

## SUMMER 2011— ISSUE 4

### Investments in the Town's Core Gain Momentum

Planning for significant investments in the Town's heart continues. As part of this emphasis, two projects have been undertaken that will dramatically upgrade Old Town. The first is the acquisition and subsequent development of 70+ acres on the north end of First Avenue into a central community Park. The second, and sooner to be completed project, will upgrade to the First Avenue corridor through the center of Town.

#### TOWN PARK

Planning for development of the Park has been underway for some time. Since acquiring the property in July of 2010 the Parks and Recreation, Engineering and Planning Departments have been working diligently with consultants to develop a strategy to create the best park possible. On September 12 at 6pm, the Town will present its newest plans to the Town's appointed Boards in the Council chambers. The

Board members will reflect on a design that has gone through numerous iterations. The meeting is the beginning of the final phase of planning for the project.

As the scope of work has changed in response to changing external conditions, the phasing of the park has also changed to accommodate Community Development Block Grant (CCBG) funds that are in place for specific components of the project. The initial phase will include the playground, dog park, accessory buildings and multi-purpose fields. Subsequent phases will include shelters, a market area, amphitheater and campground.

The original plans included a community and fitness facility. With the expected construction of a YMCA on the north edge of the property, the priority has shifted to

### IMPORTANT DATES

- September 12, 2011  
Planning and Engineering, 5:30  
Appointed Boards Park Mtg, 6  
LURB Meeting, 7
- October 8, 2011  
Town Park Kickoff with  
Arbor Day Celebration, 12-3  
(New Town Park)
- October 10, 2011  
Planning and Engineering, 6  
LURB Meeting, 7
- November 14, 2011  
Planning and Engineering, 6  
LURB Meeting, 7
- December 12, 2011  
Planning and Engineering, 6  
LURB Meeting, 7



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## Town awarded pedestrian planning grant



After an extensive application process, the Town was selected by NCDOT for a grant targeted for pedestrian improvement planning. Town staff, led by Senior Planner Jeff Triezenberg, identified the need for more planning to be done for pedestrians in the town. The grant will help fund the development of a pedestrian

plan for the town that will identify where investments will be made for infrastructure in the future. Knightdale has a long history of investing in specific corridor plans that emphasize pedestrian access. The grant will enable the town to merge those visions into a comprehensive pedestrian system understanding in order to best prioritize projects moving forward.



## Change Coming to Knightdale Express

The Triangle Transit Route that serves Knightdale is slightly altering its route to reach more citizens of Knightdale. The express service, dubbed the Knightdale-Raleigh Express (KRX), currently connects the Duke and Rex Medical centers to downtown Raleigh including Moore Square station and the State Government complex. Beginning September 6th, however, the Duke Medical location will be discontinued for a more central stop at the Wal-Mart on McKnight Dr. The current bus shelter will be moved from its present location to the new stop.

The location at Wal-mart was chosen for its proximity to retail, parking and higher density housing areas in the town as well as being accessible for pedestrians throughout central Knightdale.

Find more information about the changes to the Route here:

<http://www.gotriangle.org/go-local/partners/triangle-transit/TTaug2011/>

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creating a dynamic public space at the corner of First Avenue and Massey Farm Road.

### FIRST AVENUE IMPROVEMENTS

In July, the Town of Knightdale finished construction easement acquisition along First Avenue in a major step forward for the project to refurbish Knightdale's main downtown corridor. The project has been bid and construction will begin in the fall. Phase one of the project involves widening of the road, curb and gutter improvements, and sidewalk along the road. Phase two involves investments in hard-scaping and landscaping along the corridor and is projected for implementation in spring 2012.

Not included in the First Avenue project and expected to commence construction until the middle of 2012 are improvements to the Smithfield Road and First Avenue intersection that is being paid for by NCDOT as mitigation for the closure of the Fayetteville Road railroad crossing. Upgrades to this intersection have been a priority for the Town for some time and the anticipated improvements will constitute a marked improvement for the western end of the road.

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## IN BRIEF

### Apartments going up in Knightdale

In the past six months two multi-family residential projects have commenced in Knightdale. The Mingo Village Apartments in the Mingo Creek Subdivision are under construction and are nearly complete. Construction drawings are also expected to be submitted for the Laurel Crossing apartments to be located adjacent to Food Lion at the Steeple Square Shopping Center.

### New Restaurants

In July, Dickey's BBQ opened a franchise in the Widewaters shopping center. Soon thereafter, the seafood purveyor A'Nets Katch expanded its offerings from fresh fish into take out seafood. Hibachi Grill has also applied for a building permit for a space at the Widewaters Shopping Center. In the Steeple Square shopping center, Capolla's Pizza is set to open as well.

### Update on the Army Reserve Training Center

Work on the Army Reserve Training Center off Hinton Oaks Boulevard continues at a rapid pace. The complex is projected to be complete by mid 2012. So far much of the effort has focused on

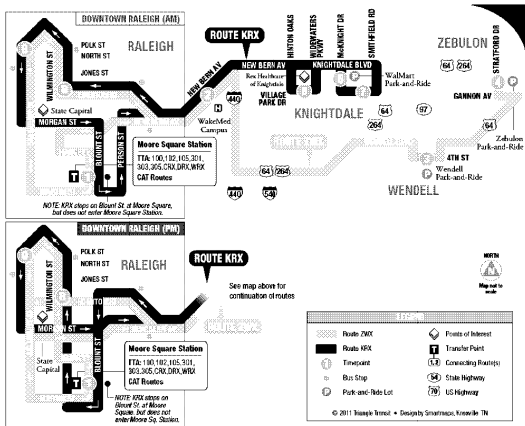
site preparation, but the building is now on its way up.

### KHS Championship Signage

The Planning and Engineering Committee recommended that the Council fund new Town Limit signs on East and West Knightdale Boulevard. Knightdale High School's Track and Field State Championship in 2011 has accelerated interest in upgrading the Town Limit signs in a unified and comprehensive way. The Council approved the request on August 17th.

### Poplar Creek Village has New Builder

Mungo Homes has begun to build homes in Poplar Creek Village off Poole Road. The new builders currently are building homes in Raleigh and Cary. Poplar Creek Village is on the southern edge of Knightdale near where future Interstate 540 will intersect with Poole Rd. Mungo will build homes starting around \$220,000.



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**CODE ENFORCEMENT**

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**Don't Forget the Appropriate Permits**

The Town of Knightdale Planning Department is responsible for issuing various permits. These fall into two categories: building permits and zoning permits. These are issued for areas that are in town as well as those areas that are in the Extra Territorial Jurisdiction.

**These are a few of the most commonly forgotten permits. This is not an exhaustive list of permits for the Town.**

**Contact Brad Johnson with the Planning Department at 919-217-2244 or [brad.johnson@knightdale.nc.gov](mailto:brad.johnson@knightdale.nc.gov)**

**Mechanical Permits**

An often forgotten building permit is the trade permit, referred to as a Mechanical Permit in Knightdale. These permits cover work that does not significantly alter a building or require a foundation, but do involve some trade work such as plumbing, electrical and/or heating and air conditioning. Mechanical Permits can be rec-

ognized by the letter M in front of their number.

Typically these permits are obtained by the contractors who do the work on a home or business. However, as the home or business owner, it is important to make sure that the appropriate procedures have been followed.

The permits are issued by the Planning Department. And upon application, a permit number is immediately created. The cost for a residential mechanical permit is \$46 per trade with a \$14 administrative fee. Commercial mechanical permit costs are based on the cost of work per trade.

It is important to make sure that a permit is obtained to ensure compliance with building codes and safe installation guidelines. Knightdale has dedicated inspectors who work for Wake County Inspections.

**Zoning Compliance Permits**

These permits are required for all new business loca-

tions and owners in the Town. It is important that businesses meet the appropriate zoning requirements on a property. Staff recommends that business owners apply for a Zoning Compliance Permit before signing any leases. Sometimes a business type will not work in the location proposed because of regulations outlined in the Unified Development Ordinance. A Zoning Compliance Permit ensures that businesses can meet the zoning requirements of a particular property before significant investment is made.

**Banner Permits**

When placing a banner for a non profit event or business it is important to acquire a Banner Permit. They are limited to a size of 32 square feet and a duration of 2 weeks. Non profit event permits can be situated off site, but business banners must be affixed to a solid portion of a building in which the business is located.