



**Board of Commissioners
Regular Business Meeting**
January 6, 2026 – 6:00 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 Paul Vilga
Commissioner Jenn Bernat
Interim Planning Director Michael Elabarger
Public Works Operations Coordinator Tammy Croom
Town Attorney Dave Neill
Town Manager Eric Marsh
Town Clerk Christy Ynclan Frazier
Police Richard Haynes
Interim Planning Director Michael Elen
Parks & Rec Director June Greene

1. Call to Order

Mayor Ronnie Currin called the Rolesville Board of Commissioners regular meeting to order on January 6, 2026, at 6:00 PM. He thanked everyone in attendance, noting it was a good way to start the New Year, and expressed his appreciation for their presence.

2. Pledge of Allegiance and Invocation led by Reverend Steve Davis

3. Proclamation – Dr. Martin Luther King, Jr.

The proclamation highlighted Dr. King's lifelong dedication to advancing social justice, affirming human rights, and unifying communities. It noted that in 1994, the United States Congress designated the holiday as a national day of service and encouraged Rolesville residents to volunteer during the day and beyond to continue Dr. King's legacy. The proclamation emphasized the ongoing need to embrace the principles at the heart of Dr. King's message: loving our neighbors, ending poverty, creating equitable economic opportunities, and taking nonviolent direct action against hatred, racism, and all forms of oppression. The Town joined in celebrating Dr. King as an incomparable civil rights leader and honored his life and legacy by promoting justice, peace, service, and community engagement.

5. Review of Agenda by the New Board and Addition/Changes of Items of New Business to the Agenda for Consideration

Motion made by Mayor Pro Tem Alston to approve the agenda, seconded by Commissioner Long. The motion passed unanimously.

6. Public Invited to be Heard

Charles Buchanan indicated he meant to sign up for the zoning hearing later in the meeting.

Jarvan Tucker from 313 Woodlief Farm Road in Terrell Plantation addressed the Board. He explained that he and his family had migrated to Rolesville over 11 years ago from Raleigh because of the small-town feel and the schools. However, he expressed concerns about traffic, particularly horror stories from his wife, who travels out every morning. He was especially concerned about the new Cobblestone development, which wasn't yet fully occupied, asking, "Once we have full occupancy there, what does it look like?" He questioned whether there were any plans to address traffic, especially for locals, noting that otherwise, people would have to move further out to avoid congestion.

7. Consent Agenda

7.a. Approval of the 2025 meeting minutes: October 30th, November 10th, November 18th, December 2nd

7.b. Approval of a Written Determination for an Alternative Parking Plan (APP) for 4724 Burlington Mills Road; the Board approved this matter at the Commissioners meeting during an Evidentiary Hearing on October 9, 2025.

7.c. Contract for Owners Representative of Town Campus Project

7.d. Approval of a Strategic Organizational Realignment Effective, January 12, 2026, and Amended FY26 Pay & Classification Plan

Town Manager Eric Marsh requested that item 7.c (Contract for Owners Representative) be removed from the consent agenda to discuss it at the special CIP meeting next week, in a work session setting, for more conversation and updates on progress. Commissioner Sneed noted that an amendment to the Parks and Recreation Advisory Board appointment recommendation was needed.

Motion made by Mayor Pro Tem Alston to approve the consent agenda with the removal of item 7.c to next week's meeting, seconded by Commissioner Paul. The motion passed unanimously.

8. Board Liaison Reports

Mayor Pro Tem Alston - Veterans

Mayor Pro Tem Alston reported on veterans' activities, noting they had been busy even during the holidays. On December 5th, the Navy National Defense Cadet Corps from Rolesville High participated in the seniors' network at Canaan Kingsgrove, with Captain Johnson leading over 13 cadets who had great fun. On December 13th, the Joel Fund held RECON (Resource Connections) for service members, veterans, and their families, an event held every other month focusing on healthcare, benefits, social enrichment, and education. The next event would be on February 21st at 0830 hours. The Joel Fund was also hosting a Veterans Housing Symposium on January 13th, focusing on pathways to stability, including transitional and residential programs. Veterans Bridge Home, in partnership with the Raleigh Vet Center, was inviting women veterans to a gentle wellness session on January 15th.

He also sent an email to the Veterans Park Design Committee with name ideas for the first-ever 9/11 memorial in conjunction with a veteran's memorial. Mayor Currin reminded everyone to plan for a 9/11 event this year, noting it would be their second, with the Parks Department taking a larger lead.

