

ZMA-4-23 Terravita Planned Unit Development

March 20, 2025 Joint Public Hearing Questions, Comments, & Responses

Council/LURB Questions/Comments:

1. Roadways; Ingress/Egress

a. General question regarding dedication and ownership status of adjacent roadways (Quiet Oaks Road, Bobbitt Drive, Cotton Drive), Town/NCDOT roadway recommendations, and whether the roads meet NCDOT standards and are built to those standards.

- i. Applicant Response: *Bobbitt and Cotton are paved State roads. They are on dedicated right of way and are listed with NCSR numbers on the NCDOT street system map. They are maintained by NCDOT. They are not constructed to the Towns standards. We have no lots that front on these streets. No changes are proposed to those streets other than to connect to them as required by the Town per the UDO. If the Town does not want us to connect to Bobbitt and Cotton, we can either make the connection and prohibit traffic from using Bobbitt and Cotton by installing temporary barricades, or we can leave a 10 foot disconnect and install barricades.*

b. What does the Developer propose to do with Quiet Oaks Road? Will any improvements be made? The same applies to Bobbitt Drive and Cotton Drive.

- i. Applicant Response: *Quiet Oaks is not an NCDOT street. It is not constructed to NCDOT or Town standards. It is an unpaved, private drive in a private access easement. Portions of the actual drive are located outside of the private access easement encroaching on private property. The horizontal alignment of the existing private access easement does not meet the standards for centerline curve radius of the Town or NCDOT at the two sharp bends near Buffalo Road. NCDOT has also stated that if Quiet Oaks is to be improved, it would be limited to a right in, right out intersection at Buffalo Road since it does not currently meet the intersection spacing requirements of the NCDOT. To bring Quiet Oaks up to NCDOT secondary street standards could possibly be completed within the existing private access easement except in the area of the two abrupt turns near Buffalo Road. Bringing Quiet Oaks up to Town street standards would require grading that would extend outside of the existing private access easement and encroaching onto private property. We cannot do that without the written permission of the property owners. The private access easement is part of the property owned by Terravita, but we do not have lots that have frontage or direct driveway access to Quiet Oaks. At this time, we do not propose to make any improvements to Quiet Oaks.*

c. Council reiterated that improvements to the adjacent roadways remain extremely important, and improvements have been recommended to ensure continued health and safety for new and existing residents in the area.

- i. Applicant Response: *Terravita is a 60 acre infill development site, surrounded on all sides by existing development. Our connection points are limited and*

predetermined by the locations that are available to us from the previous development.

- ii. Applicant Response: *As explained above, we do not have the ability to make the improvements requested by the staff. The neighbors have also clearly stated that they do not want us to make any changes to their streets. We will continue the discussion on these issues with the neighbors, the LURB and the Town Council.*

d. Council also made it clear that it does not appear that Council and Staff comments made up until this point have been seriously considered and captured in the proposal.

Applicant Response: We respectfully disagree with this assertion. We have worked diligently to try to achieve the goals of the conflicting recommendations from the neighbors, Town staff, LURB and Council while dealing with the constraints of the site, topography, adjoining streets and property dimensions.

- i. **Council have concerns that the proposal may not meet the Water Allocation Policy noted deficiencies in the Staff Report based on the limited changes that have been made over the life of the entire project up until this point; specifically in terms of ingress/egress access points and recommended improvements to those roads.**

- 1. Applicant Response: *We believe that we meet the standards of the new Water Allocation Policy.*
- 2. Applicant Response: *We are surrounded by existing development and those constraints have not changed. We are connecting as best we can to the access points in accordance with UDO requirements and staff recommendations.*
- 3. Applicant Response: *We have shown street connections at all the locations recommended by staff to the extent possible given the property configuration, ownership and topography. Where we could not meet the letter of the current Town standards due to the constraints of the site, we have agreed to make improvements consistent with the most important aspects of the Town standards.*

