

Planning Board Meeting
July 22, 2024 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mike Moss, Chair
Derek Versteegen, Board Member
Frank Pearce, Board Member
Erin Catlett, Deputy Town Attorney
Mike Elabarger, Asst. Planning Director
Tanner Hayslette, Planner I
Donnie Lawrence, Vice-Chair
Jim Schwartz, Board Member
April Sneed, Mayor Pro Tempore/Liaison
Meredith Gruber, Planning Director
Michele Raby, Planner II

ABSENT: Tisha Lowe, Board Member; Erol Ozan, 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 June 24, 2024, meeting minutes.

Moved by Vice-Chair Lawrence and Seconded by Board Member Schwartz. The motion to approve the minutes of June 24, 2024, was carried with a unanimous vote, 5 voted aye, 0 voted nay (5 voted, 2 absent being Board Member Ozan and Board Member Lowe).

A.4. Swearing in Ceremony

Mr. Frank Pearce was sworn in.

B. REGULAR AGENDA

B.1. REZ-23-05 0 S. Main, 201 S. Main & 200 School St. / Scarborough

Ms. Raby described the proposed Map Amendment application from the Residential Low (RL) Zoning District to the Town Center Conditional Zoning (TC-CZ) District.

The Board collectively asked about the ingress and egress for the development, traffic on Perry and School Street, and the plan for repurposing the Stone House located on this property.

The Board recommended several conditions including connecting the throughfare to the future Town Campus, fencing along School Street with gated access for residents, and reevaluate another Right of Way from S. Main into the development.

Moved by Board Member Schwartz and Seconded by Board Member Pearce. The motion to recommend Approval with conditions noted by the applicant and with a disapproval recommendation if they can't find a way to lessen the traffic on Perry Street. REZ-23-05 is consistent with the Future Land Use Plan. This recommendation of REZ-23-05 carried with 4 ayes-1 nay, 2 absent being Board Member Ozan and Board Member Lowe.

B.2. REZ-24-01 Merritt Tract

The applicant requested rescheduling to the August 26th Planning Board Meeting.

C. COMMUNICATIONS

C.1. Planning Director's Report

a. Previous Planning Board Recommendations

- Recommended TA-24-01 Land Development Ordinance (LDO) Amendments to Table 3.1.3. Residential High Development Standards and Table 6.4.3.G. Off-street Parking Requirements is planned to be presented at the August 6th Town Board Meeting.

b. Other

C.2. Town Attorney's Report

Deputy Town Attorney Catlett stated she is working alongside Staff to finalize the By-laws.

C.3. Other Business

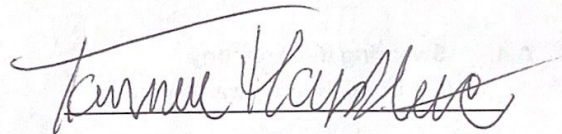
None currently.

C.4. Adjournment

Vice-Chair Lawrence made a motion to adjourn and Seconded by Board Member Versteegen. The motion was carried by a unanimous (5-0, 2 absent being Board Member Ozan and Board Member Lowe) vote. The meeting was adjourned at 8:36 p.m.



Mike Moss, Planning Board Chair



Tanner Hayslette, Planner I