



Planning Board Meeting
April 25, 2022- 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mark Powers, Chairman
Mike Moss, Vice Chairman
Michelle Medley, Commissioner
Davion Cross, Board Member
Meredith Gruber, Planning Director
James Carter, Planner I

Donnie Lawrence, Board Member
Renorda Pryor, Board Member
Jim Schwartz, Board Member
Dave Neil, Town Attorney
Michael Elabarger, Senior Planner

ABSENT: Steve Hill, Board Member

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

Moved by Board Member Mike Moss and second by Board Member Donnie Lawrence.
The motion to approve the minutes of March 28, 2022, carried by unanimous vote.

5. MA 22-04 414 S Main

Planning Director Meredith Gruber presented the rezoning case of 4.23 acres located at 414 S Main from GI to GC-CZ. Conditions would exclude uses that would not typically reflect the Main Street Vision Plan.

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Applicant Robert Shaar also spoke to the Planning Board about his vision for the property, noting the potential name as the Glo on Main Street would serve as a community center that would look to combine sports, restaurants, and office space.

Proposed conditions: Exclude the following uses from the property

- Day Care (*allow by Special Use Permit only*)
- School (K-12)
- Carwash
- Funeral Home
- Gas Station
- Tattoo Establishment
- Vehicle, Rental and Sales
- Vehicle, Minor Service
- Telecommunication Tower
- Water Storage Tower

Board Member Jim Schwartz made a motion to recommend approval as is with provided conditions and add that the following uses will require a TIA, Second by Board Member Davion Cross, carried by unanimous vote.

6. MA 22-02, SUP 22-01, PR 22-03 Elizabeth Springs Watershed Removal

Senior Planner Michael Elabarger presented the request to remove 6.53 acres of the Elizabeth Springs community from the Little River Watershed. The rezoning would change the zoning from R40W to R&PUD under town UDO. Map amendment will require a SUP. The SUP would raise the single-family detached count from 89 lots to 100 lots. Also, the townhome count would raise from 98 lots to 105 lots.

Megan Masters represented Bateman Civil and stated that to her knowledge the stormwater management has been constructed to accommodate the additional lots.

Board Member Donnie Lawrence made a motion to recommend approval of MA 22-02, SUP 22-01, and PR 22-03, second by Jim Schwartz. The motion carried by the following vote.

Yays: Mark Powers, Donnie Lawrence, Jim Schwartz, Rhenorda Pryor, Mike Moss

Nays: Davion Cross

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7. Planning Director's Report

Meredith Gruber reminded the board of the voluntary appreciation dinner on April 26th. Meredith also mentioned that Shelly Raby has updated the development webpage to be more concurrent with Rolesville's development.

8. Town Attorney's Report

Dave Neil spoke to the board about the proposal of a 2-term limit for all boards. Current serving members who have served 2 full terms, would be eligible to submit an application to be reappointed for one additional term after leaving the board for one year. Also, Mr. Neil asked for board members to route all questions and inquiries through the chair for orderly meetings.

9. Other Business

No other business was discussed.

10. Adjournment

There being no more business before the board, upon motion by Board member Donnie Lawrence and second by Board Member Mike Moss, the motion to adjourn carried by unanimous vote. The meeting adjourned at 8:20 p.m.



Mark Powers, Planning Board Chairman



James Carter, Planner I

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