

SPRING 2011— ISSUE 3

Extra Territorial Jurisdiction Adopted

The Town of Knightdale has completed its Extra Territorial Jurisdiction request, formally accepting the extended ETJ at the May 2nd Town Council Meeting. Subsequently, the Town officially zoned the approximately 2,706 acres at the May 19th Town Council meeting. Several minor modifications were made to reduce the zoning intensity of a few tracts on the Buffalo Road corridor after requests were made by landowners and interested parties.

Acceptance of the ETJ is the culmination of 14-month long effort to reasonably extend the Town's Planning Jurisdiction to the 992 properties whose inclusion in Knightdale's planning administration is logical. The extension will enable residents formerly within the Town's urban service area to obtain building permits from the Town instead of Wake County and participate in the Town's zoning processes.

In addition, the extended process provided an opportunity for the Town to reassess its approach to farms and other agricultural uses in its jurisdiction. After exempting Farm uses from its Unified Development Ordinance (UDO) in October, the Town became the first in Wake County to follow along with the County's practice of exempting farm use structures from building permits by pressing for local legislation to allow the town to exempt such structures. That statute passed in April and prompted the Town's formal acceptance of the ETJ.

The staff of the Planning Department appreciated the enthusiastic involvement of citizens in the process. The ultimate zoning of the ETJ area reflects citizen participation at multiple levels through public hearings about the ETJ specifically and the recently completed Comprehensive Plan whose guidance will help Knightdale administer development in its jurisdiction.

IMPORTANT DATES

June 13

Planning and Engineering Cmte
6pm Town Hall Conference Room

Land Use Review Board
7pm Town Council Chambers

July 11

Planning and Engineering Cmte
6pm Town Hall Conference Room

Land Use Review Board
7pm Town Council Chambers

August 8

Planning and Engineering Cmte
6pm Town Hall Conference Room

Land Use Review Board
7pm Town Council Chambers

September 12

Planning and Engineering Cmte
6pm Town Hall Conference Room

Land Use Review Board
7pm Town Council Chambers



Land Use Review Board Addresses Trees, Quasi-Judicial Matters



TREE BOARD: In January the Land Use Review Board asked that staff begin the process to implement street trees along collectors in the

Town. At the May meeting, staff presented the framework for the plan that will enable the Board to prioritize corridors for implementation of street trees. Brad Johnson will serve as the liaison to the LURB in its capacity as the Tree Board. The Planning Department has budgeted \$5,000 in fiscal year 2012 for street tree planting. The LURB will identify the best uses for those funds as part of its interest in being a Tree city USA.

BOARD OF

ADJUSTMENT: The Land Use Review Board serves as the Board of Adjustment for the Town. In this capacity they address specific matters defined in the Unified Development Ordinance such as cases of appeal or variance. 5 of the 9 members of the board serve as quasi judicial members with the balance serving as alternates.

As the Board of Adjustment, the LURB heard two quasi-judicial matters in the spring. In March the Board approved a variance for relaxed fencing requirements at Massey Auto-works while adding landscape requirements. In May the Board heard the first appeal to a Land Use Administrator (staff) decision in six years. The owners of the former cabinet company building at 5800 Knightdale Boulevard disagreed with staff interpretation of parking on the site. The Board partially agreed with the applicant, affirming more area as parking than staff had initially endorsed, but not all of the area asked for by the applicant.

TALES FROM BOONE— The Department of Engineering’s Update

First Avenue, Hinton Oaks Median, Widewaters Pedestrian Crossing, BB&T Turn Lane I-540 Interchange Landscape Maintenance, Proceed to Bid

The Engineering Department, fresh off the completion of the roof project for the Town Pool, has begun accepting or preparing to accept bids for the above noted projects that will improve the infrastructure of Knightdale. These projects are the most pressing as defined in the Capital Improvement Projects list that the Town Engineer created with input from all town departments. After the projects were prioritized, they have been tackled as resources have become available. Most are financed by Town funds, while First Avenue was largely funded by federal grants. Upcoming projects that will be bid include the greenway project through Mingo Creek from Raleigh.

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IN BRIEF



OVERALL WEST ELEVATION

Rex Approved for Wellness Center, Indoor Pool

The Technical Review Committee approved an application by Rex Wellness to construct a pool to the west of the Rex Medical Office Building on Knightdale Boulevard. The Pool will be the first indoor pool in Town and will connect with a full floor wellness center in the existing medical office building. It will include a six lane pool, fitness and physical therapy facilities.

Final Greenway Location Close

The Town has gotten extremely close to defining the location of the greenway for the Mingo Creek basin that will connect to Raleigh's Greenway System and the Town Park. With a final location, final drawings will begin to be made, bids will be pursued, and the greenway could open as soon as the summer of 2012.

Market in the Park starts in June

The Parks and Recreation Department has begun planning for a weekly farmers market in Harper Park. The market will be held on Wednesdays from 5-8pm starting June First. If you are interested in selling products at the market or would like more information about it, contact Tina Cheek at 919-217-2230. The market will eventually make its home in the new Community Park whose planning is underway on First Avenue between Old Town and Knightdale Boulevard.

Town looks to reconfigure KRX Express Bus Service

In light of limited ridership of express bus service to Downtown Raleigh, the Triangle Transit Authority under guidance from the Town has proposed a new route that would bring the express service to the heart of Knightdale. The Duke Medical station would be moved to McKnight drive near Wal-Mart. More information can be found here: http://www.gotriangle.org/images/uploads/TT_Aug2011SrvChngRec_RouteKRX.pdf

Beaver Dam Abuzz

Beaver Dam subdivision, idled by the bankruptcy of St. Lawrence Homes in 2008, is again thriving. Once St. Lawrence emerged from bankruptcy, the subdivision was sold to Beazer homes, who will develop the southern lots, and Timberstone Homes, who will develop the northern lots. Beazer is close to completion of their model home and has pulled over ten permits for homes. Timberstone is close to issuance of a building permit for its model home. After agreements were reached regarding satisfaction of increased stream encroachment rules, the two builders submitted elevations for architectural review to the Town. The new homes being built satisfy design requirements agreed upon in the original 2005 development agreement.

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CODE ENFORCEMENT

Signs a Hot Issue in Knightdale this Summer

Ken Tyndall, the Town of Knightdale’s Code Enforcement Officer, patrols the Town daily and frequently on weekends to monitor signage.

Signs in the Town of Knightdale are governed by Chapter 12 of the Unified Development Ordinance. The rules are designed to ensure that signage is created thoughtfully and in harmony with development.

No signs may be posted in the right-of-way. No temporary advertising signs may be posted without a banner permit. Often Ken will pick up illegal signs. If your sign is picked up, those signs will be stored for two weeks and then discarded. (All permanent signs require a sign permit from the Town of Knightdale unless they are part of a signage scheme in a retail strip.)

Real Estate Signs: Homes may have one (1) real estate sign when they are for sale. Commercial properties for sale are limited to 32 square feet. *Chapter 12.9 (J) (4)*

Banners: Any event that posts a banner in town is subject to the temporary banner requirements in the Town’s Unified Development Ordinance. Commercial banners must be affixed to the building in which the business operates. Non-profit event permits may be posted in private yards as long as they have the permission of the landowners. The cost for a permit is \$25 for a two-week period and entities are allowed four two week periods a year. *Chapter 12.8.*

Some Examples of Signs that are Not allowed in Knightdale are shown at right >

If you have any questions about signage or how to best approach signs on your building or for your event, please contact Jennifer Currin or Ken Tyndall in the Town’s Planning Department.

