

TOWN OF KNIGHTDALE

950 Steeple Square Court Knightdale, NC 27545 KnightdaleNC.gov

ORDINANCE #23-11-15-002 AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-12-22 Haven at Griffith Meadows

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property to Residential Mixed-Use Planned Unit Development; and

WHEREAS, the Town Council finds the proposed Zoning Map is inconsistent with the KnightdaleNext 2035 Comprehensive Plan's Growth & Conservation Map's designation as a Rural Living Place Type, however reasonable when applying the Comprehensive Plan's Playbook Approach due to the extension of public utilities to serve the site and consistency with the Plan's Guiding Principles. The proposal addresses many of the Guiding Principles including expanding the greenway network, protecting and highlighting the natural environment, and utilizing compact development patterns. The request is also consistent with the Roadway Network Plan and Sidepaths & Greenways Plan.; and

WHEREAS, the request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1: That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone approximately ±60.15 acres at 8613 Poole Road, identified by Wake County PINs 1752597507, 1752599261, and 1752693494, from Rural Transition to General Residential-3 Planned Unit Development.

SECTION 2. That the additional conditions contained within the application identified as ZMA-12-22 and PUD document, and listed below apply as additional zoning conditions to the parcel of land identified above:

- 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 single0family 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.
- 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.
- 13. The submitted Planned Unit Development document and submitted Master Plan will serve as the site-specific development plan. The Applicant must submit Construction Drawings to the Town that conform to the approved conditions of the GR3-PUD zoning district, master plan comments, Unified Development Ordinance, and comments from the December 20, 2022 DRC meeting.

SECTION 3. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 4. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 5. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 6. That this ordinance shall be enforced as provided in G.S. 160D-605 or as provided for in the Knightdale Town Code

SECTION 7. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 15th day of November, 2023

Jessica Day, Mayor

ATTEST and SEAL:

Heather Smith, Town Clerk

THE HAVEN AT GRIFFITH MEADOWS

MASTER PLAN

TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

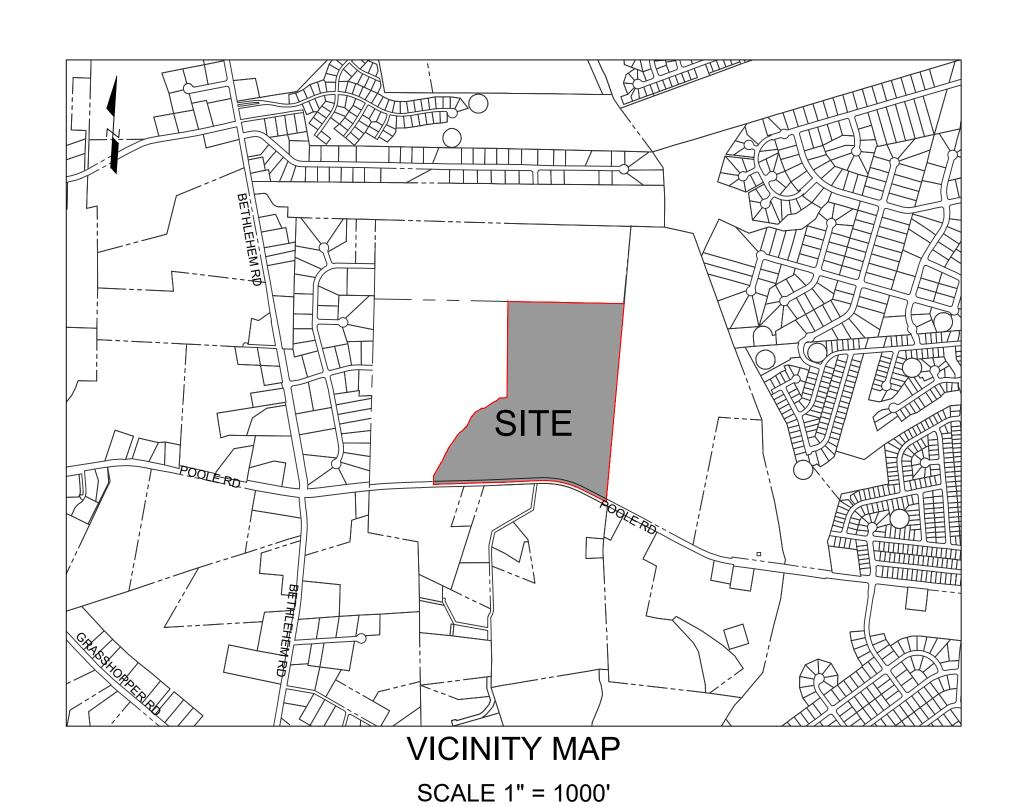
ST. MATTHEW'S TOWNSHIP ZMA-12-22

SITE DATA PROJECT: THE HAVEN AT GRIFFITH MEADOWS **ENGINEER:** TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 DEVELOPER: DEACON DEVELOPMENT WAKE FOREST, NC 27588 8613 POOLE ROAD PROPERTY LOCATION: KNIGHTDALE, NC 27545 1752-59-7507, 1752-59-9261, & 1752-69-3494 **EXISTING ZONING:** PROPOSED ZONING: **GR-3 PUD GENERAL RESIDENTIAL 3** TOWNSHIP: SINGLE FAMILY RESIDENTIAL PROPOSED USE: TOTAL DEVELOPED TRACT AREA: 60.15 ACRES **AVERAGE LOT SIZES:** 8,469 SF (FRONT LOADED LOTS) 4,614 SF (DETACHED REAR LOADED LOTS) 2,032 SF (ATTACHED LOTS) TOTAL PROPOSED UNITS: 72 FRONT LOAD SINGLE FAMILY + 55 REAR LOAD SINGLE FAMILY + 53 REAR LOAD TOWNHOMES PROPOSED DENSITY: 2.99 DU/A TOTAL OPEN SPACE: 23.67 ACRES (14.59 AC PASSIVE + 6.25 AC COMMON + 2.83 AC ACTIVE) TOTAL ON STREET PARKING: 81 SPACES 1.53 CONNECTIVITY INDEX: 259,460 SF TREE SAVE: SETBACKS: FRONT LOAD SINGLE FAIMLY REAR LOAD SINGLE FAMILY FRONT: 10' FRONT: 10' **DRIVEWAY LENGTH: 25'** REAR: 20' DRIVEWAY LENGTH: 20' REAR: 20' SIDE: 5' SIDE: 3' CORNER: 10' CORNER: 10' REAR LOAD TOWNHOME FRONT: 10'

DRIVEWAY LENGTH: 20'

BUILDING SEPARATION: 10'

REAR: 20'

