

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

**September 8, 2015**

**MINUTES**

**PRESENT:** Frank Eagles, Mayor  
Ronnie Currin, Commissioner  
Betty Whitaker, Commissioner  
Bryan Hicks, Town Manager  
David York, Town Attorney  
JG Ferguson, Parks & Rec Director

Frank Hodge, Mayor Pro Tem  
Gil Hartis, Commissioner  
Robin Reif, Town Clerk  
Thomas Lloyd, Planning Director  
Bobby Langston, Police Chief  
Orlando Soto, Police Captain

**CALL TO ORDER**

Mayor Frank Eagles called the meeting to order and led the pledge of allegiance. Reverend Patrick Cherry of Christ the Word Church gave the invocation.

Mayor Eagles read a special proclamation in honor of Lizzie Dunn Leigh on the occasion of her 100<sup>th</sup> birthday. Proclamation incorporated herein by reference. Ms. Leigh blessed those in attendance with her presence along with that of her family members.

Mayor Eagles notified those present that the Granite Crest Subdivision expansion public hearings were postponed until the October 5<sup>th</sup> meeting. An issue needing to be resolved with the developers necessitated the rescheduling of the hearings and town staff is to notify adjacent property owners of the change as well as provide notice in the local newspaper.

**APPROVAL OF THE AGENDA**

Mayor Eagles asked for approval of the September 8, 2015 meeting agenda. On a motion by Commissioner Currin, second by Commissioner Whitaker, the approval of the September 8, 2015 meeting agenda carried by unanimous vote.

Mayor Eagles presented the First Responders' Month Proclamation to Fire Chief Rodney Privette and Police Chief Bobby Langston. The proclamation prepared for the local EMS will be mailed following the meeting.

**APPROVAL OF THE CONSENT AGENDA**

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

- Approval of the minutes for the August 3, 2015 meeting.
- Approval of the minutes for the August 18, 2015 meeting.
- Proclamation recognizing September as First Responder's Month.
- Special event application for the Rolesville Chamber of Commerce's BBQ event on September 12, 2015.
- Call for Public Hearing for the October 20<sup>th</sup> meeting
  - A. Case A15-01 involving a voluntary annexation petition for 60.78 acres on Forestville Road from R1 to R2-CZ
  - B. Case D15-03 involving a site plan to construct a pool and clubhouse within Cedar Lakes Subdivision

On a motion by Commissioner Currin, second by Commissioners Hartis and Whitaker, the approval of the consent agenda carried by unanimous vote.

**PUBLIC COMMENTS**

None

## REGULAR AGENDA

### Presentation by the Rolesville Police Department regarding the 2015 Camp C.A.R.E.

Chief Bobby Langston reported on the success of the second annual Camp C.A.R.E. which stands for *Choices, Accountability, Respect, and Excellence*. The Chief stated that letters of accommodation will go in each participating officer's personnel file. In addition, three officers received a community service pin to wear on their uniform.

Mayor Eagles joined Chief Langston in presenting a plaque to McDonald's, Chik-Fil-A and Little Caesars in recognition of their sponsorship of the camp.

### Chamber of Commerce Report

No one was present to provide a Chamber of Commerce Report

### Public Hearing: Case SUP05-01: Quasi-judicial hearing to consider proposed amendment to the existing special use permit to include a portion of Granite Ridge master plan so as to allow for 19 townhomes

#### *Open Public Hearing*

Mayor Eagles opened the public hearing at 7:34 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, Town Clerk Robin Reif swore in those persons in attendance wishing to provide testimony.

#### *Introduction by Staff*

Planning Director Thomas Lloyd provided an overview of the proposed amendment to an existing special use permit dating back to 2005 and concerning the Granite Ridge Subdivision master plan. The proposal involves the addition of 1.5 acres off an adjacent tract to allow for the development of 19 additional townhome lots. The area is commercial. Zoning of the tract is split with a portion having been rezoned previously for a commercial use that never materialized. The thoroughfare plan was also presented for reference. If approved, the development would mirror that of the townhome plans previously approved and located across the roadway.

#### *Comments from the Applicant*

Thurston Debnam, Attorney with Smith, Debnam, Marron, Drake, Saintsing and Myers L.L.P. and Johnny Edwards, Professional Engineer with John A. Edwards & Company were present to provide comments on the project under hearing. Attorney Debnam verified the area as described by Mr. Lloyd as it pertains to future land use, restating that it is currently zoned for high-density residential use with a current zoning of R-PUD. Attorney Debnam affirmed that the applicant is only seeking an amendment to the existing special use permit. Attorney Debnam noted that the utilities are available for the development of 19 additional townhomes and that the applicant proposes extending the existing street stub out at the southern end of the property to join with existing property. Attorney Debnam stated that it is the opinion of the applicant that the proposed development will not materially affect or endanger the public health or safety. The design complies with the health and public safety ordinances of the Town of Rolesville. Design is consistent with industry standards prevailing in North Carolina and is almost identical to the property that has been developed across the street. Buffers, storm water control devices and adequate traffic for both residents of the property as well as emergency services have been included in the plan. As previously stated, connectivity will also be provided to the adjacent property to the east. Attorney Debnam provided the opinion that the proposed development or use will not substantially injure the value of the adjoining property and is compatible and consistent with the surrounding property. The use will be in the right scale, proportion and harmony with what is already there in that it will be multi-family residential and it will generally conform to the town's overall comprehensive plan. Plan has been reviewed for any potential transportation burdens. As it is a private street, neither the town nor developer will be asked to construct any streets. The plans have been successfully reviewed by the town's fire and police services. Sidewalks are also to be provided.

