



Knightdale Town Council Minutes

October 17, 2024, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

Members Present: Mayor Jessica Day, Councilor Ben McDonald, Councilor Mark Swan, Councilor Steve Evans

Members Absent: Mayor Pro Tem Latatious Morris, Councilor Stephen Morgan

Staff Present: Town Manager Bill Summers, Assistant Town Manager Dustin Tripp, Town Clerk Heather Smith, Development Services Director Jason Brown, Senior Planner Gideon Smith, Town Attorney Roger Knight

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

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 Councilor Swan

Motion Carried Unanimously

3. JOINT PUBLIC HEARINGS

a. ZMA-5-23 Ample Storage

Public hearing opened at 7:03 p.m.

Senior Planner Gideon Smith presented ZMA-5-23, a request to rezone a portion of 6.98 acres located at 1107 Great Falls Court from Highway Business (HB) and Manufacturing and Industrial (MI) to Manufacturing and Industrial Conditional District (MI-CD) to expand the current facility and develop 539 additional storage units totaling 82,038 square feet.

Mr. Smith shared the vicinity map, site profile, surrounding area land uses, project profile, proposed master plan, and project timeline.

Mr. Smith noted the applicant is requesting flexibility from the Unified Development Ordinance (UDO) regarding architectural requirements, parking location, and setbacks and summarized staff recommendations for additional articulation, additional windows, and architectural continuity.

Mr. Smith discussed the proposal's consistency with the KnightdaleNext Comprehensive Plan, noting this request was submitted prior to the adoption of the new Comprehensive Plan, therefore it will be held to the standards of the plan in place at the time of submission. He also shared the proposal's consistency with the Parks and Recreation Master Plan.

Mr. Smith answered questions from Council and Land Use Review Board Members regarding exterior construction materials, tree coverage, acreage for the expansion, murals, and parking requirements.

Terry Wethington, 1100 Washington Post Road, New Bern, NC, shared that Ample Storage has been at capacity for over a year. He indicated the additional building will only include climate-controlled storage units, therefore it will not generate traffic from the general public. Mr. Wethington shared that the building will have a driveway entrance and summarized the average number of trips per day. He discussed the buffer of trees and shared concerns about vandalism due to the remote location of the building.

Mr. Wethington answered questions from Land Use Review members about building colors and mural considerations.

Matt Prokop, 1550 Wimbledon Drive, Greenville, NC, engineer for the applicant, spoke about trees on the property, buffers, and the proposed fire lane.

...Motion to close the public hearing at 7:39 p.m. and refer ZMA-5-23 to the November 12, 2024 Land Use Review Board for review and recommendation.

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

Motion Carried Unanimously

4. ADJOURNMENT

...Motion to adjourn at 7:40 p.m.

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

Motion Carried Unanimously

Heather Smith, Town Clerk

Jessica Day, Mayor