



## Board of Commissioners

### Work Session

**April 15, 2025**

**6:30 PM**

#### AGENDA

1. Call to Order
2. Consideration of Agenda
3. Rolesville Reimagined (Comprehensive Plan Update) & Housing Plan - Project Update  
Meredith Gruber, Planning Director
4. Text Amendment Schedule - Meredith Gruber, Planning Director
5. Closed Session Pursuant to N.C.G.S. 143-318.11 (a) (6) Personnel
6. Adjourn

*This meeting is designed as a work session for board members to receive, review and discuss information prepared by staff. Only staff and board members are allowed to speak during this meeting, without express special permission. Citizens are reminded that there is an opportunity during the public comment period of regular board meetings occurring during the first Tuesday of each month for questions and concerns and citizens are welcome to contact the Mayor or board at other times by phone or email.*

# Memo

**To:** Mayor Currin and Town Board of Commissioners  
**From:** Meredith Gruber, Planning Director  
**Date:** April 9, 2025  
**Re:** Comprehensive Plan and Housing Plan Updates

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## Background

Updates on the Comprehensive Plan project, Rolesville Reimagined, and the Town's first Affordable Housing Plan will be provided on April 15, 2025 at the Town Board Work Session.

## Comprehensive Plan

Rolesville's Comprehensive Plan was adopted in 2017 and is in the process of being updated. WithersRavenel's Design + Planning Group, with subconsultant Rose Associates, are working on the Comprehensive Plan and Economic Development Strategic Plan. The three phases of the project include:

- Initiation and Analysis;
- Visioning and Plan Development (*Current Phase*);
- Refinement and Adoption.

Planning Staff will provide an update on what is going on right now and what's coming next with Rolesville Reimagined.

## Housing Plan

Rolesville's first Affordable Housing Plan is nearing completion. The final draft prepared by TPMA is ready for public review and comment and will be available on the Town's website from April 21 to May 20. Planning staff will provide an update on what's next following the public comment period.

Your  
FOR Info  
FYI

Town of Rolesville  
Board of Commissioners  
Work Session

April 15, 2025

**FOR YOUR INFORMATION (FYI) SECTION**

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# Financial Update

For quarter ending March 31, 2025

75% percent of fiscal year



## General Fund

### GENERAL FUND SUMMARY

Revenues	FY23-24	FY24-25	FY24-25	
	Actual	Budget	YTD	YTD %
Ad Valorem	6,676,814	9,066,000	9,124,310	101%
Ad Valorem DMV	752,703	693,000	517,497	75%
Local Opt Sales Tax	3,366,189	3,360,000	1,830,957	54%
Solid Waste Fees	1,067,352	1,124,100	1,114,050	99%
Utility Sales Tax	608,506	574,000	346,760	60%
Fund Balance	-	1,673,056	-	0%
All Other Revenue	2,690,940	2,280,400	2,085,417	91%
<b>Total</b>	<b>15,162,503</b>	<b>18,770,556</b>	<b>15,018,990</b>	<b>80%</b>

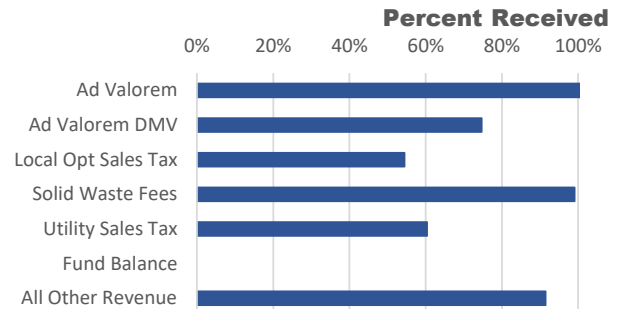
### Expenditures

Governing Board	167,303	198,700	137,773	69%
Administration	1,022,992	1,220,110	703,729	58%
Finance	633,819	817,890	568,653	70%
HR	314,727	388,389	254,078	65%
Special Approp	1,722,721	4,044,750	517,009	13%
Planning	1,164,521	1,636,776	864,416	53%
Com/Econ Dev	200,764	250,610	151,617	60%
Police	3,889,727	4,656,740	3,191,983	69%
Fire	1,153,842	1,364,100	993,087	73%
Public Works	824,632	1,228,746	781,878	64%
Powell Bill	242,008	-	8,597	
Solid Waste	990,445	1,596,000	1,243,306	78%
Parks & Rec	1,170,190	1,367,745	935,440	68%
<b>Total</b>	<b>13,497,691</b>	<b>18,770,556</b>	<b>10,351,565</b>	<b>55%</b>
<i>Fund Balance Change</i>	<i>1,664,813</i>		<i>4,667,425</i>	

