



Town Board Regular Meeting
April 5, 2022 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Minutes

PRESENT:

Ronnie Currin, Mayor	Paul Vilga, Mayor Pro Tem
Sheilah Sutton, Commissioner	April Sneed, Commissioner
Michelle Medley, Commissioner	Dan Alston, Commissioner
Kelly Arnold, Town Manager	Dave Neill, Town Attorney
Robin Peyton, Town Clerk	Eric Marsh, Assistant Town Manager
Amy Stevens, Finance Director	J.G. Ferguson, Parks & Recreation Director
Lisa Alston, Human Resources Dir.	Mical McFarland, Comm. & Econ. Dev. Manager
Meredith Gruber, Planning Director	David Simmons, Police Chief

A. CALL TO ORDER

Mayor Currin called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

Mayor Currin led the Pledge of Allegiance

2. Invocation – Brian Kahout, Exchange Church

Pastor Brian Kahout gave the Invocation

3. Proclamations – National Volunteer Week & Monarch Pledge

Mayor Currin read in to the record the National Volunteer Week and Monarch Pledge Proclamations.

4. Review of Agenda by the Board and Addition/Changes of Items of New Business to the Agenda for Consideration.

Moved by Commissioner Alston to approve the agenda; seconded by Commissioner Medley. Motion to approve carried by unanimous vote.

5. Board Liaison Reports

- Mayor Pro Tem Vilga – Parks & Recreation Advisory Board
 - Met on March 23 and discussed Trail Art Submissions coming up in June.
 - Discussed Farm entrance plans.
 - Discussed parking issues at Main Street Park.
 - Discussed upcoming Parks & Recreation events.
- Commissioner Sutton – Economic Development
 - Following her update on the mixed-use developments coming to Rolesville as well as the office complex on Redford Place, Commissioner Sutton wanted to ensure she did not imply that the Town Board has approved the Rolesville Community Center at Cobblestone. The details of the project proposal are still being discussed and have not yet been approved.
 - Rolesville Downtown Development Association (RDDA) met on Friday, March 25th.
 - Education of RDDA committee members in community advocacy for downtown Rolesville

development continues.

- Commissioner Medley – Planning Board
 - Met on March 28th and discussed CGFS, numerous questions resulted including regarding traffic.
 - Planning Board returning members Renorda Pryor and Mike Moss were sworn in by the Town Clerk.

- Commissioner Sneed – Public Safety
 - 2022/2023 budget year options were discussed with the Rolesville Rural Fire Department board members.
 - Resolution to work towards a contract for unification. July 2024 is the goal.
 - Items needed to be purchased by the RRFD were also discussed.
 - Next meeting April 11th.

- Commissioner Alston – Veterans
 - Tomorrow meeting with executive team of Wake Med North Hospital to discuss terms to bring Wake Med to Rolesville.
 - Additional meeting to follow.
 - Met with Wake County Commissioners regarding reinstating Veterans Task Force and getting a recruiting office in Rolesville.

6. Communication from Town Staff

- Meredith Gruber – Planning
 - Answered question regarding open space regulations brought up in joint Town Board/Planning Board meeting held on March 15th. Ms. Gruber reported on regulations currently in the Town’s Land Development Ordinance (LDO).
 - Permitting has increased from this same time last year.
 - Twenty-five development applications are in review.

- Mical McFarland – Community & Economic Development
 - Draft report on CGFS has been shared.
 - Chamber is hosting Rolesville Business Saturday on April 23rd in conjunction with the Rolesville Farmers Market.
 - Going to Wake Forest to learn how they promote economic development.
 - Town was recently featured in a magazine for its vicinity to a regional airport.
 - Updated version of the Rolesville Guide is being formatted as a resource for residents as well as visitors to Rolesville.
 - Rolesville was featured on a PBS NC show regarding the housing boom. Local residents including our Mayor were interviewed for the show and you can currently watch the 3-minute clip on Rolesville here: <https://video.pbsnc.org/video/lessons-learned-fastest-growing-town-nc-qxmuxu/>

7. Public Invited to be Heard

Derek Versteegen, 414 Virginia Water Drive, Rolesville

Mr. Versteegen spoke about the land acquisition opportunity the Town has been presented

with at Chandler's Ridge Development and asked that the town continue with the land appraisal requested by the Parks & Recreation Advisory Board and acquire the additional, dedicated open-space 30-acres sitting in the far eastern section of the development.

Courtney Myers, 1037 Smoke Willow Way, Rolesville

Mr. Myers spoke regarding development in his area demolishing the road within which he has an easement and having his access blocked by 18-wheeler vehicles as well as blasting being a nuisance.

