



Town Board Meeting
October 9, 2025 – 6:30 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

Present: Mayor Ronnie Currin, Town Attorney Dave Neill
Mayor Pro Tem April Sneed Town Manager Eric Marsh
Commissioner Dan Alston, Town Clerk Christy Ynclan
Commissioner Lenwood Long Police Chief David Simmons
Commissioner Michael Paul Interim Fire Chief Jacob Butler
Commissioner Paul Vilga
Project Manager Medhat Baselious
Interim Planning Director Michael Elabarger

1. Call to Order

Mayor Ronnie Currin called to order the Rolesville Town Board business meeting for October 9, 2025, at 6:31 PM. The mayor acknowledged the temporary facility location at the community center due to town hall renovations. He noted that, while the meeting was being recorded, it would not be live-streamed but would be available on streaming and East Wake TV the following morning. He also explained the meeting was moved to Thursday evening from the usual Tuesday due to National Night Out for the police department.

2. Invocation led by Pastor Marisol Hernandez of Village Church of Rolesville

Pastor Marisol Hernandez of Village Church of Rolesville led the invocation.

3. Pledge of Allegiance led by Mayor Pro Tem April Sneed

4. Proclamation: National Fire Safety Week, National First Responders Day, and Breast Cancer Awareness

Commissioner Lenwood Long read the proclamation for Fire Prevention Week (October 5-11, 2025). The proclamation emphasized that fire poses

significant risks to life, property, and the environment, and that the majority of fire-related injuries and fatalities are preventable through public awareness and education. The theme for 2025 was "Fire Safety Starts with You," emphasizing individual responsibility in fire prevention.

Commissioner Dan Alston read the proclamation for National First Responders Day (October 28, 2025). The proclamation recognized law enforcement officers, firefighters, EMTs, paramedics, 911 dispatchers, and others who serve with courage and dedication, often risking their own safety to protect life and property. It acknowledged the sacrifices made by first responders and their families, including injuries sustained, time away from loved ones, and the emotional burden of responding to traumatic events.

Mayor Pro Tem April Sneed read the proclamation for Breast Cancer Awareness Month (October 2025). The proclamation noted that more than 12,700 women in North Carolina can expect to be diagnosed with breast cancer in 2025, with over 1,500 likely to die from the disease. It emphasized that North Carolina women have a 1 in 8 lifetime risk of developing breast cancer, which disproportionately impacts Black women at a higher rate than white women.

5. Consider Approval of the Agenda

Mayor Ronnie Currin explained that due to the temporary facility's lack of Zoom capabilities, two public hearing items (11a and 11b) would need to be continued as the presenters could not attend in person or connect via Zoom. He recommended leaving the agenda as-is and requesting continuations when those items were reached to avoid re-advertising.

Commissioner Paul Vilga moved to approve the agenda.

Mayor Pro Tem April Sneed seconded the motion. The motion passed unanimously.

6. Public Invited to be Heard

Stanley Cox (Woodlief Farm Road) spoke about his concerns regarding high-density housing development in Rolesville. Having moved from Eugene, Oregon, five and a half years ago, he expressed appreciation for the community's values, including the ability to pray at meetings. Cox shared his discovery of Rolesville's history as a slave market, which "broke his heart." He advocated maintaining Rolesville's rural character and warned against high-density housing, which he said would lead to "high-density traffic, which is going to lead to high-density misery." He

emphasized the need for senior housing rather than high-density developments, noting that 40 seniors had recently been displaced from a local apartment complex due to rent increases.

Tiffany and Wendell Kemp (Boots on the Ground) presented their organization's hurricane response efforts. Wendell Kemp introduced himself as a veteran with an extensive background in both military and law enforcement. Tiffany Kemp reported that their organization had been selected for the governor's emergency management team for hurricane response. During Hurricane Helene response, they served 290,487 meals over 70 days, averaging 4,150 meals per day while supporting the National Guard in Morganton, North Carolina. They also mentioned providing music therapy for veterans and their ongoing work with various government levels, including the Army Reserve unit in Knightdale and the Department of Corrections in Louisburg.

