Board of Commissioners
Regular Business Meeting
June 16, 2026 – 6:30 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

Present: Mayor Ronnie Currin
Mayor Pro Tem Dan Alston
Commissioner April Sneed
Commissioner Lenwood Long
Commissioner Jenn Bernat
Commissioner Michael Paul

Town Attorney Dave Neill
Town Manager Eric Marsh
Town Clerk Christy Frazier
Police Chief David Simmons
Planning Director Stephen Wensman
Assist. Town Manager Steven Pearson

1. Call to Order

Mayor Ronnie Currin called the regular business meeting of the Town of Rolesville Board of Commissioners to order on Tuesday, June 16, 2026, at 6:30 PM at 502 Southtown Circle, Rolesville, NC 27571. Mayor Currin welcomed those in attendance and noted that a full agenda was expected, including three public hearings, and reminded speakers to observe the three-minute time limit for public comment.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Invocation

The invocation was delivered by Marcella Hernandez, Associate Pastor of Village Church of Rolesville.

4. Proclamations

4.a. Juneteenth

Mayor Currin read the proclamation recognizing June 19, 2026, as Juneteenth in the Town of Rolesville, commemorating the end of slavery in the United States and honoring the contributions of African Americans to the nation's cultural, economic, and social fabric. The Mayor reminded the community of a town-sponsored Juneteenth celebration scheduled for Saturday, June 20th, from 2:00 to 6:00 PM at Millbrook Park, and encouraged all residents to attend.

4.b. Parks and Recreation Month

Commissioner April Sneed read the proclamation designating July as Parks and Recreation Month in the Town of Rolesville, recognizing the physical, mental, economic, and environmental benefits of parks and recreation resources.

4.c. Lyme Disease Awareness

Commissioner Lenwood Long read the proclamation recognizing June as Lyme Disease Awareness Month, highlighting the increasing prevalence of Lyme disease in North Carolina,

the challenges of diagnosis, the severity of untreated cases, and the importance of personal preventative measures.

4.d. 250th Anniversary of The United States

Commissioner Jenn Bernat read the proclamation honoring the 250th anniversary of the founding of the United States of America, encouraging all residents to reflect on the nation's history and participate in commemorative activities. Mayor Currin noted that the town's July 4th fireworks celebration—which falls on a Saturday—would include special programming by the Parks and Recreation Department in honor of the semi-quincentennial.

5. Consider Approval of the Agenda

No additions or exclusions were proposed.

> **Motion to approve the agenda was made by Mayor Pro Tem Aston and seconded by Commissioner Paul. The motion carried unanimously.**

6. Consider Approval of the Consent Agenda

Mayor Currin noted seven items on the consent agenda and invited any commissioner to request separate consideration of any item. No items were pulled for separate discussion.

> **Motion to approve the consent agenda was made by Commissioner Long and seconded by Commissioner Bernat. The motion carried unanimously.**

The following items were approved:

- 6.a. Adoption of Minutes – May 5, 2026, and May 19, 2026
- 6.b. Resolution Regarding the Capitalization Policy
- 6.c. Wake County First Amendment to Memorandum of Understanding regarding the Rolesville Public Library
- 6.d. Interlocal Agreement with East Wake Television
- 6.e. ANX-26-0001 Averette Rd – Direct Clerk to Investigate Sufficiency
- 6.f. ANX-26-0002 Wake Med Lot 2 – Direct Clerk to Investigate Sufficiency
- 6.g. Resolution Regarding Official Depository

7. Public Invited to be Heard

Three residents from the Huntmaster Trail neighborhood, adjacent to Crooked Creek Road, addressed the Board regarding ongoing quality-of-life impacts from commercial traffic on the private dirt road.

Maryann Livingston presented a summary of town records showing repeated enforcement actions dating back to at least 2018—including complaints, inspections, notices of violation, and attorney involvement—against the same recurring issues on Crooked Creek Road and Sandaway Lane. She acknowledged the board's forthcoming discussion on how to prevent similar situations in future subdivisions but stressed that the families currently living with those conditions deserve an active path forward, not merely a planning lesson. "We are not a case study. Our lives are not field research. We are real families who live here."

Dave Livingston elaborated on the day-to-day impacts, describing heavy dust coating vehicles and homes, commercial truck traffic, safety concerns, and a feeling of helplessness

after years of attempting civil remedies. He explained that every agency and civil attorney consulted had been unable to identify a clear responsible party. He asked the Board to identify who is accountable and what the path forward is for residents of their specific section of the road.

