



# KNIGHTDALE PLANNING AND ENGINEERING COMMITTEE MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

**May 9, 2016**

The Knightdale Planning and Engineering Committee met at 6:00 p.m. in the Town Hall Conference Room.

TOWN COUNCIL MEMBERS PRESENT: Councilor Tripp, Mayor Pro Tem Chalk

LURB MEMBER LIAISON PRESENT: George Hess, Chuck Piratzky

ABSENT: No one

Staff Members Present: Chris Hills, Development Services Director; Jason Brown, Senior Planner Long Range; Robbie Worrell, Public Works Director; Reed Alexander, Operations Supervisor; Donna Tierney, Planning Technician

Meeting called to order by Councilor Tripp at 6:04 p.m.

ITEM I. APPROVAL OF MINUTES  
**...Motion by Mayor Pro Tem Chalk to approve the minutes of February 8, 2016.  
Motion seconded by Mr. Hess and carried unanimously.**

ITEM II. OLD BUSINESS  
A. Front Yard Parking Ordinance  
Senior Planner Jason Brown reported that OTAC is generally not in strong support and the item was tabled while enforcement options were explored. However, OTAC recently decided that they will not pursue the issue any further.

Committee members unanimously decided to no longer pursue a front yard parking ordinance.

B. Mingo Creek Greenway Trailhead  
Development Services Director Chris Hills reported that there is a meeting scheduled with Duke Energy to discuss the specifics of the future trailhead and substation development proposal. This trailhead is intended to provide access to the greenway for those who live south of the railroad.

Mr. Hess inquired about the project's timeline. Mr. Hills replied that two different departments within Duke Energy are involved - right of way control and development. This will require some more coordination, and he will provide an update at the next meeting.

### C. Capital Improvement Plan Discussion

Mr. Hills explained that the Town is looking to update and develop a living, breathing plan for capital improvements. The plan will eventually become a five-year funding schedule and the list will be kept up to date based on priority. Many of items on the list will not be funded, but it is a good way to plan for future projects. Mr. Hills also explained that ranking occurs through the budget process.

The CIP document is broken down into the categories of pedestrian, utilities, open space, amenities, and buildings. Items in each category, which may be referenced on the attached list, were discussed briefly, and some topics, as outlined below, received more detailed conversation.

The Smithfield Road re-alignment project would require the road to be flared out on the apartment side. If fixed by DOT, only striping changes would occur. Mayor Pro Tem Chalk stated that several hundred students are being moved from Lockhart Elementary to Beaver Dam Elementary next year so the traffic will be lessened over time. Mr. Hills recommended leaving the project on the list as having it on the CIP may help get funding from grants.

Mr. Hills explained the Town owns river frontage that would be part of the East Neuse River Greenway. With the completion of this project, StoneRiver, Cheswick, Langston Ridge, Princeton Manor, Beaver Dam, and Green Pines could all be connected by greenway on this side of the river. Additionally, this project could compete well for grants.

Members spoke about the Marks Creek sewer basin project. There is a gap between Wendell Falls and the east side of Knightdale. Mr. Hills explained that Elevation Baptist Church has developed only 30 acres of a 100-acre parcel, and cannot develop more until the sewer basin is completed.

Members discussed the Wake Stone Park Property under the open space category. Wake Stone is in the process of evaluating how they can donate the property to the Town.

Mr. Hills explained that the Town is responsible for most of the maintenance of the facilities listed in the building category. He suggested staff start looking at areas where the Town can step away and contract the services instead.

Councilor Tripp recommended that a community/senior center be added under the open space category.

Mr. Hills closed by stating that staff intends to refine the CIP in the coming year.

**...Motion by Mayor Pro Tem Chalk to forward the document to the budget committee. Motion seconded by Mr. Hess and carried unanimously.**

### D. Street Resurfacing Discussion

Mr. Hills distributed a street list survey and drew members' attention to the pavement condition rating (PCR). He explained that the survey had not been updated since 2008.

He explained that due to staffing circumstances, an RFP for street resurfacing was not completed in the winter. There is currently \$205,000 in the fund, but it has been suggested that the balance be carried over to the next year.

Reed Alexander, Public Works Operations Supervisor, reported that Carrington Drive is one of worst areas, along with a short section of Village Park Drive. The Public Works Department places more emphasis on streets that are highly used.

Mr. Hess inquired that if the street listing survey was updated, would the Town work its way down the list based on PCR. Mr. Hills answered that the Town also looks at the return on investment and how many people are impacted by the improvements.

Mr. Hills asked members to study the handout and come back next month prepared to rank the streets for next year's program. Upon request, Mr. Hills confirmed a map would be made and Mr. Alexander will provide recommendations.

ITEM III. NEW BUSINESS

Mr. Hills introduced Mr. Robbie Worrell, the new Public Works Director.

ITEM IV. OTHER BUSINESS

A. Knightdale Station Park Pond Discussion

Mr. Hills explained to committee members the recent suggestion to add sterile triploid carp to the pond in Knightdale Station Park to aid with grass control. Issues to consider are if the carp really are sterile and if fishing will become a problem. Mayor Pro Tem Chalk suggested calling Foster Lake and Pond Management for their expert input. Councilor Tripp stated he likes the idea of non-chemical treatment, and that the Town would need to post signage prohibiting fishing. The general consensus was that members were in favor of the idea.

B. Knightdale Station Park Playground Water Fountain Removal

Mr. Hills reported that sand and rocks are continually put in one of the water fountains at the park in the playground causing it to overflow and become a problem. It has been suggested to remove the water fountain since there are two others located in close proximity.

Members agreed it would be best to remove the fountain and plug the pipe. Mr. Hills will proceed with their recommendation pending approval from all other involved departments.

ITEM V. ADJOURNMENT

**...Motion by Mr. Hess to adjourn at 6:58 p.m. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

  
Dustin Tripp, Planning and Engineering Chairman

  
Donna Tierney, Planning Technician

Roads	Pedestrian	Utilities	Open Space	Amenities	Buildings
Widewaters Parkway Extension (2.5 Million)	Mingo Creek Greenway Extension to KSP	Old Town Plan Utility Extension	Wake Stone Park Property/Other Regional Park	Public Art at Knightdale Station Park Roundabout	Buildings
Smithfield Rd. Re-Alignment (Lockhart Elem.)	Churchill/Mingo Creek Connection to MCG	Downtown Wi-Fi	North 40 Improvements	Downtown Parking Lot at Knightdale Station	Parks and Rec Office Space
Adding Street Lights on NCDOT Roads	Greenway Connection to Wendell Falls	Marks Creek Sewer Basin	Riverfront Park at Pool Property	5407/Knightdale Blvd. Landscaping Improvements	Public Works Facility Space
Mingo Bluff Blvd. Extension to Old Faison	Hodge Rd. Pedestrian Improvements (Mingo Bluff-MCG)	Mingo Creek Basin Improvements	Panther Rock Park Programming	Hodge Rd. Corridor Gateway Improvements	Fire Station II
Knightdale Blvd. Improvements - Hargrove Property	First Ave Sidewalk connection to Knightdale Blvd.		Rec/Community/Senior Center	Holiday Decorations	Police/Substation
McKnight Extension	Knightdale Blvd. Sidewalk Gaps			Building/Landscaping Lights in Old Town	Maintenance Plans for Existing Space
	East Wake Middle School Connectivity			Knightdale Blvd. Welcome/Monument Signage	Demo vacant houses on Hodge
	East Neuse River Greenway Trail			Gateway Plan Improvements	Building Lights in Old Town