



**Special Planning Board Meeting  
May 17, 2021- 7:00 PM  
502 Southtown Circle, Rolesville, NC 27571**

## **MINUTES**

**PRESENT:** Mark Powers, Chairman  
Frank Pearce, Board Member  
Renorda Pryor, Board Member  
Michelle Medley, Mayor Pro-Tem/  
Planning Board Liaison  
Jason Brown, Planning Director  
Kelly Klepper, Kimley Horn  
Shelly Raby, Development Specialist

Mike Moss, Vice-Chairman  
Donnie Lawrence, Board Member  
Davion Cross, Board Member  
  
Dave Neill, Town Attorney  
Julie Spriggs, Planner II  
James Ehrmann, Kimley Horn

**ABSENT:** Jim Schwartz, Board Member

### **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 Pearce gave the invocation.

**4. Planning Director Introduction-** Chairman Powers welcomed Mr. Jason Brown as the new Planning Director.

### **5. APPROVAL OF MINUTES**

**Moved by Board Member Frank Pearce and second by Board Member Donnie Lawrence the motion to approve the Joint work session minutes of April 22, 2021, carried by unanimous vote.**

**Moved by Board Member Frank Pearce and second by Board Member Donnie Lawrence the motion to approve the minutes of April 26, 2021, carried by unanimous vote.**

6. **UDO TA 21-04 Land Development Ordinance:** Ms. Spriggs introduced Mr. Keppler and Mr. Ehrmann, Kimley Horn consultants who reviewed the slides they had prepared with the proposed LDO draft.
- Town resident **Mr. Jimmie Sanders** 600 Longmelford, Drive Rolesville questioned if a ban on certain trees could be added to the LDO? Mr. Keppler replied a ban is not included on specific species, however, a landscape design plan must be approved by staff, and staff must also follow the list of acceptable plants and trees per the NC Forest Service.
7. **MA 21-04 Zoning Map:** Mr. Klepper and Mr. Ehrmann, Kimley Horn consultants reviewed the slides they had prepared with the proposed Zoning Map. They pointed out the zoning map will only change the names of the districts, there will be no other changes.

**Board Member Lawrence made a motion to recommend approval of UDO TA 21-04 to the Board of Commissioners the Planning Board concludes the proposed amendment is reasonable and in the public interest because it brings local ordinances into compliance with the applicable North Carolina law. Additionally, the proposed amendment supports the following policies and goals in the town's adopted comprehensive plan goals LU1, LU2, LU3, and LU5. The zoning amendment MA 21-04 will also be added and accepted as part of this motion. Second by Board Member Pearce, carried by unanimous vote.**

8. **PLANNING DIRECTOR'S REPORT:** Mr. Brown gave an update on the hiring of a Planner I, building permits, and thanked the board for their work on the LDO.

**a. Development Activity Report**

9. **TOWN ATTORNEY'S REPORT:** Mr. Neill gave an update on 8 Bills that passed from the House into the Senate.

**10. OTHER BUSINESS: None**

**11. ADJOURN**

There being no more business before the board, upon a motion by Board Member Donnie Lawrence and second by Board Member Davion Cross, the motion to adjourn carried by unanimous vote. The meeting adjourned at 8:40 p.m.

ATTEST:

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**Mark Powers, Planning Board Chairman**

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**Shelly Raby, Development Specialist**

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