



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

September 21, 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: Beth Trahos, Town Attorney; Hal Mason, Interim Town Manager; Suzanne Yeatts, Administrative Services Director; Whitney Ledford, Town Clerk; Lawrence Capps, Police Chief; Robbie Worrell, Public Works Director; Jason Brown, Senior Planner; Keith Archambault, IT Administrator; Tina Cheek, Parks and Recreation Director; Jennifer Currin, Assistant Development Services Director; Chris Hills, Development Services Director.

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

WELCOME

Welcome by Mayor Roberson.

INVOCATION

Invocation by Councilor Tripp.

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 Mayor Pro Tem Chalk to approve the minutes from September 6, 2016. Motion seconded by Councilor Young and carried unanimously.

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

Mayor's Listening Tour Update

Development Services Director Chris Hills gave an update on the recent Listening Tour visit with the builders and developer of the Glenmere neighborhood.

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 at this time.
- B. Report on Citizen Inquiries
None at this time.

ITEM V. CONSENT AGENDA – A

- A. Glenmere Street Names
RES #16-09-21-001
...Adopt Resolution #16-09-21-001.
- B. Forestville Road Park Conceptual Design Contract
...Authorize the Town Manger to enter into contract with CLH Design, P.A. for the completion of the Forestville Road Park Concept Plan.
- C. Closed Session Minutes for Approval and Release
...Approve and release select closed session minutes from January 4, 2016 to July 5, 2016.

...Motion by Councilor Swan to adopt Consent Agenda A. Motion seconded by Councilor Tripp and carried unanimously.

ITEM VI. CONSENT AGENDA – B

Councilor Tripp requested to be recused from this item as he is the one who submitted the permit.

...Motion by Councilor Young to recuse Councilor Tripp from Consent Agenda B. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

Councilor Young disclosed that Brookfield Station is also his neighborhood, but he did not submit the request. The Council found no reason to recuse him.

Councilor Tripp exited at 7:03 p.m.

Special Event Permit – Brookfield Station Block Party
...Approve SEP-1-16, Brookefield Station HOA Block Party.

...Motion by Councilor Young to adopt Consent Agenda B. Motion seconded by Councilor Mangum and carried unanimously.

Councilor Tripp returned at 7:04 p.m.

ITEM VII. 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.

Parkstone UAA
ORD #16-09-21-001

Councilor Mangum requested to be recused from this item, due to his employment at Wake Stone Corporation, located at the intersection affected by this proposed project.

...Motion by Councilor Tripp to recuse Councilor Mangum from this item. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

Councilor Mangum left at 7:05 p.m.

Assistant Development Services Director Jennifer Currin presented a request by Knightdale Development Ownership, LLC to approve the Parkstone Utility Allocation and Infrastructure Agreement which would establish development standards, phasing, infrastructure improvements, and transportation credits for the Parkstone development, a 57± acre property located on Knightdale Blvd. Ms. Currin explained that the proposed uses on the property include up to 260,000 sq. ft. of nonresidential and 350 multifamily dwelling units and is currently zoned Highway Business Conditional District (HBCD) and Residential Mixed Use Conditional District (RMXCD). Ms. Currin answered questions and recommended Council approve the Parkstone Utility Allocation and Infrastructure Agreement and adopt Ordinance #16-09-21-001.

Public Hearing Opened at 7:09 p.m.

No one approached.

...Motion by Councilor Tripp to close the Public Hearing at 7:10 p.m. and approve the Parkstone Utility Allocation and Infrastructure Agreement and adopt Ordinance #16-09-21-001. Motion seconded by Councilor Young and carried unanimously.

Councilor Mangum returned at 7:11 p.m.

ITEM VIII. SET PUBLIC HEARINGS
None at this time.

ITEM IX. TOWN ATTORNEY
None at this time.

ITEM X. OLD BUSINESS
A. ZTA-2-16 PRD/Residential Edits
ORD #16-09-21-002

Senior Planner Jason Brown presented a Zoning Text Amendment that would adjust a number of chapters including: 2.1(B), 2.3(C), 2.6-2.10, 2.14(C), 3.3(T), 5.7, 8.9, 15.3(C), 15.4(F), and 15.5(E). Mr. Brown shared the Land Use Review Board’s Advisory Statement, answered questions, and recommended Council approve ZTA-2-16, adopt the statement of plan consistency and reasonableness of action, and adopt Ordinance #16-09-21-002.

Town Attorney Beth Trahos offered guidance to the Council as they prepared for a motion.

The Council found the recommended advisory statement consistent with the Comprehensive Plan.

...Motion by Councilor Mangum to approve ZTA-2-16, adopt the recommended advisory statement, and adopt Ordinance #16-09-21-002. Motion seconded by Councilor Young and carried unanimously.

B. SU-1-16 East Wake Middle School

Town Attorney Beth Trahos noted that since presenter, Ms. Currin was not present at the original hearing, she needed to be sworn in.

Ms. Currin was sworn in by Ms. Trahos.

Ms. Currin gave an update on a request from CLH Design, P.A. for a Special Use Permit to construct a 216,387± sq. ft. school facility on 52.89± acres located at 2700 Old Milburnie Rd., which is south and east of Old Milburnie Rd., south of Lewis Farm Rd. and north of Forestville Rd., classified by the Knightdale Unified Development Ordinance as “Schools-Elementary & Secondary”, permitted through the approval of a special use permit in the General Residential-8 zoning district. Ms. Currin shared the Land Use Review Board’s recommendation, explained that the Council must determine that the findings of fact were met, answered questions, and recommended Council approve SU-1-16, East Wake Middle School, with conditions.