Hugh Argey spoke about his move from California five and a half years ago, seeking a place with mild winters, low crime, low taxes, and low cost of living. He found these qualities in Wake County and Rolesville. Living in Lindsay's Run (originally Wake Forest, later annexed into Rolesville), he requested "Caution, Children at Play" signs for his neighborhood, noting the rolling hills and safety concerns for small children on scooters. He acknowledged that while growth is inevitable, it must be appropriately managed, supporting a mix of apartments and single-family homes.

George Garcia (Chandler Ridge) raised concerns about target shooting near residential areas, particularly near Chandler Ridge, where many children live. He noted the dangerous conditions in the absence of proper backstops and stated that county regulations must be met for target shooting on private property. He had contacted the police department about the issue.

7. Consider Approval of the Consent Agenda

- 7.a. Minutes for August 5, 2025, August 19, 2025, and September 2, 2025
- 7.b. ANX-25-03 – 200 School Street – Call for Town Clerk to Investigate Sufficiency and Call for Legislative Hearing to be held November 6, 2025
- 7.c. Request to Waive Town Code 113.5 Alcoholic Beverages provision for the 2025 Mingle on Main Event, held on October 24, at the Rolesville Chamber of Commerce

Commissioner Paul Vilga moved to approve the consent agenda. Commissioner Dan Alston seconded the motion. The motion passed unanimously.

8. Town Board Liaison Reports

Commissioner Michael Paul (Senior Adults) presented an extensive report on the challenges of senior housing. He highlighted that 42 seniors had to move out of The Grande apartments due to unreasonable rent increases, with many moving to other towns or out of state. For the past year and a half, he had been working on a proposal for affordable senior housing in Rolesville. While the commission had voted 4-1 in favor of a Habitat for Humanity project for non-residents, Paul continued pursuing options within Wake County after meeting with State Representative Roberson and county officials.

Paul also reported collaboration with Jenny Griggs (former Wake Forest Senior Center director) on bringing a senior center to Rolesville, with encouraging progress. The Senior Network's second annual charity golf tournament, held on September 11, raised shy of \$20,000, which will keep the senior transportation van operational with funds for gas, insurance, taxes, and maintenance.

Commissioner Dan Alston (Veterans) noted that the Afghanistan War, also known as Operation Enduring Freedom, began on October 7, 2001, and that October 13 commemorates the establishment of the United States Navy. November 26 is National Day of the Deployed. He announced the Dove Fund's workday for Saturday, October 11, to prepare for the opening of their job center. The organization was partnering with the Greater Triangle Veterans, Military, and Families Alliance to strengthen the local veteran community.

Alston shared his visit with DAV and American Legion members to Rolesville High School's Navy National Defense Cadet Corps, where they shared military experiences and offered leadership advice. Seventeen students expressed interest in joining the military. The DAV recently had a groundbreaking ceremony after receiving a \$100,000 grant for interior renovations to create three separate rooms for veteran privacy.

Mayor Pro Tem April Sneed (Planning Department) reported on the September 22 Planning Board meeting, where they discussed the housing plan (scheduled for continuance) and reviewed Scarborough Village, a 13.15-acre proposal on South Main Street. The request seeks to

change zoning from residential low to a mix of general commercial and residential high-density commercial districts.

Sneed highlighted the new GovWell platform, now live for processing development applications, food truck permits, and other applications (excluding building permits). The planning department averaged 15 applications per month, with increased building permit activity driven by The Pointe and Caylor's Farm. New businesses coming online include Scooters by Sonic, a learning daycare, 7-Eleven, and Hall of Fame.

Commissioner Paul Vilga (Parks and Recreation) announced the Tree Board still needed two members residing in the ETJ. Fall Fun Fest will be held on November 1 from 11 AM to 4 PM. He looked forward to the Farm Project Phase 1B agenda item.

