



# Memo

**To:** Mayor and Town Board of Commissioners  
**From:** Meredith Gruber, Planning Director  
**Date:** January 27, 2022  
**Re:** Rezoning Case MA 21-06 Tucker Wilkins Property – Updated Conditions

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The Board of Commissioners voted to approve the rezoning request, case MA 21-06 Tucker Wilkins Property, on January 4, 2022. As part of the approval, the applicant is required to resubmit the updated sketch plan with conditions.

## Background

An application was received by the Town of Rolesville Planning Department in May 2021 for 32.59 acres for property located at 0, 2012, and 2016 Rolesville Road with PINs 1767263062, 1767264441, 1767257612 (portion of), and 1767256316 (portion of). The applicants requested to change the zoning from Residential-30 Wake County (R-30 WC) to Residential-3 Conditional District (R-3-CZ) to accommodate 71 townhomes and 27 single family lots. Based on the timing of the application, the review is under the Unified Development Ordinance.

## Zoning Conditions

The following additional conditions were part of the approval for case MA 21-06 and are included on the updated sketch plan:

1. Transit shelter/easement should be situated in proximity to the community mail kiosk upon United States postal service location determination.
2. BMPs construction shall be supplemented with landscaping of native plantings.
3. Parking and picnic shelter shall be constructed at the Rolesville Road trailhead shown on the sketch plan.

