



Planning Board Virtual Meeting
March 15, 2021 – 7:00 PM
502 Southtown Circle, Rolesville, NC
27571

Minutes

PRESENT: Chairman Mark Powers
Board Member Frank Pearce
Board Member Jim Schwartz
Commissioner Michelle Medley,
Planning Board Liaison
Planning D.S. Shelly Raby
FLM, Jim Allen
ABSENT: Board Member Renorda Pryor

Co-Chairman Mike Moss
Board Member Donnie Lawrence
Board Member Davion Cross
Planning Director Danny Johnson
Planner II Julie Spriggs
FLM, Jon Frazier

- | ITEM | TOPIC |
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| 1. | Call to Order
Chairman Powers called the virtual meeting to order at 7:00 p.m. and took a roll call of those present. |
| 2. | Approve January 25, 2021, Planning Board meeting minutes
Moved by Board Member Pearce to approve the minutes of January 25, 2021; seconded by Board Member Mike Moss. Motion carried by unanimous roll-call vote. |
| 3. | MA 20-04, 2005 and 2033 Wait Avenue Proposed Zoning: Residential R3-CZ

<i>Julie Spriggs, Planner II</i>
Ms. Spriggs introduced the map amendment MA20-04 for the rezoning of 12.43 acres of property located at 2005 and 2033 Wait Avenue. Providing maps on-screen, Ms. Spriggs outlined the property being considered.

<i>Jon Frazier, FLM</i>
Mr. Frazier noted during the neighborhood meeting held on February 11, 2021, the concerns raised will be addressed with the self-imposed conditions below: <ol style="list-style-type: none">1. Add a 6-foot opaque fence2. Start construction and blasting at or after 8:00 am (an hour later than required in Rolesville's UDO).3. Work with DOT regarding left-turn lanes, and WC Stormwater for drainage4. Easement protection, compliance with WEMC |

Board Member Lawrence asked for clarification on the access points for emergency concerns. Mr. Frazier replied the current plan is to provide 2 means of egress and exit.

Chairperson Powers asked Ms. Spriggs about transportation. Ms. Spriggs noted the current 2002 thoroughfare plan call for a four-lane narrow median road. The CTP

review starting next week has a four-lane narrow road with curb and gutter with side path. The TRC review will determine which they will have to adhere to.

There being no further discussion it was moved by Board Member Pearce to recommend the Town Board of Commissioners approval of Map Amendment 20-04 to rezone parcels identified at 2005 and 2033 Wait Avenue from Wake County HD zoning to the town of Rolesville R-III CZ district and amend the towns comprehensive plan and amend the future land use map to identify this area as medium density residential consistent with the surrounding land use. The petition is reasonable and in the public interest; important to note if the town board approves the voluntary annexation, this application is for a voluntary annexation request, not a forced annexation. The motion was seconded by Board Member Schwartz and carried by unanimous roll call vote.

4. Planning Director's Report

a. Planning Director Danny Johnson reported the zoning map amendment for the town center and the text amendment to change the special use districts on the official zoning map and relabeled to conditional zoning as a result of the new requirements in 160D has also been approved by the town board commissioners.

b. Mr. Johnson reminded those present that the Development Activity Report was included in the agenda packet.

5. Town Attorney's Report

a. Town Attorney Neill asked the board to please keep sending comments for the draft LDO to help Ms. Spriggs. The North Carolina Municipal Attorney's Association and the League of Municipalities are in discussions with the General Assembly regarding electronic meeting requirements.

6. Other Business

Ms. Spriggs along with the collective board wished Mr. Johnson well in his pending retirement.

7. Adjournment

There being no further business before the board, it was moved by Board Member Lawrence to adjourn; seconded by Board Member Schwartz. Motion to adjourn carried by unanimous roll call vote. The meeting adjourned at 7:48 p.m.

Mark Powers, Chairman

ATTEST:

Shelly Raby, Planning Board Clerk