



Town of Knightdale

Staff Report

Title: ZTA-4-24: Stormwater & Driveway Updates

Staff: Donna Goodman, Senior Planner, LR&S

Date: July 17, 2024

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

BACKGROUND INFORMATION: The Town regularly updates the Unified Development Ordinance to remain current with standards, best practices, and North Carolina General Statutes.

APPLICABLE UDO SECTIONS:

1. Ch. 7: Development Standards
 - a. Section 7.2.B: Location of Driveway Access Points
2. Ch. 9: Environmental Protection Standards
 - a. Section 9.4.A.4: Applicability and Jurisdiction
3. Ch. 12: Administrative Standards
 - a. Section 12.3.H: Final Plat Requirements
 - b. Section 12.3.I.5: Stormwater Management Plan
4. Ch. 15: Definitions

STAFF ANALYSIS: ZTA-4-24 focuses on two topics – driveways and the Neuse Nutrient Management Strategy. The major proposed changes are summarized below:

- **Driveway Setbacks** – The UDO currently states all driveways must be a minimum of three-and-a-half (3½) feet from the property lines. As alley-loaded single family detached and townhome lots are being constructed, staff has found the lots do not contain adequate space for the required driveway setback. In addition to the setback requirement, residential driveways must also measure between 12 and 18 feet wide at the right-of-way.

As an example, if an alley-loaded lot is 22 ft. wide, an aggregate of 7 ft. is required for side setbacks, leaving a maximum driveway width of 15 ft. While this width falls within the required range, it may not provide sufficient access to the typical two-garage, which could pose issues or complications for future residents and property owners.

The intent of having a driveway setback is to allow for adequate space for utility placement (water meter and clean out). Utilities are generally located along public streets in the front of the home, not along a private alley. Staff proposes reducing the required driveway setback to 2 ft., applicable to all lots, both residential and commercial.



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- **Neuse River Rules** – The recently adopted Stormwater Updates text amendment (ZTA-3-24) contained several revisions to ensure compliance with 15A NCAC 02B.0711, Neuse New Development Stormwater Rule. During the text amendment adoption process, staff realized additional clarification and information was needed from the North Carolina Department of Environmental Quality (DEQ) regarding built upon area (BUA) limitations and applicable exemptions. Staff has coordinated with DEQ and proposes the second round of required revisions to the UDO to remain in compliance with state statutes. Text updates include listing development exemptions in Ch. 9 and amending Ch. 12 to require individual lot BUA maximums on all Final Plats and proof of offsite nutrient credit purchases before final construction authorization.
- **Definitions** – Revisions to UDO text may result in the need for additional definitions or amending existing definitions for consistency.

PUBLIC HEARING SUMMARY:

A joint public hearing with the Town Council and Land Use Review Board was held on June 20, 2024 and no comments were received from the public. The Council requested clarification for implementation, but the feedback received did not warrant any changes. The amendment was referred to the Land Use Review Board for review, recommendation, and advisory statement.

LAND USE REVIEW BOARD SUMMARY:

The Land Use Review Board met Monday, July 8, 2024 to consider this case and voted unanimously to recommend adoption of ZTA-4-24.

COMPREHENSIVE PLAN CONSISTENCY:

North Carolina General Statute §160D requires that the planning board advise and provide a written recommendation on whether the proposed action is consistent with the comprehensive or land-use plan.

It is staff's opinion that the proposed text amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan.

STAFF RECOMMENDED WRITTEN ADVISORY STATEMENT:

“The proposed zoning text amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan’s goal of determining effective public policy that provides an ongoing framework for informed and directed public investment and private development. Further, it is reasonable and in the public interest as it aligns the Town’s Unified Development Ordinance with the North Carolina General Statutes and clarifies environmental development regulations and community design standards for property owners and developers.”

RECOMMENDED ACTION:

Approve ZTA-4-24 with the forwarded statement of plan consistency, and adopt Ordinance #24-07-17-003.