

TOWN OF ROLESVILLE  
REGULAR BUSINESS MEETING OF THE  
TOWN BOARD

MARCH 18, 2014  
MINUTES

**PRESENT:** Frank Eagles, Mayor  
Gil Hartis, Commissioner  
Frank Hodge, Mayor Pro Tem  
Bryan Hicks, Town Manager  
David York, Town Attorney  
JG Ferguson, Parks & Rec Director  
Anne Faison-Keith  
Mark Bloodworth  
Betty Robertson  
Sonya Ingram  
James Woodard  
Lucius Jones  
Charles Buchanan

Ronnie Currin, Commissioner  
Betty Whitaker, Commissioner  
Shannon Whitley, Commissioner  
Thomas Lloyd, Planning Director  
Clellie Allen, The Wake Weekly  
Bobby Langston, Police Captain  
Frances Cheek  
Dana Hartis  
Charles Johnson  
Ann Turner  
Leroy Hood  
Terri Marcellin-Little

**Call to Order**

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

**Approval of the Agenda**

Commissioner Frank Hodge made the motion to approve the agenda with amendment that agenda item #11, the public hearing for case TA 14-06, be moved to the first regular agenda item. He also asked that the vote for this item be delayed until the April 7 meeting. Commissioner Hartis seconded the motion, which passed unanimously.

**Consent Agenda**

With no changes noted, Commissioner Betty Whitaker made the motion to approve the consent agenda. Commissioner Hartis seconded the motion, which passed unanimously.

**Public Comments**

Frances Cheek and Mark Bloodworth presented a business plan to the board for a farmers market in downtown Rolesville. Ms. Cheek suggested that the town work with them, and perhaps furnish stimulus funds to help get the project off the ground.

Mr. Bloodworth noted that there has been a strong interest among Rolesville residents for a farmers market and it would have a positive impact on the community.

**Public Hearing for case TA 14-06: an amendment to the UDO to create specifications for senior housing within the R-3 zoning district**

Mayor Eagles opened the public hearing.

Planning Director Thomas Lloyd presented the recommendation for a text amendment to the proposed R-3 zoning district that offers more specific language in the UDO to address

senior housing. Mr. Lloyd added that staff was approached about the proposed revisions to the R-3 district by developer Lucius Jones. The provisions include an increased allowable maximum density to 15 units per acre for senior housing projects and a reduction of required parking spaces to 1.1 spaces per unit.

Commissioner Hodge asked about the height of the opaque landscape buffer. Mr. Lloyd said it is set at six feet. Commissioner Whitley asked about the current landscape height requirements.

Mr. Lloyd also noted that senior housing developments would be allowed only by special-use permit within the R-3 district.

Town Attorney David York opened the floor to members of the public in favor of the text amendment. There were none.

Mr. York opened the floor to members of the public against the text amendment.

Dana Hartis said the proposed landscaping requirements are insufficient. She asked that this requirement be increased due to the possibility that a three-story senior development could be built next to the Wall Creek subdivision.

Betty Roberson said she is against the potential development due to already congested traffic around the Wall Creek subdivision.

Charles Buchanan said he also has traffic concerns around the Wall Creek subdivision as well as with the proposed reduced buffer.

Dr. Charles Johnson said that he has experience working with senior facilities and many do not maintain landscaping in the long term, instead using those funds elsewhere in subsequent years. He also voiced concerns over the reduced parking spaces.

Sonya Ingram noted that Wall Creek would endure additional light pollution from the proposed senior housing development.

Ann Turner said she is concerned about the impact the proposed development would have on the nearby watershed.

James Woodard said he is concerned that the board could be setting a risky precedent with this text amendment.

Leroy Hood said he is concerned with existing drainage problems and the impact the proposed development would have on this issue.

Mr. York called for a rebuttal from the applicant; in this case the applicant is staff.

In response to public questions, Mr. Lloyd said that the typical buffer between a single-family and multi-family development is 20 feet; the typical multi-family to industrial is 60 feet. The applicant is requesting a reduction of the multi-family to industrial buffer to 20 feet.

Town Manager Bryan Hicks clarified that this is a text amendment and the town does not have a specific site application yet.

Mr. Lloyd reviewed the guidelines of opaque landscape buffers.

He also reviewed the chosen definition of senior housing, which is similar to other Wake County municipalities and range from independent care to assisted housing, but still excludes nursing homes.

Mr. Hicks noted that when staff receives a site plan for a specific development of this type, a community meeting in addition to a separate public hearing.

Commissioner Ronnie Currin asked about the number of parking spaces per unit allowed in other Wake County municipalities. He suggested Mr. Lloyd bring some numbers for comparison to the next meeting.

