



LAND USE REVIEW BOARD

MINUTES

April 14, 2025, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

Members Present: Alan Smith, Tabitha Hagen, Lori Dickens, Taylor Norton, Nicole McIntyre, AnTony Simmons

Members Absent: Saiyid Hasnain

Staff Present: Development Services Director Jason Brown, Senior Planner Kevin Lewis, Planning Technician Heidi Salminen

1. OFFICER ELECTIONS

At 7:00 p.m. Monday, April 14, 2025 Kevin Lewis, Senior Planner, welcomed the new Land Use Review Board members and summarized the board appointments and duties.

a. Election of LURB Chair

Motion to nominate Tabitha Hagen as LURB Chair.

Motion by Member Alan Smith

Seconded by Member Lori Dickens

Motion Carried

b. Election of LURB Vice Chair

Motion to nominate Taylor Norton as LURB Vice Chair.

Motion by Member Lori Dickens

Seconded by Member Nicole McIntyre

Motion Carried

2. ADOPTION OF AGENDA

Motion to approve the agenda as presented.

Motion by Member Lori Dickens

Seconded by Member Taylor Norton

Motion Carried

3. APPROVAL OF MINUTES

a. February 10, 2025

Motion to approve the February 10, 2025 meeting minutes as presented.

Motion by Member Taylor Norton

Seconded by Member Lori Dickens

Motion Carried

4. PLANNING BOARD

a. ZMA-16-22: Robertson Crossing Amendment

Kevin Lewis, Senior Planner, reviewed the Robertson Crossing development and provided information on the proposed amendment which would add 26 residential units to the development. Since the Joint Public Hearing on March 20, 2025 there have been no changes. Mr. Lewis reviewed how the recommended amendment is consistent with the KnightdaleNext V.2 2035 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 via placemaking; exercising planned and orderly growth strategies through infill development; providing home choices; promoting multi-modal transportation movements; and enhancing 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 "Mixed-Use Neighborhood" 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.

Member Lori Dickens asked if the proposed amended adding 26 residential units would be within the affordable Knightdale plan.

Mr. Lewis commented that no affordable limits have been set on those lots.

Member Nicole McIntyre asked why the additional 26 residential units are being requested.

Mr. Lewis commented that the area where the 26 residential units are being proposed was not for sale when the previous plan for Robertson Crossing was approved by Town Council.

Motion to recommend approval of ZMA-16-22 Robertson Crossing amendment as proposed and forward advisory statement to Town Council.

Motion by Member Alan Smith

Seconded by Member Taylor Norton

Motion Carried

b. ZMA-4-23: Terravita

Kevin Lewis, Senior Planner, informed the board that the developer has requested a delay due to multiple comments received from Town Council, LURB, and the public during the March 20, 2025 Joint Public Hearing. Mr. Lewis advised that staff reports for the next LURB meeting would provide information on any changes or updates from the developer.

Member AnTony Simmons asked how long this development has been under review. Mr. Lewis commented that Terravita has been going through the review process for about 1.5 to 2 years.

c. ZMA-1-24: Old Faison Place

Kevin Lewis, Senior Planner, informed the board that the developer has requested a delay due to multiple comments received from Town Council, LURB, and the public during the March 20, 2025 Joint Public Hearing. Mr. Lewis advised that staff reports for the next LURB meeting would provide information on any changes or updates from the developer.

Member AnTony Simmons asked how long this development has been under review. Mr. Lewis commented that Old Faison Place was originally submitted in 2018.

5. NEW BUSINESS

None at this time.

6. COMMUNITY APPEARANCE COMMISSION

None at this time

7. TREE BOARD

None at this time.

8. OTHER BUSINESS

None at this time.

9. PAST COUNCIL ACTION

None at this time.

10. ADJOURNMENT

Motion to adjourn at 7:20 p.m.

Motion by Member Lori Dickens

Seconded by Member Alan Smith

Motion Carried

Heidi Salminen, Planning Technician

Tabitha Hagen, LURB Chair