



LAND USE REVIEW BOARD

MINUTES

February 9, 2026, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

Members Present: Alan Smith, Tabitha Hagen, Taylor Norton, AnTony Simmons, Nicole McIntyre, Whitney Manzo

Members Absent: Lori Dickens

Staff Present: Assistant Development Services Director Donna Goodman, Assistant Town Manager Dustin Tripp, Planning Technician Heidi Salminen, Stormwater Program Manager, Ike Archer

1. **ADOPTION OF AGENDA**

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

Motion to approve agenda as presented.

Motion by Member Alan Smith

Seconded by Member Nicola McIntyre

Motion Carried Unanimously

2. **APPROVAL OF MINUTES**

a. January 12, 2026

Motion to approve the January 12, 2026 meeting minutes as presented.

Motion by Member Nicola McIntyre

Seconded by Member Whitney Manzo

Motion Carried Unanimously

3. PLANNING BOARD

a. ZTA-2-25: Stormwater Updates

Ike Archer, Stormwater Program Manager, presented ZTA-2-25 to comply with new MS4 permit requirements that require construction site operators to control waste. This amendment applies to chapter 9 of the Unified Development Ordinance (UDO). The ZTA-2-25 was presented at the Joint Public Hearing on January 15th, 2026. No comments were received at the Joint Public Hearing.

Mr. Archer clarified that the UDO, including the proposed text amendment, would apply to the Town's corporate limits and the Extra Territorial Jurisdiction (ETJ).

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 (UDO) with North Carolina state regulations and clarifies environmental development regulations for property owners and developers.

Motion to recommend approval of ZTA-2-25 and forward the recommended advisory statement of plan consistency to the Town Council.

Motion by Member Taylor Norton

Seconded by Member Whitney Manzo

Motion Carried Unanimously

4. NEW BUSINESS

a. Stormwater Presentation

Ike Archer, Stormwater Program Manager, presented how land-use decisions influence long-term watershed health. Mr. Archer discussed the general description of stormwater, greenfield development, strategic planning, and how stormwater aligns with the Town's Comprehensive Plan. To comply with the State of North Carolina and the Town's local MS4 program policy changes to the UDO may be needed. Mr. Archer reviewed the current challenges that include easements on private property and greenway trails safety around stormwater control measures (SCM) and the potential financial burden to the HOAs.

Mr. Archer updated the board on a partnership with Oldcastle and NC State for a new storm filter test trial (NEST) located at the Law Enforcement Center. Additionally, staff are working with a consultant to identify opportunities for regional stormwater devices.

There was additional discussion on how other municipalities are handling easements on private property, the process for Public Works to review proposed development, annual SCM inspection, encroachment agreements, stormwater management on currently inactive sites, and promoting illicit discharge on social media.

Mr. Archer mentioned that Creek Week will be held in March and events at Knightdale Station Park will be March 21st.

5. COMMUNITY APPEARANCE COMMISSION

None at this time.

6. TREE BOARD

None at this time.

7. OTHER BUSINESS

None at this time.

8. PAST COUNCIL ACTION

Donna Goodman, Assistant Development Services Director, updated the board on the commercial businesses going into the Village Gate commercial property such as Cake Town Bakery, HotWorx, and Action Behavior Center. The last permit for Merritt Business Park has been issued for a 73,000 square foot shell building. Knightdale Station Commercial along Carolinian Avenue has started construction and a building permit for the site along Morning Flyer Way has been submitted for review.

Ms. Goodman also mentioned the State of the Town will be February 24th. At this event the Community Appearance Award will be presented.

Member Alan Smith spoke about his time on the Land Use Review Board. Mr. Smith has decided to not run a third term for the LURB.

9. ADJOURNMENT

Motion to adjourn at 7:47 pm.

Motion by Member Alan Smith

Seconded by Member Whitney Manzo

Motion Carried Unanimously

Heidi Salminen, Planning Technician

Tabitha Hagen, LURB Chair