



Town of Knightdale

Staff Report

Title: AN-4-25: Lyndon Oaks Annexation

Director Signature: JB

Staff: Gideon Smith, Senior Planner – Current

Asst. Town Manager Signature: DMT

Date: August 20, 2025

Town Manager Signature: WRS

BACKGROUND INFORMATION

- Staff received a voluntary, noncontiguous annexation petition for an assemblage of parcels totaling approximately 176.56-acres between Old Faison Road and Bethlehem Road, further identified by Wake County PINs 1743-95-3683, 1743-97-1085, 1753-07-1583, 1743-97-6575, 1753-15-2116, 1743-98-9384, and 1743-98-6356.
- The property is part of an approved development (ZMA-2-23; ORD #24-07-17-002) featuring up to 500 residential units (mixture of single-family lots, duplexes, and townhomes) and 15,000 square feet of neighborhood serving commercial uses (to be established on an ~2.0-acre outparcel).
- The Developer is D.R. Horton.
- The petitioner is Parker Poe, on behalf of property owners, Terry Lane Ferrell, Cheryl Ann Ferrell, Randall Hutchins Ferrell, and Timothy Clarence Ferrell; Wayne L. Harper and Eugene J. Harper; and Milton Edward Tart, Jr., Patsy Price Tart, Deborah Jane Tart, Milton Edward Tart, III, Janet Stanley Tart, and Lee T. Alford.
- The Town Clerk has investigated the sufficiency of the petition, and the statement of sufficiency is included in the agenda packet.

SUMMARY

Staff performed an annexation impact analysis for the development that outlines the service commitments and revenue projections for the annexed area based upon the proposed development.

Development Proposal

The Master Plan and Planned Unit Development for Lyndon Oaks (ZMA-2-23; ORD #24-07-17-002) was approved by Town Council on July 17, 2024. The following analysis looks at departmental service provisions for the development.

Planning & Development Services

- Zoning & Code Enforcement: The annexed area will change from the Town's Extra-Territorial Jurisdiction (ETJ) to in-town patrol area. The development is located towards the southern end of the Town's jurisdiction, where development pressures are currently being experienced.
 - An increase in calls for code enforcement is anticipated in this area based on the development.
- Permitting & Inspections: This area is already within Knightdale's planning and inspection jurisdiction.
 - The proposed development will require an estimated ±500 building permits, with the corresponding zoning and infrastructure inspections.

Public Works & Utilities

- Increase of solid waste accounts and residential leaf/yard waste pick-up
 - 125 minutes added to yard waste route
 - 110 minutes added to knuckle boom truck route
- Street Maintenance:
 - 16,758 linear feet (3.17 miles): new public streets added



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- 64.61 miles of Town's existing paved street system (approximate increase of 4.9%)
 - \$1,093,650 estimated cost to resurface new streets at approximately \$345,000/mile.
 - \$36,455 estimated annual resurface costs (spent over a 30-year timespan).
 - Non-collector streets typically do not need resurfacing as often as collector streets.
- Sidewalk Maintenance:
 - 30,598 linear feet of new 5-foot-wide sidewalk (152,990 square feet)
 - \$90/square foot replacement cost
 - \$13,769,100 total sidewalk replacement cost
- Curb & Gutter Maintenance:
 - 46,477 linear feet of new curb and gutter
 - \$65/linear foot replacement cost
 - \$3,021,005 total curb replacement cost
 - Sidewalk and curb & gutter usually require spot replacement/repair and therefore an annualized sidewalk replacement cost is not provided as part of this analysis. The estimated replacement cost is provided for informational purposes.

Emergency Services/Police Patrol & Response:

- An "event" is any logged activity that requires dedicated time, personnel, and police resources. This includes **all** activities such as 9-1-1 calls, security checks, proactive patrols, false alarm responses, traffic accidents, traffic stops, community outreach, reported crimes, follow up investigations, etc.
- According to the analysis conducted by the Knightdale Police Department, the Lyndon Oaks development will create an estimated additional 1,300 events per year at full build-out.
- \$350,493 total estimated annual cost for call/response at \$269.61 average cost per call.

Fire & Emergency Medical Response:

- 30 estimated call volume/responses per year at full build-out.
- \$39,000 total estimated annual cost for call/response at \$1,300 average cost per call.

Parks, Recreation, & Cultural Resources (based on 2020 Census data for Knightdale):

- Classes and Programs:
 - Annexed area is proposed to add 1,290 new residents broken down to the following age groups for individuals within those households:
 - \$13,664 estimated cost of 103 Young Children (ages 0-4)
 - \$42,189 estimated cost of 319 School Aged Children and Teenagers (ages 5-17)
 - \$99,750 estimated cost of 753 Adults (ages 18-64)
 - \$15,202 estimated cost of 115 Seniors (65+)
 - \$170,805 total estimated Parks cost
- The proposed annexed area is within the 2.5-mile service area of Knightdale Station Park and the Knightdale Community Pool. The northern portion of the development is within the 1-mile service area of Mingo Creek Park.
- Lyndon Oaks will add the following amenities:
 - 21.58 acres of passive and active open space:
 - 9 acres active open spaces (public & private greenway trails w/ fitness stations, clubhouse w/ swimming pool, playground area, pickleball courts, fitness areas, and a multi-purpose field, and more.



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- 12.58 acres passive open spaces (private walking trail with a gazebo & overlook, dog park, pollinator garden, bench swing park, hammock park, pocket parks, village green, public art, areas with seating, and more.

