



Knightdale Town Council Minutes

February 16, 2023, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

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

Members Absent: Councilor Latatious Morris

Staff Present: Town Manager Bill Summers, Assistant Town Manager Suzanne Yeatts, Development Services Director Jason Brown, Senior Planner Kevin Lewis, Senior Planner Donna Goodman, Senior Planner Gideon Smith, Town Attorney Roger Knight, Deputy Town Clerk Brittney Hunt

LURB Members Present: Vice Chair Darryl Blevins, Alan Smith, Ronald Cole, and Steven Hopper

1. WELCOME

Welcome by Mayor Day at 7:02 p.m.

2. ADOPTION OF AGENDA

...Motion to adopt the agenda.

Motion by Councilor Evans

Seconded by Mayor Pro Tem McDonald

Motion carried unanimously.

3. JOINT PUBLIC HEARINGS

a. ZMA-11-22 Weldon

Public Hearing opened at 7:03 p.m.

Senior Planner Kevin Lewis presented ZMA-11-22, a request to rezone 41 acres located at Horton Road and Old Knight Road from Rural Residential-1 to Residential Mixed-Use Planned Unit Development to develop 146 residential units and 15,000 square feet of commercial space.

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.

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 and Use Review Board members.

Brian Richards, 150 Fayetteville Street Raleigh, representing Urban Design Partners, elaborated on the master plan highlighting open space and amenities, a commercial outparcel, and architecture.

Jay Colvin, 4009 Periwinkle Blue Lane Raleigh, representing the applicant, answered questions from Council.

Assistant Town Manager Suzanne Yeatts summarized a written comment from the following individual:

- Matthew Warner - 1704 Proc Ridge Lane

The full comment is attached as Exhibit A.

...Motion to close the public hearing at 7:41 p.m. and refer ZMA-11-22 to the March 13, 2023 Land Use Review Board Meeting for advisory statement and recommendation.

Motion by Councilor Swan

Seconded by Mayor Pro Tem McDonald

Motion carried unanimously.

b. ZMA-12-22 Haven at Griffith Meadow

Public Hearing opened at 7:41 p.m.

Senior Planner Kevin Lewis presented ZMA-12-22, a request to rezone 60.15 acres located at 8613 Poole Road from Rural Transition to General Residential-3 Planned Unit Development to develop 180 residential units.

Mr. Lewis shared the vicinity map, site profile, surrounding area uses, master plan, project timeline, and provided a site plan analysis highlighting buffers, landscaping, open spaces, parking, utilities, and jurisdiction and town services.

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

Brett Hanna, 301 Hillsborough Street Raleigh, Andrew Suriano, 4300 Lambeth Drive Raleigh and Beth Blackman, 5410 Trinity Road Suite 102 Raleigh, representing the applicant, spoke about the project, noted this would be their first project in Knightdale, and shared they were available to answer questions.

...Motion to close the public hearing at 8:06 p.m. and refer ZMA-12-22 to the March 13, 2023 Land Use Review Board Meeting for advisory statement and recommendation.

Motion by Councilor Evans

Seconded by Councilor Morgan

Motion carried unanimously.

c. ZMA-1-23 NCDOT Cell Tower Relocation

Public Hearing opened at 8:06 p.m.

Senior Planner Kevin Lewis presented ZMA-1-23, a request to rezone 15.54 acres located at 7417 Poole Road from Neighborhood Mixed Use (NMU) to Rural Residential-1 (RR1) to allow for the future relocation of a wireless telecommunication tower.

Mr. Lewis shared the vicinity map, site profile, surrounding area uses, permitted uses, master plan, and project timeline and highlighted the proposal's consistency with the KnightdaleNEXT Comprehensive Plan.

Nishka Hatten, 421 Fayetteville Street Raleigh, representing the applicant, spoke about the project.

...Motion to close the public hearing at 8:17 p.m. and refer ZMA-1-23 to the March 13, 2023 Land Use Review Board Meeting for advisory statement and recommendation.

**Motion by Councilor Swan
Seconded by Councilor Evans**

Motion carried unanimously.

d. ZTA-1-23 Quarterly Updates

Public Hearing opened at 8:17 p.m.

Senior Planner Donna Goodman presented ZTA-1-23, a request to amend text in the Unified Development Ordinance (UDO) to ensure compliance with changes to NC General Statutes, correct and clarify references, better distinguish between uses, and increase solar energy accessibility.

Mrs. Goodman reviewed the Zoning Text Amendment process and summarized proposed changes to the following chapters of the Unified Development Ordinance:

- Chapter 3 - Base District Specific Standards
- Chapter 5 - Use Specific Standards
- Chapter 7 - Development Standards
- Chapter 8 - Sign Standards
- Chapter 15 - Definitions

Mrs. Goodman answered questions from Council and Land Use Review Board members.

...Motion to close the public hearing at 8:31 p.m. and refer ZTA-1-23 to the March 13, 2023 Land Use Review Board Meeting for advisory statement and recommendation.

**Motion by Councilor Swan
Seconded by Mayor Pro Tem McDonald**

Motion carried unanimously.

4. CLOSED SESSION

...Motion to enter into closed session at 8:31 p.m. pursuant to NCGS §143-318.11(5).

Motion by Councilor Swan

Seconded by Mayor Pro Tem McDonald

Motion carried unanimously.

5. ADJOURNMENT

...Motion to adjourn at 9:03 p.m.

Motion by Councilor Morgan

Seconded by Councilor Swan

Motion carried unanimously.

Heather Smith, Town Clerk

Jessica Day, Mayor