

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

**November 2, 2015**

**MINUTES**

**PRESENT:**

Frank Eagles, Mayor	Frank Hodge, Mayor Pro Tem
Gil Hartis, Commissioner	Shannon Whitley, Commissioner
Betty Whitaker, Commissioner	Ronnie Currin, Commissioner
Bryan Hicks, Town Manager	Thomas Lloyd, Planning Director
JG Ferguson, Parks & Rec Director	Bobby Langston, Police Chief
Orlando Soto, Police Captain	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. The chorus from Sanford Creek Elementary School performed in lieu of the invocation.

**APPROVAL OF THE AGENDA**

Mayor Eagles asked for approval of the November 2, 2015 meeting agenda. Mayor Pro Tem Hodge asked that consent agenda item #5 be moved for discussion under *Regular Agenda* as item #9. On a motion by Commissioner Whitaker, second by Commissioner Whitley, the approval of the November 2, 2015 meeting agenda with change requested carried by unanimous vote.

**APPROVAL OF THE CONSENT AGENDA**

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

1. Approval of the minutes for the October 5, 2015 meeting
2. Approval of the minutes for the October 20, 2015 meeting
3. Proclamation recognizing November 13<sup>th</sup> as World Pancreatic Cancer Day  
Ms. Susan Decker of Terrell Plantation was present to accept the Proclamation. Ms. Decker spoke about losing her own Mother to the disease and asked for support of the cause led by the Pancreatic Cancer Network
4. Approval of case MA15-05: *Amendment to change the zoning of a 19.67 acres from R1 to R2-CZ*

On a motion by Commissioner Whitaker, second by Commissioner Whitley, the approval of the consent agenda with the movement of Case TA15-10 to the Regular Agenda carried by unanimous vote.

**PUBLIC COMMENTS**

None

**REGULAR AGENDA**

Chamber of Commerce Report

None

**ITEM # \_\_\_\_\_**

Case TA15-10: Amendment to the Town Code Chapter 11 regulating businesses

Moved by Mayor Pro Tem Hodge to approve the text amendment with the 60 allowable days under section 111.09(C)(2) being changed to 70 days; seconded by Commissioner Currin.

Under further discussion, Commissioner Whitley asked what happens if materials are not removed within the allotted timeframe. Town Manager Bryan Hicks responded that, under section 10.99, every day over the mandated deadline would be seen as a separate violation each having a \$50.00 fine.

Motion carried by unanimous vote.

Public Hearing for case SP15-01: Quasi-judicial hearing involving a special use permit for Granite Crest (Phase IV) totaling 31 lots for single family dwellings (continued from October 20, 2015)

*Open Public Hearing*

Mayor Eagles opened the public hearing at 7:17 p.m.

Town Attorney David York provided the history of prior public hearings held, resulting continuations and revisions by staff.

For the benefit of the board, Town Manager Bryan Hicks recited revisions to draft conditions numbers 1,8, 10, 12, 17, 18, and 19 submitted by the developer for approval of the special use permit.

Under further discussion were the following items:

- It was expressed that 2,000 sq. ft. instead of 2,500 is unacceptable under item number one for any of the lots. Lowering standards for this subdivision will lower standards for the Town going forward and will not be good for those currently occupying homes in the subdivision.
- Water sewer allocation process which guides the square footage of homes was approved in 2005.
- HOAs responsibility to maintain the kiosk, parking lots, right-of-way and street until it met the standards of an approved street that the town would then take over.
- Title research has not yet been conducted on the Myers property. Easement rights are unknown.
- Minimum standards of the proposed driveway and its maintenance were discussed as needing to be in writing.

Applicant Mr. Perry responded to questions by the board.

1. Stated he was unsure where the numbers were pulled. Based on his information, the homes under discussion meet the covenant of minimum 1,800 square foot homes.
2. Largest home in Granite Crest is 2,560 square feet according to Eastwood Homes.
3. Square footage is left up to the builder as long as guidelines are met.
4. Not agreeing to the one-year timeframe from first building permit for building of the greenway. Has agreed to build the greenway as approved on the plan, but needs to be able to sell enough lots in order to afford its construction. Rock and weather may be a consideration that prevents that from occurring within one-year of the first building permit.
5. Would like to retain the right to name the greenway.
6. Agreed to build to the code. It is not in the code but all subdivisions have agreed to 10' or greater. In the open space greenway plan, 10' was agreed upon. Mr. Perry stated his agreement to build the greenway 10' wide. It was unclear where the greenway would run. If it would run north to South and stop as the drawing depicted the greenway or extend east. Mr. Perry stated that he is willing to dedicate the additional extension but not to build it. Unsure it needs to be built but agreed it could eventually connect to something.

7. Need to have a plan that meets the understanding of all present or an exhibit attachment that shows what is to be constructed.
8. Applicant stated his desire to complete the special use permit with the seated board as the process began with this board.
9. Concern regarding acceptance by Granite Crest Homeowners' Association. Mr. Perry stated that the maintenance of the kiosk and parking will not be excessive especially considering the dues that will be picked up by the association.
10. Current HOA cannot be compelled to take the additional lots. If unwilling, a new HOA may be formed for the additional lots.

Staff was directed to make the agreed to changes. The greenway is to be reviewed by the Parks & Recreation Advisory Board prior to approval by the governing board.

