



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

MINUTES

Present: Mayor Ronnie Currin
Mayor Pro Tem Dan Alston
Commissioner April Sneed
Commissioner Lenwood Long
Commissioner Michael Paul
Commissioner Jenn Bernat
Town Attorney Dave Neill
Town Manager Eric Marsh
Town Clerk Christy Frazier
Police Chief David Simmons
Assistant Planning Director Michael Elebarger

1. Call to Order

The Mayor called to order the Rolesville Board of Commissioners Business Meeting on February 3, 2026, at 6:30 pm. He thanked everyone for attending despite the weather.

2. Invocation & Pledge of Allegiance

Reverend Tony Davis from Living Stones Family Church led the invocation. The Mayor asked everyone to stand and remain standing for the Pledge of Allegiance. Following the prayer, the Mayor thanked Reverend Davis for leading it and noted that his church, Living Stones Family Church, is located on South Main Street.

3. Proclamation – Black History Month

The Mayor read a proclamation for Black History Month, noting that it was formally adopted in 1976 to honor, recognize, and affirm the importance of black history throughout American experience. The proclamation highlighted the significant and enduring role of African Americans in United States history and designated February 2026 as Black History Month in Rolesville.

Commissioner Long thanked the Mayor and stated that this was a great opportunity for the community to continue to push for unity and to have conversations about what's important to the community, particularly diversity.

Mayor Pro Tem Alston added some local history, noting that just outside Rolesville is the historically black community of Jonesville, where families established homes, businesses, and a strong support network during the Jim Crow era. He mentioned that shortly after the Civil War, New Bethel Baptist Church was founded and has served as a spiritual and social heartbeat of black residents in the Little River and Rolesville area for more than 158 years.

4. Consider Approval of the Agenda

The Mayor presented the agenda and noted that the board requested one change: moving legislative hearing item 10.D to the March 3rd board meeting.

Mayor Pro Tem Alston moved to approve the agenda, removed item 10.D, and moved it to their next business board meeting on March 3rd. The motion was seconded by Commissioner Long. The motion was approved unanimously.

5. Consider Approval of the Consent Agenda

The Mayor reviewed the items on the consent agenda, which included:

- Resolution regarding the financial policy
- Resolution regarding the purchasing policy update
- FY 2025-2026 budget amendment
- Capital project amendment ordinance
- Amendment to the 2026 Board of Commissioners calendar
- Approval of minutes for January 6, January 13, and January 20, 2026

The motion to approve the consent agenda was made by Commissioner Paul and seconded by Commissioner Long. The motion was approved unanimously.

6. Public Invited to be Heard

Mr. George Garcia of 524 Averette Road spoke about the stake being taken north of his property to extend Jones Dairy, which would go all the way to 401 as a four-lane road. He mentioned hearing from CAMPO about a planned four-lane enhancement on Averette Road. He expressed concerns about the increasing number of cars and new development applications.

7. Town Board Liaison Reports

Commissioner Michael Paul - Senior Center Report

Commissioner Paul reported that one of his priorities since joining the board had been establishing a dedicated senior center for the town. He announced that the town is officially committed to creating a senior center, with the community center next door serving as its home. Beginning in spring, the community center will be dedicated to senior programming and events Monday through Friday from 8 a.m. to 5 p.m. The Senior Network will also host several of its 2026 events at the senior center.

He noted that Parks and Recreation Director June Green is actively expanding programming for the senior community, with a full calendar being developed and shared soon. A survey will be sent out later that week to gather residents' input on desired events and programs, with responses due by February 25th. The goal is to

offer a full schedule of engaging activities that entertain, educate, and strengthen the community.

Mayor Pro Tem Alston - Veterans Report

Mayor Pro Tem Alston reported that on January 23rd, Town Hall hosted a flag-folding ceremony for fallen Marine Corporal Swiger, conducted by the United States Marine Corps from Quantico. He described it as an old tradition that reflects the nation's gratitude and respect for Corporal Swiger's service and sacrifice.

He shared information about several opportunities for veterans and their families:

- The Joel Fund is hosting "Deploy Operation Art," a creative program for military-affiliated individuals on February 13th at the Wake County Veterans Service Office and February 24th at the National Guard Armory
- The Greater Triangle Veterans Military and Family Alliance will meet on February 10th at their Wake Forest location and via Zoom
- American Legion Post 1 will host a Super Bowl gathering on February 8th at their location on Sawmill Road in Raleigh
- CJ Jones has opened a new location for Pride Boxing and Fitness in Garner, with classes being held on Wednesdays and Saturdays

He also reported that the Board of Adjustments convened its first meeting in nearly 18 months, during which they conducted an election of officers, received staff introductions, and participated in board training. Melissa Elliott remains chair, and Jerry Wuchick is vice chair, with members Mark Kamosky, Tracy Goss, and Daniel Fox. The board plans to meet monthly to maintain continuity and uphold due-process standards, while operating under a high level of scrutiny given its quasi-judicial role.

