

1. CALL TO ORDER

- a. XYZ

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

Proclamation

- a. Proclamation #1
- b. Eddie Henderson, Buildings and Grounds Superintendent
- c. Comp plan discussion - Stephen Wensman, Planning Director

4. APPROVAL OF AGENDA

5. PUBLIC COMMENTS

Individuals wishing to speak during the Public Comment proceedings are encouraged to be prepared, and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk before the start of the meeting.

6. CONSENT AGENDA

All items on the Consent Agenda are considered routine, to be enacted by one motion without discussion. If a Board Member requests discussion of an item, the item will be removed from the Consent Agenda and considered separately.

- a. Annexation 1, Stephen Wensman, Planning Director

7. BOARD LIAISON REPORTS

8. STAFF REPORT

- a. Staff Report, David Simmons, Police Chief
- b. Staff Report June Greene, Parks & Recreation Director
- c. Isaac Poelman, Public Works Director
- d. Eddie Henderson, Buildings and Grounds Superintendent

9. PUBLIC HEARINGS

- a. annexationStephen Wensman, Planning Director

10. NEW BUSINESS

11. OLD BUSINESS

- a. Main Street Project Update
- b. Farm Master Plan Update - Scott Miles, Town Engineer
- c. Habitat for Humanity Report

12. LEGISLATIVE HEARING

13. COMMUNICATIONS

- a. Yard Waste Routes, Tammy Croom, Public Works Operations Coordinator

14. ADJOURN



Proclamation of the Town of Rolesville

Recognizing Juneteenth 2026

WHEREAS, Juneteenth, also known as Freedom Day, Jubilee Day, and Emancipation Day, is the oldest known celebration commemorating the ending of slavery in the United States; and

WHEREAS, on June 19, 1865, Union General Gordon Granger arrived in Galveston, Texas, to announce the enforcement of the Emancipation Proclamation, which had been signed by President Abraham Lincoln on January 1, 1863, declaring that all enslaved people in Confederate-held territory were to be set free; and

WHEREAS, this significant day marks the end of slavery in the United States and symbolizes freedom, resilience, and the ongoing pursuit of equality for all people; and

WHEREAS, Juneteenth is a time to honor the contributions of African Americans to the cultural, economic, and social fabric of our nation, while also recognizing the struggles they have faced in the journey toward true freedom and equality; and

WHEREAS, celebrating Juneteenth provides an opportunity for reflection, education, and unity as we honor the past and work together toward a more just and inclusive society; and

WHEREAS, the Town of Rolesville stands committed to promoting equality, diversity, and inclusion for all its residents, acknowledging the significant contributions of its African American community;

NOW, THEREFORE, I, Ronnie Currin, Mayor for the Town of Rolesville, do hereby proclaim June 19, 2026, as JUNETEENTH in the Town of Rolesville and encourage all residents to join in celebrating this important day, reflecting on the progress made and the work that still lies ahead in the pursuit of true freedom and equality.

ADOPTED THIS 16th DAY OF JUNE 2026.

Ronnie I. Currin, Mayor

ATTEST:

Christy Frazier, Town Clerk

Town Hall Panic Button Quick Reference Guide

Purpose

Town Hall is equipped with two panic buttons that provide an immediate emergency notification directly to 911.

Locations

- **Mayor's Seat** – Located at the Mayor's seat in the Chamber.
- **Finance Front Desk** – Kept at the front desk in the Finance Department, attached to the door lockdown button.

How the System Works

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Activation Instructions

1. Press and hold the panic button for **3 seconds**.
2. Watch for the **red indicator light** to briefly illuminate.
3. Once the red light appears, the emergency signal has been sent.

Important: The system operates silently. There are **no audible tones, beeps, or voice confirmations** when activated.

Testing and Maintenance

- **Most Recent Test Date:** May 27, 2026

For Active Shooter Emergency Use Only!!!

Activate the panic button when an immediate law enforcement response is needed due to a violent threat, disturbance, or other emergency situation within Town Hall. **Please keep in mind that this button will send police to Town Hall with guns drawn!!!**

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Land Development Code Violations on 6/26/26 – Rolesville, NC.

Property Address	Property ID	Type of Violation	Notice of Violation issued date
11020 Sandaway Lane	1759209603	Illegal Home Occupation	3/27/2026
5028 Upchurch Lane	1758908610	Illegal Home Occupation	3/10/2026
621 Emmer Street	1759880602	Landscape Buffer Distrubance Violation	6/12/2026
11221 Crooked Creek Road	1759221222	Illegal Home Occupaton	6/15/2026

Civil Citation Issued	Note
4/30/2026	Sent to Town Attorney for legal action Violation investigated, no proof of violation Meeting with owner scheduled Monitoring site - spoke to owner who claims no home occupation



Memorandum

To: Mayor Currin and Rolesville Town Board
From: David R. Simmons II, Chief of Police
Date: June 16, 2026
Re: Agenda Item 9 a March-May Police Department Update

Summary

This memorandum provides an overview of department activities, performance metrics, staffing updates, and community policing efforts since February, when the last update was shared with the Town Board.

Three key takeaways from March-May:

- There has been a 9.06% increase in calls for service compared to the same period in 2025.
- Uniform Crime Reporting Part I crimes, which are major violent or property crimes as defined by the Federal Bureau of Investigation, have increased by 107% year-to-date compared to 2025.
- Recruitment and retention continue to be challenging.

Public Safety Overview (March-May)

- **Calls for Service**
 - Total calls for service: 10,597 (just over 4 per hour)
 - Change from same period last year: +880 (or a 9.06% increase)
- **Activity**

Type	2025	2026	Change
Traffic Stops	1263	1101	-162
Arrests	52	63	+11

Accidents	60	71	+11
Reports Filed	120	141	+21

Crime Overview (year to date through May)

- **Uniform Crime Reporting (UCR) Statistics**

Type	2025 YTD	2026 YTD	Change
Part I	14	29	+107%
Part II	98	127	+30%

- **Notable Trends**

- Significant increases in:
 - Assault
 - Larceny
 - Burglary (residential)
 - Vandalism
 - Weapons
 - Simple assault
- Significant decreases in:
 - Burglary (non-residential)
 - Stolen property
 - Obscenity
 - Offenses against the family and children

Community Engagement

- **Autism Awareness:** RecDay attendees had an opportunity to leave a painted handprint on a police vehicle with a donation to the Autism Society of North Carolina. The handprints were left on for the remainder of the month.
- **Law Enforcement Torch Run:** Two staff members joined other local agencies for this annual awareness and fundraising campaign supporting Special Olympics.

Staff

- **Authorized Positions (as of May 31st)**

Type	Approved	Filled	Vacant
Sworn	26	20	6
Civilian	2.5	1.5	1

- **Separations**
 - Two sergeants
 - One civilian
 - One officer
- **New Hires**
 - Sergeant T. McDaniel
 - Officer G. Lerma
- **Professional Development**
 - All sworn staff have completed their annual duty weapon qualifications.
 - Three additional officers have earned their field training officer certifications and can now help train new sworn staff.
 - Two supervisors completed the Police Chief's Institute through the NC Justice Academy.

Looking Ahead

- We are working with other agencies to ensure public safety needs are met for Rolesville Fourth.
- Camp KIDDS is July 6-9, with nearly 30 participants registered.
- National Night Out is planned for the evening of Tuesday, October 6th.



Invoice summary

Due 30 days from receipt of invoice

Item subtotal before tax	\$ 193.57
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00

Total before tax	\$ 193.57
Tax	\$ 14.02

Amount due \$ 207.59 USD

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc
Bank name Wells Fargo Bank
Bank routing # (ABA) 121000248
Bank account # (DDA) 41630120008745430
SWIFT code (wire transfer) WFBUS6S

Check

Amazon Capital Services
PO Box 035184
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your payment, or send remittance details to ar-businessinvoicing@amazon.com. (This mailbox only accepts payment details. For help, contact [customer support](#).)

Billing period 5/1/26 to 5/31/26
Account # AELPCL4P7ZJM1
Payment terms Net 30

Registered business name

Town of Rolesville, NC

Bill to

Parks and Recreation Department
502 Southtown Circle
Rolesville, NC 27571

Group Name

Parks and Recreation

Invoice details

#	Ship date	Description	Qty	Unit price	Item subtotal before tax	Tax
1	5/17/26	50/100 PCS Soccer Net Clips, 10B3201 Goal Net Clips, Durable Nylon Soccer Goal Lock Net Clips, Football Net Clips for Goal Net Systems Sold by: shenzhenshicaizhixingmaoyiyouxiangongsi ASIN: B0DQ96GBVB Order # 113-8084112-0301809 Order date: May 15, 2026	1	\$31.24	\$31.24	7.250%
2	5/17/26	Kwik Goal 3mm Twisted Soccer Net, (4-Foot H X 6 W X 2-Foot D X 4-Foot B), White Sold by: Amazon.com Services, Inc ASIN: B0026M87HS Order # 113-8084112-0301809 Order date: May 15, 2026	3	\$54.11	\$162.33	7.250%

Total before tax \$193.57
Tax \$14.02

Amount due \$207.59

FAQs**How is tax calculated?**

Visit <https://www.amazon.com/gp/help/customer/display.html?nodeId=G202036190>

How are digital products and services taxed?

Visit <https://www.amazon.com/gp/help/customer/display.html?nodeId=T18ikShu13no6ZK3jZ>

When will I get a refund for undelivered items?

You can expect to get your refund within 7 calendar days after we receive confirmation that your package was undeliverable (exclusions apply).

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Your FOR Info FYI

Town of Rolesville
Board of Commissioners
Work Session

April 15, 2025

Economic Development Staff Report

Mical McFarland
April 7, 2026



Attracting New Businesses

6000 ROGERS ROAD

Rolesville, North Carolina 27571

FOR LEASE



Preleasing Restaurant/Retail/Medical Space in Rolesville, NC

[Home](#) / [Business](#) / [Available Buildings & Sites](#)

Available Buildings & Sites

Below is a listing of available non-residential properties. As available properties change often, this listing is subject to change without notice. For more information, if we have a listing on [McFarland](#).