Commissioner Whitley suggested the word “aged” in the text definition be replaced with a more specific “55-years and older.”

Mayor Eagles closed the public hearing.

Commissioner Hodge made the motion to defer action on the proposed text amendment for case TA 14-06 be deferred to the April 7, 2014 business meeting. Commissioner Hartis seconded the motion, which passed unanimously.

Mayor Eagles called for a two minute break.

Mayor Eagles called the meeting back to order.

### **Public Hearing for case TA 14-02: an amendment to the town’s Open Space and Greenway Plan**

Mayor Eagles opened the public hearing.

Parks and Recreation Director JG Ferguson presented the proposed revisions that would highlight natural points of interest, including area waterfalls. The amendment also includes an update to the Phase II map, correctly aligning the future bypass with the current bike plan routes.

Commissioner Currin asked what additional protections this language adds to watersheds.

Mayor Eagles noted that the City of Raleigh can violate municipal buffers in order to extend public utilities; this would not be the case if the stream is deemed a protected area.

Commissioner Hodge asked that the wording in the the proposed amendment be changed from “ever developed” to “when developed.”

Mr. York opened the floor to members of the public in favor of the text amendment.

Terri Marcellin-Little, chair of the Open Space and Greenways Committee spoke in support of the text change, adding that these landmarks are a beautiful example of the area's natural granite.

Mr. York opened the floor to members of the public in opposition of the text amendment. There were none.

Mayor Eagles closed the public hearing.

Mr. Ferguson asked for an approval of the text amendment and new maps that correct the bypass alignment and make notations of local waterfalls.

Commissioner Hodge asked if staff would research the preservation of historic cemeteries.

Commissioner Hartis made the motion to approve case TA 14-02. Commissioner Currin seconded the motion, which passed unanimously.

**Public Hearing for case TA 14-03: an amendment to the UDO's standards of the Rural Mobile Home District**

Mayor Eagles opened the public hearing.

Mr. Lloyd explained that this text amendment would correct an error in the original creation of the Rural Mobile Home District language that required mobile homes outside of the town limits to have paved street frontage.

Commissioner Currin asked how the town would handle this issue if someone were to develop a mobile home park in the rural area. Mr. Lloyd stated that a mobile home park would have to be within the town limits, as the town also requires it to be connected to public utilities. As such, the paved road frontage requirement would still be upheld.

Mayor Eagles opened the floor to comments from members of the public in favor of the text amendment.

Anne Faison-Keith, who spoke with staff about amending the current text, said she was surprised at the current requirement on the books and pointed out the clerical error. She asked the board to consider the text change.

Mr. York opened the floor to members of the public opposing the text amendment. There were no comments from the public.

Mayor Eagles closed the public hearing.

Mr. Lloyd said that staff recommends approval of the text change.

Commissioner Whitley made the motion to approve case TA 14-03. Commissioner Hodge seconded the motion, which passed unanimously.

**Public Hearing for case MA 14-01: a request by Anne Faison-Keith to rezone two parcels on Rocky Knoll Lane from R-1 to the Rural Mobile Home District**

Mayor Eagles opened the public hearing.

Mr. Lloyd briefed the board on the request to rezone two vacant parcels on Rocky Knoll Lane from R-1 to RMHD so that the owner, Mrs. Keith can put a mobile home on each lot.

Mr. Lloyd added that the parcels previously had mobile homes on the property and were grandfathered in when the properties were annexed into Rolesville. For Mrs. Keith to add new mobile homes to the properties, however, requires a map amendment.

Mayor Eagles called for comments from the applicant.

Mrs. Keith said that she wishes to be in compliance with town code and asked that the board approve the request.

Mr. York called for comments from members of the public in favor of the amendment.

There were no comments.

Mr. York called for comments from members of the public opposed to the amendment.

There were no comments.

Mayor Eagles closed the public hearing.

Mr. Lloyd said that staff recommends approval of the map amendment as presented.

Commissioner Whitaker made the motion to approve the requested map amendment, case MA 14-01. Commissioner Currin seconded the motion, which passed unanimously.

**Public hearing for case TA13-08: an amendment to the UDO to create an R-3 zoning district**

Mayor Eagles opened the public hearing.

Mr. Lloyd presented the details of the proposed district creation, which originated from board instruction. The proposed district would create more specific guidelines for multi-family dwellings. The proposed language includes a revision from the planning board that these developments be capped at 20 acres.

Mr. Lloyd also presented the board with an additional table of dimension requirements of multi-family dwellings.

Mr. York opened the floor to members of the public in favor of the text amendment.

There were no comments.

Mr. York opened the floor to members of the public opposed to the text amendment.

There were no comments.

Mayor Eagles closed the public hearing.

Mr. Lloyd said that staff recommends approval of the R-3 zoning district with the amended table of dimension requirements.