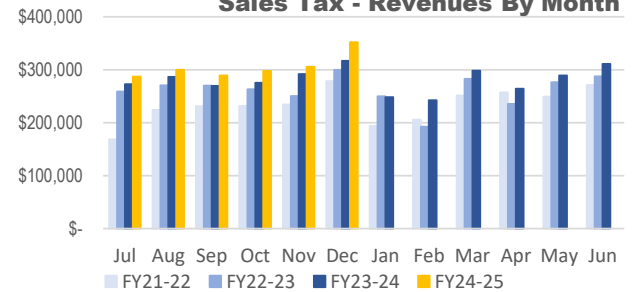
### GENERAL FUND NOTES

- Some revenues have a lag in receipt so they will always show behind year-to-date levels.
- Expenditures are generally within expected levels.
- Solid Waste is slightly above expected due to service contracting as a result of emergency repairs to equipment.

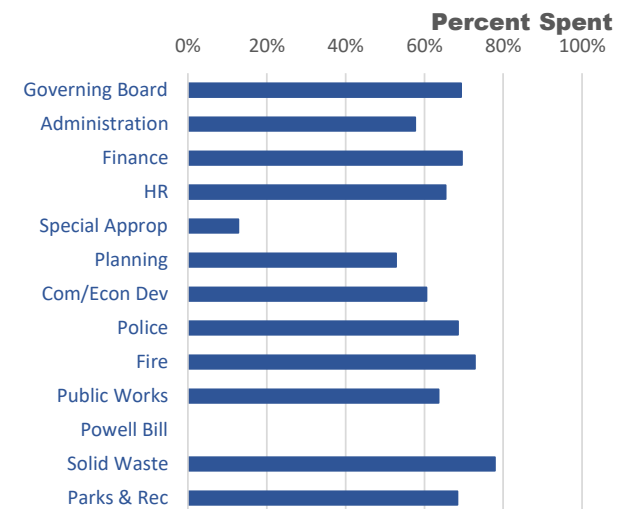
### Revenues



### Sales Tax - Revenues By Month



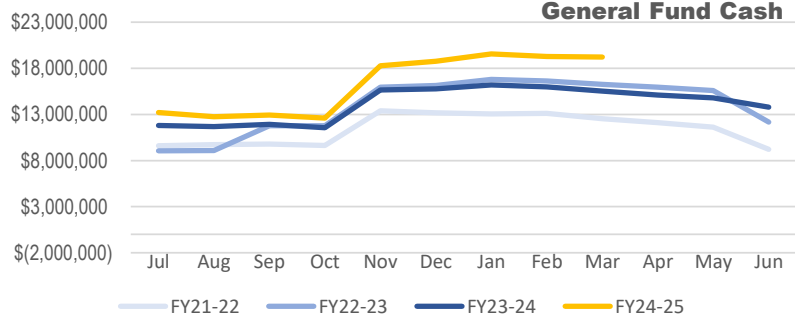
### Expenditures



## Cash & Investments

As of date noted above

General Fund	\$19,227,232
Capital Projects Fund	\$9,336,712
LAPP Grants Fund	\$5,982,903
Utility Projects Fund	\$2,070,461
	<b>\$36,617,309</b>
Checking	\$1,181,994
Investment	\$35,435,315
	<b>\$36,617,309</b>



# Financial Update

For quarter ending March 31, 2025

75% percent of fiscal year



## Capital Funds

### CAPITAL PROJECTS FUND

Revenues	FY23-24	FY24-25	FY24-25	
	Actual	Budget	YTD	YTD %
Streets-related	1,359,606	-	777,376	
Parks-related	1,457,144	-	871,849	
Fund Balance Approp		2,963,519	-	0%
All Other Revenues	96,678	202,162	43,875	
Transfer In	730,000	1,285,000	-	0%
<b>Total</b>	<b>3,643,428</b>	<b>4,450,681</b>	<b>1,693,099</b>	<b>38%</b>
<b>Expenditures</b>				
Streets & Sidewalks	838,171	908,192	262,503	29%
Parks & Greenways	706,328	2,417,046	819,100	34%
General	2,455,093	1,125,443	351,815	31%
Transfer Out	-	-	-	
<b>Total</b>	<b>3,999,592</b>	<b>4,450,681</b>	<b>1,433,418</b>	<b>32%</b>
<i>Fund Balance Change</i>	<i>(356,165)</i>		<i>259,681</i>	