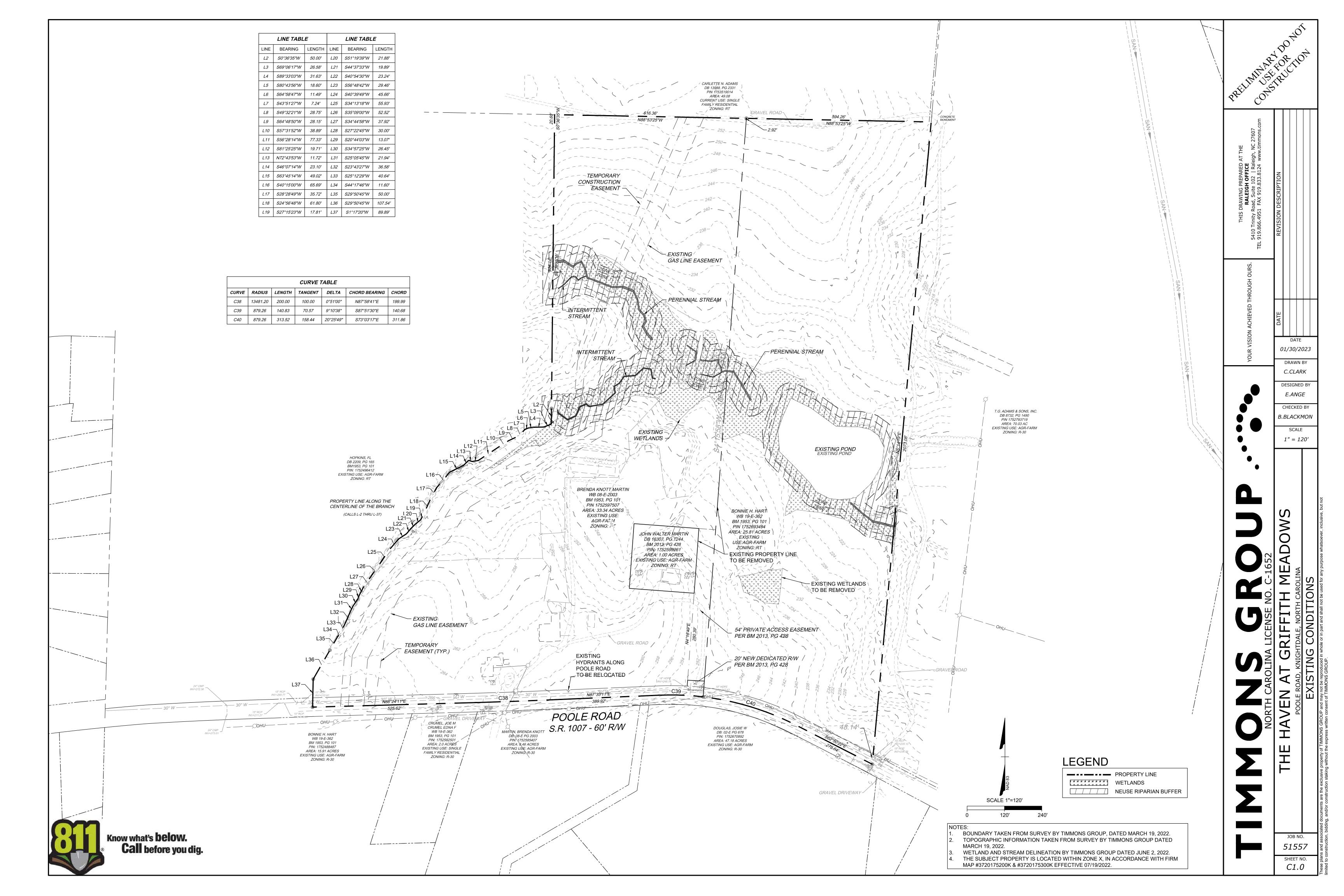


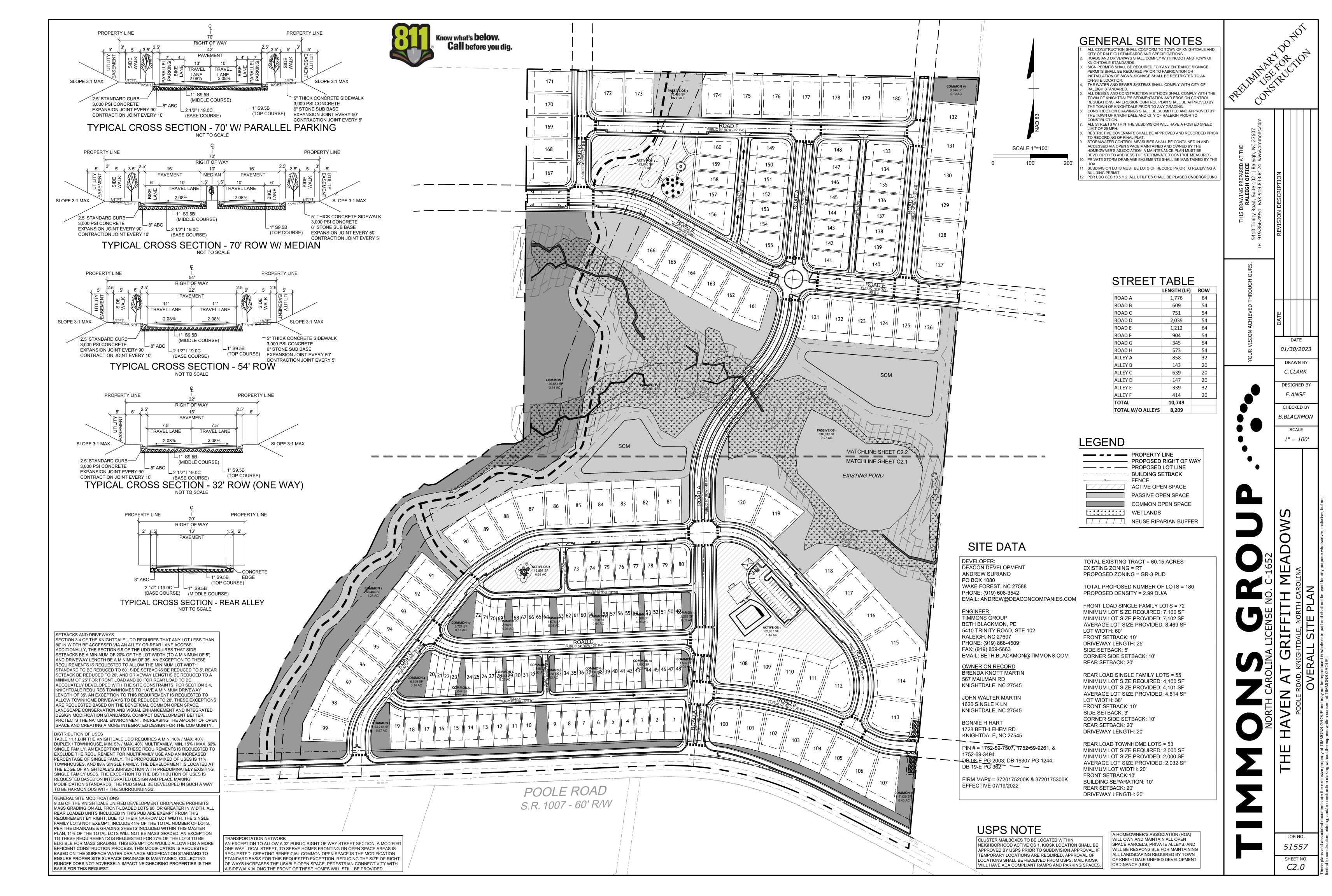
Sheet Number Sheet Title			
C0.0	COVER		
C1.0	EXISTING CONDITIONS		
C2.0	OVERALL SITE PLAN		
C2.1	DETAILED SITE PLAN SHEET 1 OF 2		
C2.2	DETAILED SITE PLAN SHEET 2 OF 2		
C2.3	OPEN SPACE PLAN		
C3.0	OVERALL PRELIMINARY UTILITY PLAN		
C3.1	DETAILED PRELIMINARY UTILITY PLAN SHEET 1 OF 2		
C3.2	DETAILED PRELIMINARY UTILITY PLAN SHEET 2 OF 2		
C3.3	OFFSITE UTILITY PLAN		
C4.0	OVERALL PRELIMINARY STORMWATER MANAGEMENT PLAN		
C4.1	DETAILED STORMWATER MANAGEMENT PLAN SHEET 1 OF 2		
C4.2	DETAILED STORMWATER MANAGEMENT PLAN SHEET 2 OF 2		
C5.0	OVERALL PRELIMINARY LIGHTING PLAN		
C5.1	DETAILED PRELIMINARY LIGHTING PLAN SHEET 1 OF 2		
C5.2	DETAILED PRELIMINARY LIGHTING PLAN SHEET 2 OF 2		
C6.0	OVERALL LANDSCAPE PLAN		
C6.1	DETAILED LANDSCAPE PLAN SHEET 1 OF 2		
C6.2	DETAILED LANDSCAPE PLAN SHEET 2 OF 2		
C7.0	OVERALL SIGNS AND MARKINGS PLAN		
C7.1	DETAILED SIGNS AND MARKINGS PLAN SHEET 1 OF 2		
C7.2	DETAILED SIGNS AND MARKINGS PLAN SHEET 2 OF 2		

01/30/2023 C.CLARK E.ANGE CHECKED BY B.BLACKMON *51557* SHEET NO.

C0.0

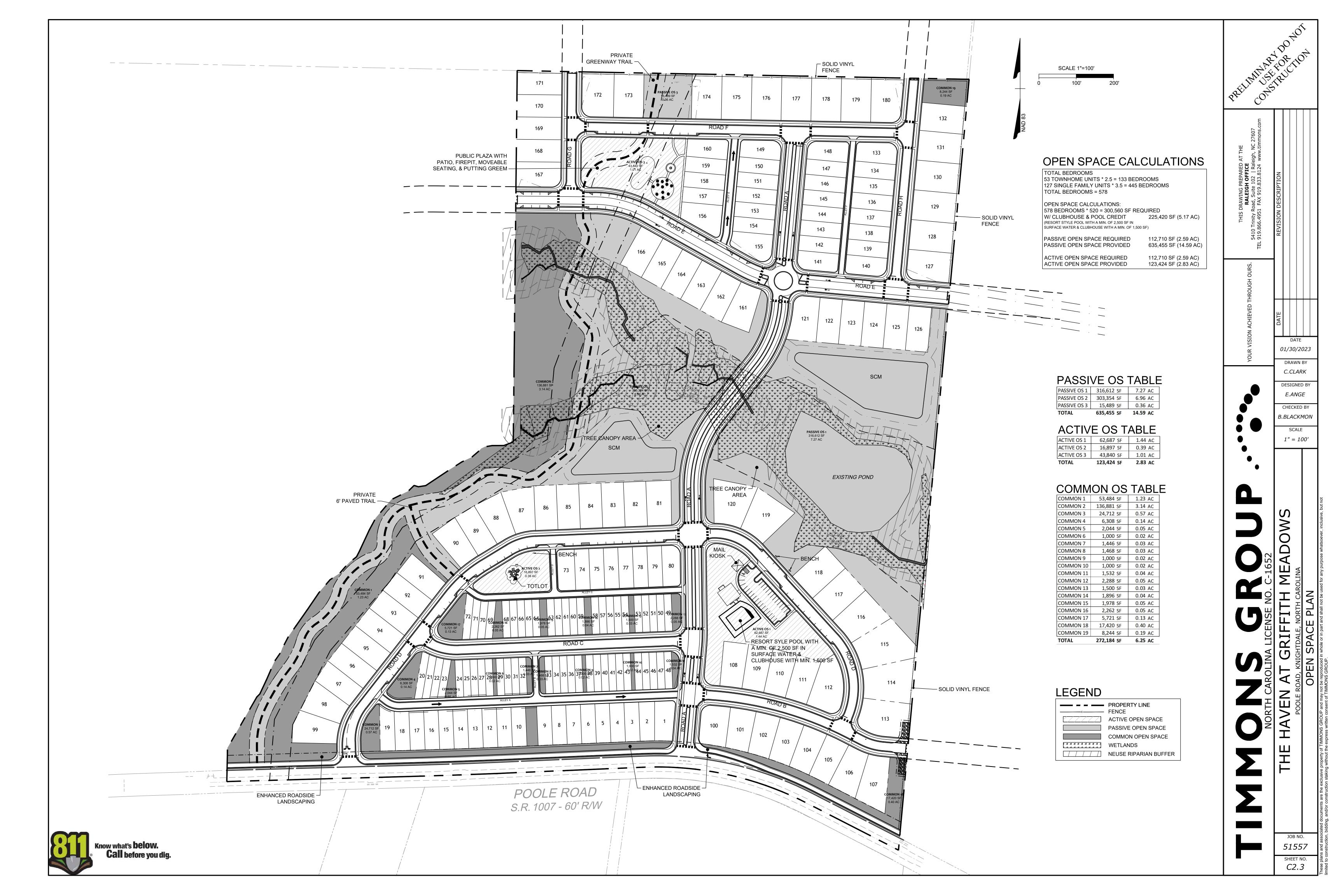
Know what's **below**. **Call** before you dig.

