



## **Knightdale Town Council Minutes**

**October 20, 2022, 7:00 p.m.**

**950 Steeple Square Court, Knightdale, North Carolina 27545**

Members Present: Mayor Jessica Day, Mayor Pro Tem Stephen Morgan, Councilor Mark Swan, Councilor Ben McDonald, Councilor Latatious Morris

Members Absent: Councilor Steve Evans

Staff Present: Assistant Town Manager Dustin Tripp, Assistant Town Manager Suzanne Yeatts, Town Clerk Heather Smith, Development Services Director Jason Brown, Senior Planner Kevin Lewis, Senior Planner Donna Goodman, Senior Planner Andrew Spiliotis, Town Attorney Roger Knight

LURB Members Present: Chair Gentry Lassiter, Vice Chair Darryl Blevins, Ron Cole, Alan Smith, and Tabitha Hagen.

---

1. WELCOME

Welcome by Mayor Day at 7:00 p.m.

2. ADOPTION OF AGENDA

**...Motion to adopt the agenda.**

**Motion by Mayor Pro Tem Morgan**

**Seconded by Councilor Morris**

**Motion Carried Unanimously**

### 3. PRESENTATIONS, RECOGNITIONS, AWARDS

#### a. Community Planning Month Proclamation

Development Services Director Jason Brown shared that October is recognized nationwide as National Community Planning Month and indicated the town has embraced this by offering a Planning Academy to Knightdale residents.

Mayor Day proclaimed October 2022 as Community Planning Month in the Town of Knightdale.

#### b. Recognition of Planning Academy Graduates

Development Services Director Jason Brown summarized the 2022 Citizens Planning Academy and recognized nineteen participants who completed the Academy.

Mayor Day thanked the Planning Academy graduates for their engagement in the community and Mayor Pro Tem Morgan acknowledged them as future leaders.

### 4. JOINT PUBLIC HEARINGS

#### a. Draft Comprehensive Transportation Plan

Public hearing opened at 7:09 p.m.

Senior Planner Andrew Spiliotis discussed the draft Comprehensive Transportation Plan (CTP), presented the schedule of events leading up to the Joint Public Hearing, and summarized input received on the draft plan from staff, Town Council, and the public.

Mr. Spiliotis reviewed the responses to input received, corresponding Unified Development Ordinance (UDO) edits that will be needed, and identified next steps in the process.

Mr. Spiliotis answered questions from Land Use Review Board members about Bus Rapid Transit (BRT).

Sam Bratton, 3412 Williamsborough Court, Raleigh, NC expressed concerns related to the greenway section of the draft CTP asked Council to reconsider the location of the greenway.

**...Motion to close the public hearing at 7:24 p.m. and refer the draft Comprehensive Transportation Plan to the November 14, 2022 Land Use Review Board Meeting for and advisory statement and recommendation.**

**Motion by Councilor Swan**  
**Seconded by Councilor McDonald**

**Motion Carried Unanimously**

b. ZMA-2-22 Harper Preserve

Public hearing opened at 7:25 p.m.

Senior Planner Kevin Lewis presented ZMA-2-22, a request to rezone 94.01 acres located at Fayetteville and Robertson Street from Rural Transition (RT) to General Residential-3 and Neighborhood Mixed-Use Planned Unit Development (GR3/NMX-PUD) in order to develop a 231-lot residential development with a future 2-acre mixed-use parcel.

Mr. Lewis shared the vicinity map, site profile, surrounding area land uses, project timeline, master plan, and provided a site plan analysis highlighting environmental features, buffers, open spaces, mixed use parcels, and parking.

Mr. Lewis summarized the transportation analysis and recommendation, the proposal's compliance with the water allocation policy, and reviewed requested site development allowances and proposed architectural standards and elevations.

Mr. Lewis discussed the proposal's consistency with the KnightdaleNEXT Comprehensive Plan, Strategic Plan, and Parks and Recreation Master Plan and answered questions from Council and Land Use Review Board members about greenway standards, mixed-use parcels, and builder selection.

Mark Eisenbeis, 16 West Martin Street, Suite 805 Raleigh NC, spoke in favor of ZMA-2-22, addressed the importance of being a gateway into downtown, highlighted collector roads, and answered questions about builder selection and greenways.

Beth Blackmon, 5410 Trinity Road Suite 102 Raleigh, NC, representing Timmons Group, noted the development has several points of access, therefore traffic should be well dispersed and indicated both she and the traffic engineer were available to answer questions.

Joann Kelly, 319 Cedar Pond Court, expressed concerns related to traffic and the traffic study, noted the pending development in the area, and asked questions related to proposed greenways and the Fayetteville Street railroad crossing.

Chris Brock, 4205 Monarchos Drive, expressed concerns related to security and lighting along greenways.

Town Clerk Heather Smith summarized written comments received from the following individuals:

- Yoshio Nakamura - 103 Princess Crescen
- Louis Fabrizio - 443 Cedar Pond Court

The full comments are attached as Exhibit A.

