



LAND USE REVIEW BOARD MEETING AGENDA

950 Steeple Square Court, Knightdale, North Carolina 27545

**January 23, 2017
7:00 p.m.**

- ITEM I. ADOPTION OF AGENDA
- ITEM II. CHAIRMAN'S COMMENTS
- ITEM III. APPROVAL OF MINUTES
December 12, 2016 Minutes
- ITEM IV. PUBLIC HEARINGS FOR QUASI-JUDICIAL CASES
- ITEM V. ORDERS FOR QUASI-JUDICIAL CASES
- ITEM VI. COMMUNITY APPEARANCE CASES
- ITEM VII. TREE PROTECTION AND PLANTING CASES
Street Tree Plan Update Planner
- ITEM VIII. OLD BUSINESS
- ITEM IX. NEW BUSINESS
 - A. ZMA-4-16 Old Knight Road Rezoning ADSD
 - B. ZTA-1-17 Quarterly Edits – Use Table & LURB Terms Senior Planner
- ITEM X. OTHER BUSINESS
- ITEM XI. P&E COMMITTEE UPDATE
- ITEM XII. PAST COUNCIL ACTIONS
- ITEM XIII. ADJOURNMENT



TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

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Development Services Briefs:

1. The next LURB meeting is scheduled for Monday, January 23, 2017 at 7 p.m.

Construction Project Updates:

1. Sketch Plans:

- a. The site group submitted a sketch plan for the Poplar Creek Village amenity center. It consists of a pool and clubhouse on the parcel identified by the PIN 1743.04-60-3008.
- b. A'nets Katch submitted a sketch plan to construct a 4,200 sq. ft. building on the parcel identified by the PIN 1744.02-96-5539, which is at the intersection of Bozeman Dr. and Great Falls Ct.
- c. A sketch plan for 65,182 sq. ft. of retail at Smithfield and Knightdale Blvd. was submitted, which includes 2 buildings on 12.5 acres adjacent to the Lowe's Home Improvement store.
- d. MRA submitted a sketch plan for 59 SF lots located on 23 acres on Old Knight Rd., across from Emerald Point subdivision.
- e. MRA submitted a sketch plan for 71 lots on 29 acres located east of Keith St., north of Roberston St. and south of the railroad/Knightdale Station Park. There is an associated PRD rezoning in process.
- f. Staff has reviewed a sketch plan submitted by NCDOT for the N. First Ave./Smithfield Rd. improvements as a result of the proposed Fayetteville St. railroad crossing.
- g. DC Adams Engineering submitted a sketch plan for Mingo Creek Phase 7 for 48 townhomes adjacent to I-540, accessed from Howdenshire Run.

2. Master Plans:

- a. Timmons Group submitted a master plan for the Silverstone subdivision. Silverstone is a proposed 344 lot single family detached and townhouse development on approximately 160 acres south of the Cheswick subdivision, west of Hodge Rd.
- b. Kimley-Horn submitted a master plan for the Suggs/Hargroves Knightdale Blvd. property, which consists of approximately 260,000 sq. ft. of non-residential uses, 4 outparcels and 350 multi-family units on Knightdale Blvd. adjacent to Widewaters Shopping Center.
- c. CLH Design submitted a master plan on behalf of WCPSS for EWMS. WCPSS has proposed to construct a new 3 story, 216,387 sq. ft. gross floor area middle school. WCPSS has indicated that the existing school would remain open during construction.
- d. Dewberry submitted a master plan for a Duke Energy substation to be located on Hodge Rd., north of the railroad, adjacent to the Mingo Creek greenway and across from the Princeton Manor subdivision.

- e. A master plan was submitted by WithersRavenel on behalf of the property owners, Parkway Properties Group, LLC and Town of Knightdale, to construct 8 buildings containing approximately 302 multi-family dwelling units on 25.33 acres. The proposed project name is River's Edge Apartments.

