

March 14, 2025

NEIGHBORHOOD MEETING NOTICE

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 UDO 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: March 27, 2025

Meeting Time: 6PM-7PM

> **Meeting Location (weblink):**

- <https://mcadamsco.zoom.us/j/81496200410?pwd=DWNQzzMSq1cjNBZZ9y8mITWDGVYMuf.1>
 - **NOTE** – instructions to join without typing this long path into your browser are provided on the following page.

- > **Application Type:** Planned Unit Development (~ 171 units)
- > **Approving Authority:** Town Council Legislative Approval
- > **Property Address:** 1620 Hoppy Hill Drive (~52 acres – PIN #1752496412)

The Town of Knightdale has authorized the use of Virtual Neighborhood Meetings. Our meeting will be held via Zoom. Please see the attached instruction sheet for details. We welcome any questions or comments on the proposed project prior to or after the meeting.

To ensure that all neighbors have a full understanding of the proposal, you will find the following items included in this mailer:

1. Project contact information
2. An agenda for the meeting with next steps
3. A vicinity map
4. A copy of the proposed site plan (an enlarged version will be shown at the Neighborhood Meeting)
5. Knightdale's Neighborhood Meeting Guidelines

If you have questions or cannot attend the meeting but would like further information, please feel free to contact me by e-mail at bergmark@mcadamsco.com. You may also contact the Town of Knightdale Development Services Department at (919)217-2243.

Sincerely,
MCADAMS



David Bergmark
Senior Planner, Planning + Design

March 14, 2025

RE: Virtual Neighborhood Meeting – Zoom Instructions (Hopkins Farm PUD)

Dear Property Owner,

In accordance with Town of Knightdale policies, we will be hosting a virtual neighborhood meeting via Zoom. The meeting will be held on March 27, 2025 and begin at 6:00pm Eastern Time.

- > To attend the meeting via computer, type in the following link in your internet browser:
<https://mcadamsco.zoom.us/j/81496200410?pwd=DWNQzzMSq1cjNBZZ9y8mITWDGVYMuf.1>
- OR-**
- > Type “zoom.us/join” into your web browser and then enter the Meeting ID and Passcode below:
 - **Meeting ID:** 814 9620 0410
 - **Passcode:** 206460
- > One tap mobile
- > +16468769923,,81496200410# US (New York)
- > +16469313860,,81496200410# US
- > Dial by your location
 - • +1 646 876 9923 US (New York)
 - • +1 301 715 8592 US (Washington DC)
 - • +1 312 626 6799 US (Chicago)
 - • +1 253 215 8782 US (Tacoma)
 - • +1 346 248 7799 US (Houston)
 - • +1 408 638 0968 US (San Jose)
 - Meeting ID: 814 9620 0410
- > Find your local number: <https://mcadamsco.zoom.us/j/81496200410?pwd=DWNQzzMSq1cjNBZZ9y8mITWDGVYMuf.1>

Sincerely,
MCADAMS

HOPKINS FARM PUD – NEIGHBORHOOD MEETING AGENDA

Location: Remote Meeting via Zoom (see zoom instructions for login info)

Date: March 27, 2025

Time: 6:00 P.M.

AGENDA DETAILS:

- | | |
|---------|--|
| 6:00 PM | Welcome |
| 6:05 PM | Introduction of Project Team |
| 6:10 PM | Review of Procedures for Conducting the Neighborhood Meeting |
| 6:15 PM | Project Overview <ul style="list-style-type: none">> Site Location and Existing Conditions> Builder/Developer Goals> Presentation of Rezoning/Development Proposal |
| 6:30 PM | Next Steps / Target Schedule <ul style="list-style-type: none">> Target PUD Submittal - April 28, 2025> DRC Meeting – May 8, 2025 (DRC review continues up through council meeting)> Joint Public Hearing – TBD* (earliest potential date would be June 18th)> Land use Review Board review & recommendation – TBD* (earliest option July 14th)> Town Council Meeting (for potential action) – TBD* (earliest option August 20th)> (*NOTE – public meeting dates could be later depending on DRC review) |
| 6:35 PM | Question and Answer Period <ul style="list-style-type: none">> Participants may submit questions through the zoom webinar chat function for the applicant to respond to. |
| 7:00 PM | Adjourn |

Hopkins Farm PUD
Project Contact Information

Project Name: Hopkins Farm Proposed Zoning: PUD (GR8 Base)

Location: 1620 Hoppy Hill Drive (north side of Poole Rd)