### LAPP GRANTS FUND

Revenues	FY23-24	FY24-25	FY24-25	
	Actual	Budget	YTD	YTD %
All Other Revenues	229,789	-	172,182	
Grants - Federal	5,256,532	4,015,794	999,600	25%
Transfer In (LAPP)	-	4,868,113	-	0%
Reimbursements	3,021,129	786,953	-	0%
Transfer In (Wallbr)	-	881,869	-	0%
Grants - State	1,137	116,863	66,447	57%
Transfer In (ADA)	-	60,856	-	0%
<b>Total</b>	<b>8,508,588</b>	<b>10,730,448</b>	<b>1,238,230</b>	<b>12%</b>
<b>Expenditures</b>				
LAPP Project	4,258,904	8,883,907	1,748,040	20%
Wallbrook	2,657,454	1,668,822	185,695	11%
ADA Curb Ramps	1,421	177,719	188,602	106%
<b>Total</b>	<b>6,917,779</b>	<b>10,730,448</b>	<b>2,122,336</b>	<b>20%</b>
<i>Fund Balance Change</i>	<i>1,590,809</i>		<i>(884,106)</i>	

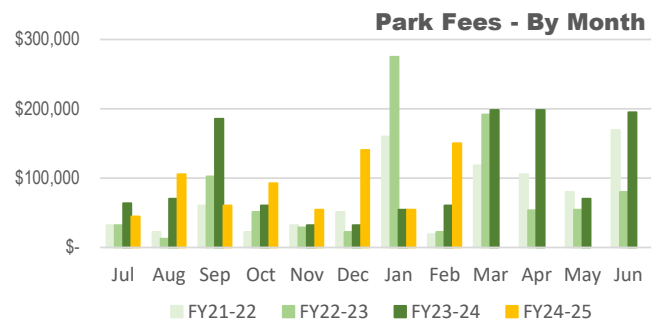
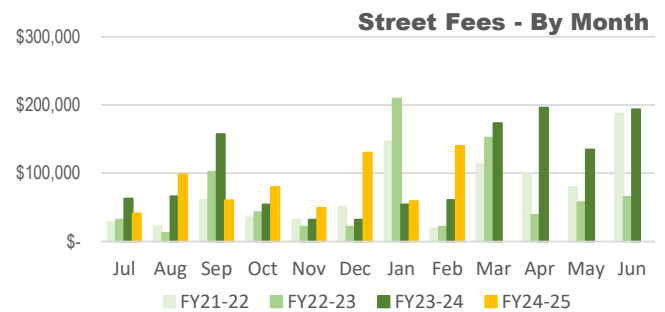
### UTILITY PROJECTS FUND

Revenues	FY23-24	FY24-25	FY24-25	
	Actual	Budget	YTD	YTD %
Investment Income	113,428	-	70,913	
All Other Revenues	-	-	-	
<b>Total</b>	<b>113,428</b>	<b>-</b>	<b>70,913</b>	
<b>Expenditures</b>				
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<i>Fund Balance Change</i>	<i>113,428</i>		<i>70,913</i>	

#### CAPITAL FUND NOTES

- No items of concern noted.
- Capital fee revenues are driven by development activity.
- Projects continue to proceed within appropriations.

### Revenues

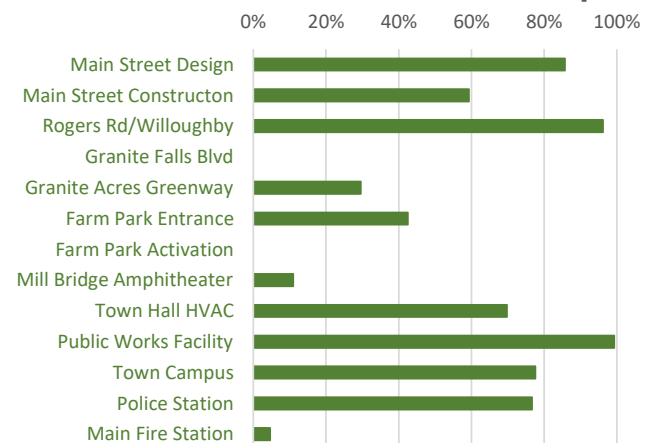


### Expenditures

#### Capital Project Ordinances - Project to Date

Project	Budget	Actual	% Spent
Main Street Design	2,873,994	2,463,388	86%
Main Street Constructon	21,153,339	12,545,228	59%
Rogers Rd/Willoughby	915,000	879,916	96%
Granite Falls Blvd	200,000	-	0%
Granite Acres Greenway	323,500	95,598	30%
Farm Park Entrance	1,550,000	658,797	43%
Farm Park Activation	60,000	-	0%
Mill Bridge Amphitheater	470,000	51,481	11%
Town Hall HVAC	80,000	55,825	70%
Public Works Facility	4,620,000	4,586,092	99%
Town Campus	2,552,000	1,979,599	78%
Police Station	150,000	114,956	77%
Main Fire Station	150,000	6,900	5%

