



Planning Board Meeting
November 22, 2021- 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mark Powers, Chairman
Davion Cross, Board Member
Mike Moss, Board Member
Steve Hill, Board Member
Michelle Medley, Mayor Pro-Tem
Michael Elabarger, Senior Planner
Donnie Lawrence, Board Member
Renorda Pryor, Board Member
Jim Schwartz, Board Member
Dave Neil, Town Attorney
Meredith Gruber, Planning Director
James Carter, Planner I

ABSENT:

1. CALL TO ORDER

Chairman Mark Powers called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Board collectively recited the Pledge of Allegiance.

3. INVOCATION

Board Member Moss gave the invocation.

4. APPROVAL OF MINUTES

Moved by Board Member Davion Cross and second by Board Member Donnie Lawrence. The motion to approve the minutes of October 25, 2021, with a minor date correction, carried by unanimous vote.

5. MA 20-03 Broughton Townhomes:

Planning Director Meredith Gruber presented the Broughton Townhomes rezoning case. The applicant asked for the property to be rezoned from R1 to R3-CZ.

Applicants' representatives Lewis Hardee and Marty Bizzell gave the Board further insight on the project, the intentions of the developers, and how the project correlates with the Rolesville 2017 Comprehensive Plan.

1 | Planning Board Meeting Minutes
August 23, 2021

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Board Member Donnie Lawrence recused himself from the Broughton Townhome recommendation vote due to the proximity and potential impact of his property.

Board Member Renorda Pryor made a motion to approve MA 20-03 Broughton Townhomes rezoning case with recommendations that design materials be submitted and that the applicant considers increasing the buffer; second by Davion Cross, carried by three votes.

6. LDO Amendments Round One

Planning Director Meredith Gruber presented 15 LDO Technical Amendments to the Board for recommendation and approval.

Donnie Lawrence made a motion to approve the LDO Technical Amendments with corrected edits, second by Renorda Pryor.

7. LDO Amendments Round Two

Ms. Gruber Spoke to the board about amending LDO Section 10.4.A.5 nonconforming uses to include manufactured unit replacement after being damaged by natural causes.

Board Member Donnie Lawrence made a motion to approve amending LDO Section 10.4.A.5 to allow for manufactured home replacement due to natural causes; second by Davion Cross, carried by unanimous vote.

8. Planning Director's Report Attorney's Report

- a. Meredith Gruber introduced the new Senior Planner Michael (Mike) Elabarger to the Planning Board.
- b. The development report for October is available on the Town of Rolesville Website under the Development Projects tab.
- c. Discussed with the Board about potentially changing the Planning Board meeting night in the future.

9. Town Attorney Report

Dave Neil introduced his colleague Erin Catlett who will be present for some of the Planning Board meetings as a representative.

9. Other Business

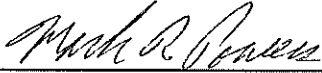
**2 | Planning Board Meeting Minutes
August 23, 2021**

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10. ADJOURN

There being no more business before the board, upon a motion by Board Member Jim Schwartz and second by Board Member Donnie Lawrence, the motion to adjourn carried by unanimous vote. The meeting adjourned at 9:30 p.m.

ATTEST:



Mark Powers, Planning Board Chairman



James Carter, Planner I

3 | Planning Board Meeting Minutes August 23, 2021

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