



Board of Commissioners

Work Session

January 20, 2026

6:30 PM

MINUTES

Present: Mayor Ronnie Currin Town Attorney Dave Neill
Mayor Pro Tem Dan Alston Town Manager Eric Marsh
Commissioner April Sneed Town Clerk Christy Frazier
Commissioner Lenwood Long Police Captain Richard Haynes
Commissioner Michael Paul Stantec Consultant Matt Peach
Commissioner Jenn Bernat
Assistant Planning Director Michael Elebarger

Call to Order

Mayor Currin called the meeting to order at 6:30 PM on January 20, 2026, welcoming everyone in attendance and those watching online.

Consideration of Agenda

Mayor Currin noted that the Downtown Overlay District proposal by Sheila Sutton would be pulled from the agenda. Additionally, he requested that agenda item 3 (Consistency & Reasonableness Considerations) be moved above item 2 (Continued Hearing on REZ-25-05/ANX-25-03) because Matt Peach was running behind.

**Commissioner Paul moved to approve the amended agenda.
Commissioner Long seconded the motion. The motion passed
unanimously.**

Downtown Overlay District Proposal

Sheila Sutton, President of Rolesville Downtown Development Association
This agenda item was approved to be moved on February 17, 2026, Work Session Meeting.

Consistency & Reasonableness Considerations for Text and Map Amendment Petitions

Dave Neill, Town Attorney, presented on the board's obligations regarding consistency and reasonableness in zoning decisions. He began by explaining that

these requirements apply only to legislative zoning decisions under Chapter 160D, in which the board acts as a policy-making body akin to a small version of the General Assembly.

Neill emphasized that all decisions must be reasonable - a fundamental requirement to avoid arbitrary and capricious challenges. He explained, "While we can decide to approve or deny something as to an issue of consistency, we certainly do not want ever to take action to approve something that we think is unreasonable. Even to say that when I say it now out loud is silly, right? We're going to do this even though it is unreasonable and we vote 5-0. That's not going to happen."

The attorney detailed what constitutes reasonableness considerations: whether circumstances have changed, making current zoning inappropriate, whether development patterns have evolved, the configuration of the site in question, impacts on neighbors and the larger community, and the relationship to neighboring zoning patterns. He stressed the importance of being able to articulate why decisions serve the public interest.

Regarding consistency, Neill clarified that not all decisions need to be consistent with the comprehensive plan and other land use plans. The requirement is that the board must consider these plans and describe how amendments are consistent or inconsistent. Unlike reasonableness, the board can make decisions that are inconsistent with plans, but must explain their reasoning.

Neill warned against simply stating that something is "consistent and reasonable" without justification. He explained, "It is insufficient to just say, I move that it's consistent and reasonable. Second and vote. That is not sufficient. It has to be more than that."

Commissioner Long sought clarification: "So what I'm hearing you say is before we make any comments about a project of any sort, make sure that we're aligning to the statement of whether it's consistent or inconsistent with our comp plan in that statement." Neill confirmed this understanding while emphasizing the need to address both consistency and reasonableness.

Commissioner Sneed asked for confirmation that while decisions must be reasonable, they don't always have to be consistent with the plan. Neill affirmed this, providing an example: "Because of A, B, and C, although our vote here today was inconsistent with our comprehensive plan, it was reasonable because of X, Y, and Z."

The Mayor added context on consistency determinations, noting that staff sometimes find projects mostly consistent, with only minor inconsistencies. Neill agreed that while the future land use map might be straightforward, the comprehensive plan's narrative requires the board to weigh various factors in making determinations.

Neill concluded by explaining that if the board regularly votes inconsistently with plans, those plans should be updated. He noted that for map amendments, inconsistent approvals automatically amend the comprehensive plan for that land, requiring staff to update the future land use map accordingly.

[Continued Hearing on REZ-25-05/ANX-25-03](#)

Michael Elabarger, Assistant Planning Director, introduced the continuation of the rezoning case REZ-25-05 Scarborough Village and associated voluntary annexation ANX-25-03 for property at 200 School Street. The hearing was continued from the previous week to allow Matt Peach from Stantec Consulting to present the traffic analysis.

