



Knightdale Town Council Minutes

July 16, 2025, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

Members Present: Mayor Jessica Day, Mayor Pro Tem Steve Evans, Councilor Ben McDonald, Councilor Latatious Morris, Councilor Stephen Morgan, Councilor Mark Swan

Staff Present: Town Attorney Roger Knight, Town Manager Bill Summers, Assistant Town Manager Dustin Tripp, Assistant Town Manager Antwan Morrison, Town Clerk Heather Smith, Development Services Director Jason Brown, Public Works Director Phillip Bunton, Parks and Recreation Director JP Lefever, Human Resources Director Marcey Bell, Community Relations Director Rachel Morris, Communications and Marketing Manager Terrence Dove, Senior Planner Kevin Lewis, Business Support Specialist Joshua Padgett

1. WELCOME

Welcome by Mayor Day at 7:00 p.m.

2. INVOCATION

Invocation led by Mayor Day.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Benjamin Chevis who was recognized for his volunteer efforts and contributions to the Northside Community Compassion Box.

4. ADOPTION OF AGENDA

...Motion to adopt the agenda.

Motion by Mayor Pro Tem Evans

Seconded by Councilor McDonald

Motion Carried Unanimously

5. PRESENTATIONS, RECOGNITIONS, AWARDS

a. Parks and Recreation Month Proclamation

Mayor Day proclaimed July as Parks and Recreation Month in the Town of Knightdale.

6. PUBLIC COMMENT

a. Open to the Public

None at this time.

b. Report on Citizen Inquiries

None at this time.

7. CONSENT AGENDA

...Motion to adopt the consent agenda.

Motion by Councilor Morris

Seconded by Mayor Pro Tem Evans

Motion Carried Unanimously

a. June 11, 2025 Town Council Meeting Minutes

...Motion to approve the June 11, 2025 Town Council meeting minutes.

b. June 18, 2025 Town Council Meeting Minutes

...Motion to approve the June 18, 2025 Town Council meeting minutes.

c. Advisory Board Appointments

...Motion to appoint Whitney Manzo to the Land Use Review Board for a term expiring on February 28, 2027.

...Motion to appoint David Foster to the Veterans Memorial Advisory Board for a term expiring on February 28, 2026.

- d. FY26 Cleaning Services Contract

...Motion to authorize the Town Manager to execute the Cleaning Services contract with Environment Control for FY26.

- e. FY26 Landscape Maintenance Contract

...Motion to authorize the Town Manager to execute a landscape maintenance contract with M&M Contracting for FY26.

- f. Knightdale LEC EOC/Training Technology Contract Award

...Motion to award the Knightdale Law Enforcement Center EOC/Training Technology contract to Smarter Systems Inc. and authorize the Town Manager to execute the contract in the amount of \$147,768.41 with an additional \$15,000 contingency amount.

- g. Law Enforcement Center Security Vendor Services

...Motion to award the Knightdale Law Enforcement Center Security Vendor to BFPE Inc. and authorize the Town Manager to execute the contract in the amount of \$199,383.00 with an additional \$15,000 contingency amount.

- h. Lyndon Oaks Street & Subdivision Name Application

...Motion to adopt Resolution #25-07-16-001 approving subdivision and street names.

- i. Set Public Hearing - AN-5-25 Haven At Griffith Meadows Annexation

...Motion to direct the Town Clerk to investigate the sufficiency of the petition, adopt Resolution #25-07-16-002, and set the Public Hearing for August 20, 2025.

8. PUBLIC HEARINGS

- a. AN-4-25 Lyndon Oaks Annexation

Public hearing opened at 7:08 p.m.

Development Services Director Jason Brown shared that the applicant for AN-4-25, a voluntary annexation petition, has requested a continuation of the public hearing.

Karen Palko, 121 Meadow Circle, spoke in opposition of AN-4-25, citing concerns related to roads, schools, public safety departments, rapid growth, and the need for more open space.

