



Planning Board Meeting
June 23, 2025 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mike Moss, Chair
Derek Versteegen, Board Member
Frank Pearce, Board Member
Erin Catlett, Deputy Town Attorney
Michele Raby, Planner II

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

ABSENT: Jim Schwartz, Board Member
Amanada Chrysovergis, Board Member

A. CALL TO ORDER

Chair Moss called the meeting to order at 7:01 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 May 27, 2025, meeting minutes.

Moved by Board Member Versteegen and Seconded by Board Member Pearce. The motion to approve the minutes of May 27, 2025, was carried with a unanimous vote, 5 voted aye, 0 voted nay (5 voted, 2 absent being Board Member Schwartz and Board Member Chrysovergis).

B. REGULAR AGENDA

B.1. TA-25-04 – Land Development Ordinance (LDO) Text Amendment to Sections 3.4.1., 3.4.2., 3.4.3., and 6.8.6.G. to Change Multifamily Building Transparency Requirements

Mr. Elabarger corrected the title to read TA-25-05 and introduced the proposed Applicant-initiated Land Development Ordinance Text Amendment. The Applicant proceeded to hand out some illustrative pictures and described the reasons and purpose of the request.

Mr. Elabarger described the proposed Text Amendment that would lower the transparency requirements for Multifamily buildings and exclude this requirement for Residential only structures.

The Board collectively asked about what transparency requirement was used for the Cobblestone development and if there were any built examples displaying the current standards. Discussion ensued.

Moved by Board Member Versteegen and Seconded by Board Member Lowe. The motion to recommend Approval was carried by a unanimous vote, 5 voted aye, 0 voted nay (5 voted, 2 absent being Board Member Schwartz and Board Member Chrysovergis).

- B.2. REZ-24-04 – Rezoning Map Amendment Application 6520 Fowler Road / 6521 Mitchell Mill Road**
Mr. Elabarger introduced the proposed rezoning request by describing the Applicant's request of rezoning 45.48 acres from Wake County's R-30 Residential District to the Town's Land Development Ordinance (LDO) Residential High (RH) Density District as a Conditional Zoning District (RH-CZ). The Applicant made a presentation, focusing on the development standards of the proposed Residential High (RH) Zoning District and proposed conditions of Approval. Discussion ensued.

Moved by Board Member Lowe and Seconded by Board Member Pearce. The motion to recommend Approval was carried by a 4-1 vote, 4 voted aye (Moss, Pearce, Lowe, Lawrence), 1 voted nay (Versteegen), 2 absent (Schwartz and Chrysovergis).

C. COMMUNICATIONS

C.1. Planning Director's Report

Mr. Elabarger discussed the Town's current development activity including four Construction Infrastructure Drawings (CID's) for four separate Residential neighborhoods that are close to being approved (begin infrastructure construction). There has been an uptick in Pre-Construction meetings including two this week, several Rezoning applications have been submitted, and Staff will be introducing several Text Amendments in the coming months.

C.2. Town Attorney's Report

Ms. Catlett had nothing to report.

C.3. Other Business

Vice-Chair Lawrence informed everyone that he will fulfill the remainder of his term which will last until December of this year.

C.4. Adjournment

Board Member Pearce made a motion to adjourn and Seconded by Vice-Chair Lawrence. The motion was carried by a unanimous vote (5-0, 2 absent being Board Member Schwartz and Board Member Chrysovergis). The meeting was adjourned at 7:28 p.m.



Mike Moss, Planning Board Chair



Tanner Hayslette, Planner I