



April 19, 2022

RE: MA 21-06 Tucker Wilkins Rezoning

Dear Mr. Gilleece,

The Rolesville Town Board of Commissioners approved case **MA 21-06 Tucker Wilkins Rezoning** on **January 4, 2022**. The Town Board also approved updated conditions on **February 1, 2022**.

The rezoning approval was for 32.59 acres of property located at 0, 2012, and 2016 Rolesville Road with PINs 1767263062, 1767264441, 1767257612 (portion of), and 1767256316 (portion of). The zoning was changed 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. Approved zoning conditions included a concept plan plus the following items:

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'

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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 Town Board of Commissioners Meeting

10. Transit shelter/easement should be situated in proximity to the community mail kiosk upon United States postal service location determination.
11. BMPs 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.

Please contact the Planning Department with any questions.

Best regards,



Meredith A. Gruber, PLA, AICP
Planning Director