



Board of Commissioners

Work Session

August 19, 2025

6:30 PM

MINUTES

Present: Mayor Ronnie Currin
Commissioner Lenwood Long
Commissioner Dan Alston
Town Manager Eric Marsh
Town Clerk Christina Ynclan
Interim Planning Director Michael Elebarger
Economic Development Director Mical McFarland
Mayor Pro Tem April Sneed
Commissioner Paul Vilga
Commissioner Michael Paul
Town Attorney Dave Neill
Police Captain Richard Haynes

1. Call to Order

Mayor Ronnie Currin called the Rolesville Commissioners' Work Session to order at 6:30 PM on August 19, 2025, welcoming everyone in attendance and expressing his appreciation for their presence.

2. Consideration of Agenda

The Mayor asked for any comments or concerns regarding the agenda.

Commissioner Paul Vilga made a motion to approve the agenda, which was seconded by Commissioner Michael Paul. Following the call for discussion and hearing none, the motion passed unanimously.

3. Consideration of Consent

Resolution for Sergeant Marty Barnes Service Weapon

The consent agenda contained a single item: a resolution for Sergeant Marty Barnes to receive his service weapon. Commissioner Lenwood Long made a motion to approve the consent agenda, which Commissioner Dan Alston seconded. Without further discussion, the vote was called and the motion passed unanimously.

Mayor Currin then announced the upcoming 9/11 Honor and Remembrance ceremony scheduled for September 11 at 6:00 PM at Rolesville Elementary School. He described it as the first time the town hosted this event, expressing excitement about the opportunity. The ceremony will feature remarks from local leaders and first responders, a flag presentation, a procession by bagpipers, live music from the band Loose Change, community youth participation, a display of a steel beam from the North Tower of the World Trade Center, giveaways, raffles, and an auction. The Mayor emphasized that this event serves as an opportunity for reflection, unity, and education, particularly for younger generations about the significance of September 11. He thanked Christina and the staff, including Eric and Steven, for organizing the event. The Mayor noted that 2025 marks the 24th anniversary.

4. Affordable Housing Project RFP - True Homes, The Hurt Foundation, Habitat for Humanity

Town Manager Eric Marsh introduced the Affordable Housing Project discussion, explaining that three organizations had responded to the town's RFP for building affordable housing on town-owned property behind town hall: True Homes, The Hurt Foundation, and Habitat for Humanity. He noted that Habitat for Humanity was presented at the July 1st town board meeting, and tonight's presentations would be from the other two organizations.

- True Homes Presentation

Ron Stanley from the True Homes Foundation presented first, explaining that True Homes is the largest private homebuilder in the Carolinas, serving five markets and building approximately 2,500 homes annually. As part of the owners' commitment to giving back, they pledge 10% of their volume toward affordable housing at cost, requiring no subsidies. For the Triangle market, this means 50 homes annually at cost.

Stanley presented two development options for the property. The first option consisted of 38 single-family homes with three bedrooms, 2.5 bathrooms, and garages, intended solely for homeownership. The second option, responding to community needs for senior housing, included 20 townhomes (three bedrooms/2.5 bathrooms) and 22 cottages (two bedrooms, two bathrooms) for the 55+ community, totaling 42 units.

He explained their workforce housing focus, noting that middle school teachers in the area earn about \$57,000 annually, healthcare workers approximately \$60,000, and nonprofit managers around \$60,000 - all below Wake County's 80% AMI threshold of \$106,000 for a family of four. Through their Direct Prosperity Program, with the town contributing land for \$1, True Homes could deliver the 2-bedroom cottages at \$260,000 (down from \$310,000 retail) and 3-bedroom townhomes at \$300,000 (down from \$354,000 retail). With additional down payment assistance layers from Wake County, North Carolina Housing Finance Agency, and partner lenders, prices could be reduced further to as low as \$195,000 for cottages and \$220,000 for townhomes.

Stanley emphasized its deed restriction program, which requires first-time homebuyer status and 80% AMI eligibility or below, with 7- or 15-year deed restrictions that allow only 3% annual appreciation if the property is sold early. This approach promotes the creation of generational wealth while preventing investors

from flipping. The total community contribution would be approximately \$52,000 from Rolesville and the True Foundation, representing \$1 million in total givebacks for the 40 units.

