



Knightdale Town Council Minutes

November 16, 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, Councilor Steve Evans

Staff Present: Town Manager Bill Summers, Assistant Town Manager Dustin Tripp, Assistant Town Manager Suzanne Yeatts, Communications and Marketing Manager Terrence Dove, Development Services Director Jason Brown, Police Chief Lawrence Capps, Fire Chief Loren Cone, Parks and Recreation Director Chris Wiley, Public Works Director Phillip Bunton, Senior Planner Kevin Lewis, Senior Planner Andrew Spiliotis, Town Attorney Roger Knight, Finance Director Mark Stephens, Deputy Town Clerk Brittney Hunt

Additional Staff Present: Administrative Assistant Shannon Barnes; Deputy Police Chief Orlando Soto; Police Captains Danny Phillips and Thomas Cagle; Police Lieutenants Jason Bradshaw and Steven Williams; Police Sergeants Chris Burke, Doug Crough, Michael Gray, and Ricky Todd; Police Corporals Theodore Beighey, Jordan Francis, and Miguel Renteria; Police Detectives Matthew Johnson and Alyssa Lennon; Police Officers Michael Bishop and Chandler Koewler; and Administrative Assistant Ashley Warner.

1. WELCOME

Welcome by Mayor Day at 7.00 p.m.

2. INVOCATION

Invocation led by Councilor Swan.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Dasia McKinney, a 5th grade student at Knightdale Elementary School.

4. ADOPTION OF AGENDA

...Motion to adopt the agenda.

Motion by Councilor Evans

Seconded by Councilor Morris

Motion Carried Unanimously

5. PRESENTATIONS, RECOGNITIONS, AWARDS

a. Silver Legacy of Excellence Award

Delta Sigma Theta Sorority, Incorporated presented Mayor Jessica Day with the Silver Legacy of Excellence Award.

b. Eta Phi Beta Sorority, Incorporated Proclamation

Mayor Day proclaimed November 20, 2022 as Eta Phi Beta Sorority, Incorporated - Mid-Eastern Region Day in the Town of Knightdale to recognize the Sorority's 50th Anniversary,

c. Resolution of Appreciation for Barbara Poole

Town Manager Bill Summers recognized Barbara Poole for her contributions to the community and Veterans of Knightdale.

...Motion to adopt Resolution #22-11-16-001 honoring Barbara Poole.

Motion by Councilor Swan

Seconded by Councilor McDonald

Motion Carried Unanimously

d. Introduction of Parks and Recreation Administrative Assistant

Parks and Recreation Director Chris Wiley introduced Shannon Barnes, the new Parks and Recreation Administrative Assistant.

e. Oaths of Office for Newly Promoted Personnel

Police Chief Lawrence Capps recognized the following recently promoted officers:

- Alyssa Lennon, Detective
- Richard Todd, Police Sergeant
- Ted Beighey, Police Corporal
- Jordan Francis, Police Corporal
- Miguel Renteria, Police Corporal

Jarred Bridges, Police Corporal, was unable to attend.

Mayor Day administered oaths of office to each officer.

6. PUBLIC COMMENT

a. Open to the Public

Keith Sanders, 7325 Knightdale Boulevard, expressed concerns as a small business owner.

Assistant Town Manager Suzanne Yeatts summarized written comments from the following individuals:

- Colin Blount, 604 Twin Star Lane
- Michael Chase, 7 Park Avenue
- Joseph Olivia, 611 Sunland Drive

The full comments are attached as Exhibit A.

b. Report on Citizen Inquiries

Mayor Pro Tem Stephen Morgan shared citizen concerns about the Neuse River Trail closure. Assistant Town Manager Dustin Tripp noted that Town staff is working with the City of Raleigh on options for future closers and detours in an effort to ensure continuous greenway access.

7. CONSENT AGENDA

...Motion to adopt the consent agenda.

Motion by Councilor Swan
Seconded by Councilor McDonald

Motion Carried Unanimously

- a. October 19, 2022 Regular Meeting Minutes
...Approve the October 19, 2022 Regular Meeting Minutes.
- b. October 20, 2022 Joint Public Hearing Minutes
...Approve the October 20, 2022 Joint Public Hearing Minutes.
- c. October 25, 2022 Special Meeting Minutes
...Approve the October 25, 2022 Special Meeting Minutes.
- d. November 7, 2022 Work Session Minutes
...Approve the November 7, 2022 Work Session Minutes.
- e. Christmas Parade Road Closure Resolution
...Motion to adopt Resolution #22-11-16-002 closing streets near the parade route.
- f. Triangle Entrepreneurial Contract Amendment
...Motion to approve the amended contract as drafted with Triangle Entrepreneurial Leadership for FY2023.
- g. Village Gate Street & Subdivision Names
...Motion to adopt Resolution #22-11-16-003.
- h. Legacy Oaks Street Names
...Motion to adopt Resolution #22-11-16-004.
- i. Budget Amendment #2023-03
...Motion to adopt Budget Amendment #2023-03.
- j. Housing Affordability and Inclusive Growth Plan - Consultant Selection
...Motion to authorize staff to negotiate a scope and fee with UNCG Center for Housing and Community Studies to complete the Inclusive Growth & Housing Affordability Plan.

