



**Planning Board Meeting**  
**June 22, 2026 - 7:00 PM**  
**502 Southtown Circle, Rolesville, NC 27571**

**MINUTES**

**PRESENT:** Mike Moss, Chair  
Donnie Lawrence, Vice-Chair  
Frank Pearce, Board Member  
Mindy Barham, Board Member  
Jim Schwartz, Board Member  
Timberly Southerland, Deputy Town Attorney  
Stephen Wensman, Planning Director  
Sharon Hope, Administrative Support Specialist

Absent: Tisha Lowe, Board Member  
Brian Kennedy, 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 MAY 18, 2026, MEETING MINUTES**

Moved by Board Member Pearce and Seconded by Vice Chair Lawrence. Motion to approve the minutes of the May 18, 2026, meeting was carried with a 5-0 vote, 5 voted aye (Moss, Lawrence, Pearce, Barham, Schwartz), 0 voted nay.

**B. REGULAR AGENDA**

**B.1. Rezoning REZ-25-06 (REZ-25-0001) – WakeMed**

Planning Director Stephen Wensman introduced the rezoning for the WakeMed campus to be located at 4801 Burlington Mills Road, a 31-acre site. Current zoning is Residential Low (RL), and the applicant proposes commercial highway conditional Zoning (CH-CZ) with a proposed use as Hospital. Mr. Wensman provided a sketch plan showing future access to the Granite Falls Boulevard corridor, proposed buffers, and alternate future access to Burlington Mills Road. WakeMed has conditions of approval including the following:

- A List of prohibited principal uses
- Development shall be in substantial conformance with the concept site plan
- No more than 40,000 sf of gross floor area for any nonresidential use

- 150-foot minimum building setback from adjoining properties in Barrington Subdivision
- Maximum building height shall be 55'
- Perimeter buffer in line with Barrington Hall Drive shall be a minimum of 50'
- A 50' undisturbed buffer required along common property line with Barrington Townhome open space lot

The Rolesville 2050 Comprehensive Plan identifies subject properties as Civic and Commercial Center; the land use guidance is supportive of this land use. Rolesville's Community Transportation plan identifies thoroughfare recommendations as:

- Burlington Mills Road: 4-lane divided section with curb & gutter, bike lanes, and sidewalks
- Granite Falls Boulevard: 2-lane section with two-way left turn lane, curb & gutter, bike lanes, and sidewalks
- Greenway and bike Plans show side paths on both road frontages

Stantec, the town's transportation consultant, performed a TIA looking at the site as fully built out and including 1,550 weekday trips. Staff recommends approval of REZ-25-06 finding that hospital use, along with conditions of approval, meet both the civic and commercial land use categories as well as the concept site plan illustrating the side paths and bike lanes along Burlington Mills Road frontage is consistent with the comprehensive plan. Additionally, the town has a \$5 million budget to complete Granville Falls Boulevard. Mr. Wensman stated that the applicant is present and has a presentation. Chairman Moss called for questions for Staff. Vice-Chair Lawrence asked if Granite Falls Boulevard would be completed before this project starts, and Mr. Wensman answered by stating that Granite Falls Boulevard will be completed in conjunction with the project.

Chair Moss called for the applicant to make their presentation. Mr. Toby Coleman, attorney with Smith, Anderson, 150 Fayetteville St., Suite 2800, Raleigh, NC 27601, gave a presentation regarding the rezoning request for the health plex. The health plex will provide:

- A 24/7/365 full-service Emergency Department servicing adults and pediatrics
- 12 private treatment rooms
- Imaging Services
- Lab services
- A designated ambulance area
- Care where 90% of patients are treated and sent home
- Local access to emergency care close to home

Mr. Coleman brought a team of people available to answer both operational questions about the facility as well as questions about the plan: Tom Cavender and Andi Curtis with WakeMed, Richard Brown and Richard Adams with Kimley-Horn. The Barrington subdivision is to the East of the currently vacant property. Rolesville Middle School is to the south and across the road from the site. A planned portion of Granite Falls Boulevard will go through the property. The \$5 million portion of Granite Falls Boulevard that the Town will finance is in the Barrington subdivision. Two neighborhood meetings have been held, and the applicant proposes zoning conditions in response to Barrington residents' concerns:

- 150' minimum setback
- 50' wide landscaped buffers between Barrington and new facility
- 55' building height limit
- Limit approved development to 40,000 sf (approx. size of planned Health plex)

