



Knightdale Town Council Minutes

November 21, 2024, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

Members Present: Mayor Jessica Day, Mayor Pro Tem Latatious Morris, Councilor Ben McDonald, Councilor Stephen Morgan, Councilor Mark Swan, 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 Andrew Spiliotis, Town Attorney Roger Knight

LURB Members Present: Taylor Norton, Lori Dickens, Ron Cole, Alan Smith, and Tabitha Hagen

1. WELCOME

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

2. ADOPTION OF AGENDA

...Motion to adopt the agenda.

Motion by Mayor Pro Tem Morris

Seconded by Councilor Morgan

Motion Carried Unanimously

3. CONSENT AGENDA

...Motion to adopt the consent agenda.

Motion by Councilor Morgan

Seconded by Councilor Evans

Motion Carried Unanimously

- a. Resolution to Approve the Sale of Real Property

...Motion to adopt Resolution #24-11-21-001 authorizing the sale of property to Speight Built, LLC for the price of \$825,000.

4. JOINT PUBLIC HEARINGS

- a. ZMA-13-21 EP Mart Vested Rights Extension

Public hearing opened at 7:03 p.m.

Development Services Director Jason Brown provided an overview of vested rights, indicating ZMA-13-21 has site-specific vested rights that were set to expire in September 2024. EP Mart put in a request just before the deadline asking for an extension.

Mr. Brown presented ZMA-13-21, noting the redevelopment of 2.33 acres located at 7604 Knightdale Boulevard was approved in September 2022. He reviewed the project profile, timeline, current site conditions, and approved master plan.

Mr. Brown discussed the vested rights process, identified the developer's request to extend their vested rights for two years, and answered questions from Council and Land Use Review Board members about the criteria required for granting a vested rights extension and construction drawing approval timelines.

Chris Bostick, 421 Fayetteville Street, Raleigh, NC, representing EP Mart, reviewed the redevelopment request from 2022, noting that EP Mart will remain owners of the new gas station. Mr. Bostick indicated the applicant is requesting an extension due to the level of investment, referring to rising construction costs and market conditions. He also stated that an extension would allow EP Mart to review sales data from other newly remodeled locations and use that data for decisions regarding interior design. Mr. Bostick answered questions from Town Council about changes that may occur as a result of data from other locations, the additional time requested, and construction costs.

Council commented that the prime location of this site should be considered when determining whether to grant an extension.

...Motion to close the public hearing at 7:22 p.m. and refer to the Land Use Review Board for advisory statement and recommendation.

Motion by Councilor Evans

Seconded by Councilor Morgan

Motion Carried Unanimously

b. Safe Streets for All Safety Action Plan

Public hearing opened at 7:23 p.m.

Senior Planner Andrew Spiliotis summarized the year-long process of creating a Safety Action Plan and introduced Nathaniel Heyward with Kimley-Horn.

Mr. Heyward provided an overview of the Safety Action Plan, noting that once the plan is adopted, the town can become eligible for funding to build, design, and implement improvements.

Mr. Heyward shared the Safety Action Plan process, highlighted various community engagement methods utilized, summarized survey results, and presented the State of Safety Report which outlined existing conditions in town.

Mr. Heyward provided roundabout feasibility analysis on priority roundabouts and presented a speed limit audit with recommendations. He also discussed project identification and prioritization, noting that 124 total projects were identified.

Mr. Heyward stated that the project team developed a set of actions that represent Knightdale's commitment to roadway safety, which are organized around the following three key themes: Roadway Design Improvements to Increase Safety, Community Awareness, Education, and Engagement, and Implementation Support.

Mr. Spiliotis addressed comments received during the public comment process, highlighted recent edits made to the draft plan, reviewed the approval consideration timeline, and answered questions from Council about map data, story mapping, lighting audit to identify deficiencies, and a menu of traffic calming devices.

...Motion to close the public hearing at 7:49 p.m. and refer to the December 9, 2024 Land Use Review Board Meeting for an advisory statement and recommendation.

Motion by Councilor Morgan

Seconded by Councilor McDonald

Motion Carried Unanimously

5. ADJOURNMENT

...Motion to adjourn at 7:50 p.m.

Motion by Councilor Evans

Seconded by Mayor Pro Tem Morris

Motion Carried Unanimously

Heather Smith, Town Clerk

Jessica Day, Mayor

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