



**Board of Commissioners
Regular Business Meeting**
March 3, 2026 – 6:30 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

Present: Mayor Ronnie Currin Town Attorney Dave Neill
Mayor Pro Tem Dan Alston Town Manager Eric Marsh
Commissioner April Sneed Town Clerk Christy Frazier
Commissioner Lenwood Long Police Chief David Simmons
Commissioner Jenn Bernat Planning Director Stephen Wensman
Commissioner Michael Paul (remote)
Finance Director Amy Stevens
Human Resources Director Chandra Wright

1. Call to Order

Mayor Ronnie Currin called the Rolesville Board of Commissioners meeting to order on March 3, 2026. He thanked everyone for their attendance, noting a good turnout for the evening. The Mayor acknowledged that Commissioner Michael Paul was not physically present but was participating remotely via streaming.

2. Invocation & Pledge of Allegiance

Reverend Steve Davis led the invocation.

3. Proclamations: Women's History Month and Vietnam Veterans' Day

Women's History Month

Commissioner Jenn Bernat read the proclamation declaring March 2026 as Women's History Month in the Town of Rolesville. The proclamation recognized women's historic contributions to the growth and strength of the town in countless ways, their critical economic, cultural, and social roles, and their leadership in various progressive social movements.

Vietnam Veterans' Day

Commissioner Lenwood Long read the proclamation declaring March 29, 2026, as Vietnam Veterans Day in the Town of Rolesville. The proclamation honored the more than 3 million Americans who served in the Vietnam War, paying tribute to those who lost their lives and reaffirming dedication to showing veterans respect and support. Commissioner Long noted that his father served in Vietnam, and Mayor Currin thanked all veterans present for their service.

4. Consider Approval of the Agenda

Mayor Currin noted no requested changes to the agenda, except to add a closed session at the end. Since Commissioner Paul was participating remotely, a roll call vote was required.

Motion: Commissioner Sneed moved to approve the agenda and add a closed session. Commissioner Long seconded the motion. The motion passed unanimously by roll call vote.

Roll Call Vote:

- Mayor Pro Tem Alston: Aye
- Commissioner Sneed: Aye
- Commissioner Long: Aye
- Commissioner Bernat: Aye
- Commissioner Paul: Aye

Result: Motion approved unanimously.

[5. Consider Approval of the Consent Agenda](#)

- 5.a. Minutes: February 3, 2026, and February 17, 2026
- 5.b. Town Code 113.5 Alcoholic Beverages Provision Waived For Town Events
- 5.c. Town Code 113.5 Alcoholic Beverages Provision Waived For The Chamber Mingle on Main Events
- 5.d. FY25-26 Audit Contract

Commissioner Bernat asked for clarification on the alcoholic beverages provision for town events, specifically whether it allowed independent groups to operate beer carts at Chamber events. Staff confirmed this was similar to existing arrangements.

Motion: Commissioner Sneed moved to approve the consent agenda. Commissioner Long seconded the motion. The motion passed unanimously by roll call vote.

Roll Call Vote:

- Mayor Pro Tem Alston: Aye
- Commissioner Sneed: Aye
- Commissioner Long: Aye
- Commissioner Bernat: Aye
- Commissioner Paul: Aye

Result: Motion approved unanimously.

[6. Public Invited to be Heard](#)

No one signed up to speak during the public comment period.

7. Town Board Liaison Reports

Mayor Pro Tem Dan Alston

Commissioner Alston began by thanking Vietnam veterans for their service and sacrifice. He provided updates on the JOEL Fund, which is hosting a social-enrichment-focused veterans, military, and family alliance meeting on March 10th via Zoom. The JOEL Fund is partnering with the SAFE project (Stop the Addiction Fatality Epidemic) to provide a military wellness program with practical tools for navigating stress, PTSD, and civilian life transitions.

He announced an American Legion Post karaoke night on March 14th and the Legion's 106th birthday celebration on March 15th. Commissioner Alston also reported on attending mandatory ethics training at the UNC School of Government, emphasizing the importance of continuous learning in public service and suggesting that such training be required at the beginning of each term and refreshed every two years.

Commissioner April Sneed

Commissioner Sneed reported on the Parks and Recreation meeting held on February 25th. The department welcomed a new cultural programs coordinator, Quincy Williams, starting March 9th. Current programs include wrapping up basketball registration, ongoing spring baseball registration, and soccer with 257 players on 24 teams. Summer camp is sold out.