Property PIN(s): 1752496412 **Acreage/Square Feet:** ~52.5 acres

Property Owner: Smith, Melodie H and Berry, Jennifer H

Address: 1620 Hoppy Hill Drive

City: Knightdale **State:** NC **Zip:** 27545

Phone: 919-427-4125 **Email:**

Developer: Lennar

Address: 1100 Perimeter Park Drive, Suite 112

City: Morrisville **State:** NC **Zip:** 27560

Phone: 919-836-6461 **Email:** michael.taylor@lennar.com

Engineer: McAdams

Address: 621 Hillsborough Street, Suite 500

City: Raleigh **State:** NC **Zip:** 27603

Phone: 919-449-4005 **Email:** bergmark@mcadamsco.com

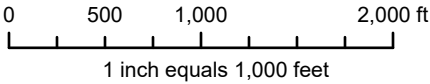
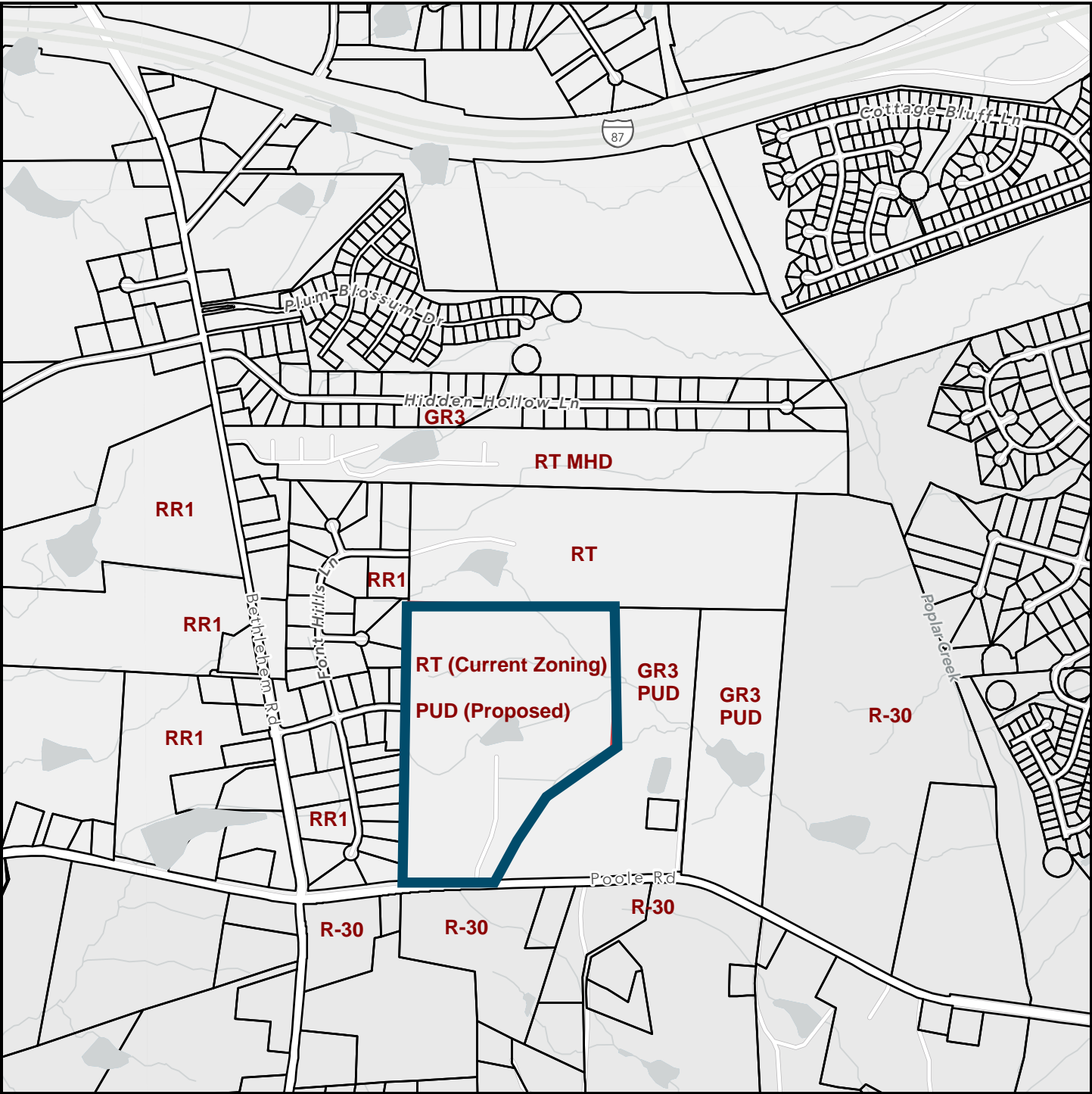
Builder (if known): Lennar

Address: Same contact information as above

City: **State:** **Zip:**

Phone: **Email:**

VICINITY MAP



HOPKINS FARM MASTER PLAN



Neighborhood Meeting Guidelines

Neighborhood Meetings are a required step within the [rezoning process](#). The standards for Neighborhood Meetings can be found in [UDO Section 12.2.C.3](#). Neighborhood Meetings may be held in-person or virtually.

Why are Neighborhood Meetings required?

UDO Section 12.2.C.3 requires a Neighborhood Meeting prior to the submittal of any Zoning Map Amendment or Special Use Permit. The goal is to solicit feedback from neighboring residents to assist in bettering the proposal prior to the required public hearing. Applications for proposals must be submitted within six (6) months of the meeting (Sec 12.2.C.3.a); failure to submit within this time will require a subsequent meeting.

Roles and Responsibilities

All stakeholders will be given the opportunity to speak and provide constructive comments, ask clarifying questions, and make realistic suggestions to contribute to the development of Knightdale. The conversation should remain respectful; disruptive behavior will not be allowed. The roles of all participants are defined below.

- Staff Liaison – Development Services Staff Member
 - Listens to and records comments/questions
 - Answers process and ordinance related question
 - Developer – Applicant and Development Team
 - Presents the project accurately
 - Listens to and records comments/questions
 - Answers general questions
 - Community – Residents, Property Owners, Business Owners
 - Receives project details
 - Asks productive questions
 - Provides practical comments
-

Instructions for Applicants

Applicants shall coordinate the scheduling of meetings with Town staff prior to sending notifications. The meeting shall be scheduled Tuesdays or Thursdays, at either 5:00 p.m. or 6:00 p.m. to last an hour, and accessible during that entire window of time. The meeting cannot be held on Town observed holidays.

Virtual Neighborhood Meetings

Online meetings shall be scheduled by the applicant utilizing Zoom, Teams, WebEx, or other suitable platforms to conduct the meeting.

In-Person Neighborhood Meetings

In-person meetings shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.

The following guidelines are required for the applicant to be considered in compliance. Failure to adhere to these guidelines will require the applicant to hold a new neighborhood meeting.

Mailed Notice Requirements:

- The applicant shall send written notices of the meeting via first-class mail at least 10 days prior to the meeting to property owners within 200 feet of the proposed project via a list supplied by town staff.
- The applicant will be required to include in the attached mailed notice (applicant letterhead), vicinity map which contains the existing zoning, & map of the proposed development & zoning.
- "Project Contact Information" sheet
- An agenda for the meeting shall be included with the mailed notice, including an explanation of the process for which the meeting is being held, an explanation of next steps (possible revisions to the plan based on comments received, Town Council Joint Public Hearing, Land Use Review Board meeting, Town Council decision), and an overview of development proposal.
- Include these guidelines with the mailed notices to property owners.

Submittal Document Requirements:

- "Summary of Neighborhood Meeting Discussion" sheet filled out, consisting of questions or concerns, responses, any questions or concerns received prior to the meeting, and a description of changes made to the plan as a result of the meeting.
- "Neighborhood Meeting Attendance" sheet with attendee information.
- All items listed under "Mailed Notice Requirements" sent to applicable property owners.

Additional requirements:

- Should any attendee request follow up information, the applicant will be required to maintain communication and inform town staff.

Owner

MARTIN, ELIZABETH ANN
 BOUFEDJI, ABDERREZAK BOUFEDJI, NADIA
 PERRIGO, TYLER G PERRIGO, TAYLOR R
 FONTENOT, ROBERT JR FONTENOT, JO LYNN
 BETHLEHEM BAPTIST CHURCH
 ADAMS, CARLETTE N
 GUETTERMAN, JOHN C GUETTERMAN, JANET L
 LEWICKI, MATTHEW E
 HARRIS, JAMES A JR HARRIS, SHEILA H
 BURWELL, WILLIAM GEORGE BURWELL, CARLETHA GILLESPIE
 STRAHLER, DOUGLAS R STRAHLER, CHRISTIE L
 COOLEY, REGINALD L SR COOLEY, DANIELLE L
 BRADY, TOMAS BRADY, TINA
 CHESNEY, WILBUR JOVONNIE CHESNEY, LYNNE DARSSELLE
 SMITH, MELODIE H BERRY, JENNIFER H
 TPG AG EHC III (MTH) MULTI STATE 4 LLC
 INGRAM, ANTOINE LAMONT SR INGRAM, CINDI SCOTT
 BWH III LLC
 LETCHWORTH, JASON D LETCHWORTH, CHARLENE
 MORTON, SHERYL PALMER TRUSTEE MORTON, RUDOLPH JR TRUSTEE
 LACNEY, SUSAN TRUSTEE FRICKE, TOBIAS TRUSTEE
 MCKOY, BRIAN H MCKOY, HIWOT K

Mailing Address 1

8420 POOLE RD
 8429 GREYTHORNE PL
 4505 BARBARO DR
 1733 FONT HILLS LN
 8400 POOLE RD
 8709 POOLE RD
 1505 FONT HILLS LN
 1717 FONT HILLS LN
 1705 FONT HILLS LN
 1721 FONT HILLS LN
 1725 FONT HILLS LN
 8432 GREYTHORNE PL
 8405 TADMORE LN
 1713 FONT HILLS LN
 1620 HOPPY HILL DR
 8585 E HARTFORD DR STE 118
 8408 TADMORE LN
 1728 BETHLEHEM RD
 8409 TADMORE LN
 1729 FONT HILLS LN
 8428 GREYTHORNE PL
 8433 GREYTHORNE PL