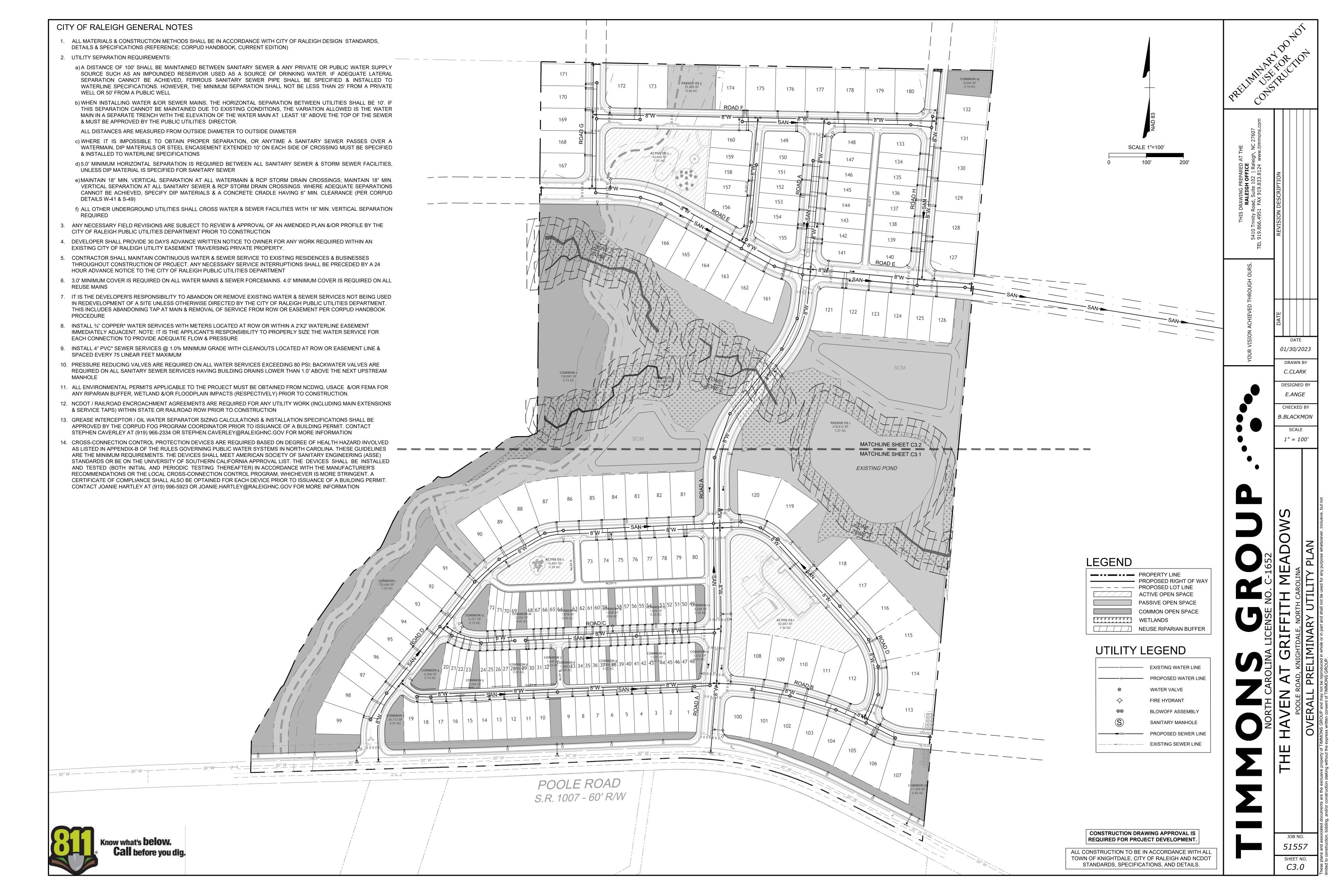


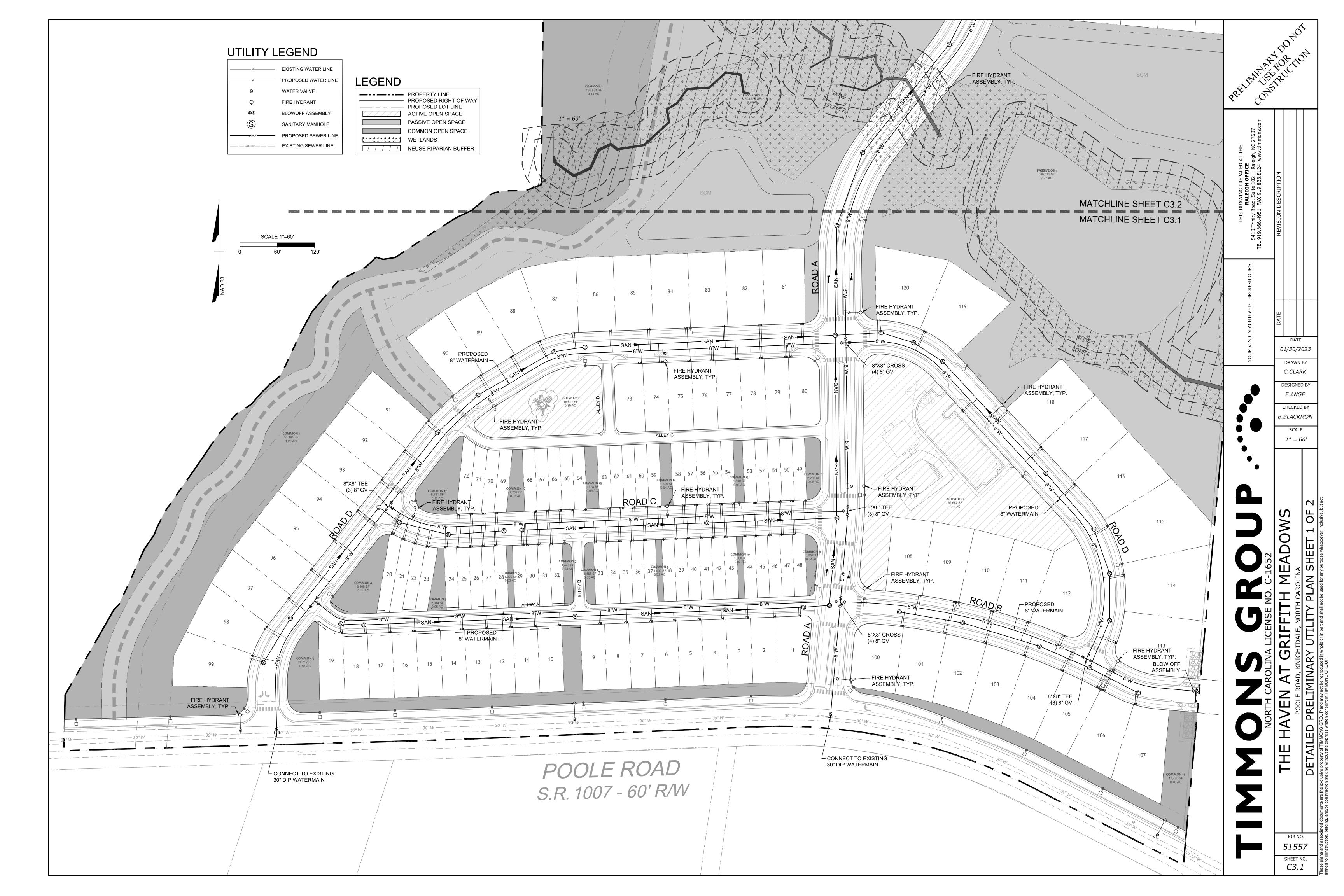


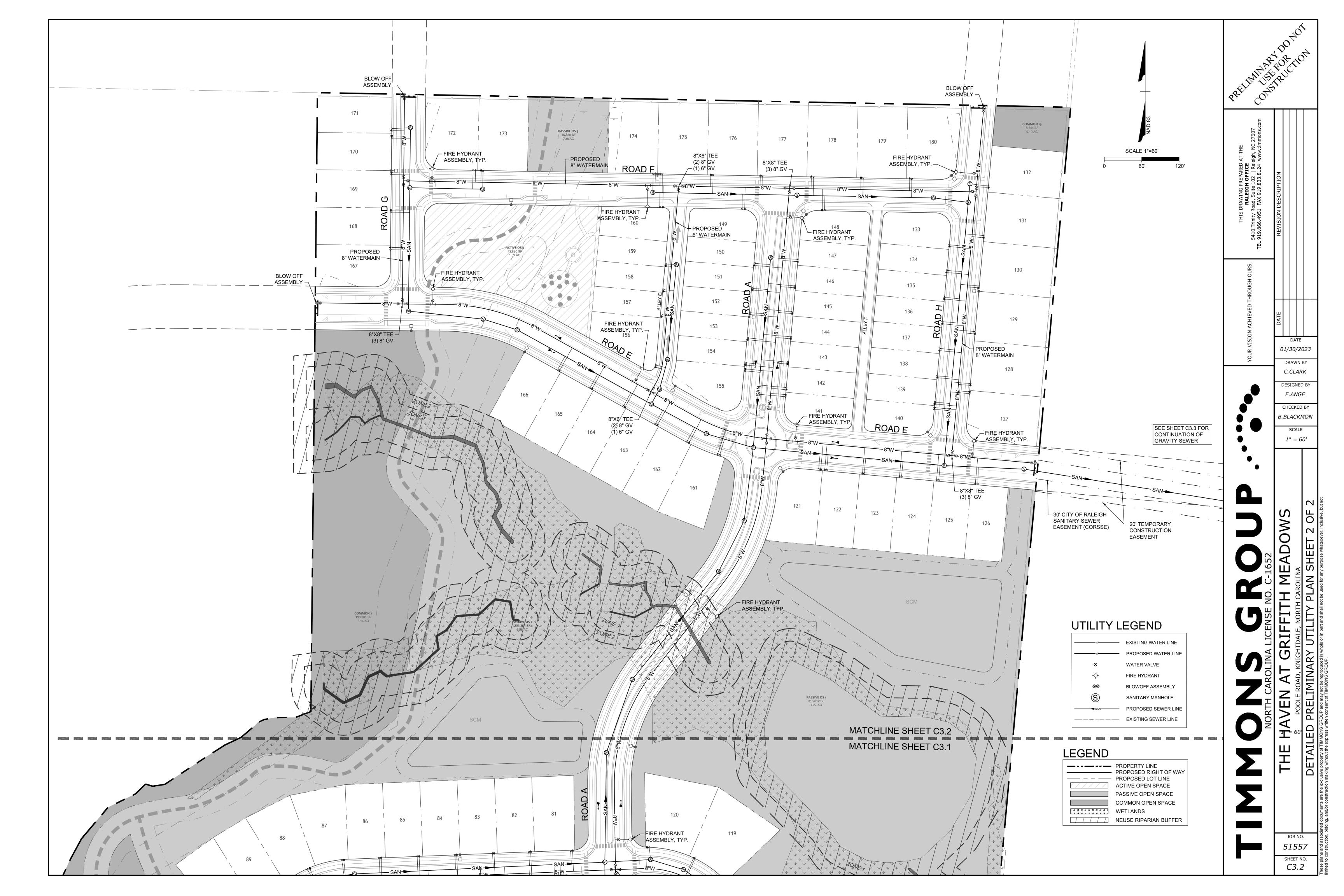


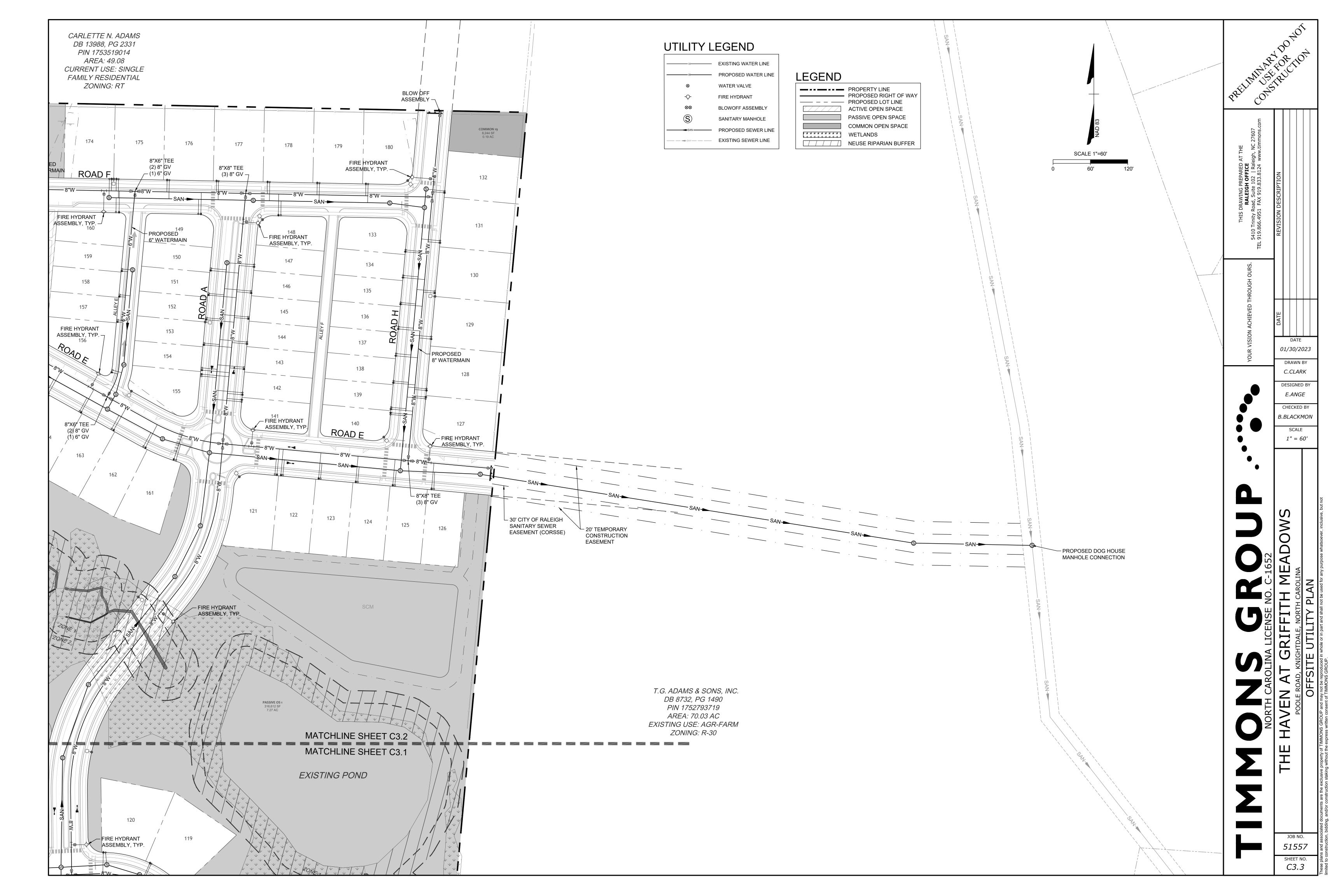




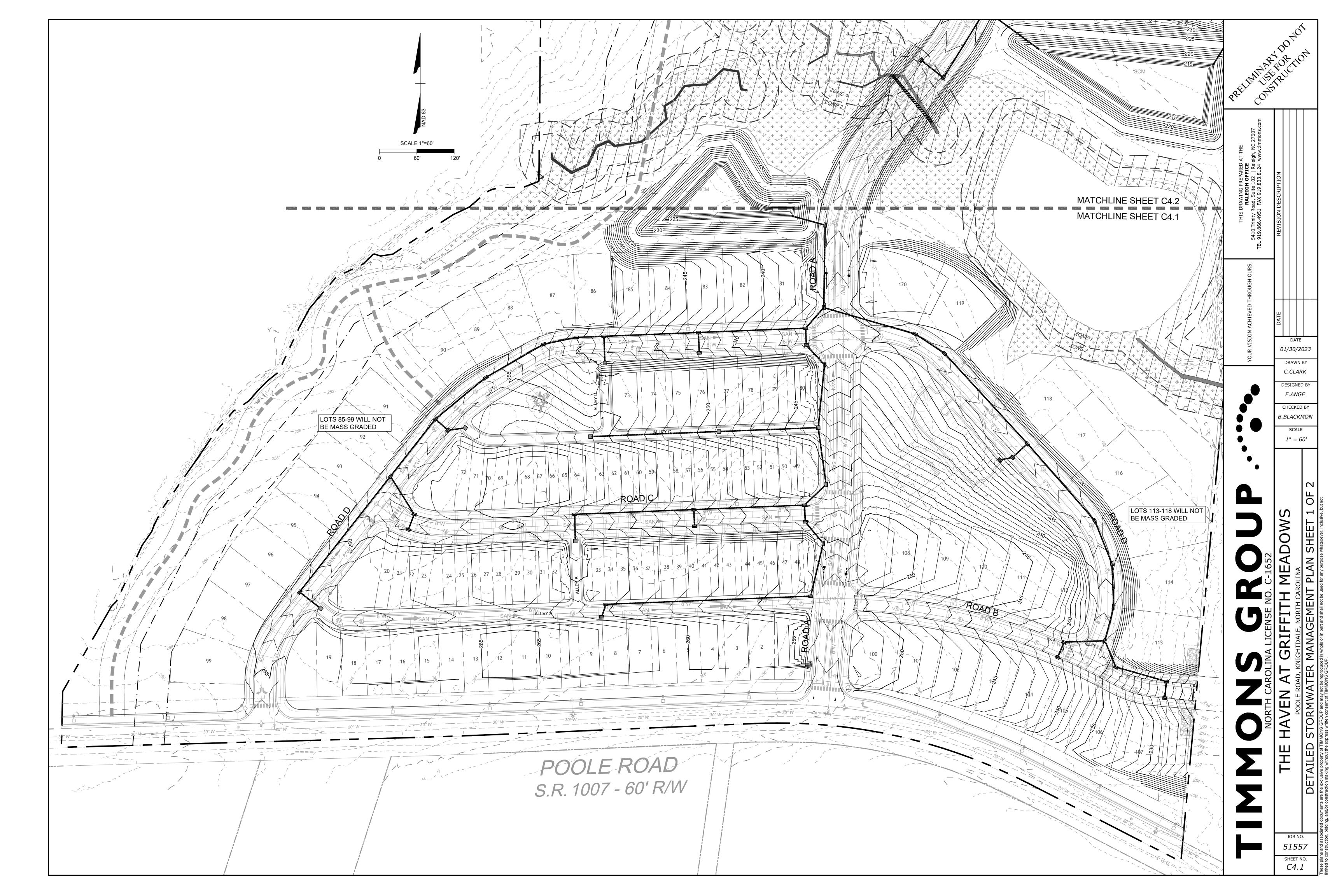










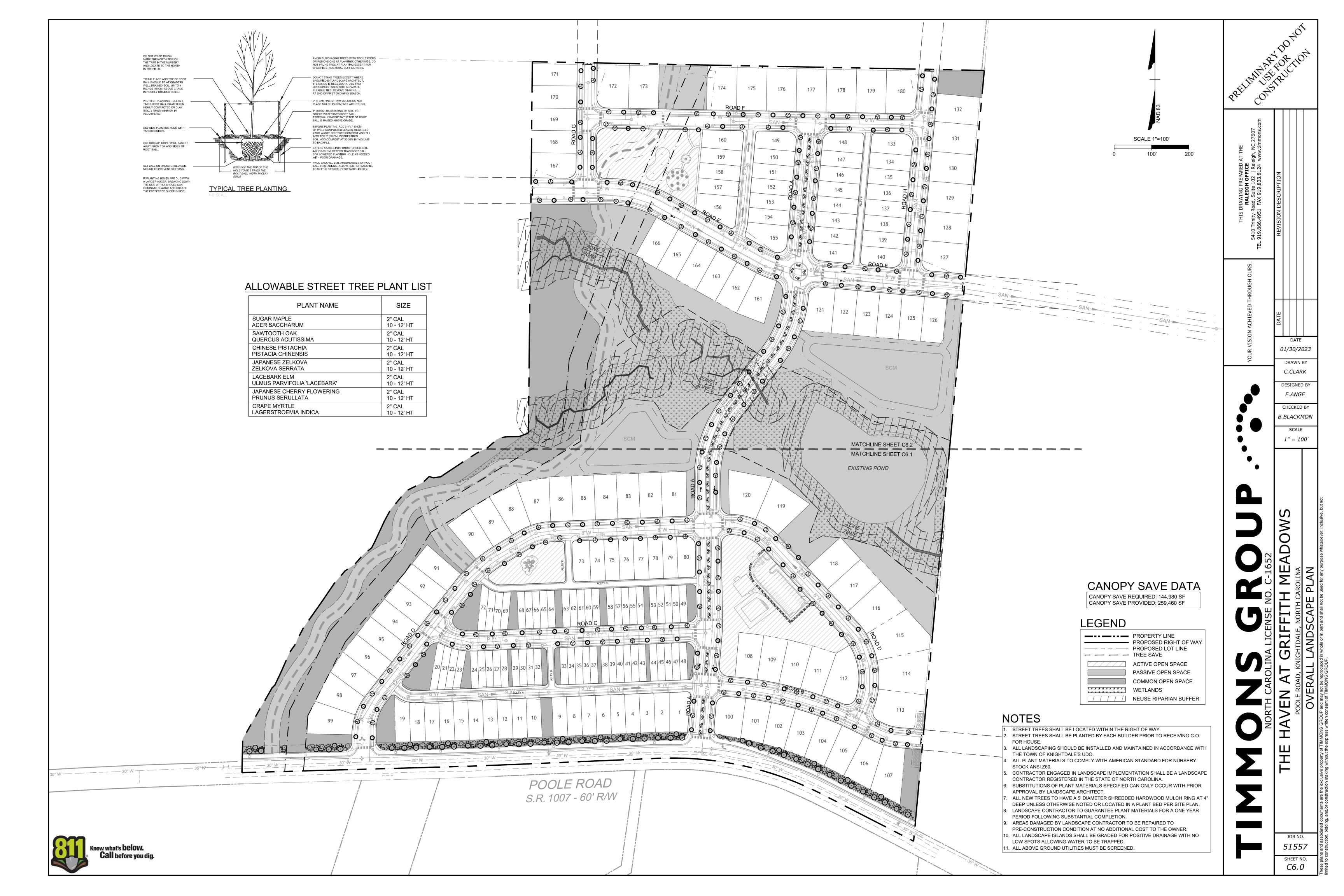


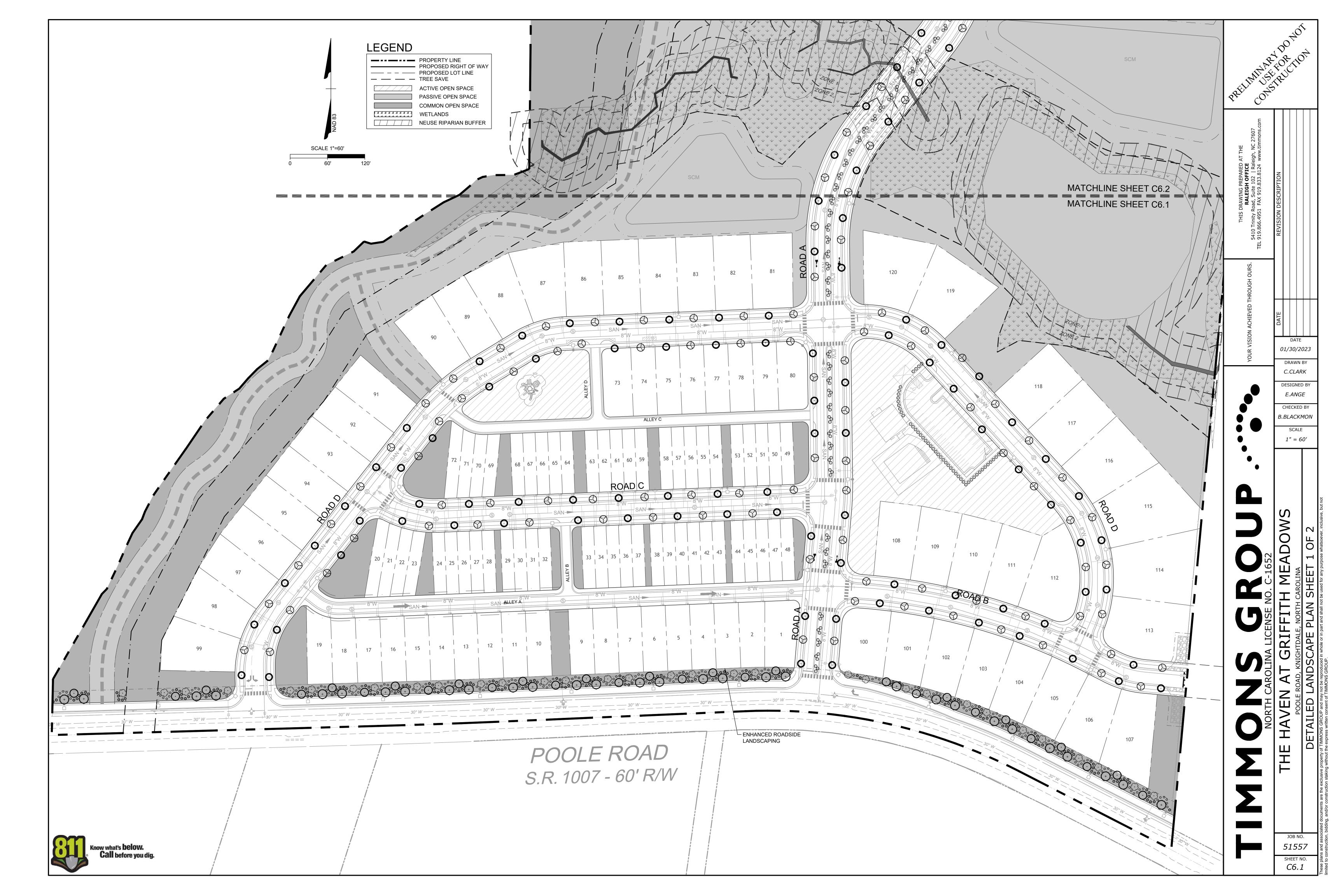




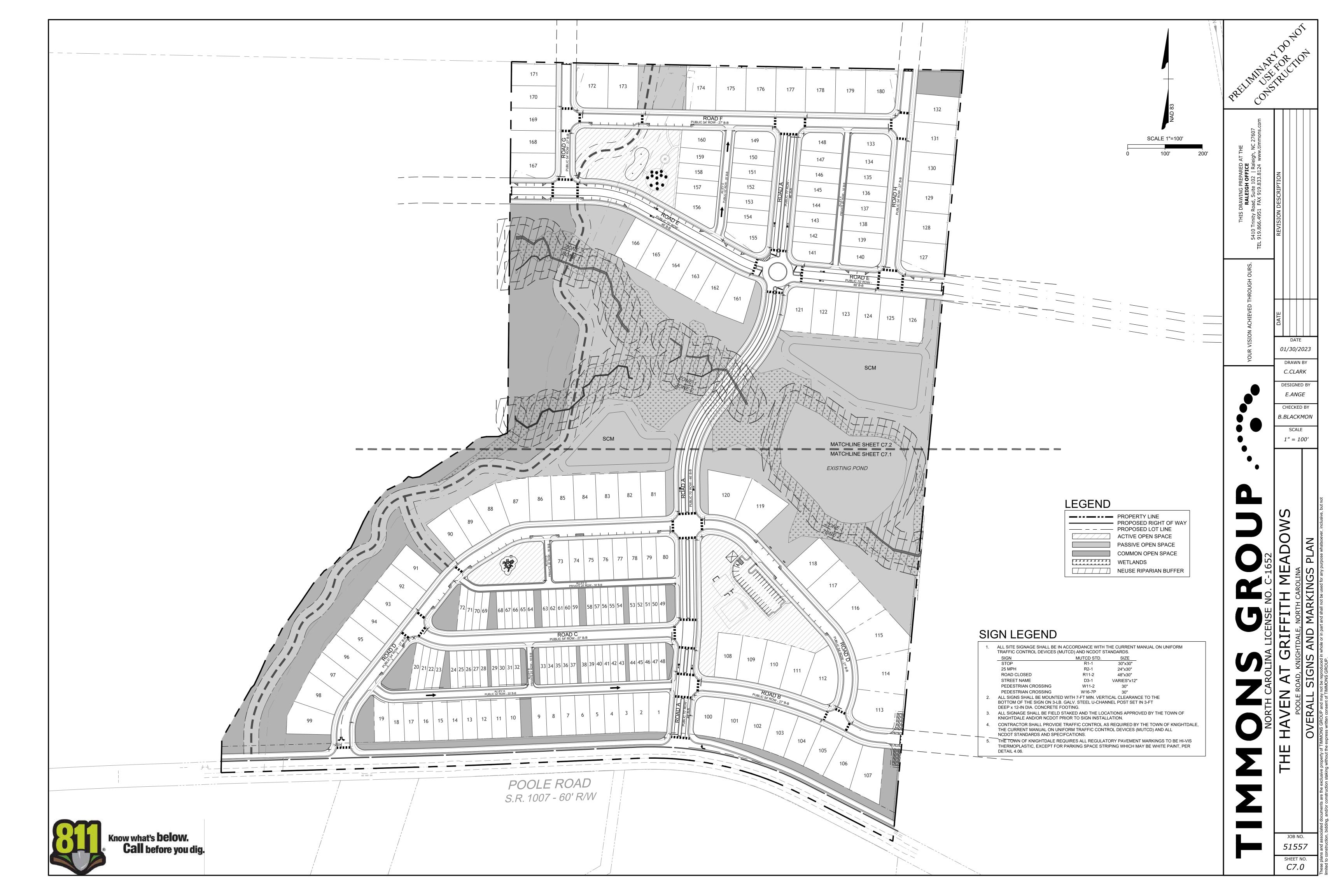


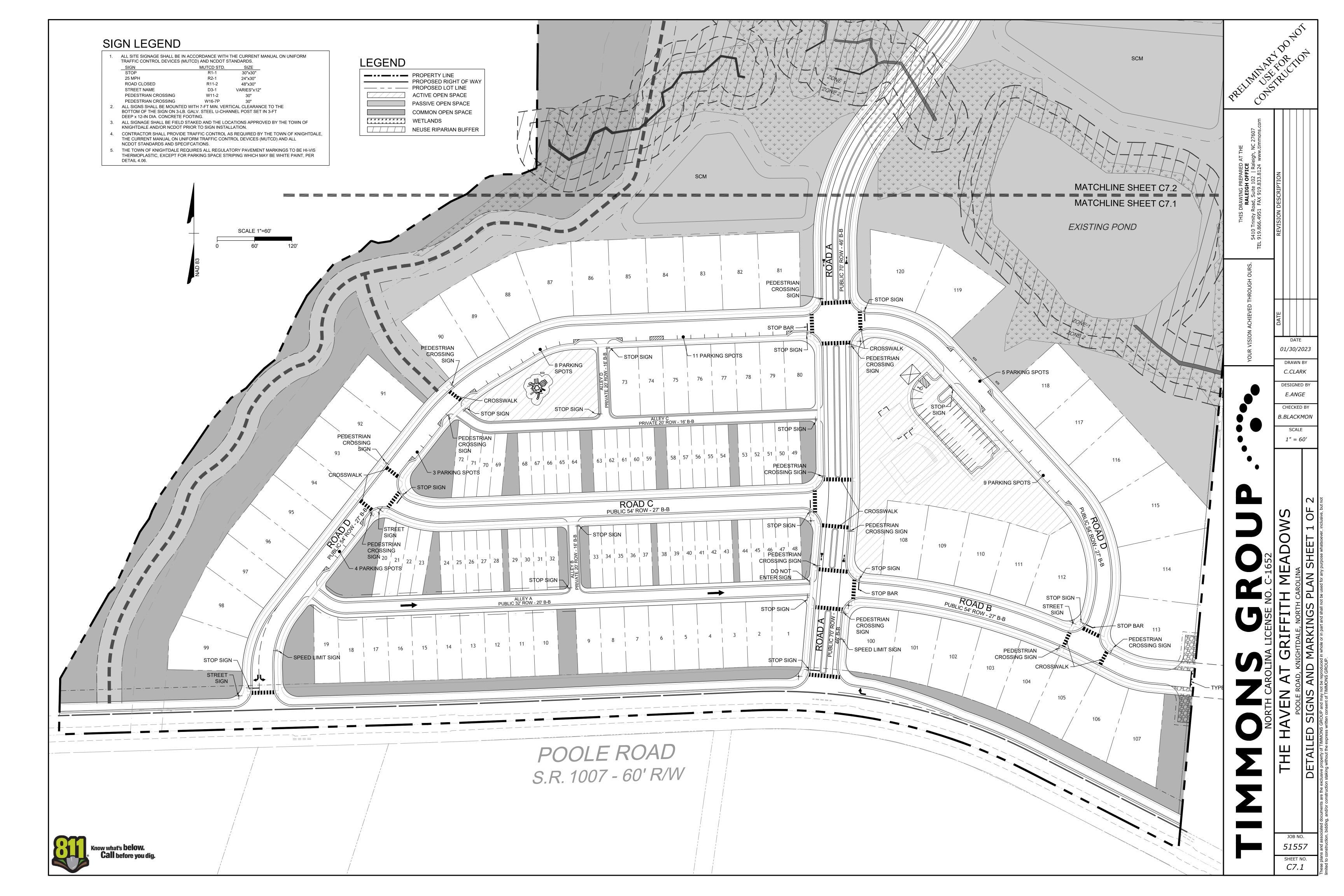


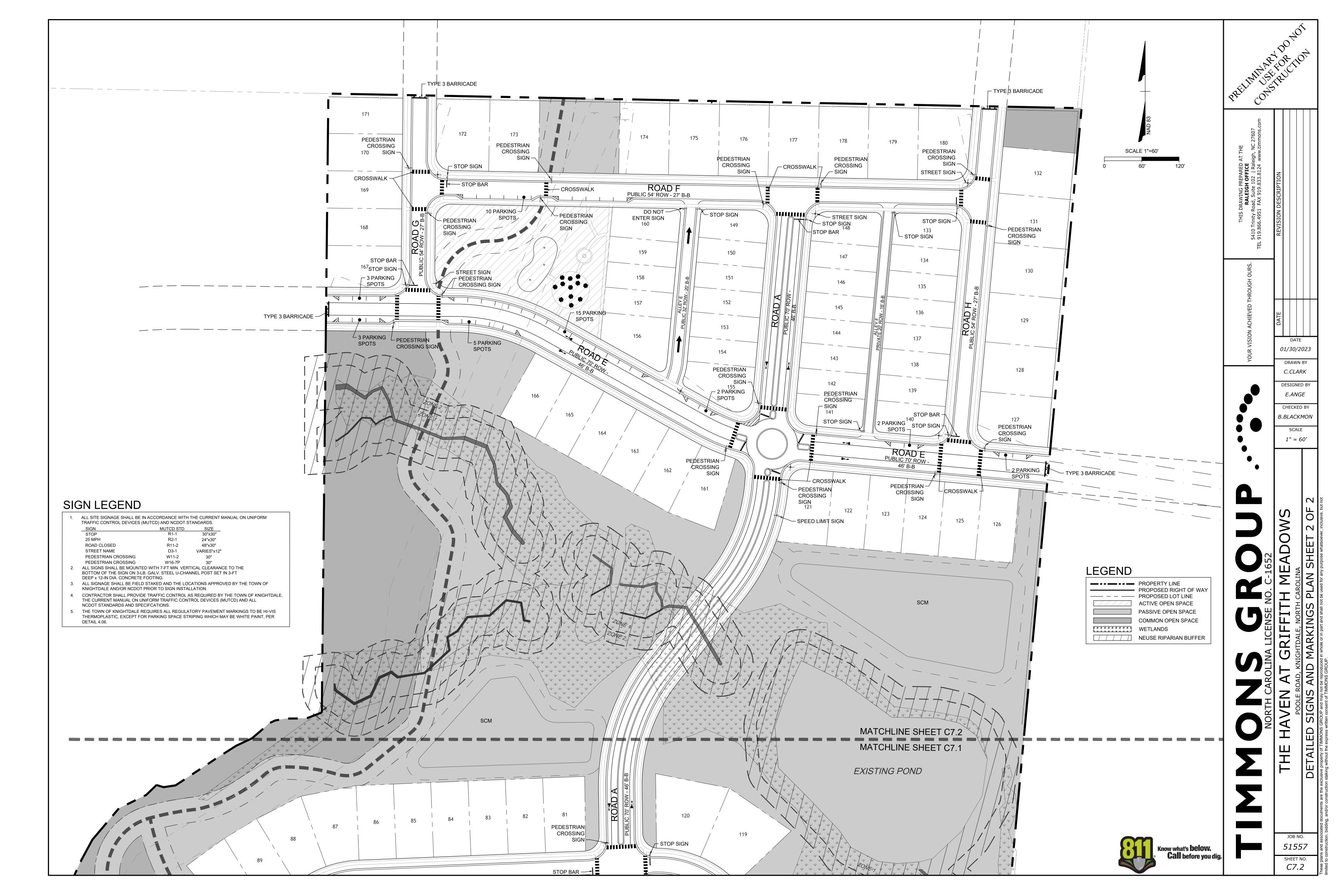
















MEADOWS

HAVEN

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PUD SUBMITTAL
PREPARED FOR:
TOWN OF KNIGHTDALE
APRIL, 2023

Vision & Intent

Section 12.2.F.3.g of the Knightdale Unified Development Ordinance states that a Planned Unit Development Overlay district rezoning is a privilege and shall be considered by the Town based on the aggregated incremental benefits that the specific subdivision plans provide that over and above the standard zoning requirements. In return for the flexibility that the Planned Unit Development designation The Haven at Griffith Meadows design has been based on the following:

KnightdaleNext 2035 Comprehensive Plan

- The Haven at Griffith Meadows is located within the Rural Living Placetype on the Growth Framework Map in the 2035 Comprehensive Plan. With the recent growth and upcoming development along Poole Road both in Knightdale and towards Wendell, a Mixed-Density Neighborhood Placetype is a more appropriate placetype for this area. Several intersections along Poole Road are being developed with a mixture of non-residential uses. Providing residential housing in the areas between those north south intersections increases the housing opportunities and locates residents in close proximity to upcoming non-residential development.
- While inconsistent with the Growth and Conservation Map designation of Rural Living, the KnightdaleNext 2035 Comprehensive Plan adopts a playbook approach to reflect
 new realities. The Haven at Griffith Meadows is designed to fit a Mixed-Density Neighborhood Placetype with multiple dwelling types, lot sizes and price points to ensure
 diversity and appeal to a broad array of home buyers. The neighborhood contains a network of open spaces, trails, and natural preservation areas, a primary feature of MixedDensity Neighborhoods.

Public Welfare

• Maintaining generous natural buffers and untouched green spaces, The Haven at Griffith Meadows is designed to not impair the supply of light and air to adjacent properties and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.

Impact on Other Property