Town Attorney David York is to work with the applicant's attorney to draft an order incorporating findings and conclusions.

At 8:18 p.m., Mayor Eagles continued the public hearing until November 17<sup>th</sup>.

#### 2014-2015 Annual Audit Presentation

Mr. David Boyce of Koonce, Wooten, Haywood LLC (Auditors), was present to provide the annual audit presentation. Mr. Boyce stated that the audit was clean and went well. Mr. Boyce also introduced the new utility reserve fund that had been implemented and expressed accolades for Finance Officer Amy Stevens.

Mr. Boyce stated the only action item to come out of the audit was that the allowable uses of the new utility reserve fund needs to be clarified.

#### Town Center Complex Design discussion

Commissioner Currin pointed out the two drawings made available for viewing by the board. The following were items of discussion:

- Town Manager Bryan Hicks stated that up to 75 to 100 people attended the recent open house held to collect comments from residents.
- Commissioner Currin outlined the timeframe and possible procedures going forward.
- Commissioner Hartis' commented regarding four basketball courts being needed instead of three.
- Mayor Eagles commented that much of the end users of the baseball program come from Wake County.

Moved by Commissioner Whitaker that Concept Drawing B be followed for further consideration of a new town center complex; seconded by Commissioner Whitley.

Under further discussion, Mayor Pro Tem Hodge expressed his opinion that the sports complex should be located someplace different from the Town Hall complex.

Motion received the following vote.

Ayes: Commissioners Hartis, Whitley, Whitaker, Currin  
Noes: Hodge

Motion carried 4-1

Update regarding case TA15-08 Update: *Amendment to the Town of Rolesville sign ordinance*

Town Manager Bryan Hicks spoke regarding recent review of the proposed revisions by the Planning Board as well as comments received by Mr. Rick Eddins.

Planning Director Thomas Lloyd provided history on the revisions, postponements, and enforcement of the sign ordinance over the years. Enforcement is currently suspended following Supreme Court decision in case Reed vs. Town of Gilbert, AZ.

Moved by Commissioner Whitaker to set a public hearing for the sign ordinance as proposed on November 17<sup>th</sup> at 7:00 p.m.; seconded by Commissioner Whitley. Motion received a unanimous vote.

Consideration of the draft agenda for the Town Board meeting on November 17, 2015

- Addition of continued public hearing on case SUP15-01: *Special Use Permit for Granite Crest.*
- Public Hearing to be held on TA15-08: *Amendment to the Town of Rolesville sign ordinance.*
- Approval of Resolution to LGC for purchase of 502 Southtown Circle.

**OTHER BUSINESS**

Mayor and Town Commissioner's Committee Reports

*Mayor Eagles*

- Stated he was asked where the Town's tennis courts are and was approached by a gentleman willing to volunteer to give youth tennis lessons.

*Commissioners*

NONE

*Department Heads*

Planning Director Thomas Lloyd reported on the following:

- 16 permits were issued in October
- Senior apartment complex (72 units) permits were issued
- Change of use permit near post office from a tanning salon to a Hispanic convenience store.
- Approximately 200 surveys for comprehensive plan/vision plan project have been received
- Will be absent from the November 17<sup>th</sup> meeting.

Recreation Director J. G. Ferguson reported on the following:

- 47 vendors and 4 food trucks (49 paying vendors) at the Fall Fun Fest.
- 102 participants in the costume contest.
- Thanks go to the Rolesville Police Department for serving hot dogs, Ryan Vinson, The Garden Club and all the vendors. It was a big success.
- Largest event the town has had.
- Already planning for next year.
- 9-10 special events are already being planned for next year.
- 388 participants signed up for basketball. More residents than non-residents.
- Fall sports are finished.
- 56 online shelter rentals in one month. The process is working well.
- Comprehensive plan open house is scheduled for December 3<sup>rd</sup>.

Police Chief Bobby Langston reported on the following:

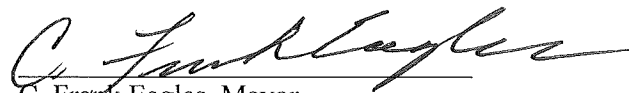
- Thanked staff and the police department for closing the roads for the Fall Fun Fest.
- Over 1,000 hot dogs were served by the department.
- Great community interaction between the Police Department and the community.
- Participated at a trunk-or-treat the previous night.
- 988 events were worked in September and 1013 in October.
- Response times are still good.
- In October there were five accidents on the bypass. 73 vehicle stops. 47 citations were given, 14 were verbally warned and 12 were given written warnings.
- Excess of speeds between 70 and 95 mph.

Town Manager Bryan Hicks reported that, due to a redo of elections, the Chamber of Commerce emailed to ask that Chamber of Commerce members submit names for Chamber Board of Directors by November 6<sup>th</sup> for voting on November 25<sup>th</sup>.


Portraits are to be taken of the elected and seated Commissioners during the next meeting. A group photo has also been scheduled.

**ADJOURNMENT**

Upon a motion by Commissioner Whitley; second by Commissioner Whitaker, the meeting was adjourned by unanimous vote. The meeting adjourned at 9:41 p.m.

  
C. Frank Eagles, Mayor

ATTEST:

  
Robin E. Reif, Town Clerk

