



Town of Knightdale

Staff Report

Title: Haven at Griffith Meadows
Development Agreement

Staff: Gideon Smith, Senior Planner

Date: August 20, 2025

Director Signature: JB

Asst. Town Manager Signature:

Town Manager Signature:

I. REQUEST:

Parker Poe Adams & Bernstein, on behalf of TPG AG EHC III (MTH) Multi State 4, LLC, owner, and Meritage Homes of the Carolinas, Inc, developer, has requested that the Town Council consider approving the proposed Development Agreement for the Haven at Griffith Meadows development. The owner, developer, Town Attorney, and Staff have reviewed the proposed Agreement and find it acceptable.

II. PROJECT PROFILE:

| | |
|--------------------|--|
| PROPERTY LOCATION: | 8613 & 8629 Poole Road; 1620 Single K Lane |
| WAKE COUNTY PIN: | 1752-59-7507, 1752-59-9261, and 1752-69-3494 |
| ZONING DISTRICT | General Residential-3 Planned Unit Development (GR3 PUD) |
| NAME OF PROJECT: | Haven at Griffith Meadows |
| APPLICANT: | Parker Poe Adams & Bernstein |
| DEVELOPER: | Meritage Homes |
| PROPERTY SIZE: | ± 60.15 acres |
| APPROVED LAND USE: | 180 residential units |

III. PROJECT HISTORY:

On November 15, 2023, Town Council approved a request (ZMA-12-22; Ordinance #23-11-15-002) to rezone and develop approximately 60.15 acres of land on the north side of Poole Road (See addresses & Wake County PINs noted in Project Profile).

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

The approved project is located on three parcels on the north side of Poole Road.

| DIRECTION | LAND USE | ZONING |
|-----------|-------------|-------------|
| North | Residential | RT |
| South | Residential | Wake County |
| East | Residential | Wake County |
| West | Residential | RT |



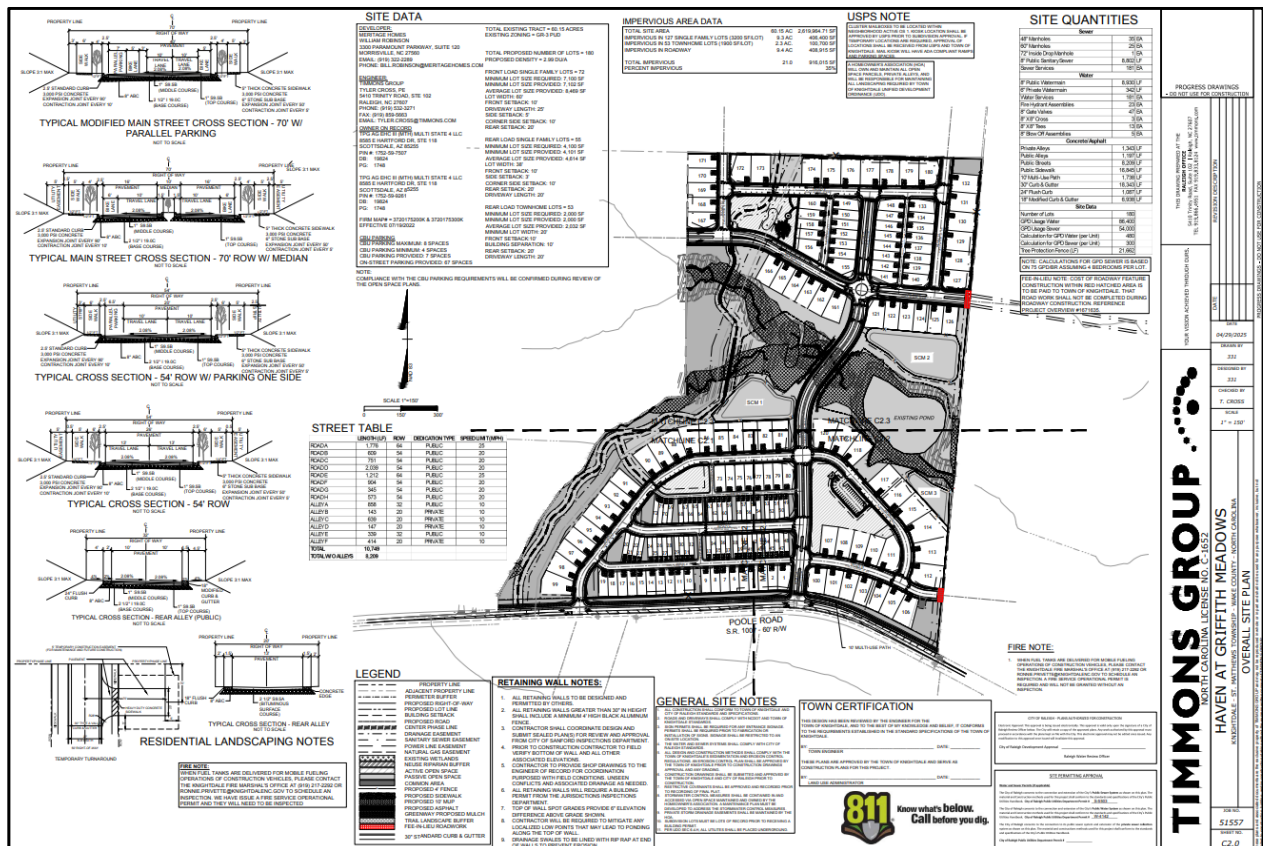
Town of Knightdale

Staff Report



V. APPROVED MASTER PLAN:

A Master Plan and Planned Unit Development were approved for 180 residential lots featuring front- and rear-loaded single-family homes and townhomes. As part of the Planned Unit Development, a site-specific plan was approved by Town Council. Construction Drawings are nearing approval.