Upcoming events include a blood drive on March 20th, a litter sweep, a shredding event, and an egg rush on March 28th at the middle school. A big recreation day is planned for April 11th, and the Arbor Day celebration will be held on April 24th at Millbridge National Nature Park. Juneteenth is scheduled for June 20th, and Trail Art will resume, with art pieces placed throughout the trails for people to find and keep.

She announced that the town was awarded \$380,000 from a tourism grant for the farm, with work required to be completed within three years.

Commissioner Lenwood Long

As the new liaison to the planning department, Commissioner Long reported several updates. He noted ongoing discussions about buffers and subdivision definitions in the Land Development Ordinance (LDO) and Community Transportation Plan (CTP). Comprehensive Plan amendments are needed for Classical Way and LDO reviews of townhome separations.

He highlighted his attendance at the National League of Cities conference in DC last year, which led to partnerships for a cybersecurity assessment conducted by the National Guard. The first phase has been completed with the town manager and assistant town manager.

Commissioner Jenn Bernat

Commissioner Bernat reported that the emergency services quarterly meeting would be held on Tuesday, March 24th, from 11 AM to 1 PM. She noted that when there's little to report to emergency services, it's generally a good thing, indicating smooth operations.

Commissioner Michael Paul (Remote)

Commissioner Paul reported on issues at the Grande, the town's only senior affordable housing development. The elevator was out for 12 of 15 days, leaving residents trapped on the upper floors. The fire and police departments conducted wellness checks on affected residents until the elevator was repaired. He expressed concerns about ongoing management issues at the building.

On a positive note, he announced progress on the senior center without walls program, working with Parks and Recreation Director June and town management. Programming will begin advertising in April for a May 11th start date at the community center, operating Mondays, Wednesdays, and Thursdays from 10 AM to 2 PM. The senior network is also looking at providing Tuesday programming, creating four days of senior activities per week.

Commissioner Paul also mentioned a planned trip to Forsyth County to visit their senior center, taking the senior network's passenger van with 14 interested individuals to gather ideas for better serving local senior residents.

8. Communication from Town Staff

Eric Marsh, Town Manager

Town Manager Marsh reported on several key initiatives. He and Economic Development Manager Michael McFarland attended the Hotel Development Summit at the Raleigh Convention Center, meeting with 12-16 developers and hotel builders to discuss hotel development in the Gateway 401 area. They plan to partner with the chamber of commerce to fund a feasibility study for hotels in the area.

He acknowledged the \$380,000 tourism grant funding from the visitor's bureau, thanking Wake County commissioners and Raleigh City Council for their support in the approval process.

Regarding recent power outages, Marsh provided detailed updates from Duke Energy. The utility company apologized for reliability issues and outlined both short-term and long-term solutions. Immediate measures include proactive infrared analysis of main lines, forensic review of failed components, and evaluation of power rerouting options. Long-term improvements include vegetation management, upgrading the main power line feeding Rolesville, and planning underground infrastructure improvements.

Commissioner Bernat clarified that none of the power outages were related to ongoing fiber installation, though there have been some fiber outages during the installation. The town is working with AT&T and Bright Speed to address service interruptions and ensure proper restoration of property damaged during fiber installation.

Marsh also reported progress on the second phase of the cybersecurity assessment and ongoing departmental budget meetings. The budget committee, consisting of Commissioners Paul and Long, will review requests before broader presentation to the board.

Amy Stevens, Finance Director

Finance Director Stevens reported that town revenues are on track to meet projections eight months into the fiscal year, with no significant concerns regarding expenditures. The town is monitoring fund balance reserves due to significant transfers supporting capital projects to ensure compliance with minimum fund balance policy objectives.

She outlined several special projects beyond routine financial operations, including staff training and revamping the employee onboarding process with HR. Her department provides support for capital projects, including the town campus construction manager-at-risk process and owner's representative onboarding.

Stevens reported work on AI policy and employee training, recognizing that staff are already using AI tools and need guidelines for appropriate use. The policy is nearly complete and will be rolled out with training. She also noted regular device replacement schedules, including the installation of new multifunction copiers throughout town facilities.

Chandra Wright, Human Resources Director

HR Director Wright, in her first report after three weeks on the job, noted that four key staff members have been added since January 1st: planning director, fire chief, HR director, and town engineer. Current initiatives include meeting with all department directors to identify immediate HR needs, completing health insurance renewal documentation for open enrollment, and managing active recruitments for two engineering positions, one HR position, and several police officer candidates.

