



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

May 5, 2008

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

PRESENT: Mayor Russell Killen; Mayor Pro Tem Mike Chalk; Councilors Jeff Eddins, Terry Gleason, Tim Poirier, and James Roberson.

ABSENT: No one.

Staff Members Present: Clyde Holt, III, Town Attorney; Gary McConkey, Town Manager; Seth Lawless, Assistant Town Manager; Suzanne Yeatts, Town Clerk; Mike Frangos, Planning Director; Jeff Triezenberg, Planner II; Chris Hills, Planner II; Ricky Pope, Police Chief; Keith Gifford, Town Engineer; Tim Guffey, Fire Chief; Ren Wiles, Finance Director; Tracy Pedigo, Public Works Director.

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

WELCOME

Welcome by Mayor Killen.

INVOCATION

Invocation by Councilor Gleason.

ITEM I. ADOPTION OF AGENDA

...Motion by Councilor Poirier to adopt the agenda with the following amendment:

ADD: Disputed Invoice from Department of Transportation as Item D under Old Business

Motion seconded by Councilor Eddins and carried unanimously.

ITEM II. APPROVAL OF MINUTES

April 16, 2008

...Motion by Councilor Eddins to approve the minutes of April 16, 2008. Motion seconded by Councilor Gleason 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. Before speaking, please state your name and address.

A. Open to the Public

Bill Jones, 2561 Oakridge River Road, Fuquay-Varina, NC, owner of property at 357 Mailman Road, expressed concern over recent rezoning that increased his property value 1,000% and requested rezoning to GR8 which would match surrounding property.

Council advised Mr. Jones to pursue the rezoning process with the Town's planning staff.

B. Report on Citizen Inquiries

Mayor Pro Tem Chalk reported citizen inquiries regarding problems near Summershade Court and Laurens Way.

Police Chief Ricky Pope responded they are currently trying to resolve the issues.

Mayor Killen encouraged citizens to file formal complaints with the Public Safety department.

Mayor Killen reported staff is working on temporary solutions to remedy drainage issues in the Edinburgh's Keep/Magnolia Place subdivision.

Mayor Killen read a letter from Stan & Melia Edwards, 410 Carrington Drive, thanking the Police department for their hard work and dedication enforcing the youth protection ordinance.

ITEM V. CONSENT AGENDA

- A. Financing Approval for Fire Truck Purchase
RES #08-05-05-001

Adopt Resolution #08-05-05-001 approving financing terms through BB&T not to exceed \$350,000 at 3.32% annual interest rate for 10 years.

- B. Wake County Property Tax Adjustments - February
Accept tax report for the month of February 2008 as presented by the Wake County Board of Commissioners.

...Motion by Councilor Eddins to adopt the Consent Agenda. Motion seconded by Councilor Poirier and carried unanimously.

ITEM VI. ACTIONS REQUIRING PUBLIC HEARINGS

When speaking during a public hearing, please state your name and address clearly before speaking. Please designate a spokesperson for large groups. If you anticipate speaking tonight, please print your name and address on the form located on the entry table. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney. Everyone must speak from the podium to assure an accurate record of testimony.

ZTA-7-08 Mulch, Water and Other Fixes

Public hearing opened at 7:19 p.m.

Planner II Jeff Triezenberg presented a zoning text amendment to amend certain requirements related to approved mulching materials, the allocation of municipal water, state stormwater rule revisions, and technical errors in the existing ordinance.

Mr. Triezenberg recommended referring this item to the Land Use Review Board's May 12, 2008 meeting for review.

Mr. Triezenberg and Fire Chief Tim Guffey responded to questions from Council and noted suggestions.

No one else approached.

...Motion by Councilor Roberson to close the public hearing at 7:32 p.m. and to refer ZTA-7-08 to the May 12, 2008 Land Use Review Board meeting. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

ITEM VII SET PUBLIC HEARINGS

AN-5-08 Knightdale United Methodist Church
RES #08-05-05-002

Planner II Jeff Triezenberg reported the receipt of a voluntary annexation petition from the owners of approximately 10.94 acres north of Forestville Road and east of Old Crews Road. Mr. Triezenberg noted the sufficiency of the petition and recommended adoption of the resolution setting the public hearing as May 21, 2008.

...Motion by Mayor Pro Tem Chalk to adopt Resolution #08-05-05-002 setting the public hearing date as May 21, 2008 for the Knightdale United Methodist Church Annexation. Motion seconded by Councilor Eddins and carried unanimously.

ITEM VIII. TOWN ATTORNEY

Nothing at this time.

ITEM IX. OLD BUSINESS

A. ZTA-3-08 Exterior Building Material Amendment
ORD #08-05-05-001

Planner II Jeff Triezenberg explained the zoning text amendment request as revised by the Land Use Review Board to amend the exterior building materials for apartment and townhouse style structures.

Mr. Triezenberg noted the Land Use Review Board and staff recommendation for approval.

...Motion by Councilor Gleason to adopt the statement of plan consistency and reasonableness of action and to

approve ZTA-3-08 by adopting Ordinance #08-05-05-001 amending the Unified Development Ordinance regarding exterior building materials for townhouses and apartments. Motion seconded by Councilor Poirier and carried unanimously.