#### Percent Spent



# Financial Update

For quarter ending March 31, 2025

75% percent of fiscal year



## Budget Transfers & Amendments

### ADMINISTRATIVE ADMENDMENTS - unfulfilled purchase orders from previous fiscal year

Date	Revenue		Expenditure		Amount	Explanation
7/1/24	100-4410	Consultants	100-210-5268	Development Review Svs	\$38,750	Planning - developer TIAs in progress
7/1/24	100-6900	Fund Balance Approp	100-110-5284	Special Events	\$1,400	Gov Bd - EWGA dinner
7/1/24	100-6900	Fund Balance Approp	100-210-5262	Contracted Services	\$205,364	Planning - plans in progress - hsg, comp, etc
7/1/24	100-6900	Fund Balance Approp	100-210-xxxx	Various	\$17,292	Planning - move to 211 S Main St
7/1/24	100-6900	Fund Balance Approp	100-310-xxxx	Various	\$86,055	Police - equipment on order
7/1/24	100-6900	Fund Balance Approp	100-510-5420	Vehicles	\$560,000	PW - yard waste trucks on order
7/1/24	100-6900	Fund Balance Approp	100-610-5334	Community Events	\$3,445	P&R - G Taylor event

### ADMINISTRATIVE TRANSFERS

Date	From		To		Amount	Explanation
7/16/24	100-210-5210	Maint/Repair - Bldg/Grnds	100-610-5108	Temporary	\$3,100	custodial svcs - part time i/o contracted
7/16/24	100-410-5108	Temporary	100-610-5108	Temporary	\$6,200	custodial svcs - part time i/o contracted
8/2/24	100-110-5280	Training/Travel	100-110-5415	Equipment/Furniture	\$1,400	replace Mayor laptop
8/26/24	100-310-5232	Facility Lease	100-410-5120	Maint/Repair - Bldg/Grnds	\$1,350	stone for PD storage at PW yard
8/26/24	100-310-5420	Vehicles	100-410-5120	Maint/Repair - Bldg/Grnds	\$1,125	stone for PD storage at PW yard
9/27/24	100-140-5282	Tuition Reimbursement	100-410-5280	Training/Travel	\$3,721	CDL training
9/27/24	100-310-5420	Vehicles	100-130-5264	Computer Software/Svs	\$5,000	scheduling and timekeeping software
9/27/24	100-320-5262	Contracted Services	100-130-5264	Computer Software/Svs	\$6,000	scheduling and timekeeping software
10/29/24	100-610-6101	Athletics:Youth Baseball	100-610-6103	Athletics:Football and Chee	\$3,000	increase in number of teams
11/15/24	100-410-5210	Maint/Repair - Bldg/Grnds	100-410-5212	Maint/Repair - Equipment	\$5,000	street sweeper repair
1/6/25	100-610-5332	Programs	100-610-5264	Computer Software/Svs	\$1,500	cost increases
1/28/25	100-130-5262	Contracted Services	100-110-5415	Equipment/Furniture	\$4,500	Chamber tables and chairs
2/18/25	100-610-var	Various	100-610-5264	Computer Software/Svs	\$7,000	RecDesk software
3/6/25	100-310-5246	Uniforms	100-310-5242	Cleaning Supplies	\$715	new account
3/6/25	100-310-5246	Uniforms	100-310-5290	Show With a Cop	\$285	higher participation
3/6/25	100-130-5262	Contracted Services	100-130-5280	Training/Travel	\$4,000	training needs for new staff
3/27/25	100-110-5280	Training/Travel	100-120-various	Various	\$3,200	Admin operational expenses.
4/1/25	100-130-5260	Professional Services	100-xxx-5415	Equipment/Furniture	\$5,500	laptop replacements
4/2/25	100-230-5260	Professional Services	100-230-5280	Training/Travel	\$1,000	conference

### TOWN BOARD AMENDMENTS & TRANSFERS

Date	Revenue/From		Expenditure/To		Amount	Explanation
10/8/24	100-6900	Fund Balance Approp	400-724-5262	Contracted Services	\$200,000	Main St right-of-way, design
10/8/24	400-6900-7600	Fund Balance Approp.Park	400-4325-7600	Grants - State.Parks	\$202,162	Accessibility Grant for Mill Bridge Nature Pk
2/4/25	100-190-5399	Contingency	100-120-5280	Training/Travel	\$5,000	new staff needs
2/4/25	100-190-5399	Contingency	100-120-5415	Equipment/Furniture	\$10,000	new staff needs
2/4/25	100-4410	Consultants	100-210-5268	Development Review Svs	\$65,000	additional TIAs
4/1/25	100-4330	Grants - Local & Other	100-310-5290	Community.ABC Grants	\$17,000	grant for golf cart
4/1/25	100-6900	Fund Balance Approp	400-724-5262	Contracted Services	\$350,000	Main St right-of-way

