



Planning Board Meeting
August 25, 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
Eric Marsh, Town Manager
Michele Raby, Planner II
Donnie Lawrence, Vice-Chair
Tisha Lowe, Board Member
Jim Schwartz, Board Member
Erin Catlett, Deputy Town Attorney
Michael Elabarger, Interim Planning Director
Tanner Hayslette, Planner I

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, & July 28, 2025, meeting minutes.

Moved by Vice-Chair Lawrence and Seconded by Board Member Pearce. The motion to approve the minutes of June 23, 2025, & July 28, 2025, was carried with a unanimous vote, 6 voted aye, 0 voted nay (6 voted, 1 absent being Board Member Chrysovergis).

B. REGULAR AGENDA

B.1. REZ-25-01 – Wallbrook Flats

Mr. Elabarger introduced the proposed rezoning request by describing the Applicant's request of rezoning 15.61 acres from Residential High Conditional Zoning District (RH-CZ) and General Commercial Conditional Zoning District (GC-CZ) to Town Center Conditional Zoning District (TC-CZ).

The Applicant proceeded to describe the reasons and purpose of their request.

The Board collectively asked about the number of bedrooms in the apartments and their price points emphasizing a desire for studio apartments to lower the price point, the type of commercial proposed (the Applicant clarified that it will be a medical office building), buffer requirements adjacent to the school, greenway connectivity to the school, and limiting the smaller parcel to commercial only.

Moved by Board Member Pearce and Seconded by Vice-Chair Lawrence with looking at adjusting the greenway and the restricting Parcel B to commercial only. The motion to recommend Approval

was carried by a 6-0 vote, 6 voted aye (Versteegen, Lowe, Schwartz, Lawrence, Moss, Pearce), 0 voted nay, 1 absent (Chrysovergis).

A motion to recommend Approval to the Board of Commissioners was made by Board Member Pearce and Seconded by Vice-Chair Lawrence. The motion was carried by a 6-0 vote, 6 voted aye (Versteegen, Lowe, Schwartz, Lawrence, Moss, Pearce), 0 voted nay, 1 absent (Chrysovergis).

B.2. Rolesville 2050 Comprehensive Plan – Greg Feldman, WithersRavenel
Mr. Feldman presented a synopsis of the plan.

The Board collectively expressed their thoughts on the plan including requesting the reasons why the eastern side of Rolesville Road shows limited commercial development and parkland on the Future Land Use Map (FLUM), asking for the difference between the Commercial Center and Community Commercial land use designations, how the boundary for the 401 gateway designation has changed over the years, the feasibility of roadway improvements along NCDOT maintained roads, and the number of residents reached through the community engagement process.

Moved by Board Member Schwartz and Seconded by Board Member Versteegen. The motion to recommend Approval was carried by a 6-0 vote, 6 voted aye (Versteegen, Lowe, Schwartz, Lawrence, Moss, Pearce), 0 voted nay, 1 absent (Chrysovergis).

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

C. COMMUNICATIONS

C.1. Planning Director's Report

Mr. Elabarger informed the Board that: Board Member Chrysovergis has resigned from the Planning Board; the Planning Department's Administrative Assistant position will hopefully be filled in 30 to 45 days; the Rolesville 2050 Comprehensive Plan, 10-Year Affordable Housing Plan, and the Wallbrook Flats Rezoning (REZ-25-01) are all slated for the October 7th Town Board meeting.

a. Housing Plan

Mr. Elabarger informed the Board that the 10-Year Affordable Housing Plan will be brought back to the Planning Board on September 22nd.

C.2. Town Attorney's Report

Ms. Catlett encouraged the Board to familiarize themselves with the new Comprehensive Plan if it gets adopted by the Town Board.

C.3. Other Business

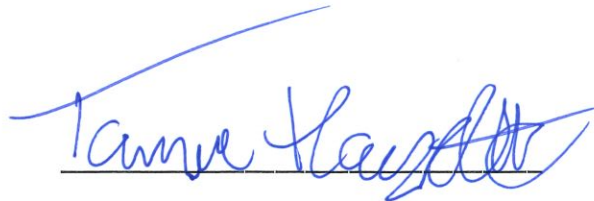
None currently.

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 8:08 p.m.



Mike Moss, Planning Board Chair



Tanner Hayslette, Planner I