



Planning Board Meeting
May 27, 2025 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mike Moss, Chair
Derek Versteegen, Board Member
Frank Pearce, Board Member
Dave Neill, Town Attorney
Michele Raby, Planner II

Donnie Lawrence, Vice-Chair
Amanada Chrysovergis, Board Member
April Sneed, Mayor Pro Tempore/Liaison
Michael Elabarger, Asst. Planning Director
Tanner Hayslette, Planner I

ABSENT: Jim Schwartz, Board Member
Tisha Lowe, 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.4. Approval of February 24, 2025, meeting minutes.

Moved by Board Member Versteegen and Seconded by Vice-Chair Lawrence. The motion to approve the minutes of February 24, 2025, was carried with a unanimous vote, 5 voted aye, 0 voted nay (5 voted, 2 absent being Board Member Schwartz and Board Member Lowe).

B. REGULAR AGENDA

B.1. TA-25-04 – Land Development Ordinance (LDO) Text Amendment to Section 5.1.4.V.4.e. Vehicle, Minor Service Use Standard Regarding Service Bays

Mr. Elabarger described the proposed applicant initiated Land Development Ordinance Text Amendment that would add text to the section changing the code from allowing no more than three (3) service bays to allowing no more than three (3) service bays facing the public right-of-way and unlimited service bays facing the side or rear yard are permitted.

The Board collectively asked about the definition of service bays, impact on traffic patterns, and limiting the total number of service bays.

Moved by Board Member Versteegen with the recommendation to consider looking into having no service bays facing the public right-of-way in the Main Street Corridor and Seconded by Vice-Chair Lawrence. An amendment to the motion to include a maximum of ten (10) bays was carried with 4 ayes-1 nay, 2 absent being Board Member Schwartz and Board Member Lowe. The original motion

to recommend Approval with the amendment was carried by a unanimous vote (5-0, 2 absent being Board Member Schwartz and Board Member Lowe).

C. COMMUNICATIONS

C.1. Planning Director's Report

Mr. Elabarger stated that this meeting was originally slated to have one (1) Rezoning and three (3) Text Amendments which have been pushed back to the following month's meeting. Mr. Elabarger proceeded to describe the Rezoning case and provided highlights of the Planning Department including a high volume of development review applications, clearance of downstream sewer capacity south of the by-pass, and the opening of Publix in the Wallbrook development.

C.2. Town Attorney's Report

Mr. Neill did not have anything to report. Board Member Versteegen asked Mr. Neill about how front yards and side yards are differentiated for corner lots.

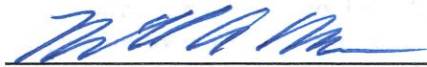
C.3. Other Business

Never discussed, item A.3. took its place.

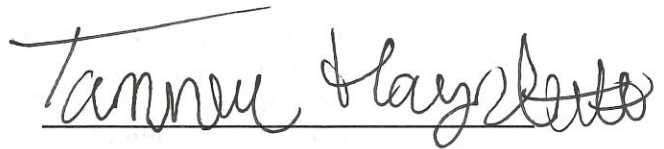
A.3. Recognition of Service Presentation

C.4. Adjournment

Vice-Chair Lawrence made a motion to adjourn and Seconded by Board Member Pearce. The motion was carried by a unanimous vote (5-0, 2 absent being Board Member Schwartz and Board Member Lowe). The meeting was adjourned at 7:41 p.m.



Mike Moss, Planning Board Chair



Tanner Hayslette, Planner I