



KNIGHTDALE LAND USE REVIEW BOARD MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

October 10, 2016

The Knightdale Land Use Review Board Committee met at 7:00 p.m. in the Council Chamber Room of Town Hall.

LURB MEMBERS PRESENT: George Hess, Chuck Piratzky, Alice Alexander, Michael Blake, Rita Blackmon, Richard Godwin, Randy Jones, Ben McDonald, Stephen Morgan

TOWN COUNCIL MEMBERS PRESENT: Councilor Tripp

ABSENT: No one

ATTORNEYS PRESENT: Katie Jobe, Town Attorney

STAFF MEMBERS PRESENT: Chris Hills, Development Services Director; Jennifer Currin, Assistant Development Services Director; Donna Tierney, Planning Technician

Meeting called to order by Chairman Hess at 7:03 p.m.

ITEM I. ADOPTION OF AGENDA
...**Motion by Ms. Blackmon to adopt the agenda. Motion seconded by Mr. Godwin and carried unanimously.**

ITEM II. CHAIRMAN'S COMMENTS
Development Services Director Chris Hills announced that October is National Community Planning Month and read the proclamation from the October 3, 2016 Town Council meeting. Mr. Hills thanked members for their work and dedication to the Town.

ITEM III. APPROVAL OF MINUTES
...**Motion by Mr. McDonald to approve the minutes of September 12, 2016. Motion seconded by Ms. Alexander and carried unanimously.**

...**Motion by Ms. Alexander to approve the Quasi-Judicial minutes of September 12, 2016. Motion seconded by Mr. McDonald and carried unanimously.**

ITEM IV. PUBLIC HEARINGS FOR QUASI-JUDICIAL CASES
None at this time.

ITEM V. ORDERS FOR QUASI-JUDICIAL CASES
Order Granting VAR-5-16 – 104 Bridgedale Court

The Board entered the Board of Adjustment session.
(See Minutes of the October 10, 2016 Quasi-Judicial Session)

ITEM VI. COMMUNITY APPEARANCE CASES

Assistant Development Services Director Jennifer Currin announced the nomination period for the Appearance Awards is open and encouraged members to submit nominations.

ITEM VII. TREE PROTECTION AND PLANTING CASES

None at this time.

ITEM VIII. OLD BUSINESS

Mr. Godwin stated that he finds the Development Services updates very informative and appreciates them. He then inquired about an item on the updates regarding the Fayetteville Street railroad-crossing project. Ms. Currin explained that due to the grant timing, sidewalk improvements are no longer included. NCDOT is currently investigating utility conflicts with the project and are looking to move forward with project. Mr. Hills added that the Town intends to let the public know as more details are received.

Mr. Morgan requested more information on the 2018 comprehensive plan update. Mr. Hills answered that staff is hopeful it will remain in the budget for Fiscal Year 18. Once funding is secured, Town Council will create a steering committee. There will also be a public comment period and an opportunity for LURB to make recommendations.

ITEM IX. NEW BUSINESS

A. ZMA-4-16 – Old Knight Road Rezoning

Continued to the November 14, 2016 Land Use Review Board meeting per the applicant's request

B. ZMA-5-16 – Robertson Street Rezoning

Continued to the November 14, 2016 Land Use Review Board meeting per the applicant's request.

Ms. Currin confirmed the applicants would follow the PRD process, not the recently adopted process.

ITEM X. OTHER BUSINESS

ITEM XI. P&E COMMITTEE UPDATE

Mr. Hills announced that moving forward LURB meetings will contain a new section where the Chairman and Vice Chairman will update other board members on items from the Planning & Engineering Committee meeting. Mr. Hills briefly provided history of how the P&E Committee was formed and stressed the importance of understanding how LURB, P&E, Town Council, and staff all work together. During P&E meetings, representatives of each body discuss items, understand the direction, and then become a champion to their respective bodies. The new section will provide an opportunity to ask questions in advance of what may come. Staff is here to ensure the board has the information they need to make informed decisions and recommendations to Town Council. LURB can recommend items to the P&E Committee.

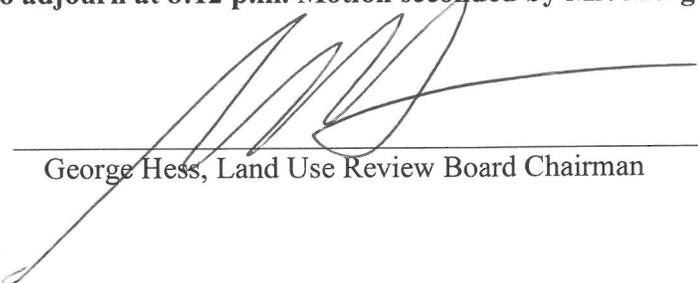
Mr. Morgan commented that he really appreciates the P&E Committee.

Chairman Hess encouraged other members to reach out to him or Vice Chairman Piratzky in advance to ask questions or make recommendations. He then provided a brief recap of items discussed at the P&E Committee meeting earlier in the evening.

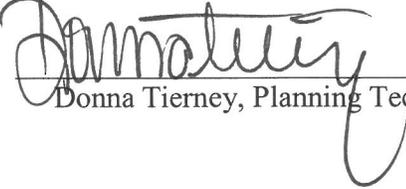
ITEM XII. PAST COUNCIL ACTION

ITEM XIII. ADJOURNMENT

...Motion by Mr. Godwin to adjourn at 8:12 p.m. Motion seconded by Mr. Morgan and carried unanimously.



George Hess, Land Use Review Board Chairman



Donna Tierney, Planning Technician