



Planning Board Meeting
February 28, 2022- 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mark Powers, Chairman
Mike Moss, Board Member
Hill, Board Member
Dave Neil, Town Attorney
Michael Elabarger, Senior Planner
Donnie Lawrence, Board Member
Renorda Pryor, Board Member
Michelle Medley, Commissioner
Meredith Gruber, Planning Director
James Carter, Planner I

ABSENT: Jim Schwartz

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 delivered the invocation.

4. APPROVAL OF MINUTES

***Correction noted** by Board Member Mike Moss to change the meeting minutes to reflect his question about swearing-in of members for the new terms.

Moved by Board Member Mike Moss and second by Board Member Donnie Lawrence. The motion to approve the minutes of January 24, 2022, with minor correction, carried by unanimous vote.

5. Joint Work Session

Planning Director Meredith Gruber informed the Planning Board about the Joint Work Session with the Town Board and Planning Board on March 15.

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6. Volunteer Appreciation Dinner, April 26, 2022

Planning Director Meredith Gruber informed the Planning Board about the appreciation dinner that will be held for all of the voluntary boards as a thank you for their service to the Rolesville Community.

7. Planning Board Training Needs

Mrs. Gruber asked the Board about training that the board had received in the past. Mark Powers mentioned that the Town Attorney would deliver training during regularly scheduled meetings. Dave Neil mentioned that the work session could assign the Planning board with new duties, which may guide training efforts.

8. SUP 21-01 Wait Ave Pulte Subdivision (FKA Thales Academy)

Senior Planner Michael Elabarger presented SUP 21-01 Case. It is 93.73 acres located at 98/wait and Averett Ridge. The Applicant is requesting to amend SUP 18-01 known as Thales Academy through proposed conditions.

Matthew Carpenter, Chris Raughley, and Riyad Baroudi represented the applicants and provided more clarifying information to the board about the project.

Conditions:

1. Use restrictions (Single-family Units, Townhomes, Non-Residential)
 - a. Max density 4 dwelling units per acre
 - b. Non-residential Maximum 200,000 SF
2. Residential development shall/may occur before Non-residential
3. Improvements per the TIA
4. 30% Open Space minimum of Residential portion
5. Residential architectural commitments
6. UDO Deviation-
 - a. SFD Front Setback encroachment of 5 ft
 - b. SFD Frnt Facing garages throughout; 5 ft front setback encroachment
 - c. SFD Required parking in driveways
 - d. TH – 20 ft building separation
7. Architectural and Design commitments
 - a. Crawl space or stem wall foundation
 - b. Front Facades must include two of-
 - i. Covered porch or stoop
 - ii. Two or more building materials

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- iii. Decorate gable, shake, trim, or cornice
- iv. Balcony, column, or dormer
- c. Minimum of 3 color families of siding and Varied trim, shutter, and accent color
- d. Garage doors shall have windows, decorative details, or carriage-style adornments

Board Member Donnie Lawrence recommended approval of SUP 21-01 Wait Ave Pulte Subdivision, second by Board member Renorda Pryor, carried by unanimous vote of

9. Planning Director's Report

- a. The planning staff is continuing to clear the backlog of development review applications.
- b. The Planning staff will host a virtual open house for the newly implemented development submittal process on March 23, 2022, from 1:00 pm to 3:00 pm.

10. Town Attorney Report

Dave Neil asked if the board had a hard copy of the LDO, and all members said that they did not have a physical copy of the LDO.

11. Other Business

Steve Hill asked about the Development Report, Meredith Gruber noted that there is a 2021 Year-end report, and January 2022 Development report in the agenda packet.

12. ADJOURN

There being no more business before the board, upon a motion by Board Member Mike Moss and second by Board Member Donnie Lawrence, the motion to adjourn carried by unanimous vote. The meeting adjourned at 7:52 p.m.

ATTEST:



Mark Powers, Planning Board Chairman



James Carter, Planner I