



Board of Commissioners

Work Session

May 19, 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

1. Call to Order

The Mayor called the Town of Rolesville Board of Commissioners Work Session to order on Tuesday, May 19, 2026, at 6:30 PM. The Mayor welcomed those in attendance and those watching online.

2. Consideration of the Agenda

The agenda featured two primary items: the Rolesville Comprehensive Plan 2050 update and the Legislative Hearing on TA-2026-0005. Before those items, brief staff updates were offered.

Staff Update – Military Banner Program: Town Clerk Christy Ynclan-Frazier reported that the Town's military banner program would resume on May 22, 2026, with banners displayed along Granite Falls Boulevard through Veterans Day. This year's program includes 28 participants, notably including a banner honoring Army Staff Sergeant Roy Moody, Rolesville's oldest veteran, who lived to be 101. Staff noted a long-term goal to expand the number of banners and extend the display into additional sections of Granite Falls Boulevard by 2027.

Staff Update – 9/11 Essay Contest: The Mayor provided an update on the Town's inaugural community-wide 9/11 essay contest, open to students in grades 3-12. The writing prompt asks students to identify a personal hero. Submissions are being accepted through July 24,

with selected authors to receive awards and prizes. Some students may be invited to read their essays at the Town's September 12 remembrance event. The Mayor noted that involving youth was intended to increase community participation in the annual event. Additional information is available on the Town's website.

Motion to approve the agenda was made by Commissioner Long and seconded by Commissioner Sneed. The motion carried unanimously.

3. Rolesville Comprehensive Plan 2050 – Stephen Wensman, Planning Director

Planning Director Stephen Wensman introduced a proposed approach for future workshops, in which staff would re-introduce the foundational elements of the Comprehensive Plan 2050, walk through the various guidance areas and land use types, and show how those are reflected on the future land use map and in zoning and development approvals. The goal is to ensure Board alignment with the current plan before considering any amendments.

The Mayor relayed that a central interest of the Board has been commercial land use—specifically, identifying and potentially expanding areas designated for commercial development. He noted that the existing future land use map is visually complex, and that staff is working on a simplified commercial-focused map that would display only commercially designated and currently zoned commercial areas, making it easier for the Board to assess the Town's commercial footprint.

Town Manager Eric Marsh noted that over recent meetings, the Board had been actively course-correcting toward requiring commercial uses at street frontage, citing the Scarborough development on Main Street as an example. He acknowledged that some zoning districts permit commercial uses without explicitly requiring them. He indicated that the Board's ongoing discretion in development approvals has been an effective tool in reinforcing that direction. He framed the upcoming plan review as an opportunity to explicitly identify areas that should be commercial-only, rather than relying on broader mixed-use designations that allow but do not require commercial development.

Commissioner Michael Paul emphasized that Rolesville's limited land area makes the Main Street corridor particularly important for commercial focus. He expressed concern about the Town's heavily residential tax base—approximately 91 to 9 percent residential to commercial—and noted that, with nearly 5,000 homesites already approved beyond the existing population, the Board should direct future development toward commercial uses that will bring amenities to residents and help rebalance the tax base.

Commissioner Lenwood Long raised the question of whether the Town could adopt policies to limit the volume or ratio of townhome proposals. Town Attorney Dave Neill clarified that while the Comprehensive Plan is not a regulatory document and cannot, by itself, prevent developers from submitting proposals inconsistent with it, changes to the Land Development Ordinance (LDO) can alter which zoning districts and densities are available to applicants. He observed that, currently, nearly all residential rezoning requests come in as Residential High (RH)—even for relatively low-density townhome proposals—because the LDO's intermediate residential districts do not allow the uses developers seek without escalating to the highest residential district. Adjusting the LDO to better align with the desired land-use outcomes would naturally change the types of proposals coming before the Board.

Commissioner Long also inquired whether the Town could restrict or regulate the conversion of for-sale townhomes into rental properties. Attorney Neill advised that under current North Carolina law, local governments do not have the authority to regulate the form of property ownership. Private restrictive covenants can limit leasing, but the Town cannot enforce such provisions as a zoning condition. He noted that both federal and state bodies are examining

the issue of institutional landlords, and that state-level legislation is pending—though the direction of that legislation may favor expanded leasing rather than restricting it.

Attorney Neill and Planning Director Wensman agreed that the Comprehensive Plan and the LDO must work in concert: the Comp Plan establishes goals and policies, while the LDO provides the regulatory tools to implement them. Where the two are out of alignment, developers will continue to bring forward rezoning cases that technically comply with one but not the other. The Board's consensus was to proceed with the proposed workshop series to review the plan section by section, identify any areas requiring amendment, and ensure that corresponding LDO changes are made to achieve the Board's stated commercial and land-use objectives.

