

TOWN OF ROLESVILLE
REGULAR WORK SESSION MEETING OF THE
TOWN BOARD

JANUARY 21, 2014
MINUTES

PRESENT: Frank Eagles, Mayor
Gil Hartis, Commissioner
Frank Hodge, Commissioner
Bryan Hicks, Town Manager
David York, Town Attorney
Clellie Allen, The Wake Weekly
Bobby Langston, Police Captain
Lucius Jones
Todd Allen, The Wake Weekly

Ronnie Currin, Mayor Pro Tem
Betty Whitaker, Commissioner
Shannon Whitley, Commissioner
Thomas Lloyd, Planning Director
Leslie Rudd, Town Clerk
Matt Anderson, Chief of Police
JG Ferguson, Parks& Rec Director
Frances Cheek

Call to Order

Mayor Frank Eagles called the meeting to order and welcomed everyone. Mayor Eagles led the Pledge of Allegiance. Commissioner Betty Whitaker gave the invocation.

Presentation of the draft ordinance for an R-3 zoning district

Town Manager Bryan Hicks noted that this new zoning district is a staff recommendation and not specific to one property.

Planning Director Thomas Lloyd said that the proposed R-3 district would take the commercial component out of the existing R&PUD zone and addresses standards for higher density residential developments. The Planning Board, he added, recommends that this district be reserved for developments of 20 acres or more.

Mayor Eagles asked if the number of units could be limited with a special-use permit.

Town Attorney David York said that it could be made a condition if it's considered to be in the public's best interest.

After some discussion, Mr. Lloyd agreed to present an alternative version of the zoning text that would specifically address senior housing, including reduced parking requirements and higher density.

Commissioner Gil Hartis asked about height restrictions.

Mr. Lloyd said this is not currently addressed in the proposed text, but could be addressed on a case by case basis through special-use permits.

He also noted that the public hearing for the proposed R-3 district would be in February.

Continuation of the discussion of the proposed sign ordinance revisions

Mr. Hicks said that staff met with representatives from the billboard industry for feedback on the proposed sign ordinance, who said they have concerns about landscaping restrictions and the timeline for amortization.

Mr. York added that the issue is that, in the case of billboards, the sign itself is a business. He recommended allowing the existing billboards in town to be included as legal non-conforming uses. The board agreed with this amendment.

Mr. Lloyd added that the public hearing for the sign ordinance will be in February.

Consideration of changes to the Town Code and UDO to expand ETJ representation on the Town of Rolesville Planning Board

Mr. Hicks stated that, at the board's recommendation, a seventh seat would be added to the Planning Board to include another representative from the extra-territorial jurisdiction. The proposed addition would change the board's make-up to include three members from the ETJ and three in-town members, with the board chair now voting.

The public hearing is scheduled for February.

Consideration of the Agenda for the February 3, 2014 Town Board Meeting

Mr. Hicks noted that an additional public hearing will be added to the draft agenda to change the standards for the Board of Adjustment, in accordance with the new state law.

Closed Session

Commissioner Shannon Whitley made the motion to go into closed session to discuss matters protected under attorney-client privilege, pursuant NC GS § 143-318.11-3. Commissioner Hodge seconded the motion, which passed unanimously.

Commissioner Whitley made the motion to return to regular session. Commissioner Hartis seconded the motion, which passed unanimously. No action was taken.

Adjournment

With no other business, Commissioner Whitley motioned to adjourn the meeting. Commissioner Ronnie Currin seconded the motion, which passed unanimously.

Leslie Rudd, Town Clerk

C. Frank Eagles, Mayor