Location

Address

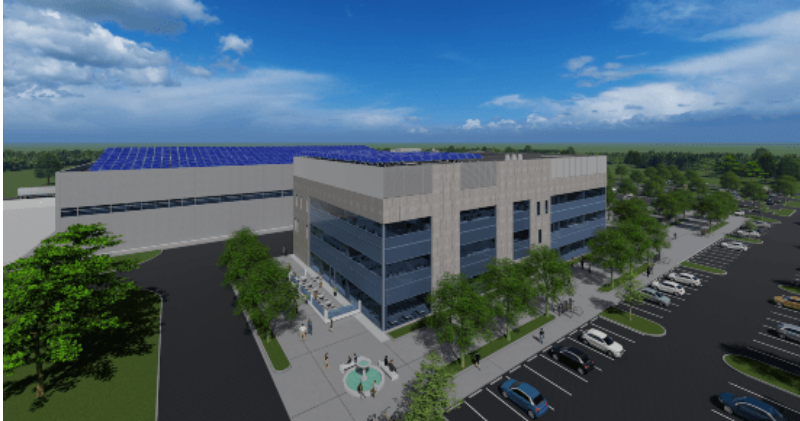
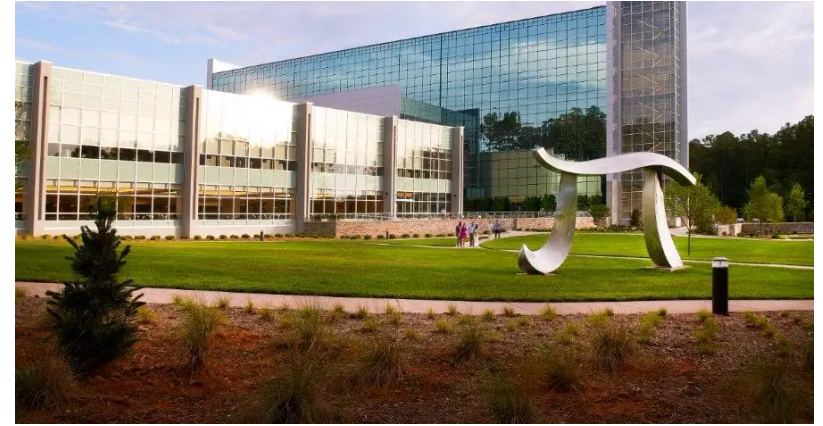


Located in Fuquay-Varina, South Apex, &

**Opening in Rolesville
Summer of 2026!**

Attracting New Businesses





Business & Innovation Corridor Gateway 401



- ❖ **Value of New Commercial Construction**
 - **2023 - \$13.8 M**
 - **2024 - \$16.6 M**
 - **2025 - \$15.8 M**
 - ❖ **20 New Businesses opened in 2025**
 - ❖ **Small Area Plan – Business & Innovation Corridor (Gateway 401)**
 - ❖ **Hotel Feasibility Study w/Chamber**
 - ❖ **Downtown Development w/RDDA**
-



April 1, 2026

To: Mayor Currin and Town Board of Commissioners
From: Planning Department Staff

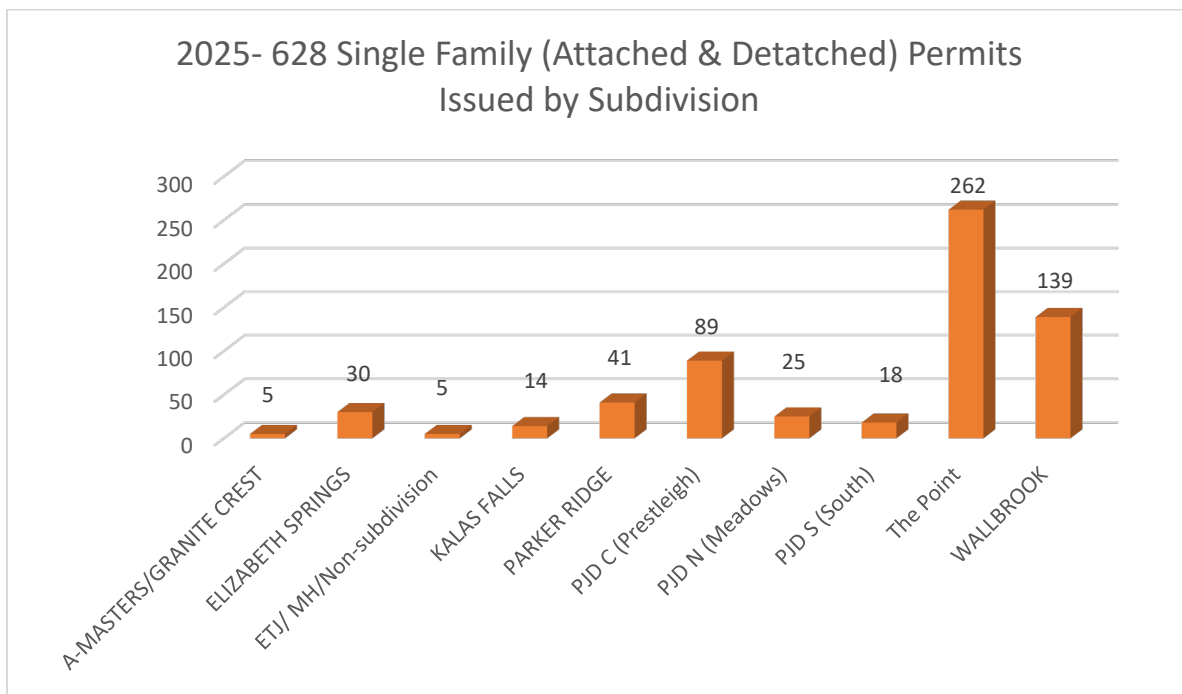
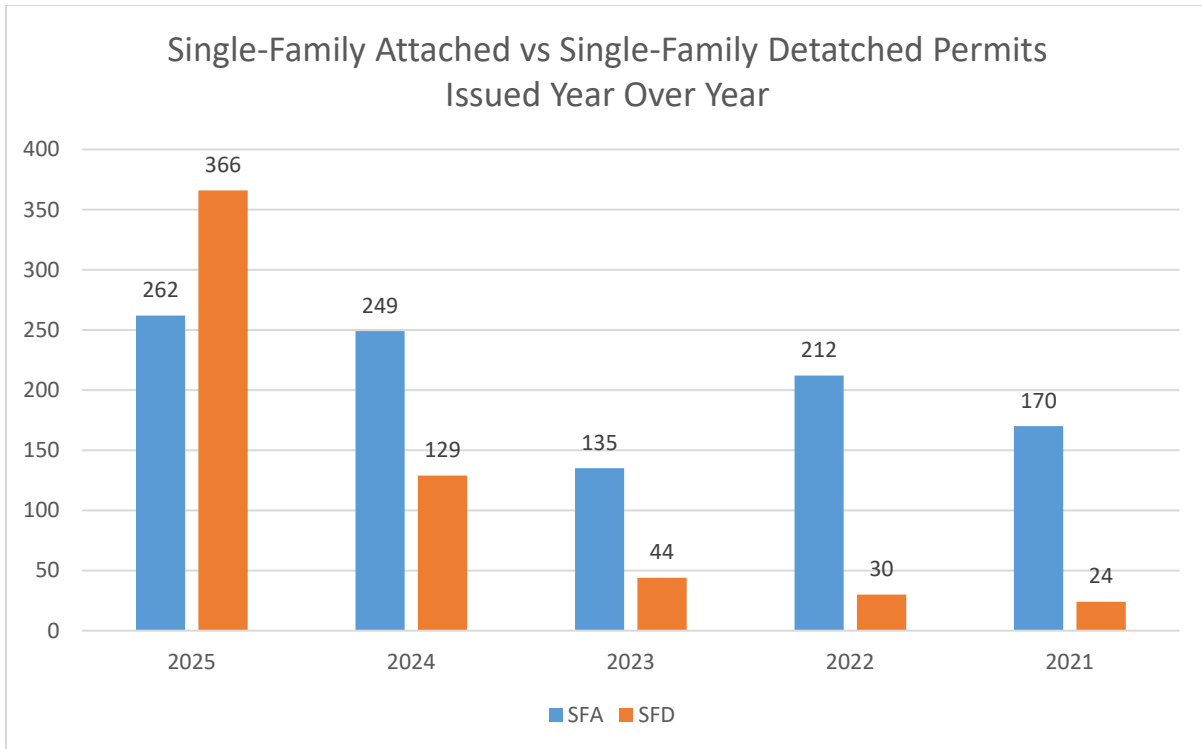
RE: **Planning Department FYI**



Sharon Hope, Michael Elabarger, Rose Bower, Tanner Hayslette, Michele Raby, Stephen Wensman, and Meredith Gruber

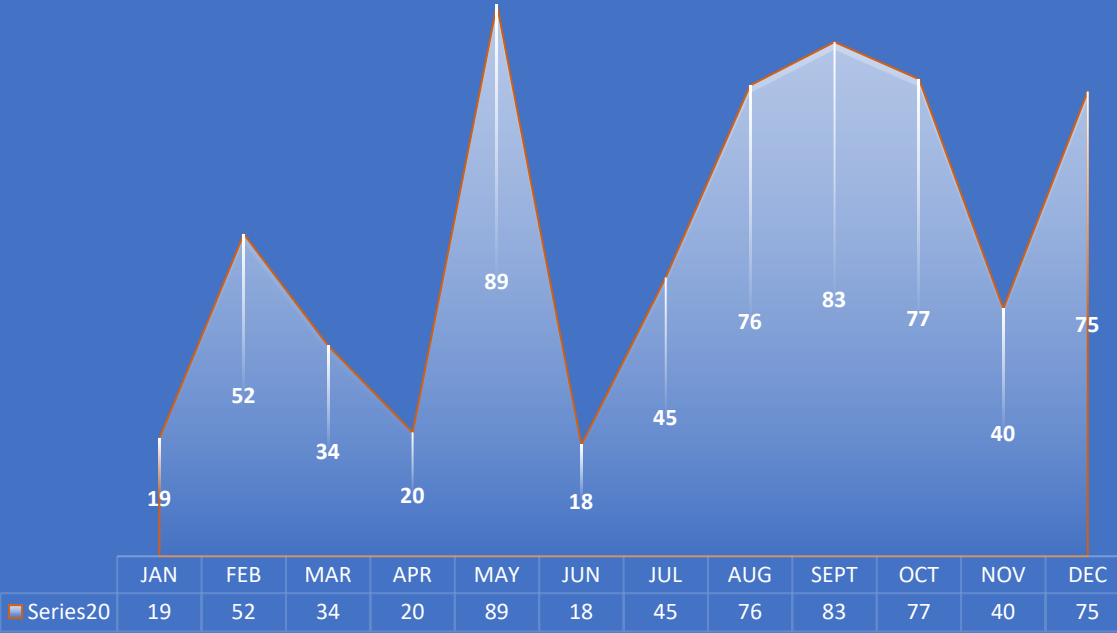
Residential Permitting Activity

Between January and December of 2025, there were two hundred sixty-two (262) single-family attached (townhome) and three hundred sixty-six (366) single-family detached permits issued.