The Town Council inquired as to what will happen with the two onsite sewer retention ponds.

CLH Design, P.A. representative Keith Downing, confirming that he is still under oath, addressed this question stating that the current plan does not involve constructing anything on the ponds, but to rather grade them flat. Mr. Downing further elaborated that if, in the future, construction was proposed on the graded area, the soil would have to be tested to see if it was suitable. Mr. Downing answered additional questions from Council.

Ms. Trahos reviewed the findings of fact process.

Mayor Roberson read the following required findings of fact for Council discussion:

1. The use meets all required principles and specifications of the UDO and any adopted land use plans, is in harmony with the general purpose and intent and preserves its spirit.
2. The proposed plan, as submitted and approved, will be visually and functionally compatible with the surrounding area.
3. The public health, safety and welfare will be assured to not substantially injure the value of adjoining property and associated uses if located where proposed.

The Town Council discussed the required findings of fact.

Wake County Board of Education Attorney Kenneth Haywood, having been sworn in at the September 12, 2016 Land Use Review Board meeting, answered questions from the Council regarding the future use of the land that currently contains two sewer retention ponds.

Mr. Downing also addressed questions from Council on this same topic.

The Town Council found that all the findings of facts have been met.

...Motion by Councilor Young to approve SU-1-16, East Wake Middle School, with the Council's findings of fact and the following conditions: Applicant submits construction drawings for approval to the Town that are in conformance with the master plan comments and clarifications from the June 30, 2016 TRC meeting. Applicant submits a revised TIA to the Town of Knightsdale addressing all Town of Knightsdale and NCDOT comments. Applicant submits a memorandum identifying the existing and proposed bicycle, pedestrian and public transit infrastructure and how these alternative modes of transportation are encouraged as requested by the Land Use Review Board. If improvements cannot be made to the 79' of Old Milburnie Rd. property frontage cannot be made due to the small length, a fee-in-lieu will be permitted for the 79'±. Motion seconded by Councilor Swan and carried unanimously.

C. ZMA-3-16 Whitley Ridge Rehearing

ORD #16-09-21-003

Mr. Brown presented a Zoning Map Amendment by Eastwind Development, LLC to rezone approximately 26.85 acres located at 0 Rider Drive, north of I-495 and east of Rider Drive, from General Residential Special Highway Overlay District (GR8 SHOD) to General Residential Planned Residential Development, Special Highway Overlay District (GR8 PRD SHOD) for a single family residential development. Mr. Brown shared the Land Use Review Board summary, answered questions, and recommended Council approve ZMA-3-16, Whitley Ridge Planned Residential Development, adopt the recommended statement of Comprehensive Plan consistency and reasonableness of action, and adopt Ordinance #16-09-21-003.

...Motion by Mayor Pro Tem Chalk to approve ZMA-3-16, Whitley Ridge Planned Residential Development, adopt the recommended statement of Comprehensive Plan consistency and reasonableness of action, and adopt Ordinance #16-09-21-003. Motion seconded by Councilor Swan and carried unanimously.

ITEM XI. NEW BUSINESS

A. Upcoming Events

Police Chief Lawrence Capps presented upcoming Town events through the month of October.

B. Drafts & Carafes and Dogtoberfest Events

RES #16-09-21-002

Parks and Recreation Director Tina Cheek recommended that Council adopt Resolution #16-09-21-002, permitting the sale and consumption of alcohol at the

Drafts & Carafes and Dogtoberfest Town events. Ms. Cheek answered questions from Council.

...Motion by Councilor Tripp to adopt Resolution #16-09-21-002. Motion seconded by Councilor Young and carried unanimously.

ITEM XII. OTHER BUSINESS
None at this time.

ITEM XIII. COMMITTEE REPORTS

A. Planning and Engineering

Councilor Tripp shared committee notes from the September 12, 2016 meeting that included a street lighting update along Knightdale Blvd in front of the Shoppes at Midway, a new Wake County initiative called "Bridge the Gap" that could possibly help fund the completion of the greenway, and continued investigation into a public works facility.

B. Finance

Councilor Mangum gave a financial update as of August 31, 2016 which included next steps for a Knightdale Station Park Misting Station and a permanent stage in the amphitheater area.

C. Public Safety

Councilor Swan reported discussion of the Police and Fire Departments' current hiring processes, the future Police and Fire facilities on the Capital Improvement Plan, and the upcoming Fire Prevention and Safety Month.

D. Nominating

...Motion by Councilor Young, on behalf of the Nominating Committee, to appoint Nicole Torres to the Community Policing Advisory Board.

E. Liaison Reports

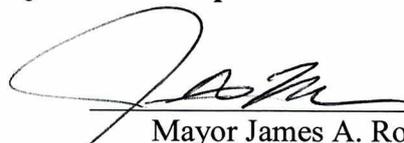
No report.

Ms. Trahos discussed adoption procedures with the Council.

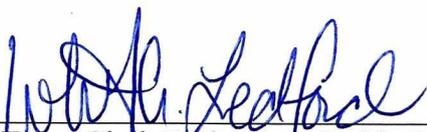
ITEM XIV. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS
None at this time.

ITEM XV. ADJOURNMENT

...Motion by Councilor Tripp to adjourn at 8:18 p.m. Motion seconded by Councilor Young and carried unanimously.



Mayor James A. Roberson



Town Clerk Whitney A. Ledford