Upcoming initiatives include the open enrollment process from the end of April through the beginning of May, reestablishing a safety committee that will include participation from fire and police, and developing an HR training calendar. For summer camp staffing, applications will be posted on Mondays, and interested young people can find information on the website and social media platforms.

9. Business

No items were listed under this agenda section.

10. Legislative Hearings

10. a. Continued Legislative Hearing – REZ-25-05/ANX-25-03 – Scarborough Village

Planning Director Stephen Wensman presented the continued hearing for the Scarborough Village rezoning and annexation. The development proposes single-family attached housing and commercial development along South Main Street. The board had previously closed the public hearing and requested specific conditions regarding the timing of development.

The key condition added requires that no more than 75 percent of building permits be issued until the foundation and footings for the non-residential building on South Main Street are completed. Staff recommended approval, citing compliance with the land use plan, an appropriate density of 6.08 units per acre, compliant vehicle circulation, a greenway connection, diverse housing types that support Main Street goals, and a commercial component that supports town center development.

Worth Mills, representing the applicant, confirmed the addition of four prohibited uses: lodge or private clubs, preserved open space, minor utilities, and minor transportation installation, addressing previous board concerns.

Motion: Commissioner Sneed moved to approve REZ 25-05, based on its consistency with Rolesville's Comprehensive Plan, and to adopt a statement of consistency and reasonableness, noting that it adds housing diversity for existing and future businesses and includes a street connector that helps alleviate Main Street traffic congestion.

Commissioner Alston seconded the motion. The motion passed by roll-call vote.

Roll Call Vote:

- Mayor Pro Tem Alston: Aye
- Commissioner Sneed: Aye
- Commissioner Long: Aye
- Commissioner Bernat: Nay
- Commissioner Paul: Nay

Result: Motion approved 3-2

10.b. Legislative Hearing - CPA-26-01 – Collector Roadway Network

Planning Director Wensman presented amendments to the comprehensive transportation plan, specifically removing collector road connections that no longer made sense given changes to the Comprehensive Plan. The amendments eliminate a north-south collector connection from Elizabeth Springs and an east-west collector connection to Everett Road in the area south of Wade Avenue and west of Everett Road.

The changes were deemed appropriate because the current Comprehensive Plan envisions commercial development in this area, which wasn't contemplated when the original transportation plan was created. A collector road dividing commercial development wouldn't be practical, and the connection would create cut-through traffic problems.

Motion: Commissioner Alston moved to approve the Comprehensive Plan amendment CPA-26-01 for its consistency with the Rolesville Comprehensive Plan and to adopt a statement of consistency and reasonableness, as the amendment aligns with the transportation focus area. Commissioner Sneed seconded the motion. The motion passed unanimously by roll call vote.

Roll Call Vote:

- Mayor Pro Tem Alston: Aye
- Commissioner Sneed: Aye
- Commissioner Long: Aye

- Commissioner Bernat: Aye
- Commissioner Paul: Aye

Result: Motion approved unanimously.

10.c. Continued Legislative Hearing – REZ-24-05/Atticus Woods – Wade Avenue

Planning Director Wensman presented the Atticus Woods rezoning request for property at Wade Avenue and Averett Road, seeking to rezone from residential and PUD to a neighborhood center conditional zoning district (NCSCZ). The proposal includes single-family housing and commercial development, with commercial areas shown in blue and residential areas in tan on the concept plan.

The development proposes up to 300 single-family detached and attached housing units, prohibits certain commercial uses (commercial parking, flex industrial, fulfillment center), includes a 2.4-acre self-storage facility in the northwest corner, and provides a 50-foot perimeter buffer abutting Elizabeth Springs lots with no commercial buildings within 100 feet of neighboring properties.

Key conditions include fountains in stormwater ponds within 300 feet of Elizabeth Springs; no vehicular access from the Classical Way connection to minimize impact on the southern development; and the donation of a single-family home to a veteran. A development agreement provides additional guidance, including minimum 5-foot side setbacks for detached homes, maximum 100,000-square-foot single-use buildings, and maximum 65,000-square-foot grocery stores.

Public Comment:

Mayor Currin opened public comment, and several residents spoke:

The public hearing drew a large turnout from Elizabeth Springs residents and other community members. Several speakers expressed support for certain conditions, neutrality toward concerns, or opposition to various aspects of the project.