Thomas Hall, a 37-year resident of the neighborhood, described how the dust has severely impacted his wife, who is recovering from cancer treatment and multiple cornea transplants, rendering their screened porch unusable. He stated that a 50-foot wall of dust routinely comes over the fence from vehicles traveling the road. He asked for someone to take responsibility for properly maintaining the road.

Mayor Currin thanked the speakers and directed Town Attorney Dave Neill to prepare a public update on the status of the matter and any available next steps for the following board meeting. Town Attorney Neill noted that the evening's agenda also included a discussion of private street subdivisions that would touch on related policy questions.

8. Town Board Liaison Reports

No liaison reports were presented.

9. Communication from Town Staff (Informational Memo Only)

Staff communications from Police Chief David Simmons and Fire Chief Jason Deitch were provided as informational memos in the agenda package. No presentations were made from the dais due to time constraints.

10. New Business

10.a. Wake County Economic Development

Assistant Town Manager Steven Pearson introduced Michael Haley, Executive Director of Wake County Economic Development and Senior Vice President of the Greater Raleigh Chamber of Commerce, who presented on Wake County's economic development strategy and its relevance to Rolesville.

Haley framed the region's competitive peer group as Austin, Atlanta, Dallas, San Francisco, Seattle, Singapore, and Denmark—no other state capitals—to convey the scale of the opportunity. He described Wake County Economic Development as a public-private partnership (approximately 40% publicly funded, 60% privately funded) with over 30 years of operating history. He reported a current pipeline of 46 active projects representing approximately $10 billion in potential capital investment and over 12,000 potential jobs.

Haley outlined the key factors businesses prioritize when making location decisions: speed and predictability, available development-ready sites, existing infrastructure capacity, access to talent, governmental alignment, and a collaborative partnership with local units of government. He noted that Wake County's workforce is among the most highly educated in the nation, with approximately 60% of residents holding a bachelor's degree or higher—above Boston and Austin, and on par with San Francisco and Seattle. He identified life sciences and advanced manufacturing as the most significant sectors currently pursuing projects in the region, noting that some life science projects have hired 1,000 employees at salaries exceeding $150,000 per year.

On the question of Rolesville's competitive position, Haley acknowledged a countywide shortage of development-ready sites, particularly in eastern Wake County. He praised the town's prior site identification work with consultants and affirmed that Rolesville's location, leadership engagement, and comprehensive planning efforts position it well. He drew a

parallel to Holly Springs, which was a community of approximately 5,000 people when it began planning for what has become approximately $8 billion in life sciences investment over the last four years.

Commissioner Michael Paul raised the challenge posed by the watershed boundary, which limits the availability of usable commercial land west of the bypass. Haley acknowledged this as a continuing constraint but stated it was outside his direct authority to address. Mayor Pro Tem Dan Alston asked about data centers; Haley stated directly that Wake County is not promoting itself as a data center destination, citing land values and a preference for higher-density job uses. Mayor Currin noted that the board's two primary economic development objectives are to increase local jobs and improve the town's residential-to-commercial tax ratio, which he described as an urgent fiscal concern.

10.b. Interlocal Agreement Regarding Enforcement of the Wake County Nondiscrimination Ordinance in Municipal Jurisdictions

Town Manager Eric Marsh introduced this item as a renewal of an existing interlocal agreement, originally adopted by a prior board in 2021–2022, under which participating Wake County municipalities refer discrimination complaints to mediation and investigation through Campbell University's law clinic, with Wake County absorbing associated costs. Marsh noted that all Wake County municipalities have ultimately signed on to the agreement.

Town Attorney Dave Neill provided additional context: the agreement establishes a mechanism for individuals alleging discrimination to file complaints with their municipality, which then refers the matter to Campbell University for mediation. He confirmed that, to his knowledge, no complaints had been referred to from Rolesville under the agreement.

Several commissioners, having joined the board after the original adoption, indicated they were unfamiliar with the agreement's specifics. Mayor Currin directed Town Attorney Neill to prepare a redlined comparison and comprehensive briefing on the agreement's terms, costs, and risks for consideration at a future meeting.

