



# KNIGHTDALE OLD TOWN ADVISORY COMMITTEE MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

**February 11, 2016**

The Knightdale Old Town Advisory Committee met at 7:00 p.m. at the Knightdale Chamber of Commerce Building.

MEMBERS PRESENT: Chairman Billy Wilder, Mike Marsh, Bernice Dupree, Brandon McLean, Donald Joyner

LURB MEMBER LIAISON PRESENT: No One

TOWN COUNCIL MEMBERS PRESENT: No One

ABSENT: No One

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

Meeting called to order by Chairman Wilder at 7:00 p.m.

- ITEM I. APPROVAL OF MINUTES  
...**Motion by Mr. McLean to approve the minutes of October 8, 2015. Motion seconded by Mr. Marsh and carried unanimously.**
- ITEM II. ADMINISTRATIVE ITEMS  
Senior Planner Long Range Jason Brown announced that Patrice Bayyan was recently appointed new Executive Director at the Knightdale Chamber of Commerce.
- ITEM III. OLD BUSINESS
- A. Railroad Crossings/John Rex Endowment Grant Update  
Senior Planner Jason Brown explained that the Town has provided comments regarding the project and is now waiting on NCDOT to resubmit plans. Public meetings will be scheduled once new plans have been received. Mr. Brown also stated the Poplar Street and Robertson Street intersection was repaved and recapped the crossing closures and improvements.
- B. Caboose Museum Follow-Up  
Senior Planner Jason Brown presented his research gathered from the Wake County building inspector and the Little Washington Planning Department. Additionally, Mr. Brown shared that he received information from the Department of Insurance regarding handicap accessibility. These additional requirements are likely to increase the proposed budget. The topic was recently discussed at the Planning and Engineering Committee

meeting and it was suggested that the caboose museum could become a community driven project and provide opportunities for volunteer work.

Development Services Director Chris Hills added that Town Council sees value in the project; however, since it is a new idea, it is not in the Capital Improvement Plan which is budgeted in advance.

Mr. McLean voiced his recommendation to withdraw the idea and revisit it in the future. The other committee members desired to wait until more specific information is gathered before making a decision. Mr. Marsh suggested placing a donation box at the finished museum and also offered to help with HVAC expenses.

#### C. Old Town Investment Grants

Senior Planner Jason Brown explained that a meeting scheduled for today to discuss the topic was canceled due to Development Services Intern Bryn Terry being absent. She has been studying ways to incentivize and entice private development in Old Town and has collected very useful research from the UNC School of Government.

### ITEM IV. NEW BUSINESS

#### A. Discussion of Membership Changes

Chairman Wilder announced that Randy Jones and Adrian Dixon are no longer on the committee and new member Donald Joyner will start in March.

#### B. Mural Discussion

Development Services Director Chris Hills shared the idea to commission artwork on the side of a building in Old Town. He clarified that no business owners or artists have been engaged yet, and this announcement is solely to measure the committee's interest level.

Members shared several location ideas such as on the Main Street side of La Mexicanita Bakery, the side of the old gym at 319 N. First Avenue, or on the caboose. It was also suggested that the mural include a train.

Based on the positive feedback received, Mr. Hills stated staff will research what peer communities have done along with cost and report back to the committee.

#### C. Knightdale Station Park and Harper Park Master Plan Updates

Senior Planner Jason Brown explained that Town Council has approved the master plans for both Knightdale Station Park and Harper Park. It is their goal to have Knightdale Station Park remain more pastoral and not over programmed. Additionally, the updated Harper Park master plan takes into account comments to leave the park as natural as possible and to preserve as many trees as possible.

Mr. Brown quickly highlighted the omissions and additions to both parks. Committee members commented on various topics such as parking, road improvements, and the timeline for construction.

Chairman Wilder inquired about the total number of parking spaces available at each park. He voiced his concern that Harper Park will not have enough parking for tennis court users if tournaments are held as planned.

Mr. Marsh inquired about the lack of basketball courts at both parks. Mr. Hills replied that there are basketball courts in Mingo Creek Park and a public court at Knightdale High School which are already underutilized.

D. Old Town Business/Economic Development Update

Senior Planner Jason Brown stated he presented an economic update to Town Council last Monday. Staff is working toward drawing businesses to Knightdale, including the Old Town area. He also announced a Zoning Compliance Permit application was recently submitted for a distillery and that there has been serious interest from an upscale consignment shop.

E. Front Yard Parking

Senior Planner Jason Brown recapped that this topic originated with OTAC about a year ago. It has been discussed several times with the P&E Committee and with Town Attorney Clyde Holt. Many of the comments received center around the difference in lot size in the Old Town area. Creating an ordinance to regulate parking could cause undue hardships on residents with narrow lots. The P&E Committee would like to gauge OTAC's current desire to pursue an ordinance to regulate parking in front yards.

Mr. McLean has looked for occurrences since the issue was first discussed and has not observed very many instances. He does not wish to pursue the ordinance. Chairman Wilder believes there are other items to focus on.

Ms. Dupree expressed her interest to continue pursuing a front yard parking ordinance.

Due to the opposing views, Mr. Hills suggested tabling the topic and bringing it back to the committee after ordinance language is drafted.

ITEM V. MEMBER INQUIRIES/REPORTS

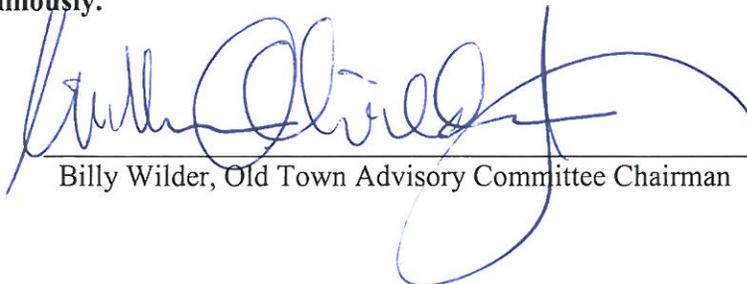
A. Staff Follow-Up on Previous Month's Inquiries  
None at this time.

B. New Inquiries/Reports

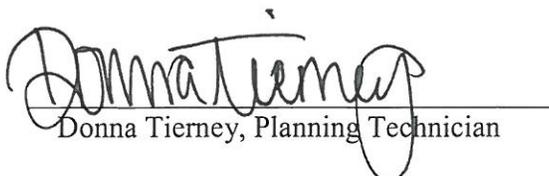
Mr. Brown stated staff will look into the vehicle repair taking place near Ms. Dupree's home.

ITEM VI. ADJOURNMENT

**...Motion by Mr. McLean to adjourn at 8:04 p.m. Motion seconded by Ms. Dupree and carried unanimously.**



Billy Wilder, Old Town Advisory Committee Chairman



Donna Tierney, Planning Technician