• The Haven at Griffith Meadows will ensure compatibility with surrounding land uses as a residential development located in a residential area at the edge of the Town of Knightdale. The development will not impede the use and future development of surrounding properties nor will it dimmish property values of the area.

Impact on Public Facilities and Resources

• The Haven at Griffith Meadows is designed to ensure adequate utilities, road connections, drainage and other facilities are existing or will be constructed with the development. Public water is currently located within the site frontage on Poole Road. Gravity sanitary sewer is located along Poplar Creek within an adjacent property. An easement agreement has been worked out to extend gravity sewer to The Haven at Griffith Meadows. This gravity sewer extension will naturally open additional parcels for development.

Archaeological, Historical or Cultural Impact

- Numerous natural features found on the property will be conserved. The existing pond will remain so wildlife will continue to flourish. Stream buffers and connected wetland areas provide a conduit for continued wildlife movement. Tree canopy will be preserved, saving almost double the number of required trees. Not only are these elements retained for the enjoyment of the residents, but they are also fully integrated into the design of the development, creating a sense of space unique to Knightdale.
- The Haven at Griffith Meadows includes traditional modern high-end amenities such as pool, clubhouse, playground, putting green, lawn areas and fire pit, but also preserves and incorporates natural features found on the property like wetlands, streams, and an existing pond. Trails not only enable pedestrian connectivity throughout various sections of the community but serve as conduits for residents to enjoy the natural elements distributed throughout. Active open spaces are flexible community gathering spaces accommodating a wide array of uses.

Parking and Traffic

- Necessary parking and road connections are proposed with The Haven at Griffith Meadows to minimize traffic congestion on existing public streets and provide adequate access
 for emergency vehicles. The Haven at Griffith Meadows includes a pedestrian multiuse path along Poole Road in accordance with Knightdale's Trails and Greenway plan. The
 trail will help Knightdale move closer towards making their vision for a pedestrian-friendly community a reality and will create a healthier and more dynamic community by
 improving pedestrian safety and connectivity. One day this multiuse path along Poole Road will connect residents to future non-residential development.
