



## Board of Commissioners

### Work Session

**April 21, 2026**

**6:30 PM**

#### AGENDA

*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 during the public comment period of regular board meetings, held on the first Tuesday of each month, they can ask questions and raise concerns, and that they are welcome to contact the Mayor or board at other times by phone or email.*

1. Call to Order
2. WakeMed Rolesville Health Plex Update – Andi Curtis, WakeMed Manager of Government Affairs
3. FY26-27 Proposed Budget Presentation – Eric Marsh, Town Manager
4. Town Campus Project Update – Jessica Killian, Owner Representative of Turner & Townsend
5. Closed Session – Pursuant to North Carolina General Statutes 143-318.11 (a) (6) Personnel.
6. Adjourn



**Board of Commissioners  
Work Session**

April 21, 2026  
Quarter 1

# Table of Contents

Economic Development.....	1
Engineering Department .....	2
Finance Department .....	3
Fire Department .....	4
Human Resources.....	5
Parks & Recreation Department.....	6
Planning Department .....	7
Police Department .....	8
Public Works.....	9

# Economic Development Staff Report

Mical McFarland  
April 7, 2026

---



# Attracting New Businesses



## 6000 ROGERS ROAD Rolesville, North Carolina 27571

FOR LEASE



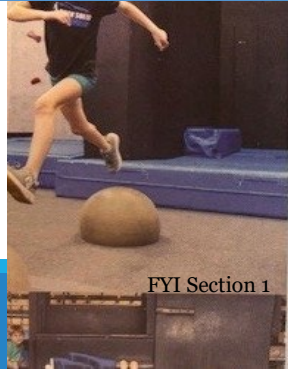
Preleasing Restaurant/Retail/Medical Space in Rolesville, NC

Home / Business / Available Buildings & Sites

## Available Buildings & Sites

Below is a listing of available non-residential properties change often, this possible. For more information, if we have [McFarland](#).

Location	Address
----------	---------

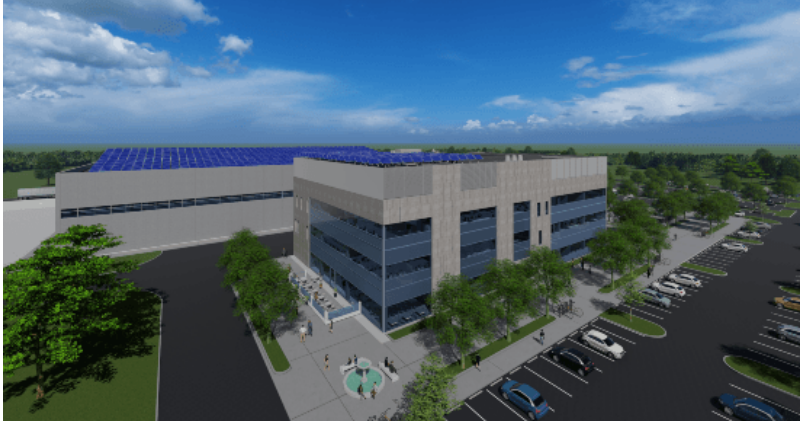


**ROCK SOLID WARRIOR**  
Located in Fuquay-Varina, South Apex, &  
**Opening in Rolesville  
Summer of 2026!**

FYI Section 1

# Attracting New Businesses





# Business & Innovation Corridor Gateway 401



- ❖ **Value of New Commercial Construction**
    - **2023 - \$13.8 M**
    - **2024 - \$16.6 M**
    - **2025 - \$15.8 M**
  
  - ❖ **20 New Businesses opened in 2025**
  
  - ❖ **Small Area Plan – Business & Innovation Corridor (Gateway 401)**
  
  - ❖ **Hotel Feasibility Study w/Chamber**
  
  - ❖ **Downtown Development w/RDDA**
- 





## Quarterly Report – 1<sup>st</sup> Quarter 2026 – Engineering Department

Town Engineer – Scott Miles

Capital Projects Manager – Medhat Baselious

### Project Updates

- Main Street Project – Paving has begun. All work for the paving portion of the project will be done during evening hours. Project construction expected to be complete by May 2026. Reimbursements from Raleigh and NCDOT are being pursued.
- Town Campus Project – Police and Fire Station buildings have begun preliminary design. Overall site plan under design. Coordination with Wake County for the library building has begun.
- Downtown Parking – Preliminary design has begun. Easements and property need to be secured before project can begin. Drainage in the Perry Street area to be addressed with this project.
- The Farm project – Met internally to discuss phasing plan. Engineering needs to meet with the consultant to discuss what the phases of the project will be.
- Granite Falls Extension – Met with developer to discuss extending Granite Falls Blvd between Thales Academy and Burlington Mills Rd. Preliminary design is in hand. Need to begin discussion with Board of Commissioners.

### Other Updates

- Begin draft of a Street Acceptance Policy. This will streamline the acceptance process and create standard method for acceptance, including bond concerns and sending official letters of acceptance to developers.
- Powell Bill updates. In line with the Street Acceptance, I am compiling what streets have been accepted/not yet accepted and whether those streets are currently on



the Powell Bill. I need to generate a list of streets that are on the Powell Bill but have not been officially accepted for maintenance by the Town. The Town will need to reconcile the list with the State.

- Street Light Policy/Ordinance. Engineering has been researching other municipalities street light standards to incorporate a new policy/design standard into our LDO.
- The search for a construction inspector is still pending. A candidate had been offered and accepted, but the candidate had to rescind acceptance. The position is being re-posted. Two other candidates from the original posting will be contacted about a 2<sup>nd</sup> interview.
- Final walk through for Carlton Pointe and Wallbrook Townhomes was conducted. A punch list was created. Developer is currently working on completing the punch list. Final acceptance is pending.
- Started updating the process to obtain a driveway permit. Object is to standardize the process, so everyone uses the same procedure and details.
- Met with Traffic Calming committee (Fire, Police, Planning and Engineering) to discuss new policy on installing traffic calming measures in town. Preliminary policy has been drafted.

# Financial Update

For month ending March 31, 2026

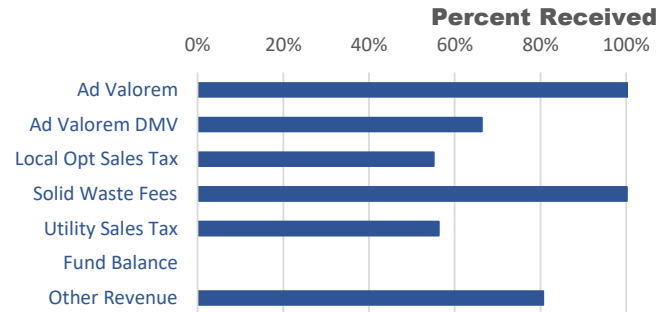


## General Fund

The General Fund budget is established by the annual budget ordinance. These appropriations expire on June 30 of each year.

