



Planning Board Meeting
April 22, 2024
7:00 p.m.

AGENDA

A. Call to Order

1. Pledge of Allegiance
2. Invocation
3. Approval of March 25, 2024 Planning Board Meeting Minutes

B. Communications

1. Planning Director's Report
 - a. Previous Planning Board Recommendations
 - b. Other
2. Town Attorney's Report
3. Other Business
 - a. Downtown District – Proposal from Derek Versteegen
4. Adjournment



Planning Board Meeting
March 25, 2024 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mike Moss, Chair
Derek Versteegen, Board Member
Tisha Lowe, Board Member
Erin Catlett, Deputy Town Attorney
Mike Elabarger, Senior Planner
Steve Hill, Board Member
Erol Ozan, Board Member
April Sneed, Mayor Pro Tempore/Liaison
Meredith Gruber, Planning Director

ABSENT: Donnie Lawrence, Vice-Chair; Jim Schwartz, Board Member; Michele Raby, PB Clerk/Planner II

A. CALL TO ORDER

Chair Moss called the meeting to order at 7:00 p.m.

A.1. PLEDGE OF ALLEGIANCE

The Board collectively recited the Pledge of Allegiance.

A.2. INVOCATION

Chair Moss delivered the invocation.

A.3. Approval of February 26, 2024 meeting minutes.

B. REGULAR AGENDA

B.1. REZ-23-07- Rezoning Application- 111/113/115 W. Young St.

Mr. Elabarger described the proposed Map Amendment application from Rolesville's Residential Low (RL) Zoning District to the Town's Land Development Ordinance (LDO) zoning district of General Commercial (GC) as a Conditional Zoning (CZ) District.

Worth Mills Long Leaf Law Partners on behalf of The Joel Fund, and Brooke Dickhart founder of The Joel Fund presented the project and the proposed conditions.

The Board collectively asked about employees, the well, connection to Cobblestone, TIA, housing uses, banks, Operation Art, and parking.

There were two (2) public speakers Mr. George Garcia and Ms. Bety Freeman.

Moved by Board Member Versteegen and Seconded by Board Member Hill. The motion to recommend Approval of REZ-23-07 The Joel Fund Rezoning Map Amendment carried with 3 ayes- (Chair Moss, Board Member Versteegen and Board Member Hill)-2 nays-(Board Member Lowe and Board Member Ozan), 2 absent being Vice-Chair Lawrence and Board Member Schwartz).

B.2. REZ-24-02-Rezoning Application- Hills at Harris Creek

Ms. Gruber described the proposed Map Amendment application from Wake County's R-30 Zoning District to the Town's Land Development Ordinance (LDO) zoning district of Residential Medium (RM) as a Conditional Zoning (CZ) District.

Mr. Jason Pfister Vice President of Ellis Development Group presented the project, changes, and proposed conditions.

The Board collectively asked about ingress and egress into the subdivision, the greenway, and maintenance of the Duke Power Line Easement.

There was one (1) public speaker, Mr. George Garcia, who spoke of his utility maintenance experience for four (4) years.

Moved by Board Member Versteegen and Seconded by Board Member Hill. The motion to recommend Approval of REZ-24-02 Hills at Harris Creek Rezoning Map Amendment carried with 3 ayes- (Chair Moss, Board Member Ozan and Board Member Lowe)-2 nays-(Board Member Versteegen and Board Member Hill), 2 absent being Vice-Chair Lawrence and Board Member Schwartz).

C. COMMUNICATIONS

C.1. Planning Director's Report

a. Previous Planning Board Recommendations

- The Harris Creek Farms cases will be heard at the next Town Board meeting on April 16, 2024.

b. Other

- Ms. Gruber introduced Planner I Tanner Hayslette
- Mr. Elabarger presented a Development Review Flowchart
- The Town Planning Development Website and Commercial Land availability were discussed.

C.2. Town Attorney's Report

Deputy Town Attorney Catlett thanked staff for creating a flowchart.

C.3. Other Business

None currently.

C.4. Adjournment

Board Member Versteegen made a motion to adjourn and Seconded by Board Member Lowe. The motion was carried by a unanimous (5-0, 2 absent being Vice-Chair Lawrence and Board Member Schwartz) vote. The meeting was adjourned at 8:40 p.m.