Additionally, Mr. Coleman stated that WakeMed will place the facility as far west as possible and WakeMed has a building size limit as they don't intend to build other buildings on the site. Fifty patients are expected per day with 80-90 percent of patients arriving by private vehicle thus limiting ambulance traffic. Mr. Coleman further showed a WakeMed Hub and Spoke network explaining the Rolesville Health plex' place

in the WakeMed service care network. Mr. Coleman also discussed traffic impact and discussed a WakeMed policy that ambulances don't always have to use their lights and sirens given the nature of this facility. Construction should take 12-15 months, and various events will be held at opening. Mr. Coleman and Chair Moss called for questions. Board Member Schwartz asked about future development on the site. Mr. Coleman confirmed that residential construction is not allowed on the site and that future development on the site is not authorized as a part of this rezoning, only for the up-to-40,000 sf health plex. Per question from Chair Moss, Mr. Coleman confirmed that future development will have to come back before the Planning Board and Board of Commissioners. Mr. Wensman stated that this is a conditional zoning and the project must be built according to the concept plan; there are no other developments on the concept plan. Chair Moss asked a question about the future intersection of Burlington Mills Road and Granite Falls Boulevard, and Richard Adams, Traffic Engineer, stated there is no detailed design for that intersection yet and is currently anticipated to be built as a T-intersection; however, that is a NCDOT decision. Board Member Barham asked how many employees would be onsite, and the answer was 75-80 over three shifts.

Chair Moss called for questions from the Public.

- Toni Kenion, 520 Barrington Hall Dr., Rolesville: concerned with whether this proposal is consistent with the planning process, land use policies and long-term vision that Rolesville has adopted. Rolesville's planning documents emphasize thoughtful growth, compatibility between land uses, protection of neighborhood characteristics, safe transportation networks, infrastructure capacity and preserving the qualities that make Rolesville unique as we continue to grow. Ms. Kenion questioned if this particular use of this particular space is compatible. She feels this is a big change from Civic use to Commercial Highway use. Ms. Kenion is concerned regarding safety on Granite Falls Boulevard and choosing this location next to residential.
- William Johnson, 532 Barrington Hall Dr., Rolesville: objects to this specific zoning for this specific parcel for this purpose. He believes this zoning is incompatible with residential zoning and neighborhood proximity. A 24/7 medical facility with 50 patients per day plus staff, visitors, sirens, and bright parking lots as well as infrastructure and traffic congestion will violate the community peace and quiet. He is concerned that people driving quickly down Granite Falls Boulevard and elsewhere in the neighborhood will create unsafe conditions for neighborhood children, and he has environmental and site concerns such as 12 months of blasting disruption and excavation safety. Mr. Johnson feels that this land use is inconsistent with the long-term vision and planning for Rolesville. He states that there is no evidence of an exhaustive search for a different site for this facility, and he expressed concerns regarding the ease that this rezoning provides for future development.
- Adam Williams, 400 Lindsays Run, Rolesville: worries about the logistics – the slides show an overhead view rather than an eye-level view which does not show how the roads curve and how the land is graded. He feels that the current Granite Falls Road is too narrow for this plan, and he is concerned about traffic congestion.
- Leonard Kenion, 520 Barrington Hall Dr., Rolesville: the proximity of his backyard and others to the WakeMed building site affect the property values. He feels that the new traffic pattern will present a safety hazard, especially at the time of Middle School dismissal, and he worries about the homeless population treated and released at this WakeMed Health plex. He suggests that this is not the right location for the WakeMed Health plex in Rolesville.
- Tina Williams, 400 Lindsays Run, Rolesville: concerned about additional traffic logistics and children's safety. She feels this is not a good location for the WakeMed Health plex.

Chair Moss called for other speakers or questions for Staff or Planning Board. Board Member Barham asked the developer which other sites were considered. Tom Cavender, Vice President of Facilities for WakeMed, 3000 New Bern Avenue, Raleigh, stated that in 2023 WakeMed looked at two sites east of Highway 401 but could not gain necessary road frontage before selecting the current site. Chair Moss asked Planning Staff about the road design for Granite Falls Boulevard regarding the stop at Barrington Drive. Mr. Wensman answered that plans are currently being updated. WakeMed will fund the portion of Granite Falls Boulevard that is on their property, and the Town of Rolesville has a \$5,000,000.00 budget to complete the project on their property. Board Member Schwartz asked about barrier types with concerns regarding the 15' barrier versus 55' building height and the lighting; suggesting directional lighting.