B. CONSENT AGENDA

Moved by Commissioner Alston to approve the consent agenda with a revision to the minutes of March 15 changing the word "implementation to "results" and moved by Commissioner Sutton to pull the Reimbursement Resolution for Rolesville Community Center at Cobblestone out for discussion, otherwise as presented and consisting of the following:

1. Minutes of the March 1st and March 15th Town Board Meetings.
2. ~~Reimbursement Resolution for Rolesville Community Center at Cobblestone.~~
3. Budget Amendments.
4. ANX22-02: Barham Land Annexation. Direct Clerk to Investigate the Petition Sufficiency.

Motion to approve consent agenda as presented with revisions was seconded by Commissioner Medley and carried by unanimous vote.

Reimbursement Resolution for Rolesville Community Center at Cobblestone.

Commissioner Sutton requested clarification if approve the resolution would in any way commit the town to build the community center to which Finance Director Amy Stevens responded and assured it would not.

Moved by Commissioner Sutton to approve the Reimbursement Resolution for Rolesville Community Center at Cobblestone; seconded by Commissioner Medley. Motion to approve resolution carried by unanimous vote.

C. BOARD ACTION

1. Evidentiary Hearing: SUP21-01 Pulte Former Thales/Wait Avenue Subdivision SUP Amendment.

Town Attorney Dave Neill read the procedural statement for evidentiary hearings regarding admissible evidence and rights of parties. This oration was followed by voir dire questioning of all board members as to any predisposal to decision, site visits, conflicts of interests or ex-parte communication. Answers received from the board members were found to be satisfactory allowing for proceeding with the hearing.

The Town Clerk swore in those persons wishing to provide testimony both Case SUP21-01 and its following hearing for Case PR21-02.

Mayor Currin opened the evidentiary hearing on Case SUP21-01 at 7:54 p.m.

INTRODUCTION BY STAFF

Planning director Meredith Gruber provided an introduction and background information on Case SUP21-01 a Special Use Permit amendment for the Wait Avenue Subdivision which is formerly known as the Thales (no longer a component) site. The property under the case is a 93.73 acre property located at the SW corner of Wait Avenue and Averette Road. It is noted that the case, due to its application timing, falls under the town's Unified Development Ordinance (UDO). Ms. Gruber reviewed the appropriate UDO conditions needing to be met under UDO 3.6.2. findings of facts and proposed conditions for approval. Following Ms. Gruber's provision, the staff report was admitted in to evidence.

APPLICANT TESTIMONY

Matthew Carpenter, Attorney with the Law Firm of Parker, Poe, 301 Fayetteville St #1400, Raleigh, NC 27601

Applicant Pulte Homes is asking to amend the Planned Unit Development (PUD) Master Plan acquired by Thales in 2018 for a school site. Pulte acquired the site and is asking for removal of the former Thales school site from the master plan and zoning amendment for exceptions under the current Residential & Planned Unit Development (R&PUD) zoning to allow for a residential community and future commercial development. If approved, the developer will move on to the preliminary plat phase.

Attorney Carpenter submitted originals of forthcoming testimonies by Christopher Raughley, Riyad Baroudi, and Richard Kirkland to the Town Clerk for the record. Copies of those testimonies were also provided to each board member. Testimonies entered in to record and incorporated herein by reference.

Christopher Raughley, Vice President of Land at Pulte Group, Inc. 801 Corporate Center Dr, Ste 118, Raleigh, North Carolina

Mr. Raughley spoke to his experience in developing commercial/retail space, need for housing in the town, as well as the timing of residential/commercial development in the proposed project (factors A and C of UDO Section 3.6.2 *SUP Criteria*).

Riyad Baroudi, Project Civil engineer with Stewart Engineering, 223 S. West Street, Suite 1100, Raleigh, NC 27603

Mr. Baroudi spoke regarding the general tie layout and conformance with the town's adopted plans to include the UDO (factors C, D, E, and G UDO Section 3.6.2 *SUP Criteria*).

Matt Peach, Stantec Consulting Services, 801 Jones Franklin road, Suite 300, Raleigh, NC

Mr. Peach spoke regarding right-of-way criteria (factors A, E & F UDO Section 3.6.2 *SUP Criteria*).

Rich Kirkland, Kirkland Appraisals, 9408 Northfield Court, Raleigh

Mr. Kirkland spoke to demonstrate how the plan will not be detrimental to the value of adjoining properties (factors B and C UDO Section 3.6.2 *SUP Criteria*).

IN OPPOSITION

George Wrenn, 1408 Carry May Lane, Wake Forest, NC

A house near him recently sold for over \$500K. If the houses proposed to be built are not near that price then property values will go down. Also, traffic is a concern. Questioned the status of the townhouses that were proposed behind his subdivision which could also cause additional traffic.

Betty Freeman, 524 Averette Road, Rolesville, NC

Traffic is already awful and will get worse with all these new subdivisions being built.