**Parks and Recreation Director:** June Greene  
**Administrative Support Specialist:** Nara Stevens  
**Athletic Program Coordinator:** Mark Pittman  
**Athletic Program Coordinator:** Brandon Metzel  
**Cultural Program Coordinator:** Tina White  
**Parks Superintendent:** Eddie Henderson  
**Special Events Coordinator:** Kristen Stafford





# Athletic Programs Update

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- **Previous:**

- **Basketball:**

- 327 registered
    - 34 teams
  - We added two additional teams to accommodate all interested players in the 8u and 10u age groups. The season is now underway, and teams have already begun practices and games. These games will continue throughout January and February.
  - In addition, we have expanded our program for older age groups by partnering with Wendell and Zebulon to form new teams for 12U Girls and 17U Boys, ensuring even more young athletes could
  - We took 4 teams to the Twins County All Star Tournament. 8u Boys, 10u Boys, 10u Girls, and 12u Boys.

- **Current:**

- **Spring Soccer:**

- Spring Soccer season started on April 9<sup>th</sup>
    - We have 29 teams participating

- **Spring Baseball/Softball:**

- Spring Baseball season started on April 5<sup>th</sup> (Rec Day)
    - We had 26 teams to attend.

- **2025 Spring Registration Athletic Numbers (as of 4/11/2025):**

Sport	Residents	Non-Residents	Total
Spring Soccer	161 (56%)	124 (44%)	285
Spring Baseball/Softball	158 (53%)	140(47%)	298
Fall Flag Football	0	0	0
Winter Basketball	0	0	0
<b>TOTAL</b>	<b>319 (55%)</b>	<b>264 (45%)</b>	<b>583</b>

# Rentals Update

- **Facility & Shelter Rentals (2<sup>nd</sup> QT 2024)**

Space	Residents	Non-Residents	Total Rentals	Gross Profit
Amphitheater	0	0	0	\$ 0
Community Center	1	2	3	\$ 3804
Gazebo	0	0	0	\$ 0
Shelter A	8	0	8	\$ 50
Shelter B	2	0	2	\$ 180
Shelter C	6	2	8	\$ 30
Shelter D	3	0	3	\$ 120
Redford Place Park Shelter	0	0	0	\$ 0
<b>TOTAL</b>	<b>20(83%)</b>	<b>4 (17%)</b>	<b>24</b>	<b>\$4279</b>

# Special Events Update

- **1<sup>st</sup> QT Special Events 2025**

Events	Date/Time	Attendance
Blood Drive	Friday, January 17 9:00 am – 3:00 pm	<b>45</b>
Shred Event	Saturday, January 25 10:00 am – 1:00 pm	<b>75</b>
Litter Sweep	Saturday, February 1 9:00 am	<b>5</b>
Blood Drive	Saturday, March 21 9:00 am – 3:00 pm	
Litter Sweep	Saturday, March 29 9:00 am	
Eat. Well. Wake	2 <sup>nd</sup> & 3 <sup>rd</sup> Wednesday of each month 11:00 am	<b>24</b>
<b>TOTAL ATTENDANCE</b>		

- **2025 Special Event Sponsors**

- Platinum Level
- Gold Level
- Silver Level
- Bronze Level
- Rolesville 4<sup>th</sup>
- Freedom In The Park, Juneteenth Celebration

# 1<sup>st</sup> Quarter 2025 Special Events



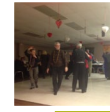
April 2025

- **REC Day**  
• April 5th
- **Egg Rush**  
• April 12th
- **Arbor Day**  
• April 26th
- **Eat. Well. Wake.**  
• April 9th  
• April 23rd



May 2025

- **Blood Drive**  
• May 16th
- **Memorial Mile**  
• May 26th
- **Eat. Well. Wake.**  
• May 14th  
• May 28th



June 2025

- **Trail Art**  
• June 1st - June 30th
- **Litter Sweep**  
• June 7th
- **Freedom In The Park**  
• June 21st
- **Eat. Well. Wake.**  
• June 11th  
• June 25th

Cu

date

• **Enrollment (1<sup>st</sup> Quarter):**

Program	Residents	Non-Residents	Total
Bingo January 8 <sup>th</sup>	3	5	8
Bingo - February	6	12	18
Bingo - March	12	8	20
Zumba - February	13	5	18
Zumba - March	15	13	28
Line Dancing - Jan-Feb Session	15	20	35
Art & Soul Canvas Art Program - February	2	0	2
Hip Hop Tots – January	4	3	7
Hip Hop Tots – February	6	1	7
Hip Hop Tots – March	3	0	3
Beginner Ballet – January	3	2	5
Beginner Ballet - February	6	1	7
Beginner Ballet – March	7	3	10
Tumbling – January	4	0	4
Tumbling – February	2	0	2
Tumbling – March	3	0	3
Jr. Hip Hop – January	4	0	4
Schools Out(side)! - January	0	2	2
Schools Out(side)! - February	3	2	5
Schools Out(side)! - March	2	0	2
Senior Stars March	1	0	1