- B. ZTA-5-08 Minimum Lot Size Requirement – Day Care Centers
ORD #08-05-05-002

Jeff Triezenberg, Planner II, presented the zoning text amendment to amend the minimum lot size requirement for day care centers as revised by the Land Use Review Board.

Mr. Triezenberg noted the Land Use Review Board and staff recommendation for approval and answered Council's questions.

Assistant Manager Seth Lawless noted unresolved issues involving the property owner regarding another project.

Mayor Killen responded stating Council expects Mr. McCrary to correct the unresolved drainage issues.

...Motion by Councilor Poirier to adopt the statement of plan consistency and reasonableness of action and to approve ZTA-5-08 as amended and to adopt Ordinance #08-05-05-002 amending the Unified Development Ordinance regarding lot size and recreation space requirements for day care centers. Motion seconded by Councilor Eddins and carried unanimously.

- C. ZTA-6-08 Highway Business Development Modifications
ORD #08-05-05-003

Jeff Triezenberg, Planner II, presented the zoning text amendment to amend certain requirements related to commercial developments.

Councilor Eddins exited at 7:46 p.m. and returned at 7:49 p.m.

Mr. Triezenberg noted the Land Use Review Board and staff recommendation for approval.

...Motion by Councilor Gleason to adopt the statement of plan consistency and reasonableness of action and to approve ZTA-6-08 as amended with new graphics by adopting Ordinance #08-05-05-003 amending the

Unified Development Ordinance regarding regulations related to commercial drive thru development. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

D. Disputed Invoice from Department of Transportation

Finance Director Ren Wiles reviewed the history of the disputed invoice and updated Council on the current status.

Town Manager Gary McConkey expanded on the details of the issue.

Mayor Killen responded Council has no intention of paying the invoice and added that he plans to discuss this further with NCDOT officials.

ITEM X. NEW BUSINESS

A. Elevation Baptist Church Level of Service Exemption Request

Planner II Chris Hills presented the request from Elevation Baptist Church for an exception to the recommended roadway improvements that are required to be installed according to their draft traffic impact analysis submitted by Stantec Consulting Services, Inc.

Mr. Hills answered Council's questions and recommended approval of the exception or referral to the Land Use Review Board for further review.

Don Gibbs and Lori Mahaney, representing Stantec Consulting Services, Inc., spoke on behalf of the church about previous options they considered.

Fire Chief Tim Guffey noted his preference to have more than one entrance to the property for safety reasons.

Mayor Killen suggested tabling this item until the next meeting to allow Council and staff more time to consider options.

Anthony Fowler, representing Elevation Baptist Church, answered questions from Council regarding church services and attendance.

Council requested the church present growth projections at the next Council meeting.

...Motion by Councilor Eddins to table the exemption request until the May 21, 2008 meeting. Motion seconded by Councilor Gleason and carried unanimously.

B. Planning Department Goals and Objectives

Planning Director Mike Frangos presented the Planning Department's Goals and Objectives for the coming year.

C. Election of Wake County School Board Members
RES #08-05-05-003; Discussion of School Funding, Construction, and Maintenance

Mayor Killen spoke in favor of requesting a review and update of the existing election districts for School Board Members to ensure adequate representation for eastern Wake County.

...Motion by Councilor Poirier to approve Resolution #08-05-05-003 concerning the election of Wake County School Board Members. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

Mayor Killen asked for Council's support to encourage the Wake County Board of Education and County Commissioners to consider reaching an agreement regarding school funding and moving construction and maintenance responsibilities from the Board of Education to the County Commissioners.

...Motion by Councilor Gleason to adopt concepts brought forward and to encourage both boards to develop a future plan. Motion seconded by Councilor Poirier and carried unanimously.

D. Upkeep of Foreclosure Homes

Assistant Manager Seth Lawless reported staff's research regarding properties owned by financial institutions and noted nine properties in Knightdale that staff is following up on. Mr. Lawless added that staff will continue to update this list.

ITEM XI. OTHER BUSINESS

None at this time.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering

Councilor Gleason reported that the committee recommends the Town Manager sign a letter of support for the Wake County Housing and Community Revitalization 2008 Action Plan.

B. Budget

No report.

C. Public Safety

Councilor Eddins reported on a presentation by Officer Don Ayscue on the Separation Allowance policy and noted that the committee and staff will consider revisions; update on citizen's advisory committee was given by Assistant Manager Lawless; discussion of staffing allocation and creating a formula to guide future hiring needs.

D. Nominating

...Motion by Councilor Eddins to reappoint Doug Taylor and Brett Zick as in town members of the Land Use Review Board. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

...Motion by Councilor Eddins to appoint George Wiggins and Clarence Davis as ETJ members of the Land Use Review Board. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

E. Liaison Reports

No report.

ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

...Motion by Councilor Eddins to enter closed session at 9:16 p.m. to discuss the Town Manager's performance review. Motion seconded by Councilor Gleason and carried unanimously.

Discussion of Town Manager's performance review.

...Motion by Councilor Eddins to exit closed session at 10:00 p.m. Motion seconded by Councilor Poirier and carried unanimously.

ITEM XIV. ADJOURNMENT

**...Motion by Councilor Eddins to adjourn at 10:01 p.m.
Motion seconded by Councilor Poirier and carried
unanimously.**



Mayor Russell B. Killen



Town Clerk Suzanne M. Yeatts