



Town Board Meeting
August 5, 2025 – 6:30 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mayor Ronnie Currin
Commissioner Dan Alston
Commissioner Michael Paul
Town Manager Eric Marsh
Police Chief David Simmons
Town Clerk Christina Ynclan
Interim Planning Director Michael Elabarger
Economic Development Director Mical McFarland

Mayor Pro Tem April Sneed
Commissioner Lenwood Long
Commissioner Paul Vilga
Finance Director Amy Stevens
Town Attorney Dave Neill

1. Call to Order

Mayor Ronnie Currin called the Rolesville Board of Commissioners meeting to order. He welcomed everyone in attendance and noted the cooler weather.

2. Invocation

Pastor Josh Stewart of Neuse Baptist Church led the invocation.

3. Pledge of Allegiance

Mayor Pro Tem April Sneed led the Pledge of Allegiance.

4. Proclamation: National Senior Citizens Day

Commissioner Michael Paul read the Proclamation for National Senior Citizens Day. The proclamation acknowledged the contributions of older Americans to the nation through their wisdom, experience, and sacrifices. National Senior Citizens Day was established in 1988 by President Ronald Reagan. The proclamation recognized that today's seniors are active, engaged, and making significant contributions to their families, communities, and the economy. August 21, 2025, was proclaimed as National Senior Citizens Day in Rolesville.

5. Consider Approval of the Agenda

Mayor Ronnie Currin asked for a motion to approve the agenda.

A motion to approve the agenda was made by Commissioner Paul Vilga, seconded by Mayor Pro Tem April Sneed, and was approved unanimously.

6. Public Invited to be Heard

Rick Eddins, a Rolesville business owner, thanked the town for fixing the erosion fence near CrossFit and Wake Forest HVAC. He commended the fire department, particularly Gary Barnes, Mike Young, and Rodney Privet, for their dedicated service over the years. Mr. Eddins shared personal observations of their quick response times when the fire alarm sounded. He also praised the police department's professionalism during a recent active shooter incident, noting the restraint and training displayed by officers in a potentially dangerous situation with many civilians present.

Malcolm Allen introduced himself as the Interim President of the Rolesville Chamber of Commerce. He informed the board that he had met with the Town Manager about obtaining a waiver for an ordinance, which would be scheduled for a future meeting. Mr. Allen stated that the Chamber is currently open Monday through Thursday from 9:00 AM to 5:00 PM, with Fridays reserved for internal development and maintenance. He mentioned that he is personally present on Tuesdays and Thursdays, using the other days to interface with business members.

7. Consider Approval of the Consent Agenda

- 7. a. Capital Project Ordinance – LAPP Grant Fund – Additional Work
- 7.b. Capital Project Ordinance – Technical Correction & Farm Activation
- 7.c. FY25-26 Budget Ordinance Amendment – FY25 Rollovers & Technical Correction
- ~~7.d. Contracts with ADW Architects for the Police Station and Main Fire Station projects~~
- ~~7.e. Select Samet as the best qualified Construction Manager at Risk for the Town Campus Site Infrastructure project~~
- ~~7.f. Contract with Samet for Preconstruction Services for the Town Campus Site Infrastructure project~~
- 7.g. ANX-25-02 – Town Campus / Voluntary Annexation Petition – Direct Clerk to Investigate Sufficiency - Call for Legislative Hearing for Board of Commissioners Meeting on September 2, 2025

Mayor Ronnie Currin noted that items 7.d, 7.e, and 7.f regarding the Construction Manager at Risk for the Town Campus would need to be removed from the consent agenda, as some commissioners require additional time to review these items. Town Manager Eric Marsh explained that there had been miscommunications regarding transparency, and these items would be addressed at the next meeting, with materials provided to commissioners in advance.

A motion to approve the consent agenda, removing items 7.d, 7.e, and 7.f, was made by Commissioner Dan Alston, seconded by Commissioner Michael Paul, and approved unanimously.

8. Town Board Liaison Reports

Commissioner Lenwood Long reported on behalf of the Police Department. He announced two upcoming events: National Night Out on October 7 from 5:00 PM to 7:00 PM at a location to be determined, and "Conversations with Civil Servants" on

August 9 from 11:00 AM to 1:00 PM at Chili King on Main Street. He noted that the town and police department would be sponsoring 50 hot dogs for the event.