Commissioner Lenwood Long (Public Safety) thanked the community for supporting National Night Out, which went very well with significant community participation. He announced the Shop with a Cop program for December, designed to foster positive interactions between students and law enforcement while helping those who might not have a happy holiday season.

9. Communication from Town Staff

9.a. Police Department – David Simmons, Police Chief

Chief Simmons reported 3,743 calls for service in September, representing over 400 calls per week, which was significantly higher than the usual number. He noted this was an anomaly rather than a trend. The department had sworn in a new officer and was at complete staffing levels.

9.b. Fire Department – Jacob Butler, Interim Fire Chief

Interim Fire Chief Jacob Butler presented his first report to the board. September statistics showed 14% of calls were false alarms. He emphasized the importance of fire prevention education, particularly regarding lithium-ion batteries, which have become a significant fire hazard. Mayor Pro Tem April Sneed requested information about lithium-ion battery safety on social media to share with the community. Butler reported that only 3% of calls were actual fires, which he attributed to reasonable fire prevention efforts.

Mayor Ronnie Currin noted the Main Street intersection had reopened this week, generating positive feedback. However, he raised safety concerns at the intersection of Granite Falls Boulevard and Young Street, where traffic had been changed from one-way to two-way, resulting in

some close calls. He requested that bushes and vegetation be trimmed to improve sight lines. The mayor requests a recess from 7:26 PM through 7:32 PM.

10. Old Business

10.a. Bid Proposal selection of ADW Architect Firm for The Farm Project phase 1B – Medhat Baselious, Capital Project Manager

Capital Project Manager Medhat Baselious presented the recommendation to select ADW Architects for The Farm Project Phase 1 B. The board discussed that ADW was already working on other town projects, though this would involve a different team within the same company.

Commissioner Paul Vilga moved to designate ADW as the best-qualified architectural firm for The Farm Phase 1 B. Commissioner Lenwood Long seconded the motion. The motion passed unanimously.

Commissioner Paul Vilga moved to authorize the Town Manager to execute a contract with ADW for Phase 1B development. Commissioner Dan Alston seconded the motion. The motion passed unanimously.

10.b. Bid Proposal selection of Blythe Construction Inc., for the resurfacing of Granite Falls Blvd. - Medhat Baselious, Capital Project Manager

Baselious presented five bids received for the Granite Falls Boulevard resurfacing project, with Blythe Construction Inc. being the lowest bidder. Town Manager Eric Marsh explained that the town partners with WithersRavenel for bid openings and relies on their approved vendor list. The work would include nighttime paving and coordination with Granite Falls Elementary to minimize disruptions during peak school hours. Patching work would also occur during off-peak hours.

Commissioner Paul Vilga inquired whether liquidated damages should be included in the contract, and staff confirmed that they should be. The timeline was estimated at 6-8 weeks with no complete road closure required. The project must be completed by December 14, as per payment deadlines.

Commissioner Dan Alston moved to designate Blythe Construction Incorporated as the lowest responsive bidder for the Granite Falls Boulevard resurfacing project and to

authorize the Town Manager to execute a contract with Blythe Construction Incorporated for the work. Commissioner Michael Paul seconded the motion. The motion passed unanimously.

Mayor Ronnie Currin thanked staff for bringing this project forward, noting they had promised to address this after the intersection reopened. He also mentioned the need for future improvements in First Street.

10.c. Continuation of Legislative Hearing TA-25-06, Land Development Ordinance (LDO) Text Amendments to 5.1 and 5.1.4: Adding Self-Storage, Enclosed' Use; and to Table 3.4.2. and Table 3.4.3, to Modify Options for Development Agreements - Michael Elabarger, Interim Planning Director

Interim Planning Director Michael Elabarger reminded the board that they had tabled this item at the previous meeting to add conditions. The amendments would add self-storage as a permitted use in certain zoning districts and modify options for development agreements. Elabarger presented maps showing where self-storage would be permitted, noting that existing industrial-zoned properties already allow storage uses without conditions.

Commissioner Dan Alston asked how the town would ensure consistency and transparency to prevent negotiated terms from setting unintended precedents. Elabarger explained that each project would require rezoning and would bring forth unique development agreements for board approval, with concept plans and conditions all under negotiation.