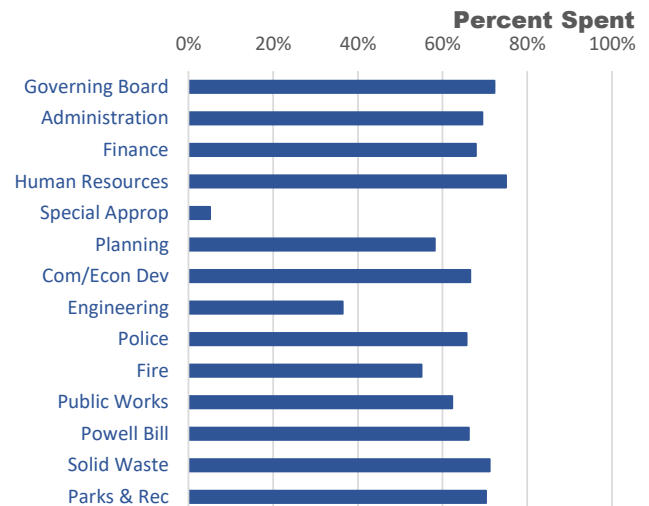
### Revenues

	FY24-25	FY25-26	FY25-26	YTD %
	Actual	Budget	YTD	
Ad Valorem	9,178,620	9,570,000	9,871,796	103%
Ad Valorem DMV	800,705	820,000	543,962	66%
Local Opt Sales Tax	3,624,139	3,615,000	1,991,022	55%
Solid Waste Fees	1,123,622	1,237,100	1,239,333	100%
Utility Sales Tax	702,465	670,000	377,229	56%
Fund Balance	-	7,538,035	-	0%
Other Revenue	2,947,633	5,382,600	4,342,679	81%
<b>Total</b>	<b>18,377,184</b>	<b>28,832,735</b>	<b>18,366,020</b>	<b>64%</b>



### Expenditures

	FY24-25	FY25-26	FY25-26	YTD %
	Actual	Budget	YTD	
Governing Board	179,372	236,330	170,829	72%
Administration	1,035,601	1,283,330	890,382	69%
Finance	758,107	891,140	604,777	68%
Human Resources	345,874	438,610	328,931	75%
Special Approp	2,006,966	11,590,490	593,108	5%
Planning	1,313,211	1,337,435	777,974	58%
Com/Econ Dev	199,205	271,770	180,868	67%
Engineering		385,800	140,441	36%
Police	4,291,721	4,758,520	3,125,677	66%
Fire	1,384,487	2,753,950	1,515,454	55%
Public Works	1,093,696	1,309,840	816,072	62%
Powell Bill	16,325	1,050,000	695,125	66%
Solid Waste	1,531,717	1,223,000	870,118	71%
Parks & Rec	1,270,943	1,302,520	915,103	70%
<b>Total</b>	<b>15,427,224</b>	<b>28,832,735</b>	<b>11,624,859</b>	<b>40%</b>
Fund Balance Change	2,949,960		6,741,161	



### GENERAL FUND NOTES

- Overall, the General Fund is performing as expected. Some revenues have up to a 3-month lag in receipt.
- Department expenditures are generally within expected levels.
- Special Appropriations is behind benchmark because it contains the transfers to the capital funds, which are usually booked towards the end of the fiscal year.

## Administrative Budget Transfers

The governing board has authorized the Town Manager to approve transfers up to \$50,000. The transfers below occurred during this reporting period.

Date	FROM: Department / Line-Item	TO: Department / Line-Item	Amount	Explanation
3/2/26	Econ Dev / various	Econ Dev / various	\$1,700	membership ICSC, advertising
3/9/26	Engineering / various	Engineering / various	\$6,800	new dept shortages
3/9/26	Planning / Dev Review Svcs	Planning / Contracted Svcs	\$3,000	map updates
3/13/26	Parks & Rec / various	Parks & Rec / various	\$28,500	part-time pay for programming
3/16/26	HR / special events	HR / office supplies	\$350	office supply needs
3/19/26	Fire / placeholder	Fire / various	\$37,600	one-time unification - branding
3/31/26	Spec Approp / various	HR / various	\$15,500	return tuition reimb and FSA to HR

# Financial Update

For month ending March 31, 2026



## Capital Funds

Capital budgets are typically established by a project ordinance, and the budget appropriation is valid for the life of the project.

### Capital Projects Fund (Current Fiscal Year)

Revenues	FY24-25	FY25-26	FY25-26	
	Actual	Budget	YTD	YTD %
Streets-related	1,348,595		1,700,781	
Parks-related	1,468,122		1,851,581	
Fund Balance Approp		2,657,400		0%
All Other Revenues	58,543	803,470	51,363	6%
Transfer In	1,285,000	3,585,000		0%
<b>Total</b>	<b>4,160,261</b>	<b>7,045,870</b>	<b>3,603,725</b>	<b>51%</b>

### Expenditures

Streets & Sidewalks	293,188	1,048,177	357,408	34%
Parks & Greenways	1,491,434	2,012,790	283,605	14%
General	601,633	3,984,903	415,077	10%
Transfer Out	-			
<b>Total</b>	<b>2,386,255</b>	<b>7,045,870</b>	<b>1,056,090</b>	<b>15%</b>

Fund Balance Change

1,774,006

2,547,635

### LAPP Grants Fund (Current Fiscal Year)

Revenues	FY24-25	FY25-26	FY25-26	
	Actual	Budget	YTD	YTD %
All Other Revenues	227,189	540,000	165,037	31%
Grants - Federal	3,436,908	578,886	570,994	99%
Grants - State	117,263		-	
Grants - Local			-	
Reimbursements	423,312	363,641	-	0%
Transfer In	-	8,460,157	-	0%
<b>Total</b>	<b>4,204,672</b>	<b>9,942,684</b>	<b>736,031</b>	

### Expenditures

LAPP Project	4,462,699	6,071,208	3,406,568	56%
Wallbrook	423,312	2,115,510	185,388	9%
ADA Curb Ramps	189,472	23,247	-	0%
Water/Sewer	67,281	1,732,719	-	0%
<b>Total</b>	<b>5,142,764</b>	<b>9,942,684</b>	<b>3,591,956</b>	

Fund Balance Change

(938,092)

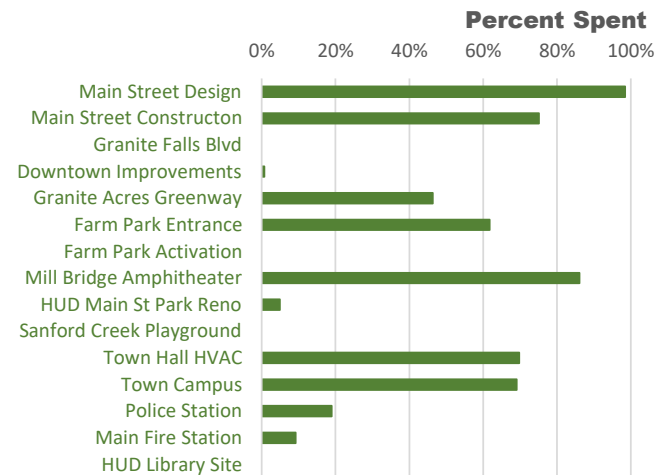
(2,855,926)

### Utility Projects Fund (Current Fiscal Year)

Revenues	FY24-25	FY25-26	FY25-26	
	Actual	Budget	YTD	YTD %
	92,916	-	66,015	
<b>Expenditures</b>	-	-	-	
Fund Balance Change	92,916	-	66,015	-