**...Motion to close the public hearing at 7:59 p.m. and refer ZMA-2-22 to the November 14, 2022 Land Use Review Board Meeting for and advisory statement and recommendation.**

**Motion by Councilor McDonald  
Seconded by Councilor Morris**

**Motion Carried Unanimously**

*Mayor Day called for a recess at 8:00 p.m.*

*Mayor Day resumed the meeting at 8:07 p.m.*

c. ZMA-4-22 Project Hope

Public hearing opened at 8:08 p.m.

Senior Planner Kevin Lewis presented ZMA-4-22, a request to rezone 62.19 acres located at 5900 Knightdale-Eagle Rock Road from Rural Transition (RT) to Neighborhood Mixed-Use Planned Unit Development (NMX-PUD) in order to develop 157 single-family lots, 134 multi-family units, support facilities, and 2.64 acres of future commercial development.

Mr. Lewis shared the vicinity map, site profile, surrounding area land uses, project timeline, master plan, and provided a site plan analysis highlighting environmental features, buffers, open spaces, parking, Raleigh Rescue Mission, mixed-use development, and commercial outparcels.

Mr. Lewis reviewed the transportation analysis and recommendations, the proposal's compliance with the water allocation policy, and summarized the applicant's proposed site development allowances, architectural standards, and architectural elevations.

Mr. Lewis discussed the proposal's consistency with the KnightdaleNEXT Comprehensive Plan, Strategic Plan, and Parks and Recreation Master Plan and answered questions from Council and Land Use Review Board members about the property, public art, street networks, and water and sewer connection.

David Bergmark, 10612 Longholme Way Raleigh, NC, representing the applicant, spoke in favor of ZMA-4-22, elaborated on the unique aspects of the proposed development, and addressed collector roads, density, buffers, parallel parking, and future commercial usage.

John Lockett, 808 East Martin Street, Raleigh, NC, spoke in favor of ZMA-4-22, summarized services offered by the Raleigh Rescue Mission, and discussed how the proposed expansion would allow the organization to support women and children who are in transition.

Charlie Yokley, 1100 Premier Park Drive, Morrisville, NC, a representative from Lennar Homes, spoke in favor of ZMA-4-22 and expressed excitement to be a partner with Raleigh Rescue Mission on the development project.

Mr. Bergmark and Mr. Green answered questions from Council and Land Use Review Board members about grading, future commercial aspects, gateway elements, and the traffic study.

**...Motion to close the public hearing at 8:48 p.m. and refer ZMA-4-22 to the November 14, 2022 Land Use Review Board Meeting for and advisory statement and recommendation.**

**Motion by Mayor Pro Tem Morgan**

**Seconded by Councilor Swan**

**Motion Carried Unanimously**

d. ZMA-7-22 River Pointe

Public hearing opened at 8:49 p.m.

Senior Planner Kevin Lewis presented ZMA-7-22, a request to rezone 24.5 acres located at 105 & 107 Dianne Street from Rural Transition (RT) to General Residential-3 Planned Unit Development (GR-3 PUD) in order to develop a 50-lot single-family neighborhood.

Mr. Lewis shared the vicinity map, site profile, surrounding area uses, master plan, project timeline, and provided a site plan analysis highlighting environmental features, buffers, open space, and parking.

Mr. Lewis discussed the proposal's compliance with the town's water allocation policy, reviewed the proposed site development allowances, architectural standards, and architectural elevations, and noted that a Traffic Impact Analysis was not required for this proposal due to its size.

Mr. Lewis highlighted the proposal's consistency with the KnightdaleNEXT Comprehensive Plan, Strategic Plan, and Parks and Recreation Master Plan and answered questions from Council and Land Use Review Board members regarding roadway connections, roadway and pedestrian improvements, stormwater treatment, setbacks, and mass grading near the river.

David Bergmark, 10612 Longholme Way, Raleigh NC, spoke in favor of ZMA-7-22, discussed how the plan developed over time, and addressed density, open space, and public art elements of the plan. Mr. Bergmark also commented on mass grading, roadway connections, emergency access easement, and improvements to Dianne Street.

Mark Puryear, 10136 Mizner Lane Raleigh, NC, representing the developer, spoke in favor of ZMA-7-22, noted this would be their first development in Knightdale, and shared that he was available to answer questions.

Council discussed Dianne Street, traffic calming measures, mass grading, and roadway connections.

Joanna Sanford, 101 Dianne Street, expressed concerns related to traffic, stormwater, NCDOT maintenance, Duke Energy outages, and street width.

Council inquired about the annexation process should residents along Dianne Street be interested.

**...Motion to close the public hearing at 9:26 p.m. and refer ZMA-7-22 to the November 14, 2022 Land Use Review Board Meeting for and advisory statement and recommendation.**

**Motion by Councilor Swan**

**Seconded by Councilor McDonald**

**Motion Carried Unanimously**

5. ADJOURNMENT

**...Motion to adjourn at 9:27 p.m.**

**Motion by Mayor Pro Tem Morgan**  
**Seconded by Councilor Swan**  
**Motion Carried Unanimously**

---

Brittney Hunt, Deputy Town Clerk

---

Jessica Day, Mayor