When Mayor Currin asked about interest rates and affordability, Stanley acknowledged that while \$1,500 monthly payments might still be challenging for some, the math is based on Wake County's AMI calculations. He noted that before the COVID-19 pandemic, similar homes would have cost \$225,000, versus today's \$300,000.

Commissioner Michael Paul questioned the deed restrictions, clarifying that after the restriction period (7-15 years), properties could be sold at market value, effectively ending the affordable housing contribution. Stanley defended this approach as promoting upward mobility and generational wealth, noting that few people now stay in homes for 30 years.

Mayor Pro Tem April Sneed inquired about the availability of down payment assistance, to which Stanley explained that it operates on a first-come, first-served basis, with various funding sources having different availability windows throughout the year. Commissioner Dan Alston asked about bankruptcy restrictions (handled by lenders, not True Homes) and how they prioritize applicants like teachers and first responders. Stanley indicated that they could set aside 3-4 homes specifically for teachers and a similar number for police officers.

- [The Hurt Foundation Presentation](#)

Michael Hurt of The Hurt Foundation presented next, emphasizing his local roots in Franklin County and over 20 years of experience in multifamily development and historical revitalization. He clarified a key misconception, stating their proposal was for homeownership, not rental units.

Hurt proposed building duplexes that could be sold as individual units to the 55+ community. He showed examples from Hampton Downs in Youngsville, a 60-unit duplex community he had built, explaining how lessons learned there would inform the Rolesville project. The proposed units would be 2-bedroom, 2-bathroom duplexes with ADA-compliant features, including 3-foot-wide doors, appropriate countertop heights, LVP flooring, and ADA-compliant thresholds—all designed for aging in place.

His financial analysis indicated construction costs of \$272,000 per duplex, but with significant unknowns regarding grading and infrastructure costs due to the potential presence of rock on the property. He estimated \$100,000 per lot for grading, acknowledging this was a budgeted guess given Rolesville's granite substrate. Mayor Currin confirmed the property's challenging geology, noting that the town acquired it because developers found road construction costs to be prohibitive.

The Hurt Foundation's unique approach involves below-market sales where, upon the owner's death or need to move to a nursing home, the property reverts to the foundation to be resold at a similar affordable price. This model maintains affordability for the life of the buildings, not just for the first homeowner. Commissioner Paul confirmed this would provide affordable housing "generation after generation."

When Mayor Pro Tem Sneed questioned the lack of equity building for homeowners who might have lived there 10 years, Hurt acknowledged this but emphasized it

would keep prices low indefinitely, preventing the typical market appreciation that makes housing unaffordable. He projected that in 10 years, a 1,000-square-foot unit in Rolesville would likely exceed \$200,000 without this model in place.

Commissioner Alston raised concerns about the foundation's responsiveness to the town's RFP, noting they failed to meet the deadline and required repeated prompting. Hurt took ownership of the delay without offering specific excuses. Regarding age restrictions and flexibility for working seniors, such as teachers or military members, Hurt indicated that they could work with the town's preferences on eligibility requirements.

- Habitat for Humanity Comments

Patricia Burch, CEO of Habitat for Humanity, briefly addressed the board, highlighting that, unlike the Hurt Foundation's model, Habitat's ground lease approach enables homeowners to generate equity. She emphasized they also serve families 55 and up. When Commissioner Alston inquired about partnerships with Homes for Heroes for veterans, Burch confirmed that they house veterans but don't have a formal partnership with that specific group. However, they would be willing to explore it.

Town Manager Marsh concluded the presentation by explaining that staff would bring this back for board consideration at the first meeting in September. Mayor Currin emphasized the expensive nature of developing this property due to rock and blasting requirements, estimating that the \$1.7 million figure mentioned might be accurate for civil work. He requested that the item be scheduled for board action as soon as possible, potentially at next month's meeting on September 2, 2025.

