MCADAMS
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
919. 361. 5000

October 15, 2026

Opal at Main Neighborhood Meeting Minutes:

- The neighborhood meeting was held on Wednesday, October 7, 2026, at 6:00pm at the Village Church Rolesville
- Approximately 13 people attended (5 from development team, 8 neighbors).
- Laura Holloman provided an overview of the project updates and the current proposal and expected timelines.
- Large posters of the proposed concept plan and the proposed conceptual elevations for both the townhomes and single-family detached lots were shown.
- Following the presentation the meeting was opened up for discussion and questions. The questions/concerns and responses are noted below.

Discussion Topics and Questions:

- **Someone raised concern about the safety at the Granite Falls/Young Street intersection.**
  - The development team explained that the TIA had been updated to include the commercial component. Even with this change, it was explained that the commercial addition did not adversely impact the TIA findings. The Team reiterated that the proposed North Main Street access would remain right in/right out, and there would be turn lanes added to the proposed Young Street access.

- **Will townhomes have downstairs bedroom(s)?**
  - The developer team explained that all bedrooms would be upstairs.

- **Will there be a tot lot or playground?**
  - The developer team explained that with the nearby park, there is no plan to put in a tot lot or playground. The neighbors acknowledged that the nearby town park would be a nice amenity for this project and suggested working with the Town and NCDOT to install a crosswalk across W Young Street.

- **What about any greenway connections?**
  - The developer team explained that there were no proposed greenways on-site, but again, would be looking into the crosswalk and there would be some sort of walking trail for the residents around a portion of the SCM, which would be amenitized.

- **What about the streets, will they be public and 25 MPH?**
  - The developer team explained all streets would be public and must meet Town of Rolesville standards. The speed limit would come into play as the plan continues to move through the town process, but the team was not opposed to 25 MPH, to be in conformance with the adjacent neighborhood.

- **Does there have to be a trail around the SCM (don't want people walking near their homes)? Will the trail connect to the adjacent neighborhood (Terrell Plantation)?**

- The developer team explained that there is a need to provide active open space elements around the SCM. It was then explained that the stream buffer would remain between the adjacent homes and the open space area and would not be disturbed. There are no plans to connect it to the adjacent backyards.

- **Will developer consider upgrading street/stop signs to be same style as Terrell Plantation?**
  - The developer team explained they would have no issue with matching the style if they were able to find the model and manufacturer.

- **Where is the mail kiosk?**
  - The developer team pointed out the kiosk location on the concept plan, the neighbors appreciated it was no longer on Norwick.

- **Is there proposed parking on Norwick?**
  - The developer team explained that there were no proposed on-street parking or off-street parking off of Norwick.

- **What are the sizes of the townhomes?**
  - The developer replied that the largest unit is 1,856 square feet and the smallest is 1,586 square feet.

- **Is there sufficient parking?**
  - The developer team explained that some units will have a two-car garage. In addition, great attention was given to assuring that every lot will be equipped with a driveway that is 20 feet long, assuring two cars can fit without going over the sidewalk. Finally, there is visitor parking as well as painted parallel parking in some areas.

- **Will there be an HOA?**
  - The developer team explained yes that there will be an HOA that will be responsible for all landscaping, open space, and exterior maintenance.

- **What about any boat or RV parking?**
  - The developer team explained that there would be covenants in place that would not allow boat or RV parking.

- **Someone asked if the units would be for rent or for sale? And would there be protections against someone buying multiple homes to rent them out?**
  - The development team explained that North Carolina law prohibits people from dictating if homes must be for sale or for rent. The team also explained that these homes would be on individually platted lots rather than one common lot. The individual lots tend to be more conducive to for sale development. The team also updated the group that they will be (again) proposing a zoning condition that would restrict rentals, but this still needed to be vetted with planning staff. The neighbors in attendance expressed appreciation for the condition.

- **Will you allow Air BnB's?**
  - The developer team stated that covenants will not allow short-term rentals.

- **Do you know the starting price?**
  - The developer team explained that the townhome could be $300,000's-$400,000's, single-family could be $750,000 and above.

- **Will the single-family lots on Norwick have driveways on Norwick?**
  - The developer team explained yes that driveways would be located off Norwick.

- **Will there be sidewalk constructed to connect to existing sidewalk on Norwick?**
  - The developer team explained that yes, there would be new sidewalks throughout this development that would connect to existing sidewalk on Norwick. There was also discussion about a possible off-site sidewalk connection along W. Young (up to Granite Falls). The developer agreed to coordinate with the Terrell Plantation HOA to see if this was possible.

- **How does stormwater work?**
  - The developer team explained that everything would be designed to go into the SCM, which would be appropriately sized to handle the project's flows. It also was explained to the audience that the post-development run-off cannot exceed the pre-development run-off.

- **Will the stream remain?**
  - The developer team reiterated that the stream would remain and (even if they wanted to) both Town and state regulations did not allow any stream buffer clearing or disturbance.

- **How long do you anticipate construction to be?**
  - The developer explained that they anticipate 6-9 months of construction to install infrastructure and roads and hopefully a 2-year build-out.

- **Will there be any blasting?**
  - The developer team explained they have done some preliminary geo technical testing, but it is still too early to fully confirm if there will or won't be any blasting on-site.

- **What happens if the Commissioners deny this request?**
  - The developer team explained that they would likely not move forward with doing anything on these parcels.

- **The owner/operator from The Little House Museum expressed her profound disappointment that the townhomes along N Main Street had been removed, and there was now commercial.**
  - The developer team explained that the Board of Commissioners were very clear and direct at our last hearing that they were not interested in approving an all-residential project and wanted to see commercial along N Main Street. It was further explained that this was the long-term vision of the Town. Additionally, it was suggested that by having commercial nearby, this may mean more patrons to visit the Little House Museum, however, it was explained that this business did not operate "typical" business hours and likely would not benefit. Also, it was explained that commercial building on the corner anchored the access road and allowed parking to not dominate the streetscape.