



Knightdale Town Council Minutes

July 21, 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, Town Clerk Heather Smith, Development Services Director Jason Brown, Senior Planner Kevin Lewis, Town Attorney Roger Knight

LURB Members Present: Chris Parker, Ron Cole, Steven Hopper, Alan Smith, Tabitha Hagan

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 Morgan

Motion Carried Unanimously

3. JOINT PUBLIC HEARINGS

a. ZMA-14-21 Wake Vet Expansion

Public hearing opened at 7:03 p.m.

Senior Planner Kevin Lewis presented ZMA-14-21, a request to rezone 1.71 acres located at 1007 Tandal Place from Residential Mixed-Use (RMX) to Neighborhood

Mixed-Use Conditional District (NMX-CD) in order to complete a 6,200 square foot building addition and 23 additional parking spaces.

Mr. Lewis presented the site profile, surrounding area land uses, master plan, project timeline, and site plan analysis, highlighting landscaping, parking, public gathering spaces, and stormwater management.

Mr. Lewis reviewed the proposal's architectural elevations and consistency with the town's Comprehensive Plan, Strategic Plan, and Parks and Recreation Master Plan.

Mr. Lewis answered questions from Council related to sidewalk concerns from NCDOT, stormwater maintenance, and building preferences.

Graham Smith, 821 Wake Forest Road Raleigh, addressed stormwater concerns, indicating there will be a Maintenance and Operations Agreement in place that will require yearly certification and inspection. Mr. Smith also shared that most animal service facilities prefer one level buildings for operational efficiency.

...Motion to close the public hearing at 7:18 p.m. and refer ZMA-14-21 to the August 8, 2022 Land Use Review Board for recommendation and advisory statement.

Motion by Councilor Swan

Seconded by Councilor McDonald

Motion Carried Unanimously

b. ZMA-5-21 Creekview Crossing

Public hearing opened at 7:19 p.m.

Mr. Lewis presented ZMA-5-21, a request to rezone 102.06 acres located at the end of Widewaters Parkway and Southampton Drive from Rural Transition (RT) and General Residential 8 (GR8) to General Residential 3-Planned Unit Development (GR3-PUD) in order to develop 68 front-loaded lots, 81 rear-loaded lots, 62 townhomes, and 72 multi-family units.

Mr. Lewis reviewed the vicinity map, site profile, surrounding area land uses, master plan, project timeline, and site plan analysis, highlighting landscaping, environmental protection, open spaces, and parking.

Mr. Lewis summarized the transportation impact analysis and recommendations.

Mr. Lewis reviewed the town's water allocation policy, noting the applicant does meet the requirements of the policy.

Mr. Lewis shared the site plan allowances, architectural standards, and elevations requested by the applicant.

Mr. Lewis discussed the proposal's consistency with the town's Comprehensive Plan, Strategic Plan, and Parks and Recreation Master Plan.

Mr. Lewis answered questions from Council about traffic calming measures, driveway length, Hodge and Lynnwood Road intersection, Widewaters Parkway extension, connection to Brookfield Station, floodplain locations, signalized crossings, architectural renderings, and traffic pattern analysis data.

Samuel Morris, 4509 Creedmoor Road Suite 302 Raleigh, representing the applicant, spoke in favor of ZMA-5-21 and provided background information on the proposed development. Mr. Morris discussed open space, traffic improvements, transit connections, environmental impacts, and buffers.

Matt Hook, 6801 Falls of Neuse Road Suite 108 Raleigh, Ellis Development, addressed Council concerns indicating the team would re-evaluate intersections, driveway length, and the greenway crossing.

Ann May, 835 Laurens Way, expressed concerns over parking, driveway length, increased traffic at peak times, and the extra care of sedimentation needed during construction phases. Ms. May indicated that she appreciated the 60 acres of open space identified in the proposal.

Charlie Towne, 104 St. Johns Street, expressed concerns over increased traffic, methods used to conduct the traffic study, flooding, wildlife displacement, safety of children in the neighborhood, and road conditions.