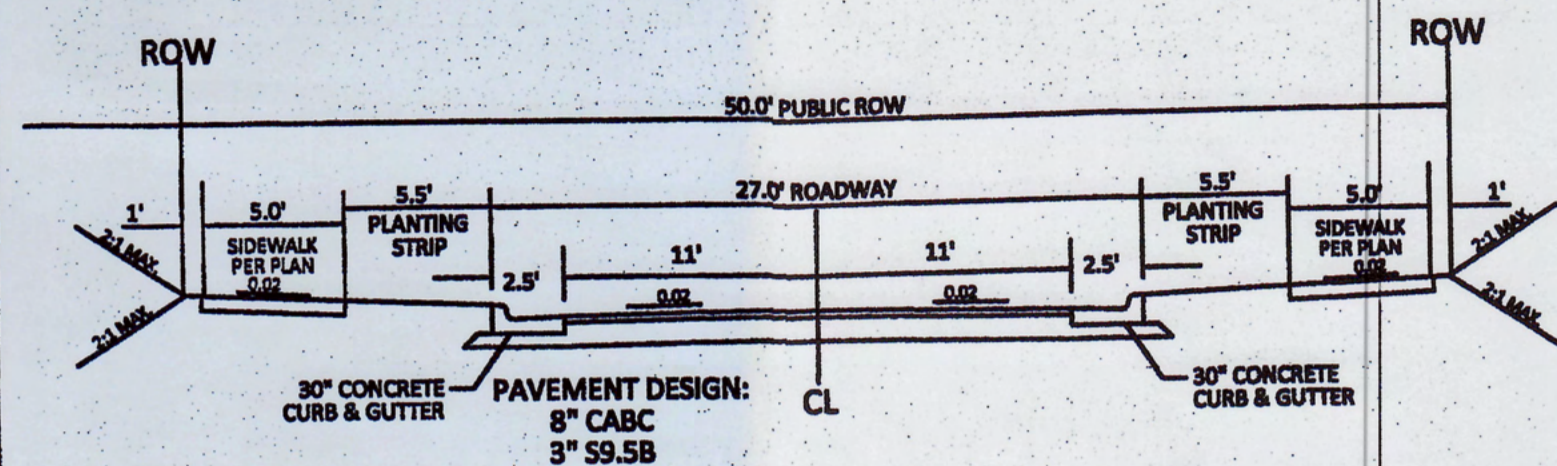
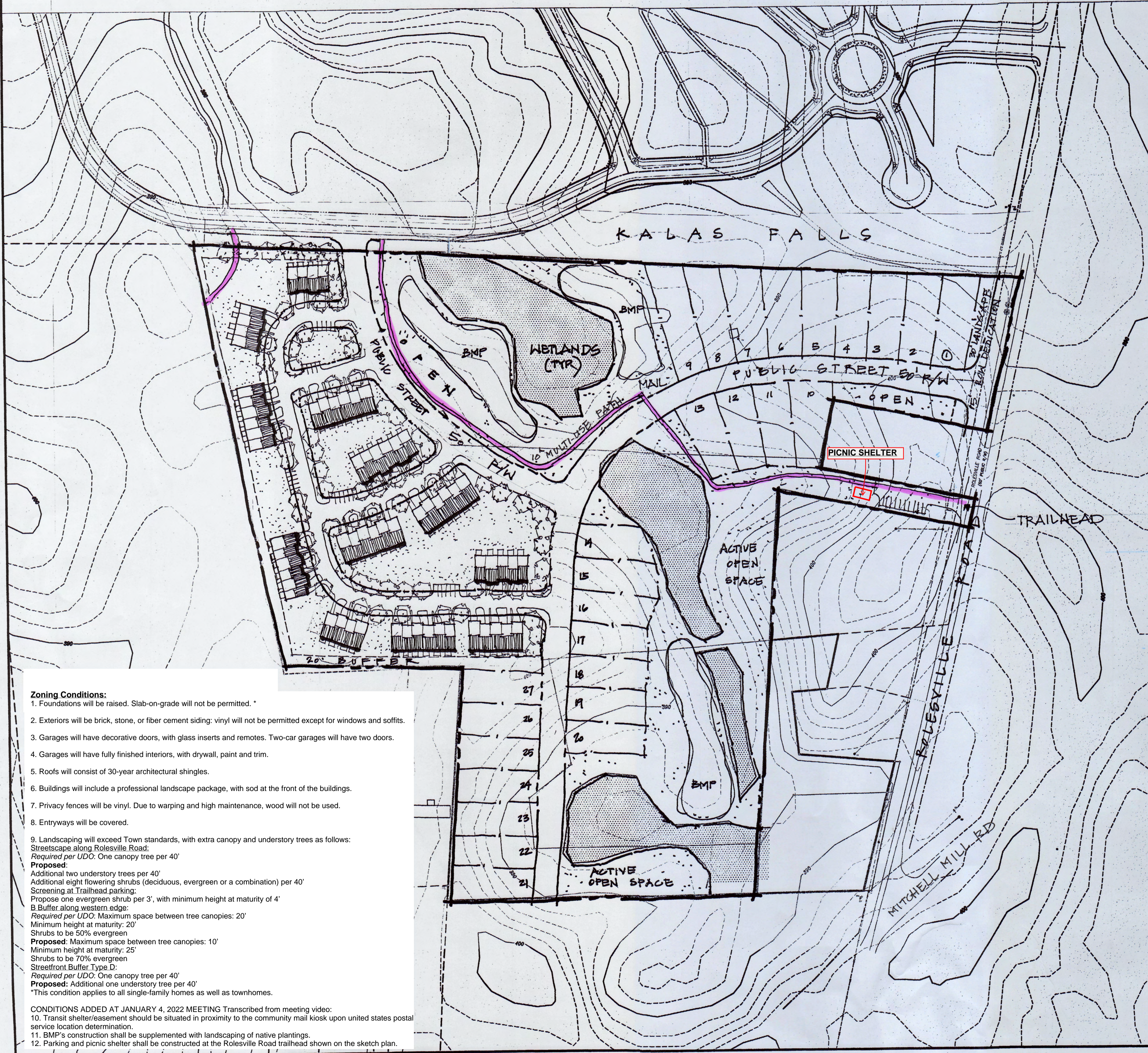
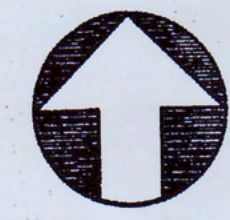
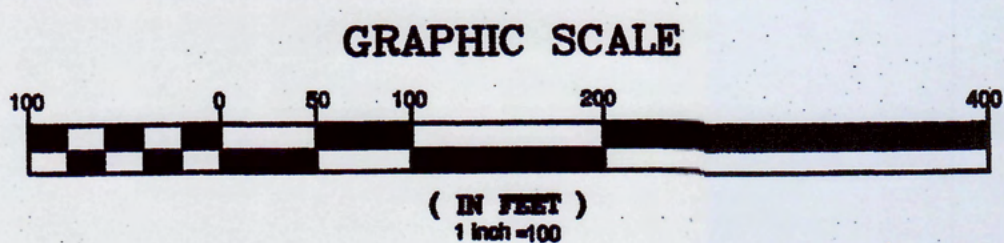
## Suggested Motion

