



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 of 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. Betty Freeman.

Moved by Board Member Versteegen and Seconded by Board Member Hill. The motion to recommend Approval of REZ-23-07 111,113,115 W Young Street Rezoning Map Amendment carried with 3 ayes- (Chair Moss, Board Members Versteegen and Hill)-2 nays-(Board Members Lowe and 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 within the Duke Power Line Easement.

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

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 case will be heard at the next Town Board meeting on April 02, 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