



**Planning Board Meeting**  
**August 26, 2024 - 7:00 PM**  
**502 Southtown Circle, Rolesville, NC 27571**

**MINUTES**

**PRESENT:** Mike Moss, Chair  
Derek Versteegen, Board Member  
Frank Pearce, Board Member  
April Sneed, Mayor Pro Tempore/Liaison  
Meredith Gruber, Planning Director  
Michele Raby, Planner II

Donnie Lawrence, Vice-Chair  
Jim Schwartz, Board Member  
Tisha Lowe, Board Member  
Erin Catlett, Deputy Town Attorney  
Mike Elabarger, Asst. Planning Director  
Tanner Hayslette, Planner I

**ABSENT:** Erol Ozan, Board Member

**A. CALL TO ORDER**

Chair Moss 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**

Chair Moss delivered the invocation.

**A.3. Approval of July 22, 2024, meeting minutes.**

**Moved by Board Member Versteegen and Seconded by Board Member Pearce. The motion to approve the minutes of July 22, 2024, was carried with a unanimous vote, (6 voted aye, 1 absent being Board Member Ozan).**

**B. REGULAR AGENDA**

**B.1. REZ-24-01 Merritt Property Rezoning**

\*Chair Moss recused himself due to his role as the Surveyor of Record for the project; Vice-Chair Lawrence proceeded with the meeting.

Ms. Gruber described the proposed Map Amendment application from the Residential Low (RL) Zoning District to the Residential High Conditional Zoning (RH-CZ) and the General Commercial Conditional Zoning (GC-CZ) Districts.

The Board collectively asked about the permitted commercial uses, if the entire community is age-restricted, and voiced concerns about water runoff and traffic.

**Moved by Board Member Pearce and Seconded by Board Member Lowe. The motion to recommend Approval was carried by a vote of 4-1 vote (4 ayes being Vice-Chair Lawrence, Board Member's Pearce, Schwartz and Lowe, 1 nay being Board Member Versteegen, 1 recusal being Chair Moss, and 1 absent being Board Member Ozan).**

## **B.2. TA-24-02 Building Height Requirements Text Amendment**

Ms. Gruber described the proposed Text Amendment that would increase the allowed building height and remove redundant (code enforced) wording from the Land Development Ordinance (LDO).

The Board collectively supported the proposed Text Amendment, mentioned the increased potential for mixed use developments, and questioned the required number of elevators for multi-story buildings.

**Moved by Board Member Versteegen and Seconded by Vice-Chair Lawrence. The motion to recommend Approval with the additional research related to elevator requirements, was carried by a unanimous vote (6-0, 1 absent being Board Member Ozan).**

## **C. COMMUNICATIONS**

### **C.1. Planning Director's Report**

#### **a. Previous Planning Board Recommendations**

- Recommended TA-24-01 Land Development Ordinance (LDO) Amendments to Table 3.1.3. Residential High Development Standards and Table 6.4.3.G. Off-Street Parking Requirements and REZ-24-03 PIN1758479244 were both approved by the Board of Commissioners at the August 6<sup>th</sup> meeting.

#### **b. Other**

- Mr. Elabarger presented the Board with construction updates on several projects in Town.

### **C.2. Town Attorney's Report**

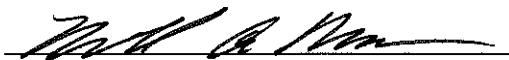
None currently.

### **C.3. Other Business**

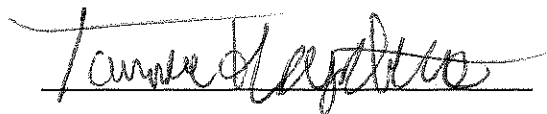
None currently.

### **C.4. Adjournment**

**Vice-Chair Lawrence made a motion to adjourn and Seconded by Chair Moss. The motion was carried by a unanimous (6-0, 1 absent being Board Member Ozan) vote. The meeting was adjourned at 8:13 p.m.**



**Mike Moss, Planning Board Chair**



**Tanner Hayslette, Planner I**