



Planning Board Regular Meeting
October 26, 2020- 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mark Powers, Chairman
Frank Pearce, Board Member
Jim Schwartz, Board Member
Michelle Medley, Mayor Pro-Tem/
Planning Board Liaison

Mike Moss, Vice-Chairman
Donnie Lawrence, Board Member
Davion Cross, Board Member

Dave Neill, Town Attorney
Danny Johnson, Planning Director
Julie Spriggs, Planner II

Kelly Arnold, Town Manager
Mical McFarland, Econ.Dev.Mgr
Shelly Raby, Development Specialist

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The board collectively recited the Pledge of Allegiance.

INVOCATION

Board Member Moss gave the invocation.

APPROVAL OF MINUTES

Moved by Board Member Frank Pearce and second by Board Member Donnie Lawrence the motion to approve the minutes of September 28, 2020, carried by unanimous vote.

UDO TA 20-04 Town Center Zoning District Text Amendment continued review.

2.1 Section- Amend the section of the board of commissioners, added sections F and G.

Section F has changed completely.

Section G- design alternative shall be reviewed in accordance with section 3.6.2 Quasi-Judicial evidentiary hearings.

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Permitted Uses Table

- **Ms. Spriggs** - daycares and churches have been added. Single-family dwellings are not permitted except that legally existing detached single-family residential at the time of this amendment shall be permitted to remain under section 3.10 vested rights.

Building Heights

- **Ms. Spriggs** - removed the use of the word “stories”, and put everything back into feet.

Density

- **Ms. Spriggs**- this did not change, we kept it at twenty units per acre.

Building Placement

- **Ms. Spriggs** asked if the board wished to make a policy decision change making the front, side, and rear setback to two feet or five feet? **Mr. Moss**- leave it at zero and just call it out, and maybe make a note that encroachment will not be allowed in public rights of way without written authorization from whoever owns the public right of way. Mr. Powers noted that would keep it consistent with a lot of older downtown areas. Mr. Johnson noted it would also include second-level balconies to include power easements.

Lot standards

- **Ms. Spriggs** asked if the board would like to keep the text as written, or make any changes? Mr. Moss- would like to keep it as is, and Mr. Cross agreed.
- **Blank Walls**- No current provisions. Mr. Cross asked if the art be allowed on the front, or just on the sides? Ms. Spriggs replied that is up for discussion. Mr. Powers questioned if we should hold off until we can discuss it with the commissioners and the public. Mr. Moss agreed. Mr. Moss asked if we could require a percentage of coverage such as 50%, so we are not tied to square footage. Mr. Lawrence questioned if 30% may be a good starting point.

Buildings

- **Mr. Schwartz** asked if we could do anything on an occupancy level? Mr. Johnson replied it would be difficult to dictate occupancy because of the market.
- **Mr. Neill** asked **Ms. Spriggs** to clarify- Is the measurement that we are talking about here measured at the building and that is a mixed-use building (singular) or is it measured at the site or the approved site plan development such that it's a mixed-use development which may have commercial, residential or mixed-use buildings? Ms. Spriggs replied that is part of this discussion of what do we want to see and how do we want to enforce this? Mr. Johnson noted it will depend on the project and the number of buildings. Ms. Spriggs will bring this section back to the consultants to get clarification. Mr. Neill would also like us to add a definition for “mixed-use”. Mr. Johnson would like to add residential and non-residential in mixed-use to the definition.

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Streetwalls

- **Mr. Johnson** noted the streetwall purpose is to give Main and Young street more of a downtown feel. Streetwalls will not be located in the interior, other than for a drive-through. In the parking standards, you would usually have a hedge wall to stop vehicles from jumping over. Ms. Spriggs noted we will leave the streetwalls and drive-through's in and let the design dictate. Mr. Moss asked Ms. Spriggs to confirm that drive-throughs will only be allowed on the side and the rear of a building. Ms. Spriggs verified that is correct, side and rear only, not adjacent to the street.

Masonry

- **Ms. Spriggs** review the language that has been added. Questions were raised about brick versus stone, or other facades material and also restricting colors. Mr. Neill suggested the board eliminate things they do not want in the UDO. For example state no black brick or no vinyl siding, or no painted brick. Write what you want and be sure to include the primary and secondary façade's. Ms. Spriggs will request clarification from the consultants on brick versus stone exteriors, add and define the primary and secondary façade's outside of this paragraph, and confirm the prohibition of fluorescent colors is already in the UDO. Mr. Moss asked for clarification on natural vs man-made, and stone and/or brick. Can it be both? Ms. Spriggs will get clarification.

Parking

- **Ms. Spriggs** reviewed the changes. Mr. Lawrence, Mr. Moss, and Mr. Cross all voiced acceptance of the changes. Mr. Moss stated he is good with the off-street parking. Mr. Schwartz asked about designating rideshare spaces. Mr. Johnson replied it is not feasible to designate spaces since this is not a high traffic area. He would rather leave it up to the owner of the building to manage their parking. Ms. Spriggs pointed out it is also an enforcement issue. Mr. Cross asked about buses. Mr. Johnson stated yes they would work with transit. Mr. Neill asked Ms. Spriggs why structured parking is treated differently? Ms. Spriggs replied she thinks it gives the board of commissioners a chance to review separately in a quasi-judicial hearing. Mr. Neill suggested clarification for consistency with the parking standards. For shared parking, Ms. Spriggs will request clarification of b and e, and clarification of how to review and enforce. Mr. Neill would like this reworded to state what the board wants, and not left up to the consultant.

Open Space

- Mr. Cross noted he is okay with this section. Mr. Moss noted his concern for smaller lots and lower densities and meeting the requirements, and suggested maybe use a percentage instead. Mr. Neill noted that may create an inefficiency of space. Mr. Moss asked if maybe instead of a percentage they pay a fee in lieu? Mr. Johnson noted that might be too close to the recreation fee we already charge. The question is how to encourage outdoor space. We will send this back to the consultants for clarification.

Buffering

- **Ms. Spriggs**-this needs to be easier to read and understand, and we will send this back to the consultants. Mr. Johnson suggested moving the graphic to another spot.

Town Center

- **Ms. Spriggs** noted We removed stories and replacing with feet. Nothing else changed.

What's next? Mr. Johnson suggested after taking all the above information back to the consultants and they give him a draft, he would like to speak with the chairman about possibly scheduling a special meeting if there is time. Mr. Arnold suggested including the developer in our next discussion. Mayor Pro-Tem asked if we could invite the consultant to answer questions next time as well.

PLANNING DIRECTOR'S REPORT

a. Development Activity Report

TOWN ATTORNEY'S REPORT: Mr. Neill reminded the board to please let him know if they have any questions.

OTHER BUSINESS: Mr. Johnson will give Mr. Pearce contact information for the DOT regarding the tree concerns he raised prior.

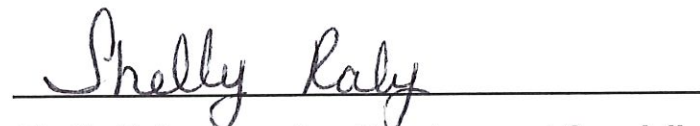
ADJOURN

There being no more business before the board, upon a motion by Board Member Frank Peace and second by Board Member Donnie Lawrence, the motion to adjourn carried by unanimous vote. The meeting adjourned at 9:39 p.m.

ATTEST:



Mark Powers, Chairman



Shelly Raby, Planning Development Specialist