



Board of Commissioners

Work Session

February 17, 2026

6:30 PM

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 Captain Richard Haynes
Planning Director Stephen Wensman
Economic Dev. Manager Mical McFarland

1. Call to Order

The Mayor called the Rolesville Board of Commissioners work session to order at 6:30 PM on February 17, 2026. The meeting proceeded directly with the first agenda item: Downtown Overlay District Proposal.

2. Downtown Overlay District Proposal – Sheilah Sutton, President of Rolesville Downtown Development Association (RDDA)

Sheilah Sutton, President of the Rolesville Downtown Development Association, presented a proposal to create a downtown overlay district. She explained that the overlay would be a zoning tool layered over existing zoning to ensure development aligns with the town's comprehensive plan, focusing on architectural design standards, building placement, street activation, density, walkability, and commercial frontage.

Ms. Sutton emphasized the importance of intentional planning to protect Rolesville's limited downtown land, ensure consistency for developers, and implement the vision outlined in the town's plans. She presented examples of towns that have successfully implemented similar strategies, including Wake Forest and Knightdale.

Key points from Ms. Sutton's presentation included:

- The overlay would help create a walkable, vibrant downtown with mixed-use development and activated street frontage
- Higher density in properly designed areas can mitigate traffic issues through internal trip capture
- Commercial frontage on Main Street should be prioritized to expand the commercial tax base
- The downtown overlay should work in coordination with the existing Town Center district

Commissioner Long asked for clarification on "guiding growth" and the types of businesses and living areas under consideration. Commissioner Alston inquired about the implementation timeline and opportunities for public input, to which Ms. Sutton responded that, while timing would depend on staff resources, she hoped it could be enacted in 2026 with public involvement throughout the process.

Commissioner Sneed expressed support for the plan's walkability aspects. Commissioner Paul noted that downtown areas like White Street in Wake Forest and downtown Franklinton thrive without residential components directly on the main streets, emphasizing the need to consider traffic impacts.

Commissioner Bernat supported architectural standards for Main Street, noting that Rolesville lost its historic buildings at the turn of the century and would benefit from a unique architectural standard.

Mayor directed staff to come back to the Board with a text amendment recommendation for a downtown overlay district. Town Manager Marsh confirmed that a recommendation could be presented by the end of the calendar year, with plans to gather public input through an open house process.

[3. Comprehensive Plan 2050](#) – Stephen Wensman, Planning Director

Planning Director Stephen Wensman presented the Future Land Use Map (FLUM) from the Rolesville 2050 comprehensive plan, which was adopted in late 2023. Town Manager Marsh provided background on the plan's development, which included public engagement through surveys, focus groups, and workshop sessions.

The discussion centered on ensuring commercial frontage along Main Street and other major corridors. Mayor and commissioners expressed concerns about apartments and townhomes dominating commercial spaces, particularly on Main Street.

Commissioner Paul noted inconsistencies in the comprehensive plan, highlighting the imbalance in the town's property tax base (92% residential, 8% commercial) and the need for more commercial development. He expressed concern that portions of the plan seem to promote higher-density residential on Main Street.

Commissioner Long emphasized that traffic should not be used as a reason to stop growth, stating, "We're going to have commercial if you have commercial. You're going to drive; people are going to drive along the street still."

Commissioner Sneed shared insights from conversations with developers who indicated that density is necessary to support businesses. She noted that both

Wallbrook and Cobblestone had to add residential components to make their commercial elements viable.

Commissioner Bernat expressed concern about losing limited Main Street frontage to residential development, particularly with the Scarborough property, saying, "If we lose that frontage, if we lose that space to townhomes, we're not getting that back."

Planning Director Wensman highlighted the need for workforce housing to support commercial development, noting that many retail workers may not be able to afford single-family homes in the community.

Town Manager Marsh asked the Board to provide feedback on specific areas they would like designated as commercial on the FLUM. The Board agreed to submit their recommendations within two weeks, with staff to bring back proposed amendments to the comprehensive plan.

[4. Continued Hearing - REZ-25-05/ANX-25-03 - Scarboro Village](#) - Stephen Wensman, Planning Director

Planning Director Wensman noted that this rezoning case was continued from a previous meeting to address traffic concerns. He explained that six new conditions were added to the application, along with an updated concept site plan.

Worth Mills, with Longleaf Law Partners representing the rezoning applicant, presented an updated proposal to rezone approximately 13 acres, with the portion closest to Main Street designated as general commercial conditional zoning and the remaining 11.4 acres designated as residential high-density conditional zoning for 63 townhomes.

