tem Vilga to approve the annexation petition received under G.S. 160A-31 for ANX22-03 – 519 Mitchell Mill Road; seconded by Commissioner Medley. Motion to approved carried by unanimous vote.

COMMUNICATION FROM STAFF

Town Manager Kelly Arnold reminded the Town Board of its Coffee with Legislators coming up on January 18th at 9:00 a.m. as well as two groundbreakings scheduled for February 10, 2023, at 1:00 p.m. (Public Works Facility) and February 17, 2023, at 1:00 p.m. (Main Street). Plans are also in the works for Town Campus planning meetings.

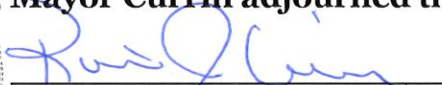
ADJOURNMENT

There being no further business before the board, Mayor Currin adjourned the meeting at 6:56 p.m.

ATTEST:


Robin E. Peyton, Town Clerk




Ronnie I. Currin, Mayor