- A 64' collector will be built running east to west on site per the Transportation Plan. This road will eventually extend to Bethlehem Road by connecting to Greythorne Place. A north south 64' collector is also proposed with a roundabout planned at the intersection of these two collectors. Significant on-street parking is provided along these collector streets. Two stub streets are proposed to the north for future growth and connectivity. These roads connect with the east west collector directing travelers to the roundabout and then out to Poole Road. With the completion of these roads, Knightdale is one step closer to the intended transportation system of integrated grid street network for major roads and local streets.

Adequate Buffering

• Landscaping and open space areas are proposed throughout The Haven at Griffith Meadows for the enjoyment of residents and passerby. Adjacent property is largely agricultural in use. Preserved natural areas and the gas line easement provide separation and buffering. The site is divided by streams and wetlands creating a natural break and decreasing the proposed number of homes backing up to the east and west project boundaries.

Performance

• The applicant has a successful history developing projects throughout the Triangle and North Carolina. The applicant is working closely with potential builders to ensure that The Haven at Griffith Meadows is the highest quality development.

SITE DATA TARI E

PROJECT:	SITE DATA TABLE THE HAVEN AT GRIFFITH MEADOWS
ENGINEER:	TIMMONS GROUP BETH BLACKMON, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 866-4509 FAX: (919) 859-5663 EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	DEACON DEVELOPMENT ANDREW SURIANO PO BOX 1080 WAKE FOREST, NC 27588 PHONE: (919) 608-3542 EMAIL: ANDREW@DEACONCOMPANIES.COM
LAND OWNER:	BRENDA KNOTT MARTIN 567 MAILMAN RD KNIGHTDALE, NC 27545 JOHN WALTER MARTIN 1620 SINGLE K LN KNIGHTDALE, NC 27545
	BONNIE H HART 1728 BETHLEHEM RD KNIGHTDALE, NC 27545
TAX ID:	1752-59-7507, 1752-59-9261, & 1752-69-3494
DEED REFERENCE:	DB 08-E PG 2003; DB 16307 PG 1244; DB 19-E PG 362
TOWNSHIP:	ST. MATTHEW'S
EXISTING ZONING:	RT
CURRENT USE:	SINGLE-FAMILY RESIDENTIAL & AGRICULTURE
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	GR-3 PUD GENERAL RESIDENTIAL-3 (GR-3), PUD (PLANNED UNIT DEVELOPMENT)
TOTAL PROJECT AREA:	60.15 ACRES
PROPOSED DENSITY:	2.99 DU/A
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	NONE
FIRM PANEL #:	3720175200K EFF. 06/19/2020 & 3720175300K EFF. 03/31/2015