Mr. Mills detailed the additional conditions, including:

- An expanded list of prohibited uses for the commercial portion
- A maximum building height of 2 stories and 30 feet
- Maximum development limit of 16,000 square feet total
- No individual floor exceeding 10,000 square feet
- 60% of street-facing building façades to be composed of brick or stone
- No vehicular parking areas between buildings and South Main Street
- A left-hand turn lane from the collector street onto South Main Street
- Requirement for a traffic impact analysis for any site development plan on the commercial parcel

Matthew Peach with Stantec Consulting Services presented traffic distribution information, explaining that the 63 townhomes would generate 27 AM peak-hour trips and 34 PM peak-hour trips, with traffic dispersing through the new street network and adjacent roads.

Board members raised concerns about ensuring commercial development would occur alongside residential development. Peter Cross with KDM Development explained that, while they intended to move forward with both commercial and residential development concurrently, they could not commit to specific phasing due to the project's small size and financing considerations.

After discussion, Worth Mills agreed to a condition that would tie vertical construction in commercial development to the issuance of the last certificate of occupancy for the townhome development.

The Board also requested the removal of lodge/private club, minor utility, minor transportation installation, and preserved open space from the list of permitted uses for the commercial portion.

Motion by Commissioner Sneed, seconded by Mayor Pro Tem Alston, to continue the hearing to the next meeting on March 3rd, limiting discussion, but will include an update of the conditions. Motion Passed unanimously.

Mayor Currin requested a recess at 8:35 pm, and the meeting reconvened at 8:45 pm.

5. Economic Development Incentives Discussion – Mical McFarland, Economic Development Manager & Dave Neill, Town Attorney

Mical McFarland provided an educational overview of economic development incentives in North Carolina, explaining that these tools are intended to attract commercial development that hasn't yet reached Rolesville. He distinguished this from the development review process businesses go through after deciding to locate in Rolesville.

Mical McFarland explained that the North Carolina constitution prohibits state and local governments from giving money to private enterprises unless it's in exchange for public service. He referenced the 1996 *Maready v. City of Winston-Salem* case, which established that local government incentives for private companies serve a public purpose by creating jobs and increasing the tax base.

Key points about incentives included:

- They must serve a public purpose, primarily through job creation and enhancing the tax base
- Procedural requirements include determining that the incentive is necessary for the project, having a written agreement, holding a public hearing, and ensuring cash grants are performance-based
- Types of incentives can include land assembly, infrastructure investments, site preparation, and cash incentives

Mical McFarland noted that Rolesville's current incentive policy, approved in 2012, is well-written but could use updating. The policy includes a benchmark of 1% of development value for calculating incentives.

Town Attorney Neill emphasized that Rolesville's policy aligns with best practices by not providing incentives for commercial services serving residents or for residential development. He also highlighted the importance of infrastructure investment as a traditional form of incentive that benefits the community even if a project fails.

Mayor expressed concern about towns using incentives for shopping centers and retail commercial, noting, "Once you start, you can't stop it." He indicated a

preference for using incentives to attract factories or office buildings with significant job creation potential.

The Board directed staff to review and update the current incentive policy for future consideration.

6. Community Transportation Plan CTP Amendment – Classical Way – Stephen Wensman, Planning Director

Planning Director Wensman presented information on the Community Transportation Plan (CTP) adopted in 2021, focusing on the Classical Way. He explained that the plan predated the commercial component of the Atticus Woods development, creating a disconnect between the current plan and development realities.

The issue centered around a local collector road that was originally planned to connect through what is now designated as commercial property. The discussion focused on whether to amend CTP to eliminate the requirement for a collector street connection from Classical Way to Wade Avenue.

Town Attorney Neill clarified that the comprehensive transportation plan requires connections to be made at the standards of the roads, but doesn't dictate the exact route. He explained that the current text in the Land Development Ordinance (LDO) requires that any planned or stubbed-out road must be connected.

After discussion, the Board directed staff to bring forward an amendment to the CTP to eliminate the Classical Way collector street designation. This would still require a neighborhood-to-neighborhood connection per the LDO, but without the collector street standard. The Board also expressed a desire for no commercial curb cuts or connections between the commercial portion and the residential neighborhood.

The Mayor provided updates from a recent Mayors Association meeting, including:

- The importance of closing out any 2023 state or federal funds by March to ensure reimbursement
- Concerns about state discussions regarding property tax reductions, which could significantly impact municipal revenue
- Legislative discussions about affordable housing and potential changes to local control over development

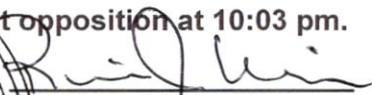
Town Manager Marsh announced that Central Pines would host their annual regional day on Friday and shared that the town had been approved to receive \$3,800,000 from Wake County for the Farm Park project.

7. Adjourn

Mayor Currin adjourned the meeting without opposition at 10:03 pm.


Christy Frazier, Town Clerk




Ronnie I. Currin, Mayor