



Planning Board Meeting  
April 26, 2021- 7:00 PM  
502 Southtown Circle, Rolesville, NC 27571

## MINUTES

**PRESENT:** Mark Powers, Chairman  
Frank Pearce, Board Member  
Jim Schwartz, Board Member  
Michelle Medley, Mayor Pro-Tem/  
Planning Board Liaison  
Mical McFarland, Econ.Dev.Mgr.  
Julie Spriggs, Interim Planning Director Planner II  
Shelly Raby, Development Specialist  
Mike Moss, Vice-Chairman  
Donnie Lawrence, Board Member  
Davion Cross, Board Member  
Dave Neill, Town Attorney

**ABSENT:** Renorda Pryor, Board Member

### 1. CALL TO ORDER

Chairman Mark Powers called the meeting to order at 7:00 p.m.

**\* Important note- The Pledge of Allegiance and Invocation were removed during the virtual meetings and reinstated at tonight's in-person meeting.**

### PLEDGE OF ALLEGIANCE

The board collectively recited the Pledge of Allegiance.

### INVOCATION

Board Member Moss gave the invocation.

### 2. APPROVAL OF MINUTES

**Moved by Board Member Donnie Lawrence and second by Board Member Frank Pearce the motion to approve the minutes of March 22, 2021, carried by unanimous vote.**

### 3. PR 21-03 Granite Crest Preliminary Plat Amendment

Planning Staff Julie Spriggs presented the amendment and pointed out the note on the plat. **\* Note- Lot 132 shall not be developed until such time that access to a public**

1 | Planning Board Meeting Minutes  
April 26, 2021

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act. Should you need assistance or a particular accommodation please contact the ADA Coordinator.

right-of-way is provided to PIN 1759744853 (N/F Meyers, James & Meyers, Terri G) and the existing 50' COR Pump Station access easement (BM2008 PG1173) can be abandoned.

Moved by Board Member Donnie Lawrence and second by Board Member Jim Schwartz the motion to approve as presented PR 21-03 Granite Crest Preliminary Plat Amendment carried by unanimous vote.

#### 4. Land Development Ordinance Topics

Ms. Spriggs presented the following:

- a) **Greenways** Discussion ensued, a 50-foot easement may be too restrictive for smaller projects. A variable easement size may be a better approach of 30 feet to 50 feet was suggested and well received. More discussion will follow.
- b) **Sidewalks** The board collectively discussed safety concerns, cul de sacs, and the length of the streets to determine the need for a sidewalk on one or both sides.

**Mr. Hugh Largey and Mrs. Laura Largey 421 Lindsays Run Rolesville, NC 27571** spoke of their concerns regarding the lack of sidewalk on Burlington Mills Rd as they turn left out of Barrington and walk down to Main Street. Ms. Spriggs explained the Burlington Mills realignment project. She will email them the documentation requested regarding this project. Mr. Largey also requested snowflakes in the winter be placed along the portion of Burlington Mills to help those residents feel as though they belong as part of the town.

- c) **Construction Trailers**  
The need for construction trailers and or sales trailers will require further discussion. Board members made various points of how long a trailer should be allowed, site plan requirements, phasing possibilities, and if temporary cargo or shipping containers should be included? Ms. Spriggs noted they are currently only allowed under the special use category in the Industrial district.
- d) **Street Buffers-** No trees between the curb and sidewalk
- e) **Telecommunication Towers-** Allow as SUP in all zoning districts
- f) **Food Trucks** A lengthy discussion ensued. Further discussion is needed. Ms. Spriggs reviewed the work that goes into approving a food truck permit, and why if the town continues permitting them, they need to be charged a fee to recoup staff time. The options discussed were doing away with a permit all together or charging a fee to continue, and what that fee needs to be to cover the cost currently covered by the town.

#### 5. PLANNING DIRECTOR'S REPORT: Interim Planning Director Ms. Spriggs reviewed-

##### a. Development Activity Report

2 | Planning Board Meeting Minutes  
April 26, 2021

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act. Should you need assistance or a particular accommodation please contact the ADA Coordinator.


**TOWN ATTORNEY'S REPORT:** Mr. Neill spoke regarding the House Bills currently circulating in the General Assembly and what they potentially mean for our boards. He will pass along more information as it becomes available.

**OTHER BUSINESS:** None

**ADJOURN**

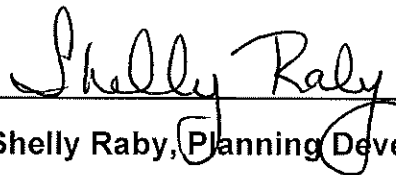
There being no more business before the board, upon a motion by Board Member Frank Pearce and second by Board Member Donnie Lawrence, the motion to adjourn carried by unanimous vote. The meeting adjourned at 8:47 p.m.

ATTEST:



---

**Mark Powers, Chairman**



---

**Shelly Raby, Planning Development Specialist**

**3 | Planning Board Meeting Minutes**  
April 26, 2021

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act. Should you need assistance or a particular accommodation please contact the ADA Coordinator.

