



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

November 3, 2014

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, North Carolina.

PRESENT: Mayor Russell Killen, Mayor Pro Tem Mike Chalk, Councilors James Roberson, Mark Swan, Dustin Tripp, and Randy Young.

ABSENT: No one.

Staff Members Present: Clyde Holt, Town Attorney; Seth Lawless, Town Manager; Marcey Bell, Assistant Town Clerk/HR Technician; Tina Cheek, Parks and Recreation Director; Chris Hills, Planning Director; Jeff Triezenberg, Senior Planner; Jennifer Currin, Senior Planner; Courtney Jenkins, Planning Technician; Jimmy Overton, Finance Officer; Keith Archambault, IT Administrator; Brian Bowman, Communications Director; Lawrence Capps, Police Chief; Doug Crough, Police Officer; JP Lefever, Athletic Supervisor.

Meeting called to order by Mayor Killen at 7:00 p.m.

WELCOME

Welcome by Mayor Killen.

INVOCATION

Invocation by Mayor Pro Tem Chalk.

ITEM I. ADOPTION OF AGENDA

...Motion by Councilor Roberson to adopt the agenda. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

ITEM II. APPROVAL OF MINUTES
October 15, 2014

...Motion by Mayor Pro Tem Chalk to approve the minutes of October 15, 2014. Motion seconded by Councilor Swan and carried unanimously.

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

A. Police Chief Lawrence Capps Oath of Office
Mayor Killen performed the Oath of Office for Knightdale's new Police Chief, Lawrence Capps.

B. Introduction of Athletic Supervisor – JP Lefever
Parks and Recreation Director Tina Cheek introduced JP Lefever as the Town's new youth Athletic Supervisor.

ITEM IV. PUBLIC

Anyone may speak on an issue not included on tonight's agenda. If you anticipate speaking during tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record. Before speaking, please state your name and address.

A. Open to the Public
No one approached.

B. Report on Citizen Inquiries
Nothing at this time.

ITEM V. CONSENT AGENDA

Road Closure for Tree Lighting and Christmas Parade
RES #14-11-03-001

...Adopt Resolution #14-11-03-001 - Resolution Closing Section of Road for the Tree Lighting and Christmas Parade.

...Motion by Councilor Tripp to approve the consent agenda. Motion seconded by Councilor Young and carried unanimously.

ITEM VI. ACTIONS REQUIRING PUBLIC HEARINGS

If you anticipate speaking during a public hearing at tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record of testimony. Large groups are asked to designate a spokesperson. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney.

A. UAA – Brookefield Station II
ORD #14-11-03-001

Public hearing opened at 7:04 p.m.

Senior Planner Jennifer Currin presented a Utility Allocation and Development Agreement for Brookefield Station Subdivision II which would establish development standards, phasing, transportation fee credits, and open space fee-in-lieu amounts for a proposed 64-lot subdivision on a 19.4 acre property located west of South First Avenue/Bethlehem Road and accessed off Crosstie Street.

Ms. Currin recommended that Council approve the Brookefield Station II Subdivision Utility Allocation and Development Agreement and adopt ORD #14-11-03-001.

No one else approached.

Public hearing closed at 7:06 p.m.

...Motion by Mayor Pro Tem Chalk to approve the Brookefield Station II Subdivision Utility Allocation and Development Agreement and Adopt Ordinance #14-11-03-001. Motion seconded by Councilor Young and carried unanimously.

B. AN-4-14 Brookefield Station II Annexation
ORD #14-11-03-002

Public hearing opened at 7:06 p.m.

Senior Planner Jennifer Currin presented a petition by Brookefield Station Development, LLC to voluntarily annex approximately 19.46 acres on either side of Crosstie Street just west of South First Avenue along with approximately 1.80 acres of adjacent, intervening public rights-of-way.

Ms. Currin recommended that Council close the public hearing and adopt ORD #14-11-03-002.

No one else approached.

...Motion by Councilor Young to close the public hearing at 7:09 pm and adopt Ordinance #14-11-03-002. Motion seconded by Councilor Swan and carried unanimously.

C. Knightdale Station UAA Amendment
ORD #14-11-03-003

Public hearing opened at 7:09 p.m.

Senior Planner Jennifer Currin presented a request from Mr. Karl Blackley of Knightdale Investors, LLC that Council consider amending the Knightdale Station Utility Allocation and Infrastructure Agreement Amendment which would update the phasing schedule, provide monument sign criteria and general locations, sales trailer specifications, single family lot width flexibility, multi-family dwelling architectural requirements, and clarify the exhibits.

Town Attorney Clyde Holt reported on modifications for the final document.

Ms. Currin answered questions from Council and recommended that Council approve the Knightdale Station Utility Allocation and Infrastructure Agreement and adopt ORD #14-11-03-003.

Karl Blackley, President of Preston Development Company, gave a brief update on the status of the Knightdale Station project and specified that any apartments that may be constructed would meet all UDO provisions for design and materials, including the use of vinyl where applicable. He further noted that all single family detached dwellings constructed will comply with the current UAA standards of brick, stone, or hardiplank and will not be constructed with vinyl siding.

Public hearing closed at 7:24 p.m.