<b>TOTAL</b>	<b>114(60%)</b>	<b>77(40%)</b>	<b>191</b>
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- **Upcoming Offerings in 2<sup>nd</sup> Quarter:**
  - Art & Soul Sisters Studio
  - Bingo
  - Beginner Ballet
  - Hip Hop Tots
  - Jr. Hip Hop
  - Schools Out(side)! Spring Break Camp
  - Senior Stars
  - Senior Trip: ZincHouse Winery & Brewery
  - Tumbling
  - Zumba
  - Summer Camp Weeks 1-3

## Project & Facilities Updates

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- The Town will be receiving over \$400,000 in grant money from the federal government for a renovation and repair work project at Main Street Park. Staff have been busy working to gather quotes and schedule out the smaller projects that make up this larger project.
- The Town has finally received approval for the Farm entrance from NCDOT and the project is currently put out to bid. Once we have selected a company, the notice to proceed will occur in early summer and construction can start later this summer. A prebid meeting happened on June 25 with 4 companies in attendance. The Town is scheduled to award the contract by July 28. A pre-construction meeting and notice to proceed are scheduled for August 25.
- The Town Attorney has made the Town aware that we should be in control of both easements by the end of August 2024. Staff is now working with Withers Ravenel to get the bid documents ready and posted so that when we have full control of the site, we can go ahead and start construction of the greenway shortly afterward.
- Staff is currently reviewing final construction documents for the Mill Bridge Nature Park Amphitheater renovations and working with Bolton and Menk to prepare bid documents so that this project can be posted shortly.
- Staff has started to schedule maintenance projects for the coming months: top dressing the athletic fields on 7/18, invasive plant removals for September and October, electrical work at Redford Place Park in August/September, painting projects at Town Hall in August/September, and weed treatments for the athletic fields for this fall and next spring.



# ROLESVILLE POLICE DEPARTMENT

## **FYI Report**

**Q1 2025**

Chief: David R. Simmons II

Captain: Richard Haynes



## COMING SOON

- The application window is open for Camp KIDDS (June 23-27). Campers must be in middle school and junior counselors in high school.
- Conversations with Civil Servants will include Chief Simmons and Commissioner Long at Artisan Beer and Cheese Saturday, April 19th from 11am-12pm.
- Our annual bike rodeo will be Saturday, May 17th at Redford Place Park.

## Read Across America

The first week of March, our officers participated in Read Across America at Rolesville Elementary School by reading to the students and answered a few of their questions about being a police officer. Readers included Lieutenant C. Williams, Lieutenant P. Myers (pictured), Sergeant D. Pigage (pictured), Detective Sergeant M. Liggins, Detective M. Pietras (pictured), Officer M. Russell (pictured), and Officer D. O'Connor (pictured).



## INCIDENT REPORTING

### Field Incidents

Category	2024	2025	Change
Traffic Stops	1384	1445	+61
Written Warnings	158	123	-35
Verbal Warnings	720	661	-59
Citations	541	521	-20
Arrests	46	36	-10
Accidents	88	75	-13
Foot Patrols	1334	1678	+344
Security Checks	18	207	+189
Residential Checks	2079	2283	+204
Non-Residential Checks	1612	2167	+555
Reports Filed	174	144	-30
<b>Totals</b>	<b>8154</b>	<b>9340</b>	<b>+1186</b>

### Uniform Crime Reporting (UCR) Offenses

UCR offenses are crimes can be violent in nature or committed against property.

Type	2024	2025	Change
Assault	4	5	+1
Burglary	0	1	+1
Larceny	6	6	0
Auto Theft	0	0	0
Drugs	19	17	-2
Simple Assault	5	3	-2
Fraud	7	11	+4
Stolen Property	1	1	0
Vandalism	0	2	+2
Other Sex Offenses	2	0	-2
Weapons	5	2	-3
DWI	3	2	-1
Disorderly Conduct	0	1	+1
All Other Offenses	3	0	-3
<b>Total</b>	<b>55</b>	<b>51</b>	<b>-4</b>



## JANUARY

### Employee Accomplishments

Our annual all-staff meeting was held in January and several staff members were recognized. Exemplary service awards went to (left to right) Sergeant D. Pigage, Sergeant S. Kooiker, Lieutenant C. Williams, and Officer M. Russell. Officer of the Year was earned by Sergeant C. Saunders.



### Training

In-person mandatory in-service training was completed for most of our officers. Classes that are taken in person include hazmat and bloodborne pathogen safety, firearms review, and CPR/AED re-certification. Other courses are completed online and cover topics from ethics to office safety. Intern A. Soto also started her internship with us in January and has been spending time with different divisions learning about careers in law enforcement.

