

NICHOLLS & CRAMPTON, P.A.
ATTORNEYS AT LAW

W. Sidney Aldridge†
Gregory B. Crampton††
Nicholas J. Dombalis II (1950-2020)
Adam M. Gottsegen
Emmett Boney Haywood†
Isabel Worthy Mattox
Steven C. Newton
F. Timothy Nicholls
John B. Ward
Louis E. Wooten, III
Thomas C. Worth, Jr. (Of Counsel)

† Certified Superior Court Mediator
†† Board Certified Specialist in Business
Bankruptcy Law

October 2, 2024

3700 Glenwood Avenue
Suite 500
Raleigh, North Carolina 27612

Mailing Address:
Post Office Box 18237
Raleigh, North Carolina 27619

(919) 781-1311
FAX (919) 782-0465

Re: NOTICE OF MEETING:

Dear Knightdale Area Property Owner:

You are invited to a neighborhood meeting to learn more about a proposed project adjacent to or near your property. A Neighborhood Meeting is required by the Town of Knightdale Unified Development Ordinance and all property owners within 200 feet of the proposed development must receive notification of the meeting. The meeting will be an opportunity for residents and property owners to learn more about the project and provide feedback.

Meeting Date: October 15, 2024 Meeting Time: 5:30 pm

Meeting Location: See Attached Instructions

Application type: Planned Unit Development

Approving Authority: Town Council Legislative Approval

Address: 0 Old Faison Road

PIN: 1743463116 and 1743466606

Description of proposal: Residential- Single-Family and Townhomes

Estimated Submittal Date: October 28, 2024

We will introduce our development team, make a presentation about the proposed project and conduct a question-and-answer session. Enclosed is a map showing the location of the property being considered for this proposal. Additional materials and information may be available at the meeting.

If you have any questions, comments, or concerns about the proposal prior to the meeting, you may contact the project engineer Stephen Ballentine at sballentine@riversandassociates.com. These will be recorded as part of the meeting summary, which is submitted to Town staff and elected officials. You may also contact the Town of Knightdale Development Services Department at 919-217-2245.

Sincerely,

NICHOLLS & CRAMPTON, P.A.

Isabel Mattox

Isabel Worthy Mattox

IWM/dnc

Cc: Town of Knightdale Development Services Department

Project Contact Information

Project Name: Old Faison Place Proposed Zoning: GR8 PUD

Location: 0 Old Faison Road

Property PIN(s): 1743463116 and 1743466606 Acreage/Square Feet: 20.9 Acres

Property Owner: Ashbury & the Holdings Company LLC

Address: P.O. Box 90427

City: Raleigh State: North Carolina Zip: 27675

Phone: 919-741-7993 Email: tom@glenwoodhomes.com

Developer: Ashbury & the Holdings Company LLC

Address: P.O. Box 90427

City: Raleigh State: North Carolina Zip: 27675

Phone: 919-741-7993 Email: tom@glenwoodhomes.com

Engineer: Rivers & Associates, Inc.

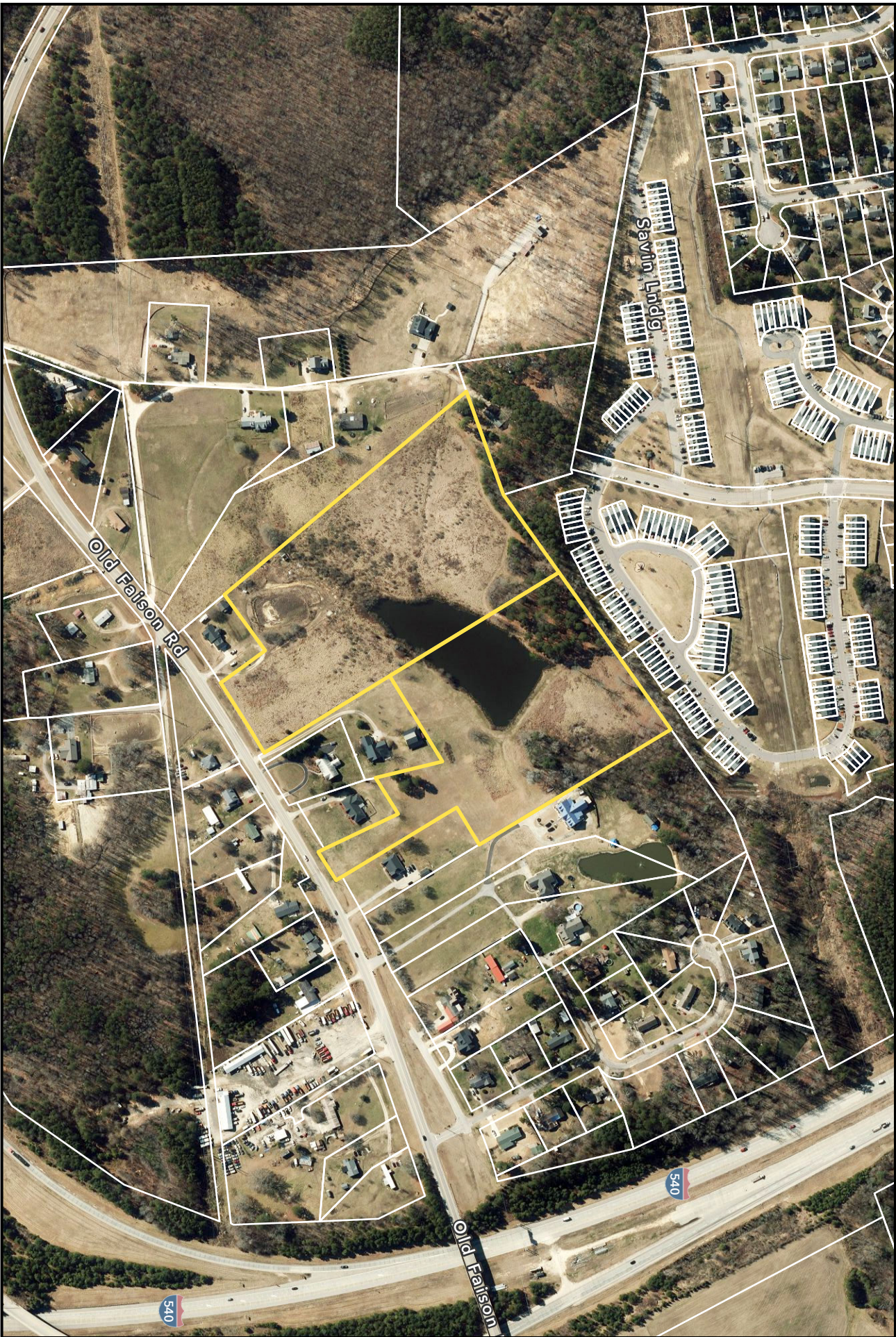
Address: 353 E Six Forks Road, Suite 230

City: Raleigh State: North Carolina Zip: 27609

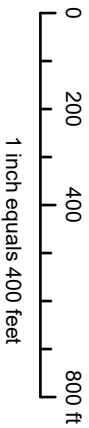
Phone: 919-594-1626 Email: sballentine@riversandassociates.com

Instructions for Virtual Meeting

1. Type the following URL into your internet browser:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTNkMGVhNDQtMTIjNy00NzVmLTk0YTctZWQ1ZDVhN2M3ZGY1%40thread.v2/0?context=%7b%22Tid%22%3a%22f31866cf-0afe-4b86-baaf-dd02d41bad50%22%2c%22Oid%22%3a%22736f66de-4e46-4b6b-b9db-c00dc8a0f18b%22%7d
2. Or email Darby Cody at dcody@nichollscrampton.com and receive an e-mail invitation.
3. Or go to the Microsoft Teams website and enter the meeting ID: **213 601 136 252** and the passcode: **dd32dp**.



N



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Address	Owner
4906 OLD FAISON RD	GOWER, RICHARD MELVIN GOWER, SANDRA C
3812 ROCKING ROBYN RUN	FORD, ERNEST A JR FORD, BRENDA D
1207 PLEXOR LN	WALTERS, RUDY B
1407 PLEXOR LN	EDDIE & LUKE ENTERPRISES LLC
106 MONTVIEW WAY	BARAKAT, MIKE M
4833 OLD FAISON RD	NEWBERN, LLOYD R
1214 PLEXOR LN	HEADY, MARK R
108 MONTVIEW WAY	HOOD-ROUSE, NINETHIA K ROUSE, DEANTHONY M
907 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
901 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
903 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
905 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
909 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
911 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
913 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
915 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1001 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1003 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1005 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1007 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1009 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1011 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1013 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1015 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1101 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1103 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1105 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1107 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1109 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1111 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1113 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
1115 PLEXOR LN	MINGO CREEK INVESTMENTS II LLC
508 MONTVIEW WAY	MINGO CREEK INVESTMENTS II LLC
1306 PLEXOR LN	COLEMAN, MICHELLE N.
0 MONEY TREE LN	HONEYCUTT, BRENDA J.
4902 OLD FAISON RD	GRAY, CARLTON L
1300 PLEXOR LN	SEALEY, TERRY VANN
1205 PLEXOR LN	SHAHID-EL, LAILA
4912 OLD FAISON RD	GOWER, JOSEPH A GOWER, CAROLYN W
254 MONEY TREE LN	NARRON, ANTHONY NELSON
4908 OLD FAISON RD	SEBASTIEN, DEMETRA P A SEBASTIEN, JUDE MICHEAL PHILIPPE
1315 PLEXOR LN	POLLINO, TRASI
0 MINGO BLUFF BLVD	FRED SMITH COMPANY
230 MONEY TREE LN	WINDER, WILLIAM RAY WINDER, CATHERINE ANN
1405 PLEXOR LN	LOOMIS, DANIEL ROBERT LOOMIS, TONYA LYNN

1213 PLEXOR LN	AMH NC PROPERTIES, LP
1309 PLEXOR LN	AMH NC PROPERTIES, LP
402 GOWER DR	WALL, TRAVIS DEE WALL, ALEATHIA CUTSHAW
1203 PLEXOR LN	MANN, CHRISTOPHER
1215 PLEXOR LN	CARIC CORPORATION
4932 OLD FAISON RD	TORRES-GARCIA, MANUEL ELOY AGUILAR-PUENTES, MARGARITA
1313 PLEXOR LN	ORTEGA, FRALIS M
1305 PLEXOR LN	BUIE, JASMINE
1216 PLEXOR LN	EMKE, CARRIE G EMKE, DAVID M
1301 PLEXOR LN	DAVIS, CHARLES DAVIS, JOSIE B
1012 FINALLY MY WAY	WALL, REBECCA
1304 PLEXOR LN	AMH 2014-3 BORROWER LP
1401 PLEXOR LN	RHOADES, AMY MILLRING
1409 PLEXOR LN	MULL, MELISSA
1308 PLEXOR LN	BURSE, DERRION STEWART, DERSHAN
249 MONEY TREE LN	GP ASSOCIATES NORTH CAROLINA INC
1307 PLEXOR LN	PURI, SUSAN PURI, RAVI
4909 OLD FAISON RD	FANOUS, BASEL MAGDY MESEHA, ENGY ALBEER FAHMY
4901 OLD FAISON RD	TIMOTHY A GRIFFIN LIVING TRUST
1004 FINALLY MY WAY	TIMOTHY A GRIFFIN LIVING TRUST
0 MINGO BLUFF BLVD	MINGO CREEK COMMUNITY ASSOCIATION INC
1403 PLEXOR LN	SMALL, TAYLOR
1311 PLEXOR LN	DAVIS, STEPHANIE
4905 OLD FAISON RD	WALL, DALE A SR
0 OLD FAISON RD	ASHBURY & THE HOLDING COMPANY LLC
0 OLD FAISON RD	ASHBURY & THE HOLDING COMPANY LLC
1211 PLEXOR LN	IBENSILALEN, MOHAMED AMEJJOD, MALIKA
242 MONEY TREE LN	PYLES, GREGORY
1310 PLEXOR LN	LEWIS, LOWRY DURANT
1201 PLEXOR LN	POMNO LLC
3804 ROCKING ROBYN RUN	THROWER, TIMOTHY L THROWER, SABRINA M
1302 PLEXOR LN	HIGH, OMAR S
4814 OLD FAISON RD	GOWER, JERRY L GOWER, JOANN W
1303 PLEXOR LN	SMITH, JAMES C
4812 OLD FAISON RD	BUTLER, TAMMY G
1209 PLEXOR LN	AMH NC PROPERTIES, LP

[illegible]

KNIGHTDALE NC 27545-9190
KNIGHTDALE NC 27545-8716
KNIGHTDALE NC 27545-7279
KAILUA KONA HI 96740
DURHAM NC 27703-7796
KNIGHTDALE NC 27545-9189
KNIGHTDALE NC 27545-7278
KNIGHTDALE NC 27545-9776
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
CLAYTON NC 27527-9271
KNIGHTDALE NC 27545-6900
MACON NC 27551-9222
KNIGHTDALE NC 27545-9190
KNIGHTDALE NC 27545-6900
KNIGHTDALE NC 27545-7279
KNIGHTDALE NC 27545-9190
YOUNGSVILLE NC 27596-7537
KNIGHTDALE NC 27545-9190
KNIGHTDALE NC 27545-6901
CLAYTON NC 27527-5500
KNIGHTDALE NC 27545-8680
RALEIGH NC 27614-6555

PROPERTY TAX DEPT	30601 AGOURA RD STE 200PT	AGOURA HILLS CA 91301-2150
PROPERTY TAX DEPT	30601 AGOURA RD STE 200PT	AGOURA HILLS CA 91301-2150
402 GOWER DR	KNIGHTDALE NC 27545-9700	
1203 PLEXOR LN	KNIGHTDALE NC 27545-7279	
11208 SADDLEWOOD CT	RALEIGH NC 27614-9697	
4932 OLD FAISON RD	KNIGHTDALE NC 27545-9190	
1313 PLEXOR LN	KNIGHTDALE NC 27545-6901	
7304 STONECLIFF DR APT 7	RALEIGH NC 27615-7710	
1216 PLEXOR LN	KNIGHTDALE NC 27545-7278	
1301 PLEXOR LN	KNIGHTDALE NC 27545-6901	
1012 FINALLY MY WAY	KNIGHTDALE NC 27545-8754	
30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
1401 PLEXOR LN	KNIGHTDALE NC 27545-6903	
1409 PLEXOR LN	KNIGHTDALE NC 27545-6903	
1308 PLEXOR LN	KNIGHTDALE NC 27545-6900	
7048 KNIGHTDALE BLVD	KNIGHTDALE NC 27545-8894	
1307 PLEXOR LN	KNIGHTDALE NC 27545-6901	
4124 PALAFOX CT	RALEIGH NC 27604-3466	
1732 FONT HILLS LN	KNIGHTDALE NC 27545-8184	
1732 FONT HILLS LN	KNIGHTDALE NC 27545-8184	
2009 MINGO CREEK BLVD	KNIGHTDALE NC 27545	
1403 PLEXOR LN	KNIGHTDALE NC 27545-6903	
1311 PLEXOR LN	KNIGHTDALE NC 27545-6901	
4905 OLD FAISON RD	KNIGHTDALE NC 27545-9191	
PO BOX 90427	RALEIGH NC 27675-0427	
PO BOX 90427	RALEIGH NC 27675-0427	
1211 PLEXOR LN	KNIGHTDALE NC 27545-7279	
249 MONEY TREE LN	KNIGHTDALE NC 27545-8680	
290 BARN HILL LN	WAKE FOREST NC 27587-7916	
1201 PLEXOR LN	KNIGHTDALE NC 27545-7279	
4205 MARSH VIEW LN	ZEBULON NC 27597-5347	
1302 PLEXOR LN	KNIGHTDALE NC 27545-6900	
4814 OLD FAISON RD	KNIGHTDALE NC 27545-9188	
1303 PLEXOR LN	KNIGHTDALE NC 27545-6901	
PO BOX 799	SWANSBORO NC 28584-0799	
PROPERTY TAX DEPT	30601 AGOURA RD STE 200PT	AGOURA HILLS CA 91301-2150

Summary of Discussions

Provide a summary of any questions or comments received from meeting attendees along with responses by the applicant. If the question or comment will result in a change to the proposal, please state how that change will be made and the resulting follow up with the applicant. Use duplicate sheets if needed.

APPLICANT'S STATEMENT:

The Town has asked the developer to extend an offsite roadway connection of Mingo Bluff Blvd onto a neighbor's property. We cannot legally perform any work on the neighbor's property. However, if the Town is able to acquire the necessary R/W and easements from the property neighbor, then the developer has stated that he is willing to construct the road connection based on the Town's request. If the Town is not able to acquire the offsite R/W and easements, then the roadway connection will not be possible.

QUESTION/CONCERN:

What improvements is your project proposing to the existing Mingo Bluff Blvd located to the north of your project to alleviate our concerns about safety on the existing road?

Applicant's Response:

This project is not proposing any modifications to the portion of existing offsite Mingo Bluff Blvd in your neighborhood, other than the aforementioned roadway connection. We understand that the road was designed, approved, and constructed 20+ years ago per the Town's standards, and we are not aware of existing safety issues with the existing road in your neighborhood. Any improvements to the existing road in your neighborhood would need to be handled by your HOA or the Town.

QUESTION/CONCERN:

How will your project affect traffic on existing Mingo Bluff Blvd?

Applicant's Response:

Refer to the Traffic Impact Analysis report, which was submitted to the Town. If Mingo Bluff Blvd is connected, then this would improve the traffic of your neighborhood, as it would allow residents and emergency vehicles an additional way to get in and out of your neighborhood.

DEVELOPER'S STATEMENT:

The Town has asked our project to construct a roundabout located at the intersection of Old Faison Rd and Mingo Bluff Blvd. However, our project is not proposing to construct a roundabout for the following reasons:

A roundabout would require significant R/W acquisition of multiple neighboring residential lots, which would have significant impacts to their homes. A roundabout would be prohibitively expensive to build. A roundabout is not warranted from a traffic standpoint according to the Traffic Impact Analysis.

Summary of Discussions

Provide a summary of any questions or comments received from meeting attendees along with responses by the applicant. If the question or comment will result in a change to the proposal, please state how that change will be made and the resulting follow up with the applicant. Use duplicate sheets if needed.

QUESTION/CONCERN:

What is the expected completion date?

Applicant's Response:

The construction is expected to begin in 2026 and be completed around 2029, but this will be affected based on the timeframe of the permitting and market conditions.

QUESTION/CONCERN:

What is the planned square footage and selling price of the townhouses and houses?

Applicant's Response:

The townhouses and houses will have 1,500 SF minimum, but could be larger. The sale price will be based on market conditions in years to come. At this time, we anticipate a sale price in the \$450,000 range.

QUESTION/CONCERN:

How many houses and townhouses will be built?

Applicant's Response:

The current plan is proposing 103 townhouses and 12 single family houses.

DEVELOPER'S STATEMENT:

The Traffic Impact Analysis indicates that the only warranted turn lane along Old Faison Rd is an eastbound left turn lane at the Mingo Bluff Blvd entrance, which will be constructed. In addition, the Town has asked the developer to seek to acquire R/W and widen the road in the gap between our two entrances, which will affect several neighboring properties. The widening will be based on the Town's planned cross section of Old Faison Rd. Our project is proposing to widen our side of the road per the Town's ultimate cross section, which includes R/W dedication, curb and gutter and a 10' pedestrian side path. Our project is not proposing to widen the south side of Old Faison Road, except as needed for the turn lane tapers required by NCDOT. Any additional widening along the south road frontage would be the responsibility of the any potential development on the south side of Old Faison Rd. The Town asked us to construct a median in Old Faison Rd, but this will not be feasible, as it would inhibit multiple existing residential driveway accesses along Old Faison Rd.

Summary of Discussions

Provide a summary of any questions or comments received from meeting attendees along with responses by the applicant. If the question or comment will result in a change to the proposal, please state how that change will be made and the resulting follow up with the applicant. Use duplicate sheets if needed.

QUESTION/CONCERN:

A member of the Mingo Creek Townhouses HOA stated the following:

The Town promised our community that when the property to the south is developed, the Mingo Bluff Blvd Road connection would be extended to Old Faison Rd.

QUESTION/CONCERN:

The residents in the gap along Old Faison Rd asked how the widening would affect their properties, including drainage and R/W acquisition.

Applicant's Response:

The Town is requiring our project to widen Old Faison Rd and construct a 10' wide sidepath along your property frontage, so we have no choice. It will be necessary to relocate the existing roadside ditch further north onto your property, construct new driveway pipes, and connect the new ditch to a proposed storm pipe system under Old Faison Rd. This will be designed in the future after the rezoning is approved. The developer will contact you to discuss R/W acquisition.

QUESTION/CONCERN:

A member of the Mingo Creek Townhouses stated the following: Back around 2004 when our community was built, the Town did not require any guest parking. The Town only required a garage parking space and a driveway parking space. Some residents have converted their garage into a living room and this has caused a parking shortage problem in our neighborhood. Will your project make our existing parking problem worse?

Applicant's Response:

That is unfortunate that your community has no guest parking and that some of your residents have made the problem worse by eliminating their garages. Our proposed project includes a significant number of on-street parallel parking spaces. There is also a proposed amenity/guest parking lot near the entrance. We initially designed the amenity/guest parking lot to be larger, but the Town asked us to reduce it. Given the walking distance between your project and our units, and the fact that you have an existing parking problem and we do not, we do not anticipate that our residents will want to park in your neighborhood.

QUESTION/CONCERN:

Will there be a stop sign on Old Faison Road at the Mingo Bluff Blvd intersection?

Applicant's Response:

We are proposing a southbound stop sign on Mingo Bluff Blvd. However, there will be no stop sign on existing Old Faison Road, which is a significant NCDOT road. We believe it is very unlikely that NCDOT would allow a stop sign on their major road.

Summary of Discussions

Provide a summary of any questions or comments received from meeting attendees along with responses by the applicant. If the question or comment will result in a change to the proposal, please state how that change will be made and the resulting follow up with the applicant. Use duplicate sheets if needed.

DEVELOPER'S STATEMENT:

The Town has asked that this project include Mixed Use. However, this project is not proposing any mixed use for the following reasons:

Our team does not believe that there is demand for commercial/retail uses at this location, and any investment in this would likely fail. Commercial/retail uses like to be next to other commercial/retail uses, such as in a shopping center setting, so a small commercial/retail project would likely fail at this location. This is a residential developer.

Summary of Discussions

Provide a summary of any questions or comments received from meeting attendees along with responses by the applicant. If the question or comment will result in a change to the proposal, please state how that change will be made and the resulting follow up with the applicant. Use duplicate sheets if needed.

Question/Concern #1:

Street extension/improvements of Mingo Bluff Road

Applicant's Response:

The town wants this connection and we have agreed to build, if the Town acquires the necessary right-of-way

Question/Concern #2:

What is the estimated selling price on the townhomes and single-family houses?

Applicant's Response:

That is difficult to answer this far out but we believe prices will be in the mid \$400,000 (based on 2024 dollars)

Question/Concern #3:

When is the expected start and completion date?

Applicant's Response:

Lots of variables about construction, but expected to start in 2026 and complete in approximately 2.5 years.

Question/Concern #4:

How many townhouses and how many single-family homes will there be?

Applicant's Response:

We propose 103 townhomes and 12 single-family homes.

Question/Concern #5:

Will there be any improvements to the "old" side of Mingo Bluff that would allow for some consistency and enhancement with the new addition?

Applicant's Response:

We will not improve the existing Mingo Bluff road except for the possible road connection.

Question/Concern #6:

Will there be anything to improve Mingo Bluff Road to consider safety and the addition of traffic with this addition?

Applicant's Response:

Any connection to Mingo Bluff road will follow the Town of Knightdale standards and will be consistent with good engineering safety standards.

Question/Concern #6:

How will this affect 4908 Old Faison Road?

Applicant's Response:

We will need to acquire additional right-of-way adjacent to Old Faison road.

Question/Concern #6:

Is the intention to ultimately have the streets connect?

Applicant's Response:

If Knightdale timely obtains the necessary right-of-way, we will connect Mingo Bluff to our project..



Town of Knightdale | 950 Steeple Square Ct. | Knightdale, NC 27545
KnightdaleNC.gov | 919-217-2241

NEIGHBORHOOD MEETING ATTENDANCE SHEET

Please list Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting. Use duplicate sheets if needed.

	Name/Organization	Address	Phone Number	Email Address	Follow Up Requested?
1.	John High		919-812-6192		
2.	Tabitha Hagen			Tabitha_Hagen@bellsouth.net	
3.	Richard Gower	4906 Old Faison Road		rgower1@nc.rr.com	
4.	Ray Winder	230 Money Tree Lane			
5.	CB				
6.	Mingo Creek HOA				
7.	Demetra Allen	4908 Old Faison Road		dpsebastien@gmail.com	
8.	Lisa Pierson	1104 Willowedge Court			
9.	Shahid-El, Laila	1205 Plexor Lane			
10.					
11.					
12.					
13.					
14.					
15.					