CLOSING ARGUMENTS

Matthew Carpenter, Attorney with the Law Firm of Parker, Poe, 301 Fayetteville St #1400, Raleigh, NC 27601

In the form of a closing statement, Attorney Carpenter summarized the proposed project meeting the requirements of factors A through G of UDO Section 3.6.2 *SUP Criteria*.

Deliberation by board members centered around requesting:

1. Can there be any type of commercial/residential phasing requirements? Commercial Plan? Traffic impact rating of "F".
2. 30' minimum. Is that a condition that can be reached?

Moved by Commissioner Alston to continue the public hearing to May 3, 2022. seconded by commissioner Sutton. Motion to continue carried by unanimous vote.

2. Evidentiary Hearing: PR21-02 Rolesville Crossing.

Town Attorney Dave Neill skipped ahead to voir dire questioning of the board members as parties to the hearing were present during the procedural statement under Public Hearing Case SUP21-01.

The Town Clerk swore in those present wishing to provide testimony.

STAFF REPORT

Planning Director Meredith Gruber provided a staff report and reviewed the findings of facts.

TESTIMONY FROM APPLICANT

Attorney Trahos reported on conditions met and conditions under the signed zoning application.

Patrick Barbeau, Senior Project Manager, Timmons Group, 5410 Trinity Road Suite 102, Raleigh, NC 27607

Mr. Barbeau provided his credentials to establish his providing expert testimony. Mr. Barbeau testified to the proposed plan meeting the town's 2017 Comprehensive Plan including its density requirements, maximum lengths of the plan's cul-de-sacs, community harmony, sufficiency of water and sewer, fire and police protection and transportation facilities.

Josh Reinke, State Traffic Engineering Lead with Ramey Kemp & Associates, 5808 Faringdon Pl, Raleigh, NC 27609

Mr. Reinke provided his credentials to establish his providing expert testimony. Mr. Reinke testified to the proposed project and submitted Transportation Impact Analysis meeting traffic impact requirements of NC DOT and the town's ordinances.

Rich Kirkland, Kirkland Appraisals, 9408 Northfield Court, Raleigh

Mr. Kirkland provided his credentials to establish his providing expert testimony. Mr. Kirkland testified to the proposed project meeting the requirements with regards to in not endangering the value of adjoining properties and its being in compliance with the town's Comprehensive Plan.

IN OPPOSITION
NONE

CLOSING ARGUMENTS

Attorney Trahos reviewed the required findings and their being met by the proposed project as demonstrated by testimonies given.

Application, testimonies and staff report entered in to evidence as well as Mr. Kirkland's appraisal.

There being no one remaining to speak, Mayor Currin closed the public hearing on PR21-02 at 10:25 p.m.

Moved by Commissioner Sutton to approve PR21-02 Rolesville Crossing as presented; seconded by Commissioner Medley. Motion to approve carried by unanimous vote.

3. East Young Street Sidewalk – Bid Acceptance and Capital Project Ordinance.
Moved by Commissioner Alston to approve;
Finance Director Amy Stevens reported on the schedule of the recent bid opening per the East Young Street Sidewalk project, recommended bid presented and need for approval by the Town Board of the accompanying Capital Project Ordinance.

Jason Bertoncino, Vice President of Land Development with Withers Ravenel was present to answer questions.

Moved by Commissioner Alston to approve the Resolution Accepting Bids and Awarding the Contract for the East Young Street Sidewalk; seconded by Commissioner Vilga. Motion to approve carried by unanimous vote.

Moved by Commissioner Alston to approve the Capital Project Ordinance for the East Young Street Sidewalk; seconded by Commissioner Sneed. Motion to approve carried by unanimous vote.

4. Consideration of Adopting Town of Rolesville and Wake County Interlocal Agreement for Enforcement of Wake County Non-Discrimination Ordinance.

Discussion to occur at a later date following scheduled meetings.

5. Appointment of Community Group Funding Application Committee.
Mayor Currin appointed Commissioners Sneed and Vilga to facilitate review of submitted Community Group Funding Applications and future recommendation to the Town Board.

D. COMMUNICATIONS


1. Communication from Town Attorney
Closed Session requested following the April 19th meeting to provide update and seek guidance on pending litigation.
2. Communication from Town Manager
Next Town Board meeting will be April 19th beginning with a meal at 5:30 p.m.
3. Communication from Town Board
Commissioner Sutton requested affordable housing discussion be scheduled soon. Mayor Currin reported that a meeting was held with Wake County Commissioner Vicky Adamson regarding Wake County's efforts.

E. ADJOURN

There being no further business before the board, Mayor Currin adjourned the meeting at 10:47 p.m.


Ronnie I. Currin, Mayor

ATTEST:


Robin E. Peyton, Town Clerk

