



# KNIGHTDALE PLANNING & ENGINEERING COMMITTEE MEETING MINUTES

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950 Steeple Square Court, Knightdale, North Carolina 27545

**May 11, 2009**

The Knightdale Planning & Engineering Committee met at 6:00 p.m. at the Knightdale Town Hall, 950 Steeple Square Court, Knightdale, NC.

**PRESENT:**

Councilman Gleason  
Councilman Poirier  
George Hess  
Brett Zick

**Staff Members:**

Seth Lawless, Assistant Town Manager; Chris Hills,  
Planning Director; Fred Boone, Town Engineer; Shiela  
Hardin, Zoning Technician; Jeff Triezenberg, Planner II

**Absent:**

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

**II. Approval of April 13, 2009 minutes**

By consensus.

**III. Old Business:**

**A. Surety Process for BMP Maintenance.**

Fred Boone provided a recap of the recent meeting in Cary. Cary has \$1 million in their fund and has never cashed in for BMP maintenance in 10 years. The funds remain in the account until needed for maintenance. Their ponds are being sufficiently maintained due to the public being well educated.

Fred will follow up with Durham and the City of Raleigh for further research.

**B. Family Care Homes/Assisted Living Facilities – Update on Attorney Opinion.**

Grouping Family Care Homes and Assisted Living Facilities together may limit the number of assisted living facilities allowed. If changed, a void would be created in Planter's Walk. The Town's Attorney has advised that our current regulation isn't defensible.

The Planning & Engineering Subcommittee agreed to go forth with a text amendment.

**C. Crosswalk Study at Knightdale Blvd/Widewaters Parkway.**

Steve Johnson with NCDOT has requested a pedestrian count in order to proceed with the crosswalk study. The count will occur within the next few days.

**IV. New Business**

**A. Road Cross Section discussion based on NCDOT's review comments.**

Reed Elmore with NCDOT is concerned with our median widths. The change is not required but should be considered if the Town is interested in DOT input. NCDOT is trying to separate left turn movements from thru traffic.

The Planning & Engineering Subcommittee agreed to implement the cross sections we currently have and to wait until DOT's request becomes a requirement.

**B. Signage Discussion – LED Sign Boards/Small Business request.**

Elevation Baptist Church is interested in an LED Sign and would like the ability to change the copy from inside the building. The Town's UDO currently doesn't allow LED Sign Boards.

The Planning & Engineering Committee does not support the requested signage.

**C. Manufactured Home Use Table discussion/Replacement of Manufactured Housing.**

The use table allows for manufactured homes with additional standards. Should manufactured housing be limited to certain districts or lot size minimum?

The Planning & Engineering Subcommittee agreed to go forth with a text amendment.

**D. Discussion of NCDOT offer to grant ownership of First Avenue to the Town.**

NCDOT has begun the initial design portion of First Avenue and offered to grant ownership to the Town. If accepted, the Town will be granted ownership and would receive Powell Bill funds. The Town agreed to accept DOT's offer if DOT will approve or match improvements. DOT indicated funds are not available to do so. The Town is currently seeking a 2-party encroachment agreement.

**E. Discuss need for Public Water Irrigation Policy?**

The Town has a limited capacity for water which is reduced by public water irrigations.

A Public Water Irrigation Policy will be drafted and brought back before the Planning & Engineering Subcommittee.

**V. Other Business**

**VI. Adjournment**

Meeting adjourned at 6:58 P.M.

  
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Attest

  
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Committee Chairman