FRONT LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 7,100 SF LOT WIDTH: 60' FRONT SETBACK: 10' DRIVEWAY LENGTH: 25' SIDE SETBACK: 5' CORNER SIDE SETBACK: 10' REAR SETBACK: 20'
REAR LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 4,100 SF LOT WIDTH: 38' FRONT SETBACK: 10' SIDE SETBACK: 3' CORNER SIDE SETBACK: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'
REAR LOAD TOWNHOME LOT STANDARDS:	MINIMUM LOT SIZE: 2,000 SF LOT WIDTH: 20' FRONT SETBACK:10' BUILDING SEPARATION: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'

SETBACKS AND DRIVEWAYS

Section 3.4 of the Knightdale UDO requires that any lot less than 80' in width be accessed via an alley or rear lane access. Additionally, the Section 6.5 of the UDO requires that side setbacks be a minimum of 20% of the lot width (to a minimum of 5'), and driveway length be a minimum of 35'. An exception to these requirements is requested to allow the minimum lot width standard to be reduced to 60', side setbacks be reduced to 5', rear setback be reduced to 20', and driveway lengths be reduced to a minimum of 25' for front load and 20' for rear load to be adequately developed within the site constraints. Per Section 3.4, Knightdale requires townhomes to have a minimum driveway length of 35'. An exception to this requirement is requested to allow townhome driveways to be reduced to 20'. These exceptions are requested based on the Beneficial Common Open Space, Landscape Conservation and Visual Enhancement and Integrated Design Modification Standards. Compact development better protects the natural environment, increasing the amount of open space and creating a more integrated design for the community.



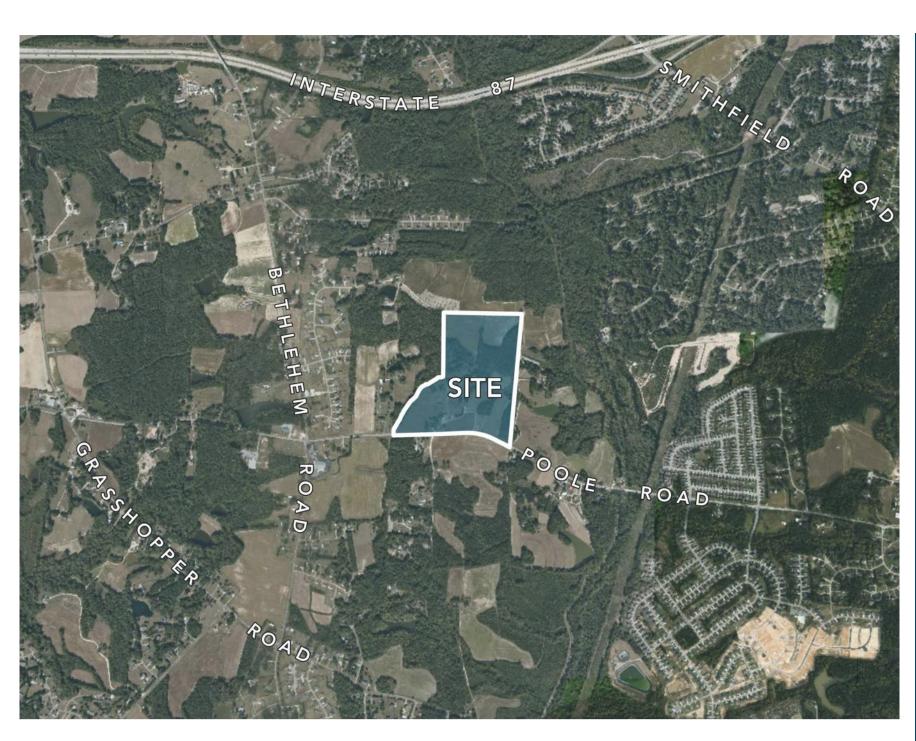
9.3.B of the Knightdale Unified Development Ordinance prohibits mass grading on all front-loaded lots 60' or greater in width. All rear loaded units included in this PUD are exempt from this requirement by right, due to their narrow lot width. The single family lots not exempt, include 41% of the total number of lots. Per the Mass Grading Exhibit included within this document, 11% of the total lots will not be mass graded. An exception to these requirements is requested for 27% of the lots to be eligible for mass grading. This exemption would allow for a more efficient construction process. This modification is requested based on the Surface Water Drainage Modification Standard to ensure proper site surface drainage is maintained. Collecting runoff does not adversely impact neighboring properties is the basis for this request.