- k. Position Classification Plan Amendment

...Motion to adopt Position Classification Plan Amendment 2.

8. PUBLIC HEARINGS

- a. Hinton Oaks Utility Allocation Agreement Amendment

Public Hearing opened at 7:38 p.m.

Development Services Director Jason Brown presented an amendment for the Hinton Oaks Industrial Park. Mr. Brown requested continuation to finalize a traffic memo.

...Motion at 7:39 p.m. to table the public hearing until December 21, 2022.

Motion by Councilor McDonald

Seconded by Councilor Evans

Motion Carried Unanimously

- b. AN-6-22 Old Milburnie Village

Public Hearing opened at 7:40 p.m.

Senior Planner Kevin Lewis presented an annexation petition for 92.885 acres located at 2812 Old Milburnie Road. Mr. Lewis shared a cost-benefit analysis, highlighting projected revenues and expenditures, and noted projected demographics.

...Motion to close the public hearing at 7:42 p.m. and adopt Ordinance #22-11-16-002 effectively annexing the area.

Motion by Councilor Evans

Seconded by Councilor McDonald

Motion Carried Unanimously

- c. AN-7-22 1233 Hodge Road

Public Hearing opened at 7:43 p.m.

Senior Planner Kevin Lewis presented AN-7-22 an annexation petition for 2.96 acres located at 1233 Hodge Road and shared a cost-benefit analysis.

...Motion to close the public hearing at 7:45 p.m. and adopt Ordinance #22-11-16-003 effectively annexing the area.

Motion by Councilor Morris

Seconded by Councilor Evans

Motion Carried Unanimously

d. AN-8-22 Forestville Yard

Public Hearing opened at 7:46 p.m.

Senior Planner Kevin Lewis presented AN-8-22 an annexation petition for 26.609 acres located at 1008 Old Knight Road. Mr. Lewis shared a cost-benefit analysis, highlighting projected revenues and expenditures, and noted projected demographics.

...Motion to close the public hearing at 7:49 p.m. and adopt Ordinance #22-11-16-004 effectively annexing the area.

Motion by Councilor McDonald

Seconded by Mayor Pro Tem Morgan

Motion Carried Unanimously

9. SET PUBLIC HEARINGS

a. AN-10-22 Knightdale Gateway

Development Services Director Jason Brown presented a petition for annexation for 54.13 acres located at 5901 Farmwell Road. The proposed property would consist of two warehouse, manufacturing, and research buildings, totaling approximately 507,000 square feet.

...Motion to direct the Town Clerk to Investigate the sufficiency of the petition, adopt Resolution # 22-11-16-005, and set the public hearing for December 21, 2022.

Motion by Councilor Evans

Seconded by Councilor Morris

Motion Carried Unanimously

10. OLD BUSINESS

a. Comprehensive Transportation Plan

Senior Planner Andrew Spiliotis reviewed the final draft of the Comprehensive Transportation Plan.

...Motion to adopt the Comprehensive Transportation Plan Ordinance # 22-11-16-005, the Vision Zero Resolution of Support # 22-11-16-006, and the Unified Development Ordinance Amendment Ordinance # 22-11-16-006.

Motion by Mayor Pro Tem Morgan

Seconded by Councilor Morris

Motion Carried Unanimously

b. ZMA-2-22 Harper Preserve

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

...Motion to approve ZMA-2-22, adopt the recommended advisory statement describing plan consistency and reasonableness of action, and adopt Ordinance #22-11-16-007.

Motion by Councilor McDonald

Seconded by Councilor Evans

Motion Carried Unanimously

c. ZMA-4-22 Project Hope

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) for 157 single-family lots, 134 multi-family units, support facilities, and 2.64 acres of future commercial development.

Mr. Lewis answered questions from Council and the Land Use Review Board.

...Motion to approve ZMA-4-22, adopt the recommended advisory statement and conditions, and adopt Ordinance #22-11-16-008.

Motion by Councilor Swan

Seconded by Councilor Evans

Motion Carried Unanimously

11. NEW BUSINESS

None at this time.

12. ADVISORY REPORTS

Councilor Swan noted the Veterans Memorial Advisory Board discussed a permanent fire put at Knightdale Station Park for flag retirement.

13. CLOSED SESSION

Nothing at this time.

14. ADJOURNMENT

...Motion to adjourn at 8:43 p.m.

Motion by Mayor Pro Tem Morgan

Seconded by Councilor Morris

Brittney Hunt, Deputy Town Clerk

Jessica Day, Mayor