### Community Engagement

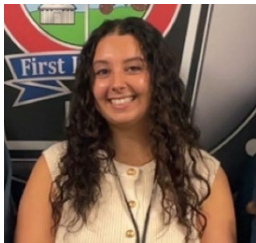
Youth Leadership Rolesville came to the station for a tour and Q&A session with several of our officers. Students had an opportunity to ask questions about careers in law enforcement and check out some of the equipment our officers use daily.



## FEBRUARY

### Employee Accomplishments

Captain R. Haynes attended the Police Chief's Institute in Salemburg to continue his training in leadership, budgeting, early warning systems and more. Three staff members completed a 6-week course about budgeting for police managers (Captain R. Haynes, Lieutenant C. Williams, and Executive Analyst K. Pearce).



### New Employee

The vacant administrative support specialist position was filled by G. Cannizzaro. She has been a great addition to the team!

### Community Engagement

Officer B. Strickland and Captain R. Haynes spoke to the Silver Lining Group at St. Catherine of Siena Church about elder fraud. The 70 elderly participants received valuable information and participated with great dialogue.



## MARCH

### Employee Accomplishments

Officers D. Bolin and A. Michaud became certified baton instructors. Sergeant E. Crawford and Officer M. Russell attended a weeklong FBI-LEEDA leadership course, and Captain R. Haynes and Sergeant D. Horton each attended one-day leadership topic trainings. Evidence Specialist D. Abbacchi and Executive Analyst K. Pearce attended the three-day NC Association for Property and Evidence (NCAPE) conference and learned about ghost guns, digital evidence forensics, and more (picture below).



### New Resources

Lieutenant P. Myers and Intern A. Soto had an opportunity to visit Helping Horse Therapeutic Programs in Wendell to learn about their first responders program and how it can have a positive impact on our officers' wellbeing.





# Rolesville

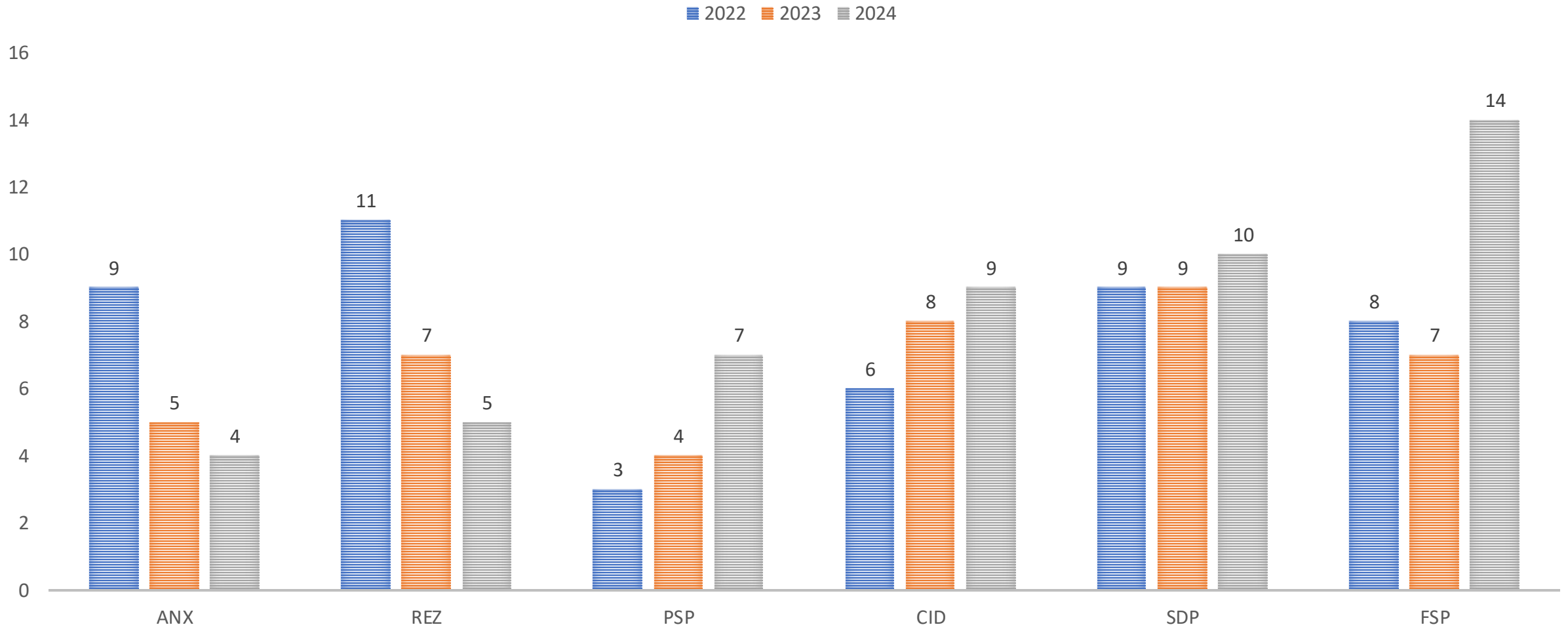
Genuine Community • Capital Connection  
Est. 1837