Sophia Marano, 122 St. Johns Street, expressed concerns over traffic, wildlife safety, and methods used to conduct the traffic study. Ms. Marano identified different wildlife she believes live on the property, noting she feels this should be protected land.

Tina Everett, 805 Southampton Drive, expressed concerns over flooding, communication about the public hearing, traffic, and construction disruption, equipment, and debris.

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

- Rita Rakestraw - 1002 Azalea Cottage Court
- Luke White - 836 Laurens Way
- Ayana Blount - 900 Widewaters Parkway

The full comments are attached as Exhibit A.

Mayor Pro Tem Morgan indicated the town is currently conducting a Comprehensive Transportation Plan to address current and future traffic concerns, including Southampton and Smithfield Road concerns expressed during the hearing.

Councilor Swan thanked citizens for their input.

...Motion to close the public hearing at 8:15 p.m. and refer ZMA-5-21 to the August 8, 2022 Land Use Review Board for recommendation and advisory statement.

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

Motion Carried Unanimously

Mayor Day called for a recess at 8:16 p.m.

Mayor Day resumed the meeting at 8:26 p.m.

c. ZMA-10-22 Mailman Post

Public hearing opened at 8:27 p.m.

Senior Planner Kevin Lewis presented ZMA-10-22, a request to rezone 35.85 acres located at 409 Mailman Road from Rural Transition (RT) to General Residential-8 Planned Unit Development (GR8-PUD) in order to develop a 155-lot single-family residential development.

Mr. Lewis reviewed the vicinity map, site profile, surrounding area land uses, master plan, project timeline, and site plan analysis, highlighting landscaping, buffers, open space, and parking.

Mr. Lewis shared results and recommendations from the transportation impact analysis and discussed the water allocation policy.

Mr. Lewis summarized the site development allowances, architectural standards, and elevations requested by the applicant and discussed the proposal's consistency with the town's Comprehensive Plan, Strategic Plan, and Parks and Recreation Master Plan.

Mr. Lewis answered questions from Council and the Land Use Review Board about courtyards, foundations, facades, open space locations, driveway length, Comprehensive Plan, and pending traffic analysis points.

Craig Duerr, 403 April Bloom Lane Cary, representing the applicant, spoke in favor of ZMA-10-22 and addressed Council's questions about proposed courtyards, open space, and architectural standards.

Beth Blackmon, 5410 Trinity Road Suite 102 Raleigh, representing the applicant, spoke in favor of ZMA-10-22 and discussed the growth framework map, why the applicant proposed single family homes, challenges associated with gas and powerline easements on the property, and environmental features. Ms. Blackmon also indicated the driveway lengths would be increased.

Banhong Wan, 940 Main Campus Drive Suite 500 Raleigh, reviewed the traffic impact analysis and indicated that NCDOT concurs with the recommendations.

Mr. Lewis answered questions from Council and the Land Use Review Board about Robertson Street and the developments identified in the traffic study.

...Motion to close the public hearing at 9:00 p.m. and refer ZMA-10-22 to the August 8, 2022 Land Use Review Board for recommendation and advisory statement.

**Motion by Councilor McDonald
Seconded by Councilor Evans**

Motion Carried Unanimously

d. ZMA-16-21 Knightdale Gateway

Public hearing opened at 9:01 p.m.

Senior Planner Kevin Lewis presented ZMA-16-21, a request to rezone 54.14 acres located at 5901 Farmwell Road from Rural Transition (RT) and General Residential 3 (GR3) to Manufacturing and Industrial Planned Unit Development in order to develop a 507,000 square foot warehouse and 604 parking spaces.

Mr. Lewis reviewed the vicinity map, site profile, surrounding area land uses, master plan, project timeline, and site plan analysis, highlighting buffers, landscaping, parking, and public gathering spaces.