11. Old Business

11.a. Discussion of Minor Subdivision Continued

Planning Director Stephen Wensman provided background, noting that the town's Land Development Ordinance (LDO), adopted in 2021, requires all subdivisions to be on publicly maintained streets—a provision intended to avoid the conditions seen on Crooked Creek Road. At the May 5 meeting, a minor text amendment was adopted to correct acreage thresholds; that discussion prompted a broader conversation about whether limited allowances for private streets in minor subdivisions should be permitted. This item is the continuation of that policy discussion.

Wensman reported that at the time of writing, two properties had expressed interest in subdividing onto a private road. One has since received a variance, leaving only one property that would be materially affected by a policy change.

Town Attorney Neill presented two draft options developed to thread the needle between the town's concerns and limited accommodation:

Option 1 would allow a minor subdivision on a private road if: (a) the private means of ingress and egress is entirely within the bounds of the parcel being divided; (b) the private road is no less than 50 feet from any adjoining lot line; and (c) the resulting lot is not more than 500 feet from a publicly maintained street. This option would prevent the scenario seen at Crooked Creek, where the private road runs along a property boundary adjacent to unrelated neighboring lots.

Option 2 adds the requirement that the private road be constructed to full public street standards (paved, 27 feet wide), subject to a perpetual private maintenance agreement in which the town is named as a beneficiary, meaning no amendment to the maintenance agreement could be made without town approval.

Discussion among commissioners centered on public safety access, the distinction between properties within the town limits and those in the ETJ, and the risk that sequential minor subdivisions could recreate the Crooked Creek pattern over time. Neill clarified that the Crooked Creek situation arose from a series of Wake County approvals prior to the area coming under the town's planning jurisdiction, and that no amendment could retroactively remedy existing conditions. He noted that the variance previously granted for 5317 Twin Meadows would not satisfy either proposed option, as that road is situated on the edge of the subdivision rather than within it.

Commissioner Bernat requested that staff prepare visual diagrams illustrating both options to help the board understand potential scenarios. Mayor Currin suggested that any option should explicitly preclude private roads from running adjacent to unrelated neighboring parcels. Mayor Currin directed Wensman and Neill to prepare a formal draft text amendment for review by the Planning Board, after which it would return to the Board of Commissioners.

12. Legislative Hearing

12.a. Continued Legislative Hearing TA-26-0004 – Fence Height

Planning Director Wensman provided a summary of the proposed text amendment, which would allow an 8-foot perimeter fence—rather than the current 6-foot standard—for residential lots that directly abut a higher-intensity land use such as commercial or industrial, where no vegetative buffer or HOA restriction otherwise exists. He presented a comparison of neighboring jurisdictions, noting that Raleigh and Durham allow up to 8 feet in side and rear yards, while most other nearby municipalities cap fences at 6 feet.

Wensman clarified, with a map illustrating the applicable areas in blue, that the amendment would apply only along specific edges where residential uses directly abut non-residential uses—primarily older, pre-LDO development patterns without mandatory buffers. It would not apply to frontages along public streets, and newer developments with HOA covenants or required buffer yards would be largely unaffected. The driver for the amendment was a specific complaint from a resident adjacent to the manufactured home park near the Granite Falls neighborhood, where cleared vegetation left a homeowner without adequate screening.

Commissioner Sneed asked for specific examples of locations where the allowance would apply; Town Attorney Neill explained that these would be older, pre-modern-LDO land uses for which no buffer was required at the time of construction. Commissioner Long confirmed the amendment is limited to rear and side yards. The public hearing, which had been held and closed at the prior meeting with no speakers, was not reopened. The Planning Board had recommended approval, and staff recommended approval.

> **Commissioner Long moved to approve Text Amendment TA-26-004, amending Section 6.5.E.4 – Fence Height, finding it consistent with the Rolesville Comprehensive Plan. Mayor Pro Tem Alston seconded the motion. The motion carried unanimously.**
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> **Commissioner Long moved to adopt the Statement of Consistency and Reasonableness, finding that TA-26-004 is consistent with Rolesville's Comprehensive Plan and its focus areas and therefore reasonable. Commissioner Bernat seconded the motion. The motion carried unanimously.**

12.b. Legislative Hearing REZ-26-0003 – Town Campus

Planning Director Wensman presented the staff report for a rezoning request affecting two unaddressed properties and three parcels at 404, 406, and 408 East Young Street, totaling 17.3 acres. The properties are currently zoned RL (Residential Low), and the request is to rezone to BT (Business, Industrial, and Technology) with a proposed use of government facilities to accommodate the town's planned government campus development. Wensman noted that the BT district was selected as the best fit for a campus-type institutional use. The Comprehensive Plan identifies the area as civic, supporting institutional uses such as schools, libraries, and civic centers, making the request consistent. A Traffic Impact Analysis projected approximately 3,172 weekday trips. The Transportation Plan accommodates the site with planned improvements to East Young Street, two new collector roads, a greenway, and bicycle accommodations.