PJD = Preserve Jones Dairy

2025 MONTHLY RESIDENTIAL PERMITTING
ACTIVITY



Construction Infrastructure Drawings Approved in 2025

(Construction Infrastructure Drawings allow developers to fell trees, move dirt, lay infrastructure (water/sewer pipes), and cut in future roads on the property).

Project	Case	Approved	Pre-Infrastructure Meeting	Construction Start Date	Description
BROADMOOR-Rolesville Road	CID-24-08	June 9, 2025	June 27, 2025	June 28, 2025	-98 Single-Family Attach. -157 Single-Family Det.
KALAS FALLS Phase 3 Rolesville Road	CD-21-07	August 13, 2025	NA	NA	-145 Single-Family Det.
KALAS Falls Phase 5 Rolesville Road	CID-25-01	August 8, 2025	NA	NA	-95 Single-Family Attach.
MERRITT Rolesville Road	CID-25-02	December 3, 2025	February 19, 2026	February 20, 2026	-278 Single-Family Attach. -227 Single-Family Det.
PRESERVE AT MOODY FARM Rolesville Road	CID-24-09	October 13, 2025	Nov 13, 2025	November 14, 2025	-82 Single-Family Det.
ROLESVILLE CROSSING Rolesville Road	CD 21-08	September 20, 2025	February 19, 2026	February 20, 2026	-120 Single-Family Attach. -177 Single-Family Det.
WALLBROOK-HALL OF FAME CARWASH (lot 8) South Main Street	CID-24-03/ SDP-25-01	May 13, 2025	July 14, 2025	July 15, 2025	Commercial
WALLBROOK (lot 7) South Main Street	CID-24-02	April 18, 2025	July 21, 2025	July 22, 2025	Commercial
WALLBROOK VIRGINIA WATER DRIVE EXTENSION (LOTS 9,10,11) South Main Street	CID-23-04	June 9, 2025	July 21, 2025	July 22, 2025	Commercial

Final Site Plans Approved in 2025
(Final Site Plans allow developers to sell lots to builders for
commercial or residential uses.)

Project	Case	Approved	Pre-Construction	Construction Start	BM & PG	# of Lots
ELIZABETH SPRINGS P2 TH Averette Road	FSP-25-09	June 18, 2025	NA	NA	BM2025 PG01134 2025.06.18	51 Single-Family Att.
KALAS FALLS P1 Rolesville Road	FSP-24-07	February 24, 2025	NA	NA	BM2025 PG288-293 2025.02.24	129 Single-Family Att.
PARKER RIDGE P1A Redford Place/ School Street	FSP-24-20	June 25, 2025	July 28, 2025	July 29, 2025	BM2025 PG01193-01195 2025.05.31	55 Single-Family Att.
PARKER RIDGE P1A- CORRECTION Redford Place/ School Street	FSP-25-21	August 7, 2025	NA	NA	BM2025 PG01508-01510 2025.08.08	NA
PARKER RIDGE P1B Redford Place/ School Street	FSP-24-24	September 3, 2025	NA	NA	BM2025 PG01693-01695 2025.09.04	59 Single-Family Att. 19 Single-Family Det.
PARKER RIDGE P1B-SEC 2 Redford Place/ School Street	FSP-25-16	October 29, 2025	Oct 29, 2025	NA	BM2025 PG02056-02057 2025.10.29	21 Single-Family Det.
PARKER RIDGE P1B-SEC 3 Redford Place/ School Street	FSP-25-17	Nov 14, 2025	Nov 14, 2025	NA	BM2025 PG2185-2186 2025.11.17	43 Single-Family Det.
PARKER RIDGE P2 Redford Place/ School Street	FSP-25-20	December 12, 2025	NA	NA	*WAITING RECORDATION	78 Single-Family Det.
THE POINT South P2,3,6,9 Young Street	FSP-24-23	June 18, 2025	NA	June 19, 2025	BM2025 PG01140-01144 2025.06.18	130 Single-Family Det.
THE POINT South P3 Young Street	FSP-25-02	August 5, 2025	NA	NA	BM2025 PG01482 2025.08.05	108 Single-Family Att. 6 Single-Family Det.
THE POINT South P4 Young Street	FSP-25-04	December 11, 2025	NA	NA	BM2025 PG02453-04257 2025.12.19	30 Single-Family Att. 32 Single-Family Det.
THE POINT South P7 Young Street	FSP-25-03	August 21, 2025	NA	NA	BM2025 PG01593-01597 2025.08.21	70 Single-Family Det.
THE POINT South P10 Young Street	FSP-25-01	July 25, 2025	NA	NA	BM2025 PG01425-01429 2025.07.28	68 Single-Family Att.
WALLBROOK TRACT B LOTS 1A,1B,1C,2 South Main Street	FSP-24-22	March 27, 2025	NA	NA	BM2025 PG527-534 2025.03.28	Commercial
WALLBROOK LOTS 5A-B-C South Main Street	FSP-24-13	July 3, 2025	NA	NA	BM2025 PG1254-1255 2025.07.03	Commercial
WALLBROOK TH P1 LOT 6 S Main Street	FSP-24-16	February 5, 2025	March 6, 2025	March 7, 2025	BM2025 PG198-204 2025.02.05	116 Single-Family Att.
WALLBROOK TH P2 LOT 6 South Main Street	FSP-25-10	August 8, 2025	NA	NA	BM2025 PG1526-1529 2025.08.08	24 Single-Family Att.
WALLBROOK MWB- LOTS 12-13-14 South Main Street	FSP-25-06	May 28, 2025	NA	NA	BM2025 PG984-985 2025.05.28	Commercial

Site Development Plans Approved in 2025
(Non-Residential development of a lot for its ultimate land development, such as an amenity center, office building, restaurant, etc.).

Project	Case	Approved	Pre-Construction	Construction Start	Type
8000 ROGERS	SDP-23-02	JAN 27, 2025	April 28, 2025	April 29, 2025	Commercial
BROADMOOR Amenity Center Fowler/Mitchell Mill	SDP-25-02	August 13, 2025	*FSP's not approved	NA	Amenity Center
GLO on MAIN 414 S MAIN	SDP-24-05	February 25, 2025	March 11, 2025	March 12, 2025	Commercial
PARKER RIDGE Amenity Center Redford Place/ School Street	SDP-24-10	May 17, 2025	Nov 13, 2025	NA	Amenity Center
ROLESVILLE CROSSING Amenity Center Rolesville Road	SDP-24-08	April 18, 2025	January 6, 2026	January 7, 2026	Amenity Center
THE LEARNING CENTER 302 S Main	SDP-23-08	January 21, 2025	February 11, 2025	February 12, 2025	Commercial
TIDAL WAVE South Main	SDP-23-08	March 7, 2025	March 5, 2026	March 6, 2026	Commercial
WALLBROOK LOT 3- FIFTH THIRD BANK South Main	SDP-24-07	April 29, 2025	June 24, 2025	June 25, 2025	Commercial
WALLBROOK LOT 5B (CHIPOTLE) South Main	SDP-25-03	December 4, 2025	December 17, 2025	December 18, 2025	Commercial
WALLBROOK-HALL OF FAME CARWASH (lot 8) South Main	CID-24-03/ SDP-25-01	May 13, 2025	July 14, 2025	July 15, 2025	Commercial
WALLBROOK- 7-ELEVEN LOT 11 South Main	SDP-23-04	June 12, 2025	July 21, 2025	July 22, 2025	Commercial

Text Amendments in Review

Currently, there are four active Text Amendment (TA) applications and one pending application:

TA-26-0002 Required Perimeter Buffer Correction

- The purpose of the TA is to remove a subjective statement about the required perimeter buffers
- Town-initiated
- Board of Commissioners' Legislative Hearing: May 5, 2026 (tentative)

TA-26-0003 Minor Subdivision Correction

- The purpose of the TA is to correct an error about minor subdivisions
- Town-initiated
- Board of Commissioners' Legislative Hearing: May 5, 2026 (tentative)

TA-26-0004 Residential Fence Height

- The purpose of the TA is to address residents' concerns about allowing an eight-foot fence in some residential applications
- Town-initiated
- Board of Commissioners' Legislative Hearing: May 5, 2026 (tentative)

TA-26-0005 Omnibus Text Amendment Package

- The purpose of the TA package is to facilitate campus style development as well as address miscellaneous corrections
- Town-initiated
- Planning Board Meeting – April 27, 2026, and Board of Commissioners' Legislative Hearing: TBD

TA-26-TBD Downtown Overlay District – Pending / Under Development

- Purpose of TA is to create a Downtown Overlay District
- Town-initiated
- Planning Board Meeting and Board of Commissioners' Legislative Hearing: TBD

Rezoning Applications in Review

There are five Rezoning (REZ) applications currently in review:

