



TOWN OF KNIGHTDALE
Planning & Engineering Committee

6:00 pm

Monday, May 11, 2015
950 Steeple Square Court, Conference Room
Knightdale, NC 27545

Minutes

I. CALL TO ORDER

Councilor Tripp *called* the meeting to order at 6:05 p.m.

The following members were present:

Town Council Members present: Councilor Tripp, Councilor Swan

LURB Member Liaison present: Pete Mangum, Michael Blake

Staff Members present: Chris Hills, Fred Boone, Jennifer Currin, Jason Brown, Matt Christian

After calling the meeting to order, a change was made to to the agenda. The committee agreed to add the discussion of a 4-way stop at Oakwood and Second Avenue to New Business without objection.

II. APPROVAL OF MINUTES

April 13, 2015

...Councilor Swan moved to accept the minutes of the previous meetings as presented. Mr. Boone seconded the motion. The motion passed unanimously.

III. OLD BUSINESS

A. Construction Projects Update

Mr. Boone began by updating the committee on the on-going construction projects. The Smithfield Road project is nearing completion. The punchlist for the sidewalk project in front of the school was completed last Wednesday. Staff and the contractor are looking into the striping at the intersection of Smithfield Road and Steeple Square Court. Some adjustments need to be made to make the intersection functional and safe.

Despite several delays, the Smithfield Road/Knightdale Boulevard intersection project is getting ready to start again. Utility work was completed by AT&T last night and the other utility locates have been called in. As soon as all utilities have been identified, the contractor will begin digging a trench to install the stormwater pipe.

The Main Street sidewalk project is moving ahead and wrapping up quickly. All the sidewalks and driveway aprons have been installed. Most of the asphalt has been installed. The contractor is working on seeding and stabilizing, as well as some road striping.

The last project to be discussed is the Parkside Commons resurfacing. Contract documents are with Barnhill for execution, and the project is moving along.

B. Discussion of Parking in Front Yards

Mr. Hills explained staff has not made the progress we intended to make due to staff workload. Councilor Tripp agreed to move this item to a future agenda.

IV. NEW BUSINESS

A. Acceptance of Private Drainage Easements

Mr. Boone discussed the evolution of platting drainage easements, particularly within subdivisions. Over time the standard of platting drainage easements has changed. When Mr. Boone began working for the Town in 2009, he recognized that there were some discrepancies in how easements were being platted, and began to put a standard practice into place. He also outlined a few definitions and examples.

In 2012 the Town enacted a stormwater utility with the primary purpose of funding our program compliance, street sweeping, and managing stormwater infrastructure. Since older subdivisions have mostly private easements or no platted easements at all, the Town has a limited capacity to respond to issues related to these areas. In August of last year, the Lewis Landing subdivision made an informal request for the Town to address issues related to a pond platted as a private drainage easement. At that time the issue was brought before the Planning and Engineering Committee, and the body decided to take no action.

A formal request was then made to the Town Manager in April of this year from the Lewis Landing subdivision again requesting the Town to address issues related to the pond. The Town Manager directed Mr. Boone to bring this issue back to P&E to discuss guidelines for converting private drainage easements to public. In his research, Mr. Boone found that HOAs are ill equipped to handle larger stormwater concerns, and mandates may require the Town to step in. There was discussion of a case study in Texas where a municipality was required to address major issues with private drainage infrastructure. Mr. Boone concluded by noting that if there are things we can do that make sense, it may be a good idea to consider draft policies that would formalize to process for accepting private drainage easements.

Councilor Tripp asked if the policy considers any cost sharing. Mr. Boone said it makes sense to incorporate a cost-sharing mechanism, but the cost of these projects usually exceeds the amount citizens or HOAs would be able to contribute.

Mr. Hills suggested developing guidelines requiring citizen buy-in to help manage the workload. He used the example of the requirements for a protest petition, where the applicant has to organize support before the Town formally considers the request. Additionally, Mr. Hills suggested that the Town could ask the applicant to pay for the deed and the plat.

Mr. Boone noted that any policy considered would still be a complaint driven process. Acceptance of projects does not guarantee funds, but rather allows projects to be prioritized. If the backlog grows then it will demonstrate the level of need.

Mr. Mangum said that this issue feels like a default town problem, because of public improvement adding to the nature of the problem. He also agreed that the applicant taking the burden is a good idea to gather support, but it is inevitably going to be a public problem.

Councilor Swan asked what actions we can take to get ahead of these issues. Mr. Boone noted that all plats recorded since 2009 have public easements where applicable. He also explained that a lot of the subdivisions with major issues do not have HOAs. Current stormwater standards now slow the

releases of water to manage flood control. The practice of stormwater management has changed for the benefit of flood control.

Councilor Tripp stated that this policy seems like a good idea, but he would like to see details on cost sharing and citizen/applicant participation.

Councilor Sawn made a motion to instruct staff to draft a policy to accept private drainage easements. Mr. Mangum seconded. The motion passed unanimously.

B. Roll Out Waste Container Ordinance Discussion

Mr. Hills addressed this discussion topic by noting that there are minimal complaints for trashcans being left out at the road for an extended period of time, but ordinances regulating this activity are fairly common. Moving forward staff would need to draft ordinance language and enforcement would have to be managed accordingly. Councilor Tripp noted that most HOAs have rules regulating this activity. Mr. Mangum added that Keiths Street is a good example of how trashcans left out at the road impacts traffic flow. Staff would need to clarify what satisfies meeting the ordinance. Would simply bringing the containers out of the right-of-way be satisfactory, would they need to bring them back to the house? Mr. Hills said that we would most likely require the containers to be pulled back to the house or to the side/rear yards. Councilor Swan noted that we would also need to clarify the timeframe for pulling back trash containers.

Councilor Swan made a motion for staff to draft a town code ordinance. Mr. Mangum seconded the motion. The motion passed unanimously.

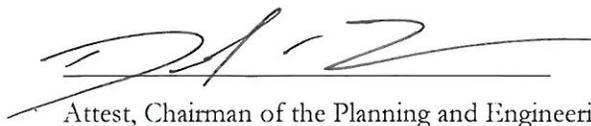
C. Discussion of 4 Way Stop at Oakwood/Second Ave

The Town Manager has recently received complaints from citizens about speeding cars traveling along Second Avenue – particularly heading southbound from the Second Ave/Pine Street toward Oakwood Street. When staff receives these types of complaints, the first steps are always a show of force from the Police Department as well as collecting Stealthstat data. The Stealthstat was deployed and the results indicate 85% of vehicles heading northbound were traveling 31mph or less, and 85% of vehicles southbound were traveling 30mph or less. Staff is presenting this information to receive direction from this committee. Mr. Mangum noted that speed is not as much of an issue to him as the heavy truck traffic in the area. Mr. Boone added that the most recent repaving added an additional 2.5” of asphalt. Councilor Swan stated that he does not feel as if the data supports changing the traffic pattern

Councilor Swan made a motion to deny the request for 4-way stop at Oakwood/Second Ave. Mr. Mangum seconded the motion. The motion passed unanimously.

V. ADJOURNMENT

Having reached the end of the evening’s agenda and hearing no further discussion, Councilor Tripp motioned to *adjourn* the meeting at 6: 55p.m. Councilor Swan seconded the motion. The meeting was adjourned.


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



Clerk to the Planning and Engineering Committee, Matthew Christian