



Board of Commissioners

Work Session

October 21, 2025

6:30 PM

MINUTES

Present: Mayor Ronnie Currin Mayor Pro Tem April Sneed
Commissioner Lenwood Long Commissioner Paul Vilga
Commissioner Dan Alston Commissioner Michael Paul
Town Manager Eric Marsh Town Attorney Dave Neill
Town Clerk Christy Frazier Police Captain Richard Haynes
Interim Planning Director Michael Elebarger
Parks & Recreation Director June Greene

1. Call to Order

Mayor Ronnie Currin called the Board of Commissioners work session to order at 6:30 PM on October 21, 2025. He thanked everyone for attending and noted the good turnout. The Mayor reported that Commissioner Lenwood Long was absent due to illness and Commissioner Michael Paul was in Hawaii. He confirmed with the town attorney, Dave Neill, that they had a quorum and could take action during the meeting.

2. Consideration of Agenda

Mayor Ronnie Currin reviewed the agenda items, including the pre-application to enhance early engagement, the seniors active aging plan update presented by June Greene, and the continuation of two legislative hearings—one for the comprehensive land use plan update and another for the 10-year affordable housing plan. He asked the town manager about adding an executive session, but the manager indicated everything was good as presented.

Commissioner Paul Vilga made a motion to approve the agenda. Commissioner Dan Alston seconded the motion. With no discussion, the motion passed unanimously.

3. Pre-Application/Enhancing Early Engagement

Eric Marsh, Town Manager, introduced the concept of early engagement for development applications, explaining the need for better communication between developers, the Board, and the community before formal applications are submitted. He noted that residents currently often learn about potential developments only when they see rezoning signs on properties, which can cause confusion and concern.

Mike Elabarger, Interim Planning Director, presented a map showing current rezoning applications under review. He explained that the proposed early engagement process would allow applicants to bring conceptual ideas to the Board in 5-minute presentations before filing formal applications. This would provide non-binding feedback and increase community awareness early in the process.

The discussion covered whether this should be voluntary or compulsory. Staff recommended starting with a voluntary approach that could be reassessed later if needed. Commissioner Paul Vilga emphasized the importance of keeping discussions high-level and not getting "down in the weeds" during these preliminary presentations. Commissioner Dan Alston supported the idea, noting it would help ensure development aligns with the town's future comprehensive plan transportation plans.

The Board reached consensus to move forward by developing a voluntary early engagement process, with staff to bring back a more detailed structure, including appropriate disclaimers and time limits for presentations.

4. Seniors' Active Aging Plan Update

June Greene, Parks and Recreation Director, presented the senior programming strategies and impact in Rolesville. She shared the vision to "provide opportunities for Rolesville older adults to stay active, healthy, connected through accessible programs, inclusive facilities, and strong community partnerships."

Greene explained that when she started two years ago, she identified seniors and special needs populations as underserved demographics. Working with Cultural Coordinator Tina, they established a Senior Connection Committee with monthly meetings, developed wellness programs including tai chi, pole walking, Zumba, line dancing, and crokinole (cornhole), and partnered with organizations like the Senior Network and Wake County.

Key accomplishments included coordinating the Wake County Senior Games 5K and 10K road race and hosting the second annual Golden Years Expo, which saw a 30% increase in attendance — from 51-52 participants last year to 73 this year — and vendor participation, growing from 13 to 33.

Greene outlined the Active Aging Plan goals:

- Years 1-2: Continue monthly meetings, add 1-2 new programs, grow expo attendance by 25%, begin feasibility study for senior center, improve communication and storytelling
- Years 3-4: Expand transportation access, install outdoor fitness equipment in parks, develop an ambassador program, add social clubs (book, travel, garden), begin site planning for the senior center
- Years 5-10: Open Rolesville Senior Center, hire additional program coordinator, host Wake County Senior Games events, evaluate and update the plan every 3 years

Town Manager Marsh added that staff is working to be more intentional about senior programming support, including allocating budget specifically for seniors, assessing opportunities for a "senior center without walls" using existing facilities, and exploring staffing needs sooner rather than later.

Commissioner Dan Alston asked about developing a funding plan for staffing and facilities. Marsh confirmed that funds are already allocated but need to be broken down more clearly in the budget. Commissioner Vilga thanked Tina for dedicating 30-50% of her time to senior programming despite managing multiple responsibilities, including camps.

Mayor Ronnie Currin praised June's leadership in developing the program from nothing and suggested partnering with Resources for Seniors, a Wake County group with 50 years of experience. Marsh noted they plan to meet with them after finalizing the draft plan, understanding that the organization is shifting from managing senior centers to providing funding and services.

5. New Business

a. Continuation Legislative Hearing for Comprehensive Plan 2050 Update

Mayor Ronnie Currin opened the legislative hearing for the Comprehensive Plan 2050 Update. Greg Feldman from WithersRavenel and Kathleen Rose from Rose and Associates presented the culmination of 14 months of work on the plan.

