



**Planning Board Meeting**  
**July 28, 2025 - 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  
Michael Elabarger, Interim Planning Director  
Tanner Hayslette, Planner I  
Donnie Lawrence, Vice-Chair  
Tisha Lowe, Board Member  
Jim Schwartz, Board Member  
Erin Catlett, Deputy Town Attorney  
Michele Raby, Planner II

**ABSENT:** Amanada Chrysovergis, 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 June 23, 2025, meeting minutes.**

This item was removed from the agenda and moved to the next Planning Board meeting.

**B. REGULAR AGENDA**

**B.1. TA-25-06 – Land Development Ordinance (LDO) Text Amendment to Table 5.1., Section 5.1.4., to Add Enclosed Self-Storage Use; Section 3.4.2.D.6./Table 3.4.2., and Section 3.4.3.D.6./Table 3.4.3. to Modify Options for use of Development Agreements.**

Mr. Elabarger described the proposed Applicant-initiated Land Development Ordinance Text Amendment that would add the 'Self-Storage, Enclosed' use as a separate Principal use as well as add options for use of a Development Agreement within the Activity Center (AC) and Neighborhood Center (NC) Zoning Districts.

The Applicant proceeded to describe the reasons and purpose of the two requests.

The Board collectively asked about prohibiting the 'Self-Storage, Enclosed' use along Main Street and the dimensional standards of the use.

**Moved by Board Member Versteegen and Seconded by Board Member Pearce. The motion to recommend Approval was carried by a unanimous vote, 6 voted aye, 0 voted nay (6 voted, 1 absent being Board Member Chrysovergis).**

A motion to recommend Approval to the Board of Commissioners was made by Board Member Versteegen and Seconded by Board Member Pearce. The motion was carried by a unanimous vote, 6 voted aye, 0 voted nay (6 voted, 1 absent being Board Member Chrysovergis).

**B.2. 10-Year Affordable Housing Plan**

Mr. Hayslette presented a synopsis of the plan.

The Board collectively expressed their thoughts on the plan including their desire for more tangible, actionable and outcome-oriented recommendations and steps of implementation, specifically on or about the creation and operation of affordable housing programs or other direct means of putting eligible persons into designed affordable housing products. Also mentioned and touched on where the future potential of development opportunities in the Little River Watershed (which is limited by environmentally based land use intensity restrictions), and the appropriateness of some of the Plan's referenced case studies (noted as being communities unlike Rolesville).

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

A motion to recommend Disapproval to the Board of Commissioners was made by Board Member Versteegen and Seconded by Board Member Lowe. The motion was carried by a 4-2 vote, 4 voted aye (Versteegen, Lowe, Schwartz, Lawrence), 2 voted nay (Moss, Pearce), with 1 absent (Chrysovergis).

**C. COMMUNICATIONS**

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

Mr. Elabarger updated the Board on the Planning Department's staffing changes including that Mr. Elabarger is the Town's Interim Planning Director and the open Administrative Assistant position. Mr. Elabarger also informed the Board of the recent Pre-Construction meetings that have been held and that Planning and Economic Development departments will have a joint update at the upcoming Board of Commissioners meeting on August 5<sup>th</sup>.

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

Ms. Catlett had nothing to report.

**C.3. Other Business**

None currently.

**C.4. Adjournment**

Vice-Chair Lawrence made a motion to adjourn and Board Member Schwartz. The motion was carried by a unanimous vote (6-0, 1 absent being Board Member Chrysovergis). The meeting was adjourned at 8:07 p.m.



Mike Moss, Planning Board Chair



Tanner Hayslette, Planner I