Lance Van Dyke, 4513 Old Faison Road, inquired as to how the annexation will affect his property.

Town Clerk Heather Smith shared written comments submitted by the following individuals:

- Samantha Stocke - 301 Heathwick Drive
- Sara Houser - 4228 K Held Road
- Katina Hanks - 1013 Stone Eagle Lane, Raleigh, NC

The full comments are attached as Exhibit A.

...Motion at 7:15 p.m. to continue AN-4-25 to the August 20, 2025 Town Council meeting.

Motion by Mayor Pro Tem Evans

Seconded by Councilor McDonald

Motion Carried Unanimously

- b. ZMA-2-23 Lyndon Oaks Development Agreement

Public hearing opened at 7:16 p.m.

Development Services Director Jason Brown shared that the applicant has requested a continuation of the public hearing in order to finalize the off-site roadway improvements phasing.

Town Clerk Heather Smith shared written comments submitted by the following individuals:

- Caylee Gilham - 4202 Twin Spires Drive
- Cynthia Palochak - 4607 Smarty Jones Drive
- Alicia Stout - 4921 Sweet Chesnut Lane, Raleigh, NC
- Ryan Skol - 4410 K Held Road
- Brittani Parsons - 1532 Sunday Silence Drive

The full comments are attached as Exhibit B.

...Motion at 7:18 p.m. to continue the Lyndon Oaks Development Agreement to the August 20, 2025 Town Council meeting.

Motion by Councilor Morris

Seconded by Mayor Pro Tem Evans

Motion Carried Unanimously

c. AN-3-25 Hinton Oaks Industrial Park Annexation

Public hearing opened at 7:19 p.m.

Senior Planner Kevin Lewis presented AN-3-25, a voluntary petition to annex 59.60 acres located at 561 Hinton Oaks Boulevard for the development of a 213,000 square foot warehouse building.

Mr. Lewis shared the master plan and annexation plat, summarized the annexation process, and provided a cost-benefit analysis summary.

...Motion to close the public hearing at 7:21 p.m. and adopt Ordinance #25-07-16-003 effectively annexing the area.

Motion by Councilor Swan

Seconded by Councilor Morris

Motion Carried Unanimously

9. OLD BUSINESS

a. ZMA-8-24 Clifton Road Conservation Subdivision

Senior Planner Kevin Lewis presented ZMA-8-24, a request to rezone 32 acres located on Clifton Road from Rural Residential-1 to General Residential-3 Planned Unit Development in order to develop 95 residential lots.

Mr. Lewis reviewed the vicinity map, site profile, surrounding area land uses, master plan, and project timeline. He summarized changes made to the master plan following the Joint Public Hearing related to parking, housing types, and traffic calming measures.

Mr. Lewis shared a site plan analysis, highlighting environmental protections and conservation neighborhoods, and discussed the proposal's compliance with the town's Water Allocation Policy.

Mr. Lewis summarized the requested site development allowances, zoning conditions, and architectural elevations and standards. He shared the proposal's consistency with the KnightdaleNext Comprehensive Plan, Knightdale Strategic Plan, Comprehensive Parks and Recreation Master Plan, and Affordable Knightdale Housing Plan.

Mr. Lewis shared that the Land Use Review Board reviewed the case and voted unanimously to recommend denial of ZMA-8-24, forwarding the following 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."

Mr. Lewis shared that staff recommends approval of ZMA-8-24 and forwarded the following 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 and expanding home choices, while creating a sustainable and environmentally sensitive neighborhood. When implementing the Playbook Approach, the proposal is consistent with the Intentional Growth Areas Map as pedestrian and utility infrastructure improvements proposed allow a reclassification to a Primary Growth Area. Furthermore, the proposal creates a Rural Preservation Corridor and includes elements of the Conservation Neighborhood Future 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."

Mr. Lewis answered questions from Council about greenway connection, assigned parking, and lot size.

...Motion to approve ZMA-8-24, adopt the staff recommended advisory statement describing plan consistency and reasonableness of action, and adopt Ordinance #25-07-16-004.

