



LAND USE REVIEW BOARD

MINUTES

October 14, 2024, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

Members Present: Chris Parker, Alan Smith, Tabitha Hagen, Lori Dickens, Taylor Norton,
Angèle Dixon

Members Absent: Ronald Cole

Staff Present: Development Services Director Jason Brown, Senior Planner Gideon
Smith, Planning Technician Heidi Salminen

1. ADOPTION OF AGENDA

Chair Chris Parker called the meeting to order at 7:00 pm and introduced the agenda.

Motion to approve agenda as presented.

Motion by Member Lori Dickens

Seconded by Member Tabitha Hagen

Motion Carried

2. APPROVAL OF MINUTES

a. September 9, 2024 Meeting Minutes

Motion to approve September 9, 2024 meeting minutes as presented.

Motion by Member Taylor Norton

Seconded by Member Lori Dickens

Motion Carried

3. PLANNING BOARD

a. ZMA-4-24 16 Main Street

Gideon Smith, Senior Planner, presented to the Board the conditional district re-zoning proposal for 16 Main Street. The property owners intend to convert the existing home into an Edward Jones branch office. The property is currently zoned General Residential (GR3), and the applicant is proposing to re-zone to Town Center (TC).

A Joint Public hearing was held on September 19, 2024. The comments from the public that were received and discussed included the hour of operation and business model, buffer and landscaping, parking location, building code requirements, process related questions, and UDO flexibility. Mr. Smith reviewed the items from the UDO that the applicant is asking for flexibility. The re-zoning items that are consistent and align with the Town of Knightdale's Comprehensive Plan were presented.

Lori Dickens asked what trees would replace the invasive tree species that are on the property. Mr. Smith advised that the replacement would be a species from the Town's Approved Canopy Tree List.

Alan Smith commented that no one spoke against the project at the public hearing. He believes the project is a responsible use for the location and a good transition for the development that is planned in the area.

Tabitha Hagen asked if the neighbor was satisfied with the drainage, landscaping, and lighting. Mr. Smith advised that the neighbor and the property owner had discussed the project.

Taylor Norton commented on it is exciting that residents want to open their business in Town. She added that the requested UDO flexibility still falls within the old town and the Comprehensive Plan.

Staff recommended advisory statement:

The proposed Zoning Map Amendment is consistent with the KnightdaleNext V.2 2035 Comprehensive Plan as it addresses several of the guiding principles such as embracing and promoting the elements of an inclusive, livable Town, exercising planned and orderly growth strategies through infill development, and continuing to enhance Knightdale's economic vitality. Further, it is consistent with the Intentional Growth Areas Map and the Urban Small Town Framework Map, as well as the Future Place Type Map's designation as an "Old Town & Downtown" Place Type. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play.

Motion to forward staff recommended advisory statement to Town Council and recommend approval of ZMA-4-24.

Motion by Member Alan Smith

Seconded by Member Taylor Norton

Motion Carried

4. NEW BUSINESS
None at this time.
5. COMMUNITY APPEARANCE COMMISSION
None at this time.
6. TREE BOARD
None at this time.
7. OTHER BUSINESS
None at this time.
8. PAST COUNCIL ACTION
None at this time.
9. ADJOURNMENT

Motion to adjourn the meeting at 7:17 p.m.

Motion by Member Lori Dickens

Seconded by Member Taylor Norton

Motion Carried

Heidi Salminen, Planning Technician

Chris Parker, LURB Chair