



Board of Adjustment Meeting
May 12, 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
Stephen Wensman, Planning Director
Michael Elabarger, Assistant Planning Director
Sharon Hope, Administrative Support Specialist

ABSENT: No Board members were absent

1. **CALL TO ORDER**

Chairperson, Melissa Elliott, called the meeting to order at 12:00 p.m.

2. **APPROVAL OF MINUTES OF THE FEBRUARY 10, 2026, MEETING MINUTES**

Chairperson Melissa Elliott called for a Motion for approval of the February 10, 2026, Minutes.

Board Member Tracy Goss made a Motion to approve, and Board Member, Daniel Fox, seconded. All members voted "Aye", and the Motion was passed (5-0).

3. **ZVA-26-0001 / 5317 TWIN MEADOWS LANE**

Chairperson Elliott requested the Town Attorney to review the legal provisions for ZVA-26-0001. Town Attorney Neill completed the script for evidentiary hearings for the record and the voir dire, the section ensuring that there are no conflicts of interest that could prejudice the case thereby ensuring that every petitioner gets a fair hearing.

Board Member Tracy Goss stated that he attempted a site visit; however the address was questionable according to the map.

Mike Perry, Attorney for the Petitioner, stated that he had no objection to participation of any member of the Board.

Town Attorney Neill indicated that this is a Statutory Variance case, and the successful Petitioner would carry 4 out of 5 votes (a super majority). Attorney Neill provided guidelines for the issuance of a Variance for each Board member as well as the Petitioner's attorney.

Chairperson Melissa Elliott requested the Clerk to administer Oaths to the witnesses. The Clerk administered oaths to Don Schaeffer, Petitioner, and Stephen Wensman, Town of Rolesville Planning Director.

Mike Perry, Attorney for the Petitioners, Donald and Susan Schaeffer, stated that the Surveyor, Curk Lane, was absent. If Mr. Lane appears, Attorney Perry will call Mr. Lane as a witness, and Mr. Lane will need to be sworn in. Town Attorney Neill stated that if Mr. Lane is a key witness that Attorney Perry could ask for a continuance. Attorney Perry requested and was granted a five minute recess from Chairperson Melissa Elliott so that he could discuss a continuance with his client. The recess began at 12:12 p.m. Attorney Perry reappeared at 12:14 p.m. to request more time to contact Surveyor Curk Lane. Upon the suggestion of Town Attorney Neill, Chairperson Elliott granted a 10 minute recess which started at 12:14 p.m.

Chairperson Melissa Elliott called the Board to order at 12:20. Petitioner's Attorney, Mike Perry, requested 1 continuance in this case as the witness is not available for at least 45 minutes. Board member Tracy Goss asked if there is a survey discrepancy. Town Attorney Neill stated that it doesn't matter; the case will be made by the Petitioner. Town Attorney Neill further stated that the Petitioner's attorney has requested either a 45 minute recess to allow the witness time to appear or a continuance of the case to the next regularly scheduled meeting.

Vice Chairperson Jeffrey Wuchich made a Motion for a Continuance and Board Member, Marc Camosci, seconded. Chairperson Melissa Elliott stated that the hearing would be continued to the June 9, 2026, Board of Adjustment hearing.

4. **UPDATES**

Planning Director Stephen Wensman stated that at our next meeting there will be a request for approval of the Bylaws, approval of the Town or Rolesville AI policy with signature required by Board members, and another case similar to the one today.

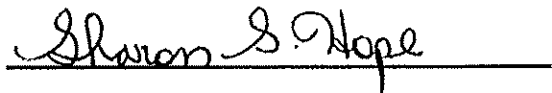
Town Attorney Neill stated that items in the package provided to Board members by the petitioner is not evidence to be relied upon until the Petitioner verifies the package at the hearing.

5. ADJOURNMENT

Melissa Elliott, Chair, adjourned the meeting at 12:30.

A handwritten signature in cursive script, reading "Melissa Elliott", written over a horizontal line.

Melissa Elliott
Board of Adjustment Chair

A handwritten signature in cursive script, reading "Sharon S. Hope", written over a horizontal line.

Sharon S. Hope
Administrative Support Specialist