



Board of Commissioners  
Regular Meeting  
May 7, 2024 – 7:00 PM  
502 Southtown Circle, Rolesville, NC 27571

## Minutes

Present: Mayor Ronnie Currin  
Commissioner Dan Alston  
~~Commissioner Michael Paul~~  
Interim Town Manager Eric Marsh  
Town Attorney Dave Neill  
Planning Director Meredith Gruber  
Comm & Econ Dev. Mgr. Mical McFarland

Mayor Pro Tem April Sneed  
Commissioner Lenwood Long  
Commissioner Paul Vilga  
Town Clerk Robin Peyton  
Police Chief David Simmons  
Parks & Rec Director June Greene

1. [Call to Order](#)  
Mayor Currin called the meeting to order at 7:00 p.m.
2. [Pledge of Allegiance](#)  
Mayor Currin led the Pledge of Allegiance
3. [Invocation](#)  
Commissioner Alston gave the invocation
4. Proclamations and Awards

**Mayor Pro Tem Sneed read the following Proclamation aloud:**  
National Small Business Week Proclamation – April 28<sup>th</sup> – May 4<sup>th</sup>

Mayor Currin presented a certificate to the managers of Ace Hardware for ten years of service to the town of Rolesville.

**Commissioner Long read the following Proclamation aloud:**  
National Police Appreciation Week Proclamation – May 11<sup>th</sup> – 17<sup>th</sup>

**Mayor Currin read the following Proclamation aloud:**  
National Public Works Week Proclamation – May 19<sup>th</sup> – 25<sup>th</sup>

5. [Consider Approval of the Agenda](#)  
Moved by Commissioner Long to approve the agenda, pulling off ; seconded by Commissioner Paul. Motion to approve agenda carried by unanimous vote.
6. [Consider Approval of the Consent Agenda:](#)

**Moved by Commissioner Vilga to approve the Consent Agenda as presented, with the removal of the Wallbrook Multiuse Path Encroachment Agreement for appearance on the June 4<sup>th</sup> consent agenda, and consisting of the following:**

- 6.a. Consent: Minutes of April 2, 2024 and April 16, 2024.
- 6.b. Consent: Town Code Amendment(s) Section 130.04 – Unnecessary Noise
- 6.c. ~~Consent: Wallbrook Multiuse Path Encroachment Agreement.~~
- 6.c. Consent: Waive Alcohol Restriction for Juneteenth event.

**Motion to approve Consent Agenda was seconded by Commissioner Paul and carried by unanimous vote.**

7. Public Invited to be Heard

*Hyrum Hemingway,*

Mr. Hemingway expressed his appreciation to the board for taking up deliberation and amendment of the Noise Ordinance.

8. Town Board Liaison Reports

8.a. Commissioner Alston – Veterans

- May is Military Appreciation Month.
- Rolesville Chamber of Commerce to host a Military Appreciation Luncheon on May 14<sup>th</sup> at Arise at 11:00 a.m.
- Armed Forces Day is May 18<sup>th</sup>.
- Veterans Breakfast to be held May 20<sup>th</sup> at the Family Diner, 1213 Goshen Street, Oxford, NC.
- Coffee with a Veteran meets May 18<sup>th</sup> at Arise.
- Veteran Fellowship Breakfast will be held on 22 May. Contact Msgt. Jerry Mangum at [jerrymangum07@yahoo.com](mailto:jerrymangum07@yahoo.com) for details.
- Memorial Day will be recognized in front of Town Hall on Monday, May 27<sup>th</sup> at 11:00 a.m. This ceremony is to be followed by the Memorial Mile event.
- Items being worked on include a new Veterans Memorial at what will be the new Town Campus; a Navy/Air Force/Coast Guard recruiting office; a Veterans medical facility; a Veterans Center; and a Jr. ROTC program.
- Rolesville High School has been approved for a Navy National Defense Cadet Corps.

