



# KNIGHTDALE TOWN COUNCIL MINUTES

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950 Steeple Square Court, Knightdale, North Carolina 27545

**April 20, 2016**

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

**PRESENT:** Mayor James Roberson, Mayor Pro Tem Mike Chalk, Councilors Pete Mangum, Mark Swan, Dustin Tripp, and Randy Young.

**ABSENT:** No one.

**Staff Members Present:** Clyde Holt, Town Attorney; Suzanne Yeatts, Administrative Services Director; Whitney Ledford, Town Clerk; Brian Bowman, Communications Director; Lawrence Capps, Police Chief; Chris Hills, Development Services Director; Jennifer Currin, Senior Planner Current; Tim Guffey, Fire Chief.

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

## WELCOME

Welcome by Mayor Roberson.

## INVOCATION

Invocation by Mayor Pro Tem Chalk.

## ITEM I. ADOPTION OF AGENDA

**...Motion by Councilor Swan to adopt the agenda. Motion seconded by Councilor Tripp and carried unanimously.**

## ITEM II. APPROVAL OF MINUTES

**...Motion by Councilor Young to approve the minutes from April 4, 2016. Motion seconded by Councilor Swan and carried unanimously.**

## 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

Former Mayor, Billy Wilder of 311 Fourth Avenue shared his concern for the amount of long haul truck drivers traveling down Knightdale Boulevard. Mr. Wilder requested Council look into declaring Knightdale Boulevard a local truck route.

The Council discussed the possible options with the Town Attorney.

Mayor Roberson directed Councilor Tripp to bring this concern to the Planning and Engineering Committee.

B. Report on Citizen Inquiries  
Nothing at this time.

ITEM V. CONSENT AGENDA

A. Budget Amendment 2016 09

**...Adopt Budget Amendment 2016 09.**

B. Closed Session Minutes Policy

**...Approve the Closed Session Minutes Policy.**

C. Knightdale Station Subdivision Round-About Art Easement  
Resolution #16-04-20-001

**... Approve the Knightdale Station Subdivision Permanent Art Encroachment Agreement and adopt Resolution #16-04-20-001.**

D. I-540 Landscaping Contract

**...Authorize the Town Manager to enter into an agreement with Bett's Property Maintenance, LLC for I-540 Landscape Maintenance.**

**...Motion by Mayor Pro Tem Chalk to approve the Consent Agenda. Motion seconded by Councilor Young and carried unanimously.**

ITEM VI. 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.**  
ZMA-1-16 StoneRiver Subdivision Rezoning

Public Hearing opened at 7:07 p.m.

Senior Planner Jennifer Currin brought forth the Zoning Map Amendment request by Arcaterra Land, LLC to rezone 144.47± acres of land adjacent to the Cheswick Subdivision from General Residential-8 to General Residential-8 Planned Residential Development for single family residential development. This request was last forwarded to the April 11, 2016 Land Use Review Board meeting. Ms. Currin outlined additional voluntary conditions that were added or revised. Ms. Currin recommended Council close the public hearing; forward ZMA-1-16, StoneRiver Planned Residential Development, to the May 2, 2106 Town Council meeting for consideration; and answered questions from Council.

Christine Bailey of 1512 Hauser Lake Road read a letter written by the Cheswick community outlining their concerns including: drainage issues; blasting, both current and future; the reduction of the tree buffer; wetland preservation; traffic; and the proposed future park.

Councilor Tripp requested addresses for the homes with drainage issues and the names of the homeowners that had signed this letter in support.

Ms. Bailey stated she would supply him with both lists.

Pablo Reiter and Spencer Terry, developers representing Acraterra Land, LLC, approached Council to answer questions and address some of the concerns outlined by the citizens of Cheswick.

Sybil Ide of 1514 Hauser Lake Road expressed concerns about the drainage problems she has been experiencing at her home and also explained that turning left out of Cheswick onto Hodge Road is very difficult.

Sunny Myers of 1306 Ranchester Road addressed comments made by Mr. Reiter, further explained the letter that was read by Ms. Bailey, expressed her concerns for erosion caused by drainage issues, the proposed retaining walls, and the entrance sign placement.

