

MINUTES

PRESENT: Mark Powers, Chairman
Mike Moss, Vice-Chairman
Jim Schwartz, Board Member
Erin Catlett, Deputy Town Attorney
Mike Elabarger, Senior Planner
Donnie Lawrence, Board Member
Steve Hill, Board Member
Davion Cross, Board Member
Meredith Gruber, Planning Director
Shelly Raby, Planner

ABSENT: Michelle Medley, Commissioner/Planning Board Liaison

A CALL TO ORDER

Chairman Powers 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

Vice-Chairman Moss delivered the invocation.

A.3. APPROVAL of September 26, 2022, Planning Board meeting minutes

Moved by Board Vice-Chairman Mike Moss and Seconded by Board Member Donnie Lawrence. The motion to approve the minutes of September 26, 2022, with noted correction of item 4. Land Development Ordinance Round 3 Technical amendments; a typo was noted in the "Seconded by Board Member Jim Schwartz" and was changed to Seconded by Board Member Donnie Lawrence carried by unanimous vote.

B. REGULAR AGENDA

1. MA 22-11- 207 N. Main Street Map Amendment (Rezoning)

Mr. Elabarger provided a PowerPoint presentation and described the proposed Map Amendment application. The property owner was present. Board members asked about the noise and when the application would likely go before the Town Board. Mr. Elabarger stated they would follow the Town of Rolesville Noise Ordinance and the case would be brought to the December 6, 2022, Town Board Meeting.

There were no public speakers.

Moved by Board Member Davion Cross and Seconded by Board Member Mike Moss. The motion to recommend approval of MA 22-11, was carried by a unanimous vote.

MA 21-10

2. MA 22-10- Tom's Creek Map Amendment (Rezoning)

Ms. Gruber provided a PowerPoint presentation and described the proposed Map Amendment. Mr. Ghosh of Morningstar Law Group, Mr. Westmoreland of Toll Brothers, Ms. Holloman of McAdams, Ms. Chase of Exult Engineering, and Mr. Peach of Stantec answered questions regarding density, lot size, open space, and wetlands impacts as well as Forestville and Burlington Mills Road, sighting schools and traffic concerns.

Deputy Town Attorney Catlett stated for the record that her law firm Fox Rothschild represents Toll Brothers in other markets, although not here in NC and they are not a part of this project or other projects in this area.

There were no public speakers.

MA 21-10

Moved by Board Member Steve Hill and Seconded by Board Member Davion Cross. The motion to deny approval of MA 22-10 – Tom's Creek Rezoning, was carried by a 4 to 1 vote with Board Members Hill, Cross, Lawrence, and Schwartz voting nay and Vice-Chairman Moss voting aye. The Planning Board's denial was based on a lack of visual depictions of dwelling types, lot sizes, and open spaces and they collectively requested greater details of the project presented by the applicant. The case will now move to the Town Board with the Planning Board's recommendation of denial.

C. COMMUNICATIONS

1. Planning Director's Report

Ms. Gruber gave an update on previous Planning Board recommendations.

2. Town Attorney's Report

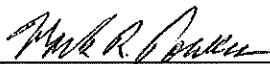
None at this time.

3. Other Business

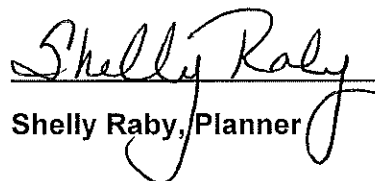
Planning Board candidate applications are being accepted to fill 1 vacant seat and 2 incumbent seats.

4. Adjournment

Board member Jim Schwartz made a motion to Adjourn, seconded by Member Donnie Lawrence, and the motion was carried by unanimous vote. The meeting adjourned at 8:26 p.m.



Mark Powers, Planning Board Chairman



Shelly Raby, Planner