### Project Ordinances (Multiple Fiscal Years)

Project	Budget	Project to Date	
		Actual	% Spent
Main Street Design	2,873,994	2,829,936	98%
Main Street Constructon	25,508,339	19,157,612	75%
Granite Falls Blvd	200,000	-	0%
Downtown Improvements	450,000	3,289	1%
Granite Acres Greenway	323,500	149,965	46%
Farm Park Entrance	1,550,000	957,741	62%
Farm Park Activation	460,000	-	0%
Mill Bridge Amphitheater	470,000	404,727	86%
HUD Main St Park Reno	406,000	20,000	5%
Sanford Creek Playground	52,000	-	0%
Town Hall HVAC	80,000	55,825	70%
Town Campus	3,517,000	2,429,364	69%
Police Station	1,120,000	212,786	19%
Main Fire Station	1,350,000	124,200	9%
HUD Library Site	325,000	-	0%



## Cash & Investments

### By Fund

General Fund	24,228,838
Capital Projects Fund	13,373,842
LAPP Grants Fund	2,649,680
Utility Projects Fund	2,158,479
<b>Total</b>	<b>42,410,839</b>

### By Type

Checking	660,195
Investment	41,750,644
<b>Total</b>	<b>42,410,839</b>

# Rolesville Fire Department Quarter 2 Public Safety Meeting

---



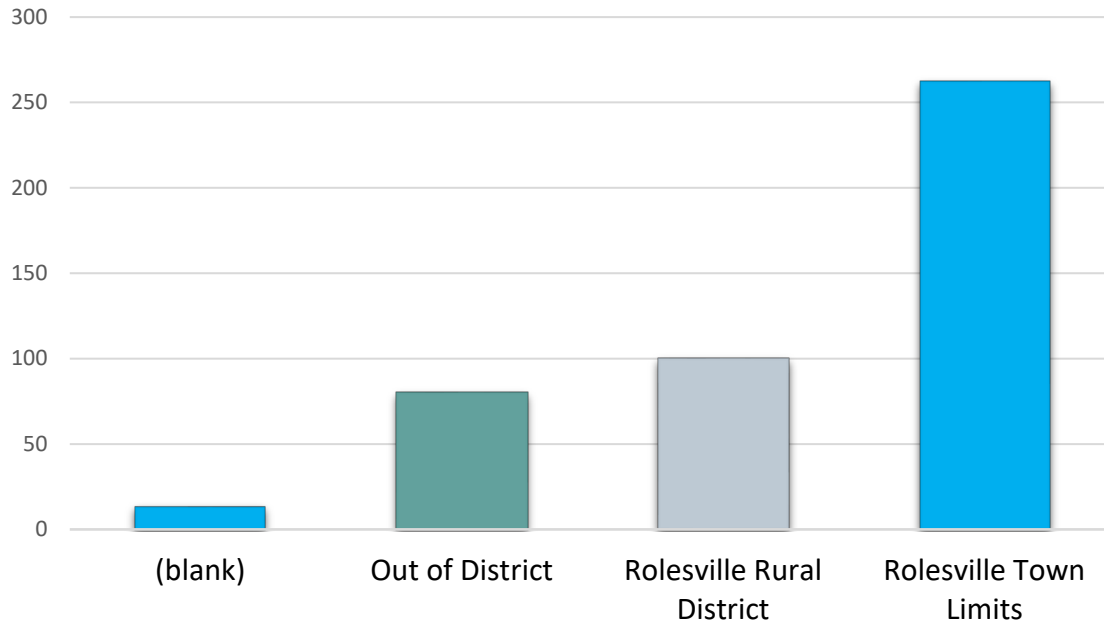


# Operational

---

- 456 Calls YTD
- New brush truck on order, tentative deliver May-June 2026
- Multiple Fire Responses
- Mutual Aid Training with both operational and administrative staffs
- Early stages of Aladtec Fire Management Software

## 2026 YTD Rolesville FD Responses





# Operational





# New Brush Truck Design





# Administrative

---

- Budget Submission and Finalization- 3 expansions requested
- Finishes and IT kick off meetings for new fire station with ADW Architects
- Rebranding- Uniforms, trucks, station and misc. all in progress
- New management software being implemented- 4 implementation sessions complete
- Early phases of fire chief's 90-100 day report
- Relief Fund meeting and recognition of retiree members
- Internal command staff and manger meetings now on regularly scheduled cadence



# Community Involvement

- **Fire Prevention Events**
  - o Mingle on Main
  - o BBQ and Bands
  - o Car Show at Rolesville Baptist
- **Wake County Committee Meetings Attended**
  - o Budget Committee
  - o Communications Committee
  - o Budget committee presentation to town manager
- **Misc.**
  - o 200 Club of Wake County Charity Event






# Happenings

- Review of SOGs and policy
- Internal training committee work
- Apparatus Replacement Plan work
- 4 volunteer members in firefighter certification training
- Awards Dinner scheduled for May 7, 2026, at fire station

COME JOIN US FOR A

## **ROLESVILLE FIRE DEPARTMENT AWARDS CEREMONY**



Join us in celebrating our members achievements and accomplishments for 2025-2026.

Dinner will be provided by the  
Station 15 Foundation

Thursday , May 7th 2026 at 6:30pm  
at the Rolesville Fire Department

Please RSVP by 5/1/2026 by contacting Edna at 919-556-2064 ext.701  
or using the attached link



# Questions?

---

**MEMORANDUM**

**TO:** Board of Commissioners

**FROM:** Chandra Wright, Human Resources Director

**DATE:** April 16 2026

**RE:** Human Resources FYI Update – 3rd Quarter Report FY 2025-26

---

**Town of Rolesville Human Resources Team**



Pictured are Chandra Wright, Human Resources Director (left) and Lily Richardson, Human Resources Analyst (right).

## **Executive Summary:**

The purpose of this report is to provide a high-level overview of the Human Resources Department's achievements, challenges, and trends for the third quarter of FY2025.

The Human Resources Department continues to serve the Town and its employees, assisting in the areas of: recruitment and talent, compensation and benefits, performance management, training and development, employee relations, compliance with labor law, and strategic planning. Human Resources is responsible for managing the employee lifecycle, from hiring and onboarding to managing employee issues and ensuring a safe and compliant work environment.

During this quarter, we have worked to meet the Town's objective to invest in our workforce. We continue to position the Town of Rolesville as an employer of choice by strategically focusing on initiatives that reflect the Town's commitment to a talented, well-supported team.

Examples of strategic initiatives addressed this quarter include the following:

### **1. Compensation & Benefits:**

- Participated in Departmental Budget Preparation and Planning meetings to aid in discussions related to current and requested staffing.

### **2. Risk & Mitigation:**

- Initiated the creation of a Town safety committee. The safety committee will meet monthly to aid Human Resources in identifying areas of the employee experience that could use Risk refinement.
- Attended League of Municipalities Spring Tour to learn about emerging trends/risk facing local government.
- Reviewed vehicle records and worked with Department Directors to bring Town vehicles into compliance with NC vehicle inspections.
- Worked with Public Works to identify appropriate PPE eligible for always in stock.

- Working on “At a Glance” forms to quickly remind/inform employees what to do in the event of accidents, injuries, and emergencies.