### *Questions of Applicant from the Board*

Mr. Edwards was asked if he concurred with all that Attorney Debnam had spoken. Mr. Edwards stated that he did and was accepted as an expert witness based on his prior testimony before the board. When questioned, Mr. Edwards reported on the future location of postal kiosk(s) within the expansion.

### *Comments from Public in Favor*

None

### *Comments from Public in Opposition*

None

### *Rebuttal from Applicant*

None

### *Close of Public Hearing*

As there was no one else wishing to speak, Mayor Eagles closed the public hearing on Case SUP05-01 at 7:54 p.m.

Involving Case SUP05-01 *Quasi-judicial hearing to consider proposed amendment to the existing special use permit to include a portion of Granite Ridge master plan so as to allow for 19 townhomes* it was moved by Commissioner Whitley to approve amendment to the existing special use permit as conditioned as all the required findings of fact have been met; seconded by Commissioner Hartis. Motion carried by unanimous vote.

### Consideration of the Draft Agenda for Town Board Meeting to be held October 5, 2015

Mayor Eagles asked for any changes to the draft agenda for the October 5, 2015 Town Board meeting.

Discussion was held and further clarification provided on the postponement of the Granite Crest Subdivision public hearings.

## **OTHER BUSINESS**

### Mayor and Town Commissioner's Committee Reports

#### *Mayor Eagles*

- At the Mayor's request, Police Chief Bobby Langston introduced new Patrol Officer Isaiah Mazyck.
- Patrick Cherry was introduced and spoke about his church.
- The Mayor reported on a proclamation generated by the Wake County Board of Commissioners in support of Teachers' Assistants.

#### *Commissioners*

Discussion was held following the introduction of a draft proposal for a media center at the previous Spence-Jones property. The proposal is to be put to a vote at a later date following agreement between Wake County Commissioners and the Town of Rolesville. Mr. Hicks was directed to pursue said agreement. The proposal calls for the provision at the center of computers first, with the provision of books at a later time.

#### *Commissioner Currin*

Commissioner Currin gave an update of progress on a new town hall center. The Commissioner stated that the Cornerstone Committee met last Thursday and has plans to show the drawings to the public in future to gather comments.

## Staff Reports

*Planning Director Thomas Lloyd updated council on the following*

- New planner Kevin Lewis has replaced Matt Klem following his resignation.
- 25 new dwelling unit building permits were administered (14 townhomes and 11 single-family dwellings)

*Recreation Director J. G. Ferguson*

- Fall sports have begun.
- Basketball registration has begun.
- Online registration for shelter rentals and programming has begun through the company *Rec 1*.

*Police Chief Bobby Langston*

Chief Langston provided a traffic report as well as a brief summary of recent utilization of POP (Problem Oriented Policing) modules. The department has not found all recent allegations of speeding to be true based on data received.

*Town Attorney David York*

Attorney York introduced the proposed order for SUP15-04, a permit previously distributed to board members. The proposed permit is for the Bill Clark Homes 115-lot residential development. Both the Planning Director and Town Attorney have approved it as to form as it reflects the decisions made by the board during its previous public hearing. Upon a motion by Commissioner Whitaker, second by Commissioner Currin, SUP15-04 was approved by unanimous vote.

Attorney York introduced the draft new sign ordinance the board requested he prepare for their review. The board was asked to review the document and submit comments to Thomas Lloyd, Planning Director. The goal is to have a version ready to go before the Planning Board this month. The goal is to hold a possible public hearing on the ordinance on October 5<sup>th</sup>.

*Town Manager Bryan Hicks*

- Mr. Hicks asked for a decision by the board on the IT contract submitted by Benchmark and approved to form by the Town Attorney.

Moved by Commissioner Hodge; seconded by Commissioner Whitley to accept the contract as executed. Motion received a unanimous vote.

- Waste Industries requested an increase to their prices (current contract expires 2017). In the present agreement, price increases throughout the year must be approved by Rolesville. The board accepted Mr. Hick's recommendation that the rates not be increased at this time. Mr. Hicks also reported that all trucks routed in Rolesville use compressed natural gas.
- A quote has been received for installation of a 40' flag pole at the prior location of Puff's. The quote was solicited following discussion with Fire Chief Rodney Privette and board members. Mr. Hick's is to report back to the board with further cost information. Mayor Pro Tem Hodge suggested requiring electrical lines be buried in anticipation of future improvement of the downtown area to include underground utilities.
- Speeding through Sanford Creek Elementary Schools/Granite Falls Boulevard was discussed and an additional crosswalk was decided upon as the best remediation to begin with.

## **CLOSED SESSION**

Upon a motion by Commissioner Hodge, second by Commissioners Whitley and Whitaker and by unanimous vote, the board entered closed session at 9:03 p.m. pursuant to NCGS 143-318.11(a)(5) to give instruction to Town Attorney concerning a potential real estate acquisition involving 502 Southtown Circle.

## **RETURN TO OPEN SESSION**

A motion to come out of closed session was made by Commissioner Whitley, seconded by Commissioner Currin. Motion to return to open session received a unanimous vote.

**ADJOURNMENT**

Upon a motion by Commissioner Whitley; second by Commissioner Whitaker, the meeting was adjourned by unanimous vote. The meeting adjourned at 9:34 p.m.

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C. Frank Eagles, Mayor

ATTEST:

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Robin E. Reif, Town Clerk

[ SEAL ]