

*Approved July 19, 2012*



**Wake Forest Board of Commissioners  
Meeting Minutes  
June 19, 2012**

**Call to Order.**

Mayor Jones called the meeting to order at 7:00 p.m. She led everyone in the Pledge of Allegiance.

**Council Members Present**

Mayor Vivian Jones  
Commissioner Zachary Donahue  
Commissioner Frank Drake  
Commissioner Greg Harrington  
Commissioner Anne Hines  
Commissioner Margaret Stinnett

**Staff Present**

Mark Williams, Town Manager  
Roe O'Donnell, Deputy Town Manager  
Chip Russell, Planning Director

**Staff Present (cont'd)**

Aileen Staples, Finance Director  
Holly Spring, Assistant Town Engineer  
Deeda Harris, Town Clerk  
Chad Sary, Asst. Planning Director  
Bill Crabtree, Public Information Officer  
Scott Miles, Assistant Town Engineer  
Charlie Yokley, Senior Planner  
Mike Barton, Director of Public Works  
Eric Vernon, Town Attorney  
Jeff Leonard, Police Chief

**1. Approval of Agenda.**

**ACTION:** Commissioner Stinnett made a motion to approve the agenda.  
Commissioner Hines seconded the motion, which carried (5,0).

**2. Approval of minutes.**

- A. Meeting held May 1, 2012 (Work Session), meeting held May 24, 2012 (Budget Work Session), and meeting held May 15, 2012 (Regular Board of Commissioners Meeting).

**ACTION:** Commissioner Donahue made a motion to approve the minutes.  
Commissioner Harrington seconded the motion, which carried (5,0).

### **3. Presentations.**

### **4. Public hearings / Public Comment.**

- A. Public Hearing on the Consideration of a Request to Designate the Ailey Young House as a Local Historic Landmark.

Senior Planner Wanman shared staff and members the Historic Preservation Commission (HPC) recommended the structure be designated as a local historic landmark. It was located on N. White Street and was part of cemetery property just south of the seminary. It was built around 1875. It was partially burned out due to fire damage, but remained standing. It gets its name from the owner Ms. Ailey Young, mother of Mr. Allen Young a most prominent 20th century educator. She stated in 1905 he and others founded the first school for black students, known as the industrial school for colored people. It remained a school until the 1950's. It had students from all around as far as Pennsylvania. Mr. Allen Young was the father of Ms. Ailey May Young who was the first black Town Commissioner and the second woman to be a Commissioner. Ailey Young Park is named after her. She shared the features of the home a Saddle Bag style with two pockets of rooms on the side with a connecting feature – a shared chimney. It was a rare thing to be still standing; not only in Wake Forest, but in the state. It was probably the oldest surviving building in Wake Forest, being the childhood home of Allen Young and a significant and last building of his family.

She went on to say that as part of the designation process, the home should be designated a local historic landmark. The State Preservation Commissioner had sent in their comments which were included in the agenda packet. It was mentioned this home as such a rare type and in original state were factors alone made it worth designating. She shared the HPC met on June 18, 2012 and sent a letter stating their recommending approval. It had the criteria listed in the zoning ordinance which met the qualifications of being a local landmark - significance, the integrity, design, setting and workmanship.

Ms. Diane Watkins Laws spoke in favor of designating it as a landmark in the history of Town of Wake Forest. It was a significant part of history and home of one of a renowned African American citizen of Wake Forest. It was built on the land of Professor Simmons who taught at Wake Forest College. There was a strong relationship between the families as one of the daughters was named after Ms. Ailey Young. Mr. Allen Young School was known throughout state and country. Students came as far away as Pennsylvania. It had a large population of students who attended. Some went on to be very successful. She believed the preservation and designation the home as a historic landmark would go a long way to strengthen the relationship of the African American Community.

Ms. Teresa Watkins also spoke in favor. She attended the school for a year. She shared her father was very much involved. She felt if it were restored and the history was there so youth would see the value that education had in the community and have impact. Others would come through would see value in the north end section and community there.

There being no one else to speak, Mayor Jones declared the public hearing closed.

Commissioner Harrington asked if designating it as a landmark made the town financially responsible for the upkeep. Commissioner Drake responded as the town already owned it, it did not. Having it designated as a local landmark would hopefully assist in fundraising and reduced the burden on the

taxpayers.

**ACTION:** Commissioner Drake made a motion to Designate the Ailey Young House as a Local Historic Landmark.  
Commissioner Donahue seconded the motion, which carried (5,0).

- A. Public Comment: If anyone would like to address the Board of Commissioners on an item other than a public hearing item or an item on the agenda during the time of public comment, please sign up with the Town Clerk prior to the meeting. Each speaker is asked to limit comments to 5 minutes. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda. Thank you for your consideration of the Board of Commissioners, staff and other speakers.

No one had signed up to speak.

## 5. Consent Agenda.

*(A Consent Agenda is a group of items passed with a single motion and vote. These matters are of a generally routine nature. No debate is allowable on any item included on the Consent Agenda. If a Commissioner or any citizen of Wake Forest or its ETJ wants separate consideration of any item, it may be removed from the Consent Agenda by request.)*

- A. Approval of Tax Releases.
- B. Resolution of Appreciation of Services for Advisory Boards.
- C. Approval of petition requesting contiguous annexation submitted by Bishop Michael F. Burbidge c/o St. Catherine of Siena Catholic Church for the property located at 600 West Holding Avenue comprising 19.14 acres.
- D. Approval of Budget Amendment No. 5 for FY 2011-2012.
- E. Approval of resolution authorizing installment purchase agreement.
- F. Appointment of Mr. Charles Martignoni to the Senior Center Advisory Board.
- G. Approval of an Ordinance Establishing 20 mph Speed Limit on West Pine Street.