REZ-24-05 – Atticus Woods – Wait Avenue - R&PUD / RL to Neighborhood Center Conditional (NC-CZ)

- Webpage: <https://www.rolesvillenc.gov/project/wait-avenue-2028-2200-2206-2216-2232>
- Applicant: Paul C. Schmidt, Ardent Building, LLC
- Proposed Uses: Single Family Attached and Detached Dwellings, Commercial Development
- Board of Commissioners' Continued Legislative Hearing: April 7, 2026

REZ-25-04 – Opal at Main (W. Young & N. Main) – from RL to Residential High Conditional (RH-CZ)

- Webpage: <https://www.rolesvillenc.gov/project/opal-main>
- Applicant: Robert J. Hayes, Grand Communities, LLC
- Proposed Uses: Single Family Attached (70) and Detached (2) Dwellings
- Planning Board Meeting and Board of Commissioners' Legislative Hearing: TBD

REZ-25-06 – WakeMed 5036 Walls Cove - Hospital, RL to Commercial Highway Conditional (CH-CZ)

- Webpage: <https://www.rolesvillenc.gov/project/wakemed>
- Applicant: Thomas Cavender, WakeMed
- Proposed Use: Hospital
- Planning Board Meeting and Board of Commissioners' Legislative Hearing: TBD

REZ-26-0002 – 1101 Averette Road – from RM-CZ to Residential High Conditional and General Commercial Conditional (RH-CZ and GC-CZ)

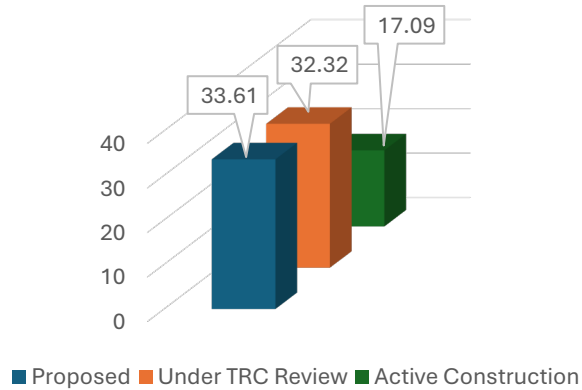
- Webpage pending
- Applicant: Lock7 Development
- Proposed Uses: Single Family Attached (76) and Commercial
- Planning Board Meeting and Board of Commissioners' Legislative Hearing: TBD

REZ-26-0003 – 408 E. Young Street – from RL to Business, Industrial, and Technology (BT)

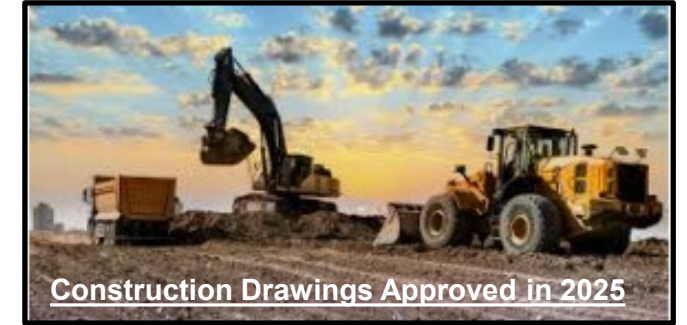
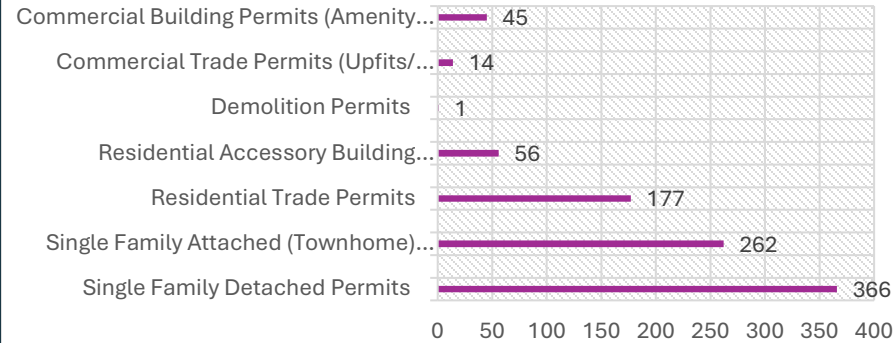
- Webpage pending
- Applicant: Town of Rolesville
- Proposed Use: Government Services
- Planning Board Meeting and Board of Commissioners' Legislative Hearing: TBD

Development Dashboard

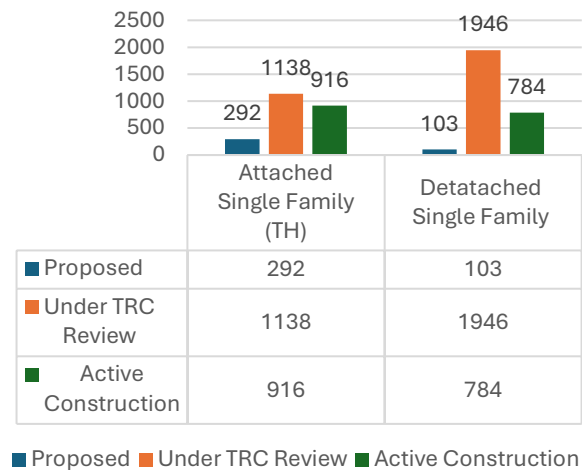
Non-Residential (Commercial)
Project Status in acreage.



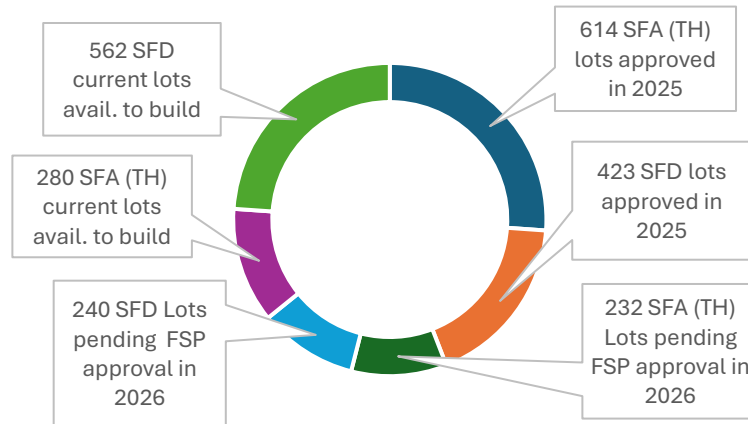
Building Permits Issued by Type in 2025



Residential Project Status



Single-Family Lot Inventory & Projections
1126 SFA & 1225 SFD





Quarterly Report – 1st Quarter 2026 – Engineering Department

Town Engineer – Scott Miles

Capital Projects Manager – Medhat Baselious

Project Updates

- Main Street Project – Paving has begun. All work for the paving portion of the project will be done during evening hours. Project construction expected to be complete by May 2026. Reimbursements from Raleigh and NCDOT are being pursued.
- Town Campus Project – Police and Fire Station buildings have begun preliminary design. Overall site plan under design. Coordination with Wake County for the library building has begun.
- Downtown Parking – Preliminary design has begun. Easements and property need to be secured before project can begin. Drainage in the Perry Street area to be addressed with this project.
- The Farm project – Met internally to discuss phasing plan. Engineering needs to meet with the consultant to discuss what the phases of the project will be.
- Granite Falls Extension – Met with developer to discuss extending Granite Falls Blvd between Thales Academy and Burlington Mills Rd. Preliminary design is in hand. Need to begin discussion with Board of Commissioners.

Other Updates

- Begin draft of a Street Acceptance Policy. This will streamline the acceptance process and create standard method for acceptance, including bond concerns and sending official letters of acceptance to developers.
- Powell Bill updates. In line with the Street Acceptance, I am compiling what streets have been accepted/not yet accepted and whether those streets are currently on



the Powell Bill. I need to generate a list of streets that are on the Powell Bill but have not been officially accepted for maintenance by the Town. The Town will need to reconcile the list with the State.

- Street Light Policy/Ordinance. Engineering has been researching other municipalities street light standards to incorporate a new policy/design standard into our LDO.
- The search for a construction inspector is still pending. A candidate had been offered and accepted, but the candidate had to rescind acceptance. The position is being re-posted. Two other candidates from the original posting will be contacted about a 2nd interview.
- Final walk through for Carlton Pointe and Wallbrook Townhomes was conducted. A punch list was created. Developer is currently working on completing the punch list. Final acceptance is pending.
- Started updating the process to obtain a driveway permit. Object is to standardize the process, so everyone uses the same procedure and details.
- Met with Traffic Calming committee (Fire, Police, Planning and Engineering) to discuss new policy on installing traffic calming measures in town. Preliminary policy has been drafted.

Planning:

- North Wake Eyecare has received its COC and can open for business.
- Addressing Buffer Violation at 612 Emmer Street.
- Planning Board recommended approval of the Wake Med rezoning with conditions.
- Held a sketch plan meeting for a storage facility use locating at the end of Grand Park Drive.
- Conducted Staff only TRC review meeting.
- Attended Wake County Transit Planning Advisory Committee's Monthly meeting about public engagement process.
- Participated in a meeting to discuss Kalas phases 3 & 5.
- New Zoning Map has been posted to the website.
- Wallbrook Townhomes subdivision has been completed - all Units + Amenity built & open.
- Kiddie Academy (day care center) at Wallbrook Site Plan Approved; construction start TBD.

Comprehensive Plan 2050

Date of meeting



What is It?



- A community-wide vision for growth
- Used to establish priorities, projects and policies
- Informs/guides housing strategies, greenway expansions, land use and infrastructure

Plan Focus Areas



1. Transportation
2. Economic Development
3. Housing and Land Use
4. Parks, Recreation and Community Character.

2050 Vision Statement



In 2050, the Town of Rolesville is a vibrant, **walkable community** that serves as a regional destination. The Town is interconnected by a network of **greenways and trails** that allow access to the community's homes, parks, and entertainment options. Town growth has been strategically directed to supply a **balance of residential, nonresidential, and civic services** to ensure that the community provides its residents with a live/work/play lifestyle. All are welcome in Rolesville, and the community's diversity and people are celebrated through annual events.

Big Ideas

1. Market Rolesville as a Healthy Community with greenways, parks and trails.
2. Downtown Flexible Zoning.
3. Town led parking evaluations.
4. 401 Gateway.
5. Address development constraints in environmentally sensitive areas and jurisdictional growth constraints.
6. Small business-Entrepreneurship.
7. Downtown Overlay.
8. Parks Masterplan Update.
9. Economic Development Work Plan.
10. Balance Residential and Non-Residential.

Future Land Use Categories



- Business and Innovation Corridor
 - Downtown
 - Civic
 - Commercial Center
 - Community Commercial
 - Downtown Residential
 - Parks and Conservation
 - Rural Residential and Agriculture
 - **Mixed-Residential Community**
 - Town Center
 - Priority Intersection Buffer
 - Downtown Opportunity Zone
- ❖ *Those in Bold allow Commercial/Industrial*

Mixed-Residential Community

- “Limited Non-Residential at key intersections.”
- Key Intersections are not identified in the Comp Plan
- Potential next step is to amend the comp plan and Identify Key Intersections to host commercial.



MIXED-RESIDENTIAL COMMUNITY

Description: These parcels represent the most common residential development in Rolesville. They are largely single-family subdivisions with limited Non-Residential at key intersections. In northern Rolesville, these neighborhoods are largely established and interconnectivity and limited commercial variety will be important for future development and redevelopment. In southern Rolesville, many of these uses are currently under development. Mixed-Residential Community projects occur along and between Jonesville Road and Rolesville Road, with limited gaps due to areas of environmental constraint or significance. Regardless of use location, the intent of this district is to provide unique and diverse residential opportunities and amenities throughout the Town while encouraging interconnectivity via multi-modal connections.

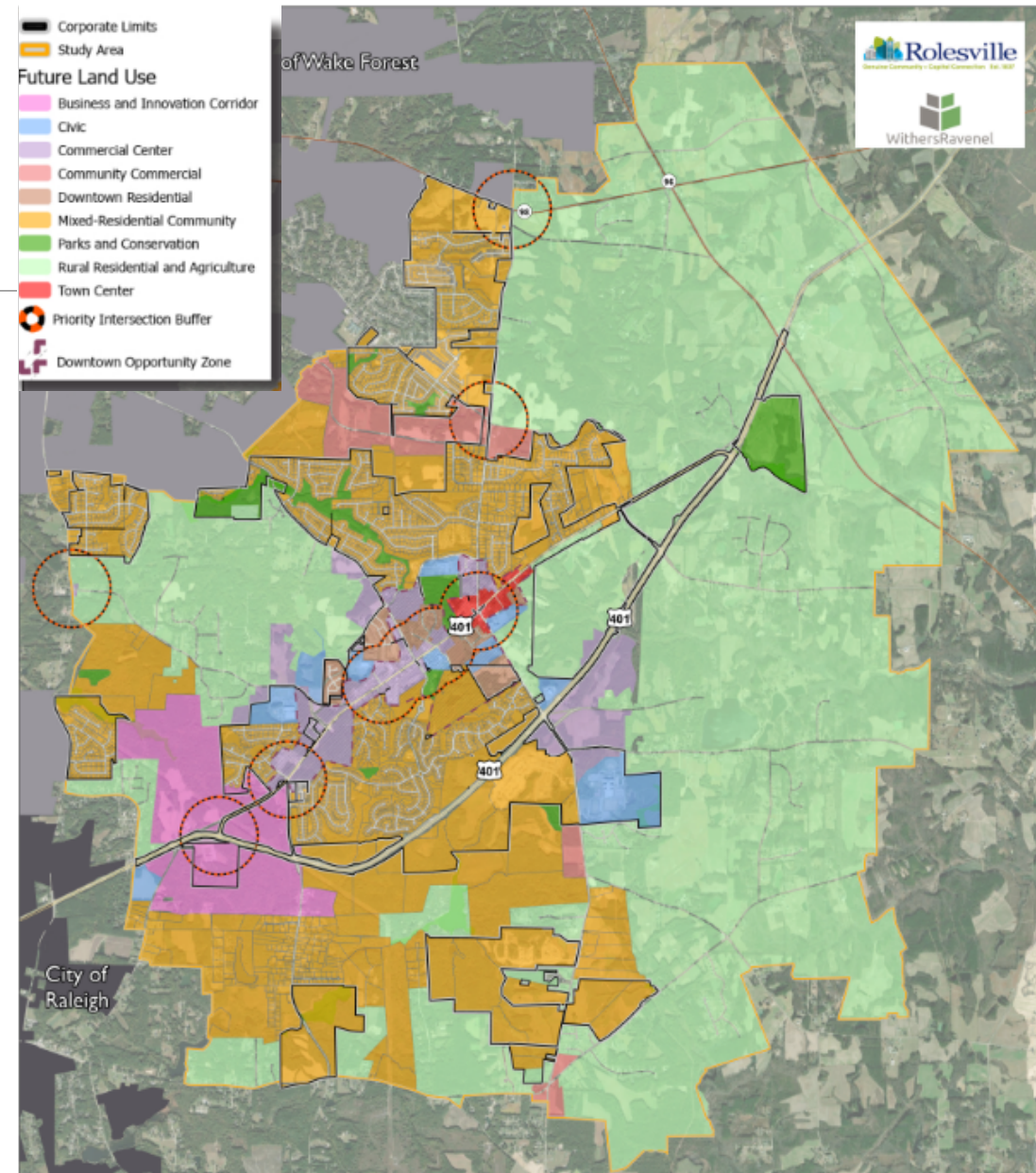
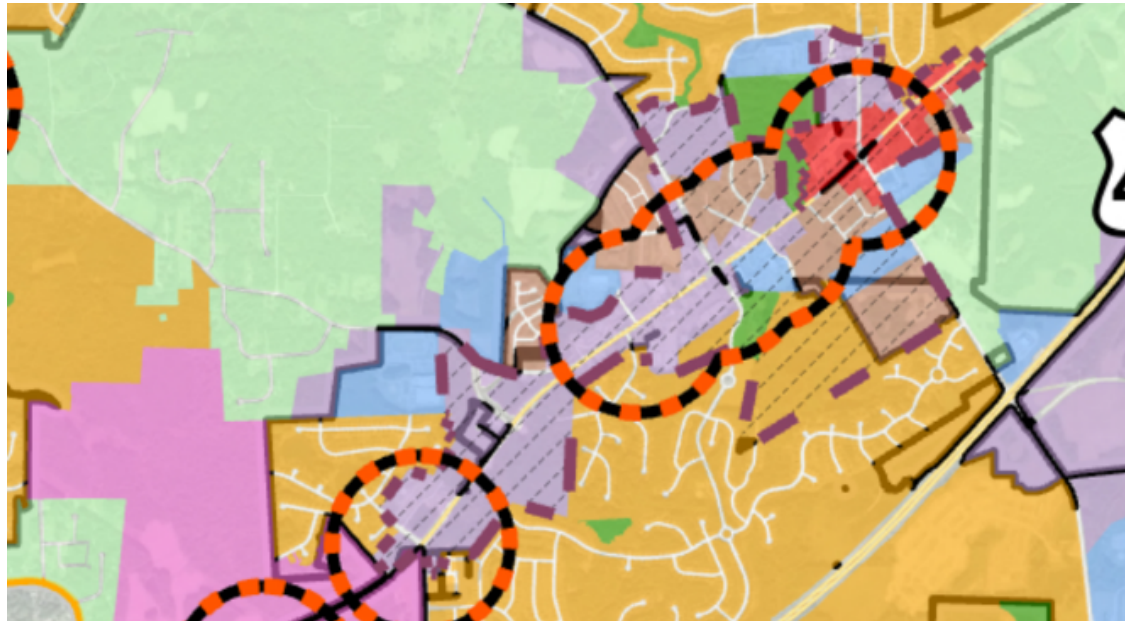
Design Considerations: Require sidewalk and greenway development as identified in Town planning documents. Establish unique community amenities and aesthetic variety to prevent “cookie-cutter” or monoculture developments. Promote walkability and interconnectivity between subdivisions and the Town core where possible.

Model Uses: Subdivided Single-Family Homes, Small Townhomes, Limited Non-Residential at Key Intersections

Compatible Zoning: RM, NC

Economic Development Considerations: Small scale commercial uses at key intersections, such as coffee shops, personal care services and convenience stores will enhance tax base balance and provide sales tax revenue.

Future Land Use Map

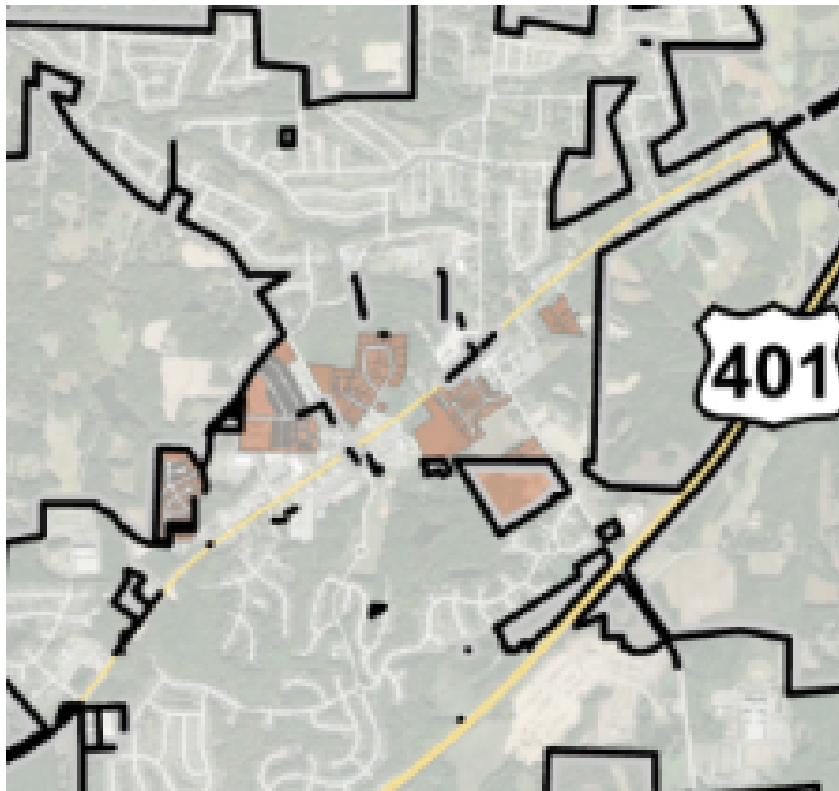


Future and Existing Commercial Map



Downtown Residential

“Vertical Mixed-use”



DOWNTOWN RESIDENTIAL



Description: These parcels surround the Town's core and represent the concentrated residential development that supports a walkable downtown identity. Various support uses and mixed-use developments add to the diversity of these parcels.