Mayor Ronnie Currin mentioned that a 9/11 event was being planned for September 11 at 6:00 PM to honor the police and fire departments. The location was still being finalized, with possibilities including either Rolesville Elementary School on Main Street or Rolesville Baptist Church.

Commissioner Paul Vilga provided an update from Parks and Recreation. He reported that Rolesville All-Star teams (8U, 10U, and 12U) represented the town well during games on July 11 in Wendell and Garner. He announced that the Tree Board would have its first meeting on August 29 at 11:00 AM. He also shared information about two upcoming events: the Golden Year Expo, scheduled for August 20 at Rolesville Baptist Church from 10:00 AM to 1:00 PM, featuring 30 confirmed vendors, and the inaugural Music at Mill Bridge event on August 16.

Mayor Pro Tem April Sneed noted that the Planning Board would be presenting later in the meeting. She announced that Meredith had transitioned to Senior Planner and welcomed Michael Elabarger as the interim Planning Director.

Commissioner Dan Alston reported on Veterans' Affairs. He noted that August 7th is Purple Heart Day, honoring service members who were wounded or killed in action. The Wake Forest Purple Heart Foundation held its 16th annual Purple Heart banquet on August 2, featuring Gulf War veteran and Purple Heart recipient Tony Drees as guest speaker. Commissioner Alston also shared information about the North Carolina Veterans Art Show, organized by the Joel Fund and scheduled to take place from November 11 to 23 at the Durham Art Guild Gallery. Additionally, he mentioned upcoming events, including a "Recon Resource Connections" session on August 16 at 8:30 AM focusing on health and healthcare, and a coffee gathering on August 27 at 8:30 AM at the Joel Fund's Wake Forest location.

Commissioner Michael Paul, as the Senior Citizen Liaison, reminded everyone about the upcoming Senior Citizens Day and announced that the Senior Network would be hosting its second annual charity golf tournament on September 11 at 9:30 AM at Heritage Golf Course, noting that spaces were filling quickly.

9. Communication from Town Staff

Planning Department - Michael Elabarger, Interim Planning Director

Michael Elabarger, Interim Planning Director, presented an update on the Planning Department's activities. He reported that between January and May, the department processed 124 single-family detached dwelling permits and 90 attached or townhome permits. The Point subdivision was identified as leading in permitting activity, with 64 permits in May alone. The Preserve Jones Dairy area was also noted for high permitting activity.

Mr. Elabarger discussed three text amendments currently under review, including one for vehicle minor service use, one for multi-family building transparency (on the agenda for this meeting), and another for self-storage use and development agreements in mixed-use districts, which will be presented in September.

He presented information on five rezoning applications currently under review:

- Wait Avenue - 102 acres proposed for neighborhood center district with single-family and attached homes with a commercial center
- Walbrook Flats - Former Arden site project under new rezoning by Walbrook developers
- 625 Averett Road - Property seeking residential high zoning for townhome development
- Opalette Main - Similar to a previous townhome project with approximately 60 units
- Scarborough Village - Property behind the planning department office proposed for townhomes, with a portion requested for general commercial zoning

Mr. Elabarger noted that the Affordable Housing Plan would be coming before the board for a legislative hearing on September 2. The Comprehensive Plan had recently held public outreach meetings and was scheduled to go to the Planning Board on August 25, with a tentative schedule to reach the Town Board on October 7.

During the discussion of the future land use map, Commissioner Lenwood Long asked about watershed areas and their restrictions. Mr. Elabarger explained that these areas have limited development potential due to watershed regulations.

Economic Development - Mical McFarland, Economic Development Director

Mical McFarland, Economic Development Director, highlighted ongoing commercial development in Rolesville. He noted that between Cobblestone, Walbrook, the former Pine Globe building, and Jones Dairy storage, approximately 459,000 square feet of new commercial space is coming to the town. He acknowledged that while this commercial growth is positive, it remains challenging to shift the town's tax base from its current 90-92% residential to a more balanced ratio, with an ideal target of 75-25 or 80-20.

Mr. McFarland provided updates on smaller projects in various stages of development, including coffee shops and car washes. In response to questions about delayed projects, he and Mr. Elabarger explained that while pre-construction meetings had been held for several developments, including the Bullet Group project and Tidal Wave Car Wash, the town has limited control over when developers break ground.