### **3. Health & Safety:**

- Continued to distribute the North Carolina Health Insurance Pool Monthly Wellness newsletter to staff (Physical, Mental and Financial Wellness).
- Continued to distribute monthly Employee Assistance Program newsletters and webinar information to staff (Mental and Financial Wellness).
- Encouraged employees to participate in monthly, live webinars hosted by our EAP provider.
- Hosted in-person 401(k) employee education opportunity.

### **Welcome New Hires!**



**Jason Deitch** onboarded 01/12/2026 as the Fire Chief



**Stephen Wensman** onboarded 01/12/2026 as the Planning Director



**Scott Miles** onboarded 02/09/2026 as the Town Engineer



**Chandra Wright** onboarded 02/09/2026 as the Human Resources Director



**Quincy Williams** onboarded 03/09/2026 as Parks & Recreation Program Coordinator I



**Amber Horton** onboarded 03/23/2026 as an Executive Assistant



**Carla Edwards** onboarded 04/06/2026 as Parks & Recreation Administrative Support Specialist

**Conclusion:**

In summary, the third quarter marked a period of change and transition for the Human Resources Department. Our focus for the fourth quarter will be on hiring and onboarding a new Human Resources Technician, strengthening our team, conducting a successful employee Open Enrollment, continued updates to our new hire/onboarding process, implementing training and development programs, and updates to several Town and Administrative policies. This is all in keeping with the Town's strategic objective that we continue to provide outstanding support to employees through competitive pay, resources, and facilities. Thus, ensuring we foster a supportive workplace for Town of Rolesville employees.



## **FYI Update: 1<sup>st</sup> Quarter FY2026**

---

**Parks and Recreation Director:** June Greene  
**Athletic Program Coordinator:** Mark Pittman  
**Athletic Program Coordinator:** Brandon Metzel  
**Special Events Coordinator:** Kristen Stafford  
**Cultural Program Coordinator:** Quincy Williams  
**Administrative Support Specialist:**

# Athletic Programs Update

---

## Current:

### Spring Baseball/Softball:

- Registration Opened 1/12 (Residents), Non-Resident registration opened 1/19
- Registration Closed 2/27
- REC Day/Opening Day: Saturday 4/11
- 3 Teams - 8U Softball (up from 2 teams in Spring/Fall 2026)
- 1 Team - 15U Baseball (will play against Wendell, Zebulon, Louisburg, Knightdale, & Youngsville)

### Spring Soccer:

- Registration Opened 1/12 (Residents), Non-Resident registration opened 1/19
- Registration Closed 2/27
- REC Day/Opening Day: Saturday 4/11

### Winter Basketball:

- 8U, 10U and 12U Participated in All-Star Tournament

- **2025-2026 Winter/Spring Registration Athletic Numbers (as of 3/24/2026):**

Sport	Residents	Non-Residents	Total
Spring Soccer	127(48%)	136 (52%)	263
Spring Baseball/Softball	183 (52%)	169 (48%)	352
Fall Flag Football	0 (0%)	0 (0%)	0
Winter Basketball	243 (79%)	67 (21%)	310
<b>TOTAL</b>	<b>276 (62%)</b>	<b>67 (38%)</b>	<b>443</b>

# Rentals Update

---

- Facility & Shelter Rentals (1<sup>st</sup> QT 2026)

Space	Residents	Non-Residents	Total Rentals	Gross Profit
Amphitheater	0	0	0	\$0
Community Center	11	7	18	\$4,522
Gazebo	0	0	0	\$0
MSP Shelter A	3	4	7	\$360
MSP Shelter B	3	5	8	\$435
MSP Shelter C	3	3	6	\$320
MSP Shelter D	0	1	1	\$50
Redford Place Park Shelter	1	0	1	\$120
RPP Field A	3	10	13	\$795
RPP Marvin Perry	4	0	4	\$240
RPP Field C	0	0	0	\$0
<b>TOTAL</b>	<b>28 (48%)</b>	<b>30 (52%)</b>	<b>58</b>	<b>\$6842</b>

# Special Events Update

- **1<sup>st</sup> QT Special Events 2026**

Events	Date/Time	Attendance
Blood Drive	Friday, January 16, 2026 10:00 am – 3:00 pm	<b>37</b>
Litter Sweep	Saturday, January 24, 2026 9:00 am	<b>3</b>
Shred Event	Saturday, February 21, 2026 10:00 am – 1:00 pm	<b>75</b>
Blood Drive	Friday, March 20, 2026 10:00 am – 3:00 pm	<b>22</b>
Egg Rush	Saturday, March 28, 2026 10:00 am	<b>TBD</b> (usually around 1000)
<b>TOTAL ATTENDANCE</b>		

- **Sponsorships**

- **1<sup>st</sup> Quarter 2026 Special Events**



April 2026

- **RecDay**
- April 11th
- **Arbor Day**
- April 24th



May 2026

- **Blood Drive**
- May 15th
- **Memorial Mile**
- May 25th



June 2026

- **Litter Sweep**
- June 6th
- **Freedom In The Park, Juneteenth Celebration**
- June 20th

# Cultural Programs Update

---

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

Program	Residents	Non-Residents	Total
Bingo - October	11	8	19
Bingo – November	6	5	11
Bingo – March	4	6	10
Bunco – March	5		
Zumba – March	6	1	7
Line Dancing – March	5	6	11
Beginner Ballet – January – March	20	0	20
Hip-Hop TOTs – October	3	1	6
Cornhole – January - March	0	0	13
Senior Trips	11	4	15
Crokinhole – January - March	6	8	14
Mah Jong – March	24	4	28
Toddler Soccer	17	0	17
<b>TOTAL</b>	<b>63(56%)</b>	<b>49(44%)</b>	<b>112</b>

- **Upcoming Offerings in 2<sup>nd</sup> Quarter:**

- Hip Hop Harvest Youth Dance Class
- Beginner Ballet Class
- Beginner Jazz Dance Class
- Self-Care Through Journaling
- Bingo
- Line Dancing
- Zumba
- Canvas Art Classes
- Schools Out(side)!
- Senior Trip: Azalea Festival
- Senior Trip: Caesars Virginia Casino
- Senior Trip: Zinc House
- Crokinole
- Humana Health Talks
- Senior Center w/o Walls

## Project & Facilities Updates

---

- Eddie will be moving to the Public Works Department as of January 12, 2026 and his position title will be changed to Building and Grounds Superintendent
- 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 hired an engineering firm to conduct an environmental review before work can start on this project and this review has been completed. Staff are now working to finalize the grant agreement and are working with companies to renew quotes so that vendors can be chosen for the work.
- Staff are currently working on the next step of activating the Farm, which includes redesigning the planned event center into a multipurpose center with a gym, classrooms, offices, a kitchen and more. The Town has hired ADW to complete this work. ADW and staff have had the first workshop to flesh out ideas for design on November 25. The next workshop is scheduled for January 15, 2026. Staff are also working on an encroachment agreement with NCDOT to remove the existing NCDOT fence and replace it with a more decorative black chain link fence.
- Staff is still working with the Town Attorney to acquire the second easement required for the Granite Acres greenway connection. Staff was awarded a 100k grant for this project in January of 2025.
- The Town now has an updated greenway map, which has been put on the Town website, social media and shared with other Town staff. The Town has now over 12 miles of trails with more currently being built in Parker Ridge, Rolesville Crossing, Wallbrook and other developments.
- The first phase of greenway rules signage has been installed. Locations include some of the Town's oldest greenways as well as some of the newer ones.
- Eddie attended the Carolinas Joint Parks Conference in early December as well as a Certified Playground Safety Inspector (CPSI) and exam in mid December. Eddie was recertified as a CPSI
- There have now been two Tree Board meetings. Staff are working with members to get them educated on how the Town works with trees and how to engage with the community.