8.b. Commissioner Long – Public Safety

- Rolesville Rural Fire Department received a grant from Wake Electric for funding for operational expenditures.
- Program Light the Night was held May 1<sup>st</sup> through May 5<sup>th</sup> in honor of fallen firefighters.
- Moving forward on unification.
- Rolesville Police Department will hold its annual Camp KIDDS (Kindness ,Integrity, Decision, Duty, Service) in June for middle school students. Application period opened April 15<sup>th</sup> and is on the town's website. Dates for the camp are June 24<sup>th</sup> through June 28<sup>th</sup>
- Bicycle Rodeo was held May 4<sup>th</sup> at Thales Academy in Rolesville. The department is also conducting a bicycle helmet safety program from May through September 2024.

8.c. [Commissioner Paul – Senior Citizens](#)

- Seniors should be appreciated every day.
- Senior Network is hosting a charity golf tournament at Heritage Golf Course on Thursday, September 12<sup>th</sup> to raise money for a passenger van. Visit [theseniornetwork.org](http://theseniornetwork.org) for more information.
- The Senior Network is hosting a volunteer meeting May 9<sup>th</sup> at 10:00 a.m. at the Rolesville Chamber of Commerce.
- The Senior Network is hosting a Sharing with Seniors event at 3:00 p.m. on May 9<sup>th</sup> at Rolesville Baptist Church.
- The Senior Network is hosting Bunco on May 13<sup>th</sup> at 5:00 p.m. at Town Hall.
- The Senior Network's third annual talent show will be held at the Renaissance in Wake Forest on May 24<sup>th</sup> from 5:00 p.m. to 7:00 p.m.
- SING is hosting a caregiver's senior expo at the Wake Forest Senior Center on June 8<sup>th</sup>
- The Town of Rolesville Parks & Recreation Department is hosting Senior Bingo on May 8<sup>th</sup>, May 15<sup>th</sup> and May 29<sup>th</sup>.
- A new development is being proposed on the Merritt Farm property on Rolesville Road. The proposed development is a senior community of approximately 546 units, of which 125 will be townhomes and the remaining will be single-family.
- Arden Senior Living Facility proposed for Burlington Mills Road is not going to be built due to the developer allowing the purchase agreement to lapse.
- A developer has requested a meeting with the town's Planning staff to discuss a proposed Senior Affordable Housing project.

8.d. [Commissioner Sneed – Planning Board](#)

- The Planning Board met on April 22<sup>nd</sup>.
- Report on previous Planning Board recommendations.
- Development Planning Flowchart was discussed. This Flowchart is being worked on by Planning staff.
- Deputy Town Attorney Catlett gave a report which included that the Planning Board By-Laws and procedures are still being worked on.
- Planning Board member Derek Versteegen gave a presentation on a proposed downtown district.
- Next meeting will be May 28<sup>th</sup>.

8.e. [Commissioner Vilga – Parks & Recreation Advisory Board](#)

- The PARAB met on April 24<sup>th</sup>.
- Discussed applying for an Accessibility for Parks Grant.
- Discussed Community Project Funding received for Main Street Park and what the funds will be used for in Main Street Park.
- The newly forming Tree Board was discussed as well as possibly making the Tree Board a sub-board of the Parks & Recreation Advisory Board.
- Shared special event input from the board and Commissioner Vilga requested the public share any special event requests they may have.

9. [Communication from Town Staff](#)

9.a. Parks & Recreation

Parks & Recreation Director June Greene reported on the following:

- Athletics.
- Cultural Events
- Special Events.
- Capital Improvement Projects (CIP).

10. Old Business

NONE

11. New Business

**Hearings**

11.a. [Legislative Hearing\(s\): ANX-24-01/REZ-24-02 Hills at Harris Creek.](#)

**Mayor Currin opened the Legislative Hearing on ANX-24-01 and REZ-24-02 – Hill at Harris Creek at 7:41 p.m. and took a report from staff provided by Planning Director Meredith Gruber.**

Jason Pfister, VP of Operations for Ellis Development Group, provided the applicant presentation and reviewed changes made to the proposed project from the previous application that was denied by the Town Board.