- ii. **Council may have a hard time formulating a decision based upon the assumption that the Developer will modify the proposal to meet all regulations, including previously provided recommendations, to better align with the Town's goals and vision of the area, and to comply with regulations applicable to the subject development. How will the Development Team assure Council that the proposal will fully comply with the Town's development regulations and established policies?**

- 1. Applicant Response: *Where we have been unable to meet the Town standards, we have clearly indicated what we could do within the constraints of the site and adjoining properties. The Master Plan and PUD documents can be used as a yardstick with which to measure compliance during the construction drawing review.*

e. Recommended the Horton Mill residents inquire about Wake County's Orphan Road Project to see if that program could assist with the neighborhood's current needs. Could the Development Team assist with this process?

- i. Applicant Response: *Yes, we are willing to help the residents by contacting NCDOT and Wake County about the applicability of the Orphan Road Project to the streets in Horton Mill Subdivision.*

2. Guiding Principles

- a. **The Guiding Principles outlined in the Comprehensive Plan are extremely important factors that all developments should strive to embrace and further.**

- i. **Council recommend the proposal is modified to embrace additional concepts and elements of the Guiding Principles to better align the proposal with the Town's goals & vision.**

- 1. Applicant Response: *This has been addressed in the PUD book and responses and we will continue to work to better align with the Principles based on discussion with the LURM and Council.*

3. Existing Pond & SCM Design

- a. **Will the proposed SCMs feed into the existing pond, and will that existing pond function as a SCM?**

- i. Applicant Response: *The details of how the existing pond and two proposed stormwater control measures (SCM) will interact will come out of the construction drawing design. We expect that the stormwater from the new impervious areas will be routed to the two proposed SCMs where the required water quality treatment and detention will occur. A portion of the water that is treated in the two proposed SCMs may be piped to the existing pond in order to maintain a similar water balance to the existing natural condition at the existing pond. The existing pond will continue to provide stormwater detention, just as it always has, but we do not anticipate the existing pond being used to provide water quality treatment as an SCM would.*

- b. **Recommend the Development Team consider public art options as part of the Water Allocation Policy.**

- i. Applicant Response: *Public art has been included in our plan for some time now in Open Space 1022 and at the proposed roundabout in Open Space 1008.*

- c. **What plans do Raleigh and Wake County have as they relate to Buffaloe Road improvements?**

- i. Applicant Response: *This section of Buffaloe Road is outside of Raleigh's jurisdiction so we are not aware of Raleigh having authority over this portion of Buffaloe Road. Within their jurisdiction to the west, Raleigh has applied an "Avenue - 4 lane Divided" street designation to Buffaloe Rd. We are not aware of Wake County having any authority over an NCDOT secondary road such as Buffaloe Road so are not aware of Wake County having any plans for this section of Buffaloe Road.*

- d. **All drainage leaving the site should be taken to a jurisdictional outlet and properly controlled, and any existing drainage off-site and leaving the site is corrected until it reaches the proper release points.**

- i. Applicant Response: *Drainage from proposed impervious areas will be collected and routed to an SCM for treatment and peak attenuation detention. The discharge from the SCM will be at a low spot along the property line where drainage is currently flowing. Natural, undeveloped areas may continue to drain offsite as*

sheet flow or as concentrated flow to an existing drainage feature along the property line.

4. **Larger lot sizes along the perimeter are recommended to blend in with adjacent development patterns.**
 - a. **60-foot-wide minimum lot width for front-loaded product is the narrowest recommended by Council.**
 - i. Applicant Response: *We have increased the width of the lots along the southern property line west of Old Knight to 60 feet. We have amended the PUD to document that any lots less than 80 feet can be mass graded. This will match the proposed lots in Weldon just to the south of Terravita.*
5. **The proposal does not meet several of the Town's goals and objectives, including the Guiding Principles, as well as other adopted guiding documents.**
 - a. Applicant Response: *This has been addressed in the PUD documents.*
6. **Affordable Knightdale**
 - a. **How does the proposal meet the Affordable Knightdale Bonus Point Allocation category?**
 - i. Applicant Response: *A section has been added to the PUD book outlining the Project's attention to the goals of Affordable Knightdale. The homes within Terravita will be at a number of varying price points. There will be entry level homes as well as move up homes. The homes will not necessarily comply with HUD Affordability standards, but will be more affordable than many of the homes in the market. The homes in Terravita will also free up the availability of more affordable housing in Knightdale and the area as existing residents move up the housing "ladder" into new homes in Terravita.*
7. **How aggressively has the Development Team met with adjacent property owners to discuss ingress/egress/access easements along Quiet Oaks Road?**
 - a. Applicant Response: *Our efforts to meet have not been well received by the adjoining property owners. We will continue to discuss these issues and meet on site with any property owner that that is willing.*
8. **Applicant mentioned that the Development Team is willing to work with NCDOT on adjacent roadway improvements; has contact with NCDOT been made to initiate the recommended changes to these roadways?**
 - a. Applicant Response: *Yes, and we will continue to.*

Public Questions/Comments:

1. **Janet Barnes (1609 Cotton Drive)**
 - a. **Property owners along Bobbitt Drive and Cotton Drive invested in bringing the roads up to NCDOT standards so that they could be accepted by the State for maintenance and ownership.**
 - i. Applicant Response: *Yes they did. And with that investment NCDOT accepted the streets for maintenance and opened them to the public. The UDO requires connection between the Terravita street system and the adjoining existing streets. Just as the neighbors had to pay to improve their roads, the developers of Terravita must pay to construct the roads in Terravita and the Terravita homebuyers will then pay for the cost of the road construction with the purchase of their home. As with Bobbitt and Cotton, the streets of Terravita will be open for the public's use.*

2. Troy Harris (1505 & 1541 Bobbitt Drive)

a. Homeowners have trouble getting onto Buffalo Road based on current traffic levels.

Applicant Response: We appreciate that there are currently traffic problems with Buffalo Road. Terravita will continue the extension of Old Knight Road north from Weldon to connect with Buffalo Road. This important north south street connection will allow residents of Terravita, Quiet Oaks, Bobbitt and Cotton who need to go south to do so without getting on Buffalo Road.

i. Why does the proposed development need to connect to Bobbitt Drive?

1. Applicant Response: The UDO requires the interconnection of the new and existing street systems. The interconnection also provides a second access for emergency service vehicles in the event of a fire or traffic accident.

3. Matt Warner (1704 Proc Ridge Lane)

a. Noted general concerns with environmental impacts; Concerns about how the proposed development will impact drainage and the existing pond, wetlands, and other environmental features;

i. Applicant Response: The intent is to preserve the existing pond. Impacts to the existing wetlands and stream buffers on the site are highly regulated. Stormwater will continue to be released at the current release points. Stormwater will be routed to stormwater control measures to reduce nutrient loading and to reduce discharge rates to predevelopment conditions in the 2 and 10 year storms per the requirements of the UDO. The collection and treatment of the stormwater on Terravita will help to reduce some of the current stormwater problems encountered along the property line with Horton Mill.

b. Noted concerns with anticipated impacts to Proc Ridge Lane and damage to the road (i.e. impacts to Horton Mill roads that are public rights-of-way but privately maintained at the time).

i. Applicant Response: We will restrict the use of Proc Ridge Lane to construction traffic.

4. Michelle Russo (9001 Horton Mill Drive)

a. Roads are not maintained by NCDOT; Noted concerned with impacts and costs to them since the roads are currently privately maintained

i. Applicant Response: We will restrict the use of Proc Ridge Lane to construction traffic.

b. Noted concerned with flooding post development; currently experiencing flooding without the development

Applicant Response: We will comply with the stormwater requirements of the UDO and the current homeowners should take steps to address their existing flooding and drainage problems.

i. Beavers block the creek which contributes to flooding of the area.

1. Applicant Response: The neighbors should take measures to deal with the beavers to allow the free flow of stormwater away from their property.

c. Noted concerns about mosquitos and requests that all proposed SCMs and ponds have a fountain installed to help with mosquito control

i. Applicant Response: The stormwater control measures will be wet ponds. Wet ponds are typically deep enough to have minimal mosquito problems. They also

tend to support other wildlife that feed on the mosquitos. We are proposing to put a fountain in SCM 3. We have revised the plans to include the installation of a fountain in SCM 4 as well.

d. Noted concerns with blasting during development; point of contact prior to and post blasting in case of damages.

- i. Applicant Response: *If blasting is required, it will be performed by a qualified blasting subcontractor. Contact information and schedule notifications will be shared with the neighbors.*

e. Encourage existing trees to be retained through construction to help prevent further erosion of the creeks, wetlands, and other environmental features.

- i. Applicant Response: *New development will remove a significant amount of tree cover. Replanting and stormwater control measures required by the UDO will help address the changes.*

5. Billy Dewberry (1505 Quiet Oaks Road)

a. Noted concerns that a Developer can propose changes to Quiet Oaks Road and other adjacent roadways without discussing those changes with the adjacent property owners of those roadways.

- i. Applicant Response: *We have not proposed any changes to Quiet Oaks other than to connect as required by the UDO and instructed by the staff.*

b. Stated that no easements are present to enter private property.

- i. Applicant Response: *We do not propose to enter any private property of others. However, we do believe that we share the same right of access to the existing private access easement on Quiet Oaks that the other property owners along Quiet Oaks enjoy.*

6. Nick Gonzales; Pastor of Church (8924 Buffaloe Road)

a. Has the Transportation Impact Analysis considered any of the adjacent Raleigh development occurring along the Buffaloe Road corridor, and how those developments impact travel patterns?

- i. Applicant Response: *Yes, the TIA includes traffic numbers for both the existing and proposed developments.*

7. George W. Newsome, Jr. (8917 Buffaloe Road; WC)

a. Noted traffic concerns along Buffaloe Road – trouble getting onto Buffaloe Road based on current traffic levels.

- i. Applicant Response: *Terravita will continue the extension of Old Knight Road north from Weldon to connect with Buffaloe Road. This important north south street connection will allow residents of Terravita, Quiet Oaks, Bobbitt and Cotton who need to go south to do so without getting on Buffaloe Road.*

b. Noted drainage concerns along Buffaloe Road (since Savannah Oaks)

- i. Applicant Response: *Any existing drainage problems along Buffaloe Road should be brought to the attention of NCDOT.*

8. Archie Hart (8824 Buffaloe Road)

a. Noted concerns with improving Access Point A to a Local Road standard if adequate right-of-way does not exist.

- i. Applicant Response: *The Master Subdivision plan shows construction of Old Knight Road north of the roundabout as a 31-foot-wide street, which is a Local Street, due to the limited width of the strip of land within Terravita that extends to Buffaloe*

Road. South of the roundabout Old Knight is proposed to be constructed to Main Street standards. Please note that both a Local Street and a Main Street are just one travel lane in each direction, so the capacity of the two different street types is very similar. With the hybrid design north of the roundabout, which has been discussed with staff, we can fit the road improvements into the available space without encroaching on the adjoining properties.

Written comments below:

Applicant Response: *Written responses have been added to the letters below.*

- b. Matt Warner; 1704 Proc Ridge Lane
- c. Michelle Russo; 9001 Horton Mill Drive
- d. Warren Arrington; 1701 Proc Ridge Lane

Knightdale Public Comment

For Public Hearing or General Public Comment

All comments submitted will be shared with the Town Council and included in the official record of the meeting. If you choose to submit public comment, please remember the following rules:

- Public Comment, including comments submitted in written form, is limited to three minutes.
- Comments should be addressed to the Board as a whole, not to an individual member.
- Large groups are asked to designate a spokesperson.
- Only one submission per person will be accepted. If multiple entries are received from the same individual, only the final submission will be included in the record.
- Written public comments will be accepted up to 24 hours prior to the meeting date.

Name

Matt Warner

Address

1704 Proc Ridge Lane, Knightdale, North Carolina 27545

Phone Number

(919) 302-2221

Email

mwarner5752@gmail.com

Meeting Date

March 20, 2025 (Joint Public Hearing)

Public Comment Subject

ZMA-4-23 Terravita (March 20, 2025) Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.
In opposition

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

In opposition because Terravita (Phase 10) proposes new Public Street "A" and new Proc Ridge Lane over existing wetlands...Knightdale, please protect our wetlands.

The connections to existing streets stubbed to the property are required by the UDO. To make that connection to Proc Ridge Lane, a pocket of existing wetlands will need to be impacted. All wetland impacts will be subject to permitting by the US Army Corps of Engineers.

Also in opposition because Terravita master plan does not include road improvement plans for "NCDOT ROW" roads within existing Horton Mill neighborhood...if plan is approved to build over existing wetlands and connect to existing Proc Ridge Lane. Please note the roads in Horton Mill are private (not publicly maintained) and they are currently in need of repair. Additional traffic from Terravita will directly impact these private roads.

As discussed in other comments, Terravita is not responsible for the lack of acceptance of the Horton Mill streets by NCDOT. We are willing to assist the neighborhood by initiating contact with NCDOT and Wake County about the applicability of the Orphan Road Project to the streets in Horton Mill.

Additional concerns:

1) Mass grading, scraping, and removing mature trees will negatively impact beneficial wildlife living in this area.

Wildlife will continue to adapt and live within the property. The stream corridors to the south will also allow wildlife to move throughout the area.

2) Heavy blasting to build 245 residential units may cause damage to existing houses (i.e., foundation, septic, and/or private well).

If needed, blasting services will be provided by a qualified contractor who will address the details of protecting adjoining properties from damages.

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Name

Michelle Russo

Address

9001 Horton Mill Drive, Knightdale, North Carolina 27545

Phone Number

(919) 389-4692

Email

michellerusso1@yahoo.com

Meeting Date

February 20, 2025 (Joint Public Hearing)

Public Comment Subject

ZMA-4-23 Terravita (February 20, 2025)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

In opposition

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I live in Horton Mill Subdivision. My house is directly behind the pond on the property (marked 48 on the development map). I have several concerns I'd like addressed (which I already brought up in the neighborhood meeting:

1) There is quite a bit of flooding coming from this pond (likely due to beaver impact to the dam and other erosion) that floods my yard during heavy storms. What will be the plans to improve/repair damage that has been done that causes the flow of water to deviate from the normal path (this is what I have been told on numerous occasions is what is causing my yard to flood).

New stormwater control measures will be installed to limit peak post development discharges to predevelopment rates in accordance with the UDO. If your property is currently experiencing flooding it will likely continue to after this site is developed.

2) There are a number of dead/dying trees right at the property line between my home and the pond. I want to be sure that the property owners take care of these before they decay further as they are in dangerous proximity to my house and a bad storm could take them down/onto my home.

We will have someone take a look at the trees along the property line with your lot.

3) it's my understanding that a 50 foot wide buffer must adjacent to the surface water of the Neuse River Basin (which the pond and creeks which connect to it are a part of). I notice a buffer in the plans but my concern is there is a creek that runs from that pond onto my property as well and as mentioned above, that creek is not flowing properly right now due to other impacts from beavers or possibly erosion. it's hard to tell from the map but the SCM#3 seems to be in close proximity to the existing creek between the pond and my land. I'm hoping surveyors have looked at this but I want to be sure that there won't be too many trees taken down/proper vegetation will be installed as they put in this new stormwater pond, to ensure that there is no further risk of flooding due to erosion in this area/on my property. Point of reference for Neuse River Buffer information: <https://www.deq.nc.gov/water-quality/surface-water-protection/401/buffer-rules/neusebufferrule-15a-ncac-02b-0233/download>

Based on the work of Soil and Environmental Consultants, PA, and confirmed by NC DWQ, there is not a stream buffer around the existing pond. The buffer on the stream downstream of the pond begins in close proximity to the property line.

4) I see that there are plans now to put a fountain in SCM3 . Will there also be a fountain in SCM4? My concern is standing water/mosquitos. The existing natural pond connects to a creek and therefore has flow to mitigate mosquitos. A stormwater pond doesn't necessarily have steady flow (hence why I assume they are adding a fountain - which did come up in the neighborhood meeting) I am hoping the addition of a fountain to SCM3 but not SCM4 was an oversight. I didn't notice a fountain in the other SCMs (just SCM3) so this question may be valid for all of them - however my home is only impacted by SCM3 and SCM4.

We are proposing to put a fountain in SCM 3. We have revised the plans to include the installation of a fountain in SCM 4. Typically, wet pond SCMs are deep enough to limit the mosquitos and wildlife in and around the wet pond further limit the mosquitos.

5) I have concerns about the road currently in the plan (Proc Ridge) that connects into Horton Mill Subdivision. The developer for Horton Mill Subdivision (Billy Myrick) never fulfilled his obligations to hand the roads over to the state for state maintenance. Therefore these roads are still "private" and it is my understanding any repairs will be at the expense of the property owners in Horton Mill until the streets get handed over to the state. With an expected increase in traffic from Terravita via Proc Ridge, what are the Terravita developers going to do to get these streets handed over to the state for upkeep? Our streets are already crumbling and in major disrepair. Adding traffic from an adjoining neighborhood will increase this damage and it will come faster than our much smaller neighborhood would create with its residents alone, thereby increasing the already unfair situation our neighborhood is in (due to the failure of Billy Myrick to meet his obligations).

Terravita is not responsible for the inability of Horton Mills to get their streets accepted by NCDOT, but we have offered to initiate conversations with NCDOT and Wake County to see if Horton Mill would be a candidate for the Orphan Streets program. We will also agree to limit construction traffic access to Proc Ridge Lane.

6) Blasting concerns: The neighborhoods being built around us today already are causing my home to shake and I'm concerned about damage due to blasting already. What are the responsibilities (as I suspect Terravita will also have to do heavy blasting like the others around us) to cover any damages to my home due to blasting? I envision with multiple builders around us all blasting over a period of time, they could argue that the "other one" caused the damage, leaving us hanging while they stall/blame one another. I hope not to have any damages due to blasting, but if you felt my house shake each time (and the current neighborhood blasting is not even as close as I suspect this will be) you'd understand my concerns. I want to know how the burden of responsibility is defined here, in the case I or my neighbors experience damage. Who do we file the claim with?

If blasting is required, it will be performed by a qualified contractor. Any claims for damages would be filed with the blasting contractor.

7) I assume our neighborhood will remain a little "floating island" technically outside of Knightdale City Limits, but also assume the new neighborhood (like those around us) will be annexed into the Knightdale City Limits. I wanted to confirm that there are no plans to annex Horton Mill Subdivision into Knightdale city limits. I am very much in opposition to this.

Terravita is proposed to be annexed into Knightdale. Any proposed annexation of Horton Mill would be between the Town and residents of Horton Mill.

My main reason for opposition is related to the street maintenance, upkeep/flooding/drainage (as mentioned above) and any plans to annex Horton Mill Subdivision into Knightdale City Limits as a result of this new subdivision.

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Name

Warren Arrington

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Meeting Date

March 20, 2025 (Joint Public Hearing)

Public Comment Subject

ZMA-4-23 Terravita (March 20, 2025)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

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As a residence of Proc Ridge Lane, there is already too much congestion of single family homes off Old Night and Horton road. Horton Mills subdivision is being surrounded now. I moved here for the ability to have home with land and a very nice neighborhood with a country feel.

Terravita as proposed complies with the Town's Comprehensive Plan and Unified Development Ordinance. The proposed land use and density are consistent with other development in the area.

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov