



Planning Board Meeting
March 23, 2026 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mike Moss, Chair
Donnie Lawrence, Vice-Chair
Tisha Lowe, Board Member
Frank Pearce, Board Member
David Neill, Town Attorney
Stephen Wensman, Planning Director
Tanner Hayslette, Planner I
Sharon Hope, Administrative Support Specialist

ABSENT: Brian Kennedy, Board Member
Jim Schwartz, Board Member
Mindy Barham, 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 FEBRUARY 23, 2026, MEETING MINUTES

Moved by Board Member Lowe and Seconded by Board Member Pearce. Motion to approve the minutes of the February 23, 2026, meeting was carried with a 4-0 vote, 4 voted aye (Moss, Lawrence, Lowe, Pearce), 0 voted nay.

B. REGULAR AGENDA

B.1. TA-26-0003 – LDO Text Amendment to Section 9.1.2.B. Minor Subdivision

Mr. Wensman introduced this Text Amendment for minor subdivisions continued from the February 23, 2026, Planning Board meeting. This amendment is a correction to the code and to the Appendix A – LDO Handbook at the direction of the Town Attorney as the Statute states “five (5) acres or less” and should say “five (5) acres and greater”. After review, more language was added to allow minor subdivisions between two acres and five acres. Mr. Wensman noted that greater than ten acres is exempt and less than two acres is exempt. The new language models the Statute language, includes more clarity, and removes ambiguity.

Chair asked a question regarding the addition of road access language, and Mr. Wensman provided explanation. The Chair asked for questions and heard none.

Moved by Vice Chair Lawrence and Seconded by Board Member Lowe. Motion to recommend approval of TA-26-0003 – Text Amendment for Minor Subdivisions, to the Town Board of Commissioners because it is consistent with the Comprehensive Plan and was carried by a 4-0 vote, 4 voted aye (Moss, Lawrence, Lowe, Pearce), 0 voted nay.

B.2. TA-26-0004 – LDO Text Amendment to Section 6.5.E.4 Fence Height

Mr. Wensman introduced the Text Amendment to address resident concerns about the need for an eight-foot fence at the outer edges of a subdivision or neighborhood. Currently the maximum fence height is 6' with 1' of transparent "lattice" detail on top. This amendment would allow a fence of 8' maximum height at the outer perimeter of a subdivision when the subdivision is against a higher density, more intense residential district. The Board collectively asked a few clarifying questions which Mr. Wensman answered.

Moved by Vice Chair Lawrence and Seconded by Board Member Lowe. Motion to recommend approval of TA-26-0004 – Text Amendment to Residential Fence Height to the Town Board of Commissioners because it is consistent with the Comprehensive Plan and was carried by a 4-0 vote, 4 voted aye (Moss, Lawrence, Lowe, Pearce), 0 voted nay.

C. COMMUNICATIONS

C.1. Planning Director's Report

a. Technical Review

Mr. Wensman stated that Technical Review has been quiet recently; however, this month we received 10 new applications.

b. Close-Out projects

Mr. Wensman stated that we have a couple of projects that have reached the close-out stage including The Preserve at Jones Dairy, which is a KB Homes community, and townhomes at the Wallbrook project.

c. Discussion of Scott Miles, Town Engineer, projects

Mr. Wensman stated that Scott Miles will be doing some plan review, inspections and special projects throughout the town: Street Acceptance Policy, Powell Bill Policy and a potential recommendation for Traffic Calming as Mr. Miles joined the Traffic Calming Committee.

C.2. Town Attorney's Report

The Town Attorney stated that he did not have a report but was open for any questions.

C.3. Other Business

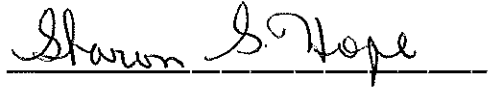
None currently.

C.4. Adjournment

A motion to adjourn was made by Vice-Chair Lawrence and Seconded by Board Member Pearce. The motion was carried by a 4-0 vote, 4 voted aye (Moss, Lawrence, Lowe, Pearce), 0 voted nay. The meeting was adjourned at 7:11 p.m.



Mike Moss
Planning Board Chair



Sharon S. Hope
Administrative Support Specialist