Commissioner April Sneed - Parks and Recreation Report

Commissioner Sneed reported on the first Parks and Recreation meeting she attended as the new liaison on January 28th. She noted they elected a new chair and vice chair, with the vice chair stepping up to the chair position each year.

She shared updates from Parks and Recreation Director June Green:

- Baseball and soccer signups are open, with some teams already full
- A softball team that has played outside Rolesville for years is returning to play in Rolesville
- Basketball tournaments will be pushed back due to school closures from the snow
- 225 non-perishable meals were distributed
- A trip to Tanger Outlet Mall in Mebane is scheduled for seniors
- The department is finalizing a \$400,000 HUD grant to revitalize Main Street Park with security cameras, internet, and playground equipment
- The farm design is to be selected in February
- There is an upcoming meeting with Wake County Tourism regarding a grant
- Four staff members attended a conference in Charleston, where they learned a lot and made valuable connections

- Eddie has been recertified as a playground inspector
- A tree board webpage is being developed where people can submit landmark trees
- An Arbor Day event is planned for April

Commissioner Lenwood Long - Planning Board Report

Commissioner Long reported that there was no new update, as the Planning Board meeting scheduled for January 26th was canceled. However, he provided information about a new software system called GovWell that the planning department began using effective September 15, 2025. The software will help accelerate, track, and streamline development review services.

He explained that for the first month, submittal dates will remain the same unless the first falls on a weekend, in which case the submission deadline moves to the first Monday. Projects can now be submitted online via the new GovWell application site rather than by email to planning@rolesvillenc.gov

Commissioner Jenn Bernat - Public Safety Report

Commissioner Bernat reported that she had nothing to report at the moment, as they had not yet met. She mentioned that with the transition of a new fire chief, the first quarterly meeting had not yet been scheduled.

8. Communication from Town Staff

Town Manager Eric Marsh noted that there would be no presentations that night. Instead of presentations, the new fire chief and police chief had prepared presentations and attached memos that provided context, which were included in the agenda packet for the board and community to read. He indicated there were no major updates, just routine updates and statistics. The Mayor noted that board members should reach out to the chiefs if they have any questions about the information in the package.

9. Legislative Hearings

Legislative Hearing – REZ-25-03, Rezoning Map Amendment – 625 Averette Rd

Michael Elabarger, Assistant Planning Director, presented information on the rezoning case for 625 Averette Road. He stated it was a 12.2-acre portion of an approximately 16-acre tract. The current zoning is residential and planned unit development (an old district that only exists under the former unified development ordinance). The property is part of a large, old rezoning known as Averette Farms (MA 07-07). For more information, visit <https://www.rolesvillenc.gov/project/Averette-farms>.

The proposed zoning is to a Residential High Conditional Zoning district (RHCZ), with the proposed use being single-family attached housing. Mr. Elabarger showed an old image from the Averette Farms rezoning, indicating the approximate location of the property and noting that certain areas had been identified for commercial uses to support the residential uses in the larger project.

Ken Edwards, representing the applicants, stated that he was a member of the Wake County Bar Association and introduced David Peoples and Steve Maco, the applicants' representatives. He requested the board's support for two motions: to find that the rezoning is consistent with the comprehensive plan, and to approve a statement of consistency.

Mr. Edwards stated that the subject property is identified as a mixed residential community in the comprehensive plan, which is characterized by single-family development. He noted that the category aims to provide diverse residential opportunities, amenities, and connectivity. He mentioned that the planning board and staff had determined the proposed rezoning meets these criteria.

He explained that the applicant had imposed three conditions:

- Development in accordance with the concept plan
- Limiting density to 5.9 units per acre (a 35% decrease from the 9 units per acre that would be allowable under the new zoning)
- Providing a separate 2-acre park to be administered by the Town of Rolesville for use by residents

Commissioner Paul asked about the watershed issues on the property and how the developer proposed to address them. David Peoples explained that the watershed issue is primarily on the east side of the site, and they plan to grade out of the watershed, directing water to exit the site to the south and west, primarily to the south. He noted this approach is similar to what was done in Elizabeth Springs.

Commissioner Paul asked about potential adverse impacts on adjoining property owners from this water diversion. Mr. Peoples explained that Wake County requirements mandate that post-development water flow cannot exceed pre-development flow, and that detention systems are used to modulate water runoff. He stated that this would prevent adverse conditions for neighboring properties.