5. LDO Zoning Use of Vehicle Service, Minor

Michael Elabarger, Interim Planning Director, presented on the vehicle minor service use currently permitted in four zoning districts (GC, CH, GI, and BT). The use standards limit establishments to three service bays and require all work to be contained within enclosed buildings, though bay doors may be open.

He explained that Text Amendment TA-25-04, initially scheduled for July but postponed to September 2nd, proposes changing the three-bay limit to specify that only three bays may face a public right-of-way, with no maximum for bays facing sides or rear. The Planning Board recommended approval but suggested either prohibiting all service bays that face public rights-of-way or setting a maximum of 10 service bays in total.

Commissioner Paul raised the question of whether to consider this amendment before establishing a Main Street overlay that might prohibit such uses entirely. Town Attorney Dave Neill then provided crucial context about recent state legislation that prohibits municipalities from down-zoning commercial properties. He explained that towns can no longer remove permitted uses, reduce density, or reduce intensity of use for non-residential properties. This means the city cannot eliminate minor vehicle repair from the general commercial district or create nonconformities.

Neill clarified that while the town cannot reduce what's currently allowed, they could potentially add requirements that don't minimize density or intensity, such as architectural standards or orientation requirements. He noted that nothing has been tested in court yet, making the legal boundaries somewhat uncertain.

The discussion revealed that if the town maintains the three service bays currently allowed, requiring them to face away from public streets might be permissible. Mayor Currin questioned how corner lots would be handled, and various interpretations were discussed. Elabarger indicated he would communicate with the applicant about potentially revising their proposal to prohibit street-facing bays while setting a maximum total number.

6. LDO Zoning Uses / Main Street Corridor

Elabarger continued with a broader discussion of Main Street corridor zoning, explaining that most properties along Main Street, from Jonesville Road to Williams Road, are zoned General Commercial (GC) unless they are designated for residential use. However, many properties have conditional zoning, or special use permits with specific conditions that customize their allowed uses.

He presented a map showing the staff's ongoing work to identify which properties have standard GC zoning versus those with conditions or special use permits. This analysis will help the board understand where specific uses, such as vehicle minor service, are permitted versus where existing conditions restrict them.

Mayor Currin asked why such a detailed analysis was necessary, given the new state restrictions on down-zoning. Attorney Neill reiterated that, under 2023 legislation, everyone effectively has vested rights; whatever uses are permitted today will remain permitted forever unless the property owner consents to restrictions. The town cannot create nonconformities or reduce opportunities through overlays or any other mechanism.

Neill noted this legislative change was prompted by a land speculator who had acquired properties expecting to develop gas stations based on existing zoning, only to have an overlay district eliminate that possibility. The General Assembly's response was to protect such expectations by essentially granting permanent vested rights to all commercial properties.

The attorney observed that one potential workaround not addressed in the down-zoning statute is changing the approval process. Currently, permitted uses proceed administratively without board review. The town could potentially require quasi-judicial review with subjective standards for uses of concern. However, he acknowledged that this would be "painful" and that the board had previously moved away from reviewing site plans due to the burden.

7. LDO Section 6.1 Signage Regulations

Mical McFarland, Economic Development Director, began by explaining enforcement efforts for non-permitted signs, particularly disposable signs along Main Street and Rogers Road. He has been meeting with local businesses to educate them about sign regulations, finding that most are cooperative once informed. The challenge arises from outside entities posting signs for mattress sales, mosquito control, and pressure washing services, which Public Works will periodically remove.

McFarland noted concerns from businesses set back from the road who feel they lack visibility and want some temporary signage presence. Currently, feather flags and wind signs are prohibited, as is any signage in the public right-of-way.

Michael Elabarger provided an overview of the 24-page sign ordinance (Section 6.1 of the LDO), explaining that it includes permitted signs that require permits, temporary signs, prohibited signs, and exempt signs (those permitted without permits). Most enforcement issues involve the prohibited and exempt categories.

The prohibited signs section explicitly states that signs are not permitted within public rights-of-way except with written permission from NCDOT or the Board of Commissioners. This makes most problematic signs illegal simply by location. Additional prohibitions include wind signs and inflatable signs.