3. Construction Drawing Review

- a. Advanced Civil Design submitted construction drawings for Building 2 and associated public infrastructure in the Eastgate 540 industrial park. Building 2 is 150,000 sq. ft. and located directly adjacent to Building 1 on Spectrum Dr.
- b. Eric Thompson & Associates submitted construction drawings to develop 26 lots on 27 acres at 0 Rider Dr. The subdivision is located in the Town's ETJ, but would not be located in Town limits. It is proposed to be on community well and individual septic.
- c. Kimley-Horn submitted construction drawings for Phase 1 of Parkstone, which consists of the off-site roadway improvements and 350 multi-family units. Parkstone is located on Knightdale Blvd. adjacent to Widewaters Shopping Center.
- d. Timmons submitted construction drawings for StoneRiver Phases 1 & 2. Phases 1 & 2 consists of approximately 53.5 acres and 171 single family detached and townhouse lots. StoneRiver is located west of Hodge Rd. and south of I-495 and identified by the PIN 1733.04-73-7234.
- e. CCE submitted construct drawings to add an ice machine to the Exxon at Hodge Rd. and Knightdale Blvd.
- f. Adams & Hodge Engineering submitted construction drawings to add parking spaces in the townhome development in Mingo Creek Phase III Section 5.
- g. WithersRavenel submitted construction drawings for the Cottages at Knightdale Station to construct 192 multi-family units in the Knightdale Station subdivision.
- h. WithersRavenel submitted construction drawings for Knightdale Station Phase R-7 to construct 97 lots on 25 acres on the northeast quadrant of Carolinian Ave. and Collector Rd. C (Morning Flyer Way).
- i. WithersRavenel submitted construction drawings for Glenmere Phases 2-4. Phases 2-4 are located east of S. Smithfield Rd. and west of the Neuse River Buffer (NRB). There are 139 lots within these phases and will include the 2nd phase of road improvements to S. Smithfield Rd.
- j. Construction drawings were submitted for the Exxon at Knightdale Blvd. and Smithfield Rd. to remove the existing store, add additional pumps and construct a 5,500 sq. ft. building.
- k. WithersRavenel submitted construction drawings for 79 lots in Phase R-6 of Knightdale Station. Phase R-6 is located on the northwest corner of Carolinian and Collector Rd. C (Morning Flyer Way).
- l. Spaulding & Norris submitted construction drawings for Princeton Manor Phase VII, which will consist of 51 single-family dwelling lots accessed from Ashland Grove Drive and Manderleigh Drive.

4. Construction Improvement Permits (CIP's)

- a. A CIP was issued for Phase 1 of the Eastgate 540 industrial park. Phase 1 consists of a 150,000 square foot building, the internal spine road (Spectrum Dr.), the lift station and Hodge Rd. widening. Overall, Eastgate 540 is a 1 million square foot industrial park located south of US 64 Bypass and east of Hodge Rd. on a 73-acre parcel.
- b. A CIP was issued for Sam's Xpress Car Wash and gas pumps on Lot 1 (PIN 1744-25-0338) in Legacy Oaks.
- c. Construction drawings were approved for a stream stabilization to address erosion issues near Fawn Ridge Ct.
- d. Construction drawings were approved for infrastructure and subdivision plans in Poplar Creek Village Phases 2 and 3.
- e. The extension of Outfall F and Morning Flyer Way extension in Knightdale Station subdivision is underway.
- f. Lamm Engineering received construction drawing approval for 7325 Knightdale Blvd. to change the use of the building to nonresidential.
- g. Princeton Manor Section XIIB is under construction. Section XIIB is 7.4 acres and 22 lots on Peachtree Town Ln. and Lyndhurst Falls Ln.
- h. Construction has begun in Knightdale Station subdivision on sewer outfall E and a portion of Lightrail Dr.
- i. A CIP was issued for Palisades Apartments to construct 240 multi-family dwelling units located on Lot 6 in Legacy Oaks.
- j. A CIP was issued for Ample Storage on Knightdale Blvd. The proposed enclosed mini-warehouse building is 3 stories and approximately 49,086 sq. ft. An additional 1-story mini-warehouse building is proposed to be added to the existing facility on Great Falls Ct.
- k. A CIP was issued to WithersRavenel for 50 single-family lots in Phase 3 of the Knightdale Station subdivision. 60' and 30' lots are proposed within this phase.
- l. The Carolinian Ave. extension, Collector Rd. C and Outfall to serve additional phases of Knightdale Station subdivision received a CIP to begin construction.
- m. A CIP was issued to begin construction on the Knightdale Station subdivision pump station.
- n. Site construction for the 111 room Hampton Inn located on Hinton Oaks Blvd. behind Target will begin early 2016. The hotel would also include an approximately 1,200 SF conference room.
- o. Glenmere Phase 5 is under construction. Phase 5 is located on the east side of the stream and proposes 41 lots. It is anticipated that Capitol City Homes and Murdock and Gannon will build in this phase.
- p. Glenmere Phase 1 is under construction. Phase 1 includes 46 lots and open space amenities. Glenmere Subdivision is a proposed 326 lot subdivision located between Smithfield Rd. and Fayetteville St. The project will utilize Town water and sewer and will be annexed into the corporate limits.
- q. Beaver Dam Greenway received construction drawing approval and the CIP was issued.

- r. A CIP was issued for Brookefield Station II. Brookefield Station II will ultimately contain 64 lots and it is located adjacent to the existing Brookfield Station subdivision.
- s. Cheswick – Phase 2B and 3 CD's have been approved for all remaining lots in the subdivision. The developer has begun construction in phases 2B and 3 since the previous phases have built-out. There are 112 lots within the Phases 2B and 3.

5. Major Subdivision Plat Approvals:

- a. None at this time

6. Certificate of Occupancy (COs)/New Businesses

- a. The misting station at the playground at Knightdale Station Park has received a CO.
- b. Misty Mountain Vapors will open at 7110 Knightdale Blvd., Suite G, in the tenant space previous occupied by 54 H Tobacco.
- c. ASE Smoke Mark will open at 102 S. First Ave., Suite 1.