



**Knightdale Town Council
Work Session Minutes**

December 2, 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, Assistant Town Manager Suzanne Yeatts, Town Clerk Heather Smith, Development Services Director Jason Brown, Senior Planner Kevin Lewis, Senior Planner Gideon Smith

1. WELCOME

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

2. ADOPTION OF AGENDA

...Motion to adopt the agenda.

Motion by Councilor McDonald

Seconded by Councilor Evans

Motion Carried Unanimously

3. DISCUSSION

a. CAMPO Update

Development Services Director Jason Brown introduced Chris Lukasina, Executive Director of the Capital Area Metropolitan Planning Organization (CAMPO) who summarized long range planning and highlighted the Comprehensive Transportation Plan (CTP) and Metropolitan Transportation Plan (MTP).

Mr. Lukasina discussed planning studies conducted in Knightdale, such as the Northeast Area study, I-87 Interchange study, and the Smithfield Road at First Avenue intersection study. He also reviewed regional studies including Blueprint for Safety, RED Lane Study, Commuter Corridor Study, and Triangle Regional Freight Plan.

Mr. Lukasina defined the Locally Administered Projects Program (LAPP), which provides a holistic approach to identifying and prioritizing projects and noted recent LAPP projects in Knightdale such as the Smithfield Road sidewalk project and Mingo Creek Greenway.

Shelby Powell, Deputy Director of CAMPO, reviewed the 2035 Wake Transit Plan which is a revenue stream for public transportation investment. She noted that the Wake Transit Plan is updated every four years and discussed funding, priorities, estimated costs, and community feedback.

Ms. Powell shared key elements of the plan, identified ways in which the Wake Transit Plan has worked in Knightdale, noted upcoming public engagement opportunities, reviewed the timeline for adoption, and answered questions from Council.

b. Comprehensive Plan Training

Senior Planner Kevin Lewis provided an overview of key changes in the newly adopted Comprehensive Plan, explained how proposals will be reviewed by staff, and provided examples of developments that are currently being reviewed under the new plan.

c. Monthly DS Update

Senior Planner Gideon Smith reviewed Knightdale development data, provided updates on the following projects, and answered questions from Council:

- Keiths Road
- Hopkins Farm
- 7716 Knightdale Boulevard
- Terravita
- Old Faison Place

Mr. Smith identified a potential annexation case at 5004 Old Faison Road, in which the owner wants to connect to water, but does not necessarily care to be annexed into the town limits. Consensus of the Council was not to move forward with this request.

Mr. Smith identified a potential annexation case at 4514 Clifton Road. Consensus of the Council was to move forward with the process if the owner is interested.

Senior Planner Kevin Lewis discussed the upcoming water allocation policy update, reviewed the vested rights process, and discussed SB382 which prohibits down-zoning without property owner consent. He indicated the full impacts of SB382 to the zoning map, Unified Development Ordinance (UDO), and Comprehensive Plan are still being evaluated.

Mr. Lewis identified future text amendments to the UDO pertaining to child/adult day care homes and parking spaces at animal service facilities and gathered feedback from Council.

4. NON-AGENDA ITEMS

Councilor Morgan encouraged the town to identify and apply for more projects with CAMPO.

5. ADJOURNMENT

...Motion to adjourn at 9:22 p.m.

Motion by Mayor Pro Tem Morris

Seconded by Councilor Evans

Motion Carried Unanimously

Heather Smith, Town Clerk

Jessica Day, Mayor