Design Considerations: Reduced visitor parking requirements and multimodal connectivity to Main Street, Main Street Park and/or Young Street to encourage walkability in the downtown. Ensure that residential amenities create exciting and diverse places to live in the Town's core. Direct automobile traffic away from Main Street and leverage secondary routes to reduce congestion. Architectural enhancements should be considered for these land uses, as they represent the first impressions of residential development in downtown Rolesville. Robust landscaping and screening requirements can help these uses feel separated from the busy commercial corridor of Main Street, while still ensuring easy access to its amenities.

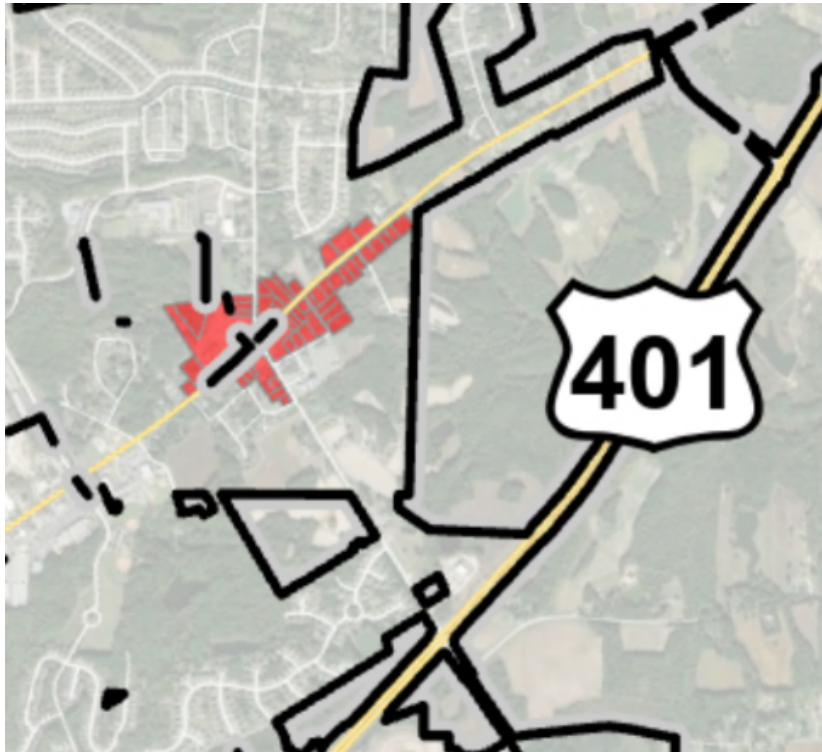
Model Uses: Mixed Residential and Vertical Mixed-Use

Compatible Zoning: RH, NC

Economic Development Considerations: Ground floor commercial uses in mixed use developments might include a variety of retail and/or office uses for personal care, professional services and dining and options strategically located for visibility and convenience.

Downtown

“Vertical Mixed-use Retail-residential mixed-use”



DOWNTOWN



Description: These parcels represent the core commercial hub of the community and include residential mixed-use to allow for a walkable downtown lifestyle. Flexibility and diversity of uses allows entrepreneurs to offer new and exciting experiences for residents and visitors alike. Combined with ongoing streetscape and Main Street enhancements, architectural elements and building facades create a unified identity for the downtown that attracts visitors from the greater region.

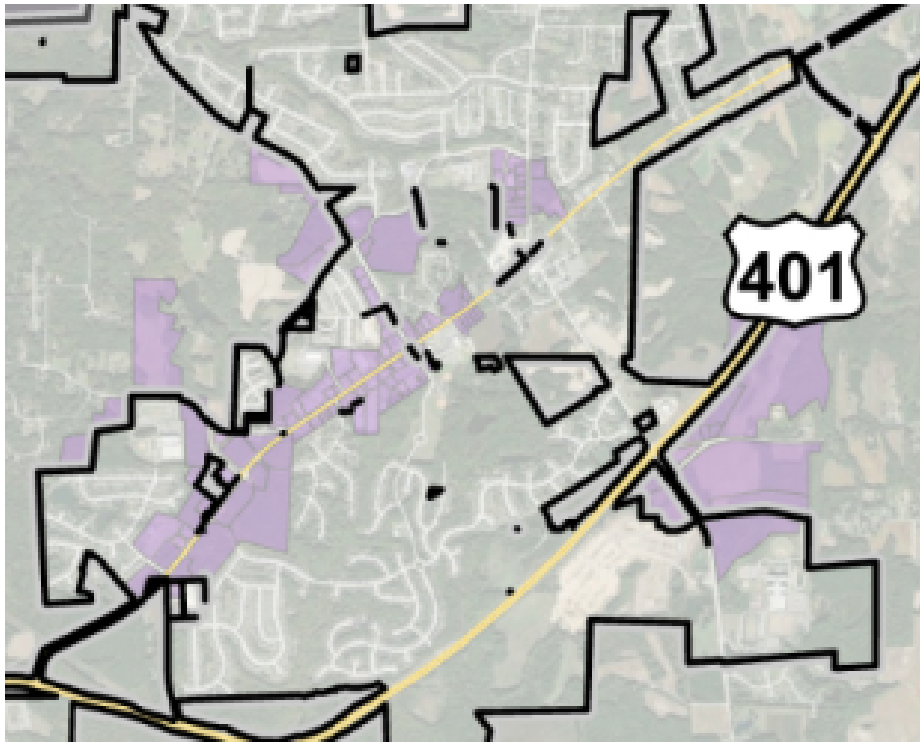
Design Considerations: Limited parking requirements and utilization of shared parking. Bicycle parking and infrastructure to connect to Main Street. Consider the role and location of future monument signage within the downtown. Explore pocket park development to create recreation and gathering spaces.

Model Uses: Vertical Mixed-Use Retail, Restaurants, and Office Space, Pocket Parks, and Town Services

Compatible Zoning: TC

Economic Development Considerations: Larger scale commercial uses with visibility and accessibility may attract and serve local residents, employees and visitors, while providing an economic and community benefit.

Commercial Center



COMMERCIAL CENTER



Description: These parcels represent conventional commercial uses along primary corridors. Such uses are accessible via automobile or sidewalk, as these uses are equipped to serve residents and visitors alike. As a principal shopping corridor, architectural standards and code enforcement provide for a vibrant commercial experience.

Design Considerations: Utilize rear and side parking options in locations away from primary transportation corridors. Likewise, robust landscaping and screening will be used to shield fronting parking lots and other unappealing elements. Driveway sharing should be considered for future development and redevelopment, to mitigate additional congestion and leverage existing infrastructure. Building architectural standards, enhanced further by the Downtown Opportunity Zone use, where applicable, will support a unified aesthetic of Rolesville's commercial core. Periodic revaluation of the LDO use table for the underlying zoning districts will be an important element of consistent evaluation of highest-and-best use of future uses.

Model Uses: Retail, Entertainment, & Restaurants

Compatible Zoning: GC, CH

Economic Development Considerations: Larger scale commercial uses with visibility and accessibility may attract and serve local residents, employees and visitors, while providing an economic and community benefit.

Zoning Conditions
4801 Burlington Mills Road (PIN 1758498280)
REZ-25-06
Updated Version Submitted 6/11/26

1. The following Principal Uses as listed in LDO Table 5.1 that are permitted or special uses in the CH District shall be prohibited: Dwelling, Upper Story Unit; Lodge or Private Clubs; Bars and Nightclubs; Breweries and Distilleries; Gas Station; Retail Sales and Services, Shopping Center; Tattoo Establishment; Vape and Tobacco Store; Vehicle, Rental and Sales; Vehicle, Minor Service; Vehicle, Major Service; Animal Care; Fulfillment Center.

2. The development of the Property shall be in substantial conformance with the accompanying Concept Land Use Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Land Use Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.

3. There shall be no more than 40,000 square feet of gross floor area for any nonresidential use.

4. There shall be a one hundred fifty foot (150') minimum building setback from the eastern property line shared with the adjoining properties in the Barrington Subdivision, including 516, 520, 524, 528, 532, 536, 540, and 544 Barrington Hall Drive (Lots 1-8 as shown in the "Final Plat for Barrington Subdivision Phase 1" recorded at Book of Maps 2017, Page 2255, Wake County Registry) (the "Barrington Hall Drive Properties") and the Open Space parcel surrounding the Barrington Phase 2 townhomes (Lot labeled "OPEN SPACE 3.919 AC" in the "Final Plat for Barrington Subdivision Phase 2" recorded at Book of Maps 2019, Page 2048, Wake County registry) (the "Barrington Townhome Open Space").

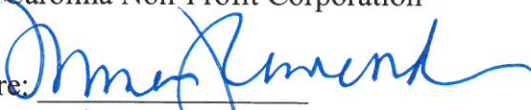
5. The maximum building height shall be 55 feet.