Commissioner Drake asked that Item E be removed so that he could ask a question.

**ACTION:** Commissioner Stinnett made a motion to approve the items listed above on the consent agenda.

Commissioner Hines seconded the motion, which carried (5,0).

## 6. Legislative Items.

## 7. Planning Items.

- A. Consideration of Case RZ-12-05: A request by La Scala Associates, LLC to rezone 20.953 acres located in the 10700 block of Star Road from HB, Highway Business District to C.U. MF, Conditional Use Multi-Family District; being Wake Co. Tax Pin Number(s) 1739-66-5889, 1739-67-1143, 1739-77-1300, and 1739-76-0427.

Commissioner Drake asked a question of the Planning Department about the exit - the residents would only have one exit until the other portion of the property was built and occupied.

He understood that at the rezoning level reservations could be expressed, but if comes to them as a conditional use, unless some testimony of that reservation then that could not be the basis of the vote then as opposed to today. That was an issue for one of the opposing votes of the planning board. Senior Planner Yokely said there was not an opportunity to have another access point frontage road no network yet. This would be the first development in that area. Usually the first one could not connect but problem was most of the housing unit would be across a creek and it would be expensive and troublesome.

Planning Director Russell shared the developer had provided the stubs and ability to address the streets system on the transportation plan and when the corridor to the other side would be built.

Senior Planner Yokley shared there would be several exits of internal driveways to be built out to the east. Six buildings would have access through the traffic circle. When built the other exits would be a private drive at the bottom which would be a second way to that road. There was only one road out to the street and across the creek. Another stream crossing or another road another development would be another exit.

This was not much different than the St. Ives Development by planning stubs for future build out. Unless development occurred, there would not be another way out. The developer had not submitted any immediate plans or application.

Commissioner Donahue's bigger concern was the traffic on Capital Blvd. He thought the occupancy was supposed to be 500 people. He thought that would add to the congestion on Capital Blvd. and would be a safety concern as well as setting a precedent for multi-family units. zd - bigger concern was related to traffic congestion on capital.

Senior Planner Yokley stated the traffic would not go directly across Capital. Improvements would be made on Capital Blvd.

**ACTION:** Commissioner Stinnett made a motion to approve Case RZ-12-05: A request by La Scala Associates, LLC to rezone 20.953 acres located in the 10700 block of Star Road from HB, Highway Business District to C.U. MF, Conditional Use Multi-Family

District; being Wake Co. Tax Pin Number(s) 1739-66-5889, 1739-67-1143, 1739-77-1300, and 1739-76-0427.

Commissioner Harrington seconded the motion, which carried (3,2).

Voting Nay was Commissioners Drake and Donahue.

B. Consideration of Temporarily Suspending the Water Allocation Policy.

Mayor Jones stated this policy was adopted back in 2000 by the Comprehensive Planning Committee. They were now recommending to temporarily suspending the policy.

**ACTION:** Commissioner Drake made a motion to Temporarily Suspending the Water Allocation Policy.

Commissioner Hines seconded the motion, which carried (5,0).

**8. Administration and Financial Items.**

A. Consideration of Approval of FY 2012-2013 Budget Ordinance.

**ACTION:** Commissioner Stinnett made a motion to approve Budget Ordinance.

Commissioner Hines seconded the motion, which carried (5,0).

**ACTION:** Commissioner Drake made a motion to approve Pay and Classification Plan.

Commissioner Donahue seconded the motion, which carried (5,0).

**ACTION:** Commissioner Stinnett made a motion to approve Fee Schedule.

Commissioner Hines seconded the motion, which carried (5,0).

B. Consideration of approval of request received from Wake Forest College Birthplace Society, Inc.

Mayor Jones stated the Wake Forest College Birthplace was requesting the 5th and final installment. They had met the requirement and criteria.

**ACTION:** Commissioner Drake made a motion to approve request received from Wake Forest College Birthplace Society, Inc.

Commissioner Harrington seconded the motion, which carried (5,0).

A. Consideration of approval of Capital Projects Ordinance for Greenways, Transportation and Pedestrian Access.

Financed Director Staples stated this would be used to account for the funds for greenways, CAMPO, and LAPP Projects.

**ACTION:** Commissioner Stinnett made a motion to approve Capital Projects Ordinance for Greenways, Transportation and Pedestrian Access.  
Commissioner Hines seconded the motion, which carried (5,0).

**9. Public Services Items.**

**10. Parks and Recreation Items.**

**11. Public Safety Items.**

**12. Other Business.**

During the Commissioner time for comments, Commissioner Harrington brought up the subject of the Town of Wake Forest being considered as a Purple Heart City.  
They all were in agreement to that.

**ACTION:** Commissioner Harrington made a motion to designate the Town of Wake Forest as a Purple Heart City  
Commissioner Hines seconded the motion, which carried (5,0).

**13. Closed Session: N.C.G.S 143-318.11(a)(3) Attorney-Client Privilege Update with Heaton Construction**

**14. Adjournment.**

**ACTION:** Commissioner Drake made a motion at \_\_\_\_ p.m. to go into Closed Session.  
Commissioner Harrington seconded the motion, which carried (5,0).

**ACTION:** Commissioner Hines made a motion to come out of Closed Session 8.35 p.m.  
Commissioner Harrington seconded the motion, which carried (5,0).

**ACTION:** Commissioner Drake made a motion to adjourn at 8:36 p.m.  
Commissioner Hines seconded the motion, which carried (5,0).

---

Deeda Harris, Town Clerk

---

Vivian A. Jones, Mayor