Matthew Peach introduced himself as one of two traffic engineers working for the town on development cases, emphasizing, "I work for the town, not for the applicant. So, I'm here representing you all." He explained he had analyzed a prior iteration of the development in mid to late 2024 but had not fully analyzed the current proposal.

Peach presented trip generation comparisons between the prior study (240 apartments) and the current proposal (63 townhomes). He explained that townhomes generate approximately one-third as much traffic as apartments. The current proposal generates 27 trips in the AM peak hour and 34 in the PM peak hour, both below the Land Development Ordinance's threshold of 50 trips that would trigger a Traffic Impact Analysis.

Commissioner Paul questioned whether Peach had independently verified the applicant's numbers. Peach confirmed, "So we took a look at that, and we re-ran the numbers just to make sure."

Commissioner Long asked for clarification about the trip calculations, wondering how 63 homes could generate fewer than 50 trips. Peach explained these were peak-hour trips during rush hour, noting, "Not everyone drives during rush hour. Right? Some people work the night shift. Some people work partial days. So not everyone's hopping in their car right at 8 a.m."

Commissioner Sneed inquired whether commercial uses were included in the calculations. Peach clarified that the commercial was not included and noted, "I can almost guarantee you whatever they put is going to put it over the threshold." He suggested the board could require a Traffic Impact Analysis once commercial use is determined.

Peach presented findings from the prior study showing significant delays at Main Street intersections. He highlighted that the proposed Yonge Street connector could reduce delays at the South Main and Yonge intersection from Level of Service E (67.8 seconds average delay) to Level of Service D (52.4 seconds), saving approximately 15 seconds per vehicle during peak hours.

Using visual demonstrations in the presentation, Peach explained how the new connector road provides alternative routes, alleviating congestion on the existing network. He stated, "These new paths, these new roads can alleviate congestion on the existing network. And that's really kind of the benefit to that connection."

Commissioner Long asked about traffic distribution, and Peach reported that the prior analysis sent 60% of development traffic to the Yonge Street connector.

Commissioner Paul questioned whether this just moved the pressure point rather than eliminating traffic. Peach acknowledged this was correct but explained that reducing cars requires "good land use decisions," including bike and pedestrian infrastructure to provide alternatives to driving.

When asked about Parker Ridge traffic, Peach confirmed it was included in the analysis.

Commissioner Sneed inquired about recommended road improvements from the prior study. Peach clarified that NCDOT never reviewed the prior study because the project stalled, and the current proposal's lower traffic generation would likely not trigger the same improvement requirements.

Worth Mills, representing the applicant Longleaf Law Partners, stated they attended primarily to listen to the presentation and board feedback. He explained they could answer specific questions, but wanted to gather information to amend the plan potentially.

When asked about turn lanes at the new Perry Street intersection, Mills examined the concept plan and stated, "I don't think that I can confidently say that we have a dedicated left turn lane." He acknowledged this could be updated in the concept plan.

Commissioner Sneed emphasized the importance of dedicated turn lanes: "I think that would be extremely important since that's a 1 way in, 1 way out kind of thing, and that it's going to be a lot of people using that street."

Commissioner Long added that the undefined commercial piece would also dictate traffic needs, stating, "So I mean I think if we're going to do it, we need to do it with that mindset."

Mayor Pro Tem Alston asked about sidewalk connections to the greenway. Mills pointed to the 10-foot greenway path along Collector Street connecting to the Town Campus property, with enhanced sidewalks along the Main Street frontage.

Regarding pedestrian safety at the Main Street crossing, Mills confirmed there's an existing crosswalk with flashing lights near Cobblestone that pedestrians can use.

Mayor Currin suggested that if the board moved forward, the applicant should build the connector all the way to the Yonge Street connector on the town campus, not just to the property line.

Worth Mills explained that a previous condition had addressed this when Parker Ridge was expected to construct the connection. Still, his understanding was that the town had now taken responsibility for this infrastructure as part of the town campus project.

Eric Marsh, Town Manager, confirmed the town is building that connector road within the municipal campus site plan and has initiated design and cost estimates for it.

