



Board of Adjustment Meeting
February 10, 2026 - 12:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Melissa Elliott, 2026 Chair
Jeffrey Wuchich, 2026 Vice-Chair
Marc Camosci, Board Member
Daniel Fox, Board Member
Tracy Goss, Board Member
Dan Alston, Commissioner Liaison
David Neill, Town Attorney
Lily Richardson, Human Resources Analyst
Michael Elabarger, Assistant Planning Director
Tanner Hayslette, Planner I
Sharon Hope, Administrative Support Specialist

ABSENT: No Board members were absent

- 1. CALL TO ORDER**
Chairperson, Melissa Elliott, called the meeting to order at 12:03 p.m.
- 2. MEMBER SWEARING IN**
Board Members Marc Camosci, Daniel Fox and Tracy Goss were sworn in by Town of Rolesville Human Resources Analyst, Lily Richardson.
- 3. APPROVAL OF MINUTES OF THE JANUARY 13, 2026, MEETING**
Chairperson, Melissa Elliott, called for a Motion for approval of the January 13, 2026, Minutes.
Vice-Chairperson, Jeffrey Wuchich made a Motion to approve, and Board Member, Marc Camosci seconded. All members voted "Aye", and the Motion was passed (5-0).

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4. **VAR-26-001: 115 W. YOUNG STREET, THE JOEL FUND**
Attorney Worth Mills of Longleaf Law Partners described the variance request to LDO Section 6.2.2.1 to remove the 6' wall requirements from the Type 3 perimeter Buffer along the shared boundary line of the property with parcel id #1769023002 with an address of 119 West Young Street and described how the four Variance Standards would be addressed with the request

Mr. Mills next introduced Brooke Dickhart of The Joel Fund to give a summary of The Joel Fund and their plans for the property.

After Ms. Dickhart spoke to the Board, Mr. Mills introduced Mr. Samuel Nye, Principal Civil Engineer with The Site Group and tendered Mr. Nye as an expert witness.

After Mr. Nye spoke, Mr. Mills, Ms. Dickhart and Mr. Nye answered questions from the Board members.

Melissa Elliott, Chair, made a Motion to approve the variance with modification in consideration of information presented at the Evidentiary Hearing.

Marc Camosci, Board Member, made a Motion to approve with no conditions. The Motion failed as there was no second.

Tracy Goss made a Motion for Denial; Daniel Fox seconded the motion. Melissa Elliott, Chair, asked for deliberation on the Motion. Hearing none, a roll call was made for the Motion for Denial. The Motion was carried by a 4-1 vote, 4 voted yes (Elliott, Wuchich, Goss, Fox), 1 voted no (Camosci).

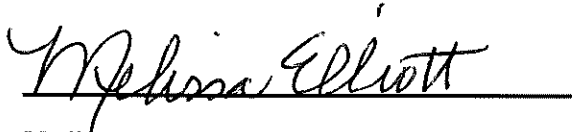
5. **UPDATES**

Melissa Elliott, Chair, asked if there were any updates. Mike Elabarger, Assistant Planning Director, announced that the next Board of Adjustment meeting will be held on March 10 and that the Board will be given a 10 day notice if the meeting will be cancelled due to lack of a case.

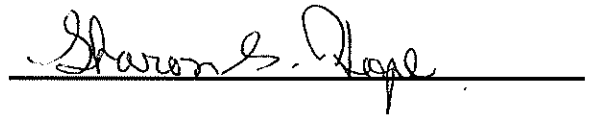
A conversation was held about Board of Adjustment meeting flow and procedure.

6. **ADJOURNMENT**

Melissa Elliott, Chair, adjourned the meeting.



Melissa Elliott
Board of Adjustment Chair



Sharon S. Hope
Administrative Support Specialist

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