April 1, 2026

To: Mayor Currin and Town Board of Commissioners  
From: Planning Department Staff

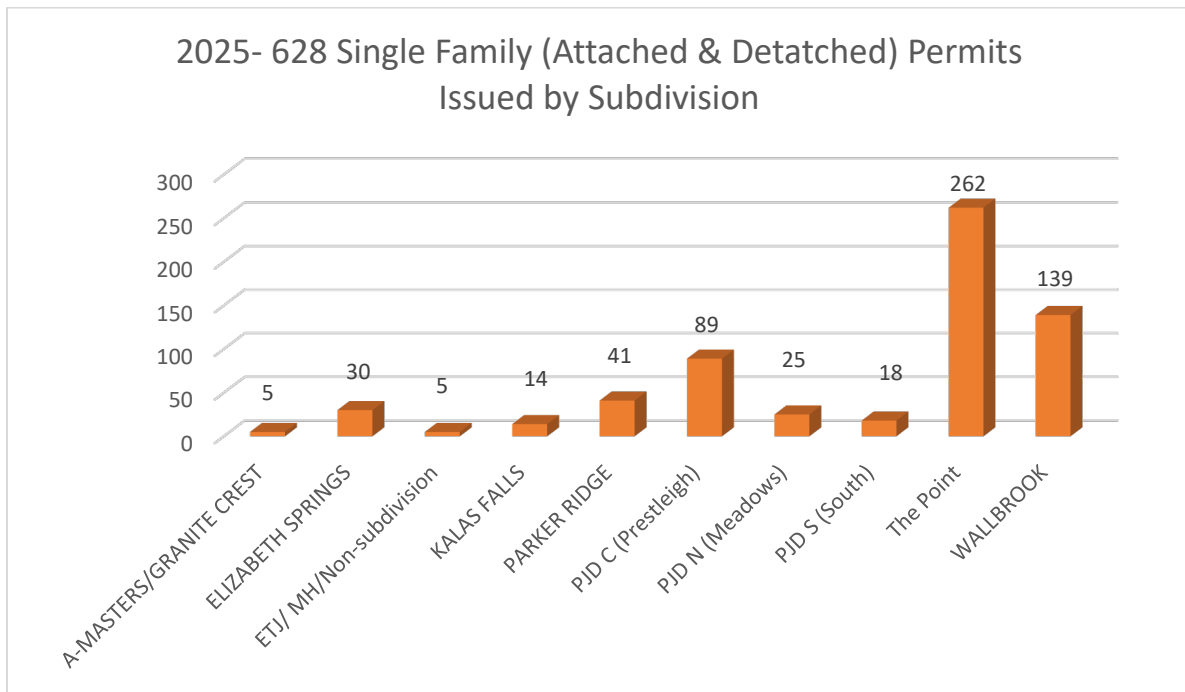
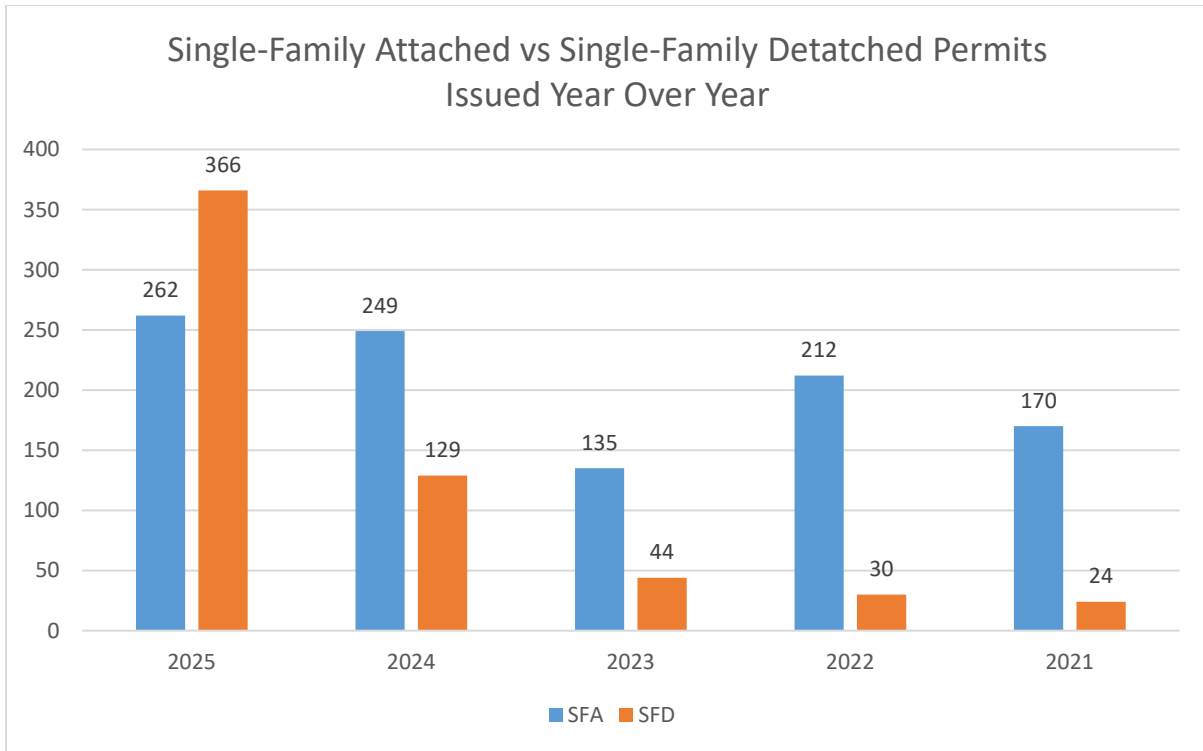
RE: **Planning Department FYI**



*Sharon Hope, Michael Elabarger, Rose Bower, Tanner Hayslette, Michele Raby, Stephen Wensman, and Meredith Gruber*

### **Residential Permitting Activity**

Between January and December of 2025, there were two hundred sixty-two (262) single-family attached (townhome) and three hundred sixty-six (366) single-family detached permits issued.



*PJD = Preserve Jones Dairy*

# 2025 MONTHLY RESIDENTIAL PERMITTING ACTIVITY



## Construction Infrastructure Drawings Approved in 2025

(Construction Infrastructure Drawings allow developers to fell trees, move dirt, lay infrastructure (water/sewer pipes), and cut in future roads on the property).

