KNIGHTDALE
LAND USE REVIEW BOARD MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

November 14, 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, Michael Blake, Rita Blackmon, Richard Godwin, Randy Jones, Ben McDonald, Stephen Morgan
TOWN COUNCIL MEMBERS PRESENT:	Councilor Tripp
ABSENT:	Alice Alexander
Attorneys Present:	Clyde Holt, Town Attorney
Staff Members Present:	Chris Hills, Development Services Director; Jennifer Currin, Assistant Development Services Director; Jason Brown, Senior Planner Long Range; Donna Tierney, Planning Technician

Meeting called to order by Chairman Hess at 7:00 p.m.

ITEM I. ADOPTION OF AGENDA

Chairman Hess stated that term expirations would be discussed in Other Business.

...Motion by Mr. Godwin to adopt the agenda. Motion seconded by Mr. Morgan and carried unanimously.

ITEM II. CHAIRMAN'S COMMENTS

None at this time.

ITEM III. APPROVAL OF MINUTES

...Motion by Mr. McDonald to approve the minutes of October 10, 2016. Motion seconded by Mr. Blake and carried unanimously.

...Motion by Ms. Blackmon to approve the Quasi-Judicial minutes of October 10, 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

None at this time.

ITEM VI. COMMUNITY APPEARANCE CASES
None at this time.

ITEM VII. TREE PROTECTION AND PLANTING CASES
None at this time.

ITEM VIII. OLD BUSINESS
None at this time.

ITEM IX. NEW BUSINESS

A. ZMA-4-16 – Old Knight Road Rezoning
Continued to the December 12, 2016 Land Use Review Board meeting per the applicant's request.

B. ZMA-5-16 – Robertson Street Rezoning
Assistant Development Services Director Jennifer Currin explained to the Board that staff received a revised application from Lee Lambert requesting a Zoning Map Amendment to rezone 28.13 acres located east of Keith St., north of Robertson St., and south of the railroad, and identified by the Wake County PINs 1754.15-63-5524, 1754.15-53-9404, 1754.15-53-7747, 1754.15-53-9814, and 1754.15-63-0926. The specific request is to rezone the property from Residential Mixed Use (RMX) to Residential Mixed Use Planned Residential Development (RMX PRD) for a single-family residential development. The Board heard the original request on August 8, 2016 and the proposal has since been revised.

Ms. Currin reviewed the proposed voluntary neighborhoods standards, explained how the plan was consistent with the Comprehensive Plan, and recapped the public hearing findings.

Ms. Currin explained General Statute require that prior to adopting or rejecting any zoning amendment, the governing board must adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public interest. The Development Services Department recommends that the Land Use Review Board recommend approval of ZMA-5-16 and forward the following advisory statement and to the Town Council: *"The proposed zoning map amendment is consistent and reasonable with the Comprehensive Plan's overall goals as it promotes a built environment that is efficient and functional, which incorporates alleys and open spaces that promote community interaction thereby enhancing the aesthetic value of the town. Furthermore, the street edges are framed by the building facades and street trees and pedestrian travel is incorporated throughout the site through a network of sidewalks and multi-use trails."*

Mr. Godwin asked about the roads shown on the sketch plan. Ms. Currin stated that staff are still reviewing the sketch plan, and will ensure it meets all DOT street requirements and placement.

Vice Chairman Piratzky inquired about the spacing between the railroad and the site, and expressed concern about the proximity of backyards to the railroad. Ms. Currin explained

that outside of the railroad right of way, there is no additional buffer requirement. The applicant may propose additional landscaping but has not at this point.

Mr. Morgan asked if the greenway is required. Ms. Currin confirmed it was since it is shown on the Comprehensive Plan. Mr. Morgan and several other members suggested staff review the location of the on-site greenway so that it was not redundant with the sidewalk network. Ultimately, the goal is to provide a connection to Knightdale Station Park and will evaluate options as to how the connection can be made.

The Board discussed the plan to cross the railroad. A sidewalk crossing will probably be utilized, not a bridge or tunnel. Currently there are no pedestrian crossings, so staff will work through the appropriate conversations, making sure the crossing is safe and reasonable.

Applicant Lee Lambert addressed the long process since June, and added that he feels the development will help revitalize the Old Town area. He also reiterated that 13 of the 28 acres are remaining untouched.