Dave Neill noted that the prior condition assumed reimbursement for transportation impacts through transportation impact fees from the larger project. Still, the current smaller project likely wouldn't generate sufficient fees to cover the cost.

Mayor Pro Tem Alston raised two questions about the donated land in the southeast corner and the commercial component's consistency with the comprehensive plan's vision for walkable, human-scale downtown design.

Mills explained the donated land wouldn't be an active open space due to environmental concerns, but would blend with the town's campus vision. Regarding commercial uses, he acknowledged ongoing discussions about refining permitted

uses and suggested addressing concerns through architectural conditions, height restrictions, square footage limits, and landscaping.

Mayor Currin clarified that the current application doesn't grant rights to develop the commercial property, which would require separate site plan approval through an administrative process.

Commissioner Sneed asked about conditions regarding no upper-story dwellings and building height limits. Mills responded that they'd been developing additional conditions since the last meeting and suggested flexibility for two-story buildings with retail and office uses. He requested an opportunity to present revised conditions at a future meeting.

Michael Elabarger confirmed that the packet contained the same conditions as on December 17th, and that any discussed revisions would need to be submitted by the applicant for board review.

After extensive discussion about the need for updated conditions addressing turn lanes, commercial use restrictions, and other concerns, the board determined they needed to see revised conditions before voting.

Mayor Pro Tem Alston moved to continue REZ-25-05 Scarborough Village to the February 17, 2026, meeting. Commissioner Long seconded the motion. The motion passed unanimously.

Mayor Currin closed the public hearing before the vote.

Closed Session

Before entering the closed session, Mayor Currin made several announcements. He noted a significant snowstorm was forecasted and that "Walk For Peace" monks would be walking through town on Sunday, January 25th, from Texas to DC. Eric Marsh explained that the monks were expected between 1:00 PM and 2:30 PM, would use the new 10-foot multiuse path along Main Street, and that the town was coordinating with law enforcement for safety. Commissioner Long clarified that 19-24 monks were participating, accompanied by 15 support vehicles.

The Mayor also announced a Watch Party on Wednesday, January 21st, at 6:00 PM at Pixels, featuring the town in an American Dream TV show episode, with Local Charm and Pixels highlighted as the businesses.

Commissioner Bernat announced Health House's grand opening and ribbon cutting on Thursday from 4:30 PM to 7:00 PM at Cobblestone, describing it as offering alternative health modalities, including red light therapy, sauna, massage, HRT, yoga, and other classes.

Commissioner Long encouraged residents to visit Bella Music at 207 North Main, which recently opened and offers voice and instrument lessons.

Mayor Pro Tem Alston announced that Marine Corps representatives from Quantico would conduct a flag-folding ceremony at Town Hall at 9:00 AM on Friday for a deceased Marine, noting the veteran community's quick 24-hour coordination of the event.

Eric Marsh distributed Business North Carolina Magazine featuring Rolesville in a Wake County article starting on page 68, with Rolesville content on pages 70 and 74. The Mayor noted that Rolesville ranked second on the 2025 safest cities list, having been first in three of the previous four or five years.

Commissioner Sneed moved that the board go into closed session to consult with the town attorney to preserve the attorney-client privilege and to instruct the public staff regarding the material terms for the acquisition of real property pursuant to Chapter 143, Sections 318.11(a)(3) and (6) of the North Carolina General Statutes. Commissioner Long seconded the motion. The motion passed unanimously.

Open Session

Upon returning from closed session, Mayor Currin announced the board had an action regarding the acquisition of real property.

Commissioner Bernat moved the adoption of the resolution before them titled "Resolution Condemnation Action for Acquisition of Real Property." Commissioner Paul seconded the motion. The motion passed unanimously.

Dave Neill clarified for the record that this concerned 107 South Main Street, Wake County PIN 1769-01-5048.

Mayor Currin explained to the public that this action related to the plan for a downtown parking lot for area businesses, supporting economic development and public parking needs.

Adjourn

With no further opposition, the meeting was adjourned.



Ronnie I. Currin

ATTEST:



Christy Frazier, Town Clerk

