



Town of Knightdale

Staff Report

Title: AN-5-25: Haven at Griffith Meadows Annexation

Staff: Gideon Smith, Senior Planner – Current

Date: August 20, 2025

Director Signature: JB

Asst. Town Manager Signature: DMT

Town Manager Signature: WRS

BACKGROUND INFORMATION

- Staff received a voluntary, noncontiguous annexation petition for an assemblage of parcels totaling approximately 60.15-acres located at 8613 Poole Road, 8629 Poole Road, and 1620 Single K Lane, and further identified by Wake County PINs 1752-59-7507, 1752-69-3494, and 1752-59-9261.
- The property is part of an approved development that features a total of 180 residential lots, consisting of a mix of single-family lots and townhomes (ZMA-12-22; ORD #23-11-15-002).
- The current property owner is TPG AG EHC III (MTH) Multi State 4, LLC. The developer is Meritage Homes.
- The petitioner is Parker Poe Adams & Bernstein, LLP.

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 Haven at Griffith Meadows (ZMA-12-22; ORD #23-11-15-002) was approved by Town Council on November 15, 2023. 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
 - 45 minutes added to yard waste route
 - 40 minutes added to knuckle boom truck route
- Street Maintenance:
 - 9,406 linear feet (1.78 miles): new public streets added
 - 64.61 miles of Town's existing paved street system (approximate increase of 2.8%)
 - \$614,100 estimated cost to resurface new streets at approximately \$345,000/mile.
 - \$20,470 estimated annual resurface costs (spent over a 30-year timespan).
 - Non-collector streets typically do not need resurfacing as often as collector streets.



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- Sidewalk Maintenance:
 - 16,845 linear feet of new 5-foot-wide sidewalk (84,225 square feet)
 - \$90/square foot replacement cost
 - \$7,580,250 total sidewalk replacement cost
- Curb & Gutter Maintenance:
 - 26,368 linear feet of new curb and gutter
 - \$65/linear foot replacement cost
 - \$1,713,920 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 Haven at Griffith Meadows development will create an estimated additional 468 events per year at full build-out.
- \$126,177 total estimated annual cost for call/response at \$269.61 average cost per call.

Fire & Emergency Medical Response:

- 11 estimated call volume/responses per year at full build-out.
- \$14,040 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 projected to add 464 new residents broken down to the following age groups for individuals within those households:
 - \$4,919 estimated cost of 37 Young Children (ages 0-4)
 - \$15,188 estimated cost of 115 School Aged Children and Teenagers (ages 5-17)
 - \$35,910 estimated cost of 271 Adults (ages 18-64)
 - \$5,473 estimated cost of 41 Seniors (65+)
 - \$61,490 total estimated Parks cost
- The proposed annexed area is outside of the service area of all Knightdale public parks.
- Haven at Griffith Meadows will add the following amenities:
 - 16.92 acres of passive and active open space consisting of a pool and clubhouse, playground structure, public plaza, private walking trails, enhanced roadside landscaping, community garden, and gathering areas with seating



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Finance and Budget

- Revenue
 - \$413,022 average total assessed value of recently constructed single-family and townhome units throughout the Town's jurisdiction
 - \$2,747,732 current assessed value of parcels
 - \$0 corresponding annual Knightdale tax revenue (no parcels currently in Town Limits)
 - \$74,343,903 estimated future assessed value of annexed area
 - \$327,113 estimated future annual tax revenue (at 0.44 cent rate)
 - Stormwater Utility: 180 dwellings charged a monthly rate of \$6.75 (one ERU)
 - \$1,215 monthly stormwater utility
 - \$14,580 annual stormwater utility fee at completion
 - \$15,620 increase to Powell Bill

COST-BENEFIT ANALYSIS SUMMARY

Projected Revenues/Expenditures	
REVENUES (annual)	
Property Tax	\$327,113
Powell Bill	\$15,620
Stormwater Utility Fund	\$14,580
Total Revenues	\$357,313
EXPENDITURES (annual)	
Police	\$126,177
Fire	\$14,040
Street Maintenance & Curb Replacement	\$49,035
Parks and Recreation	\$61,490
Total Expenditures	\$250,742
PROJECTED NET REVENUES	\$106,571

RECOMMENDED ACTION

- Close the Public Hearing
- Adopt Ordinance #25-08-20-004 effectively annexing the area



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Vicinity Map



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