6. The Required Perimeter Buffer at the common property line with the Barrington Hall Drive Properties shall be a Modified Type 3 Perimeter Buffer with a minimum width of 50 feet. This buffer shall include a minimum planting standard of 5 canopy trees, 2 under story trees, 9 evergreen shrubs and 60 deciduous shrubs per 100 linear feet. A minimum of 50% of the total required canopy trees shall be evergreen.

7. A fifty (50) foot undisturbed buffer is required along the common property line with Barrington Townhome Open Space lot. This buffer shall remain undisturbed except as may be necessary (a) to install additional landscaping needed to meet applicable Perimeter Buffer requirements and (b) to accommodate utilities and their easements.

The Property owners hereby offer, consent to, and agree to abide, if the rezoning request is approved, the conditions written above.

WakeMed Property Services,
a North Carolina Non-Profit Corporation

Signature: 

Date: 6/15/2026

June 29, 2026

RE: Release of Bond 2636250 for Wallbrook Townhomes

To Whom It May Concern,

The following bond for the Wallbrook Townhomes subdivision may be released:

Developer/ Owner	Development and Details	Bond Number	Amount	Date Initiated
Cardinal Civil Contracting, LLC	Wallbrook Townhomes Subdivision (Phase 1 FSP-24- 16, Phase 2 FSP-25-10)	2636250	\$ 694,353.75	2025-01-10

The Town of Rolesville's field inspection staff inspected the subject site on May 22nd, 2026.

Please schedule a time to pick up the bond document; Rolesville Town Hall is open weekdays from 8 AM – 12 PM and 2 – 5 PM. You may contact the Town of Rolesville Engineering Department with any questions.

Best regards,



Scott Miles, PE
Town Engineer
919-539-0209
Smiles@RolesvilleNC.gov

Town of Rolesville

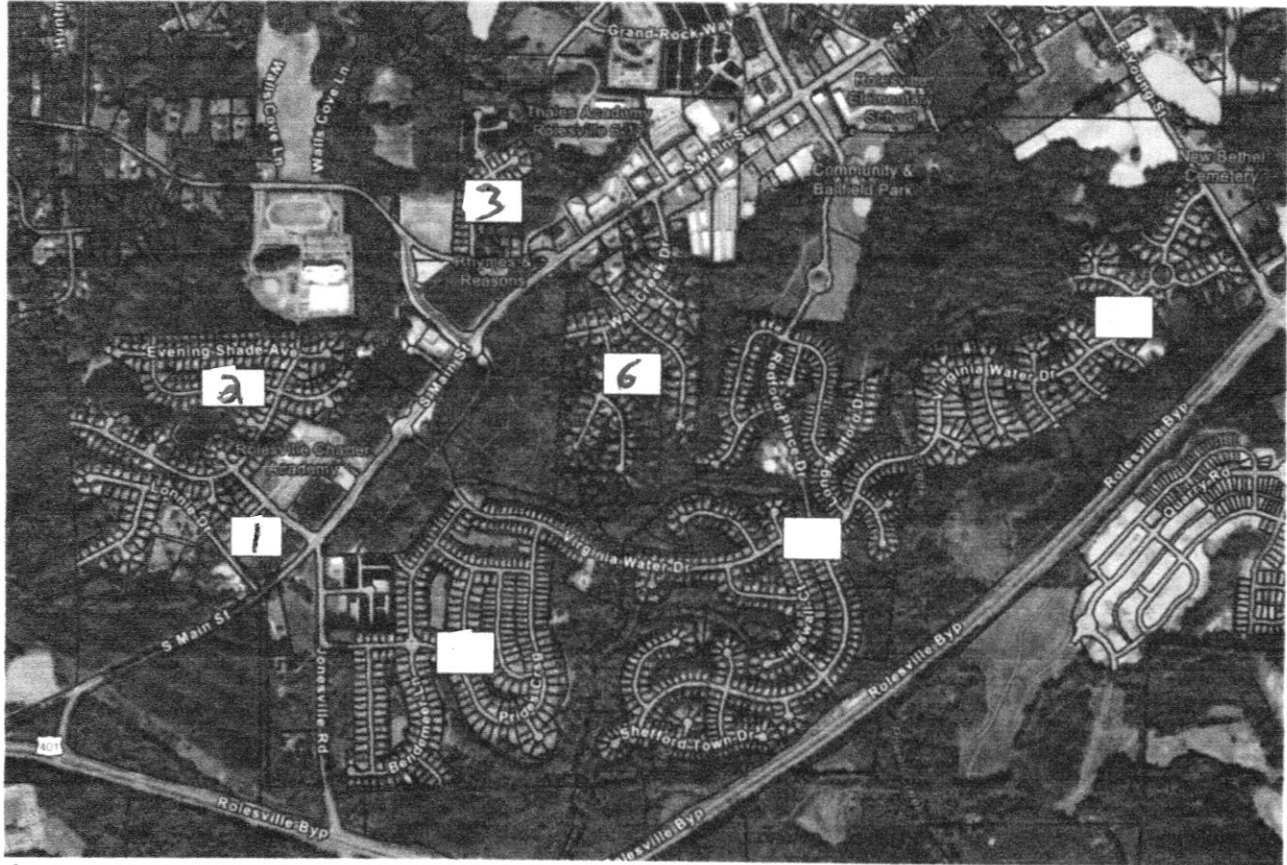
PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919-554-6517

Town of Rolesville

Yard Waste and Loose-Leaf Collection Routes

Monday's Pickup

1. Pine Glen (Map 1)
2. Hampton Pointe (Map 1)
3. Barrington Towns (Map 1)
4. Drayton Reserve (Map 2)
5. Stonewater (Map 2)
6. Wall Creek (Map 1)
7. Willoughby (Map 3)
8. Heritage (Map 4)
9. Evening Snow/Albino Deer (Map 4)
10. Brown Circle (Map 5)
11. S. Main (Map 3)
12. Perry/Coley (Map 3)
13. E. Young (Map 3)
14. Pulley/Williams (Map 3)
15. N. Main (Map 3)
16. Olde Towne (Map 3)