Comments from Public

*Steve LeFrancoise, 3737 Manly Farm Road*

Mr. LeFrancoise reported that he has been at his current residence for almost thirty years and that the proposed project is a lot of houses where there have been none for a long time and local people are not happy.

*Lea Beatty, Manly Farm Road*

Ms. Beatty spoke about the local quarry and the history of the rock in Rolesville and conveyed her concerns regarding blasting damaging her basement. Beatty also asked how reimbursements would be given for potential property being taken and damages done to property from blasting.

Town Attorney Dave Neill responded stating that blasting is regulated at the state and county level in North Carolina. Companies must be licensed in the state, must receive a permit to do the work and are responsible for any damages blasting may cause. There is also an inspection requirement for an unknown distance the operator must adhere to before and after the work. The town does not regulate blasting activity.

Any potential taking of right-of-way will be a private matter between developer and property owner. However, NCDOT does get involved in the process, utilizing eminent domain, in some cases.

Jason Pfister, Ellis Development, further addressed the public concerns expressed.

*Sean Brennan, DRMP Traffic Engineer*

Mr. Brennan spoke about the improvements proposed to the intersection of Manly Farm Road and Mitchell Mill Road and conveyed the applicant's commitment to construct to

NCDOT standards, including an acceleration lane from Manly Farm Road onto Mitchell Mill Road.

There being no one remaining to speak, Mayor Currin closed the Legislative Hearing at 8:13 p.m.

Moved by Commissioner Paul to approve REZ-24-02 – Hills at Harris Creek with included conditions of approval and concept site plan and a commitment to construct to NCDOT standards, an acceleration lane from Manly Farm Road onto Mitchell Mill Road westbound within the existing right-of-way; seconded by Commissioner Long. Motion carried by unanimous vote.

Moved by Commissioner Paul to approve the Voluntary Annexation Petition received under G.S. 160A-31 for ANX-24-01, Hills at Harris Creek; seconded by Commissioner Alston. Motion to approve carried by unanimous vote.

Moved by Commissioner Paul to adopt a Plan Consistency Statement and Statement of Reasonableness for REZ-24-02; seconded by Commissioner Vilga. Motion to approve carried by unanimous vote.

- 11.b. [Legislative Hearing\(s\): REZ-23-07 111/113/115 W. Young Street](#)  
Mayor Currin opened the public hearing at 8:17 p.m. and took a report from staff provided by Assistant Planning Director Michael Elabarger.

*Worth Mills, Longleaf Law Partners, 4509 Creedmoor Rd, Suite 302, Raleigh*  
Mr. Mills provided the applicant's statement about the request to rezone three properties to general commercial conditional zoning district. Mr. Mills acknowledged all those in attendance to support the project. The project, if approved, would provide meeting and living space for Veterans as well as areas for art and similar uses to assist Veterans with being reintroduced to civilian life.

Mr. Worth stated the proposed project is consistent with the town's Comprehensive Plan and that the town's Planning Board recommended approval back in April.

*Brook Dickhart, Founder of the Joel Fund, 822 S. White Street, Wake Forest, NC*  
Ms. Dickhart shared the Joel Fund mission and vision for the site being proposed to help Veterans upon moving the Joel Fund from Wake Forest.

*Roxie Wilkins, 111. 113. 115 W. Young Street, Rolesville, NC*  
Ms. Wilkins shared information on the history of the three properties being sold for use by the Joel Fund. Ms. Wilkins spoke in support of the Joel Fund and presented Ms. Dickhart with an historical Rolesville afghan.

*Shavon Norris, 3205 Collaborative Way, Raleigh, NC*  
Ms. Norris reported that she is an Army Police Corp Veteran. Ms. Norris spoke in support of the Joel Fund. Ms. Norris is also the Veterans Services Division Director for Wake County and provided statistics regarding Veterans and Veterans services in Wake County.

*Cathleen Jones, 115 Shorepine Drive, Youngsville, NC*

Ms. Jones is an Army Veteran and has been a volunteer Veteran advocate for thirty years, twenty of those years, in North Carolina. Ms. Jones stressed how essential the growth of the Joel Fund is. One in ten residents in North Carolina is a Veteran.