Town of Knightdale

Staff Report

VI. PROPOSED ELEMENTS OF DEVELOPMENT AGREEMENT:

The following elements and terms are proposed for the Haven at Griffith Meadows Development Agreement. Full details of each item can be found in the attached draft document of the Agreement. Minor modifications to the draft document may take place between when the agenda packet is published and the public hearing; however, would not result in substantial changes.

A. Water Allocation Policy Compliance:

Per the adopted Water Allocation Policy, the residential portion of the development was awarded 15 base points as a major residential subdivision. The following table shows how the development will be compliant with this Policy:

| | Points |
|--|-----------|
| Base Points - Major Residential Subdivision | 15 |
| Options to Obtain additional 35 points: | |
| Residential Architectural Standards | 15 |
| Resort Style Pool, 2,500 square feet | 2 |
| Deck/Patio, more than 1,000 square feet | 1 |
| On-Street Public Parking | 4 |
| Clubhouse without a kitchen, less than 2,500 square feet | 5 |
| IPEMA Certified Playground Equipment | 4 |
| Enhanced Roadside Landscaping | 2 |
| Construction of more than 2,000 linear feet of private trail | 2 |
| <i>Total Proposed Bonus Points:</i> | 35 |
| Total Points (50 Points Required) | 50 |

B. Recreational Open Space:

The developer will provide both active and passive recreational open space in accordance with the approved Master Plan and PUD, totaling more than 16 acres of land. Amenities shall include a pool and clubhouse, playground structure, public plaza, private walking trails, enhanced roadside landscaping, community garden, gathering areas with seating, and more.

C. Phasing & Vested Rights:

The project is planned for development in two phases. Phase 1 is located on the southern portion of the subject properties with two neighborhood entrances on the north side of Poole Road. Phase 2 is located on the northern portion of the subject properties, extending northward from Phase 1. The term of this agreement shall be a period of seven years following execution by both parties. Unless otherwise agreed by the parties, the rights and interests conveyed by the Town to the Owner and Developer pursuant to this Agreement shall terminate on or about August 20, 2032.



Town of Knightdale

Staff Report



D. Site Development Allowances:

Several zoning conditions were granted with the approved Master Plan and PUD. Those exceptions shall remain unchanged, are listed below, and are contained in the attached Agreement.

1. Residential driveways shall be a minimum of 25-feet long on front-loaded lots and 20-feet long on rear-loaded lots.
2. Front-loaded single-family lots shall be a minimum of 60-feet wide.
3. Rear setbacks for single-family homes shall be a minimum of 20-feet.
4. Front-loaded single-family lots identified on the master plan as lots 86-99 and 113-118 shall not be mass graded. All other single-family lots shall be eligible for mass grading.
5. Uses within the development shall be distributed as follows: 11% of the development shall be townhomes, 74% shall be single-family lots, and 15% shall be dedicated towards mixed-use/commercial uses.
6. Alleys A and E as depicted on the Master Plan shall be dedicated as public 32-foot-wide public-rights-of-way.
7. Every home shall contain an electrical conduit connecting the roof to an electrical supply panel to facilitate the future installation of solar photovoltaic systems.
8. The first two model homes open to the public for viewing shall include a solar photovoltaic system.
9. The clubhouse building shall contain a solar photovoltaic system.



Town of Knightdale

Staff Report

10. To continue the farming tradition in this area, a community garden, including raised planting beds, shall be installed and administered by the Homeowners Association for use by residents.
11. All stormwater devices shall be screened from view of a public right-of-way with plant materials meeting the Type A buffer standard in the Knightdale UDO.
12. No building permit for a residential structure shall be issued before March 1, 2025.

E. Architectural Standards:

Architectural standards and building elevations were approved as part of the Master Plan and PUD. These standards shall be carried forward with this agreement. Additional buildings proposed on this site shall otherwise conform to UDO standards found in Chapter 6.

F. Transportation Improvements:

Several transportation improvements are required based on the Transportation Impact Analysis. These improvements modifying the traffic signal phasing at the intersection of Hodge and Poole Road and constructing turn lanes along Poole Road at the neighborhood's entrances.

VII. STAFF RECOMMENDATION:

After receiving public comment, Staff recommend Town Council close the public hearing. Following discussion and questions, Staff recommend approving the Development Agreement and adopting Ordinance #25-08-20-005.