[4. Legislative Hearing – TA-2026-0005 - Omnibus – Stephen Wensman, Planning Director](#)

Planning Director Wensman presented TA-2026-0005, an omnibus text amendment to the Land Development Ordinance affecting Sections 3, 5, 6.26, 0.89, and 11.7. He described it as a package of code changes, the primary driver of which is to prepare the LDO for the Town's new municipal campus and the gateway area at the US-401/Main Street corridor, both of which are envisioned in the Comprehensive Plan as campus-style developments.

The key substantive changes included the following:

Internal Setbacks in BT Districts: For lots within a Business Technology (BT) campus, internal setbacks between BT-zoned lots would be reduced to zero. Other regulatory factors—such as fire code, buffer yard requirements, and street yard standards—would continue to govern minimum separation as appropriate.

Parking Encroachment into Buffers: In the Office and Professional (OP) and Business Technology (BT) zoning districts, parking areas may encroach into the inner 50 percent of the required buffer area, providing flexibility to accommodate parking in campus-style developments.

Performance-Based Buffer Screening: The amendment moves away from prescriptive buffer requirements (such as mandatory fences, walls, or berms) toward a performance-based standard that requires a minimum level of opacity. Different buffer types (Type 1 through Type 4) would require varying levels of opacity at a defined height, calibrated to the intensity of adjacent land uses. A minimum number of trees and shrubs would still be required, with the opacity standard serving as the benchmark for adequacy.

Lot Access via Private Easement in Campus Settings: In OP, BT, and General Industrial (GI) districts, lots within a campus setting may access a public street via a private access easement, rather than requiring direct street frontage. Planning Director Wensman noted that this provision directly supports the Town's municipal campus plan, in which the proposed public library would be situated behind other street-fronting buildings and accessed via a shared easement. He described this as consistent with how most communities accommodate campus-type development.

Architectural Standards for BT Districts: The amendment softens certain façade requirements for larger buildings in the BT district, recognizing that industrial, technology, and civic buildings do not function like retail centers and may not have extensive window and door frontage.

Clarification of Conditional Zoning Concept Plans: The amendment codifies the existing practice of attaching a preliminary concept plan as a conditional zoning approval in the LDO. Attorney Neill explained that while concept plans have long been submitted and referenced in zoning conditions, the LDO contained no formal standards for them. This change provides

clarity for applicants and the public that concept plans submitted as conditions are generally binding, subject to field adjustments and further review during the site plan process.

Commissioner Bernat asked about the distinction between the BT and General Industrial zoning districts. Attorney Neill clarified that BT is intended for light industrial, professional, and flex-space uses, while the General Industrial district accommodates heavier industrial uses. Planning Director Wensman noted that the Town currently has no land zoned to either BT or General Industrial, making these amendments prospective in nature.

No members of the public signed up to speak during the public hearing, and no public comments were received.

Staff recommended approval of TA-2026-0005, as it is consistent with the goals of the Rolesville Comprehensive Plan 2050. The Planning Board had previously voted unanimously to recommend approval on the same basis.

Motion to approve TA-2026-0005, Omnibus Text Amendment, on the basis that it is consistent with the Rolesville Comprehensive Plan, was made by Commissioner Long and seconded by Commissioner Bernat. The motion carried unanimously.

Motion to adopt the Statement of Consistency and Reasonableness for TA-2026-0005, finding the amendment consistent with the Rolesville Comprehensive Plan, supporting the plan's focus area goals, and therefore reasonable, was made by Commissioner Long and seconded by Commissioner Bernat. The motion carried unanimously.

5. Adjourn

Before adjournment, Town Manager Eric Marsh provided a brief update on the Habitat for Humanity project on the land behind Town Hall, noting that representatives met with staff in recent weeks and are currently completing a Phase 1 environmental survey. A formal update is expected to be presented to the Board as an agenda item in June. It was also noted that Habitat for Humanity of Wake County has formally changed its name to Habitat for Humanity of Greater Raleigh, reflecting an expanded service area into Johnston County.

Attorney Neill reminded the Board of a previously discussed procedural option under G.S. 160D that allows a land development decision and its corresponding statement of consistency to be combined into a single motion. He encouraged Board members to take notes during public hearings to ensure they are prepared to articulate the reasons for their decisions when the motion is made.

Motion to adjourn was made by Mayor Pro Tem Alston and seconded by Commissioner Long. The motion carried unanimously.

The meeting was adjourned.




Ronnie I. Currin, Mayor