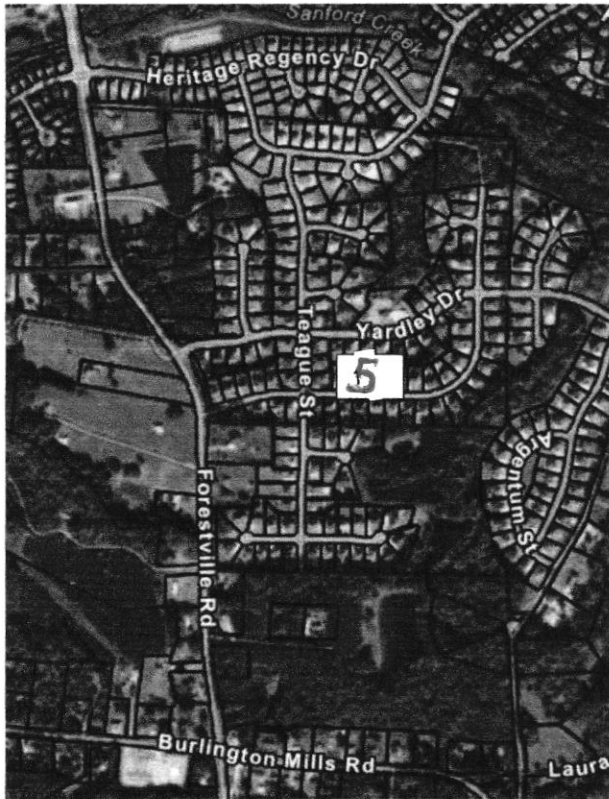
3 BARRINGTON
CARLTON POINTE

2 HAMPTON POINTE
CEDAR LAKES

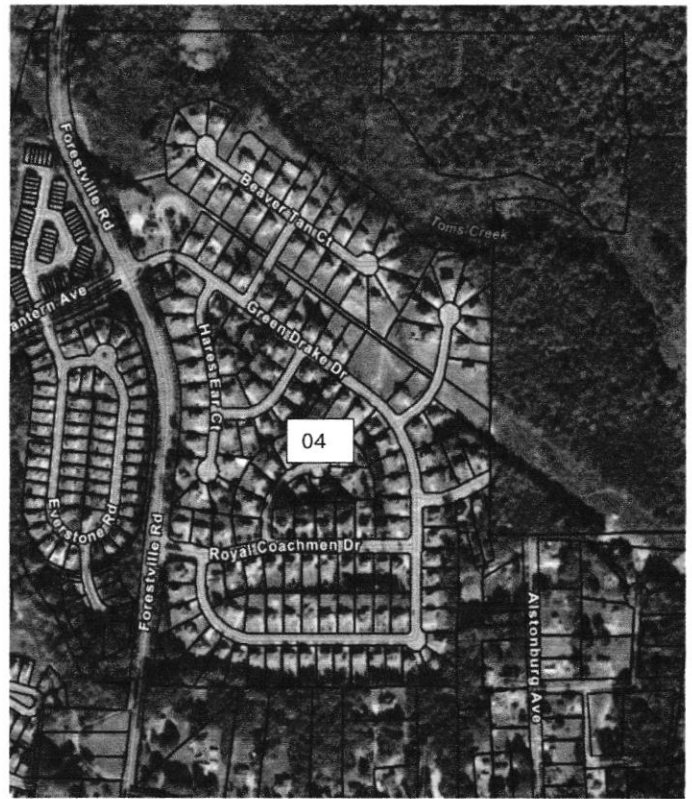
1 PINE GLEN
VILLAGES OF ROLESVILLE

WALL CREEK

Map 1

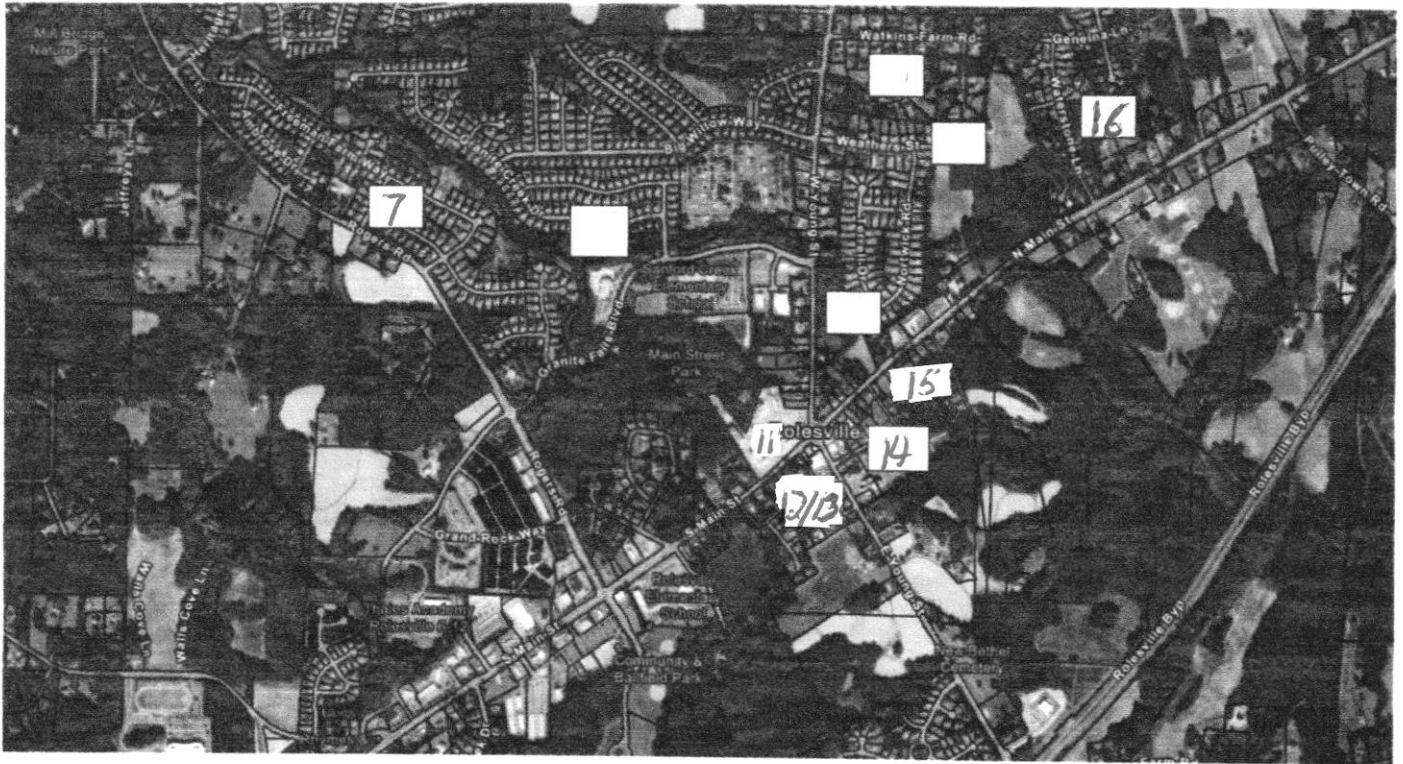


5 STONEWATER



04 DRAYTON RESERVE

Map 2



12 COLEY/PERRY 16 OLDE TOWN 14 PULLEY/WILLIAMS 7 WILLOUGHBY GRANITE FALLS
 1 TERRELL PLANTATION 1 WATKINS WEATHERS 11 S. Main 13 E. Young
 15 N. Main

Map 3

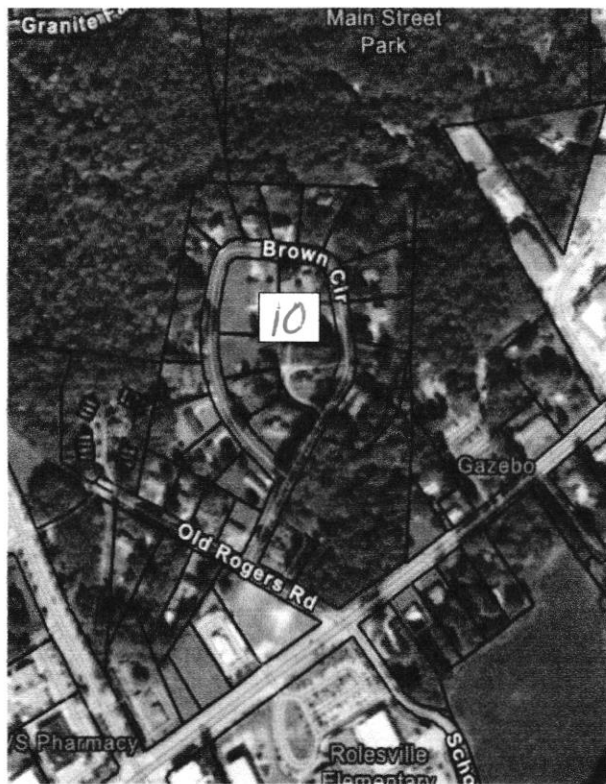


8/9 HERITAGE EAST (ALBINO DEER & EVENING SNOW)

BRANDI/CHALK/TERESA

CHANDLERS RIDGE

Map 4



10 BROWN CIRCLE

Map 5

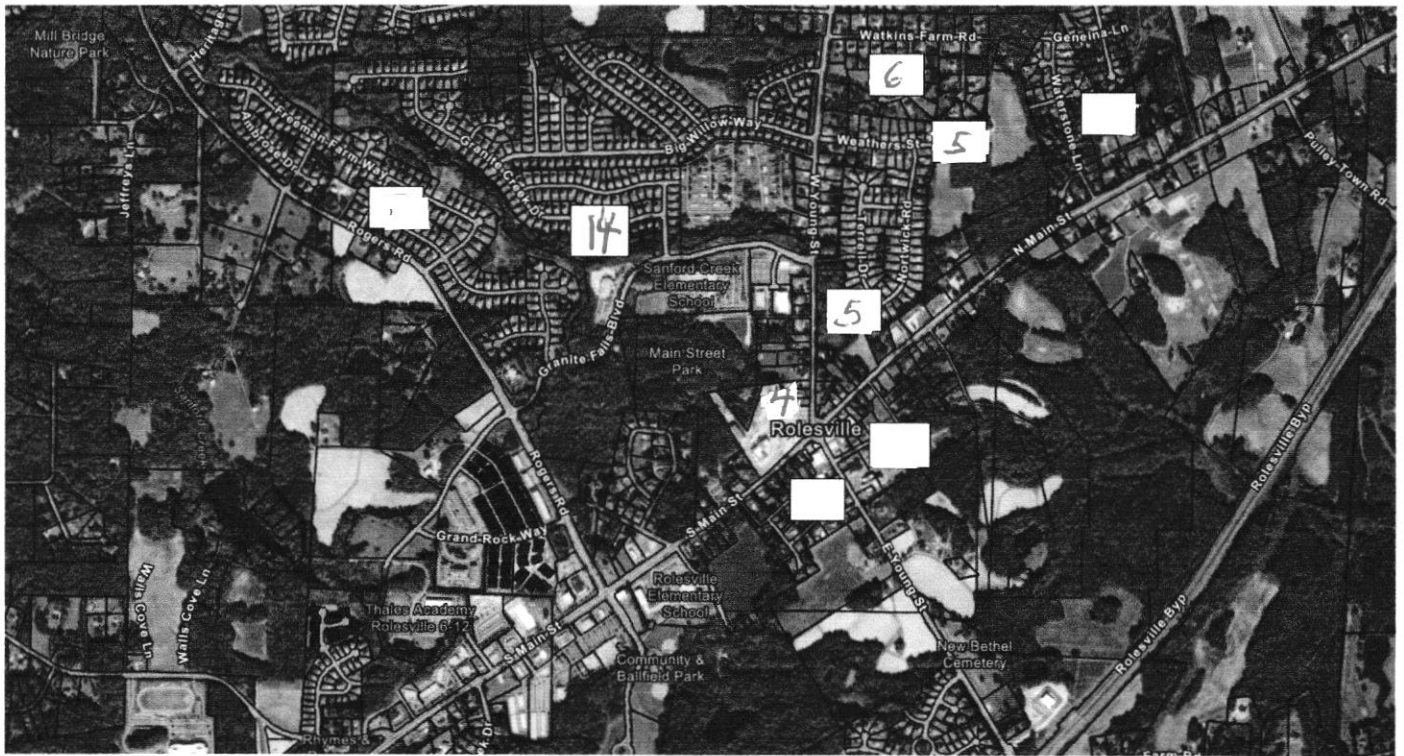
Town of Rolesville
Yard Waste and Loose-Leaf Collection Routes
Tuesday's Pickup

1. Cedar Lakes (Map 1)
2. Villages of Rolesville (Map 1)
3. Carlton Pointe (Map 1)
4. W. Young (Map 2)
5. Terrell Plantation/Weathers (Map 2)
6. Watkins Farm (Map 2)
7. Chandlers Ridge (Map 3)
8. Elizabeth Springs (Map 4)
9. Meadow @ Jones Dairy/ Perry Farm (Map 4)
10. Prestleigh (Map 4)
11. Averette Ridge (Map 4)
12. Preserve @ Jones Dairy (Map 4)
13. Teresa/Chalk/Brandi (Map 3)
14. Granite Crest/ Granite Falls (Map 2)



BARRINGTON	HAMPTON POINT	PINE GLEN	WALL CREEK
3 CARLTON POINTE	1 CEDAR LAKES	2 VILLAGES OF ROLESVILLE	

Map 1



COLEY/PERRY	OLDE TOWN	PULLEY/WILLIAMS	WILLOUGHBY	14 GRANITE FALLS
5 TERRELL PLANTATION	6 WATKINS	5 WEATHERS	4 W. Young	

Map 2



HERITAGE EAST (ALBINO DEER & EVENING SNOW)

13 BRANDI/CHALK/TERESA

7 CHANDLERS RIDGE

Map 3



11 AVERETTE RIDGE

8 ELIZABETH SPRINGS

9 PERRY FARMS

12 PJD C

PJD S

PJD N

10 Prestleigh

Map 4