Discussion arose about "attention flags" listed as exempt signs, which seemed to conflict with the prohibition on wind signs. Attorney Neill suggested this redundancy should be eliminated. Commissioner Paul suggested reducing special event sign permits from 30 to 14 days, although Mayor Pro Tem Sneed noted that some events, such as BBQ and Bands, require more extended marketing periods. Commissioner Vilga suggested keeping the shorter timeframe but allowing exemptions approved by the board for community events.

Regarding digital signs, Commissioner Vilga raised concerns about brightness levels. Elabarger found existing regulations limiting changeable copy to 10-second intervals and internal illumination to 0.2 foot-candles at property lines. Attorney Neill questioned whether the town's digital sign complies with these standards, noting he must wait for his eyes to adjust after looking at it.

Other issues discussed included the code's limitation of three signs per business regardless of building size or number of buildings occupied, which could disadvantage larger operations. The code also fails to address multi-tenant buildings or subleases effectively. Staff indicated they would research these issues and return with proposed text amendments addressing the board's concerns.

8. Rolesville Chamber of Commerce Discussion

Town Manager Eric Marsh reported on a productive first formal meeting between town leadership and the Chamber board, including himself and Michael McFarland. He provided the board with an FAQ document addressing their previous questions, though this arrived late in the day due to the Chamber taking time to ensure all information was accurate.

The discussion focused on clarifying the language of the MOU, particularly regarding funding commitments and economic development programming. The town has simplified the approach, aligning with North Carolina general statutes for the use of funds. Instead of funding fundraising events directly, the city will serve as a title sponsor for events like the BBQ and Bands festival and potentially the Christmas parade.

Malcolm Allen, Interim Executive Director of the Chamber, attended to answer questions. He provided updates on the BBQ and Bands festival, noting growth from 13 vendors last year to over 100 vendors and 20 food trucks expected this year. The event will close streets and feature national recording artists. The Chamber requested a town partnership for police services, with 10 officers needed for street closure and alcohol service oversight. The town will provide this support through the economic development budget as a sponsorship, rather than through direct police overtime.

Allen confirmed that the Chamber is working on resubmitting tax returns and implementing new software called Glue Up for improved financial and member tracking. He also committed to promoting the 9/11 event through Chamber channels and will provide an economic impact report after the BBQ and Bands festival.

When asked about the special use permit for alcohol, Marsh confirmed it would be on the consent agenda for the next meeting. The board agreed to schedule the final MOU for consideration at the next meeting, with Marsh committing to send the final draft to all board members the following day. Mayor Currin requested the final version be sent several days before the meeting to ensure adequate review time.

Dave Neill, Town Attorney, requested that the Board go into Closed Session pursuant to Chapter 143, Section 318.11(a)(3) of the North Carolina General Statutes.

Commissioner Paul Vilga made a motion to go into closed session to consult with the Town Attorney to preserve attorney-client privilege pursuant to Chapter 143, Section 318.11(a)(3) of the North Carolina General Statutes. Commissioner Lenwood Long seconded the motion. The motion was approved unanimously. The Board expects to receive information regarding the *Town of Rolesville v. Eddins Family, LLC* eminent domain matters.

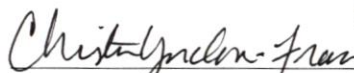
Upon returning to the open session meeting, Attorney Dave Neill noted that Commissioner Michael Paul was excused from the closed session due to a conflict of interest.

Town Manager Eric Marsh shared that the Coffee with Cops and Chili event at Chili King was successful, with 46-47 free meals provided and strong community support for the business owner. He reminded everyone to watch for advertisements for the 9/11 event and the BBQ and Bands festival.

Eric Marsh also announced his acceptance into the prestigious Leadership North Carolina fellowship program, which will involve collaboration with public and private sector leaders over a nine-month period. While it will require him to be away one week per month for 2-3 days, he emphasized that the program would help him develop resources and connections to address regional challenges. He will personally cover some costs and looks forward to leveraging these resources for alternative funding opportunities.

9. Adjourn

There being no further business before the Board, Mayor Ronnie Currin adjourned the meeting without opposition.


Christina Inclan - Frazier
Town Clerk




Ronnie I. Currin, Mayor