KNIGHTDALE
development services

Monthly Activity Report
December 2016

MEETING SCHEDULE

JANUARY 3, 2016
Town Council
7:00 pm, Town Hall Council Chambers

JANUARY 9, 2016
Planning & Engineering Committee
6:00 pm, Town Hall Conference Room

JANUARY 9, 2016
Land Use Review Board
7:00 pm, Town Hall Council Chambers

STAFF

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Planning Technician
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WAYFINDING SIGNS

If you've driven around town lately, you have probably noticed the newly revealed wayfinding signs. There are 16 total signs, strategically placed to guide both residents and visitors to important public places like Town facilities, shopping, parks, and Chamber of Commerce. Not only do the signs direct motorists, they also emphasize the town's branding and colors and create a sense of place.

NEW STAFF MEMBER

Matt Watterson, CZO, recently joined the Town of Knightdale Development Services Department. He brings 6 years of experience in the planning field, and has worked in both the public and private sectors in code enforcement, community and transportation planning, and sustainability and livability research. Matt attended East Carolina University and received a B.S. in Urban and Regional Planning with a minor in Political Science and an M.A. in Geography with a focus on GIS and Sustainable Tourism. We are excited to welcome Matt and he will be a great addition to our team!

KNIGHTDALE STATION ART

Knightdale Investors, LLC recently installed public art in the roundabout located on Carolinian Avenue in Knightdale Station. The railroad spike installation is titled *Henry Knight's Vision* and is a great reminder of Knightdale's railroad- centered past.

PROJECT INFORMATION

Curious what's going on around town? Check out our Interactive Development Map for the status of current projects. Click on the colored polygons for specific project information like site plan layout and the location of town.

NEWS BRIEFS

Kimley-Horn submitted construction drawings for Phase 1 of Parkstone, which consists of the off-site roadway improvements and 350 multi-family units. Parkstone is located on Knightdale Blvd. adjacent to Widewaters Shopping Center.

A Zoning Compliance Permit was approved for Salsa Azteca Mexican Grill, which will occupy the former Cassidy's Sports Bar location at 7425 Knightdale Blvd.

C&A's Tailor Shop has opened at 102 S. First Ave., Suite 7.

Matthews Construction submitted building permits to construct a 150,000 sq. ft. shell warehouse and pump station in Eastgate 540, a business park located off Hodge Rd.

Kay Jewelers, located in Suite C of the Shoppes at Midway Shopping Center, received a CO.

Timmons Group submitted a master plan for the Silverstone subdivision, a proposed 344 lot single family detached and townhouse development on approx. 160 acres south of the Cheswick subdivision, west of Hodge Rd.

Popeyes Louisiana Kitchen is now open and is located at 7120 Knightdale Blvd. in the old Crescent State Bank location.

BUILDING PERMITS (TOWN LIMITS)

	November	YTD
Single Family	20 - $3,853,105	203 - $38,941,824
Average Construction Value	$192,655	$191,832
Residential Additions	4 - $49,135	46 - $ 511,943
Commercial	5 - $90,770	96 - $30,536,840
Schools	0 - $0	1 - $21,500
Certificates of Occupancy (SFD)	12	194
Mechanical Permits	26	326

DEVELOPMENT REVIEW

Zoning Compliance	November	YTD
Without Site Plan	6	52
With Site Plan	1	20
Misc. Map Recording (Minor Subdivision, Recombination, etc.)	0	11
Major Subdivision Lots Recorded		
Lots	0	217
Fees	$0	$1,624,265

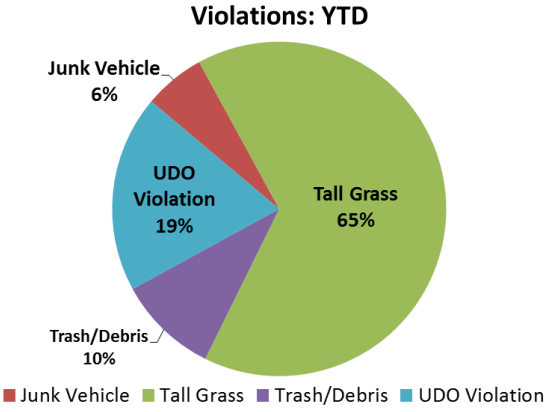
QUASI-JUDICIAL PROCEEDINGS

	November	YTD
Variances	0	5
Appeals	0	0

LEGISLATIVE CASES

	November	YTD
Zoning Text Amendment	1	3
Zoning Map Amendment	0	7

November Violations	
Animal Violation	0
Junk Vehicle	0
Tall Grass	0
Trash/Debris	0
UDO Violation	0
Case Closure Rates YTD	
Citizen Abated	85%
Town Abated	3%
Ongoing	12%



6th Happiest City in NC
-HomeSnacks 2015

Most Affordable Place to Live in NC
-SmartAsset.com 2015 & 2016