Mr. Lewis summarized the results and recommendations of the traffic impact analysis and discussed the applicant's proposed architectural standards and elevations.

Mr. Lewis shared the proposal's consistency with the town's Comprehensive Plan, Strategic Plan, and Parks and Recreation Master Plan.

Mr. Lewis answered questions from Council related to permitted uses, site elevation, renderings, and parking.

Walker Gorham, 2420 Oxford Road, Raleigh, spoke in favor of ZMA-16-21, highlighting the project vision and targeted employers. Mr. Gorham reviewed recent refinements

made to the site plan and indicated they would address feedback from adjacent property owners by enhancing buffers.

Nelson Edwards, 5840 Coffey Street, spoke in opposition of ZMA-16-21, citing concerns of obstructed views, construction noise, and buffers.

Jimmy Hocutt, 5841 Farmwell Road, shared traffic concerns related to the proposed additional traffic light.

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

- Rick Stironek - 5828 Coffey Street Raleigh, NC
- Edwards Ledger - 5840 Coffey Street Raleigh, NC

The full comments are attached as Exhibit B.

Development Services Director Jason Brown answered questions from Council pertaining to transit orientated development.

Councilor McDonald encouraged the applicant to implement sustainable features on the site.

...Motion to close the public hearing at 9:40 p.m. and refer ZMA-16-21 to the August 8, 2022 Land Use Review Board for recommendation and advisory statement.

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

Motion Carried Unanimously

4. ADJOURNMENT

Motion to adjourn at 9:41 p.m.

**Motion by Councilor McDonald
Seconded by Councilor Evans**

Motion Carried Unanimously

Exhibit A

Public Hearing for
ZMA-5-21 Creekview Crossing
(July 21, 2022)

Entry #: 207

 Unread

Date Submitted: 7/4/2022 3:14 PM

All comments submitted will be shared with the Town Council and included in the official record of the meeting. If you choose to submit public comment, please remember the following rules:

- Public Comment, including comments submitted in written form, is limited to three minutes.
- Comments should be addressed to the Board as a whole, not to an individual member.
- Large groups are asked to designate a spokesperson.
- Only one submission per person will be accepted. If multiple entries are received from the same individual, only the final submission will be included in the record.
- Written public comments will be accepted up to 24 hours prior to the meeting date.

Thank you for your participation.

Name

Rita Rakestraw

Address

1002 Azalea Cottage Ct, Knightdale, North Carolina 27545

Phone Number**Email****Meeting Date**

July 20, 2022

Public Comment Subject

General Public Comment

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

CREEKVIEW CROSSING (ZMA-5-21) I oppose this project because it is bad for the environment. This project will take away needed woodlands and swamplands in Knightdale. I am so happy that the Town of Knightdale passed the Climate Change Resolution unanimously. I wish you would designate more natural lands in Knightdale and stop cutting down our precious trees. Please remember that we need to continue to protect our natural areas for future generations.

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

Entry #: 211

○ Read

Date Submitted: 7/18/2022 9:13 PM

All comments submitted will be shared with the Town Council and included in the official record of the meeting. If you choose to submit public comment, please remember the following rules:

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Thank you for your participation.

Name

Luke White

Address

836 Laurens Way, Knightdale, North Carolina 27545

Phone Number

[REDACTED]

Email

[REDACTED]

Meeting Date

[REDACTED]

Public Comment Subject

ZMA-5-21 Creekview Crossing (July 21, 2022)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

I'm opposed to the Creekview Crossing development due to the environmental effects it will produce. This development would profoundly degrade the local wetland and bordering ecosystems through runoff and wildlife habitat loss. We're in the midst of a rapidly escalating global climate crisis that will lead to perpetual societal degradation and destabilization; unless atmospheric greenhouse gases are able to be stabilized and then lowered. This development will cause the release of thousands of metric tons of greenhouse gases into the atmosphere, that would otherwise be stored in the soil and woodlands. These greenhouse gases will further contribute to the destabilization of the climate and that in return will produce negative effects on our children and future generations.