Mayor Pro Tem Alston asked if the developer had consulted with the NC Department of Environmental Quality about this issue. Mr. Peoples responded that they haven't gotten that far yet, noting that they would have those conversations during the preliminary plat and construction drawing review process once engineering work is complete.

Commissioner Sneed asked why the land should not retain its commercial component, given that Rolesville needs commercial development. Mr. Peoples agreed that commercial development would be desirable but explained that the Little River Watershed explicitly prohibits it. When Commissioner Sneed noted that they plan to regrade out of the watershed, Mr. Peoples explained that the limited frontage on Jones Dairy and other constraints would make commercial development impractical on the site.

Commissioner Long asked about the potential granite blasting and its impact on the watershed and neighboring residents. Mr. Peoples explained that while granite is prevalent in the area, they don't expect to encounter rock that would require blasting because they will be grading up and bringing in fill material.

Commissioner Paul questioned the traffic impact, noting that the developer's trip generation numbers (498 daily trips) fell just under the 500-trip threshold that would

require a traffic study. He expressed concern about adding more traffic to already congested roads built for a much smaller population. Mr. Peoples acknowledged the traffic concerns but suggested that the impact of this project would not be substantial enough to make a significant difference.

Commissioner Bernat questioned how 72 townhomes would generate only 32 peak-hour trips in the morning and 39 in the evening, noting that this seemed unrealistically low given that there could be over 100 cars from the development. Mr. Peoples explained that they used a sanctioned program with regulated formulas to calculate these figures.

Mayor Pro Tem Alston asked about the proposed park and its accessibility. Mr. Peoples explained that town staff had requested dedication of land for a pocket park in the northwest corner of the property. While the internal logistics hadn't been worked out yet, they planned to have trails along both the Jones Dairy and Averette frontages.

Several residents spoke during the public hearing:

- Betty Freeman of 524 Averette Road expressed concerns about watershed issues, stating that water on the property drains to the north, not the south, as claimed. She also raised significant concerns about traffic on Averette Road and predicted future accidents at the Jones Dairy and Averette Road intersection due to speeding vehicles.
- Sandra Bledsoe of 609 Averette Road voiced concerns about water runoff, questioning what would happen if the detention system didn't work as planned after the development was completed. She also mentioned issues with granite in the area and severe traffic congestion, noting difficulties getting out of her driveway. She worried about how HOA might affect her rural lifestyle, including her ability to keep chickens on her property.
- John Hugh Davis of 1608 Jones Dairy Road, who lives across from the proposed development, expressed concerns about water runoff affecting his property, which he said was once a swamp that he had worked to drain. He worried about chemicals, fertilizers, and salt from the development running onto his property and causing flooding. He also mentioned that rezoning from commercial to residential would affect the future potential value of his own property.

After deliberation, the board expressed concerns about stormwater management, traffic issues, and the loss of potential commercial development.

Mayor Pro Tem Alston moved to deny the rezoning request REZ-25-03 (625 Averette Road) due to inconsistencies with Rolesville's Comprehensive Plan, including concerns about stormwater, traffic, and the need for commercial rather than residential use. The motion was seconded by Commissioner Paul. The motion was approved unanimously.

Legislative Hearing – TA-25-10 - Land Development Ordinance Text Amendment (Building Separation)

Michael Elabarger presented information on a text amendment initiated by Dave Gorman with Lock 7 Development to amend LDO table 3.1.1 regarding townhome building separation requirements. The request was to reduce the townhome building

separation requirements, but only for 3-unit and 2-unit townhome buildings or structures.

Mr. Elabarger noted that in August 2024, the board had adopted another applicant-initiated text amendment for age-restricted townhomes, which decreased building separation and setback requirements for 2-unit structures. The current request was similar but not limited to age-restricted housing.

He explained that the LDO currently limits the number of dwelling units per building to 8. The proposed amendment would allow a minimum 10-foot separation between structures of 3 units or less, with a special standard requiring that 2- or 3-unit buildings adjacent to 4-unit or greater townhome buildings continue to follow the existing 30-foot building separation.

Gabe Cunningham, representing Lock 7 Development, explained that the text amendment proposes reducing the side setback minimums for 2- and 3-unit attached residences from 30 feet to 10 feet. He stated that this would add flexibility to townhome development, create more walkable, cohesive neighborhoods, and support the goals of the 2050 comprehensive plan by promoting more diverse, attainable housing.

Mr. Cunningham noted that neighboring municipalities, such as Wake Forest and Knightdale, have similar setbacks for comparable products. He stated they had been working with staff and the planning board since late last year to refine the language.

Commissioner Paul asked about the purpose of narrowing the separation from 30 to 10 feet. Mr. Cunningham explained that it was for development efficiency and to create a more diverse product, noting that reducing land costs could make housing more attainable. When pressed about price points, Mr. Cunningham indicated they would likely fall between current townhome market rates and single-family home prices.

