



Planning Board Meeting
May 22, 2023 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT:

Mike Moss, Chair	Donnie Lawrence, Board Member
Davion Cross, Vice-Chair,	Steve Hill, Board Member
Derek Versteegen, Board Member	Tisha Lowe, Board Member
Jim Schwartz, Board Member	Erin Catlett, Deputy Town Attorney
Michelle Medley, Commissioner/ Planning Board Liaison	
Mike Elabarger, Senior Planner	Michele Raby, Planning Board Clerk/Planner I

ABSENT: Meredith Gruber, Planning Director

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 April 24, 2023, Planning Board meeting minutes.

Moved by Board Member Donnie Lawrence and Seconded by Board Member Steve Hill. The motion to approve the minutes of March 27, 2023, was carried by unanimous vote.

B. REGULAR AGENDA

B.1. TA 23-04- LDO Section 11.7 Main Street Corridor Definition

Mr. Elabarger gave the board a presentation of the proposed applicant-initiated text amendment to change the Main Street Corridor definition in the Land Development Ordinance (LDO) to enlarge the measurement distance from 300 feet to 500 feet along Main Street starting at the exit off of the Highway 401 bypass, traveling North on Main Street to the Young Street intersection. The measurement from either side would occur from the Main Street centerline.

Ms. Julie Spriggs and Mr. Mac McIntyre, CAA Engineers, represented the applicants and reviewed the justification for the text amendment, stating the text amendment would increase the distance to reduce the setbacks to encourage an urban feel development and walkability along the main street corridor. Noting they are not requesting more than what is allowed in the current General Commercial (GC) zoning district as found in Section 3.2.1.C Setback Reductions but rather adding to the definition in Section 11.7.

There were no public speakers.

Moved by Vice-Chairperson Cross and Seconded by Board Member Donnie Lawrence. The motion to recommend approval of TA-23-04- 4502 Vineyard Pine with the recommendation to change the definition in LDO Section 11.7. from *For the purposes of General Commercial (GC) setback reductions, the Main Street Corridor includes South Main Street between Highway 401 and Young Street and is measured ~~three hundred feet (300')~~ in each direction from the Main Street centerline to five hundred (500')*; with an additional text amendment to change LDO Section 3.2.1.C.3 General

Commercial (GC), A minimum ten-foot-wide sidewalk or multi-use trail is provided with access if it has a connection to Main Street up to 500-feet; the motion carried with a unanimous vote.

B.2. REZ-23-04-4502 Vineyard Pine Land Rezoning Map Amendment

Chair Moss recused himself as he is the surveyor of record. Vice-Chair Cross opened the floor for the presentation of the rezoning application.

Mr. Elabarger described the proposed Map Amendment application from the Office Professional (OP-CZ) to General Commercial (GC) zoning district. He discussed the history of the parcel and reviewed the possible uses, noting the owners, applicant, and engineer were in the audience.

Ms. Spriggs described the restrictions of the lot due to topography and size; she also reviewed several prohibited and proposed conditions, noting they voluntarily removed Tattoo establishments in favor of more family-centered eateries or boutiques. Commissioner Medley and Board Member Versteegen questioned why the applicant chose to remove Tattoo establishments and suggested they add it back to the permitted uses to promote inclusivity. Ms. Spriggs stated they would be glad to amend the uses table. Commissioner Medley noted that bars and nightclubs would come up during the discussion at the Town Board meeting. Ms. Spriggs stated they left those establishments in as a by-right use in case they were approached by this type of business, which is permitted in the GC zoning district.

There were no public speakers.

Moved by Board Member Donnie Lawrence and Seconded by Board Member Derek Versteegen. The motion to recommend approval of REZ-23-04-4502 Vineyard Pine with the amendment of moving tattoo establishments from the prohibited to permitted list carried with a unanimous vote.

C. COMMUNICATIONS

C.1. Planning Director's Report

a. Update on Previous Planning Board Recommendations

On May 2, 2023, the Town Board held a Public Hearing on MA 21-10 Pearce Farm, this discussion was continued to the June 6, 2023, Town Board Meeting.

b. April Development Report

There were eighteen (11) total dwelling unit permits issued in April. Eight (04) new single-family and ten (07) new townhome permits. Permits are down versus this time last year. Carolina Legacy Volleyball is close to receiving a Certificate of Occupancy. Wallbrook has submitted a Site Development Plan for a 7-11 store.

c. Other

None at this time.

C.2. Town Attorney's Report

Deputy Town Attorney Catlett noted nothing at this time.

C.3. Other Business

None at this time.

C.4. Adjournment

Board Member Lawrence made a motion to adjourn and Seconded by Board Member Tisha Lowe. The motion was carried by unanimous vote. The meeting was adjourned at 8:10 p.m.

Mike Moss, Planning Board Chairman

Michele Raby, Planning Board Clerk/Planner