Mailing Address 2

KNIGHTDALE NC 27545-9154
 KNIGHTDALE NC 27545-8179
 KNIGHTDALE NC 27545-6132
 KNIGHTDALE NC 27545-8185
 KNIGHTDALE NC 27545-9154
 KNIGHTDALE NC 27545-9161
 KNIGHTDALE NC 27545-8181
 KNIGHTDALE NC 27545-8185
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 KNIGHTDALE NC 27545-8177
 KNIGHTDALE NC 27545-8185
 KNIGHTDALE NC 27545-8104
 SCOTTSDALE AZ 85255-5473
 KNIGHTDALE NC 27545-8176
 KNIGHTDALE NC 27545-9334
 KNIGHTDALE NC 27545-8177
 KNIGHTDALE NC 27545-8185
 KNIGHTDALE NC 27545-8178
 KNIGHTDALE NC 27545-8179

***Hopkins Farm PUD
Neighborhood Meeting
3.27.25***

OVERVIEW

- ▶ Purpose / Protocol
- ▶ Roles / Introductions
- ▶ Project
- ▶ Timeline
- ▶ Q&A

PURPOSE

WHO RECEIVED NOTIFICATION?

- ▶ Adjacent property owners within 200' of the proposal

WHY WE'RE HOLDING THE MEETING?

- ▶ Unified Development Ordinance requirement to meet with property owners & residents
- ▶ To have an opportunity before the Town Council Public Hearing to receive information and provide feedback.
 - ▶ Residents muted on Zoom meeting initially but will have an opportunity to speak/ask questions.
- ▶ To improve the proposal with that feedback

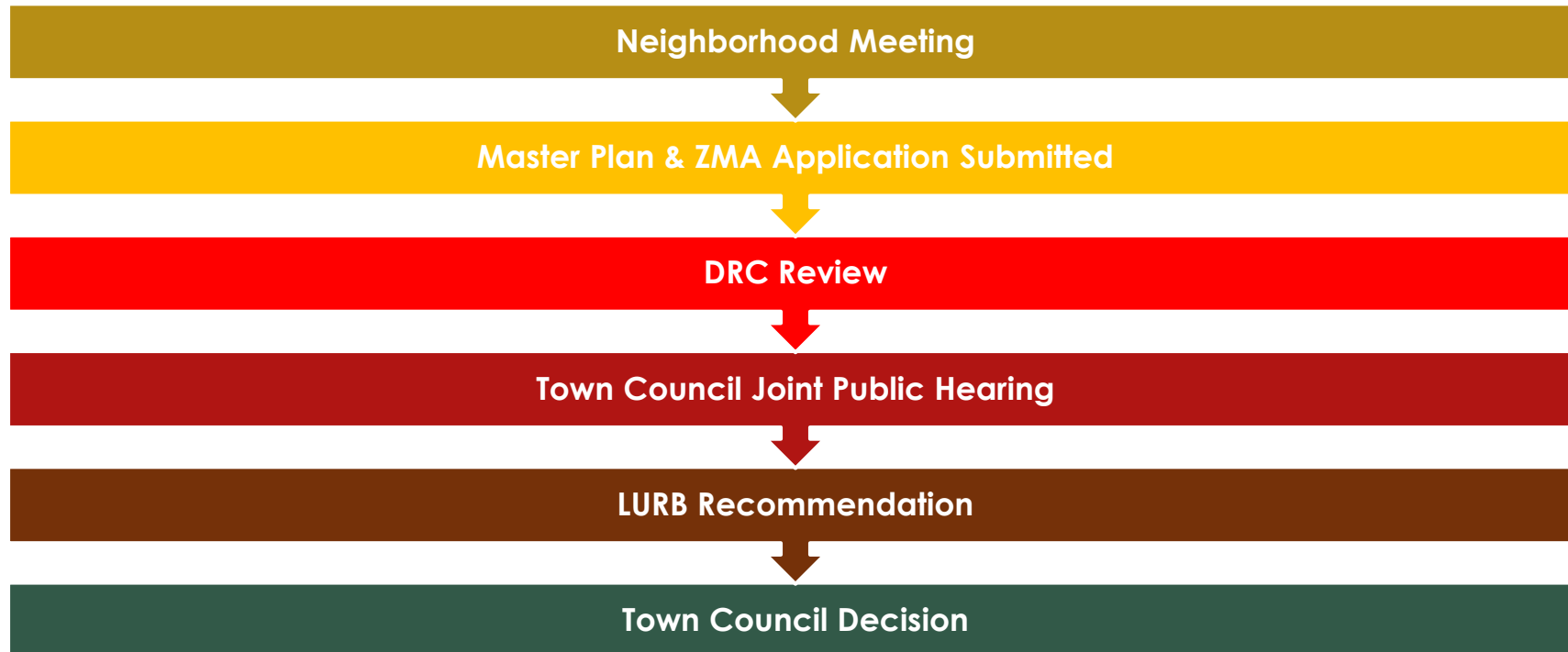
HOW WILL WE DO THAT?