Approve the updated sketch plan with documented zoning conditions for rezoning case MA 21-06 Tucker Wilkins Property.

## Attachments

MA 21-06 Updated Sketch Plan





NOTE:  
 1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.  
 2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.  
**27' B-B ON A 50' R/W**  
**TYPICAL SECTION**

- Zoning Conditions:**
1. Foundations will be raised. Slab-on-grade will not be permitted. \*
  2. Exteriors will be brick, stone, or fiber cement siding; vinyl will not be permitted except for windows and soffits.
  3. Garages will have decorative doors, with glass inserts and remotes. Two-car garages will have two doors.
  4. Garages will have fully finished interiors, with drywall, paint and trim.
  5. Roofs will consist of 30-year architectural shingles.
  6. Buildings will include a professional landscape package, with sod at the front of the buildings.
  7. Privacy fences will be vinyl. Due to warping and high maintenance, wood will not be used.
  8. Entryways will be covered.
  9. Landscaping will exceed Town standards, with extra canopy and understory trees as follows:  
 Streetscape along Rolesville Road:  
*Required per UDO:* One canopy tree per 40'  
**Proposed:**  
 Additional two understory trees per 40'  
 Additional eight flowering shrubs (deciduous, evergreen or a combination) per 40'  
 Screening at Trailhead parking:  
 Propose one evergreen shrub per 3', with minimum height at maturity of 4'  
 B Buffer along western edge:  
*Required per UDO:* Maximum space between tree canopies: 20'  
 Minimum height at maturity: 20'  
 Shrubs to be 50% evergreen  
**Proposed:** Maximum space between tree canopies: 10'  
 Minimum height at maturity: 25'  
 Shrubs to be 70% evergreen  
 Streetfront Buffer Type D:  
*Required per UDO:* One canopy tree per 40'  
**Proposed:** Additional one understory tree per 40'  
 \*This condition applies to all single-family homes as well as townhomes.
- CONDITIONS ADDED AT JANUARY 4, 2022 MEETING Transcribed from meeting video:  
 10. Transit shelter/easement should be situated in proximity to the community mail kiosk upon united states postal service location determination.  
 11. BMP's construction shall be supplemented with landscaping of native plantings.  
 12. Parking and picnic shelter shall be constructed at the Rolesville Road trailhead shown on the sketch plan.

**SITE INFORMATION**

Total Site Acres:	30.8
Townhouses:	64 units
Single-Family:	27 lots
TOTAL UNITS:	91
Density:	2.9 units/acre
Open Space Required:	3.08 acres (10%)
Open Space Shown:	13.11 acres (43%)
Active Open Space Required:	1.54 acres (50% of 3.08)
Active Open Space Shown:	2.48 acres

**Hugh J. Gillette**  
 1429 Harvey Johnson Rd  
 Raleigh, NC 27603  
 BUSINESS LIC. # C-496  
 Phone: (919)469-1101

TUCKER-WILKINS TRACT  
**Conceptual Master Plan**  
 July 29, 2021

**ROLESVILLE ROAD SOUTH PROPERTIES**  
**ROLESVILLE**  
**WAKE COUNTY, NC**

JOB # 44000  
 DSNCHK BY: EDG  
 DWN BY: EDG  
 DATE: 6-30-2021  
 HRZ SCALE: 1"=100'  
 VRT SCALE: NONE  
 SHEET NO.  
**C1**