



KNIGHTDALE LAND USE REVIEW BOARD MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

May 9, 2016

The Knightdale Land Use Review Board Committee met at 7:00 p.m. in the Council Chamber Room of Town Hall.

LURB MEMBERS PRESENT: George Hess, Rita Blackmon, Michael Blake,
Chuck Piratzky, Randy Jones, Alice Alexander, Ben
McDonald, Stephen Morgan

TOWN COUNCIL MEMBERS PRESENT: Councilor Tripp

ABSENT: Richard Godwin

Attorneys Present: Beth Trahos, Town Attorney

Staff Members Present: Chris Hills, Development Services Director; Jason
Brown, Senior Planner Long Range; Donna
Tierney, Planning Technician

Meeting called to order by Chairman Hess at 7:01p.m.

- ITEM I. ADOPTION OF AGENDA
...**Motion by Ms. Alexander to adopt the agenda. Motion seconded by Mr. McDonald and carried unanimously.**
- ITEM II. CHAIRMAN'S COMMENTS
None at this time.
- ITEM III. APPROVAL OF MINUTES
...**Motion by Ms. Blackmon to approve the minutes of April 11, 2016. Motion seconded by Mr. McDonald and carried unanimously.**

...**Motion by Mr. McDonald to approve the minutes of the April 11, 2016 Quasi-Judicial meeting. Motion seconded by Ms. Alexander and carried unanimously.**
- ITEM IV. PUBLIC HEARINGS FOR QUASI-JUDICIAL CASES
The Board entered the Board of Adjustment session.
(See Minutes of the May 9, 2016 Quasi-Judicial Session)
- ITEM V. ORDERS FOR QUASI-JUDICIAL CASES
Order Approving VAR-3-16 – Popeye's

- ITEM VI. COMMUNITY APPEARANCE CASES
None at this time.
- ITEM VII. TREE PROTECTION AND PLANTING CASES
None at this time.
- ITEM VIII. OLD BUSINESS
None at this time.
- ITEM IX. NEW BUSINESS
LURB Training

Jason Brown, Senior Planner Long Range, explained to the Board that due to recent changes in the state legislature, more public hearings on subdivisions would be heard in the future and staff thought it would be best to hold a training session.

Chairman Hess requested guidance on how to interact with the public, along with the pros and cons of interacting with their questions. Mr. Brown explained that it is best to zoom out and remember the general purpose of LURB. He encouraged members to question the public if additional clarification is needed, but it was not efficient to engage in back and forth conversations.

Town Attorney Beth Trahos explained her experience working for several other boards across the state and explained that most do not engage back and forth with public presenters. Board members should ask questions to elicit facts, not opinion. Community members have different considerations than experts on certain subjects.

Ms. Trahos reminded members that in a Quasi-Judicial setting, only experts could speak about issues regarding traffic or property value, and other topics that would require expert testimony in a court of law. Opinions of laypersons regarding these issues should not be considered as testimony during QJ sessions. On the other hand, anyone can provide testimony on text amendment or rezoning cases.

Additionally, Ms. Trahos recommended that if hearing redundant testimony, the Chairman could request one spokesperson speak on behalf of the group to avoid repeating of details.

Councilor Dustin Tripp commented that it is Town Council's job to work with residents to solve larger issues, where it is LURB's duty to decide if a proposal is a good addition to Knightdale and if it meets the spirit and intent of the ordinance.

Several members commented that it is not always clear what the board is supposed to be considering. Mr. Brown answered that staff will try to better define the question or concern. Ms. Trahos also explained that members could ask the Town attorney present for further guidance and clarification.

Chairman Hess inquired if staff would be willing to work with him to create language addressing repetitive testimony or appointing a spokesperson. Mr. Brown confirmed that staff would assist with this request.

Ms. Trahos reiterated that time limits can be placed in legislative proceedings, but due process has to be followed in Quasi-Judicial settings. The board can impose reasonable limits during QJ sessions, but they still are required to have the elements of a fair trial. Additionally, all who speak need to state their name, address, and qualifications of why they are speaking.

In closing, members were reminded that the Town Attorney and Development Services Staff are always available for questions and clarification.

ITEM X. OTHER BUSINESS

Mr. Morgan commented on the landscaping on Knightdale Boulevard, saying it was beautiful and very nicely done. He further stated that it was unique and sets Knightdale apart.

ITEM XI. PAST COUNCIL ACTION

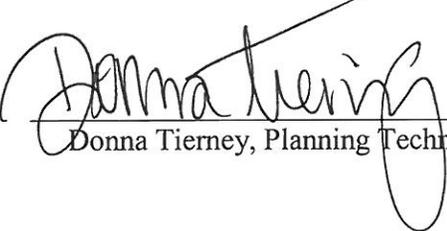
None at this time.

ITEM XII. ADJOURNMENT

Motion by Ms. Blackmon to adjourn at 7:56 p.m. Motion seconded by Ms. Alexander and carried unanimously.



George Hess, Land Use Review Board Chairman



Donna Tierney, Planning Technician