Regarding downtown development efforts, Mr. McFarland mentioned plans to host a joint meeting between the Town Board, Planning Board, and Downtown Development Association to discuss a shared vision for the downtown area. He also noted plans for a public parking initiative near the Young Street and Main Street intersection, as well as a downtown overlay district to promote walkable development.

Mr. McFarland shared that he would be working with the group Retail Strategies to update the town's market guide, which was last created in 2017. He also presented information from a recent partner's lunch with a partner from Wake County Economic Development, regarding trends in real estate requests from companies seeking to locate in Wake County. He noted that 50% of projects are interested in existing buildings rather than vacant land, and that companies are typically looking

for spaces ranging from 67,000 to 111,000 square feet, with the trend shifting toward smaller spaces compared to previous years.

When discussing land requests, Mr. McFarland stated that companies usually seek 33-50 acres, consistent with previous years, and highlighted the importance of having utilities and other infrastructure already in place for sites to be considered "shovel ready." In response to questions about industrial development, he clarified that Rolesville has minimal land already zoned for industrial use, and that modern industrial development often involves light industrial uses in attractive buildings with significant landscaping.

Mr. McFarland also reported on the town's communication and community engagement efforts, noting that Facebook views had increased by 77% and Instagram by 86% in the past 90 days. The town had also launched a dedicated Parks and Recreation news blast in addition to the regular town news blast.

10. New Business

Community Group Funding Applicant Selection

Commissioner Paul Vilga presented the recommendations for community group funding, noting that \$12,800 had been set aside for this purpose. The recommended allocations were:

- Tri-Area Ministry - \$2,500 for food distribution to food-insecure families (currently serving 220 families from Rolesville)
- Northeast Wake Backpack Buddies - \$4,975 for weekend power pack meal bags (distributed 4,464 meal bags to Rolesville area school children)
- Thorne To Rose - \$1,000 for mental health services for Rolesville youth
- Neuse River Hawks Conservationists - \$2,325 for native plant installation by volunteers (works closely with Parks and Recreation)
- Disabled American Veterans (DAV) - \$2,000 for hosting two veteran information sessions in Rolesville

Due to Commissioner Dan Alston's membership in the DAV, Town Attorney Dave Neill advised breaking the vote into two separate motions and having Commissioner Alston recuse himself from the vote on DAV funding. Commissioner Michael Paul disclosed that his wife is on the board of Backpack Buddies, but Attorney Neill confirmed that this did not present a conflict requiring recusal.

Motion to approve funding for Tri-Area Ministry (\$2,500), Northeast Wake Backpack Buddies (\$4,975), Thorne To Rose (\$1,000), and Neuse River Hawks Conservationists (\$2,325) was made by Commissioner Paul Vilga, seconded by Mayor Pro Tem April Sneed, and approved unanimously.

A motion to approve funding for the Disabled American Veterans (\$2,000) was made by Commissioner Vilga, seconded by Commissioner Michael Paul, and approved unanimously, with Commissioner Dan Alston recusing himself.

Legislative Hearing for REZ-24-04 and ANX-25-01 / 6520 Fowler Road and 6521 Mitchell Mill Road

Michael Elabarger, Interim Planning Director, presented the rezoning request for 45.48 acres located at 6520 Fowler Road and 6521 Mitchell Mill Road. The request was to change the zoning from Wake County's R-30 zoning district to Rolesville's Residential High (RH) conditional zoning district, along with annexation into the town.

The proposed development would include a maximum of 100 single-family detached homes with a density of 2.2 dwelling units per acre. The conditions included architectural standards, a pollinator garden, community amenities, and an option for the town to accept a 0.8-acre parcel for public parkland.

Matthew Peach of Stantec Consulting Services presented the findings of the traffic impact analysis. He noted that the development would generate approximately 1,000 trips daily, which is typical for this size development. NCDOT's review recommended adding a left-turn lane on Mitchell Mill Road at Rolesville Road, restriping the westbound approach, and adding a left-turn lane into the development's driveway on Mitchell Mill Road.

Collier Marsh of Parker Poe, representing the applicant, provided additional details about the project. He explained that while they were seeking RH zoning, the proposed density of 2.2 units per acre was below the medium-density residential designation of 3-5 units per acre in the future land-use plan. He noted that the project would provide a good transition from the denser Broadmoor project to the west, offering larger lots and higher-priced homes. The development would include 33% open space and a public greenway connection to the Broadmoor subdivision.

