



Planning Board Meeting

May 18, 2026 - 7:00 PM

502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mike Moss, Chair
Donnie Lawrence, Vice-Chair
Tisha Lowe, Board Member
Frank Pearce, Board Member
Brian Kennedy, Board Member
Mindy Barham, Board Member
Lenwood Long, Commissioner/Liaison
Timberly Southerland, Deputy Town Attorney
Stephen Wensman, Planning Director
Mike Elabarger, Assistant Planning Director
Michele Raby, Planner II, Current Planning
Sharon Hope, Administrative Support Specialist

Absent: Jim Schwartz, 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.3. APPROVAL OF APRIL 27, 2026, MEETING MINUTES

Moved by Board Member Pearce and Seconded by Vice Chair Lawrence. Motion to approve the minutes of the April 27, 2026, meeting was carried with a 6-0 vote, 6 voted aye (Moss, Lawrence, Lowe, Pearce, Kennedy, Barham), 0 voted nay.

B. REGULAR AGENDA

B.1. Rezoning REZ-25-0002 – Opal at Main

Vice Chair Donnie Lawrence recused himself as he has properties involved in this case. Stephen Wensman, Planning Director, introduced the request for the property located on unaddressed properties on N. Main St., 205 N. Main St., 108 Northwick Rd., and 204 W. Young St which is 11.50 acres. The current zoning is Residential Low (RL), and the applicant is requesting Residential High Conditional Zoning (RH-

CZ). The applicant proposes a subdivision with 2 single family detached dwellings and 64 attached dwellings. Mr. Wensman discussed the proposed conditions of approval for the project, the Rolesville 2050 Comprehensive Plan consistency for the project, the Traffic Impact Analysis performed by Consulting firm DRMP with recommended improvements, and the Planning staff recommendation of denial due to inconsistency with the Comprehensive Plan.

Chair Moss asked for questions from the Board. Board Member Lowe asked for clarification regarding the two single family dwellings. Mr. Elabarger stated that the question should be answered by the applicant during their presentation. Board Member Kennedy asked a question about the traffic plan. Mr. Wensman stated that the traffic engineer was not present and that the applicant may be able to answer the question during their presentation. Chair Moss asked if the lack of commercial properties makes the project inconsistent with the Comprehensive Plan. Mr. Wensman and Mr. Elabarger confirmed this was the reason. Chair Moss asked if the applicant would like to speak.

Ms. Laura Holloman, Project Planner with McAdams in Raleigh, North Carolina, introduced herself to the Board regarding this project. Ms. Holloman stated that she is present with Kate Murdoch, Planner, as well as Nate Bouquin, Traffic Engineer, with McAdams. Additionally, Robert Hayes, James Mitchell and Nick Heaton of Fischer Homes are present. Ms. Holloman introduced Rob Hayes. Mr. Hayes stated that he worked for Grand Communities, the land development company for Fischer Homes, the developers of the project. After Mr. Hayes addressed the Board, Ms. Holloman discussed the proposed community plan addressing questions brought by the Board earlier. Chair Moss asked for further questions from the Board and asked additional questions regarding in and out traffic as well as commercial possibilities. Ms. Holloman answered Chair Moss' questions. Chair Moss called again for questions. Board Member Kennedy asked for clarification regarding Staff's recommendation for denial and clarification regarding the nearby parking lot which Mr. Wensman addressed. Chair Moss called for any further discussion and hearing none, he called for a Motion.

Moved by Chair Moss and Seconded by Board Member Pearce. Motion to recommend to the Town Board of Commissioners Approval of Zoning Map Amendment request REZ-25-04 (REZ-25-0002) – Opal at Main even though it is inconsistent with Rolesville's Comprehensive Plan because it is reasonable and in the best interest of the Town as a transition from the single family homes into the commercial across the street. The Motion was carried by a 3-2 vote, 3 voted aye (Moss, Pearce, Barham), and 2 voted nay, (Kennedy, Lowe).

B.2. Rezoning REZ-26-0002 – 1101 Averette Road

Vice Chair Lawrence rejoined the meeting. Mr. Wensman introduced the request for the 16.5 acre property located at 1101 Averette Road. The current zoning is Residential Medium Conditional Zoning (RM-CZ), and the applicant is proposing Residential High Conditional Zoning (RH-CZ) and General Commercial Conditional Zoning (GC-CZ). The applicant proposes permitted uses of single family detached and attached dwellings including a maximum of 76 single family attached dwelling units with any single family attached building containing no more than 3 units. For the portion of the property with proposed GC-CZ zoning, 17 permitted uses are prohibited such as gas station and vehicle as well as minor service uses. The development will include at least one pollinator garden, and the developer will construct a connection to the existing greenway located on the southwestern corner of the parcel. Mr. Wensman discussed the Rolesville 2050 Comprehensive Plan consistency for the project, the Traffic Impact Analysis performed by Consulting firm DRMP with recommended improvements, the Town of Rolesville's Community Transportation plan and the Greenway and Bike Plans as well as the Planning staff recommendation of approval due to consistency with the Comprehensive Plan.