Project	Case	Approved	Pre-Infrastructure Meeting	Construction Start Date	Description
BROADMOOR-Rolesville Road	CID-24-08	June 9, 2025	June 27, 2025	June 28, 2025	-98 Single-Family Attach. -157 Single-Family Det.
KALAS FALLS Phase 3 Rolesville Road	CD-21-07	August 13, 2025	NA	NA	-145 Single-Family Det.
KALAS Falls Phase 5 Rolesville Road	CID-25-01	August 8, 2025	NA	NA	-95 Single-Family Attach.
MERRITT Rolesville Road	CID-25-02	December 3, 2025	February 19, 2026	February 20, 2026	-278 Single-Family Attach. -227 Single-Family Det.
PRESERVE AT MOODY FARM Rolesville Road	CID-24-09	October 13, 2025	Nov 13, 2025	November 14, 2025	-82 Single-Family Det.
ROLESVILLE CROSSING Rolesville Road	CD 21-08	September 20, 2025	February 19, 2026	February 20, 2026	-120 Single-Family Attach. -177 Single-Family Det.
WALLBROOK-HALL OF FAME CARWASH (lot 8) South Main Street	CID-24-03/ SDP-25-01	May 13, 2025	July 14, 2025	July 15, 2025	Commercial
WALLBROOK (lot 7) South Main Street	CID-24-02	April 18, 2025	July 21, 2025	July 22, 2025	Commercial
WALLBROOK VIRGINIA WATER DRIVE EXTENSION (LOTS 9,10,11) South Main Street	CID-23-04	June 9, 2025	July 21, 2025	July 22, 2025	Commercial

Final Site Plans Approved in 2025  
(Final Site Plans allow developers to sell lots to builders for commercial or residential uses.)

Project	Case	Approved	Pre-Construction	Construction Start	BM & PG	# of Lots
ELIZABETH SPRINGS P2 TH Averette Road	FSP-25-09	June 18, 2025	NA	NA	BM2025 PG01134 2025.08.18	51 Single-Family Att.
KALAS FALLS P1 Rolesville Road	FSP-24-07	February 24, 2025	NA	NA	BM2025 PG288-293 2025.02.24	129 Single-Family Att.
PARKER RIDGE P1A Redford Place/ School Street	FSP-24-20	June 25, 2025	July 28, 2025	July 29, 2025	BM2025 PG01193-01195 2025.05.31	55 Single-Family Att.
PARKER RIDGE P1A- CORRECTION Redford Place/ School Street	FSP-25-21	August 7, 2025	NA	NA	BM2025 PG01508-01510 2025.08.08	NA
PARKER RIDGE P1B Redford Place/ School Street	FSP-24-24	September 3, 2025	NA	NA	BM2025 PG01693-01695 2025.09.04	59 Single-Family Att. 19 Single-Family Det.
PARKER RIDGE P1B-SEC 2 Redford Place/ School Street	FSP-25-16	October 29, 2025	Oct 29, 2025	NA	BM2025 PG02056-02057 2025.10.29	21 Single-Family Det.
PARKER RIDGE P1B-SEC 3 Redford Place/ School Street	FSP-25-17	Nov 14, 2025	Nov 14, 2025	NA	BM2025 PG2185-2186 2025.11.17	43 Single-Family Det.
PARKER RIDGE P2 Redford Place/ School Street	FSP-25-20	December 12, 2025	NA	NA	<b>*WAITING RECORDATION</b>	78 Single-Family Det.
THE POINT South P2,3,6,9 Young Street	FSP-24-23	June 18, 2025	NA	June 19, 2025	BM2025 PG01140-01144 2025.06.18	130 Single-Family Det.
THE POINT South P3 Young Street	FSP-25-02	August 5, 2025	NA	NA	BM2025 PG01482 2025.08.05	108 Single-Family Att. 6 Single-Family Det.
THE POINT South P4 Young Street	FSP-25-04	December 11, 2025	NA	NA	BM2025 PG02453-04257 2025.12.19	30 Single-Family Att. 32 Single-Family Det.
THE POINT South P7 Young Street	FSP-25-03	August 21, 2025	NA	NA	BM2025 PG01593-01597 2025.08.21	70 Single-Family Det.
THE POINT South P10 Young Street	FSP-25-01	July 25, 2025	NA	NA	BM2025 PG01425-01429 2025.07.28	68 Single-Family Att.
WALLBROOK TRACT B LOTS 1A,1B,1C,2 South Main Street	FSP-24-22	March 27, 2025	NA	NA	BM2025 PG527-534 2025.03.28	Commercial
WALLBROOK LOTS 5A-B-C South Main Street	FSP-24-13	July 3, 2025	NA	NA	BM2025 PG1254-1255 2025.07.03	Commercial
WALLBROOK TH P1 LOT 6 S Main Street	FSP-24-16	February 5, 2025	March 6, 2025	March 7, 2025	BM2025 PG198-204 2025.02.05	116 Single-Family Att.
WALLBROOK TH P2 LOT 6 South Main Street	FSP-25-10	August 8, 2025	NA	NA	BM2025 PG1526-1529 2025.08.08	24 Single-Family Att.
WALLBROOK MWB- LOTS 12-13-14 South Main Street	FSP-25-06	May 28, 2025	NA	NA	BM2025 PG984-985 2025.05.28	Commercial

**Site Development Plans Approved in 2025**  
 (Non-Residential development of a lot for its ultimate land development, such as an amenity center, office building, restaurant, etc.).

Project	Case	Approved	Pre-Construction	Construction Start	Type
6000 ROGERS	SDP-23-02	JAN 27, 2025	April 28, 2025	April 29, 2025	Commercial
BROADMOOR Amenity Center Fowler/Mitchell Mill	SDP-25-02	August 13, 2025	*FSP's not approved	NA	Amenity Center
GLO on MAIN 414 S MAIN	SDP-24-05	February 25, 2025	March 11, 2025	March 12, 2025	Commercial
PARKER RIDGE Amenity Center Redford Place/ School Street	SDP-24-10	May 17, 2025	Nov 13, 2025	NA	Amenity Center
ROLESVILLE CROSSING Amenity Center Rolesville Road	SDP-24-08	April 18, 2025	January 6, 2026	January 7, 2026	Amenity Center
THE LEARNING CENTER 302 S Main	SDP-23-08	January 21, 2025	February 11, 2025	February 12, 2025	Commercial
TIDAL WAVE South Main	SDP-23-08	March 7, 2025	March 5, 2026	March 6, 2026	Commercial
WALLBROOK LOT 3- FIFTH THIRD BANK South Main	SDP-24-07	April 29, 2025	June 24, 2025	June 25, 2025	Commercial
WALLBROOK LOT 5B (CHIPOTLE) South Main	SDP-25-03	December 4, 2025	December 17, 2025	December 18, 2025	Commercial
WALLBROOK-HALL OF FAME CARWASH (lot 8) South Main	CID-24-03/ SDP-25-01	May 13, 2025	July 14, 2025	July 15, 2025	Commercial
WALLBROOK- 7-ELEVEN LOT 11 South Main	SDP-23-04	June 12, 2025	July 21, 2025	July 22, 2025	Commercial

**Text Amendments in Review**

Currently, there are four active Text Amendment (TA) applications and one pending application:

***TA-26-0002 Required Perimeter Buffer Correction***

- The purpose of the TA is to remove a subjective statement about the required perimeter buffers
- Town-initiated
- Board of Commissioners' Legislative Hearing: May 5, 2026 (tentative)

**TA-26-0003 Minor Subdivision Correction**

- The purpose of the TA is to correct an error about minor subdivisions
- Town-initiated
- Board of Commissioners’ Legislative Hearing: May 5, 2026 (tentative)

