



LAND USE REVIEW BOARD

MINUTES

June 9, 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

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

1. ADOPTION OF AGENDA

Chair Tabitha Hagen called the meeting to order at 7:14 p.m. and introduced the agenda.

Motion to approve the agenda as presented.

Motion by Member Lori Dickens

Seconded by Member Alan Smith

Motion Carried Unanimously

2. APPROVAL OF MINUTES

a. April 14, 2025

Motion to approve the April 14, 2025 meeting minutes as presented.

Motion by Member Alan Smith

Seconded by Member Taylor Norton

Motion Carried Unanimously

3. PLANNING BOARD

a. ZMA-1-24: Old Faison Place

Gideon Smith, Senior Planner, reviewed ZMA-1-24. The applicant is requesting a rezoning to General Residential Medium Density Planned Unit Development (GR8 PUD).

At the Joint Public Hearing on March 20, 2025 the applicant received comments on the following items: proposed use, housing type, lot width and layout, roadway design and impacts to adjacent properties, open space, comprehensive plan, and UDO flexibility. The applicant's proposed revised master plan adds single family detached homes, changes the orientation of townhome end units, introduces a cottage townhome style, and slightly increases the amount of open space.

Mr. Smith reviewed the pedestrian and roadway connectivity. The applicant is requesting site development allowances in the following areas: lot width, driveway length, street classification and design, intersection design, and distribution of uses.

Mr. Smith discussed the zoning map amendment's consistency with the KnightdaleNext V.2 2035 Comprehensive Plan. He reviewed the applicant's twelve offered conditions.

Mr. Smith read two example advisory statements, one for approval and one for denial.

Mr. Smith discussed the guiding principles and the areas that could be expanded upon.

Taylor Norton asked if the 10 foot street path will be included in the plan. Mr. Smith commented that if the proper right-of-way can be acquired the applicant said they would be willing to install the path to make the connection.

Lori Dickens asked if there was a change to driveway size. Mr. Smith said there has been no change to the development's access points or sizes.

There was discussion on the potential connectivity of Mingo Bluff Blvd. and the commercial outparcel.

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 by aligning a mixture of uses, housing options, and public spaces to create and celebrate a distinct sense of place that encourages social interaction, active living, inclusivity, and community. Furthermore, the proposal's committed pedestrian, utility, and recreational infrastructure improvements, along with the mix of uses and densities, could contribute to a future, energized activity center in close proximity. The request is reasonable and in the public interest as it expands publicly accessible recreational opportunities and could increase connectivity for vehicles, bicycles, and pedestrians in the vicinity.

Motion to forward the example advisory statement to Town Council and recommend approval of ZMA-1-24.

Motion by Member Taylor Norton

Seconded by Member Nicole McIntyre

Motion Carried by Majority with Alan Smith and Lori Dickens in opposition.

b. ZMA-8-24: Clifton Road Conservation Neighborhood

Kevin Lewis, Senior Planner, reviewed the rezoning proposal, the master plan, and the site development allowances for ZMA-8-24. At the Joint Public Hearing on May 15, 2025 the following topics were discussed: conservation neighborhood place type, housing product, greenway connectivity, parking, and landscaping. Since the Joint Public Hearing the applicant made minor changes such as adding parking spaces and traffic calming measures. Mr. Lewis discussed the proposal's consistency with the KnightdaleNext V.2 2035 Comprehensive Plan. Mr. Lewis read two example advisory statements, one for approval and one for denial.

Alan Smith asked if additional parking spaces have been added since the Joint Public Hearing and Mr. Lewis confirmed the addition of parking.

Taylor Norton asked what percentage is going to be preserved as open space. Mr. Lewis commented that roughly 10 acres would be open space.

Mr. Lewis answered questions and provided clarification on driveway length.

There was additional discussion on roads, pedestrian safety, proposed 2-story elevations, guiding principles, tree preservation, and lot width.

Advisory Statement:

The proposed Zoning Map Amendment is inconsistent with the KnightdaleNext V.2 2035 Comprehensive Plan's International Growth Areas Map Secondary Growth Area and future land use designation as a Conservation Neighborhood 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 recommend denial of ZMA-8-24 with the example advisory statement as provided.**

Motion by Member Lori Dickens

Seconded by Member Alan Smith

Motion Carried Unanimously

Chair Tabitha Hagan called for a 10-minute recess.

c. ZTA-1-25: Quarterly Updates

Kevin Lewis, Senior Planner, reviewed the zoning text amendments. The proposed amendments pertain to in-home daycares and roadway cross section descriptions. A Joint Public Hearing was held May 15, 2025 at which two in-home day care operators spoke and comments were received on state regulations and standards in other municipalities for in-home daycares. Mr. Lewis reviewed the North Carolina information for child and adult day care homes.

There was additional discussion on regulations, number of allowed persons, number of non-resident employees, research on other municipality standards, current number of in-home daycares in Knightdale, and hours of operation.

Nicole McIntyre mentioned a tiered capacity system and future opportunities to expand the business.

Mr. Lewis provided an overview for the text amendment related to street design standards and the amendments consistency to the Comprehensive Plan.

Advisory Statement:

The proposed zoning text amendment is consistent with the KnightdaleNext V.2 2035 Comprehensive Plan, which serves as the foundation for determining effective public policy that provides an ongoing framework for informed and directed public investment and private development. Further, it is reasonable and in the public interest as it aligns the Town's Unified Development Ordinance with the North Carolina state regulations and clarifies community design standards, resulting in a more inclusive, safe, and livable town. **Motion to recommend approval with text enhancement of ZTA-1-25 and baseline capacity of 5 to 6 children allowed with an expanded capacity of 7 to 10 children subject to approval through a Town permit based on criteria.**

Motion by Member Nicole McIntyre

Seconded by Member AnTony Simmons

Motion Failed with Alan Smith, Lori Dickens, and Taylor Norton in opposition.

Motion to recommend approval of ZTA-1-25 and forward the recommended advisory statement of plan consistency to Town Council with the added condition that the nonresident employee be increased to two.

Motion by Member Taylor Norton

Seconded by Member Lori Dickens

Motion Carried Unanimously

4. NEW BUSINESS

a. Development Update

Kevin Lewis, Senior Planner, provided development updates on The Garden/Raleigh Rescue Mission, The Lofts, and Stoneriver.

5. COMMUNITY APPEARANCE COMMISSION

6. TREE BOARD

None at this time.

7. OTHER BUSINESS

None at this time.

8. PAST COUNCIL ACTION

Tabitha Hagen discussed past council actions.

a. ZMA-16-22: Robertson Crossing Amendment

b. ZMA-5-24: Lockhart Elementary School

c. ZMA-6-24: Parkside at Westlake

9. ADJOURNMENT

Motion to adjourn at 8:52 p.m.

Motion by Member Lori Dickens

Seconded by Member Alan Smith

Motion Carried Unanimously

Heidi Salminen, Planning Technician

Tabitha Hagen, LURB Chair