



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

September 2, 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, Tim Poirier, and James Roberson.

ABSENT: Councilor Terry Gleason.

Staff Members Present: Bill Forstner, 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.

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

WELCOME

Welcome by Mayor Killen.

INVOCATION

Invocation by Councilor Poirier.

ITEM I. ADOPTION OF AGENDA

...Motion by Councilor Eddins to adopt the agenda with the following amendments:

TABLE: Item X – C. Proposed Amendment to Holly Homes, LLC Developers Agreement

ADD: Item X – D. Brasfield & Gorrie, LLC Sign Proposal

Motion seconded by Councilor Poirier and carried unanimously.

ITEM II. APPROVAL OF MINUTES

August 20, 2008

August 27, 2008

...Motion by Councilor Eddins to approve the minutes of August 20, 2008 and August 27, 2008. Motion seconded by Councilor Poirier and carried unanimously.

ITEM III. PRESENTATIONS, RECOGNITIONS & AWARDS

A. Mayor's Employee Award

Mayor Killen recognized Jeff Triezenberg as the second recipient of the Mayor's Employee Award and noted his recent work in finding \$445,000 of revenue owed to Knightdale for franchise taxes paid to Progress Energy by our citizens. Mayor Killen presented Mr. Triezenberg with a gift certificate to the Knightdale business of his choice.

B. Eagle Scout Andrew Piratzky

Mayor Killen congratulated Andrew Piratzky for recently achieving the rank of Eagle Scout and presented him with a town pin.

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

Linda Cunningham, 10 Jutson Street, expressed concern about sight distance at the intersection of First Avenue and Robertson Street and asked Council to consider not allowing vehicles to park along First Avenue.

Council referred the parking issue along First Avenue to the Public Safety Committee.

Ms. Cunningham also asked Council to consider installing a street light at the corner of Hester and Jutson Streets for safety reasons.

Council responded that staff has looked into adding a street light but there is no transformer there and would be very costly to have installed.

No one else approached.

B. Report on Citizen Inquiries

None at this time.

ITEM V. CONSENT AGENDA

Resolution of Intent to Close Public Right-of-Way Lynnwood Road
RES #08-09-02-001

Adopt Resolution #08-09-02-001- Resolution of Intent to close and abandon portions of public right-of-way along Lynnwood Road in the vicinity of the Hinton Oaks Boulevard Round-A-Bout.

...Motion by Councilor Poirier to adopt the Consent Agenda. Motion seconded by Mayor Pro Tem Chalk 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.

AN-7-08 Hinton/Gower Land Annexation
ORD #08-09-02-001

Public hearing opened at 7:11 p.m.

Jeff Triezenberg, Planner II, 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 recommended either closing the public hearing and tabling the decision on annexation until after a developer agreement has been reached or adopting the ordinance and relying on the water allocation policy for development requirements.

No one else approached.

...Motion by Councilor Roberson to close the public hearing at 7:14 p.m. and to table a decision on annexation until after a developer agreement has been reached. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

ITEM VII SET PUBLIC HEARINGS

None at this time.

ITEM VIII. TOWN ATTORNEY

Nothing at this time.

ITEM IX. OLD BUSINESS

- A. 2nd Reading of ORD #08-08-04-004
Regarding ZTA-9-08 Exceeding Parking Ratio Maximums

...Motion by Councilor Eddins to table 2nd Reading of Ordinance #08-08-04-004 until the September 17, 2008 meeting. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

- B. ZMA-5-08 Old Jones Farm Land – Mailman Road
ORD #08-09-02-002

Planner Jeff Triezenberg briefly recounted the request to rezone approximately 30.57 acres located east of Mailman Road in the vicinity of Fayetteville Road and Sawdust Lane from Urban Residential (UR12) to General Residential (GR8). Mr. Triezenberg noted the LURB and staff recommendations to approve ZMA-5-08 by adopting the advisory statement and Ordinance #08-09-02-002.

...Motion by Mayor Pro Tem Chalk to adopt the statement of plan consistency and reasonableness of action, approve ZMA-5-08, and adopt Ordinance #08-

09-02-002. Motion seconded by Councilor Poirier and carried unanimously.

- C. ZMA-10-07 Amendment to Midtown Commons
Conditional District
ORD #08-09-02-003

Chris Hills, Planner II, reviewed the zoning map 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. Noted suggested site plan amendments.

Mr. Hills noted staff's recommendation to approve ZMA-10-07 and adopt ORD #08-09-02-003 with the following additional site plan amendments:

1. That additional landscaping is installed along the 2:1 cut slope adjacent to Knightdale Blvd.
2. That an architectural amendment to the rear of the Best Buy "wedge" is designed and implemented to decrease the dominance of the wedge from the side and rear views due to the existing steep 2:1 cut slope adjacent to Knightdale Blvd.

...Motion by Councilor Poirier to adopt the statement of consistency with the Comprehensive Plan and to approve ZMA-10-07 and adopt Ordinance #08-09-02-003 subject to the planning department recommendations. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

ITEM X. NEW BUSINESS

- A. I540 and Knightdale Boulevard Interchange Landscaping
RES #08-09-02-002

Mike Frangos, Planning Director, explained the Land Use Review Board Gateway Subcommittee has been working with NCDOT representatives to determine how the Town could be

involved in making the I540 and Knightdale Boulevard Interchange unique.

Mr. Frangos asked Council to adopt a resolution in support of enhanced landscaping at the interchange in order to have NCDOT begin the design process as soon as possible and allow the Gateway Committee's involvement.

...Motion by Mayor Pro Tem Chalk to adopt Resolution #08-09-02-002 supporting enhanced landscaping at I540 and Knightdale Boulevard Interchange. Motion seconded by Councilor Poirier and carried unanimously.

B. JDH Progress Update – Poole Road Lift Station

Mayor Killen reported receiving an e-mail today that payment has been made by JDH to Blackmon Contracting.

Planning Director Mike Frangos added that the violation regarding the Town's nuisance ordinances has been abated as the site has been cleaned up but they are still in violation of their Sediment and Erosion Control plan for not stabilizing the lift station site. Mr. Frangos also reported visiting the site at 5:15 p.m. today and found no visible progress.

C. Proposed Amendment to Holly Homes, LLC Developers Agreement

Tabled when agenda adopted.

D. Brasfield & Gorrie, LLC Sign Proposal

Assistant Town Manager Seth Lawless presented a proposal from Brasfield & Gorrie, LLC for the Planters Walk entrance sign and asked for Council's approval for the \$29,704 project.

...Motion by Mayor Pro Tem Chalk to allow the Town Manager to sign contract to accept bid from Brasfield & Gorrie, LLC for the installation of the Planters Walk entrance sign in the amount of \$29,704. Motion seconded by Councilor Eddins and carried unanimously.

ITEM XI. OTHER BUSINESS

None at this time.

ITEM XII. COMMITTEE REPORTS

- A. Planning and Engineering
No report.
- B. Budget
No report.
- C. Public Safety
No report.
- D. Nominating
No report.
- E. Liaison Reports
No report.

ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

...Motion by Mayor Pro Tem Chalk to enter closed session at 7:48 p.m. for approval of closed session minutes. Motion seconded by Councilor Poirier and carried unanimously.

Approval of Closed Session Minutes

...Motion by Councilor Poirier to exit closed session at 7:57 p.m. Motion seconded by Councilor Eddins and carried unanimously.

ITEM XIV. ADJOURNMENT

...Motion by Councilor Eddins to adjourn at 7:58 p.m. Motion seconded by Councilor Poirier and carried unanimously.



Mayor Russell B. Killen



Town Clerk Suzanne M. Yeatts