During the public hearing, Edith Harrison, who lives adjacent to the proposed development at 6816 Bobcat Lane, expressed concerns about the impact on her quality of life. She explained that she has lived on the property since 2006 and built her home there in 2008, valuing the natural setting and open space. She worried about losing privacy, breezes, and wildlife with the new development.

Gail Stallings, a lifetime resident of the community, spoke in opposition to the rezoning and annexation. She expressed concern about the rapid pace of development on this side of Rolesville, estimating that approved developments would bring approximately 10,000 people to a three-mile stretch of highway. She urged the board to slow down growth and consider the impact on longtime residents who chose to live in the area for its quiet, natural setting.

After the public hearing closed, Mayor Pro Tem April Sneed acknowledged the difficult balance in considering the project. She noted that while more development would increase traffic, this project offered the lowest density likely to be proposed for the land, as the future land use plan designated the area for 3-5 units per acre.

Commissioner Michael Paul added that while he understood Ms. Harrison's concerns about losing natural space, the reality was that development would occur on the property. He felt this project, with its lower density and larger lots, was preferable to what might otherwise be proposed.

Motion to approve rezoning REZ-24-04 for 6520 Fowler Road and 6521 Mitchell Mill Road was made by Commissioner Paul Vilga,

seconded by Commissioner Long, and approved with a 4-1 vote, with Commissioner Dan Alston voting against.

Motion to approve voluntary annexation petition ANX-25-01 for 6520 Fowler Road and 6521 Mitchell Mill Road was made by Commissioner Paul Vilga, seconded by Commissioner Paul, and approved with a 4-1 vote, with Commissioner Dan Alston voting against.

Motion to adopt a plan consistency statement and statement of reasonableness for REZ-24-04 was made by Commissioner Paul Vilga, seconded by Mayor Pro Tem Sneed, and approved with a 4-1 vote, with Commissioner Dan Alston voting against.

Legislative Hearing for TA-25-05 / Multifamily Building Transparency Requirements

Michael Elabarger, Interim Planning Director, presented a text amendment to modify the transparency requirements for multifamily buildings. The amendment would affect LDO sections 3.4.1, 3.4.2, 3.4.3, and 6.8.6.G, which govern the amount of transparent materials (such as windows and doors) required on building facades facing public streets.

The current LDO requires 30% transparency for multifamily buildings in the RH district and 40% transparency for first floors and 35% for upper floors in mixed-use districts (TC, AC, and NC). The proposed amendment would reduce these requirements to 25% transparency for all multifamily buildings in all districts.

Austin Williams of Carlson Southeast, the applicant for the text amendment, explained that the current transparency requirements were unusually high for multifamily buildings and difficult to achieve in practice. He provided handouts showing examples of buildings with 25% transparency. He noted that neighboring municipalities, like Raleigh and Cary, have maximum transparency requirements of 20%, which is lower than the 25% being proposed for Rolesville.

Mr. Williams explained that excessive transparency can create privacy issues for residents and structural challenges for buildings. He emphasized that 25% would still be considered a high standard for multifamily development and would not compromise the aesthetic quality of buildings.

During the discussion, Mayor Pro Tem April Sneed asked if the change might encourage more multifamily development in Rolesville. Mr. Williams responded that the current requirements were effectively prohibitive for developers, and that the proposed 25% standard would still be higher than other municipalities require.

Motion to approve TA-25-05 Multifamily Building Transparency Requirements was made by Commissioner Paul Vilga, seconded by Commissioner Dan Alford, and approved unanimously.

Motion to adopt a statement of consistency and reasonableness for TA-25-05 was made by Commissioner Paul Vilga, seconded by Commissioner Dan Alston, and approved unanimously.

11. Communications

Town Attorney - Dave Neill

Town Attorney Dave Neill informed the board that the General Assembly adopted House Bill 173 on June 30. He elaborated that this bill imposes a 3.5-year moratorium specifically applicable to Wake County on the expansion of extraterritorial jurisdiction (ETJ). Unfortunately, while Rolesville was not the target of this legislation, it was swept up in its provisions, as the bill primarily aimed at Asheville and Taylortown counties, which are not part of this jurisdiction. As a result, Rolesville, along with other municipalities in Wake County, is restricted from expanding its ETJ during this period. Dave Neill mentioned that Rolesville, like some of the different communities in the county, was inadvertently included in the moratorium measure because it was grouped with Wake County cities during the legislative process.

