



KNIGHTDALE PLANNING & ENGINEERING COMMITTEE MEETING MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

April 13, 2009

The Knightdale Planning & Engineering Committee met at 6:05 p.m. at the Knightdale Town Hall, 950 Steeple Square Court, Knightdale, NC.

PRESENT:

Councilman Gleason
George Hess
Brett Zick

Staff Members:

Fred Boone, Engineer; Tracy Pedigo, Public Works Director; Shiela Hardin, Zoning Technician; Jeff Triezenberg, Planner II

Absent:

Councilman Poirier

I. Councilman Gleason called the meeting to order at 6:05 PM.

II. Approval of March 9, 2009 minutes

By consensus.

III. Discussion Items:

a. Update on I-540 Landscaping Plan implementation.

Tracy Pedigo stated the majority of the trees have been planted except for a few. The remainder will be delivered within 2-3 days. The planting method has been changed according to NCSU guidelines to promote tree growth. Topsoil will be added to the trees.

b. Update on Hazard Mitigation Plan.

Jeff Triezenberg stated he has received information back from Emergency Management on four technical changes. They also requested an explanation on

our Mitigation strategies and why we haven't accomplished much in the past 5 years. The document has been returned for them to forward to FEMA.

c. Update on Triangle Transit Express Bus Service Application.

Jeff Triezenberg passed out the recent survey results. The TTA divided the East Wake express route in to two services. Seth Lawless is in negotiations with Lowes Home Improvement to use a portion of their property as a park n ride lot with minimal improvements. The lot could accommodate 25 vehicles with an option for expansion. We are currently waiting to hear back from CAMPO on the grant application. Service could start in September 09.

d. Discussion of surety process for BMP maintenance.

Fred Boone updated the committee on the Stormwater bmp closeout procedures. There are currently a few things we asked from developers. The Town can be in violation if the developer does not follow through with the maintenance agreement. The Surety allows the Town to maintain a pond or stormwater facility. Fred is looking at several methods to ensure property owners have an incentive to maintain facilities. Some municipalities charge a percentage up front. (Cary - 15%). The Town could also accept a bond or letter of credit. All would be for the life of the structure. Do we want to collect surety up front? Cary, City of Durham and Durham County use bonds. Fred has a meeting with Cary this Thursday to see how they maintain their program and how it is handled administratively. Should this overlap with the stormwater utility? Fred will continue with research and report back to committee.

e. Discussion of Family Care Homes/Nursing Homes.

Jeff Triezenberg discussed Article 3 – Family Care Homes. The General Statutes define family care homes specifically. Everything else is grouped together. Group care not defined by state any longer. The ½ mile separation rule was carried from the old ordinance. Wellington Nursing Home blocks out a large portion of Town. Jeff will ask for legal guidance and report back to the committee.

f. Discussion of allowable MI Zoning District building materials.

Jeff Triezenberg requested direction for industrial building types. Very few buildings in the MI district have all buildings within 100 ft. This will possibly go forward as a zoning text amendment for clarification.

g. Continuation to determine need for an irrigation policy to preserve public water capacity.

Fred Boone stated irrigations in the public right of ways reduces capacity for other uses. His research will continue.

h. Discussion on Signage Amendment Request for small businesses by Mayor and Chamber of Commerce.

Jeff Triezenberg indicated Chris Hills was working on this item and will carry forward to the next meeting.

i. Discussion on Widewaters Parkway Crosswalk plan for NCDOT pending approval of American Recovery and Reinvestment Act funds for the project.

Jeff Triezenberg is working on a map that inventories sidewalks & crosswalks along Widewaters Parkway. Applications for the funding of signals, etc will be forthcoming.

IV. Other Business

Brett Zick inquired about the status of the sidewalk north of The BB&T Bank. Fred Boone indicated the fee in lieu was grossly underestimated because of the relocation of the signal pole. Fred has followed up with Seth Lawless and Clyde Holt. The Town is working to collect additional fees from BB&T. The Town can opt to install the sidewalk only instead of the right turn lane.

V. Adjourn

Meeting adjourned at 6:56 P.M.



Attest



Committee Chairman