

TOWN OF ROLESVILLE  
REGULAR BUSINESS MEETING OF THE  
TOWN BOARD

JUNE 2, 2014  
MINUTES

<b>PRESENT:</b> Frank Eagles, Mayor	Ronnie Currin, Commissioner
Gil Hartis, Commissioner	Betty Whitaker, Commissioner
Frank Hodge, Mayor Pro Tem	Shannon Whitley, Commissioner
Bryan Hicks, Town Manager	Thomas Lloyd, Planning Director
David York, Town Attorney	Clellie Allen, The Wake Weekly
JG Ferguson, Parks & Rec Director	Matt Anderson, Police Chief
Bobby Langston, Police Captain	Carl Simmons, Town Engineer
James Demchak	Linda Demchak
Jenny Rowe	Jamie Scrivner
MC Crawford	Frances Cheek
Lloyd Mattingly	Michael Birch
Will Letchworth	Keith Gettle
Adam Stokes	Sarah Stokes

**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**

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

**Approval of the Consent Agenda**

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

**Public Comments**

There were no comments from the public.

**Chamber of Commerce Report**

Rolesville Chamber of Commerce Executive Director, Jenny Rowe updated the board on chamber events, including the Business Expo, scheduled for Thursday, June 19 at the new Thales Academy. Ms. Rowe also reported that chamber membership is currently at 201 members.

**Update on the Farmers' Market Project**

Frances Cheek with Back to Basics updated the board on the recent opening of the Rolesville Farmers Market. She recommended candidates for the Farmers Market Advisory Board: Dan Beasley, Linda Barham, Aubrey Miller, Eugenia Pleasant, Adam Stokes and Mayor Eagles

Ms. Cheek reviewed the attendance for the first weekend opening of the market. She reported that, between Friday, May 23 and Saturday, May 24, the market hosted seven vendors and around 350 visitors. The following weekend, May 27-28, the market adjusted its operating hours to 8 am to 4 pm. With that change, there were five participating vendors and around 250 visitors.

Additionally, Ms. Cheek reported that she is speaking with more local farmers interested in being vendors or being wholesalers to the market. The Farmers Market is now equipped to accept Visa and Master Card and organizers are working to accept EBT.

Ms. Cheek also reported that \$8,500 has been invested in to the market for outdoor shelters, banners, plants and exterior improvements to the building.

Commissioner Frank Hodge asked if Back to Basics is requesting any funds from the town. Ms. Cheek said the group is not asking for any financial assistance from the town of Rolesville.

**Consideration of Board Action for case SUP 14-01: Request to Operate a Sports Bar**  
Planning Director Thomas Lloyd reviewed the request made by Jim Demchak to operate a private sports club at 411-D South Main Street. In addition to the special-use permit's conditions already proposed, Mr. Lloyd noted the addition of another condition: the SUP is limited to the applicant, Mr. Demchak, and said applicant must produce an executed lease for the subject property prior to applying for any change in use permit or building permit.

With no further discussion, Commissioner Whitley made the motion to approve the special-use permit. Commissioner Gil Hartis seconded the motion, which passed unanimously.

**Consideration of Board Action for case MA 14-02: a Zoning Map Amendment to Three Parcels**

Mr. Lloyd briefed the board on this request to rezone three parcels, making up 27.37 acres, near Burlington Mills Road from Residential-1 and Commercial-Outlying to Residential & Planned Unit Development (R&PUD). The rezoning request is the first step towards developing the parcels to a mixed-use development of single-family homes and offices.

With no further discussion, Commissioner Hodge made the motion to approve the rezoning request. Commissioner Whitley seconded the motion, which passed unanimously.

**Consideration of Board Action on case SUP 14-02: Request for R&PUD Mixed Use Development Master Plan**

Mayor Eagles reopened the public hearing.

Town Attorney David York reported that the applicant has proposed additional conditions to the special-use permit. Mr. Lloyd said staff met with the applicant to discuss off-site improvements and the extension of Granite Falls Boulevard.

Michael Birch, attorney representing the applicant, presented two options to the board that will result in the construction of a portion of Granite Falls Boulevard's extension in phases.

The condition states that, "At the election of the Town, which election shall be determined and provided to the developer prior to the recording of the first final plat for the development, the Town may require the developer to either:

- (i) Construct or provide for the construction of that portion of Granite Falls Boulevard located within the development as shown on the site plan associated with the special-use permit; or
- (ii) Construct or provide for the construction of (a) that portion of Granite Falls Boulevard located within the development, as shown on the site plan associated with this special-use permit, from the intersection of the north/south subdivision street to the center line of the creek, and (b) that portion of Granite Falls Boulevard within the area described as "Area Reserved for Future R/W" over Lot 2 as shown on that plat recorded in Book of Maps 2010, Page 780, Wake County Registry, from the center line of the creek to the existing terminus of Granite Falls Boulevard (the "Second Option").

With that second option, Mr. Birch added, he outlined proposed terms that would apply to the agreement in lieu of the previously stated condition 17 as it relates to Granite Falls Boulevard:

- (i) The land within the area described as "Area Reserved for Future R/W" over Lot 2 as shown on that plat recorded in Book of Maps 2010, Page 780, Wake County Registry, from the centerline of the creek to the existing right-of-way of Granite Falls Boulevard, shall be dedicated as public right-of-way.
- (ii) The developer shall construct or provide for the construction of (a) that portion of Granite Falls Boulevard located within the development, as shown on the site plan associated with this special use permit, from the intersection of the north/south subdivision street to the centerline of the creek, and (b) that portion of Granite Falls Boulevard within the area described as "Area Reserved for Future R/W" over Lot 2 as shown on that plat recorded in Book of Maps 2010, Page 780, Wake County Registry, from the centerline of the creek to the existing terminus of Granite Falls Boulevard.
- (iii) The developer's obligation to dedicate and construct that portion of Granite Falls Boulevard under the Second Option shall not become due until after the recordation of the thirty-third lot and prior to recordation of the thirty-fourth lot.
- (iv) In no event shall the developer's actual cost of construction along with right-of-way acquisition to complete the Second Option exceed the developer's projected cost of construction, based on an engineer's sealed estimate, subject to approval by Town Engineer, to complete the First Option as shown on Site

Plan sheet C3 dated 4-21-14. The developer's obligation to satisfy the Second Option is expressly conditioned upon and subject to this term.

