



Planning Board Meeting  
December 20, 2021- 7:00 PM  
502 Southtown Circle, Rolesville, NC 27571

## MINUTES

**PRESENT:** Mark Powers, Chairman  
Davion Cross, Board Member  
Mike Moss, Board Member  
Steve Hill, Board Member  
Meredith Gruber, Planning Director  
Donnie Lawrence, Board Member  
Renorda Pryor, Board Member  
Jim Schwartz, Board Member  
Erin Catlett, Town Attorney  
James Carter, Planner I

### ABSENT:

#### 1. CALL TO ORDER

Chairman Mark Powers called the meeting to order at 7:00 p.m.

#### 2. PLEDGE OF ALLEGIANCE

The Board collectively recited the Pledge of Allegiance.

#### 3. INVOCATION

Board Member Moss delivered the invocation.

#### 4. APPROVAL OF MINUTES

**Moved by Board Member Donnie Lawrence and second by Board Member Renorda Pryor. The motion to approve the minutes of November 22, 2021, carried by unanimous vote.**

#### 5. MA 20-06 Tucker Wilkins Rezoning Case:

Planning Director Meredith Gruber presented the Tucker Wilkins rezoning case. The applicant has requested to change the zoning from Residential-30 Wake County (R-30 WC) to Residential-3 Conditional District (R-3-CZ). There is an annexation case, ANX 21-04, associated with this rezoning request.

Applicants Barbara Todd, American Engineering; J Gilleece, American Engineering assisted in presenting the rezoning case to the board. They noted that the development will align with the Comprehensive Plan. The Townhome portion of the development will be placed at the rear of the property. Also, the proposed Tucker Wilkins Greenway will extend the connectivity of the Rolesville Greenway System.

Matt Peach, Stantec, provided a trip generation and evaluation of traffic for the Tucker Wilkins property, and the developments affect on Rolesville Road.

Board Members Renorda Pryor, Davion Cross, and Jim Schwartz shared concerns about the traffic evaluation due to the amount of residential development and pre-existing traffic on Rolesville Road.

Resident Gayle Stallings, commented that she approved of the Tucker Wilkins development. She noted that the proposed conditions for the development will be a benefit to the community.

Resident Derek Versteegen is in support of the development due to the greenway connectivity component.

**Board Member Mike Moss made a motion to recommend approving MA 20-06 Tucker Wilkins rezoning case from R-30 WC to R-3-CZ with consideration to proposed zoning conditions, Second Donnie Lawrence, carried by unanimous vote.**

## **6. 2022 Meeting Dates Discussion**

Planning Director Meredith Gruber discussed changing the 2022 Planning Board meeting dates to the second Tuesday each month or continuing with the fourth Monday each month.

**Donnie Lawrence made a motion to adopt the fourth Monday of every month as the designated date for the 2022 Planning Board meetings. Second Davion Cross, carried by unanimous vote.**

## **7. Planning Director's Report**

- a. The Planning staff is continuing to work diligently, and the LDO round 1 and 2 have been approved by the Town Board.
- b. Meredith informed the board that the development report is available on the town's website. Also, she notified the board that the Averett Ridge Subdivision is complete.

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## **2 | Planning Board Meeting Minutes August 23, 2021**

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act. Should you need assistance or a particular accommodation please contact the ADA Coordinator.



**8. Town Attorney Report**

Erin Catlett did not have anything to report for the Town Attorney report.

**9. Other Business**

Board Member Jim Schwartz mentioned that section of road between the Point subdivision and Mitchell Mills will see a lot of development in the future, he asked staff to consider analyzing a larger area for traffic considerations

Board Members Davion Cross and Renorda Pryor supported Jim's statement in looking at the larger picture for traffic that will be created by future developments.

Resident Derek Versteegen asked if a map could be provided showing traffic contributions by neighborhood development.

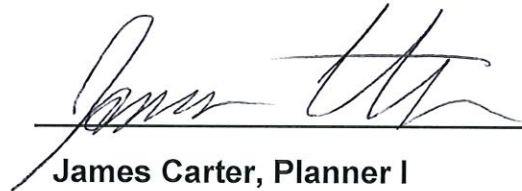
**10. ADJOURN**

**There being no more business before the board, upon a motion by Board Member Davion Cross and second by Board Member Donnie Lawrence, the motion to adjourn carried by unanimous vote. The meeting adjourned at 9:22 p.m.**

ATTEST:



**Mark Powers, Planning Board Chairman**

  
**James Carter, Planner I**