

February 19, 2026

## Opal at Main Neighborhood Meeting Minutes:

- | The neighborhood meeting was held on Thursday February 19, 2026, at 6:00pm at the Village Church Rolesville
- | Approximately 15 people attended (5 from development team, 10 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 asked what the proposed density of the project would be.**
  - The development team stated the latest proposed density of 5.7 dwellings per acre, and that it remained below the maximum for the general high-density zoning in Rolesville. The team reminded the community members that they needed to propose the high-density zoning as it is the only one that allows townhomes but noted that they are committed to limiting the density to less than the maximum allowed. The team noted that if approved, the rezoning would mean that this developer or any other developer of this site would be held to the conditional density standard (5.7 du/ac) and would need to rezone again to exceed that number.
- | **Several neighbors raised concerns about the rapid growth of the Town and wanted to see a more rural community. They again expressed concern with this area of town seeing a lot of growth.**
  - The development noted these concerns but also explained that Town is growing due to the growth of the Triangle in general.
- | **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 were attempting to propose a zoning condition that would restrict rentals, but this still needed to be vetted with planning staff.
- | **Several questions were asked about how the TIA would be conducted and what the process would be for requiring improvements.**
  - The traffic engineer for the project, Nate Bouquin, explained that the Town's traffic consultant, DRMP, had prepared and completed the TIA, and went over the findings with those in attendance.
  - They asked what peak hour meant, and Mr. Bouquin explained it was between 7-9am in the mornings and 4-6pm in the evenings.

- Attendees explained school times and traffic circulation that occurred as a result.
- Attendees also asked if all the new and planned developments were accounted for, Nate then explained the analysis had considered not only the developments that are currently constructed but also any approved projects in the area. They also account for the level of assumed growth in the community- about 3%. Using these numbers, they run models and simulations based on the Institute of Traffic Engineering's expert assumptions to understand the impacts to the road network that the new development would have and what improvements might help with mitigation.
- Like the last meeting, Nate Bouquin also noted that NCDOT is the ultimate decision-maker with regards to traffic lights and that they only allow them in very specific circumstances and at certain thresholds.

**I One attendee raised the idea of wanting to see some sort of public space or park to celebrate Ms. Mary Perry being the first African American homeowner in Rolesville on a portion of this site, complete with a plaque and hopefully some yellow buttercups as that was her favorite flower.**

- The development team listened intently and agreed to consider this very important suggestion and stated they would show something in concept on our concept plan exhibit, but ultimate specifics would be shown at the time of site plan.

**I Questions were raised about the size of the units.**

- The developer stated that they committed to a minimum sf of 1550 sf for the townhomes and over 2,000 square feet for single-family detached.

**I Someone asked if there was an expected price point for the homes.**

- The developer noted that it was hard to say exactly what the prices would be at this time but that they anticipated around 300K-400k for the townhomes. It was anticipated that the single-family detached homes would start at 750k.
- They added that they will reflect the market price at the time of sales, which is some years away.

**I One attendee raised concerns about the buffer adjacent to the Little House Museum.**

- The development team noted this concern and stated that the development team would look at what they could do to widen this buffer beyond the minimum UDO standard.

**I Someone asked about the project timelines.**

- The development team stated that if all went well they would hope to have units for sale in 2028 and would probably break ground in 2027 but noted that would be the best-case scenario.

**I Questions were raised about what development would occur in the tree save areas.**

- The development team noted that no development can occur in the tree save areas nor in the stream buffers. Those areas will need to remain undisturbed.