Mike Moss, Planning Board Chair

Michele Raby, Planning Board Clerk/ Planner II



Rolesville's Downtown District

A proposal from Derek T. Versteegen
Created June 10, 2023
Presented April 5, 2024



Rolesville's Downtown District

What is Different About Rolesville

At some point after (or perhaps before) the town of Rolesville was officially established William Roles, Town Commissioners, and/or citizens themselves decided for to erect two very distinct physical features to define the borders of the town.

The first were four small stone markers placed in the ground no more than 900 feet from the center of town - the current day intersection of Main Street and Young Street. These markers effectively define the original town. The second were gates. The gates were installed a little farther out from the town markers to manage access to town.

In 1941 the town boundaries were redefined as being one half of a mile from the center of the Young Street and Main Street intersection. This coincidentally lines up with where the author of *Our Past: History of Greater Rolesville Area* describes the gates were located. However, there is no evidence to validate exactly what the town did in relation to this. Nevertheless, it can clearly be understood that two boundaries existed and both can be recreated to establish a distinction the town can use to further define its identity, character, and origin.

Markers

Based on descriptions pulled from the book *Our Past: History of Greater Rolesville Area*, where the author details the locations of the town markers at the time of its publication in 1976 as follows:

- On Oxford Road in the old Mitchell garden spot where the Williams now own (north)
- In the yard of the old John Terrell house on the Louisburg Road where Roy Broughton now lives (northeast)
- On Wakefield Road now in the ditch between the Church Street and Baptist Church driveway (southeast)
- Located in the yard of the old Cpt Mart Fleming's yard, now in the grass between Highway 401 and its sidewalk laying on its side (southwest)

This is supported by historic maps scanned and available in Wake County's Historical Map Catalog

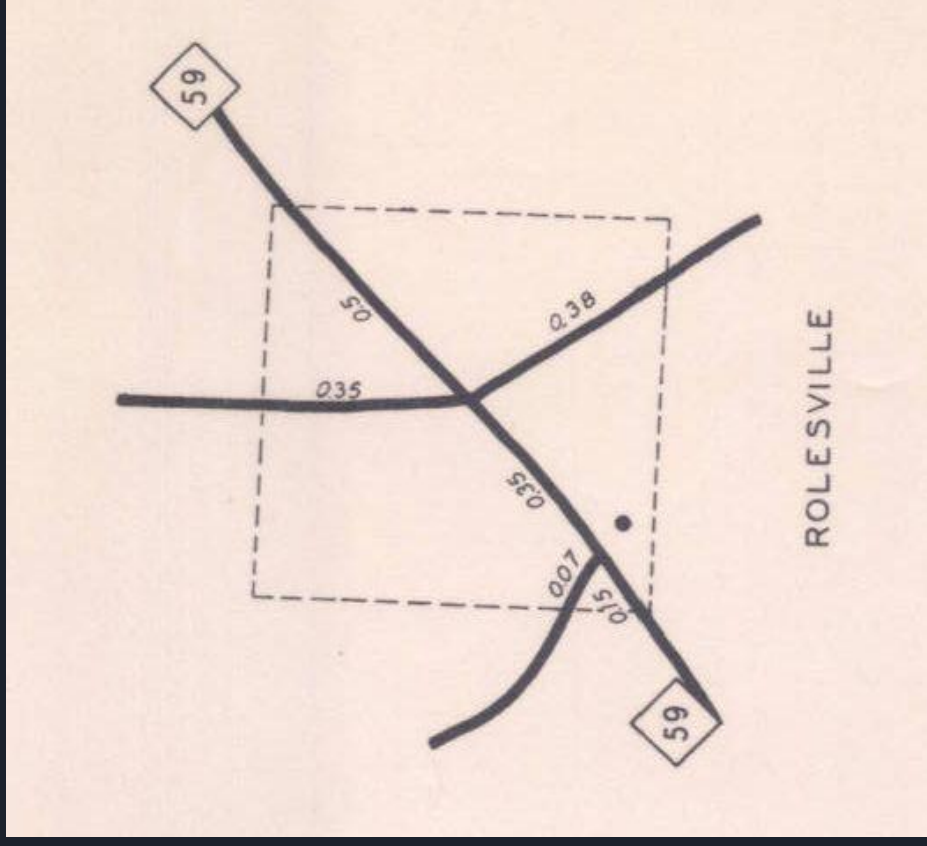
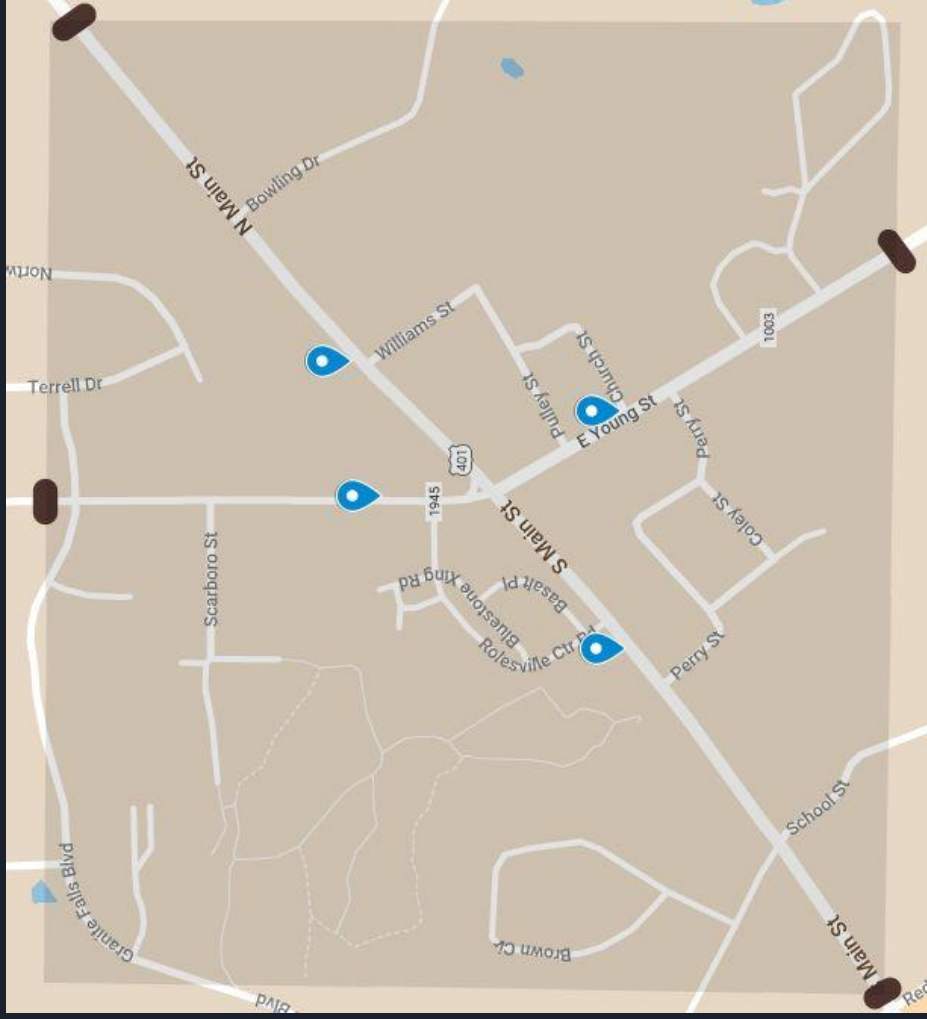