(v) In the event the developer's projected cost of construction to complete the First Option is not sufficient to cover the actual cost of construction to complete the Second Option as set forth above in subsection (iv), then the Town shall allocate funds received by the Town for the construction of this segment of the road and credit the developer the cost of certain development impact fees associated with the proposed development and, if necessary, the future development of that portion of Lot 2, as shown on that plat recorded in Book of Maps 2010, Page 780, Wake County Registry, located outside of the development as shown on the site plan associated with this special use permit.

(vi) That subject to developer's dedication of that portion of Granite Falls Boulevard described below, the Town agrees to release the developer, and the developer is hereby released, from any existing or future obligation to construct or provide for the construction of that portion of Granite Falls Boulevard located within the development, as shown on the site plan, from the intersection of the north/south subdivision street to the western property line.

Mayor Eagles said he has concerns that there is no planned left turn lane on Burlington Mills Road coming from Rolesville Middle School. He added that NC DOT would accept a request for this road improvement and he doesn't want to see Rolesville tax payers paying for the improvement.

Mr. York said that he has reviewed the conditions with the additional conditions and finds them sufficient.

Commissioner Whitaker thanked the applicant and staff for collaborating on additional road improvements.

Commissioner Ronnie Currin asked for a timeline for completion of the project. Mr. Birch estimated it would be two-and-a-half years for homes to be completed. He noted that 33 residential lots will need to be recorded before the developer begins work on the off-site connection of Granite Falls Boulevard.

Commissioner Gil Hartis asked when the board should make a decision between the two Condition 18 options. Mr. York recommended a decision be made prior to the recording of the first lot. Mayor Eagles suggested a decision be made prior to board approval of the special-use permit.

Mayor Eagles closed the public hearing.

Commissioner Hartis made the motion to approve the special-use permit with the approval of the second option of Condition 18. Commissioner Whitaker seconded the motion, which passed unanimously.

### **Consideration of Board Action of the Proposed Budget for the 2014-15 Fiscal Year**

Town Manager Bryan Hicks noted the inclusion of a resolution approving an unrestricted fund balance.

With no further discussion, Commissioner Whitaker made the motion to approve the 2014-15 fiscal year budget as presented. Commissioner Whitley seconded the motion, which passed unanimously.

### **Consideration of the Draft Agenda for the Town Board Monday, July 7 Meeting**

Mr. Hicks recommended removing agenda item #5: Update regarding the Farmers' Market project.

Mr. York asked that an addition be made to include the approval of the special-use permits recently approved through the quasi-judicial process.

### **Mayor and Town Commissioners' Reports**

Mayor Eagles reported that he again asked the Wake County Board of Commissioners to consider funding an express library for Rolesville in the 2014-15 fiscal year budget.

He also noted that Terry Marcellin-Little recently received approval from the state historical society for the future location of the Little House museum to be renovated in accordance with historical architectural standards.

Commissioner Currin reported he attended the recent Triangle J meeting; the organization is planning to build a regional public safety training center for the Triangle.

### **Town Department Heads Reports**

Parks and Recreations Director JG Ferguson reported the split rail fencing at Main Street Park is currently being replaced due to wood rot.

He also noted that this year's upcoming football and cheerleading registration numbers are at a record high.

Mr. Ferguson also reminded the board of the upcoming Blue Grass concert on Saturday, June 15 at Mill Bridge Nature Park.

Mr. Lloyd reported applications are pending for more development and phases of new construction in several subdivisions are getting ready to come online.

Commissioner Hodge asked about the estimated number of permits expected in the next year. Mr. Lloyd said he was unsure, as most of the surge in permit numbers from the past year were due to the Heritage subdivision extension. Most of that is now complete. However, he added, there is room in a few other subdivisions for developers to step in and complete.

Mr. Lloyd also noted that the permit for the community pool in Averette Ridge has been submitted for approval.

Captain Bobby Langston reported the Rolesville Police Department was awarded a \$75,000 grant from the Wake County ABC Board to fund a kids summer camp. He also

noted that Rolesville High School will be the host of a regional cheerleading competition on Saturday, June 14 with 3,000 to 5,000 estimated to be participating.

Mr. Hicks reported that additional information about the US 401-bypass has been added to the town website.

### **Closed Session**

Commissioner Hodge called for a closed session pursuant NC G.S. § 143-318.11-A(5) to discuss the real estate acquisition of 101 W. Young Street. Commissioner Currin seconded the motion, which passed unanimously.

Commissioner Whitley made the motion to come out of closed session. Commissioner Whitaker seconded the motion, which passed unanimously

Mayor Eagles announced a special meeting to be held on Tuesday, June 24 at 6 pm to discuss property acquisition options near the town center.

### **Adjournment**

With no further business, Commissioner Whitley made the motion to adjourn. Commissioner Whitaker seconded the motion, which passed unanimously.

---

Leslie Rudd, Town Clerk

---

C. Frank Eagles, Mayor