Nicole Brown of 1005 Dillon Lake Drive shared her concerns for the health risks that are posed by the standing water on her property, the possible blasting damage that is not visible, and asked Council to work mindfully and with consideration to avoid missing these types of issues in the future.

Cher Coleman of 1306 Gady Lane added her concerns for the blasting and turning left out of the neighborhood.

John Spinks of 1312 Gaby Lane voiced his concerns about drainage in the new phase of Cheswick, communication between the developer and the residents, blasting behind his home, and turning left out of the neighborhood.

Susan Fazekas of 1210 Gaby Lane shared an example of her land eroding from the drainage problem and reiterated that the blasting has been problematic for her as well.

Janice Zofrea of 1304 Gaby Lane addressed Council with her drainage issues explaining that despite attempts to fix it she is still having the same problems and will now have to maintain the new pipes that were installed.

Kelly Barns of 1206 Gaby Lane stated concerns for piping on the road and their safety, construction workers speeding in the neighborhood, and the increase in traffic as more houses are added.

Michael Blake, Land Use Review Board member residing at 220 Needwill Court shared his view point regarding this project and explained his support for Mr. Reiter's plans for StoneRiver.

Mr. Reiter and Mr. Terry addressed some of the citizens' concerns about drainage and blasting.

No one else approached.

**...Motion by Councilor Young to close the public hearing at 8:31 p.m. and forward ZMA-1-16, StoneRiver Planned Residential Development, to the May 2, 2016 Town Council Meeting for consideration. Motion seconded by Councilor Tripp and carried unanimously.**

ITEM VII. SET PUBLIC HEARINGS  
None at this time.

ITEM VIII. TOWN ATTORNEY  
Town Attorney Clyde Holt stated that there is a claim to discuss in closed session.

ITEM IX. OLD BUSINESS  
None at this time.

ITEM X. NEW BUSINESS

Upcoming Events

Public Information Officer Brian Bowman shared a list of upcoming Town events and noted that this update will continue as a monthly report going forward.

ITEM XI. OTHER BUSINESS

Councilor Swan stated his support for Psyched About Bikes on May 21, 2106 and noted on that same day the Scouts from the Neuse River District will be holding a Hunger Games event at Knightdale Station Park in which children can donate three cans of food and learn archery skills.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering

No report.

B. Finance

Councilor Mangum explained the Financial Report, pointing out the projected water merger payoff and the new pie charts that breakdown revenues and expenditures.

C. Public Safety

Councilor Young reported the following:

Police Department:

Citizens are reminded to take the online Police Department survey. The department will be submitting a letter to obtain a CVS Pharmacy Grant which would allow for a medication drop off box to be installed in the lobby of the Police Department.

Fire Department:

Chief Guffey observed the Town of Wendell's Insurance Services Office rating and shared insight that will help Knightdale work towards a better grade.

D. Nominating

No report.

E. Liaison Reports

Mayor Pro Tem Chalk reminded Council that the Parks and Recreation Department's opening day of baseball is approaching and they are in need of someone to throw the first pitch. Council Tripp offered to help.

ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

**...Motion by Mayor Pro Tem Chalk to enter closed session at 8:44 p.m. to discuss a personnel matter and a pending claim with PLT**

**Construction, LLC pursuant to N.C.G.S. 143-318.11(a) subsections 3 and 6. Motion seconded by Councilor Tripp and carried unanimously.**

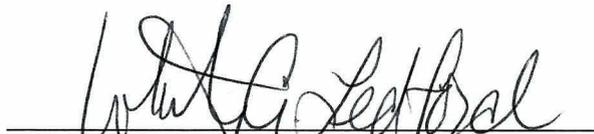
ITEM XIV. ADJOURNMENT

**...Motion by Councilor Young to adjourn at 9:55 p.m. Motion seconded by Councilor Tripp and carried unanimously.**



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Mayor James A. Roberson



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Town Clerk Whitney A. Ledford