



Planning Board Meeting
*Special Meeting
September 26, 2022- 6:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mark Powers, Chairman
Mike Moss, Vice-Chairman
Jim Schwartz, Board Member
Michelle Medley,
Commissioner/Planning Board Liaison
Mike Elabarger, Senior Planner
Donnie Lawrence, Board Member
Steve Hill, Board Member
Davion Cross, Board Member
Dave Neill, Town Attorney
Meredith Gruber, Planning Director
Shelly Raby, Planner

ABSENT:

A CALL TO ORDER

Chairman Powers called the meeting to order at 6:00 p.m.

A.1 PLEDGE OF ALLEGIANCE

The Board collectively recited the Pledge of Allegiance.

A.2 INVOCATION

Vice-Chairman Moss delivered the invocation.

A.3. APPROVAL of September 26, 2022, Planning Board meeting minutes

Moved by Board Member Donnie Lawrence and Seconded by Board Member Steve Hill. The motion to approve the minutes of August 22, 2022, carried by unanimous vote.

B. REGULAR AGENDA

1. MA 22-07- 503 S. Main Street

- Vice-Chairman Mike Moss requested a recusal based on prior knowledge of the property as the surveyor of record. His recusal was approved collectively by the board.

Mr. Elabarger described the proposed Map Amendment application. The property owner and Applicant representative were present and answered several questions of the Board.

There were no public speakers.

Moved by Board Member Donnie Lawrence and Seconded by Board Member Davion Cross. The motion to recommend approval of MA 22-07, carried by a unanimous vote.

1|Planning Board Meeting Minutes September 26, 2022

The Town of Rolesville is committed to providing accessible facilities, programs, and services for all people in compliance with the Americans with Disabilities Act. Should you need assistance, or a particular accommodation, please contact the ADA Coordinator.

2. MA 22-03 – Parker Ridge Rezoning

Ms. Gruber described the proposed project. Mr. Marsh of Parker Poe representing Lennar Homes answered questions regarding traffic on School Street and a possible timeline of construction.

No public spoke in opposition.

Moved by Board Member Davion Cross and Seconded by Board Member Mike Moss. The motion to recommend approval of MA 22-03 – Parker Ridge Rezoning, was carried by unanimous vote.

3. MA 22-06 - 5109 Mitchell Mill Road

Mr. Elabarger described the proposed Map Amendment application.

Beth Trahos, Nelson Mullins representing Hopper Communities answered questions regarding greenways, wetlands, active versus passive open spaces land uses, and emergency vehicle access. Discussions focused mainly on the RM-CZ zoning district in the "northern triangle" portion of the project separated by Jonesville Road.

There were no public speakers.

Moved by Board Member Davion Cross and Seconded by Board Member Jim Schwartz. The motion to recommend approval of MA 22-06 – 5109 Mitchell Mill Road, with a recommended condition of further review of adding multiple access points and crosswalks on Jonesville Road, was carried by unanimous vote.

4. Land Development Ordinance Round 3 Technical Amendments

Ms. Gruber discussed LDO Text Amendments Round 3 with the Planning Board members. The following changes were recommended by the Planning Board:

- 5.1 Principal Uses: The Planning Board stated townhomes should only be allowed in Residential High (RH) and Activity Centers; leave the LDO as is.
- 6.2.1.3 Open Space – Active and Passive Features: Clarification was requested if a Community Garden may be listed as an active or a passive open space.
- 6.2.4.2 Landscape Plans: Further discussion regarding the size of a proposed development was requested; the Planning Board recommended waiting on this amendment.
- 10) 6.8.5 Single Family Design Guidelines: Further clarification needed as well as the addition of illustrations were requested. The Planning Board recommended waiting on this amendment.
- All other Text Amendments were recommended for approval.

Moved by Board Member Jim Schwartz and Seconded by Board Member Jim Schwartz. The motion to recommend approval of TA 22-01 Land Development Ordinance Round 3 Technical Amendments, with edits noted above carried by unanimous vote.

2 | Planning Board Meeting Minutes September 26, 2022

The Town of Rolesville is committed to providing accessible facilities, programs, and services for all people in compliance with the Americans with Disabilities Act. Should you need assistance, or a particular accommodation, please contact the ADA Coordinator.

C. COMMUNICATIONS

1. Planning Director's Report

Ms. Gruber introduced Mr. Jordan Prince, Development Support Specialist, and notified the board Ms. Pryor has resigned as an In-Town member of the Planning Board.

2. Town Attorney's Report

Mr. Neill thanked the Planning Board on behalf of the Board of Commissioners for their comments on the projects they review.

3. Other Business

None at this time.

4. Adjournment

Board member Donnie Lawrence made a motion to Adjourn, seconded by Member Jim Schwartz, and the motion was carried by unanimous vote. The meeting adjourned at 8:14 p.m.



Mark Powers, Planning Board Chairman



Shelly Raby, Planner