



TOWN OF KNIGHTDALE
PLANNING AND ENGINEERING COMMITTEE
Meeting Minutes

950 Steeple Square Court, Knightdale, North Carolina 27545

May 13, 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 May 13, 2013.

ITEM I. CALL TO ORDER

...Councilor Tripp called the meeting to order at 6:00 p.m., Monday, May 13, 2013.

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

ITEM II. APPROVAL OF MINUTES

...Mr. Swan moved to approve the April 8, 2013 minutes. Councilor Poirier seconded. Without objection the motion carried unanimously.

ITEM III. OLD BUSINESS

A. Capital Projects Update

First Ave. Phase I and II – Mr. Boone stated both projects are in the punch list phase, including a meeting on Thursday with DOT. There is an issue with the planted cherry trees possibly conflicting with utility lines in the future. Mr. Boone is taking a proactive approach by consulting with a designer and Jason Eubanks, the Town's Ground Maintenance Supervisor. Some options include more aggressive maintenance with trimming or utilizing the trees and relocating them in conjunction with the Street Tree Program.

Second Ave. Resurfacing – The bid process is scheduled for May 19th, the project will consist of patching and a 1.5" overlay.

Knightdale Town Park – The project is at 336 days and was originally supposed to be complete by July 1st. However, it is behind and is now projected to be complete by July 26th. There have been delays in the building process as well as landscaping due to a transition in landscapers. The contractors understand the potential ramifications and now the frequency of meetings has been increased.

Greenway Phase II – This project is on schedule and should see significant progress this month with the construction of boardwalk. The section to Mingo Creek will be ready to be paved in the near future.

B. Accessory Building Draft Text Discussion

Mr. Triezenberg discussed the proposed accessory building draft text changes, ZTA-4-13, Accessory Building Clarifications. The allowance of accessory buildings would be based on the percentage of the yard, which would be 20% of the rear yard, versus a specific number permitted. Previously, the UDO limited residents to 2 accessory buildings and 30% of the yard. He stated it should be fairly straightforward to calculate based on tax revenue records. The maximum for the size of each specific accessory building would be 800 SF.

Councilor Tripp asked for specific examples regarding what is defined and counted as an accessory building.

Mr. Triezenberg responded that the definition for an accessory building is located in Section 4.6 and defines the buildings as a roofed structure supported by columns or walls. Playhouses, patios and decks would not count towards the calculations. The definition is based on shelter; dog houses and pool houses would be factored. The allowance will fluctuate with the size of the yard. Commercial calculations will remain based on 30% since they are more urban in nature.

The committee discussed the accessory building clarifications and concurred that they were in favor of the proposed changes.

Mr. Hills stated that if the P&E Committee is confident with the accessory building draft text, then it could be moved to a public hearing at the next Town Council meeting.

...Councilor Tripp moved to send ZTA-4-13, Accessory Building Clarification, to Town Council for consideration. Councilor Poirier seconded. Without objection the motion carried unanimously.

ITEM IV. NEW BUSINESS

A. Water Allocation Policy Amendments

Mr. Hills began the discussion by stating that the Water Allocation is to be evaluated each spring and there were not any amendments the previous year due to neighborhoods in progress, such as Knightdale Station. The document has now been reformatted to be easier to read and navigate through. The major changes focus on amendments for single family subdivisions. Staff also wanted to change apartments to incentivize those further to be located near activity centers.

Mr. Swan asked for clarification regarding the threshold for apartments.

Mr. Hills answered that it is still at 50. There will be more points awarded based on location, if they are closer to neighborhood and activity centers to offer the residents more walk-able options. Bonus points are awarded for historic preservation, structures and public art. He cited Mattress Firm as an example, which includes a plaza, public art and architectural standards.

Mr. Hills stated that the Knightdale Station neighborhood has exposed a weakness in the WAP due to Type IV mixture of use not being well defined. An idea is to remove the single-family component from Type IV's mixture of use so it can be focused primarily on townhomes, institutional and commercial aspects. Knightdale Station will have the YMCA, possibly Thales Academy, and will still be a project that the Town will be proud of. Based on pending legislation to regulate single-family homes, architectural requirements could be added to the Water Allocation Policy.

Councilor Tripp stated he is confident that Staff is making strides in the proper direction and agreed to send the proposed changes to Town Council in June.

Mr. Hills concluded that Staff will move forward with the Water Allocation Policy changes to Town Council in June.

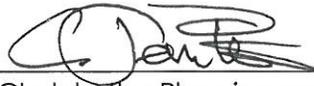
ITEM V. OTHER BUSINESS

ITEM VI. ADJOURNMENT

... Without objection, the meeting was adjourned at 6:40 p.m.



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



Clerk to the Planning and Engineering Committee, Courtney Jenkins