The Planning Board recommended approval, and staff recommended approval.

The public hearing was open. Mrs. Patsy Young, a neighboring resident on East Young Street, asked about the project timeline and whether the site plan had changed since the prior meeting. Town Manager Marsh responded that there had been no major changes to the layout. That groundbreaking is targeted for late fall 2026 or, at the latest, early February 2027, with the police department anticipated to move to the campus in summer 2028, followed by the fire station. Marsh addressed a community rumor about a drainage ditch on the property, confirming that after the Army Corps of Engineers review, engineering solutions had resolved the potential jurisdictional wetland concern, and that the area will be preserved as open space with trails. Marsh offered to provide the speaker with direct project updates going forward.

The public hearing was closed with no further speakers.

> **Commissioner Long moved to approve Zoning Map Amendment REZ-26-003, Town Campus Site, based on its consistency with Rolesville's Comprehensive Plan. Commissioner Paul seconded the motion. The motion carried unanimously.**

12.c. Legislative Hearing REZ-25-0004 – Opal at Main

Commissioner Michael Paul recused himself from this item due to a conflict of interest, as acknowledged by Mayor Currin.

Planning Director Wensman presented the staff report for a rezoning of approximately 10 acres at the northwest corner of Young Street and North Main Street. The property is currently zoned RL (Residential Low). The applicant requests rezoning to RHCZ (Residential High Conditional Zoning) to develop 62 attached single-family townhomes and 2 detached single-family dwellings, known as "Opal at Main."

Wensman noted the proposed conditions include substantial conformance with the submitted site plan, a maximum of 62 attached and 2 detached units, a stormwater control measure featuring trails and a historic plaque, a 30-foot Type 3 buffer adjacent to the Little House Museum, architectural material commitments excluding vinyl siding, minimum unit sizes of 1,575 square feet, and HOA covenants restricting short-term rentals.

Wensman identified the central staff concern: the town's 2050 Comprehensive Plan designates the subject property as both "Community Center" (commercial) and "Mixed Residential Community" (which assumes a commercial component). The applicant proposes an entirely residential development with no commercial use. The Planning Board voted 3–2 to recommend approval, apparently weighing the quality of the design over strict adherence to the Comprehensive Plan. Staff recommended denial due to plan inconsistency.

Applicant Presentation: Laura Holloman, project planner with McAdams, and Robert Hayes, Planning and Entitlements Manager with Grand Communities LLC, presented the project. Holloman noted the application was first submitted in July 2025, before the Comprehensive Plan update that reclassified much of the site as commercial, and that the project had since

been significantly revised in response to community, staff, and NCDOT feedback. She argued that townhomes in this location represent appropriate transitional land use between the existing Terrell Plantation single-family neighborhood and the more intensive commercial activity at the Young/Main intersection. She highlighted that rear-loaded townhomes along West Young and North Main Street would create an active, pedestrian-friendly streetscape with front doors facing the public sidewalk. Holloman also noted that NCDOT has restricted access to North Main Street to right-in/right-out only, which she argued makes the parcel less viable for commercial use.

A third-party traffic engineer, Caroline Cheeves of PE, presented the Traffic Impact Analysis (conducted voluntarily, as the project falls below the mandatory TIA threshold). The analysis showed a projected 450 weekday trips for the residential proposal, versus approximately 1,906 for comparable general retail use of approximately 35,000 square feet. Commissioner Long questioned the large differential; Sheets explained the ITE trip-generation methodology, noting that townhomes are among the lowest-trip-generating residential uses and that the 35,000-square-foot general retail category was the most applicable standard for that parcel size.

Commissioner Bernat expressed skepticism about the real-world applicability of the traffic figures, referencing Cobblestone Village across the street as a benchmark. Hayes acknowledged that his company is exclusively a residential developer and does not have commercial development in its portfolio.

