



TOWN OF KNIGHTDALE
PLANNING AND ENGINEERING COMMITTEE
Meeting Minutes

950 Steeple Square Court, Knightdale, North Carolina 27545

December 10, 2012

The Knightdale Planning and Engineering Committee met in the upstairs conference room in the Town of Knightdale Town Hall at 6:00 p.m. on December 10, 2012.

ITEM I. CALL TO ORDER

...Councilor Tripp called the meeting to order at 6:04 p.m., Monday, December 10, 2012.

ATTENDING: Councilor Tripp, Councilor Poirier, Mark Swan, Myron Kelly, Chris Hills, Fred Boone, Jeff Triezenberg, Courtney Jenkins, Jennifer Currin, Tina Cheek

ITEM II. APPROVAL OF MINUTES

... Councilor Poirier moved to approve the November 13, 2012 minutes with changes noted. Without objection the motion carried unanimously.

ITEM III. OLD BUSINESS

A. Capital Projects Update

First Ave. Phase I and II – Mr. Boone stated Phase I is 85% complete and there will be storm drainage infrastructure to be finished this week. For Phase II, it will be 90 days for substantial completion and 120 days for full completion.

BB&T Right Turn Lane – The sidewalk has been installed. The signal pole is being relocated; project to be complete by the end of December.

Knightdale Town Park – Street A is fully cut in and the storm drainage is beginning to be installed. Griffin Street has been cut in and the curb and gutter will tie into Poplar Street. The playground will be complete on schedule by end of the month.

Greenway Phase II – A pre-construction meeting was held last week with DeVere Construction Company. They are scheduled to start construction on January 7th; it will be a 365-day project.

Councilor Poirier asked a question regarding when a gravel section will be paved at Ashland Grove Drive in Princeton Manor.

Mr. Boone answered that the gravel section will be paved eventually as part of the development in Princeton Manor; and stated it is a future multi-use trail.

Mr. Hills stated that the decision was made to wait to pave the section due to possible future elevation changes.

Interior Town Building Renovations – Mr. Boone indicated that a contractor has been chosen for the renovations and the town has elected to start the projects after the holidays. The Public Safety Building renovations will take 5 weeks to complete and Town Hall will take 4 weeks.

B. Park Sponsorship/Fund Raising

Ms. Currin presented multiple options as to where the pavers could be installed in the park. Based on cost estimates, engraved pavers would cost approximately \$85.00 per square yard and the stamped concrete is \$60.00. Forty pavers can fit in a square yard. If Knightdale charges \$100.00 per brick for sponsorship, the profit per brick would be approximately \$80.00, which includes the cost of installation.

Councilor Tripp asked how many lines of text would be included on the pavers.

Ms. Currin replied 3 lines of text with up to 18 characters per line.

Councilor Tripp identified he has been doing research lately and stated he found an example of where they were charging different prices for 3 different sizes of bricks.

Ms. Currin stated her research from examining other parks in the area found prices of pavers to range from \$50.00 to \$300.00. Also, the most common form of sponsorships found was through pavers, benches, shelters, etc.

Mr. Swan expressed he believes the pavers are the best option for involving the town and will make citizens feel part of the process and the final product. He thinks the profit is not as important as community feel.

Ms. Cheek agreed that the bricks are the best option to get Knightdale families involved with the new park.

Councilor Tripp suggested a sponsorship package for the public, explaining what the options are for sponsorship.

Ms. Currin agreed and stated that Ms. Cheek and Mr. Bowman will work together to create an attractive, informative package.

Councilor Poirier suggested sponsorships for naming the fields.

Mr. Triezenberg answered that the fields would be a bigger ticket item. He suggested offering it as an option and see if anyone or a company wants the opportunity.

Mr. Swan indicated that the town needs to keep the bricks inexpensive for families to increase participation.

Mr. Hills stated that the committee should approve to let Ms. Cheek take the sponsorship options to the Parks & Recreation Advisory Board and from there it will appear before Town Council. Without objection, everyone agreed.

ITEM IV. NEW BUSINESS

A. Gateway Discussion

Mr. Hills presented an aerial with a gateway district overlay. He stated that although the CIP is currently high, it is a good idea to plan for the future and determine the high priority areas.

Mr. Swan suggested contacting DOT for daily traffic counts to help prioritize.

Councilor Poirier indicated a priority area by Hodge Road and the US 64 Bypass interchange, near Princeton Manor. He also suggested a sign that specifies it is a greenway area.

Mr. Kelly asked if the developers can take responsibilities.

Mr. Hills answered that they can obtain extra points in their water allocation policy.

Ms. Currin stated that Staff can make the suggestion for the Sandman property and there is still room for discussion regarding their water allocation policy.

Councilor Tripp suggested the outer two interchanges on Knightdale Boulevard and one at Smithfield Road.

Councilor Poirier asked if the Town wants any theme or consistency between the signage.

Mr. Hills explained that the branding effort for the Town will help provide direction going forward. He stated that Staff will start the process with these ideas, focus on one or two and then bring it back to the table at the next meeting.

B. Potential ZTA for Administrative Fee in Lieu Approvals

Mr. Hills explained Staff's stance on a potential ZTA for Administrative Fee in Lieu approvals. There have been several situations where it is advantageous for the money to be collected up front. He listed non-conforming streets and sidewalks as examples. Mr. Hills asked the committee if they supported the concept of administratively granting approvals or suggested it could go through TRC or Council.

Councilor Poirier asked if the developers want the fee in lieu.

Mr. Hills responded yes.

Councilor Tripp stated that he supports the Planning Director making the decision with Staff and that ultimately the Planning Director makes any final decisions. Mr. Hills explained that it will need to be tailored in the Unified Development Ordinance and along with Staff, he will draft and re-present their recommendation regarding the rewrite.

ITEM V. OTHER BUSINESS

None

ITEM VI. ADJOURNMENT

... Without objection, the meeting was adjourned at 6:59 p.m.



Attest, Chairman of the Planning and Engineering Committee, Dustin Tripp



Clerk to the Planning and Engineering Committee, Courtney Jenkins