Commissioner Sneed - Parks and Recreation Advisory Board

Commissioner Sneed reported she had yet to have her first meeting, which would be on January 28th, but noted that the Parks and Rec Director would be on the agenda to provide updates.

Commissioner Paul - Senior Citizens

Commissioner Paul reported meeting with the town manager and director of Parks and Rec the next day to discuss expansion of senior programs for citizens, keeping with previous discussions about a senior center without walls. He looked forward to a productive meeting and noted Parks and Rec programs could be found on the Town website, and Senior Network programs at seniornetwork.org.

Commissioner Long - Planning Board

Commissioner Long provided a brief update, noting they had some vacancies and that they had a very long, extensive meeting on December 15th. He specifically called out Atticus Woods as something that would come before the board and that they needed to discuss.

Commissioner Bernat - Public Safety

Commissioner Bernat, as the newest board member, thanked everyone for coming out and wished them a Happy New Year. She noted that the public safety departments hadn't yet held their joint meetings. The new fire chief will start on Monday. She spoke with the police chief, who said there were no significant updates yet, just a new process being put into place for new hires and future police officers. Mayor Currin interjected about EMS services, expressing disappointment that service had gone downhill over the last two years, with 4-5 citizen complaints about long response times. He shared that at a park event, a young lady experienced something at Main Street Park, and it took EMS a long time to arrive. He felt they were at the mercy of Wake County funding and believed they had better service when East Wake EMS was in place. He criticized Wake County for not adequately funding EMS or screening calls, placing a greater burden on the fire department. Town Manager Marsh explained that Wake County EMS was framing the changes as call prioritization based on incident analysis. They delayed implementation after feedback from fire chiefs and first responders. Marsh opposed some changes and noted that they would engage with mayors' and commissioners' associations early in the year. The discussion continued with commissioners expressing concerns about the lack of transparency and the need for better engagement on this critical public safety issue.

9. Staff Report

Parks and Recreation - June Greene, Parks and Recreation Director

June Greene provided an update on the Farm project. They held their initial kickoff with ADW on October 29th and the first design workshop on November 25th, using a card-based activity to lay out different park elements. The next meeting was

scheduled for January 15th to continue refining the concept. On the funding side, the town applied for a Wake County hospitality tax funding grant on November 6th, partnering with NCFC to build 5 soccer fields with lights and irrigation. The total project cost for soccer fields was \$7.6 million, with the grant covering \$3.8 million, NCFC committing \$960,000, leaving the town's portion at approximately \$2.85 million. They were also working with the Raleigh Red Oaks collegiate baseball team, which wanted to make Rolesville its home field.

Discussion ensued about the number of acres needed for soccer fields, with Mayor Currin noting 5 fields could require 60-150 acres. Town Manager Marsh clarified that not all would be full-size fields. The board discussed revenue potential, with Marsh explaining the initial goal wasn't to make money but to build infrastructure, with revenue coming later. Commissioner Bernat asked about partnerships with other sports groups and funding sources. Greene confirmed they were always looking at grant opportunities, such as PARTF and Land and Water Conservation Fund grants. The discussion covered the master planning process, potential for agricultural education components, and how these facilities would support tourism and economic development goals.

Public Works - Tammy Croom, Public Works Operations Coordinator

Tammy Croom reported that two individuals would begin CDL school at Vance Granville Community College the next day and continue through March 10th. Holiday tree collection had begun with Christmas trees being picked up at the curb. The new 2026 solid waste calendar was available on the website at rolesvillenc.gov/departments/public-works/solid-waste, with color-coded days indicating different collection days. She clarified Christmas tree pickup would be on regular yard waste days, noting they would be short-staffed during CDL training but would get to all pickups during the scheduled week.

10. Old Business

CONTINUED LEGISLATIVE HEARING

Continued Legislative Hearing for Rezoning Map Amendment Application REZ-25-05, Scarboro Village and Voluntary Annexation Petition ANX-25-03, 200 School Street

Michael Elabarger, Interim Planning Director, presented the continuation of hearings opened on November 6th. The applicant had made revisions addressing commercial use restrictions, right-of-way dedication, and public comments. The subject properties totaled 13.15 acres and were currently zoned for residential low-density. The applicant requested general commercial conditional zoning for the portion nearest Main Street and residential high-density conditional zoning for the remainder, proposing 63 townhomes and commercial frontage. Previous case history included the denial of Scarborough Apartments (240 units) nine months ago.

