



KNIGHTDALE LAND USE REVIEW BOARD MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

February 8, 2016

The Knightdale Land Use Review Board Committee met at 7:00 p.m. in the Council Chamber Room of Town Hall.

LURB MEMBERS PRESENT: Rita Blackmon, Michael Blake, Richard Godwin, George Hess, Stephen Morgan, Richy Narron, Chuck Piratzky, Randy Jones, Alice Alexander

TOWN COUNCIL MEMBERS PRESENT: Councilor Tripp

ABSENT: No one

Attorneys Present: David York, Town Attorney

Staff Members Present: Chris Hills, Development Services Director; Jennifer Currin, Senior Planner Current; Jason Brown, Senior Planner Long Range; Donna Tierney, Planning Technician

Meeting called to order by Chairman George Hess at 7:03 p.m.

ITEM I. ADOPTION OF AGENDA
...Motion by Ms. Alexander to adopt the agenda. Motion seconded by Mr. Narron and carried unanimously.

ITEM II. CHAIRMAN'S COMMENTS
Chairman Hess introduced new member Randy Jones.

ITEM III. APPROVAL OF MINUTES
...Motion by Mr. Morgan to approve the minutes of January 11, 2016. Motion seconded by Mr. Piratzky and carried unanimously.
...Motion by Mr. Narron to approve the minutes of the January 11, 2016 Quasi-Judicial meeting. Motion seconded by Ms. Blackmon and carried unanimously.

ITEM IV. PUBLIC HEARINGS FOR QUASI-JUDICIAL CASES
None at this time.

ITEM V. ORDERS FOR QUASI-JUDICIAL CASES
The Board entered the Board of Adjustment session.
(See Minutes of the February 8, 2016 Quasi-Judicial Session)

Order Granting VAR-1-16 – 112 Rochelle Drive

- ITEM VI. RECESS
- ITEM VII. COMMUNITY APPEARANCE CASES
None at this time.
- ITEM VIII. TREE PROTECTION AND PLANTING CASES
None at this time.
- ITEM IX. OLD BUSINESS
None at this time.
- ITEM X. NEW BUSINESS
Park Master Plan Update

Senior Planner Jennifer Currin presented board members with a project history timeline of the Knightdale Station Park master plan. Staff has previously consulted with the Parks and Recreation Advisory Board (PRAB), Old Town Advisory Committee (OTAC), and the Land Use Review Board (LURB). The master plan was also presented to Town Council in July 2015 where staff received direction to keep the park more passive in nature.

Ms. Currin explained that on the initial Knightdale Station Park master plan rendering, several amenities were shown that have since been removed based upon Town Council comments. These amenities include building C, amphitheater seating, the skate park, tennis courts, and a playground. Furthermore, the plan calls for the removal of the Wilder House and Watson House in anticipation of the proposed addition of the Downtown Concept Plan. The revised plan identifies the following items added to the park: splash pad, roundabout art, field 2 and 3 lighting, additional parking, nature play, amphitheater stage, one playground, dog park expansion, Wilder nursery trail, four picnic shelters, downtown commercial vision, synthetic turf on field 1, Scout area, and a sidewalk on First Avenue and Poplar Street.

Mr. Morgan inquired if there would be a public comment period for the proposed changes to the master plan. Ms. Currin explained the project has already gone before Town Council and the other boards, so there are no more public comment periods.

Several board members commented on the use of bamboo on the master plan rendering and advised against planting additional bamboo. Ms. Currin explained the bamboo stands already exist on the property. Clearing is currently taking place on a portion the nursery trail so that users can better enjoy the trail.

General comments were made regarding the deletion of the skate park, stocking the pond with fish, and the shelters including grills.

Ms. Currin provided background on how the Harper Park master plan update came into being. In July 2015 staff presented the draft Knightdale Station Park revised master plan update to Town Council. There was a consensus that Knightdale Station Park was originally designed with a pastoral feel to honor the original nursery use and should not

be over programmed. Since the Town has discussed improving Harper Park for several years, it was a prime opportunity to master plan both parks. Master planning Harper Park will provide Town staff with the ability to add projects to future CIPs (Capital Improvement Plan) and could increase the Town's prospects to obtain grants.

Ms. Currin further explained that before the draft master plan was created, staff solicited input from all of the boards and committees. The December 7, 2015 Town Council meeting resulted in the following items being added to the master plan: six tennis courts, trash enclosure, loop drive, restrooms/storage building, 3-5 year playground, adventure play, pavilion building, 5-8 year playground, tree house and tree canopy walk, bleachers, Main Street improvements, pedestrian plaza, practice walls, and additional parking on Fourth Avenue.

Mr. Godwin questioned if piping the creek would still take place. Ms. Currin answered that drainage improvements will be made, but piping the creek has been removed from the plan since it would remove roughly 40 trees from the park.

Ms. Blackmon raised a concern about the 3-5 year playground's proximity to Main Street and asked about fencing. Ms. Currin replied that safety will be the Town's first concern and fencing or landscaping can be added if needed, or the play area locations can be adjusted.

Members discussed the use of signage and maps to highlight other parks and local features. Ms. Currin stated that the Town Council is currently considering way finding signs around town.

Upon request of the board, Ms. Currin recapped the road improvements for each project.

ITEM XI. PAST COUNCIL ACTIONS
ZTA-1-16, ZMA-5-15, and ZMA-6-15 Follow Up

Senior Planner Jason Brown clarified that staff would begin providing information to board members regarding recent Town Council actions. These will typically be informational and not a presentation however staff is available for questions.

Upon the request of Mr. Morgan, Mr. Brown clarified DOT lighting standards that were discussed in ZTA-1-16.

ITEM XII. OTHER BUSINESS
A. Comprehensive Plan Update

Chairman Hess announced that Mr. Morgan had requested an update on the Comprehensive Plan.

Development Services Director Chris Hills communicated that the Town Council has been very supportive of updating the Comprehensive Plan. A full update to the plan has been budgeted for Fiscal Year 2018. The Town will contract with a consultant for this update, and the process will include input from peer communities, the public, and other entities. Mr. Hills also added that Senior Planner Jason Brown is in the process of developing a guide to help with the process.

B. Member Update

Mr. Hills announced that this meeting would be Richy Narron's last meeting on the LURB and thanked him for his eight years of service. His service will be recognized by Town Council in March.

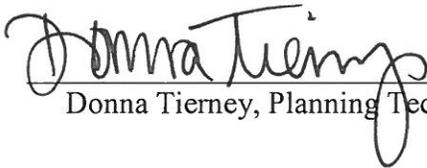
ITEM XIII. ADJOURNMENT

Motion by Ms. Blackmon to adjourn at 7:52 p.m. Motion seconded by Mr. Narron and carried unanimously.



George Hess, Land Use Review Board Chairman

98 Vice Chair Charles R. Piratzky



Donna Tierney, Planning Technician