



**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.

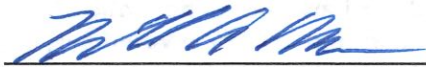
**C.3. Other Business**

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