Motion by Mayor Pro Tem Evans

Seconded by Councilor McDonald

Motion Carried Unanimously

10. NEW BUSINESS

a. Hometown Heroes Banner Program

Town Clerk Heather Smith provided background information on current veteran services, programs, and events. She presented a proposal for the implementation of a Hometown Hero Military Banner Program, highlighting eligibility criteria, funding, timeline, and banner locations.

Mrs. Smith shared that the Veterans Memorial Advisory Board voted unanimously to recommend approval of the military banner program and answered questions from Council about banner locations on greenway trails.

...Motion to authorize the implementation of a Hometown Heroes Banner Program in Knightdale.

Motion by Councilor Swan

Seconded by Councilor Morgan

Motion Carried Unanimously

11. ADVISORY BOARD/COMMITTEE REPORTS

None at this time.

12. CLOSED SESSION

...Motion at 7:48 p.m. to enter into Closed Session pursuant to NCGS §143-318.11(a)(5).

Motion by Councilor McDonald

Seconded by Mayor Pro Tem Evans

Motion Carried Unanimously

13. ADJOURNMENT

...Motion to adjourn at 8:23 p.m.

Motion by Councilor Swan

Seconded by Councilor Morgan

Motion Carried Unanimously

Heather Smith, Town Clerk

Jessica Day, Mayor

Exhibit A

Public Hearing for AN-4-25
Lyndon Oaks Annexation
(July 16, 2025)

Knightdale Public Comment

For Public Hearing or General Public Comment

All comments submitted will be shared with the Town Council and included in the official record of the meeting. If you choose to submit public comment, please remember the following rules:

- Public Comment, including comments submitted in written form, is limited to three minutes.
- Comments should be addressed to the Board as a whole, not to an individual member.
- Large groups are asked to designate a spokesperson.
- Only one submission per person will be accepted. If multiple entries are received from the same individual, only the final submission will be included in the record.
- Written public comments will be accepted up to 24 hours prior to the meeting date.

Name

Samantha Stocke

Address

301 Heathwick Dr, Knightdale, North Carolina 27545

Phone Number

[REDACTED]

Email

[REDACTED]

Meeting Date

July 16, 2025

Public Comment Subject

General Comment (July 16, 2025)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

I am 100% opposed to the new residential project in question. This area is already congested enough as it is, and the amount of deforestation and habitat destruction we have witnessed here in the past 8 years we've lived here is over the top and alarming. It needs to stop. The overwhelming majority of residents here are against further residential development... it should not continue to happen.

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

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Name

Sara Hauser

Address

4228 K HELD RD, Knightdale, North Carolina 27545

Phone Number

[REDACTED]

Email

[REDACTED]

Meeting Date

July 16, 2025 (Regular Meeting)

Public Comment Subject

AN-4-25 Lyndon Oaks Annexation (July 16, 2025)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

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Knightdale has nowhere near the infrastructure to accommodate this subdivision and traffic the additional homes will bring to our area. This will not be solved by a roundabout , I don't care what the DOT says. Bethlehem Rd is only 2 lanes, as is most of Smithfield Rd. All the town sees is dollar signs and pushing this on those of us who can't even vote in town elections is just plain ridiculous. I have lived here 40 years and we cannot absorb what this will cause.

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Name

Katina Hanks

Address

1013 Stone Eagle Ln, Raleigh, North Carolina 27610-6490

Phone Number

[REDACTED]

[REDACTED]

Meeting Date

July 16, 2025 (Regular Meeting)

Public Comment Subject

AN-4-25 Lyndon Oaks Annexation (July 16, 2025)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

Traffic is already a mess. This neighborhood will add to it. Crime rate increases as popular increases. Keep Knightdale's small town feel.