**Planning Department 2024 Annual Report**

# Development Applications – 2022 - 2024

	2022	2023	2024
ANX	9	5	4
REZ	11	7	5
PSP	3	4	7
CID	6	8	9
SDP	9	9	10
FSP	8	7	14

# DEVELOPMENT APPLICATION TRENDS



# Permits Issued – 2022 - 2024

Type	Single-Family Detached (SFD)	Single-Family Attached (Town Home - TH)	ETJ (SFD)	Total – SFD, TH, and ETJ	All Other Permit Types	Grand Total
2022	212	30	-	242	145	<b>387</b>
2023	135	44	4	183	35	<b>218</b>
2024	249	129	2	380	296	<b>676</b>

# Jones Dairy/Averette Road Area Analysis – 2024 Activity

- 4 Subdivisions:
  - Elizabeth Springs
  - Meadows at Jones Dairy
  - Prestleigh
  - Preserve at Jones Dairy
- 226 SFD building permits issued in 2024
- 125 TH building permits issued in 2024



# E Young Street/Rolesville Road Area Analysis – Late 2024/2025

- E Young St./Rolesville Rd Area
- The Point South:
  - 136 recorded SFD lots to date
  - 21 building permits issued in December
  - 36 homes currently under construction,
  - 6 Certificates of Occupancy issued
- Kalas Falls Phase 1:
  - 129 recorded SFD Lots
  - Permitting to begin in April

# Residential Subdivisions Recently Completed

- Elizabeth Springs – 105 lots SFD
- Chandler's Ridge – 96 SFD
- Perry Farm – 113 SFD

# Neighborhoods Near Completion

- Preserve at Jones Dairy South (KB Homes)
- Prestleigh *FKA Preserve at Jones Dairy Central* (Multiple Builders)
- Meadows at Jones Dairy *FKA Preserve at Jones Dairy North* (Multiple Builders)
- Elizabeth Springs Townhomes (~50 complete/51 remain)
- Townes at Carlton Pointe (~20 remain)

# Commercial Developments

## Cobblestone

- 3 of 8 building complete
- 188 apartments



## Wallbrook

- 250,000 commercial sq ft
- 140 townhomes



# Ongoing Research Projects

- History of Town Limits and ETJ Expansion
- Timeline of Town's Development achievements
- Deed Research by Project (who were original owners)
- Housing Stock Inventory (+ population)
- Active Construction Sites tracking/monitoring

# Summary/ Key message



The phases of development move in waves or cycles opposite of each other. In recent years, volume was very high in Development entitlements. That wave is reaching zenith (Recorded Lots) and residential permitting will surge. New development applications will again up-tick as the next “wave” of development opportunities arise.



# Memo

**To:** Mayor Currin and Town Board of Commissioners  
**From:** Isaac Poelman, Public Works Director  
**Date:** April 15, 2025  
**Re:** Public Works Department – For Your Information (FYI) March-April 2025

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**Below are a list of items resolved and task completed by the Public Works Department March-April 2025:**

- Pothole patching at round about on Redford Place Drive and Granite Falls Blvd
- Completed several bi-weekly yard waste pickups
- Renovated all infields in preparation for Rec Day and baseball season
- The Farm- Installation of security gates and cameras
- Main St Park- Installation of security cameras and replacement of water fountains
- Graveled shoulders on all detour routes
- City of Raleigh Water disconnected at 406 & 408 E Young St
- Duke Energy Lights disconnected at 406 & 408 E Young St
- Relocation of St Light on Redford Pl Dr. coordinated meeting scheduled next week with Duke Energy and Lennar for Parker Ridge Entrance
- Two residents and GFL issues resolved. One was a damaged fence and the other was continuous skipping of a home due to driveway parking and cart placement in a cul-de-sac that does not meet GFLs 10ft guideline.
- Contacted Asplundh about a downed line they hit at 204 Brown Cir and logs they left behind at Old Rogers/Main St
- Report of Concern Escalated and Completed- Complaint: Parker Ridge Builder is draining construction runoff into our subdivision creek/pond area. Resolution: Emailed Billy Clevenger Infrastructure Inspector who had issue looked into by Wake County Water Quality Division- per Spencer Bowman, Environmental Consultant: I made a visit to investigate this complaint earlier this week and did not see any evidence of sediment, turbidity, or construction debris present in the subdivision SCM or in either of the 2 ponds in vicinity of this site. Spencer called the resident with his results.