



Planning Board Meeting
May 23, 2022- 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mark Powers, Chairman
Mike Moss, Vice-Chairman
Jim Schwartz, Board Member
Donnie Lawrence, Board Member
Steve Hill, Board Member
Davion Cross, Board Member
Meredith Gruber, Planning Director
Michael Elabarger, Senior Planner
Eric Marsh, Assistant Town Manager
Dave Neill, Town Attorney
Shelly Raby, Planning Specialist
James Carter, Planner I

ABSENT: Renorda Pryor, Board Member
Michelle Medley, Commissioner/Planning Board Liaison

1. CALL TO ORDER

Chairman Mark Powers called the meeting to order at 7:02 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

Moved by Vice-Chairman Mike Moss and seconded by Board Member Donnie Lawrence. The motion to approve the minutes of April 23, 2022, carried by unanimous vote.

5. 2022-2024 Strategic Plan discussion

Assistant Town Manager Eric Marsh provided an overview of the new Strategic Plan, explaining and detailing how and where the Planning Board fits into the Town's growth and development vision and initiatives.

6. MA 21-08 Barham Land

***Vice-Chairman Moss recused himself from this Agenda item.**

Planning Director Meredith Gruber presented the Map Amendment (rezoning) request as described in the Packet, to rezone the property from Wake County's Highway District (HD) to the Town of Rolesville Residential High-Conditional District (RH-CZ) under the Land Development Ordinance (LDO). A concept plan and Conditions of Approval are presented with the rezoning request.

Applicant representative Nils Ghosh (Attorney, Morning Star Law Group) made a presentation explaining the application, including history of the property's recent Map Amendment (MA 20-04). Mr. Ghosh and Chase Massey (Professional Engineer, FLM Engineering) addressed questions from the Board.

Discussion centered on the proposed buildings and type of residential dwellings, site preparation primarily rock blasting, design aspects of proposed buildings, and trip generation.

Citizen Max Steelman (2002 Wait Ave.) made public comment.

Board Member Davion Cross made a motion to recommend denial of the Application as presented; Second by Board Member Steve Hill; The motion was carried by unanimous (5-0; 1 Absence, 1 Recusal) vote.

7. Planning Director's Report

Meredith Gruber noted that on June 21st the Town Board of Commissioners Work Session will include a presentation of LDO Amendments Round 3, and that a similar presentation to the Planning Board will occur on June 27, 2022. Ms. Gruber also inquired about virtual/online meetings of the Planning Board should that be necessary at some point/time in the future; discussion occurred.

8. Town Attorney's Report

Nothing to report.

9. Other Business

No other business was discussed.

10. Adjournment

Board member Donnie Lawrence made a motion to Adjourn, seconded by Vice-Chairman Mike Moss, and the motion was carried by unanimous vote. The meeting adjourned at 7:50 p.m.



Mark Powers, Planning Board Chairman



Michael Elabarger, Senior Planner