Commissioner Paul Vilga moved to approve TA-25-06 Part A (Table 5.1 and Section 5.14) to add self-storage as an enclosed use. Commissioner Dan Alston seconded the motion. The motion passed unanimously.

Commissioner Paul Vilga moved to approve TA-25-06 Part B (Tables 3.4.2 and 3.4.3 to modify options for development agreements). Commissioner Dan Alston seconded the motion. The motion passed unanimously.

Commissioner Paul Vilga moved to adopt a statement of consistency and reasonableness, as TA-25-06 is consistent with Rolesville's comprehensive plan and therefore reasonable. Commissioner Dan Alston seconded the motion. The motion passed unanimously.

11. New Business

11. a. Legislative Hearing for Comprehensive Plan 2050 Update – Greg Feldman with WithersRavenel Consultant & Michael Elabarger, Interim Planning Director

Due to the inability to accommodate Zoom participation and Greg Feldman's failure to attend in person, the board needed to continue this item.

Commissioner Dan Alston moved to continue the legislative hearing for the Rolesville 2050 Comprehensive Plan to the October 21 work session at 6:30 PM in the board chamber, with the requirement that presenters be in person. Commissioner Lenwood Long seconded the motion. The motion passed unanimously.

11.b. Legislative Hearing for 10-Year Affordable Housing Plan – Ben Helkowsli of TPMA, Inc., Mark Perlman of Wake County & Michael Elabarger, Interim Planning Director

Similarly, Ben Helkowski was unable to attend in person.

Commissioner Paul Vilga moved to continue the hearing, subject to the condition that presenters be in person at the October 21 work session. Mayor Pro Tem April Sneed seconded the motion. The motion passed unanimously.

11.c. Legislative Hearing for REZ-25-01 / Wallbrook Flats – Michael Elabarger, Interim Planning Director

Michael Elabarger presented the rezoning request for two properties totaling 15.6 acres - one at 4724 Burlington Mills Road and another unaddressed property across the new Burlington Mills Road alignment. The western property (Site Area A) was currently zoned RHCZ for a residential care project that wouldn't be fulfilled. The eastern property (Site Area B) was part of the original Wallbrook project, zoned GCCZ.

The request sought Town Center Conditional Zoning (TCCZ) for both properties, with multifamily development on Site Area A (up to 280 units) and commercial/office uses on Site Area B. The future land-use map designated Site Area A for high-density residential use and Site Area B for commercial use.

Mark Frederick, representing the applicant, Crossland Southeast, explained how the project aligns with the Main Street Vision Plan's goals for a vibrant, walkable town center. The proposal included five zoning conditions: consistency with the concept plan, administrative

amendments to accommodate transportation plans, a density cap of 280 units, a 6-foot privacy fence along the middle school boundary, and restrictions on specific commercial uses.

The density of approximately 17 units per acre slightly exceeded the comprehensive plan's recommendation of 12 units per acre for high-density residential. However, it was within the Town Center zoning district's allowance of up to 20 units per acre. Frederick noted this inconsistency between the comprehensive plan and zoning ordinance.

Austin Williams of Crossland Southeast discussed his involvement with the Main Street Vision Plan since 2018. He explained that during that planning process, Catalyst Site A (which included portions of Wallbrook) was envisioned for 1,068 residential units and 57,000 square feet of retail. Currently, their plans include 240,000 square feet of commercial and only 140 residential units within Catalyst Site A - significantly less residential density than initially envisioned.

Williams presented two signed leases: a 3,000-square-foot brewery/restaurant at the corner of Main Street and Virginia Water Drive featuring an outdoor beer garden, and Sushi Nami, a 3,500-square-foot upscale sushi restaurant from a successful local group. He emphasized these were the types of local, non-chain restaurants residents had been requesting.

