



**Planning Board Meeting**  
**August 28, 2023 - 7:00 PM**  
**502 Southtown Circle, Rolesville, NC 27571**

**MINUTES**

**PRESENT:**

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

**ABSENT:** Jim Schwartz, Board Member

**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 July 24, 2023, Planning Board meeting minutes.**

Moved by Board Member Lawrence and Seconded by Board Member Lowe. The motion to approve the minutes of July 24, 2023, with a noted correction of a clerical error to amend the date from June 24, 2023, to July 24, 2023, was carried by unanimous (7-0) vote.

**B. REGULAR AGENDA**

**B.1. MA 22-08 Harris Creek Farms Rezoning for approximately ninety-three (93) acres consisting of nineteen (19) tracts of land on the West side of Jonesville Road near Universal Drive.**

Mr. Elabarger 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) and Residential High (RH) as Conditional Zoning (CZ) Districts.

Mr. Samuel Morris Attorney with Long Leaf Law Partners, Steve George with CSC Group, Jeremy Keeny, and Panth Naik with Morris & Ritchie Associates, Inc. (Architecture Group) represented the applicant and presented the project along with the existing and proposed conditions. The board collectively asked about why a virtual meeting rather than an in-person meeting was held, walkability, greenway connectivity, 30+ acres be dedicated to the Town, public parking, park access, paving Universal Drive, street widths, why a conservation subdivision was not utilized, vinyl siding and lack of dwelling design types and voiced their concern about the lack of a second means of ingress/egress. Mr. George stated the conditions they would concede to would be to consult with the landowner to inquire if a sidewalk on Jonesville Road could be extended on their property to enhance connectivity.

There was one (1) public speaker who spoke in opposition of the project; Mr. Guy Jones 4706 Cousins Lane Wake Forest, NC 27587 noting the negative effect it would have on his property taxes if this development were allowed.

Moved by Board Member Versteegen and Seconded by Board Member Lowe. The motion to recommend DENIAL of MA 22-08 Harris Creek Farms Rezoning Map Amendment carried with a unanimous vote (6 ayes-0 nayses-1 absent being Board Member Schwartz was absent).

C. COMMUNICATIONS

C.1. Planning Director's Report

a. Update on Previous Planning Board Recommendations

On August 15, 2023, the Town Board approved the Pearce Farm Annexation and Rezoning Map Amendment request with added conditions. At the next Town Board meeting on September 5, the board will hear the Arden Senior Living Rezoning Map Amendment and the Hills at Harris Creek Annexation and Rezoning Map Amendment requests.

b. July Development Report

In July there were eighteen (19) total dwelling unit permits issued. Permits are down compared to this time last year.

c. September 2023 marks the 50<sup>th</sup> Anniversary since the Planning Board was established. A celebration will occur before the next meeting. Light refreshments will be provided.

d. Upcoming LDO Text Amendments

i. Main Street/Commercial Corridor- more information to come.

ii. Appendix B, Section 1.2 Stormwater Management will be established by the State and adopted as the State requires.

C.2. Town Attorney's Report

Deputy Town Attorney Catlett noted nothing at this time.

C.3. Other Business

None currently.

C.4. Adjournment

Board Member Lawrence made a motion to adjourn and Seconded by Vice-Chair Cross. The motion was carried by unanimous vote. The meeting was adjourned at 8:28 p.m.



Mike Moss, Planning Board Chairman



Michele Raby, Planning Board Clerk/Planner