

**REGULAR MEETING OF THE
TOWN OF ROLESVILLE
PLANNING BOARD
January 28, 2019**

PRESENT: Mark Powers, Mike Moss, Frank Pearce, Jim Westbrook, Jim Schwartz, Ruth Payne, Planning Director Danny Johnson, Town Attorney Katy Griffin and Town Clerk Robin Peyton

ABSENT

Donnie Lawrence

CALL TO ORDER

Chairman Mark Powers called the meeting to order at 7:00 p.m.

INVOCATION

Board Member Moss gave the invocation.

PLEDGE OF ALLEGIANCE

The board collectively recited the Pledge of Allegiance.

APPROVAL OF MINUTES

Upon a motion by Board Member Moss and second by Board Member Pearce, the minutes of December 17, 2018 were unanimously approved.

WELCOME NEW MEMBER

Welcome to new Planning Board member Ruth Payne and congratulations to Board Member Mike Moss on his reappointment.

ELECTION OF CHAIR AND VICE-CHAIR

Moved by Board Member Schwartz to nominate Mark Powers for Planning Board Chairman and Mike Moss for Vice-Chairman

The vote for Mark Powers as Chairman was unanimous.

The vote for Mike Moss as Vice-Chair was unanimous.

ORDINANCE MAP AMENDMENT RECOMMENDATION

Planning Director Danny Johnson introduced Case MA18-05 Carlton Group of NC, LLC – a rezoning request for four parcels at 4521, 4522, 4541, and 4542 Vineyard Pine Lane consisting of 5.8 acres from Office and Professional Special Use District (OP-SUD) to Residential and Planned Unit Development District (R&PUD) (Wake County PIN 1758455033, 1758457035, 178455319, and 1759786199).

Morton Silverberg, Principal of Carlton Group of North Carolina introduced a letter written by landowners Dr. Lloyd and Mrs. Brenda Haynes as well as a highest and best-use statement report

produced by a retail analyst. Mr. Silverberg stated that the use intended would meet the need for more affordable housing in Rolesville.

Moved by Board Member Pearce to recommend that the Town Board of Commissioners approve the requested rezoning of MA18-05 as presented. Although the proposed request is not consistent with the Rolesville Comprehensive Plan, the request is reasonable and in the public interest due to the proposed rezoning properties as hidden from visibility and less accessible from South Main Street that is less likely with any interest for commercial retail or office uses. The proposed Residential and Planned Unit Development District (R&PUD) will allow these four parcels to develop as one of the residential use types allowed in this district. Also, the adjoining properties to the east and south of the requested site are currently zoned the same zoning district as requested and is a natural expansion of that zoning classification. In conjunction with a proposed map amendment, the Planning Board favorably recommends an amendment to the Future Land Use Plan for the requested four properties from current commercial land use to reclassify the four properties to high-density residential land use. The motion was seconded by Board Member Schwartz and carried by unanimous vote.

PLANNING DEPARTMENT'S REPORT

Planning Director Danny Johnson reported on the following:

- Consultant presentation on the Parks and Recreation Master Plan on February 19th. Mr. Johnson invited Planning Board members to this meeting.
- TA18-04 recommended by the Planning Board in November went to the Town Board for a Public Hearing on January 8th and has been continued to February 5th.
- Zoning case considered in the December Planning Board meeting public hearing has not moved forward as of yet.

TOWN ATTORNEY'S REPORT

NONE

ADJOURN

There being no more business before the board, upon a motion by Board Member Moss and second by Board Member Payne, the meeting was unanimously adjourned at 7:38 p.m.