Commissioner Sneed asked for clarification on "more attainable housing" and how many units could fit on an acre with the reduced separation. Mr. Cunningham explained it would create another housing option not currently available in Rolesville, including wider units that could accommodate first-floor master bedrooms to appeal to seniors. He noted the 3-unit option provides flexibility for irregularly shaped properties.

The Planning Board reviewed the amendment at its December 15th meeting and recommended approval. Staff found the proposal consistent with the comprehensive plan and the housing attainability plan.

Commissioner Sneed moved to approve TA-25.10, the LDO text amendment to table 3.1.3, to reduce townhome building separation requirements, as it is consistent with the comprehensive plan and promotes the diversity of housing called for by the Comp Plan. The motion was seconded by Commissioner Bernat. The motion was approved unanimously.

Commissioner Sneed moved to adopt the statement of consistency and reasonableness for TA-25.10, as it is consistent with Rolesville's comprehensive plan, supporting the plan's land use and housing focus

area, and is therefore reasonable. The motion was seconded by Mayor Pro Tem Alston. The motion was approved unanimously.

Mayor Currin requested a recess at 8:20 pm and reconvened at 8:30 pm.

Legislative Hearing – TA-25-11 - Land Development Ordinance Text Amendment (Buffer yards)

Michael Elabarger presented information on another applicant-initiated text amendment submitted by Dave Gorman of Lock 7 Development. This amendment requested modifications to require perimeter buffers, specifically to eliminate walls within buffers between residential developments.

Mr. Elabarger explained that there are currently four different types of perimeter buffer yards in the LDO (Type 1 through Type 4), with varying requirements for width, fencing/walls, and plantings. The proposed amendment would create options called Type 2L and Type 3L, which would denote landscape materials only with no fence required. These modified buffers would include at least 25% more landscape materials than the standard Type 2 or Type 3 buffers. They require at least one evergreen tree per 100 linear feet, with at least 35% of plant materials being evergreen to provide some opacity in place of the fence.

Gabe Cunningham explained that the current walls and fences are intended for high-intensity transitions, but walls between residential districts can be visually intrusive and hinder neighborhood connectivity. He stated that the proposed landscape buffers would provide screening while supporting healthier site conditions, better environmental outcomes, and a more connected, walkable community, as envisioned in the 2050 Comprehensive Plan.

Board members discussed concerns about the potential loss of perceived privacy for existing residents without the fence requirement. They questioned the opacity of plants versus fences and whether neighboring municipalities have similar requirements. Town Attorney Dave Neill clarified that many communities have fence requirements. Still, some more sophisticated communities offer menu options that allow narrowing buffers with additional elements such as walls, berms, or plantings.

The board also discussed the issue of redundant fencing that can arise when two adjacent developments both install perimeter fences, creating, as Mayor Pro Tem Alston called it, a "deer path" between them. Mr. Neill noted that this was an unintended consequence of the current LDO and that it needs to be addressed.

After considerable discussion about opacity levels and the need for more specific standards for evergreen plantings, the board decided to continue the hearing to allow staff time to gather more information.

Commissioner Long moved to continue TA-25-11 - LDO text amendments to require perimeter buffers to a future Town Board of Commissioners meeting of March 17, 2026. The motion was seconded by Commissioner Bernat. The motion was approved unanimously.

Hearings end at 9:16 PM.

10. Communications

Town Attorney

Town Attorney Dave Neill suggested that the board consider taking up legislative hearings in a single motion rather than having separate votes for approval and consistency statements. He noted that while the original intent of having two separate votes was to allow for different reasoning among board members, this had not been an issue during his time with the town. The board agreed to try the streamlined approach, with the option of returning to the old method if needed.

Town Manager

Town Manager Eric Marsh reported that several residents from the Barrington community had reached out with questions and concerns about living near the future WakeMed campus. He stated that WakeMed has agreed to hold another community meeting to address these concerns, which primarily involve light, sirens, sound, and light pollution.

Mr. Marsh clarified that there may be misconceptions about the type of medical facility and associated impacts, noting that severe trauma cases would be directed to larger hospitals rather than this facility. He indicated that EMS has agreed to give a separate presentation on how their call prioritization will be shifting.

Mr. Marsh also mentioned that he would be participating in a Leadership North Carolina fellowship in New Bern the following week, focusing on economic development. He noted that the previous month's immersive learning experience had centered on racial equity.

11. Adjourn

Mayor Pro Tem Alston moved to adjourn. The motion was seconded by Commissioner Bernat. The motion was approved unanimously at 9:28 pm.



Ronnie I. Currin

Ronnie I. Currin, Mayor

Christy Frazier

Christy Frazier, Town Clerk