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

Entry #: 212

Date Submitted: 7/19/2022 10:24 AM

All comments submitted will be shared with the Town Council and included in the official record of the meeting. If you choose to submit public comment, please remember the following rules:

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Thank you for your participation.

Name

Ayana Blount

Address

909 Widewaters Parkway, KNIGHTDALE, North Carolina 27545

Phone Number**Email****Meeting Date**

July 21, 2022

Public Comment Subject

ZMA-5-21 Creekview Crossing (July 21, 2022)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

Traffic on Knightdale Blvd already moves extremely slow during after work commutes. We already deal with so many people speeding down Widewaters Pkwy and adding even more homes down the street will ensure constant traffic flowing down this street and along with that comes the noise pollution from loud engines/mufflers. Lastly, it is a shame that we are going to destroy that much natural habitat that adds to the enjoyment of living in this neighborhood and so close to a peaceful trail.

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

The map presented by the developers and posted for this proposal needs to be validated for accuracy. The representation of waterways, specifically the creek that runs from the current end of Southampton Dr. parallel with St. John's St properties. The map shows this creek ending near the proposed expansion point for Southampton Dr. However, in actuality, it continues flowing down through the residential property at 805 Southampton Dr and continues on behind properties on St. John's street. It has been stated by both the developer and the Town of Knightdale staff that all natural waterways, including this specific creek section, are to be protected by a 50 ft buffer. However, the map representation of the development shows residential units on top of where the creek actually lies. Question: How will the discrepancy be addressed and when?

Thank you.
Tina Everett
805 Southampton Dr

Exhibit B

Public Hearing for
ZMA-16-21 Knightdale Gateway
(July 21, 2022)

Entry #: 210

 Unread

Date Submitted: 7/14/2022 9:49 AM

All comments submitted will be shared with the Town Council and included in the official record of the meeting. If you choose to submit public comment, please remember the following rules:

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Thank you for your participation.

Name

Rick Stironek

Address

5828 coffey st, raleigh, North Carolina 27604

Phone Number**Email****Meeting Date**

July 21, 2022

Public Comment Subject

ZMA-16-21 Knightdale Gateway (July 21, 2022)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

No position stated - Concerned or Neutral

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

i ask the knightdale town counsel to demand beacon partners install a type D buffer on the N. side of coffey st. this will help keep the dust, heat, and most of all the noise from vehicles and air handlers down to a minimum. it will also give a better sight line on the street and better protect our property values. this would follow the UDO quality of design, and compatibility and low impact on neighbors rules. thank you, Rick Stironek

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

Entry #: 213

 **Unread**

Date Submitted: 7/19/2022 6:03 PM

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Thank you for your participation.

Name

Edwards Ledger

Address

5840 Coffey st, Raleigh, North Carolina 27604

Phone Number**Email****Meeting Date****Public Comment Subject**

ZMA-16-21 Knightdale Gateway (July 21, 2022)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

I am opposed due to the fact that if this is approved we have no guarantee as to what type of buffer we will have. i think that a performance standard buffer would make this project a lot easier to live with. My biggest concern is what I will be looking at for the of my time on Coffey st

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

Entry #: 214

☐ Read

Date Submitted: 7/20/2022 9:04 AM

All comments submitted will be shared with the Town Council and included in the official record of the meeting. If you choose to submit public comment, please remember the following rules:

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Thank you for your participation.

Name

rick stironek

Address

5828 coffey st, raleigh, North Carolina 27604

Phone Number**Email****Meeting Date**

July 21, 2022

Public Comment Subject

ZMA-16-21 Knightdale Gateway (July 21, 2022)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

No position stated - Concerned or Neutral

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

i am very pleased after seeing the master landscaping plan to see that the existing tree line has been extended from 50' to 100'. with a small amount of evergreens to fill in around the existing canopy trees, this will be a good buffer for the residents of coffey st. sincerely,
rick stironek

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov