



Planning Board Meeting
January 23, 2023 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mike Moss, Chairman (elect) Donnie Lawrence, Board Member
Jim Schwartz, Board Member Steve Hill, Board Member
Derek Versteegen, Board Member Tisha Lowe, Board Member
Erin Catlett, Deputy Town Attorney Meredith Gruber, Planning Director
Michelle Medley, Commissioner/ Planning Board Liaison
Shelly Raby, Planning Board Clerk/Planner Jordan Prince, Development Specialist

ABSENT: Davion Cross, Board Member

A. CALL TO ORDER

Vice-Chairman 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

Vice-Chairperson Moss delivered the invocation.

A.3. Tisha Lowe was sworn in as a new Planning Board Member.

The board collectively welcomed her.

A.4. Election of Chair and Vice-Chair

Board Member Donnie Lawrence nominated Mike Moss as Chair and Davion Cross as Vice-Chair, the nominations were seconded by Board Member Steve Hill and carried by unanimous vote.

A.5. APPROVAL of December 19, 2022, Planning Board meeting minutes

Moved by Board Member Donnie Lawrence and Seconded by Board Member Jim Schwartz. The motion to approve the minutes of December 19, 2022, carried by unanimous vote with the noted correction to B.2.MA 21-10 - Tom's Creek Map Amendment (Rezoning)

a. The impact on Forestville and Burlington Mills Road- also add a request for a review of the possibility of adding a second entrance on Forestville Road.

b. The net ~~gross~~ number of the park and open space- (remove the word gross)

f. The possibility of conducting a flow and sedimentation report, both before and after add-in (for Tuckahoe wells)

B. REGULAR AGENDA

B.1. MA 22-07 - 503 S. Main Street Map Amendment (Rezoning)

Mr. Moss recused himself as he is the surveyor on record. Deputy Town Attorney Erin Catlett asked the Board if someone would act as Chairperson for this case. Mr. Schwartz nominated Mr. Lawrence and he agreed.

Ms. Gruber described the proposed Map Amendment application, and the possible uses in a Conditional Zoning District (CZ), noting the applicant and the engineer were in the audience to answer questions. Mr. Schwartz asked if a PreSchool would be a conditional prohibited use? Ms. Gruber noted that she thought Preschools are classified under Day Care in the LDO, but she will add the word PreSchool for clarity.

Mr. Keith Gettle Civil Engineer with Gettle Engineering addressed the Board noting the applicant held a second (2nd) neighborhood meeting with the residents of Wall Creek and has agreed to add two (2) additional exclusions and conditions bringing the total number of prohibited uses to fifteen (15).

- The first additional prohibited use was there would not be a Nightclub allowed, and the
- The second additional prohibited use was there would not be a Tattoo establishment allowed.

There were no public speakers.

Moved by Board Member Jim Schwartz and Seconded by Board Member Derek Versteegen. The motion to recommend approval of MA 22-07, with added conditions excluding Nightclubs and Tattoo (parlor) establishments was carried by a unanimous vote.

B.2. TA 23-01 LDO Round 4 Notification Letter Requirements

Ms. Gruber briefed the Planning Board on the Town Board's request for town staff to revisit the distance notification requirements and in addition, add the owners of property adjacent to any roadway improvements. Mr. Schwartz, Mr. Hill, and Mr. Versteegen would like to see the distance for both notifications increased to 500 feet. Mr. Versteegen questioned if the HOA should also be notified. Mr. Moss felt the increase from 200 to 300 feet was acceptable. Mr. Schwartz recommended an updated version of the text amendment including the above-mentioned return to be discussed at the next board meeting.

There were no public speakers.

Moved by Board Member Jim Schwartz and Seconded by Board Member Steve Hill. The motion for staff to rewrite TA 23-01 taking into consideration the distance discussed at the Town Board level, roadway notification requirements within a certain distance, utility improvements, HOA contact, and that all notification distances are the same until the February 27th Planning Board meeting was carried by unanimous vote.

C. COMMUNICATIONS

C.1. Planning Director's Report

Ms. Gruber gave an update on previous recommendations and polled the board about training. The board collectively agreed to come in early before the regularly scheduled meeting.

C.2. Town Attorney's Report

None currently.

C.3. Other Business

C.4. Adjournment

Board member Donnie Lawrence made a motion to Adjourn, seconded by Steve Hill, and the motion was carried by unanimous vote. The meeting adjourned at 7:47 p.m.



Mike Moss, Planning Board Chairman



Shelly Raby, Planning Board Clerk/Planner