Worth Mills with Long Leaf Law Partners presented on behalf of the applicant, highlighting progress since November, including discussions with the Town's contractor, CLH Design, and the engineering firm CADMEN, to ensure proper

grading and alignment with the Town's campus site. He emphasized that the project represented downtown infill development aligned with the 2050 comprehensive plan's downtown residential designation. The applicant addressed the mayor's previous concern about four single-family homes to the southwest by proposing to dedicate the right-of-way for potential future annexation. They also provided a list of prohibited commercial uses, including retail sales and services (community), shopping centers, vehicle services, and vape/tobacco stores.

William Greene of 753 Strathwood Way spoke in opposition, citing concerns about out-of-control growth mirroring that in Wake Forest, disappointment that nearby townhomes are becoming rentals, and serious infrastructure impacts. He worried that increased traffic would make it harder to access new businesses in Cobblestone and potentially block access during construction.

Charles Buchanan of Wall Creek subdivision spoke against the rezoning, noting Rolesville had grown from 1,000 to 12,000 people since 2004 while relying on the same two-lane roads. He questioned whether the town was planning comprehensively for traffic from all approved developments, stating that developers see Rolesville as an investment opportunity but don't have to live with the traffic and infrastructure issues afterward.

Extensive board discussion followed, focusing on traffic concerns. Mayor Pro Tem Alston questioned whether residential high density was appropriate, given existing traffic problems. Commissioner Bernat explored options to modify the connector street, possibly making emergency access only or directing residential traffic to exit via Young Street. The board discussed the need for a traffic impact analysis, with the applicant's representative noting the previous iteration with 240 apartments had triggered a TIA. Town Manager Marsh explained that the municipal complex TIA had included this development and discussed the potential for signals at Young Street. Attorney Dave Neill clarified that this decision establishes the board's authority to modify the community transportation plan.

Motion made by Commissioner Sneed to continue the legislative hearing to January 20th to hear from the town's traffic engineer, Matt Peach of Stantec, seconded by Commissioner Bernat. The motion passed unanimously.

END OF HEARING

Mayor Currin called a recess at 8:18 PM and reconvened at 8:28 PM.

12. New Business

Advisory Board Appointment Recommendations

Board of Adjustment – 3-yr Terms - Mayor Pro Tem Alston

Mayor Pro Tem Alston reported they had three applicants, but Mr. Goss's term didn't end until later, leaving two actual applicants for two vacancies: Melissa Elliott and Jeff Wuchich. Mayor Currin noted the Board of Adjustment doesn't meet often (didn't meet at all in 2025) but has more decision-making power than the Planning Board, handling variances, special use permits, and appeals. Attorney Neill explained that

they handle cases where the ordinance creates an injustice due to lot shape, topography, or other factors beyond the applicant's control. The terms will end 12/31/2028

Motion made by Mayor Pro Tem Alston to approve Melissa Elliott and Jeff Wuchich to the Board of Adjustments, seconded by Commissioner Sneed. The motion passed unanimously.

Planning Board – 3-yr Terms - Commissioner Long

Commissioner Long reported nine applicants for three in-town vacancies, including one incumbent member and seven new candidates. The terms will end 12/31/2028

Motion made by Commissioner Long to recommend Brian Kennedy, Mindy Barham, and Tisha Baker Lowe (incumbent), seconded by Commissioner Paul. The motion passed unanimously.

Parks & Recreation Advisory Board – 3-yr Terms - Commissioner Sneed

Commissioner Sneed reported two in-town applicants applied, one incumbent and one new applicant. One interview was conducted. The terms will end 12/31/28

Motion made by Commissioner Sneed to recommend Ryan Paul and Judith Siwy (incumbent), seconded by Commissioner Bernat. The motion passed unanimously.

Tree Board – 2-yr Terms (subcommittee) - Commissioner Sneed

Commissioner Sneed reported two applications for two ETJ vacancies. Staff conducted interviews, and the Parks and Recreation Board recommended both applicants. The terms will end 12/31/2027

Motion made by Commissioner Sneed to approve Angela Von Canon and Brandy Schultz, seconded by Commissioner Bernat. The motion passed unanimously.

