



**TOWN OF KNIGHTDALE**  
**PLANNING AND ENGINEERING COMMITTEE**  
**Meeting Minutes**

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**950 Steeple Square Court, Knightdale, North Carolina 27545**

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**April 8, 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 April 8, 2013.

ITEM I. CALL TO ORDER

**...Councilor Tripp called the meeting to order at 6:02 p.m., Monday, April 8, 2013.**

ATTENDING: Councilor Tripp, Councilor Poirier, Mark Swan, Seth Lawless, Fred Boone, Jeff Triezenberg, Courtney Jenkins

ITEM II. APPROVAL OF MINUTES

**...Mr. Boone moved to approve the March 11, 2013 minutes. Councilor Poirier seconded. Without objection the motion carried unanimously.**

ITEM III. OLD BUSINESS

A. Capital Projects Update

First Ave. Phase I – The project is 95% complete. The final 3 inches of asphalt should be finished by Tuesday afternoon. The striping is scheduled for Wednesday, depending on the weather, and the detour will be removed.

First Ave. Phase II – This phase should be complete on schedule by Thursday.

Knightdale Town Park – Progress has been affected by weather, but the project is on schedule at 60% completion. Mr. Boone stated he is working with the general contractor to get the park buildings back on track for construction.

Greenway Phase II – This project is at 10% completion and as the weather cooperates, more progress will be done.

ITEM IV. NEW BUSINESS

A. Lighting Ord. Amendment Goals and Objectives

Mr. Triezenberg provided background information regarding the Model Lighting Ordinance. There are two ways to employ the MLO either through the "Prescriptive" method or the "Performance" method. The prescriptive method was developed to be easier for non-lighting professionals to implement and the performance method was developed for lighting professionals using simulation software. The methods are

supposed to create the same results. However, research has now shown that with the prescriptive method, more light trespasses onto other properties and there are issues regarding consistency. He believes there could be unintended consequences with the prescriptive method. He asked the P&E Committee members to discuss what their goals and objectives are for the Town's lighting ordinance. The current ordinance focuses on keeping glare and uplight to a minimum. Some new items to discuss are LED lights, power consumption, color temperature and trespass onto adjacent properties.

Councilor Tripp inquired about the cost of the software.

Mr. Triezenberg answered that he could look into the cost but it would also involve having someone trained.

Councilor Poirier stated that it is best to be ahead of the curve and liked all of the goals and objectives Mr. Triezenberg provided.

Mr. Lawless asked if these methods were created by the International Dark-Sky Association in reaction to federal regulations and if the Town's current ordinance is becoming obsolete.

Mr. Triezenberg responded that the current lighting ordinance would not become obsolete in a few months but perhaps in a few years. He stated Asheville has implemented parts of it. The Town could do something similar and incorporate what we feel will work for Knightdale. It is best to be proactive and start addressing LED light fixtures.

Mr. Swan questioned if the prescriptive method would be more lenient than the current ordinance and how do developers feel about it.

Mr. Triezenberg answered that the leniency would be based on how the Town chooses to rate lighting glare. Regarding developers, it depends on if we are interested in reducing poles or more concerned about other issues, such as glare and trespass.

Councilor Tripp stated he is more concerned about glare and trespass, particularly with properties that abut residential versus commercial. He asked if the current ordinance addresses dimming or turning off commercial lights at night.

Mr. Triezenberg replied no, but there are other local areas addressing that issue.

Councilor Tripp asked the committee if they should address minor tweaks now or wait for full data.

Mr. Triezenberg identified that LED lighting has had significant changes over the past few years regarding color and brightness. Many communities are requiring the LED lights be softer and limit trespass.

Councilor Tripp asked what Staff recommends.

Mr. Triezenberg answered that the lighting ordinance be rewritten for more structure, incorporate BUG ratings and adopt standards for LED lights.

Councilor Tripp concluded to follow Staff recommendations and asked that color temperature, up light, glare and trespass be addressed. He wants to keep light trespassing in neighborhoods at a minimum.

B. Accessory Building Draft Text Discussion

Mr. Triezenberg introduced the text amendment changes to amend Section 4.6 of the Unified Development Ordinance regarding Accessory Buildings. The revision would allow three accessory buildings on a single lot, it currently lists two. It shall not allow the buildings to cover more than 30 percent of any rear or side yard or exceed the height of the principal building. The amendment clarifies accessory buildings as a roofed structure with more than 50 percent of its exterior walls enclosed.

Mr. Boone asked if smaller structures, such as a plastic children's playhouse, would be included in the number of buildings permitted.

Mr. Triezenberg answered that if 50 percent of its exterior walls were enclosed, then it would be included in the number allowed.

Councilor Tripp addressed his concern regarding the smaller structures, such as dog houses, play houses and Rubbermaid storage sheds, counting towards the maximum allowance of three structures.

Councilor Poirier agreed, stating many residents have these types of structures in their back yards. He does not think the structures should be factored.

Mr. Triezenberg asked the committee if they conclude that they are more concerned about overall lot coverage versus the number of structures allowed.

Councilor Tripp responded yes and directed Staff to proceed with further re-drafting the ZTA changes for accessory structures and to bring it back next month to the P&E committee.

C. Secondary Cottage Rental Dwellings Draft Text Discussion

Mr. Triezenberg discussed ZTA-4-13 to amend Section 4.6 of the Unified Development Ordinance regarding secondary cottage rental dwellings. Rather than declassify the dwellings and remove them completely from the ordinance, Staff recommends restricting them to the Rural Residential and TND districts. A secondary dwelling unit may only be an accessory use located on a lot with a single-family dwelling, must be detached and may not exceed 800 square feet. A special use permit would be required and needs to be approved by Town Council. The UDO previously stated that the owner of a property with a secondary cottage dwelling must reside in either the primary structure or the secondary dwelling, that language has now been removed.

The P&E members approved the text amendment changes.

...Councilor Tripp moved to send ZTA 4-13, for the Repeal of Secondary Dwellings Except in the RR and TND Districts, forward to the full Town Council for consideration.

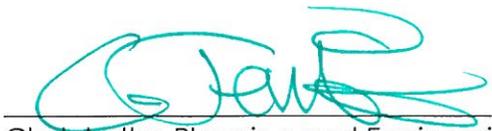
ITEM V. OTHER BUSINESS

ITEM VI. ADJOURNMENT

... Without objection, the meeting was adjourned at 6:58 p.m.



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



Clerk to the Planning and Engineering Committee, Courtney Jenkins