



Planning Board Meeting
April 24, 2023 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mike Moss, Chair
Davion Cross, Vice-Chair,
Derek Versteegen, Board Member
Erin Catlett, Deputy Town Attorney
Michelle Medley, Commissioner/ Planning Board Liaison
Mike Elabarger, Senior Planner
Donnie Lawrence, Board Member
Steve Hill, Board Member
Tisha Lowe, Board Member
Michele Raby, Planning Board Clerk/Planner I

ABSENT: Jim Schwartz, Board Member, Meredith Gruber, Planning Director

A. CALL TO ORDER

Chair Moss called the meeting to order at 7:01 p.m.

A.1. PLEDGE OF ALLEGIANCE

The Board collectively recited the Pledge of Allegiance.

A.2. INVOCATION

Chair Moss delivered the invocation.

A.3. APPROVAL of both of the March 27, 2023, Special Meeting and Regular Planning Board meeting minutes.

Moved by Board Member Donnie Lawrence and Seconded by Board Member Derek Versteegen. The motion to approve the minutes of March 27, 2023, carried by unanimous vote.

B. REGULAR AGENDA

B.1. MA 22-05- 1216 Rolesville Road Rezoning Map Amendment

Chair Moss recused himself because he is the surveyor of record. Vice-Chair Cross opened the floor for the presentation of the rezoning application.

Mr. Elabarger gave the board a presentation of the proposed project and introduced the applicant. Mr. Robert Shaar of Optimal Development, LLC. And Mr. Jon Frazier of FLM Engineering reviewed a concept plan including pictures of retail buildings similar to his project idea. Board Members collectively asked if the location of the commercial lot could be moved, traffic flow, creating a plaza or town square, greenway location, type of retail, and width of streets. Mr. Shaar responded he is targeting kids' programs, local restaurants, etc. A brewpub has reached out however, a full retail package has not been put together yet. Commissioner Medley noted she would not vote for a brewpub when it came before the Board of Commissioners. Mr. Shaar noted he does not intend to lease to a brewpub. He also noted that at the recommendation of Mr. Elabarger, additional letters

for another neighborhood meeting were sent, again with no response; the second notification list will be provided to the town.

There were no Public speakers.

Moved by Board Member Derek Versteegen and Seconded by Board Member Steve Hill. The motion to recommend approval of MA 22-05- 1216 Rolesville Road with two conditions; one (1). Look into if there is a way to move the retail building from the South side to the North side of the property pending the location of the street stub; two (2). Identify if a Town Center or Plaza may be created on the property; the motion carried with a unanimous vote.

C. COMMUNICATIONS

C.1. Planning Director's Report

a. Update on Previous Planning Board Recommendations

1. The Town Board met on April 4, 2023, and Approved the Annexation and Rezoning for Jones Dairy Storage; ANX 22-08 and MA 22-09. LDO Round 4: TA 23-01 Notification Distance was increased from 200 feet to 500 feet and now includes off-site improvement notification, TA 23-02 Cluster Development minimum setbacks and lot size were increased, TA 23-03- Vape and Tobacco Store shall be located at least one thousand (1,000) feet from any public or private school, and can be no closer than one thousand (1,000) feet to another vape and tobacco store.

2. Exult Engineering has been awarded the bid for a contract to conduct the Averette, Young, Rolesville Corridor study. More on that to come.

3. The Town Board of Commissioners was presented a briefing on the Wake County Site Selection program, by Wake County representatives, which is looking County-wide for future economic development sites, which includes Rolesville, specifically the future Fowler road alignment area.

b. March Development Report

There were eighteen (18) total dwelling unit permits issued in March. Eight (8) new single-family and ten (10) new townhome permits. Permits are down versus this time last year.

c. Other

C.2. Town Attorney's Report

Deputy Town Attorney Catlett noted nothing at this time.

C.3. Other Business

Board Member Hill thanked the Planning Staff for hearing and implementing his suggestion for the placement of hearing notification signs. Commissioner Medley thanked the planning board and staff for attending the joint work session and the appreciation dinner. Board Member Lawrence and Chair Moss thanked the staff and the Board of Commissioners for hosting the appreciation dinner and the gift.

C.4. Adjournment

Board Member Lawrence made a motion to adjourn and Seconded by Board Member Hill. The motion was carried by unanimous vote. The meeting adjourned at 8:04 p.m.



Mike Moss, Planning Board Chairman



Michele Raby, Planning Board Clerk/Planner