Ed Doe, a resident, appreciated the commissioners' detailed questions and expressed concern about the developer's lack of specific financial answers, particularly regarding the 300-home number without a clear rationale. He mentioned stormwater issues in Elizabeth Springs, including an overflowing retention pond that wasn't properly addressed.

Michael Givens from Cavanaugh Road noted that the applicant also serves as head of the Elizabeth Springs HOA, creating potential conflicts, as neither side of future discussions has yet turned over HOA control to residents.

Kevin Billy from Cavanaugh Road supported the project but expressed concerns about the applicant's track record in Elizabeth Springs, citing construction debris, poorly maintained greenways covered with dirt and grass, resulting in weeds, and promised amenities like dog parks that weren't completed properly.

Molly Hurst from Cavanaugh Road expressed support for development and businesses but was concerned about giving developers "blank checks" through special permits and large building allowances. She worried about creating another Gateway Commons rather than something more thoughtful, like Cobblestone Village, that would make Rolesville a place where people want to live and do business.

Margaret Watkins from Bell Mellon Court provided detailed requests if the project is approved: 75% brick facades to match Thales Academy, no truck stops or overnight parking, prohibited driveways within 200 feet of existing residents, no menu boards or speakers facing homes, no 24-hour businesses, fully enclosed gas station lighting, reduced pump numbers, full cutoff lighting fixtures, 20-foot light pole limits, reduced foot candles, screened rooftop HVAC systems, no loading docks within 200 feet of residential areas, fully shielded trash compactors, completed turn lanes before commercial occupancy certificates, signal warrant determination and developer cost sharing, long-term buffer maintenance clarification, increased 75-foot buffer with berm, no fuel tanker access off residential roads, 10-foot path along Wade Avenue, construction traffic route planning to avoid Elizabeth Springs, and construction hour limitations matching noise ordinances.

Josh Hurst from Kavanaugh Road raised four technical concerns about buffer conditions: LDO requires highest berm point at buffer center (25 feet from property line), but applicant's exhibit shows 18-foot minimum; LDO prohibits accessory uses within buffers, but condition 5 seeks exception for stormwater control measures; property descriptions list 13 residences but HOA owns narrow parcels between applicant property and 5 residences not included in condition 5; and environmental conditions language needs clarification to prevent mud or snow from exempting buffer requirements.

Heather Ingard from Kavanaugh Road described flooding issues in her backyard behind the existing pond, expressing concerns about buffer-area impacts and runoff visibility into the commercial property, noting the lack of buffer protection and a clear fence line that provides direct views.

George Wrenn from Carrie Mae Lane questioned the project's scale, traffic impacts, and developer trustworthiness, noting promises of single-level homes at 3 per acre but hearing discussions about townhouses, and questioning storage facility needs and repetitive commercial development patterns.

Betty Freeman from Averett Road, a 75-year resident whose family owned the property under discussion, raised concerns about impacts on the Little River Watershed, changes in water flow, 600 additional cars from 300 houses, and traffic problems that create 30-minute delays when exiting her driveway.

Emailed Public Comment: Andre Boorady from 128 Kavanaugh Road.

First, I want to thank the Board and Town Staff for listening to our community and limiting Classical Way to a residential-to-residential street. It's a massive win for the safety of our neighborhood, and a decision that directly honors the Rolesville 2050 goal of maintaining safe, close-knit neighborhoods, and we appreciate it.

Tonight, I am speaking on behalf of my family and neighbors regarding the commercial buffer. My property sits directly against the proposed commercial anchor at Kavanaugh and Classical Way. Because of this, if the buffer fails to protect our family and neighbors from a 24-hour commercial operation, it fails the Rolesville 2050 standard for compatible growth.

Point 1: The Usable Buffer Width & SCM Loophole

Right now, the proposed buffer does not pass that test. Regarding the buffer itself, Zoning Condition #5 currently requires an exception to allow Stormwater Control Measures and maintenance access within the 50-foot buffer. If an access road and a stormwater pond take up the first 32 feet, we are effectively left with an 18-foot visual buffer. Furthermore, the Town's own Land Development Ordinance — specifically LDO 6.2.2.1.C.2 — does not allow accessory uses within a buffer. We ask that all stormwater accessories be moved completely outside the screening zone. We have specific concerns regarding Zoning Condition #5 and the applicant's site plan.

Point 2: Topography, Berms, and Walls

The elevation along Kavanaugh Road varies. Some homes sit level with the commercial site, while my house has a steep drop-off at the property line. A flat strip of grass will not block commercial truck noise or headlights. To achieve true compatible growth, we need immediate verticality.