Public Hearing: Michelle King, HOA president for the adjacent Terrell Plantation neighborhood, addressed the Board. She explained that when the application was first submitted, the prior Comprehensive Plan designated the site as Residential Medium—not commercial—and that the commercial designation resulted from the October 2025 plan update. She expressed concerns about commercial uses extending up Young Street toward the entrance of her neighborhood. She stated that the neighborhood, while initially opposed to any development, found the current proposal more acceptable given its scale and design, and asked the Board to weigh the needs of existing taxpaying residents alongside the town's planning goals. She also cited the volume of residential development already approved throughout Rolesville as context.

Board Deliberation: Mayor Pro Tem Alston stated directly that the board's vision, as expressed in the 2050 Comprehensive Plan, calls for commercial development at this location, and that he could not identify a commercial component in the proposal. Commissioner Long echoed this, asking why no commercial element had been considered. Commissioner Bernat explained the town's fiscal challenge—approximately 91–92% residential land use—and the need to grow the commercial tax base, noting that, with a total area of approximately 6 square miles (a significant portion of which is in the watershed), the town has very limited developable land remaining.

Holloman, in response, offered to request a continuance to explore whether a commercial lot could be incorporated along the North Main Street frontage, bringing the project closer to compliance with the Comprehensive Plan. The board indicated openness to that approach. Town Attorney Neill confirmed that a motion to continue to a date certain would preserve the public hearing without requiring re-advertisement.

Mayor Currin directed that the HOA president be kept informed of any plan revisions between now and the continued hearing.

> **Commissioner Long moved to continue REZ-25-0004, Opal at Main, to the Town Board of Commissioners meeting of August 18, 2026. Commissioner Sneed seconded the motion. The motion carried unanimously.**

13. Communications

Town Attorney

Town Attorney Neill reported that the matter of White v. Town of Rolesville has been dismissed and resolved in the town's favor on all counts. He also noted that two colleagues at his firm continue to recover following hospitalizations and have since been discharged.

Town Manager

Town Manager Marsh presented two items:

Land Acquisition – Capital Projects Ordinance Amendment: Marsh reported that, pursuant to board authorization from the prior closed session, he and the Town Attorney had negotiated a purchase agreement for a parcel adjacent to Main Street Park. The seller accepted the offered price of $965,000. Marsh requested that the board approve an amendment to the capital projects ordinance to transfer $1,050,000 from parks fees reserves to a land acquisition account to fund due diligence, engineering, and surveying in advance of the formal purchase. He emphasized that this action authorizes the budget transfer to enable due diligence and does not constitute final acquisition; the purchase agreement itself will be returned to the board for approval. The board approved the amendment (see motion below).

Professional Recognition: Marsh announced that he will receive a Triangle Business Journal "40 Under 40" award at an event on June 25, 2026. He also announced that the National League of Cities has invited him, at their expense, to present on Rolesville's housing plan and Comprehensive Plan work at a panel discussion in Birmingham, Alabama, on July 17, 2026, at the Jefferson Convention Complex. Commissioner Long commended both recognitions as significant achievements for the town.

> **Motion to approve the Capital Projects Ordinance Amendment was made by Commissioner Long and seconded by Commissioner Bernat. The motion carried unanimously.**

Town Clerk

Christy Frazier provided brief updates on two community initiatives: (1) the annual 9/11 Essay Writing Campaign is underway, open to students in grades 3–12 on the prompt "Who do you consider a hero?", with winning essays to be recognized at the Rolesville United 9/11 Tribute Event on September 12, 2026; and (2) applications are now being accepted for the Community Group Funding Program, which provides financial support to local nonprofits and community organizations. Frazier noted that information on both programs is available on the town website and offered to send links to all board members for distribution.

14. Closed Session Pursuant to N.C.G.S. 143-318.11(a)(6) Personnel

> **Commissioner Long moved to enter closed session to preserve attorney-client privilege pursuant to N.C.G.S. §143-318.11(a)(6) to discuss a personnel matter. Commissioner Bernat seconded the motion. The motion carried unanimously.**

The board returned to open session following the closed session. Town Attorney Neill reported that no action was taken during closed session.

15. Adjourn

Motion to adjourn was made by Commissioner Long and seconded by Commissioner Bernat. The motion carried unanimously. The meeting was adjourned.

Rolesville

Genuine Community • Capital Connection

Est. 1837

7/23/2026

Ronnie I Currin

Date

Town of Rolesville Mayor

TOWN OF ROLESVILLE INCORPORATED NORTH CAROLINA

Attest:

July 23, 2026

Christy Frazier

Date

Town Clerk