Ms. Jones asked the Town Board to approve the rezoning.

*Mark Bartholomew, 913 Trail Stream Way, Knightdale, NC*

Mr. Bartholomew was a combat medic in Iraq and shared his battle with PTSD, brain injury, and struggle to read and write. Mr. Bartholomew spoke in support of The Joel Fund and how The Joel Fund has helped him to become an author and be successful in the Agri-Tourism business.

*Daphne Moore, Constituent Services Liaison for Congresswoman Deborah Ross*

Ms. Moore oversees constituent concerns with the Department of Veterans Affairs and the Department of Defense. Ms. Moore spoke in support of The Joel Fund and asked the Town Board to approve the

*Steve McLeod, 1111 Virginia Water Drive, Rolesville*

Mr. McLeod stated that he and his wife actively participate in the community and spoke in support of The Joel Fund based upon his being a recipient of assistance.

*Reverend Barbara Falana, 3101 Falconhurst Drive, Wake Forest*

Reverend Falana spoke in favor of the project and expressed her hope that the Town Board approve the rezoning.

Following deliberation, it was decided that water storage tanks, funeral homes and major utility uses were removed from the allowable uses as additional conditions for the applicant to agree to in order to move forward on rezoning the property. This condition will ensure that the future of the town is protected should ownership and proposed use change.

Worth Mills stated the applicant agrees to move water storage tanks, funeral homes and *major* utility uses into the prohibited category under the conditional zoning.

**There being no one remaining to speak, Mayor Currin closed the Legislative Hearing on REZ-23-07 111/113/115 W. Young Street at 9:08 p.m.**

**Moved by Commissioner Alston to approve REZ-23-07 11/113/115 W. Young Street with the included conditions of approval as amended and adopt Ordinance 2024-O-08; seconded by Mayor Pro Tem Sneed. Motion to approve carried by unanimous vote.**

**Moved by Commissioner Alston to adopt a Plan Consistency Statement and Statement of Reasonableness for REZ-23-07; seconded by Mayor Pro Tem Sneed. Motion to approve carried by unanimous vote.**

Mayor Currin asked those Veterans in attendance to stand and be recognized.

Mayor Pro Tem Sneed recognized the families of Veterans.

Commissioner Alston reported that the young man for whom he wrote a letter of recommendation to the Naval Academy was accepted.

End of Hearings

11.c. Yard Waste – Consider Authorizing Town Manager to Execute and adopt Budget Ordinance Amendment.

Interim Town Manager Eric Marsh reported on the status of the Town making the yard waste services an internal operation which will have budgetary impacts by having to purchase a knuckle boom truck and leaf collection truck.

**Moved by Commissioner Vilga to authorize the Town Manager to execute letters of intent to purchase the needed yard waste trucks and adopt the budget ordinance amendment; seconded by Commissioner Long. Motion to authorize and adopt carried by unanimous vote.**

12. Communications

12.a. Town Attorney

Wake County Fire Services and Emergency Management and Fire Marshall's Office  
Closed Session

12.b. Interim Town Manager – Planning Space Lease Report

Rolesville Rural Fire Department Resolution has been finalized and is to be emailed to the Town Board for consideration at its next Work Session. A signing ceremony is proposed for June 4<sup>th</sup>.

12.c. Town Board

Mayor's Show May 9<sup>th</sup> 7:00 p.m. dedicated to older Americans. Carla Payne, owner of Aging Care Matters and Commissioner Michael Paul, Senior Citizens Liaison will be guest speakers on the show.

13. Closed Session – Personnel

**Moved by Commissioner Vilga that the Board go into Closed Session to discuss a confidential personnel matter pursuant to Chapter 143, Sections 318.11(a)(3) of the North Carolina General Statutes; seconded by Commissioner Alston . Motion to go into Closed Session carried by unanimous vote.**

14. Adjourn



Ronnie I. Currin, Mayor

ATTEST:



Robin E. Peyton, CMC, Town Clerk