Gates

Based on descriptions pulled from the book *Our Past: History of Greater Rolesville Area*, where the author details the locations of the town gates at the time of its publication in 1976 as follows:

- Located at the foot of the hill northwest near Massey Branch on the Oxford road, now referred to as the Wake Forest road going by the cemetery. (north)
- Positioned near the northern city limits now on the Louisburg road near the old Ren Williams place now owned by Mrs. Alice Wall (northeast)
- Situated near the New Bethel Church east on the Wakefield road (southeast)
- Installed by the Old Lee place now near the present school grounds and the Redford place on the Raleigh Road south (southwest)





This map shows the best interpretation of the aforementioned locations that are also influenced by documentation of the 1941 town charter and historic maps.



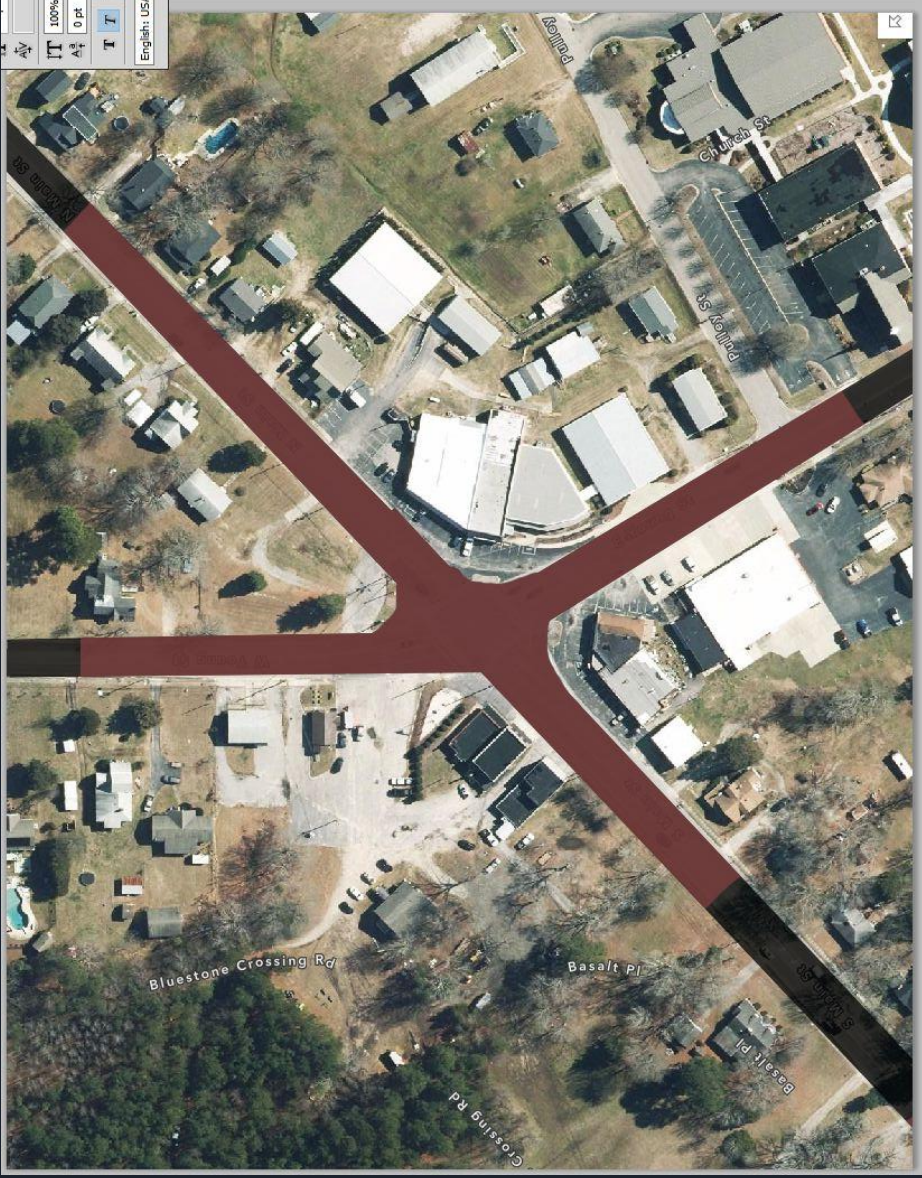
Proposal Details

I am proposing the town undertake an Outdoor Art Project with four objectives.

- 1) Salvage both existing markers
 - a) Take one and place it in a glass case in the future town hall lobby
 - b) Take the second and donate to the Little House Museum & Gallery for display.
- 2) Replicate and install four new markers in the locations that line of up with the 1941 town boundaries - no different than the current ones.
- 3) At the interior markers, install a thin band of brick pavers in the asphalt crossing the street, representing the original town boundary on the street
- 4) At the ½ mile mark down each direction of Main and Young streets, install decorative (if not functional) gates to replicate the original ones that existed
- 5) From the ½ mile mark in to the center of town, update/require the use of red or terra cotta colored asphalt (commonly achieved using scoria, aka lava rock, a very common rock) as a means of distinguishing the old/original downtown area
- 6) At the transition of black to red pavement, mark (by paint or brick design) the street with a message “Rolesville’s Downtown District”



This map shows an example of the corridor pavement marking



This map shows an example of the corridor pavement coloring





Funding

The town is already in an agreement with several parties to have the Main Street sections of town resurfaced. It is my understanding that a change like this is possible and not unrealistic to submit given the stage of the project we are at right now.

For the other sections of road affected by this proposal, I would suggest submitting a grant project with Bloomberg Philanthropies. Alternately, the town could budget the estimated \$1 million cost in the 2025-26 budget with other resurfacing projects.

- Bloomberg Philanthropies
<https://asphaltart.bloomberg.org/guide/>
<https://asphaltart.bloomberg.org/projects/>
- Original Dedication
<https://newspapers.digitalinc.org/lccn/2022240429/1977-09-29/ed-1/seq-5/#wors=corner+stones+dedication>
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