We are asking for an engineered berm topped with a solid masonry wall. The ordinance (LDO 6.2.2.1.D.3) requires the highest point of a berm to be in the strict center of the buffer. The applicant's Exhibit 1 shows it pushed 18 feet toward our homes. We ask that the ordinance be strictly enforced to ensure the berm is centered, maximizing its height and stability for everyone.

Point 3: The Planting Loophole

Zoning Condition #5 contains vague language allowing the developer to skip landscaping if "environmental conditions" prohibit it. We ask that this be tightened to strict "environmental regulations", so muddy soil isn't used as an excuse to avoid planting. We need a guarantee of three staggered rows of fast-growing, dense evergreens — like Thuja Green Giants — planted at a minimum starting height of 8 to 10 feet to provide an immediate, year-round visual wall, not slow-growing saplings.

Point 4: Conflict of Interest

Finally, the applicant for this commercial development still controls the Elizabeth Springs HOA. This means the developer sits on both sides of the property line, giving them an unfair level of autonomy and leverage over our residential edge compared to a standard builder-to-builder scenario. We ask the Board to heavily scrutinize this dynamic and ensure it is the voices of the actual residents protecting our neighborhood, not an HOA controlled by the commercial applicant.

Conclusion:

We ask that this entire buffer — the berm, the wall, and the trees — be fully installed PRIOR to the start of any commercial construction. We are not anti-growth and absolutely want Rolesville to thrive and are in complete alignment with the Rolesville 2050 plan, which promises smart growth that respects the people who already call this town home. Please ensure a buffer that delivers on that promise.

Board Discussion

Commissioner Bernat raised several detailed questions about the development agreement provisions, particularly the request to increase the grocery store size from the standard 25,000 square feet to 65,000 square feet. She argued that this

exceeded neighborhood center standards and would create a destination more like Gateway Commons than a walkable neighborhood center. The developer explained that this was based on their Sweetwater development in Apex, featuring a 65,000-square-foot Harris Teeter.

Commissioner Long questioned why the developer couldn't provide a ratio of townhomes to single-family homes, noting it was illogical that they wouldn't have preliminary numbers. He also asked about alternatives to a large grocery store, expressing interest in different retail options given proximity to existing grocery stores.

Commissioner Alston focused on stormwater concerns, questioning liability and asking about infrastructure capacity for 300 additional homes. The project engineer explained that stormwater ponds would be designed to release water at rates no higher than current conditions, in accordance with North Carolina law regarding water flow onto neighboring properties.

Commissioner Sneed asked about increasing veteran housing beyond one home, given the 300-unit development, and inquired about the relationship between the proposed development and the Sweetwater model. She also emphasized the need for commercial development to support the tax base while balancing concerns about the number of residential units.

The board identified several issues requiring resolution, including defining prohibited uses, establishing a ratio between single-family and townhomes (discussed a range of 75% single-family), addressing development agreement provisions such as building sizes, considering additional veteran and affordable housing, and resolving buffer and stormwater concerns raised by neighboring residents.

Motion: Commissioner Bernat moved to continue REZ-24-05 Atticus Woods to the April 7, 2026, Town Board meeting to allow time to address board and community concerns. Commissioner Alston seconded the motion. The motion passed unanimously.

11. Communications

Dave Neill, Town Attorney

Town Attorney Neill requested that staff retrieve the Scarborough case to complete the annexation portion that was not addressed earlier in the meeting.

Motion: Commissioner Alston moved to annex the property identified in ANX-25-03. Commissioner Sneed seconded the motion. The motion passed unanimously.

Neill also noted that a closed-session motion had been prepared for the end of the meeting.

Town Board

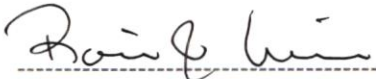
No additional communications from board members were presented.

12. Closed Session

Motion: Commissioner Long moved that the board go into closed session to instruct public staff regarding material terms for acquisition of real property and consider a personnel matter pursuant to Chapter 143, Sections 318.11(a)(5) and (6) of the North Carolina General Statutes. Commissioner Sneed seconded the motion. The motion passed unanimously.

Following the closed session, Mayor Currin announced that no action was taken and that the board received updates from the town attorney and town manager.

Motion: Commissioner Long moved to adjourn. The motion passed without opposition.



Ronnie I Currin, Mayor

ATTEST



Christy Frazier