- ▶ Following tonight's meeting, the applicant and Town staff will discuss your comments
- ▶ The applicant team will look for ways to improve the proposal using your comments

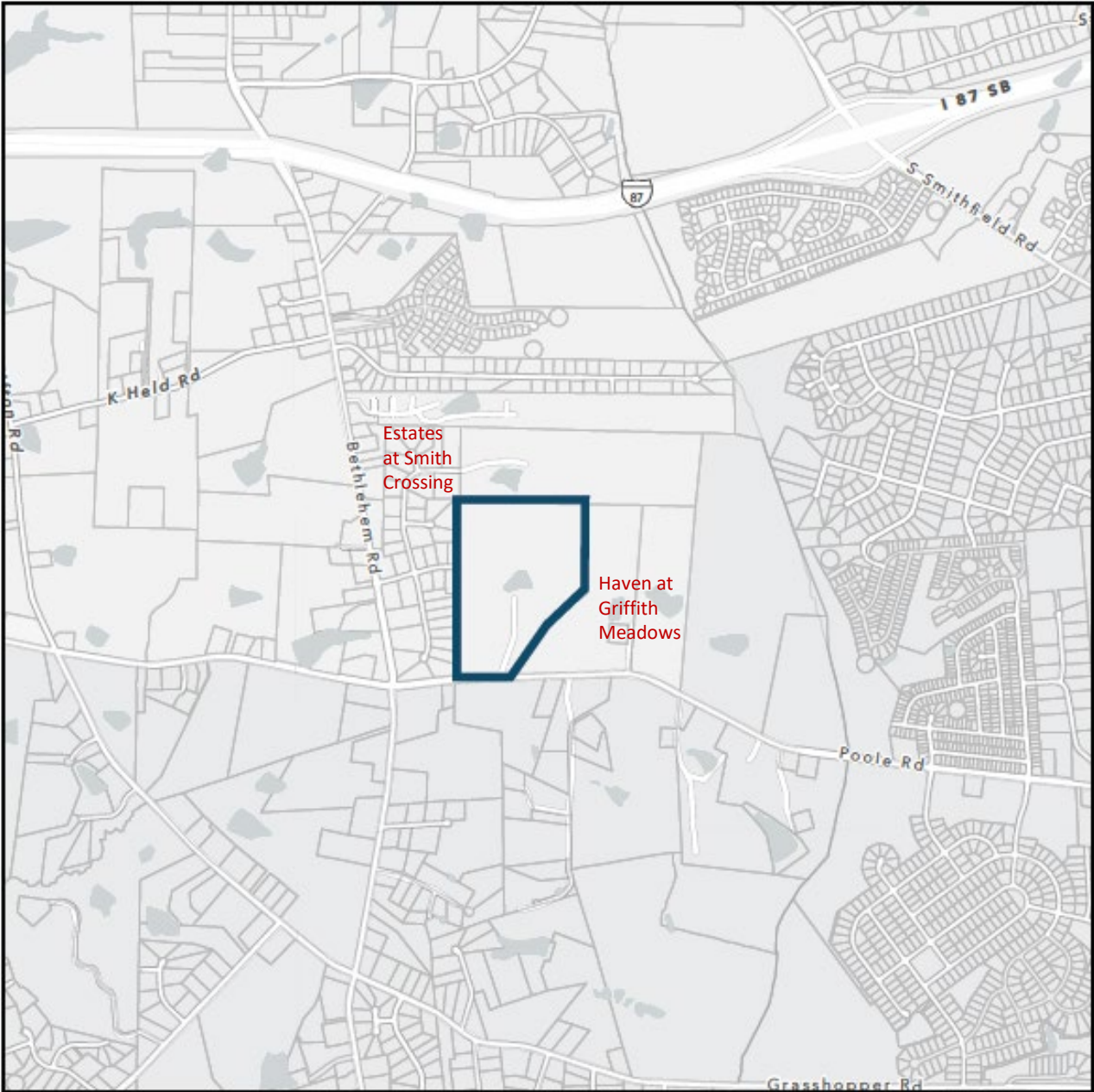
Team Introductions & Roles

- ▶ **Developer/Development Team**
 - Share the Proposal, Hear concern and Improve the plan.
- ▶ **Town Staff**
 - Moderate the conversation, Document concerns, and Answer process related questions.
- ▶ **Residents/Property Owners**
 - Learn about the proposal, provide feedback, and Engage in improving Knightdale.
 - All meeting participants – please type your name and email address into the chat window to record attendance.