Attorney Coleman stated that mitigation for these concerns includes a minimum 150' building setback that will reduce height impact and includes a condition that WakeMed will exceed the required Buffer to provide a minimum 50' width landscape buffer along Barrington Hall subdivision. The LDO requires strict directional lighting. Board Member Schwartz noted that the flat road would be part of the 150' building setback and will not provide a sufficient barrier. Richard Brown with Kimley-Horn clarified that the additional buffer width is on the zoning boundary along Barrington Hall subdivision. The north side of Granite Falls Boulevard will include an undisturbed buffer consisting of a mature forest of trees. A field south of the proposed Granite Falls Boulevard includes a 50' wide buffer, and WakeMed will enhance the planting standard and will add to the existing fence. WakeMed will comply with Street-yard standards for proposed Granite Falls Boulevard. Board Member Schwartz commented that due to the road eliminating the buffer, that the well-lit parking lot and front entrance will need enough light buffer for neighbors, and that WakeMed needs to provide a buffer, berm or wall for this area. Chair Moss asked for supplemental planning around that area. Attorney Coleman stated that WakeMed will work with staff to address this concern. Vice-Chair Lawrence suggested that movement of the building to the west and possibly placement of the drop-off to the other side of the building would alleviate some concerns with agreeing comment from Board Member Schwartz. Mr. Cavender commented that the main entrance is represented by the red circle (in the center of the building drawing), and the ambulance entry is represented by the blue circle (closer to Barrington Hall Subdivision). Board Member Schwartz commented that would be worse for Barrington Hall residents. The Ambulance Porte Cochere (Canopy) will have down lights per Mr. Cavender, but WakeMed will work with the Town regarding a buffer area. Chair Moss called for questions. Vice Chair Schwartz asked that the emergency entrance be moved to the other side of the building. Chair Moss called for questions and/or discussion. Hearing none, Chair Moss called for a Motion.

**Moved by Board Member Pearce and Seconded by Board Member Schwartz. Motion to recommend to the Town Board of Commissioners Approval of Zoning Map Amendment request REZ-25-06 (REZ-25-0001) – WakeMed with conditions:**

- that Granite Falls Boulevard must be finished before facility opening,
- that additional buffering will be addressed, and
- that developer will investigate separation and shelter from lighting and noises in the location from the ambulance area to Granite Falls Boulevard and adjacent housing

**based on consistency with Rolesville's Comprehensive Plan and recommended approval by town staff. The Motion was carried by a 5-0 vote, 5 voted aye (Moss, Pearce, Barham, Lawrence, Schwartz), and 0 voted nay.**

Board Member Pearce stated that Granite Falls Boulevard was originally built to serve traffic from the West Young Street area to 401 without navigation through downtown Rolesville, and that it is dangerous for children to play in a public street. Chair Moss stated that the matter will next be heard from the Town Board of Commissioners.

## **C. COMMUNICATIONS**

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

Chair Moss called for the Planning Director's Report. Mr. Wensman stated there was no Planning Director's Report and he would answer questions about development in town. There were no questions

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

Chair Moss called for the Town Attorney's Report. Deputy Town Attorney Southerland had nothing to report.

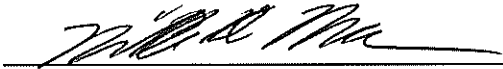
### **C.3. Other Business**

Chair Moss called for other business. Board Member Schwartz stated that road lines were repainted at the crossing from East Young to Rolesville Road and could be better improved (a topic from the April 2026 Planning Board meeting). Vice-Chair Lawrence stated that NCDOT directs restriping. Board Member Pearce asked if the Planning Board could make a recommendation to the Town of Rolesville regarding this issue, and Deputy Town Attorney Southerland commented that the Board could give a recommendation or make a Motion to add this as a future agenda item. Board Member Schwartz, Chair Moss and Vice-Chair Lawrence made additional comments. Chair Moss suggested that the Planning Board should collaborate with Planning Staff for a visual to go with the Motion. Mr. Wensman suggested he could have Town Engineer, Scott Miles, speak to the Main Street project. Chair Moss agreed this would be appropriate and should be brought to the next meeting.

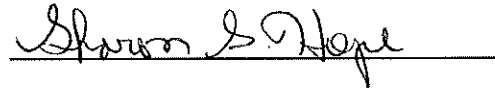
#### **C.4. Adjournment**

Hearing no other business, Chair Moss requested a Motion for Adjournment.

**A motion to adjourn was made by Vice Chair Lawrence and Seconded by Board Member Barham. The motion was carried by a 5-0 vote, 5 voted aye (Moss, Lawrence, Pearce, Barham, Schwartz), 0 voted nay. The meeting was adjourned at 8:09 p.m.**



**Mike Moss**  
Planning Board Chair



**Sharon S. Hope**  
Administrative Support Specialist

## PLANNING BOARD MEETING

## SPEAKERS SIGN- IN

DATE:

02/02/2020

**If you would like to speak for the record please print your name, address, and email address.**

**We invite public opinion and comment, however, please refrain from asking questions at this time.**

**Please be respectful of everyone's time, and do not speak out until your turn is called to approach the podium.**

Please **state your name and address** when you approach the podium and speak once (1 time) for a maximum of three (3) minutes.

**Please limit repetitive comments.**

**Thank you kindly.**

NAME

ADDRESS

EMAIL

① Toni Kenson 520 Barrington Hall Dr. t.kenson@conaindyahealth.org  
③ Adam Wilkerson 400 Lindseys Run tpreddy@yds.com  
② WILLIAM JOHNSON 532 BARRINGTON HALL DR. AESONJOHNSON88@gmail.com  
④ L Kenna  
Tina Williams 400 Lindseys run Tinaandaccedy@com