



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

August 4, 2008

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

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

ABSENT: Mayor Russell Killen.

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; Ren Wiles, Finance Director; Keith Gifford, Engineering Supervisor; Tracy Pedigo, Public Works Director; David Simmons, Interim Police Chief.

Meeting called to order by Mayor Pro Tem Chalk at 7:04 p.m.

WELCOME

Welcome by Mayor Pro Tem Chalk.

INVOCATION

Invocation by Councilor Gleason.

ITEM I. ADOPTION OF AGENDA

...Motion by Councilor Eddins to adopt the agenda. Motion seconded by Councilor Gleason and carried unanimously.

ITEM II. APPROVAL OF MINUTES

July 7, 2008

...Motion by Councilor Poirier to approve the minutes of July 7, 2008. Motion seconded by Councilor Eddins 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

William Parrish, 1401 North Arendell Avenue, Zebulon, spoke about the vacant property at 7527 Knightdale Boulevard and asked Council to consider making improvement fees more reasonable.

After Council discussion, Mayor Pro Tem Chalk responded that he would not want citizens to pay for road improvements but he will direct staff to look at options.

No one else approached.

B. Report on Citizen Inquiries

None at this time.

ITEM V. CONSENT AGENDA

A. Revised Committee Meeting Schedule

Approve revised 2008 Committee Meeting Schedule.

B. Approval of Financing Terms

RES #08-08-04-001

Adopt Resolution #08-08-04-001 approving financing terms for equipment in the amount of \$175,000 at 3.19% interest for 3 years with Wachovia Bank.

- C. Budget Amendment #0901
Fee Schedule Adjustments
Adopt Budget Amendment #0901 revising the current fee schedule.

- D. Budget Amendment #0902
Reallocation of Expenses
Adopt Budget Amendment #0902 reallocating expenses related to grounds maintenance from Parks and Recreation to Pubic Works.

- E. Property Tax Adjustments – May
Approve May 2008 Property Tax report as presented by the Wake County Board of Commissioners.

- F. Street Naming Resolution – EBC Village Way
RES #08-08-04-002
Adopt Resolution #08-08-04-002 approving street name for Elevation Baptist Church.

- G. Amendment to Standard Specifications and Construction Details – Fire Hydrant
RES #08-08-04-003
Adopt Resolution #08-08-04-003 amending the standard specifications and details manual to replace existing sheets 6.01 and 6.02 regarding fire hydrants.

...Motion by Councilor Gleason to adopt the Consent Agenda. Motion seconded by Councilor Eddins 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.

- A. Preliminary Assessment Resolution
East Leg Knightdale Boulevard Sewer Project

Public hearing opened at 7:18 p.m.

Keith Gifford, Engineering Supervisor, gave a brief background of the sewer project along Knightdale Boulevard and requested a motion to add Castlebrook Properties LLC, Lisa Dee's property, to the Preliminary Assessment Resolution for the construction of the eastern leg of the Knightdale Boulevard sewer line.

No one else approached.

Public hearing closed at 7:23 p.m.

...Motion by Councilor Roberson to add Castlebrook Properties LLC to the Preliminary Assessment Resolution for the construction of the eastern leg of the Knightdale Boulevard Sewer Line. Motion seconded by Councilor Poirier and carried unanimously.

B. AN-6-08 Logsdon Corporation
ORD #08-08-04-001

Public hearing opened at 7:24 p.m.

Planner Jeff Triezenberg reported the receipt of a voluntary annexation petition from the owners of approximately 2.78 acres north of Poole Road between Hodge Road and Oakes Plantation Drive that includes a strip of recently donated additional public right-of-way.

Mr. Triezenberg recommended closing the public hearing after allowing public comment and adopting Ordinance #08-08-04-001.

No one else approached.

Councilor Eddins asked if the contract with Eastern Wake Fire Department would need to be amended to reflect this annexation.

Town Attorney Clyde Holt responded that the Town would need to notify Eastern Wake Fire Department of this addition.

...Motion by Councilor Poirier to close the public hearing at 7:26 p.m. and to adopt Ordinance #08-08-

04-001. Motion seconded by Councilor Gleason and carried unanimously.

C. ZMA-5-08 Old Jones Farm Land – Mailman Road

Public hearing opened at 7:27 p.m.

Planner Jeff Triezenberg presented a zoning map amendment to rezone approximately 20.38 acres located east of Mailman Road in the vicinity of Fayetteville Street and Sawdust Lane from Urban Residential (UR12) to General Residential (GR8). The applicants were identified as William R. Jones, Wanda J. Ramm, and Sandra Dabrowski. Mr. Triezenberg noted the changes in possible future uses under the proposed zoning and recommended referring ZMA-5-08 to the Land Use Review Board's August 11, 2008 meeting.

Wanda Ramm, 311 Mailman Road, stated she did not want to lose her land because of the increase in taxes and assured Council she has no intention of building anything.

Sandra Dabrowski, 265 Mailman Road, added that the zoning of their land should not change since neighboring lands have not.

No one else approached.

...Motion by Councilor Eddins to close the public hearing at 7:42 p.m. and to refer ZMA-5-08 to the August 11, 2008 Land Use Review Board meeting. Motion seconded by Councilor Roberson and carried unanimously.

D. ZMA-6-08 Hinton/Gower Land – Hodge Road

Public hearing opened at 7:43 p.m.

Planner Jeff Triezenberg presented a zoning map amendment to rezone approximately 15.53 acres located west of Hodge Road between Towler Road and Poole Road from Wake County Residential (R-30) to Town of Knightdale Neighborhood Mixed Use (NMX). The applicant was identified as Gil Clark and the property owner and developer as Jerry Gower. Mr. Triezenberg noted the proposed permitted uses and recommended referring ZMA-6-08 to the Land Use Review Board's August 11, 2008 meeting.

No one else approached.

...Motion by Councilor Poirier to close the public hearing at 7:48 p.m. and to refer ZMA-6-08 to the August 11, 2008 Land Use Review Board meeting. Motion seconded by Councilor Gleason and carried unanimously.

E. ZMA-10-07 Amendment to Midtown Commons
Conditional District

Public hearing opened at 7:49 p.m.

Planner Chris Hills presented an amendment request to an existing Highway Business Conditional District (HBCD) for a 28.52 acre parcel located north of Knightdale Boulevard, east of I-540, and west of Hinton Oaks Boulevard. The property owner was identified as Crosland Knightdale, LLC and the applicant as Loftee Smith of Withers & Ravenel. The request was to amend the porous pavement parking requirements of the previously approved site specific development plan to meet the current UDO parking standards which no longer require porous pavement to exceed the maximum.

Mr. Hills reviewed additional items for consideration regarding additional buffering and roof type screening and answered questions from Council. The staff recommended closing the public hearing and referring the item to the Land Use Review Board's August 11, 2008 meeting.

Applicant Loftee Smith of Withers & Ravenel noted their willingness to consider any options recommended.

No one else approached.

...Motion by Councilor Gleason to close the public hearing at 8:04 p.m. and to refer ZMA-10-07 to the August 11, 2008 Land Use Review Board meeting. Motion seconded by Councilor Eddins and carried unanimously.

ITEM VII SET PUBLIC HEARINGS

AN-7-08 Hinton/Gower Land – Hodge Road
RES #08-08-04-004

Planner Jeff Triezenberg reported the receipt of a voluntary annexation petition from the owners of approximately 15.53 acres west of Hodge Road between Towler Road and Poole Road. Mr. Triezenberg noted the sufficiency of the application and recommended adoption of a resolution setting the date for a public hearing as September 2, 2008.

...Motion by Councilor Roberson to adopt Resolution #08-08-04-004 fixing the date of a public hearing for Hinton-Gower Land Annexation as September 2, 2008. Motion seconded by Councilor Poirier and carried unanimously.

ITEM VIII. TOWN ATTORNEY

Nothing at this time.

ITEM IX. OLD BUSINESS

A. ZMA-4-08 Logsdon Corporation
ORD #08-08-04-002

Jeff Triezenberg, Planner II, reviewed the zoning map amendment request to rezone approximately 2.62 acres located north of Poole Road between Hodge Road and Oakes Plantation Drive from Wake County Residential (R-30) and Special Highway Overlay District (SHOD) to Town of Knightdale Neighborhood Mixed Use (NMX). The property owner was identified as The Logsdon Corporation and the applicant as the Town's Land Use Administrator.

Mr. Triezenberg made the staff recommendation to approve ZMA-4-08 and to adopt Ordinance #08-08-04-002.

Brett Zick, representing the Land Use Review Board, spoke in support of the zoning map amendment.

...Motion by Councilor Eddins to adopt the statement of plan consistency and reasonableness of action and to approve ZMA-4-08 and to adopt Ordinance #08-08-04-002. Motion seconded by Councilor Gleason and carried unanimously.

B. ZTA-8-08 Farmlets
ORD #08-08-04-003

Planner Jeff Triezenberg highlighted changes in the zoning text amendment since the public hearing and made staff's recommendation to approve the amendment and adopt Ordinance 08-08-04-003.

John VanValkenburgh, 1500 Bunn Farm Road, applauded Council's willingness to work with the community and commended staff for involving citizens in the matter.

...Motion by Councilor Poirier to adopt the statement of plan consistency and reasonableness of action and to approve ZTA-8-08 and to adopt Ordinance #08-08-04-003. Motion seconded by Councilor Roberson and carried unanimously.

C. ZTA-9-08 Exceeding Parking Ratio Maximums
ORD #08-08-04-004

Planner Jeff Triezenberg reviewed the request to amend certain requirements related to Section 10.3.B.3 "Exceeding Parking Maximums" and identified the applicant as Patty Munns of the State Employees' Credit Union. Mr. Triezenberg noted the Land Use Review Board's recommendation for denial of the request and the staff recommendation of approval.

Brett Zick, representing the Land Use Review Board, commented on the lack of justification for granting the amendment and recommended having a sub-committee review the request and how it would affect the Ordinance.

Town Attorney Clyde Holt noted the amendment would affect all property owners and should not be viewed as site specific.

...Motion by Councilor Eddins to adopt the statement of plan consistency and reasonableness of action and to approve ZTA-9-08 and to adopt Ordinance #08-08-04-004. Motion seconded by Councilor Roberson and opposed by Councilors Gleason and Poirier. Motion failed requiring a ¾ vote.

Mr. Holt noted the Ordinance would appear on the consent agenda of the next meeting for a second reading.

ITEM X. NEW BUSINESS

A. Proposed Community Survey

Assistant Town Manager Seth Lawless presented a draft citizen survey to be used as a tool to help determine the priority for future capital projects.

Councilor Eddins exited at 8:54 p.m. and returned at 8:55 p.m.

...Motion by Councilor Eddins to authorize the Town Manager to contract for a 20 question survey of all Knightdale households with Insight Research, Inc. Motion seconded by Councilor Gleason and carried unanimously.

B. BB&T Road Frontage Improvements

Engineer Keith Gifford explained that the fee in lieu of street construction accepted by the Town from BB&T for required improvements was underestimated by approximately \$40,000. Mr. Gifford asked for Council's approval to move forward on the design and construction of curb, gutter, sidewalk, and street tree improvements using the fee in lieu collected from BB&T and to authorize staff to receive bids for the work.

...Motion by Councilor Poirier to move forward on design and construction of curb, gutter, sidewalk, and street tree improvements based upon available fee in lieu of street funds collected from BB&T and to authorize staff to accept bids for the project. Motion seconded by Councilor Eddins and carried unanimously.

C. Support of Eastern Wake Express Bus Service
RES #08-08-04-005

Mike Frangos, Planning Director, requested Council adopting a resolution in support of Eastern Wake Express Bus Service. Mr. Frangos explained the resolution would provide support to a grant application Triangle Transit Authority plans to submit in the near future.

...Motion by Councilor Gleason to adopt Resolution #08-08-04-005 Supporting Eastern Wake Express Bus Service. Motion seconded by Councilor Eddins and carried unanimously.

D. Weekend Sign Ordinance Enforcement

Planning Director Mike Frangos explained the increase in illegally erected signs along Knightdale Boulevard has prompted the discussion of possible need to enforce the sign ordinance on weekends.

Council referred the matter to the Planning and Engineering Committee for a recommendation.

E. Lynnwood Road Engineering

Tracy Pedigo, Public Works Director, reported receiving proposals for improvements to Lynnwood Road and asked for approval to authorize the agreement with Volkert & Associates in the amount of \$23,500.

...Motion by Councilor Gleason to authorize the Town Manager to enter into the agreement with Volkert & Associates for engineering rehabilitation and specifications for Lynnwood Road. Motion seconded by Councilor Poirier and carried unanimously.

ITEM XI. OTHER BUSINESS

Mayor Pro Tem Chalk reported the unanimous ETJ expansion approval by the Wake County Board of Commissioners.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering
No report.

B. Budget
No report.

C. Public Safety
Councilor Eddins reported discussion of Spanish classes for Public Safety employees; benchmarks for hiring; Police Chief recruitment process; temporarily moving an officer to investigations.

Assistant Town Manager Seth Lawless reported Public Safety staff will be involved in the National Night Out activities this week.

D. Nominating
No report.

E. Liaison Reports
No report.

ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

ITEM XIV. ADJOURNMENT

**...Motion by Councilor Eddins to adjourn at 9:56 p.m.
Motion seconded by Councilor Poirier and carried
unanimously.**



Mayor Russell B. Killen



Town Clerk Suzanne M. Yeatts