During board discussion, Commissioner Michael Paul expressed strong concerns about traffic impacts on Rolesville's two-lane roads, noting that Main Street, Burlington Mills Road, Rogers Road, and Young Street are already experiencing significant congestion. He recalled that the previously approved Arden project had 164 beds for people who wouldn't be driving to work. In contrast, this project proposed 280 apartments with multiple occupants, all of whom would be moving. "I have a difficult time seeing how it makes sense from a traffic analysis standpoint for our town," Paul stated.

Williams responded that Paul's vision was "inconsistent with the vision that the town has displayed to me that I've maintained consistency with," noting they were proposing only 12% of the residential density envisioned in the Main Street Vision Plan.

Mayor Pro Tem April Sneed countered that apartments would provide the housing diversity needed in Rolesville and would be open to anyone who could afford market-rate housing, including seniors 55 and up. She noted the location offered multiple exits via Burlington Mills Road in different directions, potentially dispersing traffic. "I do like the idea of apartments because I am definitely for housing for everybody or whoever can afford the market-type of housing," Sneed stated.

When Commissioner Dan Alston asked about affordability and whether restaurant workers could afford to live there, Williams indicated rents would likely be around \$1,500 for a one-bedroom and \$2,000 for a two-bedroom. He acknowledged these rates wouldn't be affordable for many service workers but explained that achieving lower rents would require tax credits or other incentives. Williams mentioned they activate veterans' benefits in all their projects, reducing processing fees and offering employer discounts.

The traffic engineer explained the site's limitations, given its boundary with the middle school to the west and its frontage only on Burlington Mills Road, which limits options for dispersing traffic. Multiple access points were planned, with potential modifications pending the Granite Falls Boulevard extension.

Public comments included a brief statement from a citizen supporting the concerns raised about traffic and density.

Commissioner Paul Vilga moved to approve the rezoning request REZ-25-01 Wallbrook Flats because it's consistent with Rolesville's comprehensive plan. Mayor Pro Tem April Sneed seconded the motion.

The motion passed 5-1

Mayor Pro Tem April Sneed voted yes.

Commissioner Dan Alston voted yes.

Commissioner Paul Vilga voted yes.

Commissioner Lenwood Long voted yes.

Commissioner Michael Paul voted no.

Mayor Ronnie Currin requested a recess from 9:20 PM to 9:30 PM.

11.d. Evidentiary Quasi-Judicial Hearing for an Alternative Parking Plan (APP) for 4724 Burlington Mills Road - Michael Elabarger, Interim Planning Director

Town Attorney Dave Neill provided detailed instructions on evidentiary hearing procedures, explaining that decisions must be based solely on evidence presented, that witnesses must testify under oath, that hearsay must be avoided, and that the board must act as impartial decision-makers.

Following standard procedure, Neill asked a series of questions to identify potential conflicts:

- No board member had formed a fixed opinion prior to the hearing
- No board member had close familial, business, or financial relationships with parties involved
- Mayor Pro Tem April Sneed disclosed a conversation with Austin Williams about Wallbrook Flats, where he repeatedly stated he could not discuss the parking plan
- Commissioner Dan Alston mentioned driving by sites under review but had no material observations to share
- No board member had specialized knowledge regarding parking or traffic demand

The Town Clerk Frazier administered the oath to all witnesses.

Mark Frederick presented the alternative parking plan request for Wallbrook Flats apartments, seeking a parking ratio of 1.5 spaces per unit instead of the required 2.0 spaces in the Town Center zoning district. Nate Oakland, their parking expert, explained that the Institute of Transportation Engineers (ITE) Parking Generation Manual supported the reduced rate based on data from similar multifamily developments.

The ITE manual showed average peak parking demand of 1.49 vehicles per unit for multifamily housing not close to rail transit, based on 44 studies averaging 231 units. Oakland emphasized they were analyzing all units as two-bedroom or larger, taking a conservative approach. The study included a 20% buffer above typical demand, resulting in approximately 70 extra spaces beyond expected peak usage.

