



**Planning Board Virtual Meeting**  
January 25, 2021 – 7:00 PM  
502 Southtown Circle, Rolesville, NC 27571

## Minutes

**PRESENT:** Chairman Mark Powers  
Board Member Frank Pearce  
Board Member Jim Schwartz  
Board Member Renorda Pryor  
Co-Chairman Mike Moss  
Board Member Donnie Lawrence  
Board Member Davion Cross  
Commissioner Michelle Medley, Planning  
Board Liaison to the Town Board  
Danny Johnson, Planning Director  
Robin Peyton, Town Clerk  
Julie Spriggs, Planner

### ITEM

### TOPIC

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 the November 23, 2020, Planning Board meeting minutes  
**Moved by Board Member Pearce to approve the minutes of November 23, 2020; seconded by Board Member Lawrence. Motion carried by unanimous roll-call vote.**
3. MA 21-01, Town Center Zoning District to rezone properties to the new Town Center Zoning District and UDO TA 20-02 Removal of identified parcels from the Town Center Overlay Zoning District.

*Danny Johnson, Planning Director*

Mr. Johnson introduced the map amendment and text amendment under MA21-01 and UDO TA20-02 for the rezoning of 49.23 acres of property located on the 100 blocks of South Main St and West Young Street. Providing maps on-screen, Johnson outlined the property being considered.

Board Member Lawrence asked for clarification on the proposed property slated for Town Center Zoning District identification and asked why Rolesville Furniture was highlighted.

Johnson explained that the Rolesville Furniture location is likely to become part of the Town Center Zoning District at a later date and subject to an overlay due to its being located in an area with watershed restrictions. When asked by Board Member Lawrence if the fire station and Wake County EMS was included in the Town Center District, Johnson explained that they were not. Opportunities for businesses to petition to be included in the Town Center District are available until the new Land Development Ordinance (LDO) is adopted. Lastly, when prompted, Johnson showed how there would be no access to the property being considered from Granite Falls Boulevard.

Following his question, Board Member Pearce was provided an explanation on how the area would be serviced by sewer.

**There being no further discussion it was moved by Board Member Moss to recommend the Town Board of Commissioners approval of Map Amendment 21-01 to rezone parcels identified along the 100 blocks of South Main St and West Young Street from Residential I (R1), Downtown Commercial (C), Downtown Commercial Conditional Zoning (C-CZ) and Industrial (I) Zoning Districts to Town Center (TC) Zoning District. The petition is reasonable and in the public interest; is consistent with the Town's Comprehensive Plan, Future Land Use Map that classifies these parcels for Town Center or Preserved Open Space use. Included in this motion is to recommend the Town Board of Commissioners' approval of UDO TA-21-02, Removal of identified parcels from the Town Center Overlay Zoning District. The request is reasonable and in the public interest, is consistent with the Town's Comprehensive Plan recommendations for the Town Center area. The motion was seconded by Board Member Pearce and carried by unanimous vote. Let it be noted, being a voting member, Chairman Power's inadvertent omission to vote counted as an affirmative vote.**

4. MA 21-02, Town of Rolesville Property, 11624 Louisburg Road 116.296 acres Wake County PIN 1779 07 6610 to be zoned Residential 40 Watershed (R40W) upon annexation (ANX-20-07).

*Julie Spriggs, Planner II*

Ms. Spriggs 116.296 acres located on Louisburg Road in the Wake County watershed which was recently annexed in to the Town of Rolesville requiring the town to rezone within 60 days of annexation. The zoning will remain consistent as Residential 40 Watershed (R40W).

**There being no further discussion it was moved by Board Member Pearce to recommend approval of MA 21-02 to the Town Board of Commissioners to rezone 11624 Louisburg Road from Wake County Residential 40 Watershed Zoning District to Rolesville Residential 40 Watershed Zoning District. The petition is reasonable and in the public interest and consistent with the Town's Comprehensive Plan and Future Land Use Map, which identifies this area as low density residential. The motion was seconded by Board Member Cross and carried by a unanimous roll call vote.**

5. UDO TA 21-01, Change Special Use Districts to Conditional Zoning Districts.

*Johnson, Planning Director*

Mr. Johnson highlighted the multiple and varietal areas being re-labeled conditional zoning in response to legislative changes requiring April 1 compliance.

Board Member Pryor asked what changes would occur with the rezoning to which Johnson replied that all we are doing is a label change and no changes to requirements would occur.

There being no further discussion it was moved by Board Member Lawrence to

favorably recommend to the Town Board of Commissioners to approve the requested UDO Text Amendment 21-01, Changing all Special Use Zoning Districts (SUD) to Conditional Zoning Districts (CZ). The request is consistent with the Rolesville Comprehensive Plan to update the Unified Development Ordinance and Official Zoning Map to change all Special Use Zoning Districts to Conditional Zoning Districts as required in NC Chapter 160D: Article 7; Section 160D-703(a)1 and Session Bill 2019-111, Section 2.9(b). The motion was seconded by Board Member Pryor and carried by unanimous roll call vote.

6. Planning Director's Report

- a. Planning Director Danny Johnson reported on the upcoming joint virtual meeting with the Town Board scheduled for February 26<sup>th</sup>.
- b. Mr. Johnson reminded those present that the Development Activity Report was included in the agenda packet.
- c. Johnson announced his pending retirement from the Town of Rolesville effective March 26, 2021

7. Town Attorney's Report  
NONE

8. Other Business  
NONE

9. 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 8:47 p.m.

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Mark Powers, Chairman

ATTEST:

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Robin E. Peyton, Town Clerk

The Town of Rolesville will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (919) 556-3506 by noon on the Thursday prior to the meeting to make arrangements.