Chair Moss called for questions and asked if the Applicant was present. David Gorman, Applicant and Principal at Lock 7 Development, introduced himself to the Board and discussed this single family attached dwelling community and commercial development project. Chair Moss asked a question about a driveway easement for the property which Mr. Gorman answered. Board Member Barham asked for the applicant proposal for the commercial area fronting Averette Road which Mr. Gorman answered. Board Member

Lowe asked about the price point and square footage for the neighborhood which Mr. Gorman answered. Board Member Pearce asked about street parking restrictions (passage of emergency vehicles) which Mr. Gorman answered and Chair Moss commented upon. Chair Moss asked about the watershed line within the property, and Mr. Gorman answered. Chair Moss called for any further discussion and hearing none, he called for a Motion.

Moved by Vice Chair Lawrence and Seconded by Board Member Kennedy. Motion to recommend to the Town Board of Commissioners Approval of Zoning Map Amendment request REZ-26-0002 – 1101 Averette Road based on consistency with Rolesville's Comprehensive Plan. The Motion was carried by a 6-0 vote, 6 voted aye (Moss, Lawrence, Pearce, Kennedy, Lowe, Barham), and 0 voted nay.

B.3 Rezoning REZ-26-0003 – Town Campus

Chair Moss recused himself as he is the surveyor for the property in this case and passed the case to Vice Chair Lawrence. Mr. Wensman introduced the request for two unaddressed properties, 404, 406, and 408 East Young Street which is 17.38 acres. The properties are currently zoned as Residential Low (RL) and the proposed zoning is Business, Industrial, and Technology (BT). The proposed use is for a government facility (Town Campus). The 2050 Comprehensive Plan identifies the subject properties as civic, and the model uses include schools, libraries, and civic centers. Mr. Wensman discussed Rolesville's Community Transportation plan as well as the Greenway and Bike Plans and the Traffic Impact Analysis performed by Consulting Firm DRMP with recommendations. Planning Staff recommend approval because the rezoning request is consistent with the Town of Rolesville's Comprehensive Plan. Mr. Wensman stated that the Town Engineer, Scott Miles, was present for a presentation. Vice Chair Lawrence called for questions and the Board asked to see the Town Engineer's presentation. Mr. Miles, Town Engineer, shared a slide presentation that was shown at previous community meetings. Vice Chair Lawrence asked if Mr. Wensman had anything further, and hearing none, Mr. Lawrence called for a Motion.

Moved by Board Member Lowe and Seconded by Board Member Pearce. Motion to recommend to the Town Board of Commissioners Approval of Zoning Map Amendment request REZ-26-0003 – Town Campus Site based on consistency with Rolesville's Comprehensive Plan. The Motion was carried by a 6-0 vote, 6 voted aye (Moss, Lawrence, Pearce, Kennedy, Lowe, Barham), and 0 voted nay.

Chair Moss rejoined the meeting at this time.

C. COMMUNICATIONS

C.1. Planning Director's Report

Mr. Wensman showed a slide of the revamped Planning Department website including a development dashboard. Additionally, there will be 13 new applications for the TRC review this month.

C.2. Town Attorney's Report

The Deputy Town Attorney had nothing to report.

C.3. Other Business

No other business was reported.

C.4. Town Commissioner Liaison's Report

Town Commissioner Lenwood Long, Jr. shared that the Town is very passionate about mixed development. Additionally, the Town of Rolesville is still working with the Post office to obtain a zip code and post office for Rolesville. A petition regarding this is forthcoming. Board Member Lowe asked for

clarity, and Commissioner Long stated the issue as being a need to separate ourselves from Wake Forest for reasons such as mail delivery, voting and cost of living association. Commissioner Long also acknowledged Planning Director, Stephen Wensman, for the great work he has accomplished in the short time he has been with the Town. Commissioner Long answered a question posed by Chair Moss regarding the Rolesville zip code issue by stating that it will take a postmaster inside the federal government to give Rolesville the needed access.

After a request for anything further by Chair Moss, Board Member Pearce requested the return of the right-turn lane on South Main Street at Rogers Road suggesting a combination bicycle lane and right-turn lane. Although Commissioner Long verbally agreed, he stated that NC DOT is the answering party.

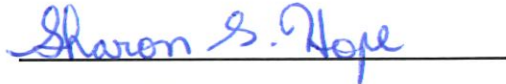
C.4. Adjournment

Hearing no other business, Chair Moss requested a Motion for Adjournment.

A motion to adjourn was made by Vice Chair Lawrence and Seconded by Board Member Pearce. The motion was carried by a 6-0 vote, 6 voted aye (Moss, Lawrence, Lowe, Pearce, Kennedy, Barham), 0 voted nay. The meeting was adjourned at 8:02 p.m.



Mike Moss
Planning Board Chair



Sharon S. Hope
Administrative Support Specialist