



East Wake Local Government Association

July 24 2024

6:30 p.m.

MINUTES

(Dinner served prior to meeting)

Present: Mayor Ronnie Currin Mayor Pro Tem April Sneed
Commissioner Dan Alston Commissioner Lenwood Long
Commissioner Michael Paul Commissioner Paul Vilga
Town Manager Eric Marsh Town Clerk Robin Peyton

Also Present were the boards/councils of Zebulon, Knightdale and Wendell as well as administrative staff.

1. Welcome/Call to Order

Mayor Currin called the meeting to order and welcomed those present.

2. Presentations

2.a. Don Mial – Wake County Commissioner, District 1

Commissioner Mial reported that Wake County is expanding hours and staff at nature preserves, helping bring new fire stations to eastern Wake County municipalities, working to bring a new library to Rolesville, assisting with renovations of libraries in Knightdale, Wendell, and Zebulon.

On the topic of affordable housing, Wake County Commissioner Mial reported that the county is about 65,000 units short, and that the county's responsibility is to help build schools and not fund teacher's salaries as feels that should be borne by legislation.

Farmland preservation was an additional topic.

Lastly Commissioner Mial encouraged the municipalities to have shovel ready property and reminded everyone not to overlook substance abuse (County passed

an ordinance stating that Vape Shops cannot be located within a certain distance from schools).

2.b. Mayor Ronnie I. Currin – Town of Rolesville

Mayor Currin gave a comprehensive presentation on how the watershed splits Rolesville in half and the impact this has on Rolesville. Mayor Currin shared the following document as emphasis:



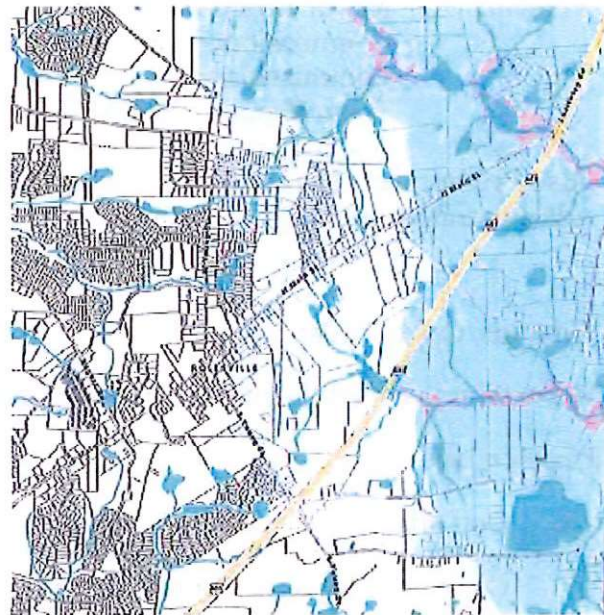
Watershed Overlay Summary

Section 4.2 of Rolesville's Land Development Ordinance (LDO) includes provisions for development in the Watershed-II balance of the watershed areas for the Little River Watershed within Rolesville's zoning jurisdiction. In order to maintain a predominantly undeveloped land use pattern, single family residential uses shall be allowed at one (1) dwelling unit per 40,000 square feet with a maximum impervious area of twelve (12) percent. Exceptions to density and impervious area requirements may be made as a Special Intensity Allocation (SIA). The Rolesville Board of Commissioners is authorized to approve SIAs consistent with the provisions of the LDO.

Allowed Uses

Uses allowed in the Watershed Overlay include:

- Agricultural Uses,
- Single Family Uses,
- Assembly Church,
- Lodge or Private Club,
- Family Care Facility,
- Home Occupations,
- Schools,
- Day Care,
- Medical Facility,
- Parks/Public Recreation Facilities,
- Minor and Major Utility,
- Residential Care,
- Signs,
- Public Facilities,
- Accessory Uses to the above uses,
- And market and sales of produce and seasonal goods.



Density and Built-Up Limits

Single Family (Not In Special Intensity Area) development density shall not exceed one (1) dwelling unit per 40,000 square feet. Conservation subdivisions have the same development density, and lot size may be reduced by no more than fifty (50) percent of the lot size in the underlying zoning district; the minimum protected open space for these subdivisions is fifty (50) percent of the gross tract area.

Single Family (Special Intensity Area) development may be up to ten (10) percent of the balance of the watershed area, up to seventy (70) percent built upon area, on a project-by-project basis.

Other Residential and Non-Residential development may be up to twelve (12) percent built upon area on a project-by-project basis. Up to ten (10) percent of the balance of the watershed area may be developed for non-residential uses up to seventy (70) percent built upon area on a project-by-project basis.

Town of Rolesville

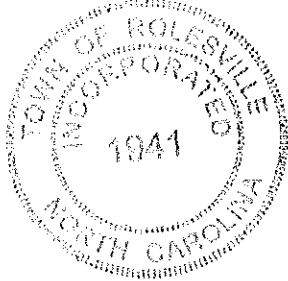
PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.654.6517

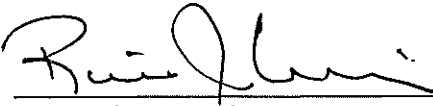
3. Round-Robin updates from each municipality

Each municipality took turns sharing the victories and challenges they experienced since the last meeting held January 31, 2024 in Knightdale.

4. Adjourn

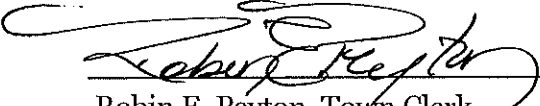
There being no further business, the meeting was adjourned.





Ronnie I. Currin, Mayor

ATTEST:



Robin E. Peyton, Town Clerk