Additionally, Town Attorney Neill reminded the board about a closed session forecasted at the town's work meeting earlier. This closed session was meant to discuss a confidential personnel matter. The board had anticipated returning to a closed session during the evening's meeting to address this issue, pursuant to North Carolina General Statutes. This would enable the board to handle personnel discussions, ensuring confidentiality and adhering to legal requirements.

Town Attorney Dave Neill reported that House Bill 173 was adopted by the General Assembly on June 30, imposing a 3.5-year moratorium in Wake County on the expansion of extraterritorial jurisdiction. He noted that while Rolesville was not the specific target of the bill, it was included as part of Wake County.

Town Manager - Eric Marsh

Town Manager Eric Marsh provided updates on several initiatives and developments. He began by discussing ongoing coordination with the Rolesville Chamber of Commerce. Over the past two weeks, he has had meetings with Malcolm Allen and his team to ensure alignment and address any outstanding questions related to the Memorandum of Understanding (MOU) between the town and the Chamber. With the Chamber's agreement finalized, Mr. Marsh planned to send an FAQ document to the Board, addressing their previous inquiries regarding the Chamber's current state and its plans moving forward. He expressed optimism regarding the Chamber's future, citing Malcolm Allen's appointment and the additional resources that his team would bring to ensure the Chamber can effectively execute its initiatives in the coming year. Mr. Marsh emphasized the importance of leveraging these resources to position the Chamber for success and sustained operations.

Shifting focus to updates on local projects, Mr. Marsh shared positive news about the Main Street project. He announced that Duke Energy would begin removing utility poles the next day, a task anticipated to be completed within a single day, weather permitting. This removal was initially scheduled for mid-August but was expedited. Following the pole removal, Fred Smith would proceed with backfilling and paving, setting the stage for a realignment of the temporary one-way road to the newly paved section.

Mr. Marsh explained that by Tuesday or Wednesday of the following week, traffic lanes would shift to accommodate ongoing work on the East Young side of the intersection, thus keeping the project on track. Despite earlier challenges, particularly due to delays with Bright Speed, Mr. Marsh assured the Board that the project timeline remains intact with an expected opening by the end of September.

Mr. Marsh also encouraged community members to continue driving cautiously through the construction zone and to obey traffic signals, noting that some drivers had run red lights, which had caused disruptions. He urged residents to remain patient as the town advances these crucial infrastructure improvements.

Concluding his update, Mr. Marsh reiterated his commitment to keeping the Board informed and shared his intention to distribute additional updates via email. He expressed his enthusiasm for the ongoing projects and his gratitude to the Board for their continued support, emphasizing his dedication to serving the Rolesville community.

Town Manager Eric Marsh provided an update on the Rolesville Chamber of Commerce, noting that he had been meeting with Malcolm Allen and his team. He said he would be sending commissioners an FAQ document addressing their questions about the Chamber and the MOU.

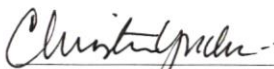
Mr. Marsh also provided an update on the Main Street project, announcing that Duke Energy would be removing poles the following day, allowing Fred Smith to backfill and pave that side of the road. By the following Tuesday or Wednesday, the temporary one-way road will be relocated to the new asphalt, allowing work to commence on the East side of the intersection. He reported that despite earlier delays with Bright Speed, the project remained on track to open by the end of September.

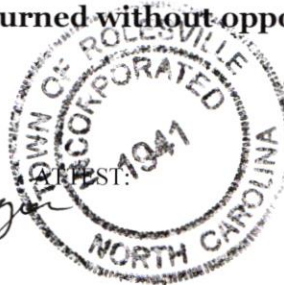
Following these updates, the Board went into closed session to discuss a personnel matter. Upon returning to open session, Mayor Currin announced that it had been approximately one year since he hired Town Manager Eric Marsh. The Mayor praised Mr. Marsh's performance and presented a motion to adopt the first amended and restated employee agreement for Town Manager Eric Marsh.

A motion to adopt the first amended and restated employee agreement of Town Manager Eric Marsh was made by Commissioner Lenwood Long, seconded by Commissioner Paul Vilga, and approved unanimously.

12. Adjourn

The meeting was adjourned without opposition.


Christina Yncian - Frazier
Town Clerk




Ronnie I. Currin, Mayor