



# KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

**February 2, 2015**

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; Suzanne Yeatts, Administrative Services Director; Chris Hills, Planning Director; Jennifer Currin, Senior Planner; Doug Crough, Police Officer; Keith Archambault, IT Administrator; Brian Bowman, Communications Director.

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 Councilor Young and carried unanimously.**

**ITEM II. APPROVAL OF MINUTES**  
Nothing at this time.

**ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS**  
None at this time.

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

Glenmere Street Names  
RES #15-02-02-001

**...Adopt Resolution #15-02-02-001, Street Name Approval for Glenmere Subdivision.**

**...Motion by Mayor Pro Tem Chalk to adopt the Consent agenda. Motion seconded by Councilor Swan 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. Glenmere Annexation AN-1-15  
ORD #15-02-02-001

Public hearing opened at 7:01 p.m.

Senior Planner Jennifer Currin presented a petition by Braxton Development Company to voluntarily annex approximately three tracts consisting of approximately 141 acres located east of South Smithfield Road and south of Fayetteville Road. Ms. Currin answered questions from Council and recommended that Council close the public hearing and adopt ORD #15-02-02-001.

No one else approached.

**...Motion by Mayor Pro Tem Chalk to close the public hearing at 7:04 p.m. and adopt Ordinance #15-02-02-001. Motion seconded by Councilor Young and carried unanimously.**

B. Rivers Edge Property Swap  
RES #15-02-02-002

Public hearing opened at 7:04 p.m.

Town Attorney Clyde Holt reported on a proposed property swap between the Town and Parkway Properties Group, LLC. Mr. Holt and town staff answered questions from Council.

Mike Hunter, representing Parkway Properties, spoke in favor of the land swap.

George Hess, 304 Milburnie Road, spoke against the property swap and rezoning.

Chris Rader, 306 Milburnie Road, spoke against the property swap and commented that the map used at tonight's meeting is misleading. Mr. Radar noted that all of the citizens present tonight are in support of Mr. Hess' comments.

Tom Lewis, 105 Thomas Place, spoke against the property swap and reiterated Mr. Hess' comments.

Charlton Alexander, 305 Cliffview Drive, spoke against the land swap and emphasized that the previous agreement should be honored.

Steve Ferrarini, 107 Thomas Place, pointed out that the land in question is not the only access to the river.

Alice Alexander, 305 Cliffview Drive, asked how this would affect property values in the Green Pines neighborhood and surrounding area.

Francis Rockey, 303 Satterwhite Drive, questioned the size of the apartments and expressed concern of increased traffic this project would create. Mr. Rockey was also concerned over blasting and noted the issue with development off of Hodge Road that caused damage to homes in Green Pines.

Mayor Pro Tem Chalk spoke in favor of project but expressed concern over water quality.

Councilor Roberson reiterated Mayor Pro Tem Chalk's concern.

No one else approached.

**...Motion by Mayor Pro Tem Chalk to close the public hearing at 7:49 p.m. and approve land swap with consideration of a**

**developers agreement, adopting Resolution #15-02-02-002.  
Motion seconded by Councilor Young and carried unanimously.**

C. Rivers Edge ZMA-1-15

Public hearing opened at 7:50 p.m.

Senior Planner Jennifer Currin presented a zoning map amendment to rezone approximately 25 acres of the proposed Milburnie Road extension from Highway Business (HB) and Open Space Preserve (OSP) to Neighborhood Mixed Use – Conditional District (NMX-CD), HB, and OSP for development purposes. Ms. Currin answered questions from Council and recommended that Council close the public hearing and refer ZMA-1-15 to the February 9, 2015 Land Use Review Board Meeting.

Ed Tang of Withers and Ravenel, spoke representing the applicant.

Tom Maynard, 1011 Oak Grove Court, inquired about the advantage more apartments in Knightdale would present and noted concerns about traffic and the impact this project would have on public safety responses.

No one else approached.

**...Motion by Mayor Pro Tem Chalk to close the public hearing at 8:12 p.m. and refer ZMA-1-15 to the February 9, 2015 Land Use Review Board Meeting. Motion seconded by Councilor Young and carried unanimously.**

D. Rivers Edge UAA

ORD #15-02-02-002

Public hearing opened at 8:12 p.m.

Senior Planner Jennifer Currin made a brief presentation regarding the Utility Allocation and Infrastructure Agreement and recommended that Council make a motion to continue the public hearing to the February 18, 2015 Town Council Meeting.

No one else approached.

**...Motion by Councilor Tripp at 8:14 p.m. to continue the public hearing to the February 18, 2015 Town Council Meeting. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

ITEM VII. SET PUBLIC HEARINGS  
Rivers Edge AN-2-15  
ORD #15-02-02-003

Senior Planner Jennifer Currin presented a petition by Parkway Properties Group, LLC to voluntarily annex one tract of property consisting of approximately 21 acres located south of Knightdale Boulevard, east of the Neuse River, and west of the future Milburnie Road extension. Ms. Currin answered questions from Council and recommended that Council adopt RES #15-02-02-003 setting the date of public hearing for February 18, 2015.

**...Motion by Councilor Roberson to adopt Resolution #15-02-02-003 setting the date of public hearing for February 18, 2015. Motion seconded by Councilor Young and carried unanimously.**

ITEM VIII. TOWN ATTORNEY  
Nothing at this time.

ITEM IX. OLD BUSINESS  
Nothing at this time.

ITEM X. NEW BUSINESS  
Nothing at this time.

ITEM XI. OTHER BUSINESS  
Mayor Killen noted that the annual Council retreat is being held on Saturday at 9:00 a.m.

- ITEM XII. COMMITTEE REPORTS
- A. Planning and Engineering  
No report.
  - 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 8:17 p.m. Motion seconded by Councilor Tripp and carried unanimously.**

  
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Mayor Russell B. Killen

  
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Town Clerk Suzanne M. Yeatts