



Knightdale Town Council Minutes

April 20, 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 Latatious Morris

Members Absent: Councilor Steve Evans

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

LURB Members Present: Vice-Chair Darryl Blevins, Alan Smith, Tabitha Hagen, Angele Dixon, and Ron Cole.

1. WELCOME

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

2. ADOPTION OF AGENDA

...Motion to adopt the agenda.

Motion by Councilor Morris

Seconded by Councilor Swan

Motion Carried Unanimously

3. JOINT PUBLIC HEARINGS

a. ZMA-15-22 Parkside at Westlake

Public hearing opened at 7:02 p.m.

Senior Planner Kevin Lewis presented ZMA-15-22, a request to rezone 206.48 acres located at 4001 South Smithfield Road from Wake County's Residential-30 (R-30) and Residential-10 (R-10) to Neighborhood Mixed-Use Planned Unit Development (NMX-PUD) to develop 1158 residential units and up to 250,000 square feet of retail and office space.

Mr. Lewis reviewed the vicinity map, site profile, zoning and surrounding area land uses, jurisdiction, master plan, project profile, and project timeline. He shared a site plan analysis, highlighting buffers, environmental features, open spaces, parking, mini-storage facility, multi-family units, commercial center, and phasing.

Mr. Lewis provided an overview of the transportation analysis, discussing street infrastructure, connections to existing and proposed developments, pedestrian access, and greenway infrastructure. He summarized the intersections studied in the transportation analysis, noting that NCDOT review is ongoing.

Mr. Lewis reviewed water allocation policy requirements, site development allowances requested by the developer, and proposed architectural elevations.

Mr. Lewis discussed the proposal's consistency with the KnightdaleNext Comprehensive Plan, Strategic Plan, and the Comprehensive Parks and Recreation Master Plan and answered questions from Council about the future growth framework map.

Mayor Pro Tem McDonald commented on landowner rights, clarifying that the project was developer and landowner initiated.

Katie Hamilton, 2310 S. Miami Blvd Durham, NC, representing the applicant, spoke in favor of ZMA-15-22, sharing why Knightdale is the preferred location, highlighting development design, discussing on-site drainage, and answering questions from Council related to transit.

The following individuals spoke in opposition of ZMA-15-22:

- June Etchells, 9709 Poole Road, Wendell
- Donna Wall, 5724 Catfish Lane
- Seth Cobb, 207 Davis Road, Zebulon

- James Etchells, 9709 Poole Road, Wendell
- James Hoggard, 5400 Baywood Forest Drive
- Jacqueline Lynch, 5527 Maple View Drive
- Brittney Marshburn, 10300 Poole Road, Wendell
- Debbie Cobb, 6032 King Farm Lane
- Rob Reed, 3604 South Smithfield Road

Mr. Lewis answered questions from Council and Land Use Review Board members about gateway elements, density, home sizes, and Raleigh's development plans in the area.

Town Clerk Heather Smith indicated the town received 104 written public comments in opposition of ZMA-15-22.

The full comments from the following individuals are attached as Exhibit A:

- Aaron Saraco, 7293 Shawan Road Wendell
- Abbey Crosson, 2016 Queen Charlotte Place Raleigh
- Abena Essel Duodu, 5005 Stonewood Pines Drive Knightdale
- Adam Marshburn, 10300 Poole Road Wendell
- Allison Pearce, 8404 Battle Abby Court Knightdale
- Allyson Densmore, 5013 Wildrock Circle Raleigh,
- Amanda Allen, 6933 Lake Myra Road Wendell
- Amanda Robinson, 1304 Kingman Drive Knightdale
- Amanda Williford, 7104 Jonathan Drive Wendell
- Amanda Wujcik, 5516 Garnet Meadow Road Knightdale
- Amy Gotham-Toney, 1421 Slate Ridge Road Knightdale
- Amy Zielenski, 1221 River Chase Drive Raleigh
- Anar Mirkar, 1305 Spring Song Lane Knightdale
- Anne Cunningham, 741 Still Willow Lane Wendell
- Annette Cooke, 6616 Tells Branch Road Wendell
- Anita Anderson, 5129 Julip Drive Knightdale
- Angie Dutton, 5624 Beagle Ridge Lane Knightdale
- Avery Gunther, 401 Deer Woods Court Archer Lodge
- Barbara Sossomon, 1124 Poplar Creek Trail Raleigh
- Becky Thigpen, 5523 Maple View Drive Knightdale
- Brian Gilmore, 5465 Emeral Spring Drive Knightdale
- Brigid Uddyback, 5320 Baywood Forest Drive Knightdale
- Brittani Kern, 2305 Marks Creek Road Knightdale

