



## Knightdale Town Council Minutes

July 17, 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, Town Clerk Heather Smith, Development Services Director Jason Brown, Senior Planner Gideon Smith

LURB Members Present: AnTony Simmons, Nicole McIntyre, Lori Dickens, Taylor Norton, and Alan Smith

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1. WELCOME

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

2. ADOPTION OF AGENDA

**...Motion to adopt the agenda.**

**Motion by Councilor McDonald**

**Seconded by Mayor Pro Tem Evans**

**Motion Carried Unanimously**

3. JOINT PUBLIC HEARINGS

a. ZMA-7-24 Hopkins Farm

Public hearing opened at 7:01 p.m.

Senior Planner Gideon Smith presented ZMA-7-24, a request to rezone 50.81 acres located at 8501 Poole Road from Rural Transition (RT) to General

Residential – Medium Density Planned Unit Development (GR8 PUD) in order to develop 102 single-family residential units and 69 townhomes.

Mr. Smith reviewed the vicinity map, site profile, surrounding area land uses, proposed master plan, and project timeline. He discussed the existing environmental features and vegetation, pedestrian and roadway connectivity, proposed open spaces, and proposed architectural standards.

Mr. Smith summarized the transportation analysis and recommendations. He shared the proposed site development allowances, highlighting lot and driveway width, setbacks, general building design requirements, landscaping, clearing, grading, street classification and design, intersection design, and collector streets.

Mr. Smith reviewed the proposal's compliance with the town's Water Allocation Policy and its consistency with the KnightdaleNext Comprehensive Plan, Knightdale Strategic Plan, Comprehensive Parks and Recreation Master Plan, and Affordable Knightdale Housing Plan. He also shared the following applicant-proposed conditions:

- Construction traffic shall not utilize Greythorne Place as a means of access to Hopkins Farm.
- The site shall provide at least one bioretention cell as a method of green stormwater infrastructure. Said bioretention cell shall be provided south of the pool and will include flowering pollinator plants, as shown on the current iteration of the Master Plan.
- Site amenities shall include a pollinator garden with educational signage highlighting their environmental benefits. The bioretention cell shall be planted with pollinator-friendly species to serve as a second pollinator garden.
- Enhanced roadside landscaping and hardscaping shall be installed along Poole Road, which shall be comparable to the enhanced landscaping applied to the adjacent Haven at Griffith Meadows' PUD to the east (ZMA-12-22).
- A minimum of a Type B Buffer shall be applied along the project's perimeter. Existing vegetation shall be credited towards the plantings required with a Type B Buffer.
- Hopkins Farm will provide a minimum of 100 guest parking spaces, including on- and off-street parking spaces.

- Hopkins Farm shall include architectural standards for single-family detached homes and townhomes, as outlined in the “Design Guidelines” section of the PUD Document.

Mr. Smith answered questions from Council and Land Use Review Board Members regarding electronic vehicle charging, solar panels, buffers, tree canopy, clearing, dedicated left turn lane, park service areas, driveway length, and guiding principles.

David Bergmark, 621 Hillsborough Street, Raleigh, NC, representing the applicant, reviewed project details, housing types, traffic management, and conservation neighborhood elements. He highlighted open space offerings, tree preservation, green stormwater infrastructure, collector roads, bike lanes, multi-purpose paths, public greenways, roundabouts, and neighborhood amenities.

Mr. Bergmark answered questions from Council and Land Use Review Board members about stormwater control measures, pre-wiring homes for electric vehicle charging, mass grading, roadway transitions, the neighborhood meeting, and stop signs.

Rudolph Morton, 1729 Font Hills Lane, expressed concerns regarding the lack of barriers between his property and the proposed development, traffic congestion, and the desire for clear separation between the two neighborhoods.

**...Motion to close the public hearing at 8:06 p.m. and refer ZMA-7-24 to the Land Use Review Board for review and recommendation.**

**Motion by Councilor Morgan  
Seconded by Councilor Morris**

**Motion Carried Unanimously**

4. ADJOURNMENT

**...Motion to adjourn at 8:07 p.m.**

**Motion by Councilor Morgan  
Seconded by Mayor Pro Tem Evans**

**Motion Carried Unanimously**

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Heather Smith, Town Clerk

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Jessica Day, Mayor