



**Knightdale Town Council  
Work Session Minutes**

**April 6, 2026, 7:00 p.m.**

**950 Steeple Square Court, Knightdale, North Carolina 27545**

Members Present: Mayor Jessica Day, Councilor Ben McDonald, Councilor Latatious Morris, Councilor Stephen Morgan, Councilor Grady Bussey

Members Absent: Mayor Pro Tem Steve Evans

Staff Present: Town Manager Bill Summers, Assistant Town Manager Dustin Tripp, Assistant Town Manager Suzanne Yeatts, Assistant Town Manager Antwan Morrison, Town Clerk Heather Smith, Development Services Director Jason Brown, Parks and Recreation Director JP Lefever, Asst. Parks & Recreation Director Andrew Wilkins, Senior Planner Kevin Lewis, Senior Planner Gideon Smith, Senior Planner Tucker Fulle

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1. WELCOME

Welcome by Mayor Day at 7:01 p.m.

2. ADOPTION OF AGENDA

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

**Motion by Councilor McDonald**

**Seconded by Councilor Morris**

**Motion Carried Unanimously**

3. DISCUSSION

a. Public Art Advisory Board

Assistant Parks and Recreation Director Andrew Wilkins provided an overview of the recently adopted Public Art Plan, indicating the plan calls for the creation of a Public Art Advisory Board.

Mr. Wilkins shared the proposed composition of the board, identified roles, responsibilities, and initiatives of the board, and discussed the proposed meeting schedule. Mr. Wilkins highlighted next steps which include the adoption of an ordinance to create the board and candidate interviews. He answered questions from Council regarding residency status, membership, and attendance requirements.

b. Fourth Avenue Discussion

Assistant Town Manager Dustin Tripp summarized the Union Park development and associated offsite improvements, noting the necessary right of way cannot be acquired to construct a roundabout at Smithfield Road and Fourth Avenue.

Mr. Tripp presented alternative options for Fourth Avenue and provided an analysis of potential impacts should Fourth Avenue at Smithfield Road be closed.

Mr. Tripp and Senior Planner Tucker Fulle answered questions from Council about shifting the roadway, traffic calming measures, and sidewalk projects.

Consensus of Council was to close Fourth Avenue at Smithfield Road. Mr. Tripp indicated a formal request will come before Council at a future meeting for consideration and approval.

c. Strategic Plan Updates

Town Manager Bill Summers provided an overview of the Council's annual retreat process, highlighting how priorities are set and how the Strategic Plan is implemented.

Mr. Summers discussed how strategic priorities are turned into measurable actions and summarized the town's five focus areas. He highlighted each implementation item, identified its Project Manager and estimated completion date, and answered questions from Council.

d. DS Update

Senior Planner Tucker Fulle provided a quarterly transportation update, highlighting the following projects:

- First Avenue and Smithfield Sidewalk Design
- Old Knight Road Sidewalk Project
- Unified Planning Work Program (UPWP) Project Submissions to CAMPO
- Stop Sign and Crosswalk at Prime BBQ
- GoRaleigh Route 33 Metrics
- Vision Zero Communications Plan
- NCDOT Project Updates

Mr. Fulle provided an overview of a proposed text amendment that will come before Council at a later date. The request involves amending the Unified Development Ordinance (UDO) to allow for the requirement to perform a crash data analysis as part

of Transportation Impact Analysis (TIA) studies. Mr. Fulle provided a staff analysis and answered questions from Council.

Senior Planner Kevin Lewis presented a proposed text amendment that may come before Council at a later date. The request involves amending the Unified Development Ordinance (UDO) to permit data centers as a required Conditional District and to implement Use/Development Standards. Mr. Lewis provided a staff analysis, discussed concerns, advantages, and unknowns, and answered questions from Council.

Senior Planner Gideon Smith provided data on current residential development, shared updates on the following projects, and answered questions from Council:

- 5845 Farmwell Road
- Knightdale Gateway Phase 3
- Dewitt Parkstone
- Overlook on Old Crews
- Faison Reserve

Mr. Smith provided construction updates on the following projects and answered questions from Council:

- 330 Sugar Magnolia Lane
- Savers Thrift

Mr. Smith summarized projects with construction drawings under review, approved construction drawings, recorded annexations, and highlighted upcoming public hearing dates.

4. NON-AGENDA ITEMS

None at this time.

5. ADJOURNMENT

**...Motion to adjourn at 10:00 p.m.**

**Motion by Councilor Morris**

**Seconded by Councilor Morgan**

**Motion Carried Unanimously**

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Heather Smith, Town Clerk

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Jessica Day, Mayor