Commissioner Whitley made the motion to approve the proposed text amendment, with the included amended dimensional requirements. Commissioner Currin seconded the motion, which passed unanimously.

**Approval of the draft agenda for the April 7, 2014 regular business meeting**

Mayor Eagles noted that the continuation of the public hearing for case TA14-06 be added to the agenda.

Mr. Hicks also noted that the board will need to review the terms of some upcoming Capital Improvement Projects. He advised the board that the applicant for the April 7 public hearing, a request to define a bar/tavern/nightclub, held a community meeting this week.

Mr. Jones approached the board to request that the public hearing for his upcoming special-use permit request be expedited. Mr. Jones' said the project is a candidate for grant funding which has a May deadline.

Mr. Hicks suggested that the request could be reviewed at the April 28 Planning Board meeting and then be presented to the Town Board at its May 5 meeting. The call for this public hearing was added to the April 7 agenda.

**Mayor and Commissioners' Reports**

Commissioner Hodge reported on the inaugural meeting of the Rolesville Cornerstone Committee, which will meet again on March 28. The committee is discussing options for the new town campus.

Mr. Hicks reported that the Public Safety Committee received an update on the progress of the Rolesville Bypass which, according to DOT officials, is slated to open by the end of September.

The Public Safety Committee also discussed Tina Como and Eastern Wake EMS's concerns with emergency traffic patterns along the bypass. Ms. Como stated that she was previously told that emergency vehicles could maneuver over the super street medians along East Young Street. As of late, DOT has indicated that emergency vehicles would need to make J-turns like civilian motorists.

Commissioner Currin said he believes DOT previously told the town that riding over the median was sufficient for emergency vehicles.

Mayor Eagles asked for Mr. Hicks to set up a meeting with DOT division chief Wally Bowman to discuss concerns with bypass design revisions. Mr. Hicks stated that he will first contact the resident engineer, David Moore.

Mayor Eagles said he met with the chair of the Wake County School Board to discuss the issue of school buses making stops on Main Street.

Commissioner Hodge asked for Mr. Hicks to provide some details at the next meeting about the new town complex in Hope Mill.

### **Staff Reports**

Mr. Ferguson noted that Rec Day is Saturday, April 26. The parade will start at 3 pm and games will start at 4:30. Spring baseball registration topped 614 participants this season.

Mayor Eagles asked Mr. Ferguson to explore purchasing the vacant lot next to field A for recreational purposes. Commissioner Hartis said he agreed with this idea, as the program is currently at capacity.

Commissioner Hodge asked if the department has considered a rate increase for non-residents as a way to curb the resident to non-resident ratio.

Mr. Lloyd reported that the recent bad weather has impacted single family home permits, but overall numbers remain strong with 27 permits having been issued in 2014 and 179 permits in the fiscal year. He also announced that Thales Academy will open in April.

Mr. York had no report.

Mr. Hicks presented a revised agreement with the developer of the Averette Ridge subdivision regarding the planned recreation center and community pool. Mr. Hicks said he reviewed the interpretation of the original agreement with the developer, which stated that the rec center and pool were to be completed with phase 2 of the subdivision. To further clarify, both parties agreed that the rec center and pool would be completed before the certificate of occupancy is issued on the first phase 2 home.

Commissioner Whitaker said this seemed to be a fair agreement and keeps the pressure on the developer.

Mr. Hicks updated the board on the new sign ordinance, set to take effect on May 1. He said town staff has been working with businesses and are circulating flyers about the sign ordinance to ensure business owners understand the changes.

He also reminded the board that the recycling round up will be held on Saturday in conjunction with the Police Department's medicine drop.

Mr. Hicks presented an opportunity for a Community Development Block Grant (CDBG) funded project, which would extend sidewalks, curbs and gutters along both sides of East Young Street. He asked for the board's approval to pursue this project.

Commissioner Whitley said the project furthers the town's efforts to promote walkability. The board gave Mr. Hicks approval to pursue funding for the project.

Mr. Hicks also stated that the Chamber of Commerce would like to resume its regular Chamber updates during Town Board meetings. Mayor Eagles agreed with this request. Commissioner Whitley suggested the chamber report be moved to earlier in the agenda.

Commissioner Whitley also mentioned that the annual rabies and microchip clinic will be held on Saturday, May 3 at Main Street Park.

### **Closed Session**

Commissioner Hodge made the motion to go into closed session to discuss matters protected under attorney-client privilege and to discuss personnel matters pursuant NC GS § 143-318.11-A6. Commissioner Whitaker seconded the motion, which passed unanimously.

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

### **Adjournment**

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

---

Leslie Rudd, Town Clerk

---

C. Frank Eagles, Mayor