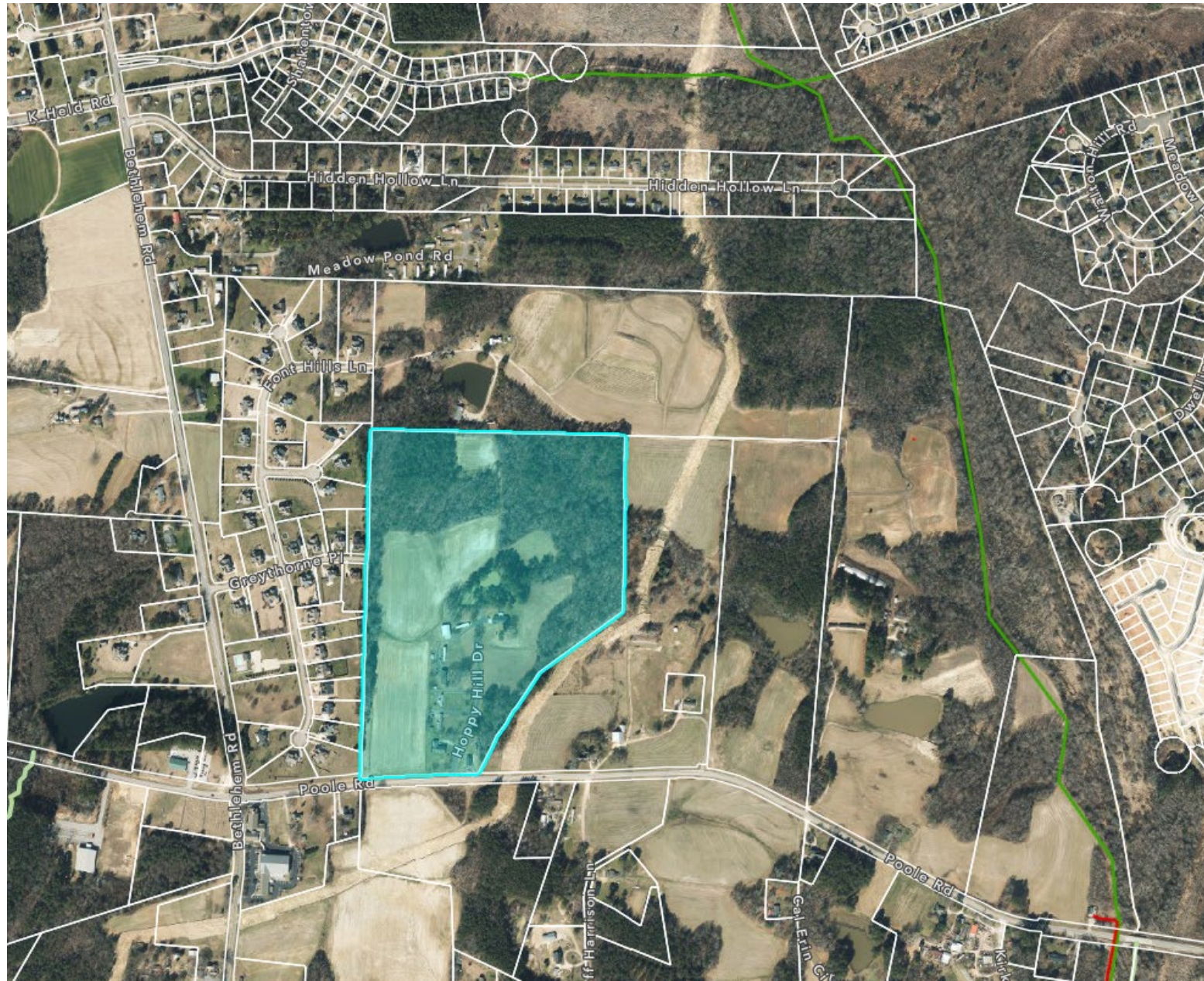
PROJECT DEVELOPMENT TIMELINE



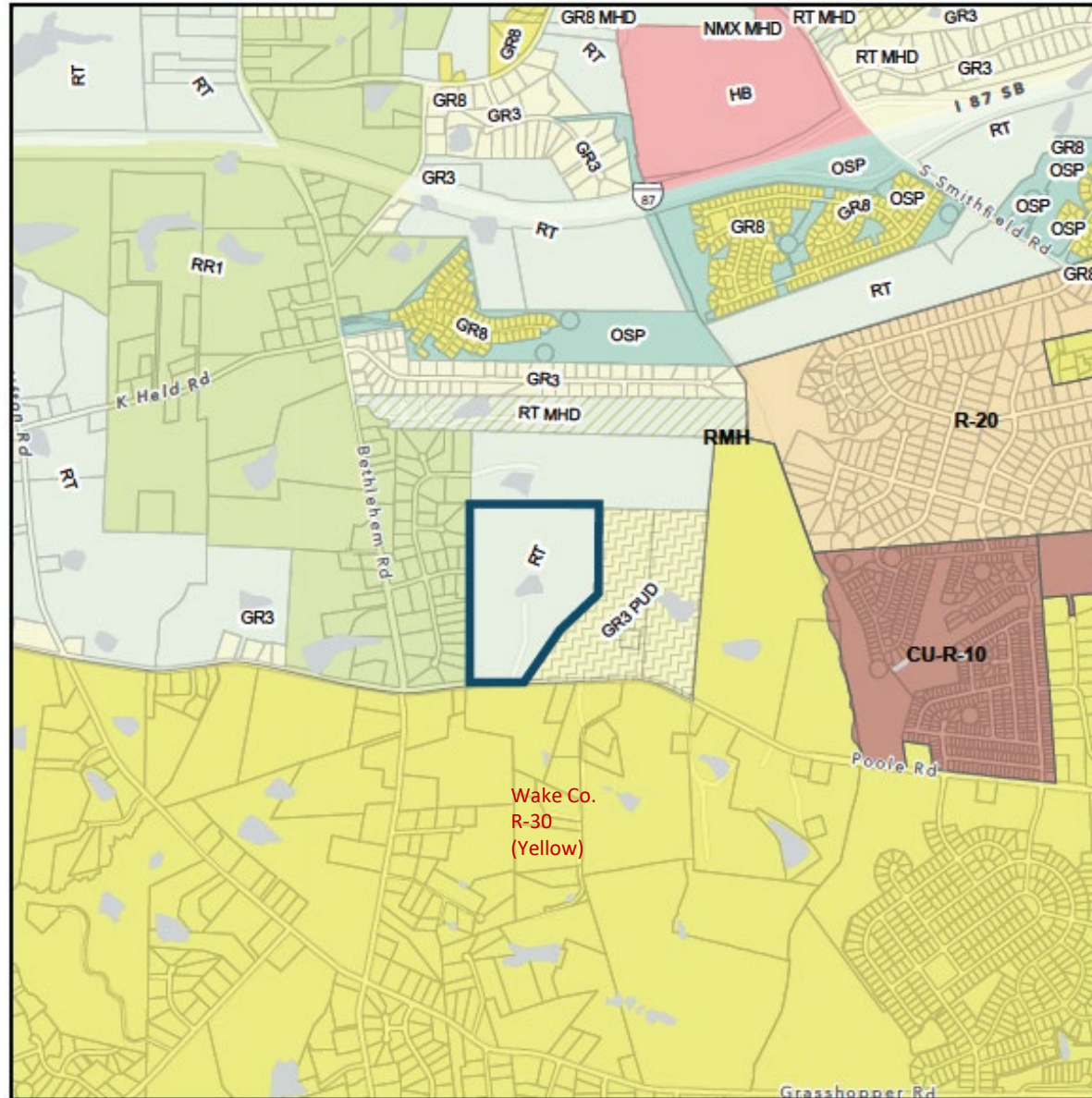
PROJECT LOCATION



PROJECT LOCATION



CURRENT ZONING & LAND USE



PROJECT DETAILS

- **Proposed Zoning:** GR8 – PUD
- **Proposed Use:** SFD detached & Townhomes
- **Unit Breakdown (~171 units):**
 - 32 Front-loaded SFD lots (min. 6000 SF lots)
 - 71 Rear-loaded SFD lots (min. 3500 SF lots)
 - 68 Townhomes (rear-loaded)
- **Site Area:** ~52.5 Acres
- **Density:**
 - ~ 3.25 DUA Total

PROJECT DETAILS

- **Open space Provided:** ~ 22 acres
(42% of Site)
 - ~2.8 Acres Active
 - ~16 acres Passive
 - ~3.2 Acres Common Open Space
- **Open Space Amenities**
 - Pool + Bathhouse
 - Playground / Yard Games
 - Traditional Parks Spaces
 - Dog Park
 - Disc Golf
