



**Planning Board Meeting  
December 20, 2022- 7:00 PM  
502 Southtown Circle, Rolesville, NC 27571**

**MINUTES**

**PRESENT:** Mark Powers, Chairman Donnie Lawrence, Board Member  
Mike Moss, Vice-Chairman Steve Hill, Board Member  
Jim Schwartz, Board Member Davion Cross, Board Member  
Derek Versteegen, Board Member Erin Catlett, Deputy Town Attorney  
Meredith Gruber, Planning Director Mike Elabarger, Senior Planner  
Shelly Raby, Planning Board Clerk/Planner Jordan Prince, Permit Technician

**ABSENT:** Michelle Medley, Commissioner/Planning Board Liaison

**A CALL TO ORDER**

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

**A.1 PLEDGE OF ALLEGIANCE**

The Board collectively recited the Pledge of Allegiance.

**A.2 INVOCATION**

Vice-Chairperson Moss delivered the invocation.

**A.3. APPROVAL of October 24, 2022, Planning Board meeting minutes**

**Moved by Board Vice-Chairman Mike Moss and Seconded by Board Member Steve Hill. The motion to approve the minutes of October 24, 2022, carried by unanimous vote.**

**B. REGULAR AGENDA**

**1. MA 22-11- 207 N. Main Street Map Amendment (Rezoning)**

Mr. Elabarger described the proposed Map Amendment application, and the possible uses in a Conditional Zoning District (CZ).

There were no public speakers.

**Moved by Vice-Chairperson Mike Moss and Seconded by Board Member Davion Cross. The motion to recommend approval of MA 22-11, was carried by a unanimous vote.**

## 2. MA 21-10/ANX 22-07- Tom's Creek Map Amendment (Rezoning) and Voluntary Annexation Petition

Ms. Gruber described the proposed Map Amendment and Annexation Petition. Mr. Westmoreland of Toll Brothers, Ms. Holloman of McAdams, Ms. Chase of Exult Engineering, Mr. Sanchez of McAdams, and Mr. Peach of Stantec answered questions regarding a cluster subdivision definition, density, lot size, the current wetland pond and dam, the proposed amenity center, amenity center parking, retaining wall locations, impervious surface coverage amounts, soft versus hard greenway surfaces and open space, as well as traffic concerns on Forestville and Burlington Mills Road.

There were six (6) public speakers in opposition

- 1). **Catherine Ann Keith 4244 Burlington Mills Rd. Wake Forest, RO ETJ-** Ms. Keith cited concerns regarding Wall Creek cemetery requesting fencing be installed along her property, adding a right-turn-only out of the subdivision, and asking what to do if her well runs dry from blasting?
- 2.) **Kelly Jennings 3901 Burlington Mills Rd. Wake Forest, RO ETJ-** Ms. Jennings cited traffic and road widening concerns in fear of her business, Harvest Moon located on the corner of Burlington Mills Road and Forestville Road.
- 3.) **Amy Bonis 11316 Centaur Rd. Wake Forest, RO ETJ-** Ms. Bonis cited density concerns.
- 4.) **Dan Jennings 3901 Burlington Mills Rd. Wake Forest, RO ETJ-** Mr. Jennings cited traffic and road widening concerns in fear of his wife's business, Harvest Moon located on the corner of Burlington Mills Road and Forestville Road as well as the Heritage Market which he is a co-owner of, on the adjacent corner of Burlington Mills Road and Forestville Road.
- 5.) **Najla Carlton 4909 Tuckahoe Trace Wake Forest, RL-** Ms. Carlton cited concerns about the community well and asked if the developer would be willing to complete a before and after flow and sedimentation report. Mr. Westmoreland of Toll Brothers was in agreeance with this request.
- 6.) **Rhonda Renee Eddins 3913 Burlington Mills Rd. Wake Forest, RL –** Ms. Eddins requested notification of the road improvements to Burlington Mills.

There was no public speaking in favor.

At the request of the Planning Board, Mr. Jeff Westmoreland of Toll Brothers agreed to table the discussion until the January 23, 2023, meeting, allowing his team to investigate the following:

- a.) The impact on Forestville and Burlington Mills Road
- b.) The net gross number of the park and open space
- c.) Pond /dam impacts and replacement concerns
- d.) If a stop light may be installed sooner after another evaluation of the traffic
- e.) The Greenway trail connectivity and hard versus soft surface
- f.) The possibility of conducting a flow and sedimentation before and after report
- g.) The notification of proposed site work affecting Burlington Mills Road residents

**Moved by Board Member Derek Versteegen and Seconded by Board Member Jim Schwartz. The motion to continue the discussion of MA 21-10/ ANX22-07 – Tom's Creek Rezoning and Annexation until the January 23, 2023, Planning Board Meeting, was carried by a 5 to 1 vote with Board Members Versteegen, Schwartz, Cross, Hill, and Lawrence, voting aye and Vice-Chairperson Moss voting nay. The Planning Board's request to continue the discussion to the next meeting was based on further investigation of items (a-g) listed above.**

## 2 | Planning Board Meeting Minutes      December 19, 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.*

3. TA 22-02 Applicant Initiated Text Amendment/ MA 22-09 Map Amendment (Rezoning)/ ANX 22-08 Voluntary Annexation Request- Self-Storage Use

Mr. Elabarger reviewed the text amendment, map amendment, and voluntary annexation request. Ashley Honeycutt Terrazas of Parker Poe, Sean McKinley of Rivercrest Realty Investors, and Garrett Frank of Timmons Group answered questions regarding Jones Dairy School (parking/drop off site), RV storage (no on-site RV storage), building height (1-story), pond fencing, road width widening of Jones Dairy Rd., tree preservation, lighting, and safety concerns, limiting access to 11 pm – 5 am and materials that will be used for the exterior.

There were no public speakers.

**Moved by Board Member Donnie Lawrence and Seconded by Board Member Steve Hill. The motions to approve TA 22-02 Applicant Initiated Text Amendment/ MA 22-09 Map Amendment (Rezoning)/ ANX 22-08 Voluntary Annexation carried by unanimous vote.**

**C. COMMUNICATIONS**

**1. Planning Director's Report**

Ms. Gruber gave an update on previous Planning Board recommendations, noting the Development Reports are on the website. Ms. Gruber also took a moment to present Mr. Mark Powers with a plaque to thank him for his 16 years of service.

**2. Town Attorney's Report**

None at this time.

**3. Other Business**

Mr. Derek Versteegen was sworn in as a Planning Board member to fill the vacant position left by Ms. Reynorda Pryor in August.

**4. Adjournment**

**Board member Donnie Lawrence made a motion to Adjourn, seconded by Member Derek Versteegen, and the motion was carried by unanimous vote. The meeting adjourned at 10:32 p.m.**

  
Mike Moss, Planning Board Vice-Chairman

  
Shelly Raby, Planning Board Clerk