



Knightdale Town Council Minutes

June 20, 2024, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

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

Members Absent: Councilor Ben McDonald, Councilor Steve Evans

Staff Present: Town Attorney Roger Knight, Assistant Town Manager Dustin Tripp, Town Clerk Heather Smith, Development Services Director Jason Brown, Senior Planner Donna Goodman, Detective Cody Hagler, and Police Officer Zoe Cruz

LURB Members Present: Chris Parker, Lori Dickens, Taylor Norton, and Ron Cole

1. WELCOME

Welcome by Mayor Day at 7:01 p.m.

Mayor Day acknowledged that June is National Pride Month.

2. ADOPTION OF AGENDA

...Motion to adopt the agenda.

Motion by Mayor Pro Tem Morris

Seconded by Councilor Morgan

Motion Carried Unanimously

3. JOINT PUBLIC HEARINGS

a. ZTA-4-24 Stormwater Updates Part 2

Public hearing opened at 7:03 p.m.

Senior Planner Donna Goodman presented a staff-initiated Zoning Text Amendment (ZTA) request to amend the Unified Development Ordinance (UDO) to address driveways and to incorporate new Neuse River Nutrient Management Strategy requirements.

Mrs. Goodman shared the ZTA timeline, reviewed proposed changes to Chapters 7, 9, 12 and 15 of the UDO, and answered questions from Council about driveway setbacks and plat references.

...Motion to close the public hearing at 7:11 p.m. and refer ZTA-4-24 to the July 8, 2024 Land Use Review Board meeting for advisory statement and recommendation.

Motion by Councilor Swan

Seconded by Mayor Pro Tem Morris

Motion Carried Unanimously

b. Comprehensive Plan Update

Public hearing opened at 7:12 p.m.

Senior Planner Donna Goodman reviewed the planning process for the Comprehensive Plan Update and highlighted various public outreach and community engagement opportunities that were offered.

Mrs. Goodman shared that the update is now in its third version and summarized next steps, which include a review by the Land Use Review Board and final adoption by the Town Council.

Mrs. Goodman reviewed the Comprehensive Plan vision and summarized each chapter of the plan, highlighting elements such as the playbook approach, user's guide, data points, guiding principals, map series, place types, focus area concepts, supporting infrastructure, next steps, and plan implementation.

Mrs. Goodman answered questions from Council and Land Use Review Board members about the use of maps, prioritization of infill development, and case studies.

James Etchells, 9709 Poole Road, Wendell, NC spoke in opposition of the proposed designation at the intersection of Smithfield and Poole Road.

David Adams, 6000 Mal Weathers Road, Raleigh, NC, expressed concerns about the designation proposed for his property, requesting that Council consider designating it as a Secondary Growth Area instead.

Brittney Marshburn, 10300 Poole Road, Wendell, NC spoke in favor of the Conservation Subdivision and Rural Preservation Corridors outlined in the Comprehensive Plan Update, however she expressed opposition to the Mixed-Use Activity Center Designation at Smithfield and Poole Road.

Amanda Allen, 6933 Lake Myra Road, Wendell, NC, spoke in opposition of the Mixed-Use Activity Center designation at Smithfield and Poole Road.

Jackie Lynch, 5527 Maple View Drive, Knightdale, NC spoke in opposition of the proposed designation at the intersection of Smithfield and Poole Road.

Donna Wall, 5724 Catfish Lane, Knightdale, NC spoke in opposition of the designation proposed for the corner of Smithfield and Poole Road.

Juan Castro, 1105 Castlestone Lane, Knightdale, NC spoke in opposition of changing the designation at Smithfield and Poole Road.

Latoya Anderson, 105 Iron Kettle Court, Knightdale, NC spoke about unused buildings in town, repetitive businesses, and the need for teen programming.

Patricia McCullers, 1209 Major Slade Road, Wendell, NC spoke on behalf of a group in attendance regarding the preservation of the historic Villages of Shotwell.

Debbie Cobb spoke in opposition of the designation proposed for Smithfield and Poole Road.

Miranda Goodson, 1328 Major Slade Road, Wendell, NC spoke in opposition of the designation proposed at the intersection of Smithfield and Poole Road.

Lucille Strickland, 1400 Farm Fence Drive, Knightdale, NC spoke in opposition of the proposed designation for Smithfield and Poole Road.

Shirley Debnam, 5700 Mial Plantation Road, Raleigh, NC, spoke in opposition to changes in the area around the Villages of Shotwell, noting the importance of preserving historic landmarks.

Councilor Swan noted that there are no specific developments under consideration for the intersection of Smithfield and Poole Road at this time.

**...Motion to close the public hearing at 8:07 p.m. and refer to the July 8, 2024
Land Use Review Board meeting for advisory statement and recommendation.**

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

Motion Carried Unanimously

4. ADJOURNMENT

...Motion to adjourn at 8:08 p.m.

**Motion by Mayor Pro Tem Morris
Seconded by Councilor Morgan**

Motion Carried Unanimously

Heather Smith, Town Clerk

Jessica Day, Mayor

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