 - Private Greenways
 - Pollinator Garden



HOPKINS FARM MASTER PLAN



20' TYPE 'B' BUFFER

GREYTHORNE PL

STORMWATER BIORETENTION

PONT HILLS LN

D



LEGEND

- PRIVATE GREENWAY (10' PAVED)
- 35'-40' REAR LOADED SINGLE FAMILY DETACHED
- 60' FRONT LOADED SINGLE FAMILY DETACHED
- 22' REAR LOADED TOWNHOMES

* POTENTIAL HIGH HAZARD DAM TO BE REMOVED. POND TO REVERT TO WETLANDS/NATURAL STATE.
 ** ALL STREETS OTHER THAN STREET 'D' & 'E' ARE DESIGNED AS 54' R/W LOCAL ROADS
 ALL STREETS WILL BE PUBLIC. ALL ALLEYS WILL BE PRIVATE EXCEPT FOR THOSE ALLEYS IDENTIFIED AS UTILITY ALLEYS.

20' TYPE 'B' BUFFER

50' RIPARIAN BUFFER



PEDESTRIAN SEATING AREA

FOUNTAIN

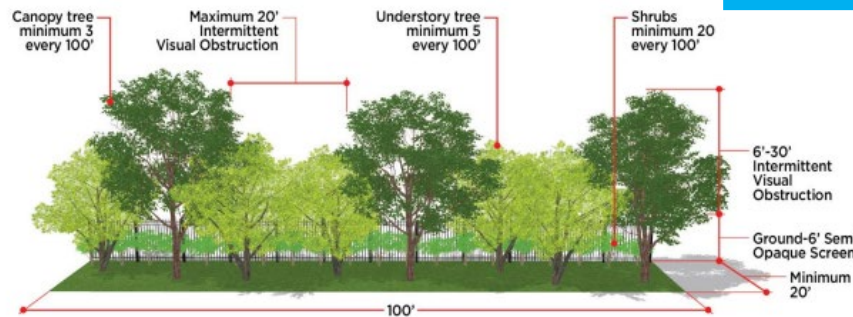
DISC GOLF HOLE

HAVEN AT GRIFFITH MEADOWS
(APPROVED PUD)



