

**TOWN OF ROLESVILLE
REGULAR MEETING OF THE
TOWN BOARD**

July 11 2017

MINUTES

PRESENT:

Frank Eagles, Mayor	Ronnie Currin, Mayor Pro Tem
Frank Hodge, Commissioner	Sheilah Sutton, Commissioner
Betty Whitaker, Commissioner	Michelle Young-Medley, Commissioner
Bryan Hicks, Town Manager	Danny Johnson, Planning Director
Amy Stevens, Finance Officer	J. G. Ferguson, Parks & Recreation Director
Orland Soto, Police Chief	Roy Holloway, Police Investigator
David York, Town Attorney	Robin Reif, Town Clerk

CALL TO ORDER

Mayor Frank Eagles called the meeting to order and led the pledge of allegiance. Mayor Pro Tem Currin gave the invocation.

APPROVAL OF THE AGENDA

Mayor Eagles called for approval of the July 11, 2017 meeting agenda. Upon a motion by Commissioner Sutton and second by Mayor Pro Tem Currin, the July 11, 2017 agenda was approved by unanimous vote.

APPROVAL OF THE CONSENT AGENDA

Mayor Eagles called for the approval of the consent agenda consisting of the following:

2. Approval of the minutes for the June 6, 2017 meeting
3. Approval of the minutes for the June 20, 2017 meeting
4. Approval of the Main Street Corridor Plan contract through CAMPO (funding included in the FY17/18 budget)
5. Schedule a public hearing for case D17-01 involving a site plan by Investment Choices IV for development of an 8,986 square foot child daycare facility on a 1.2 acre parcel at 6600 Rogers Rd.
6. Approval of Budget Ordinance
 - a. Capital Project ordinance for the East Young Street sidewalk continuing it into FY17/18
 - b. Budget ordinance amendment for rollover items from FY16/17 to FY17/18.

Commissioner Sutton requested changes be made to the June 20th meeting minutes, specifically to the description of her presentation during the meeting. The revision request was given to the Clerk and a motion made by Commissioner Whitaker to adopt the consent agenda with the requested revision to the June 20th meeting minutes; seconded by Mayor Pro Tem Minor. The consent agenda of the July 11, 2017 meeting, with revisions, was approved by unanimous vote.

PUBLIC COMMENTS

Katina Beasley, 416 Leighann Ridge Lane, Rolesville

Ms. Beasley came asking that parking ordinances continue to be enforced in community. Ms. Beasley stated she looks forward to engaging more in the community and inquired regarding plans for a playground in the Granite Ridge subdivision. Mayor Eagles stated that he was unaware of any approval of a playground. Ms. Beasley then asked when the final paving would be completed in the Granite Ridge community. Town Manager Bryan Hicks stated that, at the completion of construction, the final paving layer would be put on.

NEW BUSINESS

Chamber of Commerce Report

NONE

Discussion with the NC Department of Transportation representatives regarding the next phase of the US-401 improvements

Valerie Jordan, Board Member, NC Board of Transportation attended.

Joey Hopkins, Highway Division 5, Division Engineer, NCDOT

Mr. Hopkins stated that everyone should be aware of project R20-14, Section C, which is the last section of Highway 401N going into Louisburg. The section is scheduled to go to contract next July. Section D was recently funded. The schedule for Section D is for the right-of-way in 2020 and construction in 2024. Mayor Eagles asked Mr. Hopkins to speak regarding the town's concerns at the intersection of Highway 401 and NC 96, specifically with trucks going through the intersection.

Clarence Bunting, Congestion Management with NCDOT.

Mr. Bunting provided a presentation on Superstreet construction and safety.

Continuation and consideration of an amendment to case SUP05-01 involving an increase to the existing overall approved residential units within the Granite Ridge Development

Town Manager Bryan Hicks provided an update following discussion in a previous meeting regarding parking at Granite Ridge Townhomes. Five additional parking spaces have been added in the revised plan for a total of nine.

Moved by Commissioner Whitaker, involving Case SUP05-01, to approve the proposed site plan to be attached to the special use permit, which was approved at the June 20, 2017 meeting; seconded by Commissioner Hodge. Motion carried by unanimous vote.

Public Hearing (quasi-judicial) for case D16-04 involving a site plan to construct a charter school at the corner of South Main Street and Hampton Lake Drive

Open Public Hearing

Mayor Eagles opened the public hearing on case D16-04 at 8:07 p.m. Town Attorney David York read the requirements for the quasi-judicial hearing as outlined in N.C.G.S. §160A-393 and all board members were questioned as to their existing or potential predispositions. Upon receiving satisfactory responses from all board members, the Town Clerk swore in those persons in attendance wishing to provide testimony, after which, the hearing proceeded.

Introduction by Staff

Planning Director Danny Johnson provided an introduction, history, and future land use on the application for additional units under Case D16-04.

Comments from Applicant

Jeff Chamberlain, National Heritage Academies Real Estate.

- K-8 with four sections for K and 2 each for remaining grades
- 772 students
- Sidewalks are only changes from previous neighborhood meeting.
- Traffic signal and all of offsite road improvements will be done prior to the start of school (issuance of certificate

of occupancy).

- 162 parking spaces.

George Richly, PE, President, Ballentine Associates, 221 Providence Road, Chapel Hill, NC and Aimee L. Giacherio, PE, Wake Trim Inc., 1200 Ridgefield Boulevard., Suite 145, Asheville, NC took questions.

Comments from Public in Favor
NONE

Comments from Public in Opposition

Lavonne Moore, 807 Pristine Lane, Rolesville, NC (Hampton Point Subdivision)

Ms. Moore opposed the school for its size, the traffic impact due to its being a charter school with no public transportation, and negative impact to the peace and quiet, ingress/egress of the existing residents, as well as potential light pollution due to the removal of the trees in the green space.

Jill Listrum, 939 Middleground Avenue, Rolesville, NC

Ms. Listrum questioned the developer's asking for financial assistance with the installation of the proposed traffic light. Ms. Listrum stated she had heard that it was too expensive for an ingress to be provided from 401. The Mayor replied that it was a DOT requirement ingress remain as currently designed. Ms. Listrum also inquired regarding parking spaces in relation to NC DOT traffic studies and if the absence of school buses was taken in to consideration in the traffic study for the parking spaces.

Rebuttal from Applicant
NONE

Closing of Public Hearing

As there was no one remaining to provide testimony, Mayor Eagles closed the public hearing at 9:42 p.m.

Moved by Commissioner Hodge, involving Case D16-04, to approve the proposed site plan because all findings of fact have been met and include all conditions of approval as outlined on 11.8 in the agenda packet and only monies collected in escrow be put towards funding assistance for a traffic light. Motion was seconded by Commissioner Whitaker and carried by unanimous vote. Motion carried by unanimous vote to include the abstention by Commissioner Sutton.

Continued Public Hearing (legislative) for Case A17-02 regarding the voluntary annexation petition from the Bailey family regarding 2.5 acres on the corner of US401 and NC96

As the applicants were not ready to proceed, the public hearing was continued at 10:00 p.m. to the next meeting to be held on August 1st.

Continued Public Hearing (legislative) for Case MA17-03 involving a map amendment to rezone 2.5 acres on the corner of US401 and NC96 to CH-W with Special Intensity Allocation (SIA)

As the applicants were not ready to proceed, the public hearing was continued at 10:00 p.m. to the next meeting to be held August 1st.

Continued Public Hearing (quasi-judicial) for Case SUP17-01: A site plan for a retail establishment and event venue on the corner of US401 and NC96

As the applicants were not ready to proceed, the public hearing was continued at 10:00 p.m. to the next meeting to be held August 1st.

Update and discussion regarding the Comprehensive Plan (future land use, transportation, and open space and greenway).
Planning Director Danny Johnson distributed revised copies of the Comprehensive Plan previously presented to the public as well as to the Technical Review Committee and Town of Rolesville Planning Board.

Moved by Mayor Pro Tem Currin; seconded by Commissioner Whitaker to authorize staff to hold a public hearing on the Comprehensive Plan on August 1st. Motion carried by unanimous vote.

Consideration of the draft agenda for the Town Board meeting August 1, 2017.

#7 struck from the agenda

#5 Presentation from Davenport Associates projected to take an hour so requesting a 6:00 p.m. work session prior to the 7:00 p.m. meeting.

Moved by Commissioner Whitaker, second by Commissioner Hodge to accept the August 1, 2017 draft agenda with noted revisions. Motion carried by unanimous vote.

OTHER BUSINESS

Bryan: Summit attendance by the board members?

CLOSED SESSION

Moved by Commissioner Hodge to enter a closed session pursuant to NCMG 143-318.11(a)(5) give instruction to the town attorney concerning a potential real estate acquisition, and NCGS 143-318.11(a)(6) to discuss a personnel matter; seconded by Commissioner Whitaker . Motion carried by unanimous vote. Board recessed at 10:11 p.m. followed by a closed session attended by the board, Town Manager and Town Attorney

RETURN TO OPEN SESSION

Upon a motion by Commissioner Whitaker, second by Commissioner Sutton, the board voted unanimously to return to open session at 10:32 p.m.

ADJOURNMENT

Upon a motion by Commissioner Whitaker, second by Commissioner Sutton, the meeting was adjourned by unanimous vote at 10:33 p.m.

C. Frank Eagles, Mayor

ATTEST:

Robin E. Reif, Town Clerk

[SEAL]