



## LAND USE REVIEW BOARD

### MINUTES

**February 10, 2025, 7:00 p.m.**

**950 Steeple Square Court, Knightdale, North Carolina 27545**

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

Members Absent: Ronald Cole, Angèle Dixon, Alan Smith

Staff Present: Senior Planner Kevin Lewis, Development Services Director Jason Brown

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#### 1. ADOPTION OF AGENDA

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

**Motion to approve the agenda as presented.**

**Motion by Member** Ron Cole

**Seconded by Member** Taylor Norton

**Motion Carried**

#### 2. APPROVAL OF MINUTES

##### a. January 13, 2025

**Motion to approve the January 13, 2025 meeting minutes as presented.**

**Motion by Member** Tabitha Hagen

**Seconded by Member** Ron Cole

**Motion Carried**

#### 3. PLANNING BOARD

##### a. ZMA-6-24 Parkside at Westlake

Kevin Lewis, Senior Planner, provided an overview of the joint public hearing from January, as well as recent changes, town services, Comprehensive Plan, proposed zoning conditions, and the master plan.

LURB members discussed transportation concerns, town services, Comprehensive Plan consistency, and environmental impacts.

LURB Recommended Advisory Statement:

The proposed Zoning Map Amendment is inconsistent with the KnightdaleNext V.2 2035 Comprehensive Plan's International Growth Areas Map Growth Reserve Area and future land use designation as a Conservation Neighborhood and Neighborhood Center place type. The request is not reasonable nor in the public interest as it fails to support the guiding principles of the KnightdaleNext Comprehensive Plan.

**Motion to forward the Advisory Statement to Town Council and recommended denial of ZMA-6-24.**

**Motion by Member** Ron Cole

**Seconded by Member** Lori Dickens

**Motion Carried**

4. NEW BUSINESS

None at the this time.

5. COMMUNITY APPEARANCE COMMISSION

An update was given regarding the upcoming Community Appearance Awards being presented at the Mayor's State of the Town address scheduled for February 25, 2025.

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 at 7:50pm.**

**Motion by Member** Ron Cole

**Seconded by Member** Tabitha Hagen

**Motion Carried**

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Heidi Salminen, Planning Technician

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Chris Parker, LURB Chair