



TOWN OF KNIGHTDALE
PLANNING AND ENGINEERING COMMITTEE
Meeting Minutes

950 Steeple Square Court, Knightdale, North Carolina 27545

March 11, 2013

The Knightdale Planning and Engineering Committee met in the upstairs conference room in the Town of Knightdale Town Hall at 6:00 p.m. on March 11, 2013.

ITEM I. CALL TO ORDER

...Councilor Tripp called the meeting to order at 6:01 p.m., Monday, February 11, 2013.

ATTENDING: Councilor Tripp, Councilor Poirier, Mark Swan, Doug Taylor, Fred Boone, Jeff Triezenberg, Chris Hills, Courtney Jenkins

ITEM II. APPROVAL OF MINUTES

... Councilor Poirier moved to approve the February 11, 2013 minutes. Mr. Swan seconded. Without objection the motion carried unanimously.

ITEM III. OLD BUSINESS

A. Capital Projects Update

First Ave. Phase I – Mr. Boone stated that 95 percent of the curb has been installed with the remaining portion to be complete this week at Robertson Street. The next steps will include sidewalk and paving with the second layer of asphalt.

First Ave. Phase II – Phase II is 90 days into the 120-day project and is still on schedule to be completed on time.

BB&T Right Turn Lane – This project is complete and is in the punch list phase.

Knightdale Town Park – The park is making progress but weather has been a factor. The primary focus is on roadwork which is being executed as weather allows, particularly on Street A.

Greenway Phase II – Weather has been affecting this project as well. The first area to be constructed is a boardwalk at River Way near Planter's Walk. The project is on track; however, 55 days have been added due to a paperwork delay.

ITEM IV. NEW BUSINESS

A. Accessory Building Discussion

Mr. Hills provided background information regarding a citizen who wants to add an additional accessory structure to their property. However, the property currently contains 4 structures and the Town's UDO permits only two accessory structures per lot.

Mr. Triezenberg stated that Knightdale is in the middle when compared to other Wake County municipalities. Many towns relate what is permitted based on the size of the principal structure, with 50 percent being the largest. They also have height restrictions, not allowing an accessory structure to be taller than the main structure. The citizen in this situation has a 1,400-SF house with 4 accessory structures. Two of the structures are larger and equal approximately 950 SF. The other two are smaller and did not require permits. A permit is not required if the structure is smaller than 12 feet by 12 feet. Staff is looking to the committee for feedback regarding the citizen's situation as well as if the ordinance in place should be revised.

Mr. Hills informed the committee that he did advise the citizen of the variance process but the citizen declined that as an option. He stated that the ordinance does not have a definition regarding size requirement, it only states that all accessory structures need to be subordinate. It could pose future questions and concerns from citizens regarding size and height and believes neighboring municipalities have some good practices in place. The citizen complaining has an existing non conformity due to being added into the ETJ.

Councilor Poirier agreed that the UDO needs to add height and size requirements. He does not like the idea of different rules from Town and the ETJ.

Mr. Hills replied that it should be related to lot size. He suggested up to 850 square feet in size as a reasonable number, which is currently the size restriction for secondary dwellings. He also recommends that it be defined that an accessory structure cannot be taller than the primary structure.

Councilor Tripp recommended continuing to have a restriction in place for limiting the number of structures per lot as well.

Councilor Poirier stated that the ordinance should be changed to suit the citizens' and Town's best interest. He believes the individual questioning the ordinance should apply for a variance.

Mr. Swan agreed that the ordinance should be re-written for clarification.

Councilor Tripp directed Staff to proceed with drafting the changes and bring it back to the P&E committee. The re-write should include height and size restrictions and be tied to lot size.

B. Vehicle Restrictions for First Avenue Discussion

Mr. Boone stated that when the First Avenue project is complete, it will be the Town's road and asset, and there is a concern that trucks could damage the new

road. Mr. Boone asked for the committee's opinion on whether or not there should be restrictions in place for truck traffic. He stated the restrictions could be based on the number of axles and/or weight.

Mr. Hills replied that he is concerned with the traffic issues that could result from restricting the number of north and south roads. He believes Smithfield Road would become heavily congested due to the lack of alternate routes.

Mr. Boone suggested that McKnight would be an alternate route for trucks.

Councilor Poirier proposed a temporary time frame for restrictions and then see if it causes traffic problems.

Mr. Hills explained that restricted traffic will have a big impact on current connectivity.

Mr. Boone informed that the most potential damage could arise from pavement issues regarding tractor trailers and dump trucks.

Councilor Tripp asked the committee if they want to explore the option of restrictions or wait and see if there is an issue with truck damage in the future.

Mr. Swan answered that he agrees with Mr. Hills and is concerned about traffic issues.

Councilor Tripp stated that the consensus is to wait and see if there are issues with truck damage in the future.

Mr. Boone agreed to wait and will perform traffic counts.

C. ZTA for Secondary Cottage Rental Dwellings

Mr. Hills stated that the UDO currently states that the owner of a property with a secondary cottage dwelling must reside in either the primary structure or the secondary dwelling. The North Carolina Court System has ruled that it is illegal to have that requirement. The UDO needs to be changed to reflect the ruling. He addressed if the committee should look into secondary cottages as a whole. The City of Raleigh has currently stated that they will not issue any permits for secondary dwellings until their ordinance is amended. He asked if Knightdale should prohibit permits from being issued as well.

Councilor Tripp responded yes, that the ordinance needs to be amended and in the interim, stop secondary cottage dwelling permits from issuance.

Mr. Hills concluded that Staff will work on the Zoning Text Amendment and bring it before Council.

ITEM V. OTHER BUSINESS

ITEM VI. ADJOURNMENT

... Without objection, the meeting was adjourned at 6:53 p.m.



Attest, Chairman of the Planning and Engineering Committee, Dustin Tripp



Clerk to the Planning and Engineering Committee, Courtney Jenkins