- Carol MacDougall, 6008 Sandy Run Knightdale
- Caroline Berry, 3600 Rosinburg Road Zebulon
- Charles Yeager, 1004 Myra Falls Road Wendell
- Cheyenne Bowling-Alford, 1015 Lake Wendell Road Wendell
- Chris Bryant, 808 Stolls Lane Knightdale
- Christina Vaughn, 5416 Emerald Spring Drive Knightdale
- Christine Rocchio, 11200 Poole Road Wendell
- Cindy Fleischhauer, 6408 Petunia Lane Wendell
- Clark George, 5818 Enchanted Creek Circle Knightdale
- Corren McCain, 1240 Golden Field Drive Knightdale
- Cynthia McNeill, 5129 Emerald Spring Drive Knightdale
- Daniel Caputo, 339 Martins Mill Court Wendell
- Dawn Willis, 5512 Granite Bluff Court Knightdale
- Debbie Bissette, 1068 Lions Club Road Wendell
- Debra Marshburn, 1536 Pleasants Road Wendell
- Domonic Teel, 5305 Emerald Spring Drive Knightdale
- Elineth Torres, 1120 Poplar Creek Trail Raleigh
- Elizabeth Breese, 517 N Kennelman Circle Wendell
- Gene Marshburn, 7001 Lake Myra Road Wendell
- Gloria Ashe, 1102 Herbert Drive Zebulon
- Hunter Haynes, 1217 Buttercup Lane Wake Forest
- Ivey Shields, 1105 Rutledge Landing Drive Knightdale
- Jackie Stafford, 932 Groveview Wynd Wendell
- Jaclyn West, 5317 Walton Hill Road Knightdale
- James King, 5016 Trail Ridge Drive Raleigh
- Jennifer King, 5708 Carmel Valley Court Knightdale
- Jennifer Ray, 1301 Root And Tink Drive Wendell
- Jill Harned, 225 Hidden Shadow Ln Wendell
- Jordan Lairson, 6817 Lake Myra Road Wendell
- Joseph Phillips, 6601 Lake Myra Road Wendell
- Josh Fisher, 1601 Mallard Trace Drive Wendell
- Joyce Allen, 1107 Herbert Drive Zebulon
- Kaitlyn Grady, 2521 East Garner Road, Raleigh
- Katelyn Gailey, 223 Church Street Wendell
- Kelly Marshburn, 450 Chaplin Street Wendell
- Kirby Marshburn, 6901 Lake Myra Road Wendell
- Kyle Carpenter, 953 Riverwood Drive Clayton

- Larry Sutton, 5144 Haycourt Lane Wendell
- Lesley Rackley, 6916 Lake Myra Road Wendell
- Linda Creech, 5547 Maple View Drive Knightdale
- Lindsay Brantley, 315 Commander Drive Wendell
- Lisha Henry, 7313 Jonathan Drive Wendell
- Lynn Brearley, 215 Woods Run Knightdale
- Margaret Parrott, 212 Needwill Court Knightdale
- Maria Perez, 3009 Varcroft Road Knightdale
- Marissa Doctrove, 1204 Rutledge Landing Drive Knightdale
- Mark Steeber, 5808 Enchanted Creek Circle Knightdale
- Marniece Bryant, 808 Stolls Lane Knightdale
- Martha Smith, 508 N 1st Avenue Knightdale
- Mary Phillips, 6601 Lake Myra Road Wendell
- Matthew Yeager, 1004 Myra Falls Road Wendell
- Megan Winters, 5716 Catfish Lane Knightdale
- Meghan Ray, 7324 Lake Myra Road Wendell
- Meghan Richardson, 617 Commander Drive Wendell
- Michael Niemchak, 7712 Cortona Way Wendell
- Michelle Roike-Brown, 440 West Academy Street Wendell
- Mike Vieyra, 7332 Lake Myra Road Wendell
- Morgan Booze, 1812 Stagecoach Trail Wendell
- Nathan Ellis, 6848 Latigo Lane Wendell
- Odessa Armstrong, 1110 Topsail Common Drive Apt 107 Knightdale
- Rachel Williford, 134 Blakeford Drive Wendell
- Robert Marshburn, 1536 Pleasants Road Wendell
- Robin Farrington, 806 Clay Hill Drive Knightdale
- Samantha Stocke, 301 Heathwick Drive Knightdale
- Shannon Grant, 3304 Renee Court Knightdale
- Shannon Kraus, 5864 Seward Drive Knightdale
- Shellie Pearce, 1532 Eagle Rock Road Wendell
- Stacey Richard, 4014 Twin Spires Drive Knightdale
- Steven Hollowell, 6301 Pine Straw Court Wendell
- Susan Broadwell, 4224 K Held Road Knightdale
- Susan Gibbs, 1516 Green Manor Court Wendell
- Suzanne H, 5528 Sapphire Springs Drive Knightdale
- Suzanne Sweeney, 4921 Stonewood Pines Drive Knightdale
- Taylor Mitchell, 115 Taylors Farm Court Knightdale

- Teresa Figueroa, 4008 Twin Spires Drive Knightdale
- Theodore Gautsch, 5516 Granite Bluff Court Raleigh
- Vic O'Neal, 1000 Agio Court Zebulon
- Vincent Berlack, 5521 Rutledgeville Lane Knightdale
- William Myrick, 1576 Rhodeschool Drive Wendell

...Motion to close the public hearing at 8:28 p.m. and refer ZMA-15-22 to the May 8, 2023 Land Use Review Board Meeting for advisory statement and recommendation.

Motion by Councilor Morgan

Seconded by Mayor Pro Tem McDonald

Motion Carried Unanimously

4. ADJOURNMENT

...Motion to adjourn at 8:29 p.m.

Motion by Councilor Morris

Seconded by Councilor Swan

Motion Carried Unanimously

Heather Smith, Town Clerk

Jessica Day, Mayor