



Planning Board Meeting
January 27, 2025 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

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

A. CALL TO ORDER

Chair Moss called the meeting to order at 7:01 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. Swearing in of Planning Board Members Amanda Chrysovergis, Mike Moss, and Frank Pearce.

A.4. Election of Chair and Vice Chair

Board Member Pearce nominated Board Member Moss as the Chair, this motion was Seconded by Board Member Versteegen and was carried with a unanimous vote. Board Member Schwartz nominated Board Member Lawrence as the Vice-Chair, this motion was Seconded by Board Member Versteegen and carried with a unanimous vote (7-0).

A.5. Approval of November 25, 2024, meeting minutes.

Moved by Board Member Versteegen and Seconded by Board Member Pearce. The motion to approve the minutes of November 25, 2024, was carried with a unanimous vote, (7 voted aye).

B. REGULAR AGENDA

B.1. TA-25-01 – LDO Section 3.1.2. Residential Medium Development Standards

Ms. Gruber described the proposed Land Development Ordinance Text Amendment that would allow for the variety of lot dimensions within RM Cluster developments.

The Board collectively discussed establishing maximum percentages for each lot size, traffic congestion with developers only using the smallest lot size, on street parking, and stormwater runoff and drainage.

Moved by Board Member Versteegen, with the condition of no more than 35 percent of the development can consist of the 6,000 square foot lots, and the rest must be equally split between 7,000 and 8,000 square foot lots and Seconded by Vice-Chair Lawrence. The motion to recommend Approval was carried by a unanimous vote (7-0).

B.2. TA-25-02 – LDO Section 6.2.5.1. Tree Ordinance Purpose and Intent

Ms. Gruber described the proposed Land Development Ordinance Text Amendment that was recommended to increase the Town's applicability to the Tree City USA Program.

Moved by Board Member Lowe and Seconded by Board Member Pearce. The motion to recommend Approval was carried by a unanimous vote (7-0).

B.3. Discussion of Other Pending LDO Text Amendments

Ms. Gruber discussed the list of upcoming Text Amendments including permitting Government Uses in all zoning districts, downtown signage, and perimeter buffer requirements.

C. COMMUNICATIONS

C.1. Planning Director's Report

Ms. Gruber updated the Board on their last recommendation, TA-24-03, and said it was approved by the Board of Commissioners.

C.2. Town Attorney's Report

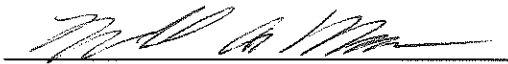
Ms. Catlett reviewed the bylaws with the Board and discussed providing training and an onboarding packet for new members.

C.3. Other Business

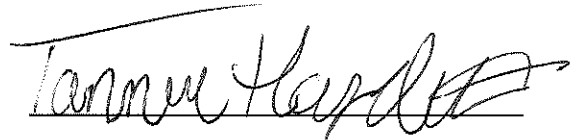
Board Member Versteegen asked Ms. Gruber if there are any updates on the Historic District or Overlay District research or planning being conducted by staff.

C.4. Adjournment

Vice-Chair Lawrence made a motion to adjourn and Seconded by Board Member Versteegen. The motion was carried by a unanimous vote (7-0). The meeting was adjourned at 8:19 p.m.



Mike Moss, Planning Board Chair



Tanner Hayslette, Planner I