LEGISLATIVE HEARINGS

Legislative Hearing for TA-25-08, Land Development Ordinance Section 5.1, Hospital Use

Michael Elabarger, Interim Planning Director, presented an applicant-initiated text amendment brought by WakeMed Group to modify the LDO to eliminate the special use permit process when a hospital use is approved through conditional rezoning. This would allow the Board of Commissioners to make one decision rather than requiring a subsequent evidentiary hearing. The planning board unanimously recommended approval. Mayor Pro Tem Alston asked about mental health facilities near schools. Attorney Neill explained that this allows the board to consider all concerns without restraints at the rezoning level but noted the board must now do the work to address impacts that would otherwise be addressed in a quasi-judicial setting.

Motion made by Commissioner Long to approve TA-25-08 LDO text amendments for hospital use as consistent with the comprehensive plan, seconded by Mayor Pro Tem Alston. The motion passed unanimously.

Motion made by Commissioner Long to adopt the statement of consistency and reasonableness, as TA-25-08 is consistent with Rolesville's comprehensive plan and supports economic development, seconded by Mayor Pro Tem Alston. The motion passed unanimously.

Legislative Hearing for TA-25-12, Land Development Ordinance Section 3.4.1. Use of Development Agreements

Michael Elabarger, Interim Planning Director, presented a staff-initiated amendment to add the Town Center (TC) zoning district to previously approved changes, allowing development agreements to modify development standards. This was a technical cleanup for consistency across all three mixed-use districts. The change would enable applicants to request lower standards (like reduced setbacks) in exchange for other benefits to the town. Attorney Neill explained that development agreements were initially developed for large projects to lock in rules but have since evolved into negotiation tools.

Motion made by Commissioner Long to approve TA-25-12 as consistent with the comprehensive plan, seconded by Commissioner Paul. The motion passed unanimously.

Motion made by Commissioner Long to adopt the statement of consistency and reasonableness supporting economic development and land use focus areas, seconded by Commissioner Paul. The motion passed unanimously.

END OF HEARINGS

13. Communications

Town Attorney

Attorney Dave Neill clarified that boards never have to vote solely on the basis of comprehensive plan consistency. He emphasized the importance of explaining decisions, noting that the comprehensive plan can be amended and the board is the only entity that can change town policies. He cautioned that reasonableness must be based on legitimate legislative reasons and suggested future workshops on consistency statements. Mayor Currin requested examples to help the board, especially Commissioner Bernat, as the newest member, understand reasonableness standards.

Town Manager

Eric Marsh provided multiple updates. During the holiday, AT&T and Brightspeed began fiber installations after 2 years of waiting, prompting complaints about cut cables and yard damage. The town met with AT&T to address communication and restoration issues. Three department head vacancies were filled: Fire Chief Jason Dyche from Garner, starting January 12th; Planning Director Steven Weissman from Smithfield; and HR Director Shonda Wright from Wake Forest. The National Guard was conducting a free cybersecurity assessment all week, which would be paired with a \$35,000 state grant plus a \$15,000 town match for cybersecurity improvements. Marsh announced he received a Gov Business Review award as one of the nation's top 10 town managers, crediting the team and board's clear vision.

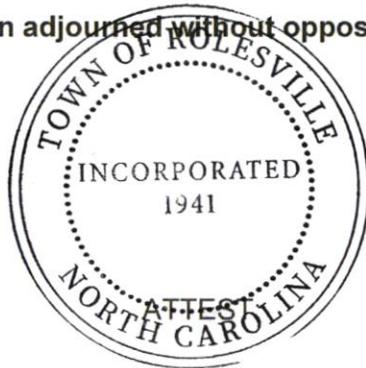
Discussion followed about fiber installation issues, with commissioners reporting damage to yards and underground structures. Marsh noted restoration should occur 1-2 days after work, with sod replaced where appropriate and seeding/straw elsewhere. Mayor Currin asked about the HR transition, and Marsh explained that Jenny would continue as a consultant on 6 special projects for about 4 months. Organizational changes effective January 19th would shift reporting relationships, with community services (parks, public works, planning, economic development, communications) reporting to the assistant town manager, while Marsh retained administrative services, public safety, and engineering. Town Hall would no longer close 12-2 PM, implementing an open-door policy.

Town Board

Mayor Currin requested that future workshops include examples of consistency versus inconsistency in zoning decisions to help the board make better-informed decisions.

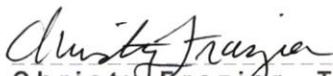
14. Adjourn

Mayor Currin adjourned without opposition at 9:45 PM.





Ronnie I. Currin, Mayor



Christy Frazier, Town
Clerk