Feldman reviewed the project timeline from kickoff in fall 2024 through community engagement events, including Fall Fun Fest, two open houses, and a community survey. He presented the vision statement developed through community input: "In 2050, the Town of Rolesville is a vibrant, walkable community that serves as a regional destination. The town is interconnected by a network of greenways and trails that will allow access to the community's homes, parks, and entertainment options. Town growth has been strategically directed to balance residential, non-residential, and civic services, ensuring the community provides its residents with a live-work-play lifestyle. All are welcome in Rolesville, and the community's diversity and people are celebrated through annual events."

The plan organized recommendations into four focus areas:

- Transportation - including strategically limiting driveways on Main Street
- Economic Development - focusing on balancing commercial and residential growth

- Land Use and Housing - prioritizing context-sensitive infill downtown
- Parks, Recreation, and Community Character - developing parkland acquisition policy

Kathleen Rose discussed economic development themes, noting that since the 2018 economic development plan, Rolesville had grown substantially, but the ratio of commercial to residential had "slid backwards." She emphasized focusing on 401 Gateway for employment and commercial uses through public-private partnerships.

Feldman presented the Future Land Use Map with 11 different land use designations, explaining how each includes design considerations, compatible uses, and zoning alignment. He addressed concerns about development in unincorporated areas outside the ETJ, explaining how the rural residential designation could be used to negotiate mixed uses when annexation requests are submitted.

After a brief technical difficulty with Feldman's laptop requiring a restart, the presentation concluded with a discussion of implementation and the Planning Board's unanimous recommendation for approval.

Motion by Commissioner Paul Vilga, seconded by Mayor Pro Tem April Sneed, to approve the Rolesville 2050 Comprehensive Plan. Motion approved unanimously.

b. Continuation Legislative Hearing for 10-Year Affordable Housing Plan

Mayor Ronnie Currin opened the legislative hearing for the 10-Year Affordable Housing Plan. Michael Elabarger reviewed the project history from the creation of an affordable housing subcommittee in November 2022 through consultant selection and the 15-month development process.

Ben Helkowski from TPMA presented key findings:

- 44% of residents with household incomes below \$100,000 reported difficulty affording housing
- 90% of Rolesville's housing stock is single-family detached homes
- Median home sale price in June 2024 was \$639,500
- Lack of housing diversity affects the ability to attract younger families, seniors, and essential service workers

He emphasized that homogenous, high-cost housing forces workers to live elsewhere, creating more traffic congestion. The plan's three high-level goals included:

- Plan for the future of housing and build a vision for growth
- Diversify the housing mix through LDO amendments and development incentives
- Develop a housing ecosystem through regional partnerships and public education

Helkowski addressed Planning Board concerns from their initial review, explaining that the high-level approach was intentional for a community early in its affordable housing journey. After written responses to concerns, the Planning Board voted 6-0 to recommend approval at their second review.

Mark Perlman from Wake County Housing offered partnership support, explaining they could help establish an affordable housing fund, facilitate connections with other municipalities, and provide technical assistance. He noted recent changes in state tax credit programs that might benefit Rolesville in the future.

The discussion focused on defining affordable housing in Rolesville. Commissioner Vilga asked for help clarifying what affordable housing means to the community, noting confusion between senior housing and affordable housing. Town Manager Marsh outlined six facets of their working definition: external workforce housing (teachers, police, firefighters), internal town staff housing, service industry workforce, senior affordable housing, developments in the \$200-250,000 range, and professional housing under \$400,000.

Commissioner Paul Vilga expressed concern about funding mechanisms, emphasizing the need to avoid raising taxes. Mayor Ronnie Currin noted past challenges in qualifying for state funding due to a lack of transit and amenities. However, he acknowledged that Rolesville citizens' tax dollars support affordable housing in other parts of Wake County.

Motion by Commissioner Dan Alston to approve the Rolesville 10-Year Affordable Housing Plan and adopt a statement of consistency and reasonableness as the housing plan is consistent with the Rolesville comprehensive plan because it supports housing diversity and therefore is considered reasonable and seconded by Mayor Pro Tem April Sneed. Motion approved unanimously.

6. Adjourn

Town Manager Marsh provided several updates:

- Chamber renovations are 95% complete with new flooring, paint, and LED lighting
- Mingle on Main scheduled for Friday at 5:00 PM
- Main Street project updates, including continued safety concerns in the construction zone, progress on pedestrian pavers, and upcoming traffic pattern changes when the Burlington Mills intersection activates
- Discussions with hospitality groups about attracting hotels to town
- Progress on The Farm development, including NCFC partnership opportunities
- Staff vacancies are being filled for planning director, fire chief, HR director, and engineering positions

Mayor Ronnie Currin requested that senior presentation materials be shared with absent commissioners and confirmed that tabletop receptacles would be installed at the dais. He also verified that uniform mailbox replacements on Main Street remain in the budget for completion this year.

The Mayor recognized Town Clerk Christy Frazier for passing her clerk's certification, and the commissioners offered congratulations.

With no opposition, the meeting was adjourned.



Ronnie I. Currin

Ronnie I. Currin, Mayor

ATTEST:

Christy Ynclan Frazier

Christy Ynclan Frazier