Commissioner Michael Paul questioned the math, calculating that 280 two-bedroom units with two people each would suggest 560 cars, not the 325 proposed spaces. Oakland explained that the ITE data accounts for factors such as shared vehicles, non-driving residents, and observed parking patterns rather than theoretical maximum occupancy.

When asked about accessible parking spaces, neither the applicant nor staff could immediately provide the specific number required under the LDO. However, they confirmed that accessible spaces were included in the total count and that the standard requirements would not be reduced.

Mayor Pro Tem April Sneed asked about parking situations after project completion. Oakland confirmed the 20% buffer would provide approximately 70 spaces for guests and visitors beyond typical resident demand.

Town staff clarified that in other zoning districts allowing multifamily, the minimum parking requirement would be 1.6 spaces per unit (1.5 plus 0.1 for guests). The 2.0 requirement in Town Center was initially based on anticipated vertical mixed-use development with commercial on the ground floor, though this project was horizontally mixed-use.

Commissioner Paul Vilga has moved to approve the alternative parking plan for 4724 Burlington Mills Road. Commissioner Dan Alston seconded the motion. The motion passed unanimously.

After the hearing concluded, Austin Williams briefly discussed upcoming commercial tenants and offered to send board members the site plan showing business locations. Mayor Pro Tem April Sneed asked about businesses coming online, and Williams mentioned they were focusing on breakfast concepts, food and beverage, and personal services. He noted a 16,000-square-foot building would likely include medical uses beyond typical urgent care, such as specialized practices like endocrinology or ophthalmology.

12. Communications

12.a. Town Attorney – Dave Neill

Dave Neill reported that House Bill 926 had passed and become law without the Governor's signature. The regulatory relief bill would require LDO amendments, including:

- Elimination of waiting periods for refiling denied zoning cases (applicants can now refile immediately)
- Removal of height restrictions for flagpoles displaying government flags (following a fight in Greenville, NC, over a gigantic American flag)

He noted that other legislative items had not passed, including changes to lot sizes, electronic publication requirements, and down-zoning provisions.

Neill then provided extensive education about two types of contracting processes:

Construction Contracts Over \$500,000: Must go through formal bidding and be awarded to the lowest responsive, responsible bidder. The board cannot choose the second-lowest candidate because it prefers them. "Responsible" is somewhat subjective, but it must meet legal standards. The board can decide not to award a contract at all or re-advertise with

different standards. Neill emphasized that contractors with outstanding judgments, liens, or who are blacklisted by DOT are not responsible bidders.

Professional Services (Architects/Engineers): These follow a completely different process where cost is not initially considered. The most qualified firm is selected through an RFQ process, then negotiations begin. If the most skilled firm's costs exceed the budget, the scope can be adjusted, or negotiations can proceed with the second-most-qualified firm.

12.b. Town Manager – Eric Marsh

Town Manager Marsh requested responses from the remaining board members regarding their availability for the board retreat and the joint meeting with RDDA and the Planning Board. The goal was to clarify the vision and the roles of each entity in supporting it.

He clarified that discussions about a senior center would be moved to the upcoming work session agenda. He would send background information about the topic's journey to date.

Marsh reported on his participation in Leadership North Carolina Cohort 33, having just returned from the first of eight sessions. The cohort included presidents, vice presidents, and founders from organizations like SAS and Cisco. He looked forward to bringing resources and alternative funding sources back to Rolesville.

A full Main Street project update will be provided at the next meeting. Marsh noted they would try to keep the next agenda lean since two items were continued to that meeting.

13. Adjourn

Mayor Ronnie Currin closed by noting it had been a good meeting despite some continuations. He highlighted upcoming events, including Fall Fun Fest, and encouraged participation. He mentioned that the Mayor's Monthly Show would feature two businesses: Sherry's daily farmers market and a new wellness business. The Chamber of Commerce's Mingle on Main was scheduled for October 24 from 5-9 PM, providing an opportunity to support local businesses and see Main Street improvements.

Mayor Ronnie Currin adjourned the meeting without opposition at 10:34 PM.



Ronnie I. Currin, Mayor

ATTEST:



Christy Ynclan Frazier