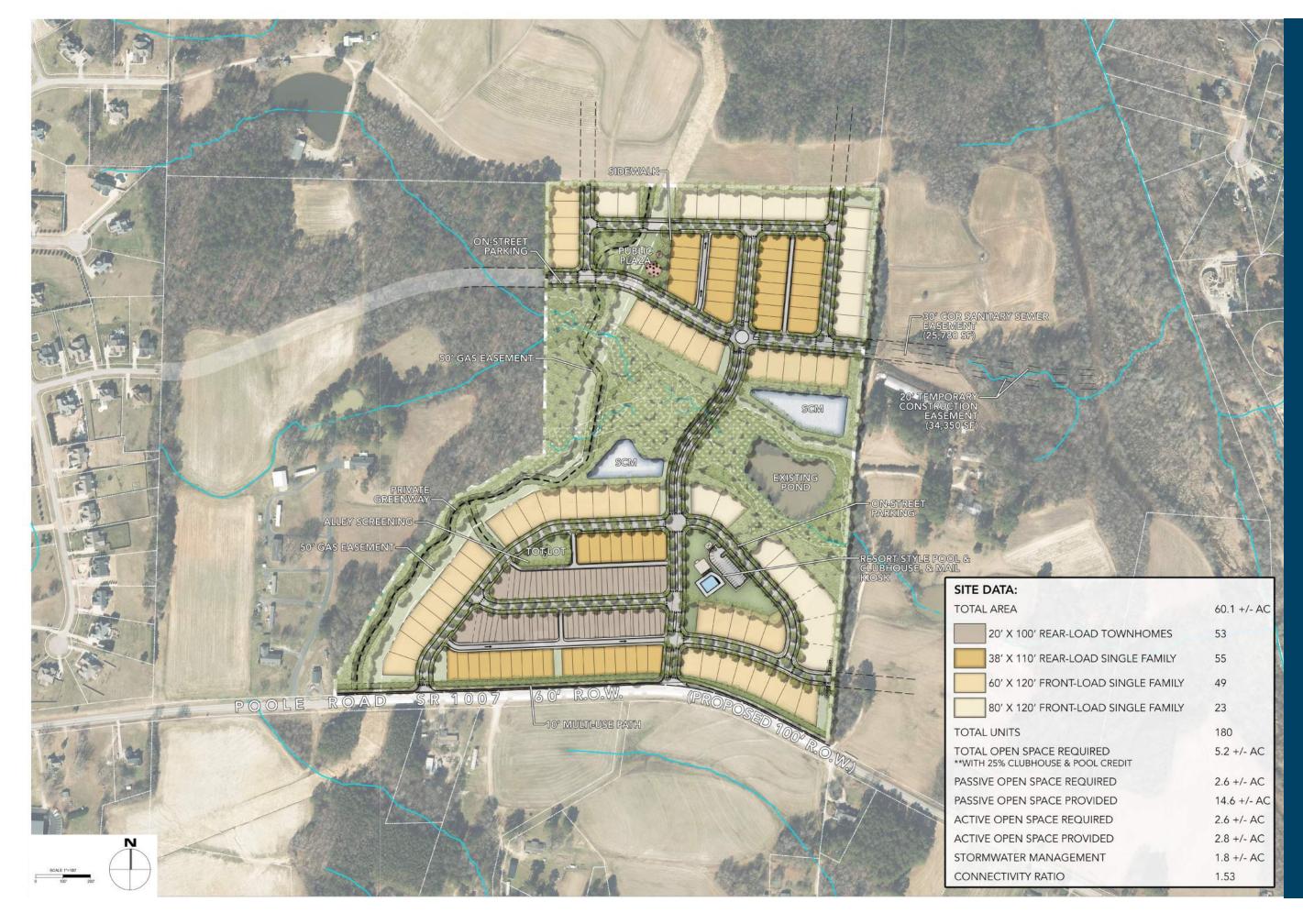
DISTRIBUTION OF USES

Table 11.1.B in the Knightdale UDO requires a Min. 10% / Max. 40% Duplex / Townhouse, Min. 5% / Max. 40% Multifamily, and Min. 15% / Max. 60% Single Family. An exception to these requirements is requested to exclude the requirement for Multifamily use and an increased percentage of single family. The proposed mixed of uses is 11% Townhouses, and 89% Single Family. The development is located at the edge of Knightdale's jurisdiction with predominately existing single family uses. The exception to the distribution of uses is requested based on the Integrated Design and Place Making Modification Standards. The PUD shall be developed in such a way to be harmonious with the surroundings.

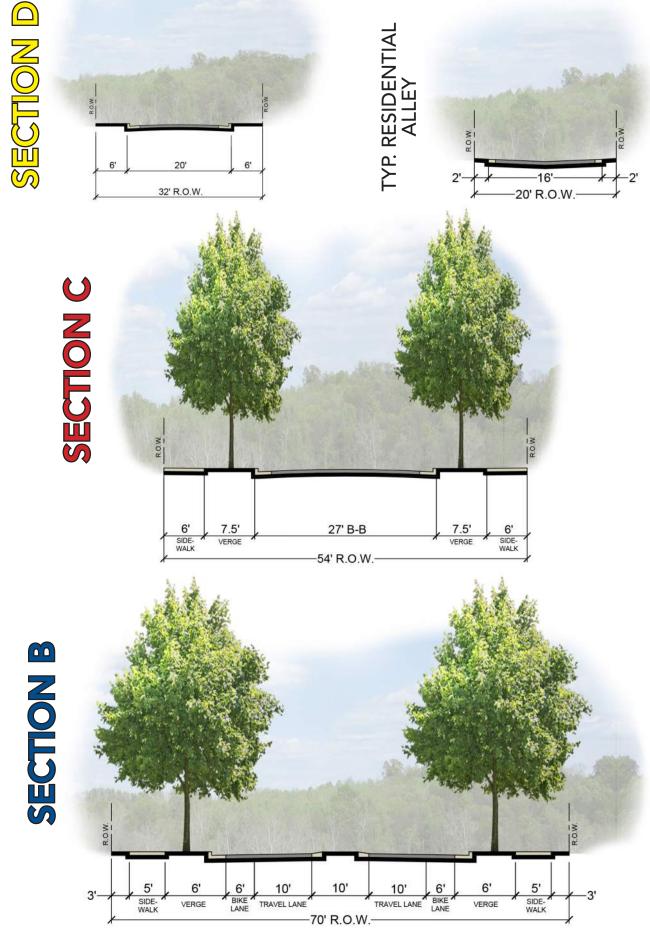
TRANSPORTATION NETWORK

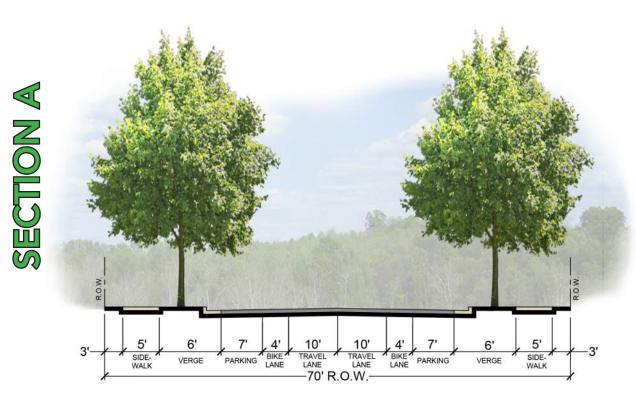
An exception to allow a 32' Public Right of Way street section, a modified One Way Local Street, to serve homes fronting on open space areas is requested. Creating Beneficial Common Open Space is the Modification Standard basis for this requested exception. Reducing the size of right of ways increases the usable open space. Pedestrian connectivity with a sidewalk along the front of these homes will still be provided.













REAR-LOAD TOWNHOMES - 20' X 100' LOTS





NOTE:

















Townhouse Architectural Standards

- All townhouse units will have alley-loaded, 2-car garages.
- All townhouses built shall be at least 2-stories with a minimum of 1,700 square feet.
- All townhouse units shall be raised from the finished grade a minimum of 18" and have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
- All townhouse units shall have either brick or stone and all townhomes units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for trim elements, soffits, fascias, and corner boards.
- All townhouse units shall have usable front porches that shall be at least five (5) feet deep and extend more than 25% of the primary facade.
- All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:

Entrance

- Recessed entry with 6" minimum width door trim
- Covered porch with 6" minimum width pillars/posts/columns

Building Offset

- Facade offset
- Roofline offset

Roof

- Dormer
- Gable
- Cupola/Tower/Chimney
- Decorative cornice of roof line (flat roof only)

Facade - at least two (2) of the following elements:

- Bay window
- Balcony
- Porch
- Shutters
- Window trim with 4" minimum width
- Patterned finish (scales, shakes, wainscoting, brick, or stone)
- There shall be a 12" overhang on every gable roof end.
- Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.
- For every 30-feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be a window, door, or "closed shutter assembly" added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets may be used as an alternate to windows.
- The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
- No two townhouse units in a building shall have the same exterior paint color scheme.
- Garage doors will be carriage style with windows and decorative hardware.

