



**Planning Board Meeting**  
**May 28, 2024 - 7:00 PM**  
502 Southtown Circle, Rolesville, NC 27571

**MINUTES**

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

**ABSENT:** Steve Hill, Board Member, Meredith Gruber, Planning Director

**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 22, 2024, meeting minutes.**

**Moved by Board Member Versteegen and Seconded by Vice-Chair Lawrence. The motion to approve the minutes of April 22, 2024, was carried with a unanimous vote, 6 voted aye, 0 voted nay (6 voted, 1 absent being Board Member Hill)**

**B. REGULAR AGENDA**

**B.1. REZ-24-03- Rezoning Application- PIN1758479244**

Mr. Elabarger described the proposed Map Amendment application from the General Industrial (GI) Zoning District to the General Commercial (GC) as a Conditional Zoning (CZ) Zoning District.

The Comprehensive Land Use Map shows this parcel being zoned as General Industrial, however, Planning Staff explained that the best use of this land would be facilitated by the General Commercial Zoning District.

The Board collectively asked about the usage of Town water, noise, and buffer requirements.

**Moved by Vice-Chair Lawrence and Seconded by Board Member Schwartz. The motion to recommend Approval of Rezoning Map Amendment REZ-24-03 for PIN1758479244 carried with 6 ayes-0 nays, 1 absent being Board Member Hill.**

**C. COMMUNICATIONS**

**C.1. Planning Director's Report**

**a. Previous Planning Board Recommendations**

- ANX-24-01/REZ-24-02 Hills at Harris Creek was unanimously approved.

- REZ-23-07 111/113/115 W. Young Street was unanimously approved.

**b. Other**

- Mr. Elabarger updated the Board that graphics from the townhome presentation will be presented next month also that he and staff have discussed multiple ways to present the development process flowchart.

**C.2. Town Attorney's Report**


Deputy Town Attorney Catlett said that the by-laws are still in the process of being updated.

**C.3. Other Business**

None currently.

**C.4. Adjournment**

Vice-Chair Lawrence made a motion to adjourn and Seconded by Board Member Lowe. The motion was carried by a unanimous (6-0, 1 absent being Board Member Hill) vote. The meeting was adjourned at 7:15 p.m.



**Mike Moss, Planning Board Chair**



**Tanner Hayslette, Planner I**