...Motion by Mr. Godwin to recommend approval of ZMA-5-16 Robertson Street rezoning, finding that it is consistent with the comprehensive plan, and to forward staff's written advisory statement to the Town Council, while requesting the greenway location be further reviewed. Motion seconded by Mr. Morgan and carried unanimously.

C. ZTA-3-16 – Quarterly Text Amendment
Senior Planner Long Range Jason Brown explained that the following text amendments are in response to comments received by staff and in effort to improve certain sections of the UDO. Mr. Brown presented information on the following changes.

All "Technical Review Committee" references will be changed to "Development Review Committee" to better represent the cross functional team that reviews development proposals, including several Town departments, City of Raleigh, and Town Council.

Chapter 6.4 Stormwater Maintenance – Staff will modify the maintenance surety requirements for stormwater devices in subdivisions with active Homeowner's Associations. Staff received a letter from WithersRavenel asking us to look at what the Town requires for sureties. The Town currently has a "sinking fund" established in an escrow account where money is deposited annually until 100% paid. The proposed amendment would require 1/3 (33%) of the cost of the stormwater device be deposited into a replacement fund that the Town would utilize for replacement and repair of BMPs.

The Board discussed how the new system would shift the burden from the developer to the HOA, but with annual inspections taking place, nothing should go wrong without notice.

Chapter 11.5 Lighting – Since Duke Energy Progress (DEP) changes their product types around every two years, the Town must reconcile the UDO requirements of lumen levels with current DEP product inventory.

Chapter 17.3 General Infrastructure Design Guidelines - Staff recently updated the Standard Specifications Manual, which was reviewed by the Planning & Engineering Committee. The update was necessary to make the Standards Specifications consistent with the UDO. During the process it was determined that some of the UDO elements would also need to change in order to create 100% consistency. Alley, one-way local, avenue, urban avenue, and boulevard street sections were amended.

Chairman Hess inquired about bike accommodations and if there will be enough room for bicycles if medians are added. Mr. Brown explained there should still be 14 feet of lane for vehicles and there should not be an impact on bicycles. Mr. Morgan suggested adding language that lane width cannot be reduced.

Chapter 18.3(D) Appeals – Appeal timeframe will be changed from 10 days to 30 days to match North Carolina General Statute 160A-388(b1)3.

Mr. Brown explained General Statute requires that prior to adoption or rejecting any zoning amendment, the governing board must adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public interest. The Development Services Department recommends that the Land Use Review Board recommend approval of ZTA-3-16 and forward the following advisory statement and to the Town Council: *"The proposed text amendment is consistent with the Comprehensive Plan's overall goals to protect the Town's natural resources and to provide an open, accessible, responsive and fiscally responsible government. It is further reasonable as it addresses the objective to direct and guide development so as to achieve optimum utilization of public infrastructure."*

...Motion by Mr. McDonald to recommend approval of ZTA-3-16 Quarterly Text Amendments, finding that it is consistent with the comprehensive plan, and to forward staff's written advisory statement to the Town Council. Motion seconded by Vice Chairman Piratzky and carried unanimously.

ITEM X. OTHER BUSINESS

Development Services Director Chris Hills addressed board appointments and upcoming term expirations. Terms will expire for Chuck Piratzky, Michael Blake, and Randy Jones on February 28, 2017. Mr. Blake and Mr. Jones may reapply, but Vice Chairman Piratzky will have to sit out for at least one year before reapplying. Town Council will discuss board appointments early next year.

Mr. Hills responded to Mr. Morgan's request for a tree project update by explaining that staff will discuss it more in depth next month.

Mr. Hills also mentioned the new wayfinding signs that will be unveiled over the next couple of weeks. Jonas Silver, the Town's new Public Information Officer is overseeing this campaign.

Chairman Hess requested an update on the Appearance Awards. Ms. Currin stated she has received several nominations, which will be presented the next LURB meeting.

ITEM XI. P&E COMMITTEE UPDATE
No update since the meeting was canceled.

ITEM XII. PAST COUNCIL ACTION
None at this time.

ITEM XIII. ADJOURNMENT
…Motion by Ms. Blackmon to adjourn at 8:02 p.m. Motion seconded by Mr. Morgan and carried unanimously.

George Hess, Land Use Review Board Chairman

Donna Tierney, Planning Technician