...Motion by Councilor Roberson to approve the Knightdale Station Utility Allocation and Infrastructure Agreement and Adopt Ordinance #14-11-03-003. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

D. ZTA-5-14 Mining and Quarrying District

Public hearing opened at 7:25 p.m.

Senior Planner Jeff Triezenberg presented an application from the Town of Knightdale Land Use Administrator requesting a Zoning Text Amendment to amend Chapter 2 of the Knightdale Unified Development Ordinance to add a new Mining and Quarrying (MQ) base zoning district, including permitted uses and required district standards. The application includes the amendment of other remaining chapters of the Unified Development Ordinance that may be affected by the proposed amendments to Chapter 2 such as updating code section references and locations; the ordinance table of contents, index, and use matrix; and adding/amending definitions in Chapter 19 for consistency.

Planning Director Chris Hills stated that the text amendment would allow Mining and Quarrying within the district and no other uses would be permitted. Under the new proposed text, the quarry would be permitted to operate as it does now and it would not result in a relaxation of any Town UDO or State mining standards; in fact, the required buffer yard for the use would increase from the minimum width of 50' up to 100', thereby doubling the buffer area intended to insulate the use from neighboring properties.

Mr. Triezenberg answered questions from Council and recommended that Council close the public hearing and refer ZTA-5-14 to the November 10, 2014 Land Use Review Board meeting.

Theresa Peebles of 309 Dickens Drive expressed some concern for the environment and noted that she plans to file a petition in opposition of the plan.

Marda Debnam of 6608 Forestville Road expressed concern regarding the noise from the quarry and asked for clarification on several items which were clarified by Mr. Triezenberg and Planning Director Chris Hills.

Pete Mangum of 605 North First Avenue spoke on behalf of Wake Stone and expressed support of the zoning text amendment and zoning map amendment changes.

No one else approached.

Public hearing closed at 7:44 p.m.

E. ZMA-5-14 Mining and Quarrying District

Public hearing opened at 7:44 p.m.

Senior Planner Jeff Triezenberg presented an application from the Town of Knightdale Land Use Administrator requesting a Zoning Map Amendment to rezone approximately 592 acres located on the south side of Forestville Road, save approximately 7 acres in the northeastern corner, as well as eastern portions of Wake County PIN# 1744-59-0521, from Manufacturing and Industrial (MI) to a newly proposed Mining and Quarrying (MQ) district. The zoning map amendment would also re-zone approximately 0.14 acres just off Knightdale Boulevard and adjacent to Old Montague Lane from Manufacturing and Industrial (MI) to Highway Business (HB), identified as a small portion of Wake County PIN# 1744-75-4799.

Mr. Triezenberg answered questions from Council and recommended that Council close the public hearing and refer ZMA-5-14 to the November 10, 2014 Land Use Review Board meeting.

No one else approached.

...Motion by Mayor Pro Tem Chalk to close the public hearing at 7:50 pm and refer ZMA-5-14 and ZTA-5-14 to the November 10, 2014 Land Use Review Board meeting. Motion seconded by Councilor Young and carried unanimously.

ITEM VII. SET PUBLIC HEARINGS
None at this time.

ITEM VIII. TOWN ATTORNEY
Nothing at this time.

ITEM IX. OLD BUSINESS
Nothing at this time.

ITEM X. NEW BUSINESS
A. FY 2015 Street Tree Plan
Planning Technician Courtney Jenkins presented a street tree plan for corridors in need of street tree infill and recommended that Council move to approve the tree installation on Knightdale Boulevard.

...Motion by Councilor Swan to approve the FY 2015 Street Tree Planting Project. Motion seconded by Councilor Tripp and carried unanimously.

B. Wake County Transit Investment Strategy Advisory Committee Nominees
Planning Director Chris Hills asked Council for nominations to forward to the Core Leadership Team for the Wake County Transit Investment Strategy Advisory Committee.

Council recommended George Hess as the interested citizen nominee and agreed to get a recommendation from the Chamber of Commerce for the community business representative and discuss this again at the November 19th Town Council Meeting.

C. Blue Star Memorial Veterans Tribute Special Event Permit
Senior Planner Jennifer Currin presented a special event permit for the Blue Star Memorial Veterans Tribute event with a proposed road closure and recommended approval of Special Event Permit 3-14.

...Motion by Councilor Tripp to approve the Special Event Permit request with the noted staff condition that on-street parking

spaces located within the area of the proposed temporary street closures are marked off so that individuals attending church and retail stores in the vicinity are not prohibited from leaving until after the event. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

ITEM XI. OTHER BUSINESS
Nothing at this time.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering

Councilor Tripp reported that the Planning and Engineering Committee will not be meeting next Monday, November 10th. The Land Use Review Board will meet at the normal time.

B. Finance
No report.

C. Public Safety
No report.

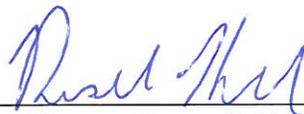
D. Nominating
No report.

E. Liaison Reports
No report.

ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS
Nothing at this time.

ITEM XIV. ADJOURNMENT

...Motion by Councilor Swan to adjourn at 8:10 p.m. Motion seconded by Councilor Tripp and carried unanimously.



Mayor Russell B. Killen



Town Clerk Suzanne M. Yeatts