HOPKINS FARM MASTER PLAN

Figure 7.5: Type B Buffer Yard Standards



GREYTHORNE PL

FONT HILLS LN

D



LEGEND

- PRIVATE GREENWAY (10' PAVED)
- 35'-40' REAR LOADED SINGLE FAMILY DETACHED
- 60' FRONT LOADED SINGLE FAMILY DETACHED
- 22' REAR LOADED TOWNHOMES

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 **ALL STREETS OTHER THAN STREET 'D' & 'E' ARE DESIGNED AS 54' ROW LOCAL ROADS
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20' TYPE 'B' BUFFER

50' RIPARIAN BUFFER

PEDESTRIAN SEATING AREA

FOUNTAIN

POLLINATOR GARDEN & EDUCATIONAL SIGNAGE E



DISC GOLF COURSE F



STREET 'D' CROSS SECTION G

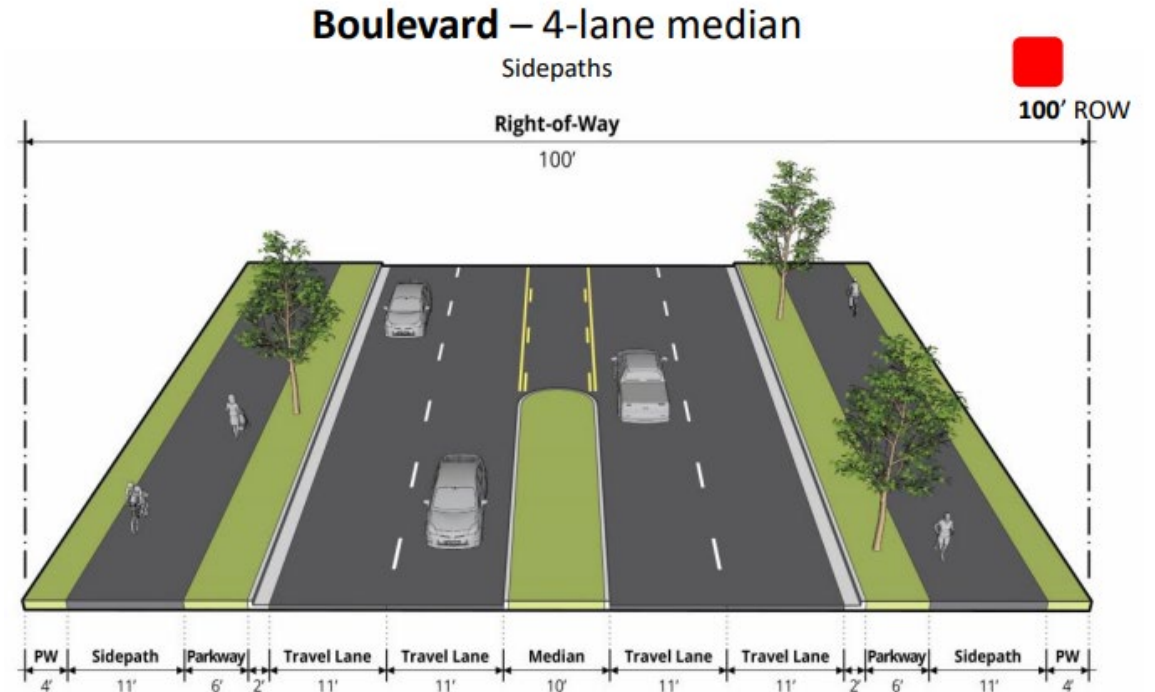


EXISTING VEGETATION OVERLAY & STREET CONNECTIVITY



TRAFFIC MANAGEMENT

- Hopkins Farm will provide its own TIA and will be widening Poole Rd to Knightdale's 4-lane divided roadway.
 - TIA will include traffic from Haven at Griffith Meadows, Lyndon Oaks, and Hodge Road Planned Dev. / Banks 20.
- Improvements anticipated to include exclusive left-turn lane into site off Poole Rd.
- Roundabout placement at intersection of 2 collector roads : Traffic Calming.
- TIA will be reviewed by town staff, as well as NCDOT to create final list of road improvements which the developer will be responsible for.



PROPOSAL SUMMARY

- Conservation Focused Neighborhood Design (40+ % open space)
- Highly interconnected neighborhood with 2 collector roads and private greenway
- Roundabout incorporation to facilitate movement while providing traffic calming
- Variety of residential offerings and neighborhood amenities

PROJECT DEVELOPMENT TIMELINE

- Neighborhood Meeting Date: **3/27/25**
- Anticipated Application Submittal Date: **4/28/25**
- Earliest Town Council Joint Public Hearing: **6/18/25**
- Earliest Land Use Review Board Recommendation: **7/14/25**
- Earliest Town Council Decision: **8/20/25**

Note: actual public meeting dates could be later, depending on staff review. Dates above represent the fastest potential review timeline.

Q&A

- Please post any Questions you have in the Chat box within the Zoom meeting. Questions will be read aloud and responded to by a presenter.
- Developer Representative: David Bergmark
 - 919-449-4005
 - Bergmark@mcadams.com
- Development Case Manager (Town): Gideon Smith
 - 919-217-2245
 - Gideon.smith@knightdalenc.gov