



## KNIGHTDALE TOWN COUNCIL MINUTES

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950 Steeple Square Court, Knightdale, North Carolina 27545

**June 2, 2014**

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

**PRESENT:** Mayor Russell Killen, Mayor Pro Tem Mike Chalk, Councilors James Roberson, Mark Swan, Dustin Tripp, and Randy Young.

**ABSENT:** No one.

**Staff Members Present:** Clyde Holt, Town Attorney; Seth Lawless, Town Manager; Suzanne Yeatts, Town Clerk/HR Director; Chris Hills, Planning Director; Jeff Triezenberg, Senior Planner; Jimmy Overton, Finance Director; Jason Godwin, Police Chief; Brian Bowman, Communications Director; Keith Archambault, IT Administrator; Richard Haynes, Police Lieutenant.

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

### WELCOME

Welcome by Mayor Killen.

### INVOCATION

Invocation by Councilor Roberson.

### ITEM I. ADOPTION OF AGENDA

**...Motion by Mayor Pro Tem Chalk to adopt the agenda. Motion seconded by Councilor Tripp and carried unanimously.**

### ITEM II. APPROVAL OF MINUTES

May 21, 2014

**...Motion by Mayor Pro Tem Chalk to approve the minutes of May 21, 2014. Motion seconded by Councilor Tripp and carried unanimously.**

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

Retirement Recognition – Tony Lashley

Mayor Killen recognized recently retired Police Captain Tony Lashley and presented him with his duty badge.

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 approached.

B. Report on Citizen Inquiries

Nothing at this time.

ITEM V. CONSENT AGENDA

A. Salary Study Implementation

**...Approve implementation of 2013 salary study results, effective July 1, 2014.**

B. BA 2014 19

**...Adopt Budget Amendment 2014 19.**

C. Order to Collect Taxes – Wake County

RES #14-06-02-001

**...Adopt Resolution #14-06-02-001.**

D. SRO Program Memorandum of Understanding

**...Authorize the Town Manager to sign the final version of the Memorandum of Understanding for the School Resource Officer Program and the Contract for School Resource Officer Services.**

E. SunGard Public Sector Software License and Services Agreement

**...Authorize the Town Manager to sign the Software License and Services Agreement with SunGard Public Sector, Incorporated.**

F. Town Manager's Contract Amendment

**...Approve amended contract.**

**...Motion by Councilor Swan to approve the Consent Agenda. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

ITEM VI. ACTIONS REQUIRING 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.

A. ZMA-2-14 Crosstie Street Tracts  
Public hearing opened at 7:03 p.m.

Senior Planner Jeff Triezenberg presented Zoning Map Amendment 2-14 to rezone approximately nineteen acres of property located on both sides of Crosstie Street between Carrington Woods and Brookfield Station subdivisions from Neighborhood Mixed Use to General Residential. Mr. Triezenberg recommended that ZMA-2-14 be referred to the June 9, 2014 Land Use Review Board Meeting.

Andrea Lovett, 220 Switchback Street, expressed concerns about traffic, safety, and home values.

Randolph Hamilton , 212 Plowlan Court, spoke in opposition of apartments.

Priscilla Rizzo, 401 Southampton Drive, posed questions about potential development and clarification between the zoning and development processes.

Jesse Wells, 103 Switchback Street, stated that residents were told this property would not be developed and asked for clarification regarding buffers and tree preservation.

Planner Jeff Triezenberg explained that since adoption of the Unified Development Ordinance in 2005, the Brookfield Station subdivision has been zoned GR-8, and the subject parcel has been zoned NMX. He also noted that the developer drained a pond which resulted in a change to the stream characteristics that run parallel to Switchback Street. These changes led to the state removing the Neuse River Buffer, allowing the area to be developed into four lots which are currently under construction.

Kirby Burrows, 115 Switchback Street, opposed development of the property and asked about flooding in his back yard.

Moses Gloria, 220 Switchback Street, asked Council to consider developing the property as a park.

Mr. Triezenberg explained that the current NMX zoning of the subject property would require that a 50 foot vegetative buffer be installed between it and the GR-8 zoning districts of Brookfield Station and Carrington Woods. If the rezoning request is granted, the 50 foot buffer will no longer be required.

Stewart Marlowe, owner of property, stated that his intention is to develop single family homes on larger lots than those currently in Brookfield Station with sales prices from the mid \$200,000s up to \$300,000. Mr. Marlow assured residents that he will adhere to all town guidelines and offered to include a provision for no manufactured homes.

Linda Lloyd, 401 Southampton Drive, expressed concerns about rezoning and the lack of detail provided.

Mayor Killen explained that the rezoning being considered would limit the uses allowed by removing apartments and most non-residential types of use. The likelihood of this development being single family dwellings greatly increases by approving this rezoning request.

**...Motion by Councilor Roberson to continue the public hearing at 7:51 p.m. and refer ZMA-2-14 to the June 9, 2014 Land Use Review Board meeting. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

B. Fiscal Year 2015 Proposed Budget Ordinance  
Public hearing opened at 7:52 p.m.

Finance Director Jimmy Overton presented the proposed Fiscal Year 2015 budget.

No one else approached.

ITEM VII. SET PUBLIC HEARINGS  
None at this time.

ITEM VIII. TOWN ATTORNEY  
Nothing at this time.

ITEM IX. OLD BUSINESS

Poplar Creek Village Phase IA & IB Notice of Incomplete Infrastructure Planning Director Chris Hills explained that Hudson Realty Capital, the note holder for the Poplar Creek Village Subdivision, had foreclosed on the property which was formerly owned by Holly Homes/David Menaker. He also noted that the development agreement had been modified twice and that the Town Council had previously worked with Mr. Menaker to reduce

the sureties required to develop the lots. After meeting with Hudson Realty Capital and understanding their desire to complete the subdivision, town staff recommends calling the surety from Vantage South Bank in the amount of \$75,977.00.

**...Motion by Councilor Tripp to recognize the infrastructure of Poplar Creek Village Phase IA and IB as incomplete and authorize town staff to begin the process of calling the surety for the completion of this infrastructure. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

ITEM X. NEW BUSINESS  
None at this time.

ITEM XI. OTHER BUSINESS

Mayor Killen thanked staff for participation in the Relay for Life event.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering  
No report.

B. Finance  
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  
None at this time.

ITEM XIV. ADJOURNMENT

**...Motion by Councilor Swan to adjourn at 8:07 p.m. Motion seconded by Councilor Tripp and carried unanimously.**



Mayor Russell B. Killen



Town Clerk Suzanne M. Yeatts