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

Exhibit B

Public Hearing for ZMA-2-23
Lyndon Oaks Development Agreement
(July 16, 2025)

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Name

Caylee Gilham

Address

4202 Twin Spires Dr, Knightdale, North Carolina 27545

Phone Number

[REDACTED]

Email

[REDACTED]

Meeting Date

July 16, 2025 (Regular Meeting)

Public Comment Subject

ZMA-2-23 Lyndon Oaks Development Agreement
(July 16, 2025)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

The Town or Knightdale can not support anymore homes especially large developments. The roads can not accommodate it. The schools can not accommodate it. I sit in traffic daily for 30 plus minutes to get to a location that use to only take me 5 minutes to get to. I loved Knightdale when I moved here 2 years ago but more and more traffic is making it a nightmare.

Please do not let big developers continue to ruin this great town. W

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

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Name

Cynthia PALOCHAK

Address

4607 Smarty Jones Dr, Knightdale, North Carolina 27545

Phone Number

[REDACTED]

Email

[REDACTED]

Meeting Date

July 17, 2025 (Joint Public Hearing)

Public Comment Subject

ZMA-2-23 Lyndon Oaks Development Agreement
(July 16, 2025)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

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If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

Roads too congested, lights never in working condition and too many roads are half completed never done 100%. Flow is terrible. Old Fiason and Bethlehem is a death trap. If Knightdale wanted this type of growth, they should have a better planning department and be more pro active then penny pinching reactive. Knightdale looks terrible. Hopefully, someone vision gets completed. Whole area is a mess.

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

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Name

Alicia Stout

Address

4921 Sweet Chestnut Ln, Raleigh, North Carolina 27610

Phone Number

()

Email**Meeting Date**

July 16, 2025 (Regular Meeting)

Public Comment Subject

ZMA-2-23 Lyndon Oaks Development Agreement
(July 16, 2025)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

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If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

I write to vehemently oppose the Lyndon Oaks development. The infrastructure in this area cannot support these additional homes. Additionally, there is concern regarding runoff water to the neighboring private road by developing this land. As a nearby resident, I cannot imagine the traffic issues that will follow when there will be an additional 1,500 vehicles on these small, country roads. I urge you to deny the development and the proposed plans for two additional developments in this area. It is completely irresponsible of town leaders to add this much strain to the existing and failing infrastructure.

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

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Name

Ryan Skol

Address

4410 k held rd, Knightdale, North Carolina 27545

Phone Number

[REDACTED]

Email**Meeting Date**

July 17, 2025 (Joint Public Hearing)

Public Comment Subject

ZMA-2-23 Lyndon Oaks Development Agreement
(July 16, 2025)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

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If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

what is the developers plan for the wildlife as well as water runoff because on the property that is off of Bethlehem Road there is a 11 acre 20 foot deep hole in the ground, Which was built during the highway project to help with water flow to and from surrounding properties.

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Name

Brittani Parsons

Address

1532 Sunday Silence Drive, Knightdale, North Carolina 27545

Phone Number

[REDACTED]

Email

[REDACTED]

Meeting Date

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Public Comment Subject

ZMA-2-23 Lyndon Oaks Development Agreement
(July 16, 2025)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

Permission to use phone number or email for contact

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If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

I am opposed to the development agreement with Lyndon Oaks because I am personally not a fan of a 5-10 minute commute being 30.

There are BIG issues with traffic, stress on the road, and the road condition with Old Fasion road. Agreeing to drastically increase the amount of vehicles traveling daily onto old fasion BEFORE fixing the road is negligent. Adding hundreds of cars onto roads like Old Fasion and Bethlehem road would add significant time to the communities daily commutes. Plenty of us living in the Churchill neighborhood already take our money into neighboring towns like Raleigh to avoid the mess of attempting to patronize a business in Knightdale at the current road capacity, construction, and traffic level.

Furthermore- Large tracks of land would be better used for high density mixed use housing. The entire community would benefit from mixed use high density housing, instead of consistently agreeing and approving low density single family developments and town homes that provide nothing but housing when the same land could provide much more housing along with business to boost the local economy.