



**Planning Board Meeting**  
**July 25, 2022- 7:00 PM**  
**502 Southtown Circle, Rolesville, NC 27571**

## **MINUTES**

**PRESENT:** Mark Powers, Chairman  
Mike Moss, Vice-Chairman  
Renorda Pryor, Board Member  
Donnie Lawrence, Board Member  
Steve Hill, Board Member  
Meredith Gruber, Planning Director  
Michael Elabarger, Senior Planner  
Erin Catlett, Town Attorney  
Shelly Raby, Planning Specialist

**ABSENT:** Jim Schwartz, Board Member, Davion Cross, Board Member, Michelle Medley, Commissioner/Planning Board Liaison

### **A CALL TO ORDER**

Chairman Powers called the meeting to order at 7:01 p.m.

### **A.1 PLEDGE OF ALLEGIANCE**

The Board collectively recited the Pledge of Allegiance.

### **A.2 INVOCATION**

Vice-Chairman Moss delivered the invocation.

### **A.3 APPROVAL OF MINUTES**

**Moved by Board Member Donnie Lawrence and Seconded by Board Member Steve Hill. The motion to approve the minutes of June 27, 2022, carried by unanimous vote.**

### **B.1 PR 20-06- The Point North Phases 11,12,13 Preliminary Subdivision Plat**

Senior Planner Mike Elabarger reviewed the previously approved project, noting this was being brought before the board again as a condition in SUP 18-09 from the Master Plan amendment approved in 2019.

Travis Fluitt, P.E., Kimley-Horn and Associates, Inc. gave a summary of the updated 2022 Traffic Impact Analysis study and answered questions.

Beth Trahos, Nelson Mullins Attorney, and Laura Holloman, McAdams Engineering spoke in favor of the project for the applicant.

Persons speaking in opposition, sighting traffic, safety, and connectivity concerns were

1. Maria Winn, 1018 Virginia Water Drive, Rolesville, NC
2. David Kodada, 516 Genovesa Drive, Rolesville, NC
3. Katherine Van Buren, 609 Vigo Court, Rolesville, NC
4. Heather Swisher, 521 Genovesa Drive, Rolesville, NC
5. Jeff Hester, 513 Genovesa Drive, Rolesville, NC
6. Barbara Mercer, 504 Genovesa Drive, Rolesville, NC
7. John Mercer, 504 Genovesa Drive, Rolesville, NC
8. Michael Elliot, 605 Vigo Court, Rolesville, NC
9. Kaitlyn Camacho, 508 Genovesa Drive, Rolesville, NC

Chairman Powers, Vice-Chairman Moss, Board Member Pryor, and Board Member Hill discussed the buffer, width of the streets, flood concerns, sidewalk placement, and speed reduction measures.

**Vice-Chairman Mike Moss made a motion to recommend approval of moving The Point North Phases 11,12,13 Preliminary Subdivision Plat forward to the Board of Commissioners on September 6, 2022, for a Quasi-Judicial hearing; Seconded by Board Member Donnie Lawrence; The motion carried with a four in favor, one in opposition (4-1) vote. Board Member Pryor being in opposition.**

## **B.2 Land Development Ordinance (LDO) Text Amendments – Round 3**

Planning Director Meredith Gruber informed the Board that she needed more time to work on the amendment and will plan to present a draft at the next Planning Board Meeting on August 22, 2022.

There was no motion or action taken.

## **C.1 Planning Director's Report**

Planning Director Meredith Gruber noted the number of permits processed.

## **C.2 Town Attorney's Report**

Nothing to report.

## **C.3 Other Business**

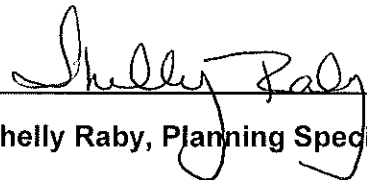
No other business was discussed.

## **C.4 Adjournment**

Board member Donnie Lawrence made a motion to Adjourn, seconded by Member Steve Hill, and the motion was carried by a five to zero, (5-0), with two (2) absent votes. The meeting adjourned at 8:31 p.m.



**Mark Powers, Planning Board Chairman**



**Shelly Raby, Planning Specialist**