Finance and Budget

- Revenue
 - \$413,022 average total assessed value of recently constructed single-family and townhome units throughout the Town's jurisdiction
 - \$8,185,862 current assessed value of parcels
 - \$0 corresponding annual Knightdale tax revenue (no parcels currently in Town Limits)
 - \$206,510,841 estimated future assessed value of annexed area
 - \$908,648 estimated future annual tax revenue (at 0.44 cent rate)
 - Stormwater Utility: 500 dwellings charged a monthly rate of \$6.75 (one ERU)
 - \$3,375 monthly stormwater utility
 - \$40,500 annual stormwater utility fee at completion
 - Impervious surface associated with nonresidential portion of the development will generate additional revenue
 - \$39,784 increase to Powell Bill

COST-BENEFIT ANALYSIS SUMMARY

Projected Revenues/Expenditures	
REVENUES (annual)	
Property Tax	\$908,648
Powell Bill	\$39,784
Stormwater Utility Fund	\$40,500
Total Revenues	\$988,932
EXPENDITURES (annual)	
Police	\$350,493
Fire	\$39,000
Street Maintenance & Curb Replacement	\$86,805
Parks and Recreation	\$170,805
Total Expenditures	\$647,103
PROJECTED NET REVENUES	\$341,829



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RECOMMENDED ACTION

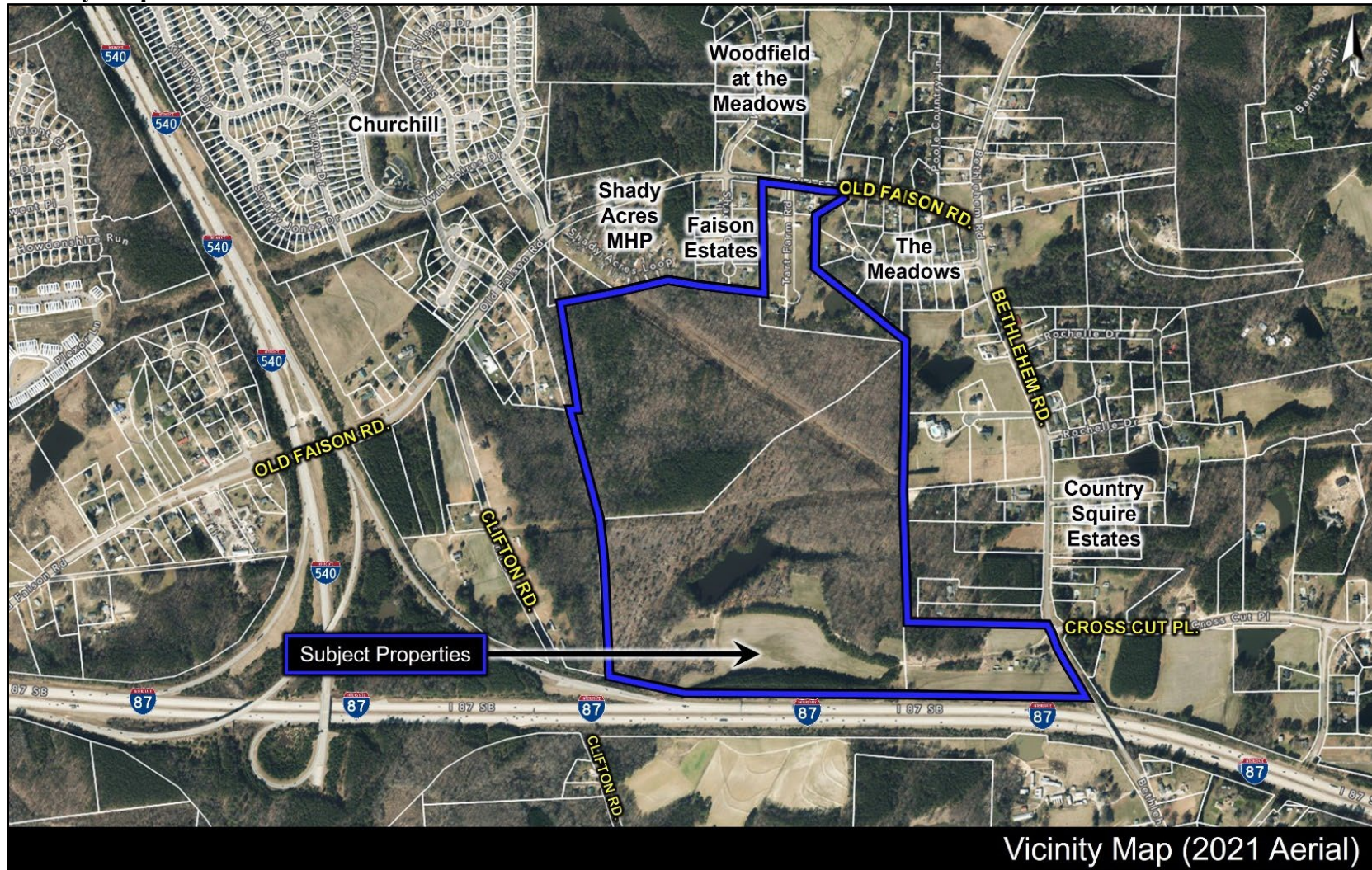
- Close the Public Hearing
- Adopt Ordinance #25-08-20-002 effectively annexing the area



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Vicinity Map





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Master Plan