**TA-26-0004 Residential Fence Height**

- The purpose of the TA is to address residents’ concerns about allowing an eight-foot fence in some residential applications
- Town-initiated
- Board of Commissioners’ Legislative Hearing: May 5, 2026 (tentative)

**TA-26-0005 Omnibus Text Amendment Package**

- The purpose of the TA package is to facilitate campus style development as well as address miscellaneous corrections
- Town-initiated
- Planning Board Meeting – April 27, 2026, and Board of Commissioners’ Legislative Hearing: TBD

**TA-26-TBD Downtown Overlay District – Pending / Under Development**

- Purpose of TA is to create a Downtown Overlay District
- Town-initiated
- Planning Board Meeting and Board of Commissioners’ Legislative Hearing: TBD

**Rezoning Applications in Review**

There are five Rezoning (REZ) applications currently in review:

**REZ-24-05 – Atticus Woods – Wait Avenue - R&PUD / RL to Neighborhood Center Conditional (NC-CZ)**

- Webpage: <https://www.rolesvillenc.gov/project/wait-avenue-2028-2200-2206-2216-2232>
- Applicant: Paul C. Schmidt, Ardent Building, LLC
- Proposed Uses: Single Family Attached and Detached Dwellings, Commercial Development
- Board of Commissioners’ Continued Legislative Hearing: April 7, 2026

**REZ-25-04 – Opal at Main (W. Young & N. Main) – from RL to Residential High Conditional (RH-CZ)**

- Webpage: <https://www.rolesvillenc.gov/project/opal-main>
- Applicant: Robert J. Hayes, Grand Communities, LLC
- Proposed Uses: Single Family Attached (70) and Detached (2) Dwellings
- Planning Board Meeting and Board of Commissioners’ Legislative Hearing: TBD

**REZ-25-06 – WakeMed 5036 Walls Cove** - Hospital, RL to Commercial Highway Conditional (CH-CZ)

- Webpage: <https://www.rolesvillenc.gov/project/wakemed>
- Applicant: Thomas Cavender, WakeMed
- Proposed Use: Hospital
- Planning Board Meeting and Board of Commissioners' Legislative Hearing: TBD

**REZ-26-0002 – 1101 Averette Road** – from RM-CZ to Residential High Conditional and General Commercial Conditional (RH-CZ and GC-CZ)

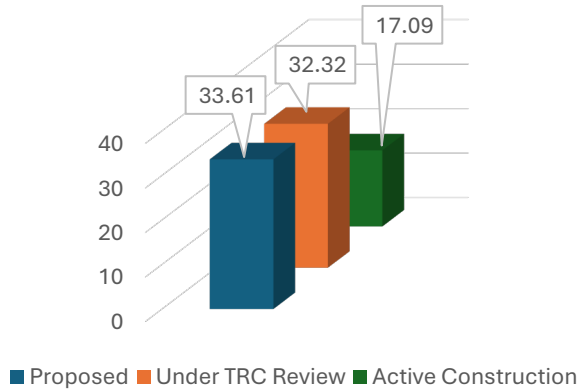
- Webpage pending
- Applicant: Lock7 Development
- Proposed Uses: Single Family Attached (76) and Commercial
- Planning Board Meeting and Board of Commissioners' Legislative Hearing: TBD

**REZ-26-0003 – 408 E. Young Street** – from RL to Business, Industrial, and Technology (BT)

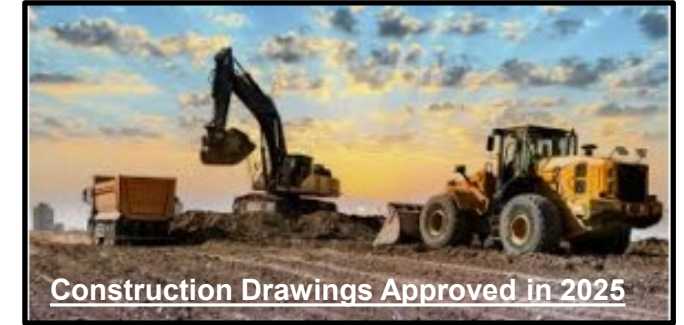
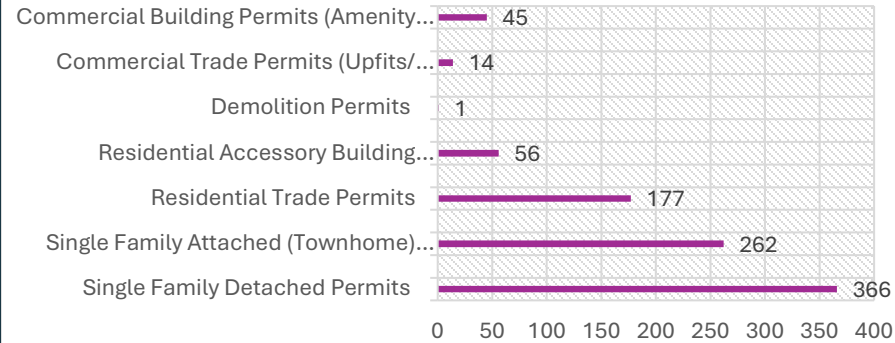
- Webpage pending
- Applicant: Town of Rolesville
- Proposed Use: Government Services
- Planning Board Meeting and Board of Commissioners' Legislative Hearing: TBD

# Development Dashboard

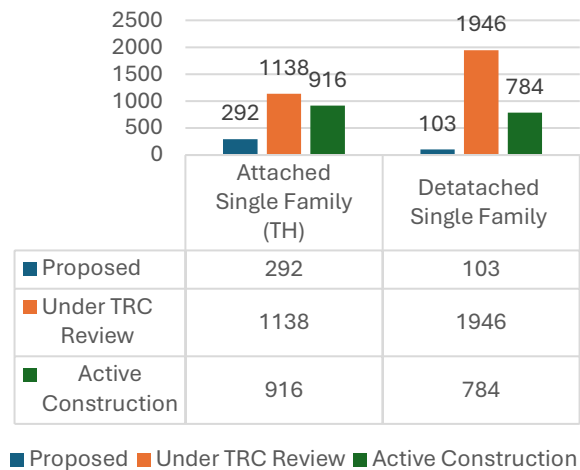
## Non-Residential (Commercial) Project Status in acreage.



## Building Permits Issued by Type in 2025

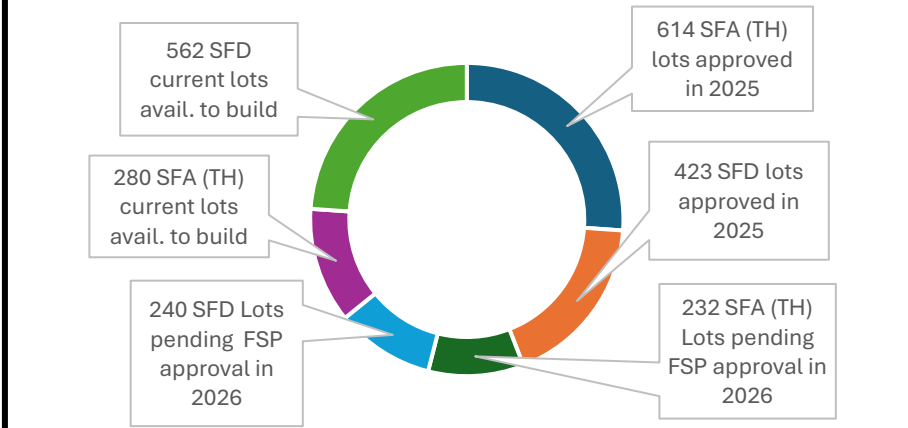


## Residential Project Status



## Single-Family Lot Inventory & Projections

1126 SFA & 1225 SFD





# ROLESVILLE POLICE DEPARTMENT

## **FYI Report**

**Q1 2026**

Chief: David R. Simmons II

Captain: Richard Haynes



Place Park.

## COMING SOON

- The application window is open for Camp KIDDS (July 6-10). Campers must be in middle school and junior counselors in high school.
- Picnic with Police will be on a Wake County Schools teacher workday, May 1<sup>st</sup>. This is a popup event that will take place at Main Street Park and was a great success last year.
- Our annual bike rodeo will be coming soon at Redford

## 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 Officer A. Michaud (pictured), Detective D. Bolin (pictured), Detective Sergeant M. Liggins (not pictured), and Officer T. Kenion (not pictured).



## INCIDENT REPORTING

### Field Incidents

Category	2025	2026	Change
----------	------	------	--------

	March-25	March-26	Difference %
Traffic Stops	424	373	-51
Written Warnings	39	17	-22
Verbal Warnings	263	218	-45
Citations	133	145	12
Arrests	11	32	21
Accidents	22	24	2
Foot Patrols	559	789	230
Residential Checks	834	1071	237
Non-Residential Checks	722	781	59
Reports Filed	40	44	4
Calls for Service	2982	3578	596

### Uniform Crime Reporting (UCR) Offenses

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

Type	2025	2026	Change
Assault	5	5	0
Burglary	1	2	+1
Larceny	6	14	+8
Auto Theft	0	3	+3
Drugs	17	21	+4
Simple Assault	3	3	-2
Fraud	11	14	+3
Stolen Property	1	0	-1
Vandalism	2	9	+7
Other Sex Offenses	0	0	0
Weapons	2	5	+3
DWI	2	4	+2
Disorderly Conduct	1	0	-1
All Other Offenses	0	9	+9
<b>Total</b>	<b>51</b>	<b>89</b>	<b>+38</b>

**JANUARY**

Special Event



In late January, the venerable monks travelled through Rolesville in their journey to Washington, D.C. Our staff provided an escort for them down Main Street and providing security for them along the way; including a stop at Publix, and at their overnight stop. It was a once in a lifetime experience for everyone.

### Employee Accomplishments

Our annual all-staff meeting was held in January, and several staff members were recognized. Officer of the Year was earned by Officer N. Lawson. Exemplary service awards went to (left to right) Lieutenant C. Williams, and Officer C. Philbeck.



### 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 compliance and control tactics. Other courses are completed online and cover topics from ethics to officer safety.

## 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

Lieutenant C. Williams, and Sergeant S. Kooiker attended the Police Chief's Institute in Salemburg to continue their training in leadership, budgeting, early warning systems and more. Additionally, Officer C. Umphlette completed Standardized Field Sobriety Testing training to bolster her skills in DWI enforcement. Our staff also began their mandated annual firearms qualifications, as required by state code.



## MARCH

### Community Engagement



Officer T. Kenion visited students at Rolesville Middle School where they had a great time during the Truck Fair. Sixth graders had the opportunity to explore hands-on, service-based careers and learn more about the police vehicles and equipment used every day in our community.

### Employee Accomplishments

- Officers N. Eisele and N. Lawson completed field training officer training and can now train newly hired officers.
- Officer T. Kenion completed Community Oriented Policing training, to compliment his role as Community Resource Officer
- Sergeant D. Pigage completed FBI-LEEDA's Command Leadership Institute
- Detective Bolin completed Interview and Interrogation Training to further assist in his duties in the Support Services Division.

**Farewell**

G. Cannizzaro has left the department and has relocated. She was a great addition to the team and will be sorely missed! Her last day with us was Friday, April 11<sup>th</sup>.





**To:** Mayor and Board of Commissioners  
**From:** Isaac Poelman, Public Works Director  
**Date:** April 2026  
**Subject:** Public Works Department – FYI Jan-Mar 2026

---

## Overview

Over the past several months, the Public Works Department has remained focused on maintaining essential services, ensuring regulatory compliance, supporting community growth, and improving operational efficiency. Below is a summary of departmental activities, completed projects, and ongoing initiatives.

---

## Operations and Maintenance

- **Work Orders and Requests:** Responded to numerous citizen and departmental work orders, including street maintenance, sign repairs, and right-of-way cleanups.
  - **Solid Waste Coordination:** Addressed multiple missed garbage and recycling collection calls in coordination with the contracted hauler, ensuring timely resolution for residents.
  - **Storm Response and Greenways:** Conducted debris removal following wind and rain events and consistently cleared leaves and debris from town greenways to maintain accessibility and safety.
  - **Seasonal Decorations:** Reviewed military banner light pole locations and needs for additional brackets to accommodate the growing number of request.
  - **Regulatory Compliance:** Completed monthly fire extinguisher inspections to maintain compliance.
- 

## Capital and Infrastructure Support

- **Street Maintenance:** Assisted Engineering staff with oversight and coordination of resurfacing efforts on Granite Falls Boulevard.
  - **Traffic Calming and Safety:** Collected and reviewed speed data in multiple residential areas and collaborated with the Traffic Calming Committee to evaluate requests and develop a formal Traffic Calming Policy.
  - **Facility and Lighting Coordination:** Worked with Wake Electric and Planning staff to review light pole adjustments and coordinate new streetlight installations in developing neighborhoods.
  - **Parks and Facilities:**
    - o Coordinated with Parks and Recreation staff on the removal of the existing DOT fence at the farm for proper installation of new chain link fence across front of property
- 

Town of Rolesville

PO Box 250 / Rolesville, North Carolina 27571 / [RolesvilleNC.gov](http://RolesvilleNC.gov) / 919.556.3506

## **Departmental Improvements**

- **Safety and Compliance:**

- o Continued development of a comprehensive Safety Playbook to support consistent onboarding, training, and safe work practices.

- **Training and Professional Development:**

- o Sent two Public Works employees to a facility maintenance expo to strengthen in-house capabilities.
- o Two PW employees Colling Johnson and Christian VanAlstine completed truck driver training school, obtaining full class A commercial driver's licenses with no restrictions.

- **Fleet and Equipment:**

- o Evaluated equipment maintenance schedules and replacement needs and continued tracking preventive maintenance to reduce downtime and extend asset life.

---

## **Community Support and Collaboration**

- Assisted Planning, Economic Development, and Parks staff with site visits and coordination related to new development projects.

- Supported setup and breakdown for town-sponsored events and departmental activities.

- Maintained active communication with residents, contractors, and internal departments to ensure service reliability and responsiveness.

---

## **Looking Ahead**

- Finalizing and presenting the Traffic Calming Policy.

- Implementing the department-wide Safety Playbook and associated training.

- Evaluating new equipment options to improve operational efficiency and reduce downtime.

---

**Respectfully submitted,**

**Isaac Poelman**

Public Works Director

Town of Rolesville