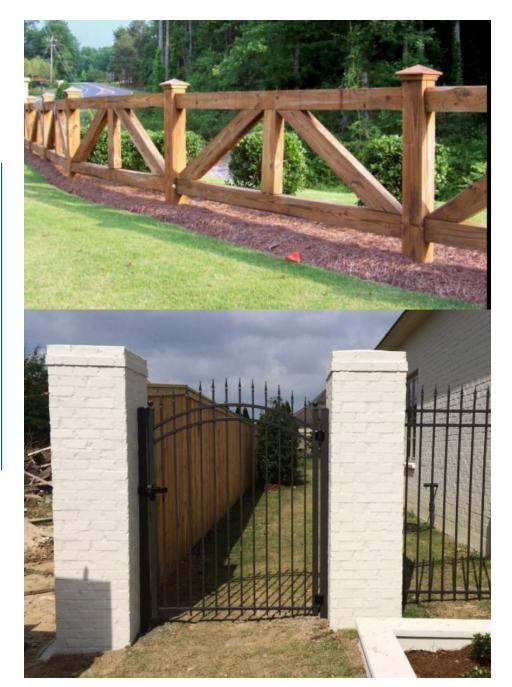
Single Family Architectural Standards

- Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
- Single-family homes built on lots less than 60 feet wide will have a minimum of 1,450 square feet and have alley-loaded two-car garages.
- All single-family homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
- All single-family homes with a crawl space will be wrapped in brick or stone on all sides.
- All single-family homes shall have either brick or stone and all single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for trim elements, soffits, fascia, and comer boards.
- All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6"x6".
- Main roof pitches (excluding porches) for 2-story homes shall be at least 8:12.
- There shall be a 12" overhang on every gable roof end.
- Main roof pitches for I-story and 1.5-story homes will be at least 6:12.
- Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall have window inserts and hardware.
- For every linear 30 feet (or fraction) of continuous side elevation, there shall be one window, door, or "closed shutter assembly" added to the side elevation. Any siding break on the side of the home such as a fireplace, porch, wall offset can be used as an alternative to a window or door. This shall be calculed on a per floor basis.
- Garages will not exceed 45% of the front facade width.

Additional Standards

- Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
- Every home shall contain an electrical conduit connecting the roof to an electrical supply panel to facilitate the future installation of solar photovoltaic systems.
- The first two (2) model homes open to the public for viewing shall include a solar photovoltaic system.
- The clubhouse building shall contain a solar photovoltaic system.
- 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.
- 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.
- No building permit for a residential structure shall be issued before March 1, 2025.

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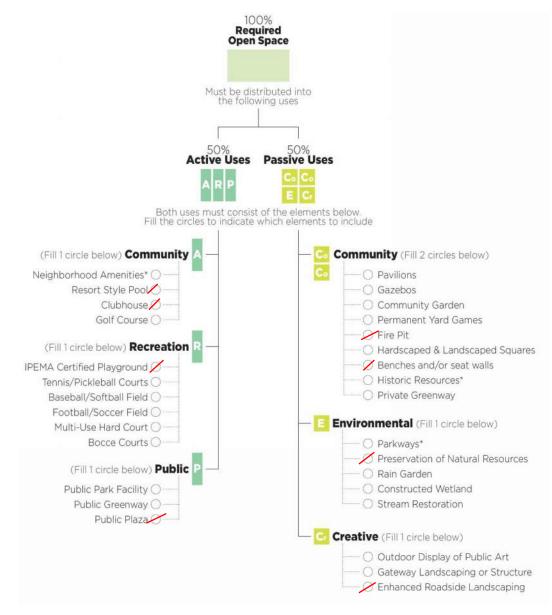


4' DECORATIVE FENCE EVERGREEN SHRUB (TYP.) CANOPY TREE (TYP.)

The Haven at Griffith Meadows Allocation Points:

<u>ITEM</u>	<u>POINTS</u>
Major Subdivision:	15
Residential Architectural Standards	15
Clubhouse without kitchen 1500-2499 sf	5
Resort Style Pool	2
IPEMA Certified Playground Equipment	4
Construct more than 2000 linear feet of 6' wide path	2
Enhanced Roadside landscaping	2
On-street parking	4
Deck/Patio - More than 1000 sqft	1

Total



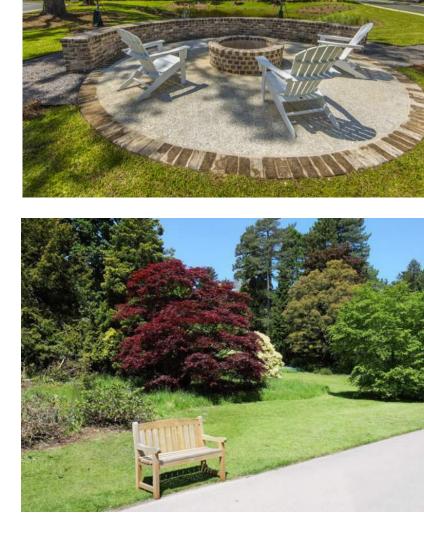
AMENIT COMMUNITY





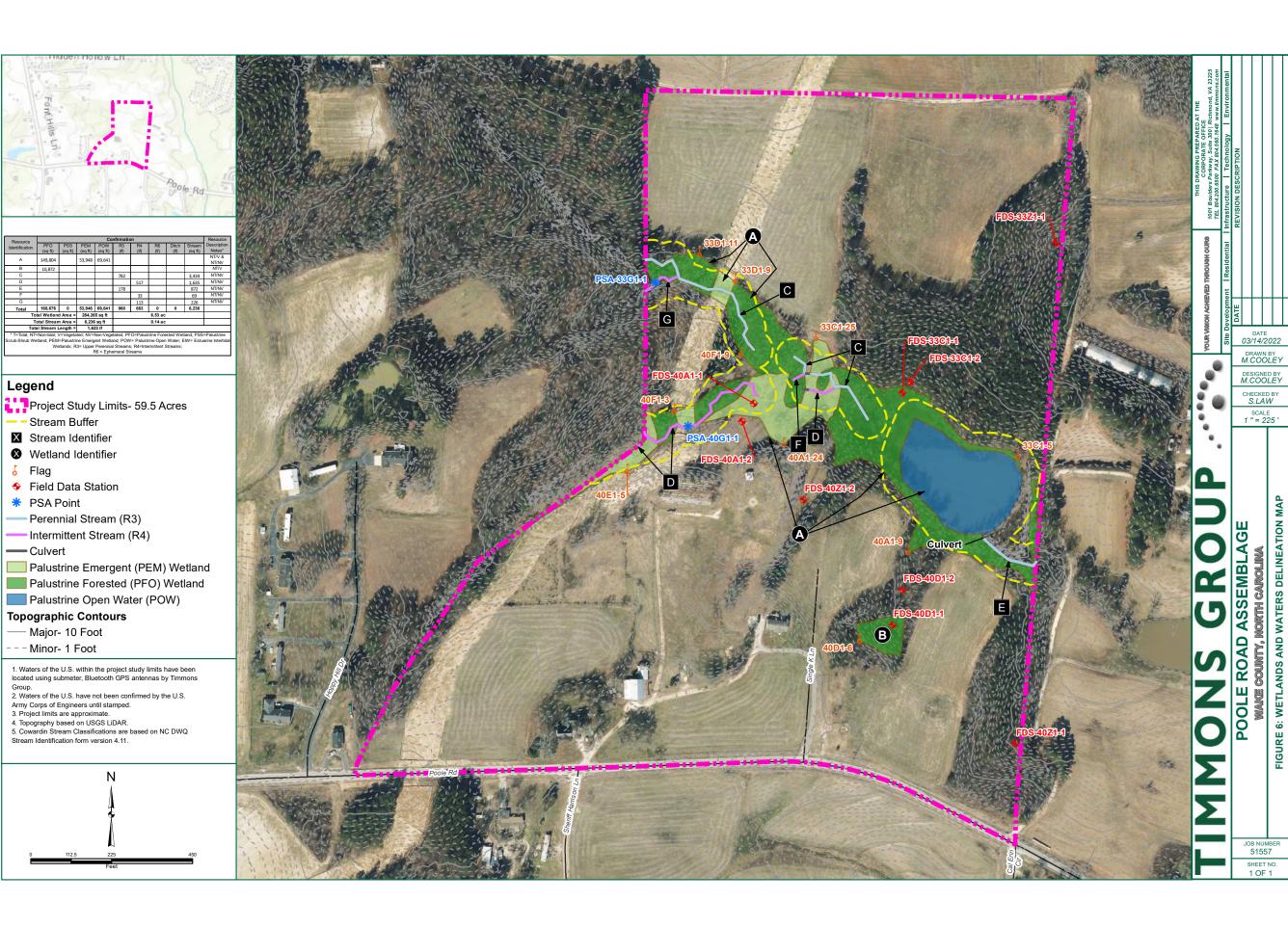












Legend

Flag

- Stream Buffer X Stream Identifier Wetland Identifier

Field Data Station

* PSA Point

— Culvert

— Major- 10 Foot - - - Minor- 1 Foot



Meeting Sign-in Sheet				
Project:	The Haven at Griffith Meadows	Meeting Date:	21-Nov-22	
Faciliator:	Timmons Group	Place/ Room:	Zoom 5pm	

Address	Phone	Email
5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4509	beth.blackmon@timmons.com
5410 Trinity Rd. Suite 102 Raleigh NC 27607	984-255-2366	elizabeth.ange@timmons.com
OFFICE FINING FIG., CORRESPONDED TO EAST OFFI	004 200 2000	onzaboth angogammono.com
Town of Knightdale Planning Department	919-217-2243	kevin.lewis@knightdalenc.gov
5410 Trinity Rd. Suite 102. Raleigh NC 27607	919-866-4511	jeff.hochanadel@timmons.com
PO Box 1080 Wake Forest NC 27588	984-202-0909	patrick@deaconcompanies.com
PO Box 1080 Wake Forest NC 27588	919-608-3542	andrew@deaconcompanies.com
1620 Single K lane, Knightdale, NC 27545		singlekfarms@aol.com
		singlek.brenda@gmail.com
8501 Poole Road, Knightdale NC 27545		melodie.smith1982@gmail.com
301 Hillsborough St, suite 1400 Raleigh NC 27603	919-329-3884	beth.trahos@nelsonmullins.com
8700 Poole Rd, Knightdale NC 27545		
1620 Single K lane, Knightdale, NC 27545	919-291-4792	
	5410 Trinity Rd, Suite 102, Raleigh NC 27607 5410 Trinity Rd, Suite 102, Raleigh NC 27607 Town of Knightdale Planning Department 5410 Trinity Rd, Suite 102, Raleigh NC 27607 PO Box 1080 Wake Forest NC 27588 PO Box 1080 Wake Forest NC 27588 1620 Single K lane, Knightdale, NC 27545 8501 Poole Road, Knightdale NC 27545 301 Hillsborough St, suite 1400 Raleigh NC 27603 8700 Poole Rd, Knightdale NC 27545	5410 Trinity Rd, Suite 102, Raleigh NC 27607 919-866-4509 5410 Trinity Rd, Suite 102, Raleigh NC 27607 984-255-2366 Town of Knightdale Planning Department 919-217-2243 5410 Trinity Rd, Suite 102, Raleigh NC 27607 919-866-4511 PO Box 1080 Wake Forest NC 27588 984-202-0909 PO Box 1080 Wake Forest NC 27588 919-608-3542 1620 Single K lane, Knightdale, NC 27545 8501 Poole Road, Knightdale NC 27545 301 Hillsborough St, suite 1400 Raleigh NC 27603 919-329-3884



Summary of Discussion From the Neighborhood Meeting				
Project:	The Haven at Griffith Meadows	Meeting Date:	11/21/2022	
Applicant:	Timmons Group - Beth Blackmon	Place/ Room:	Zoom	
Contact Information:	beth.blackmon@timmons.com 919-866-4509	Time:	5:00 PM	

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1: What is the plan for water and sewer?

There is an existing water line within Poole road that we can tap. COR Sewer is existing to **Applicant Response:**

the east. And we plan to connect through the adjacent property to get to connect to sewer.

Questions/ Concern #2: Once approved, what would be the timeline for complete development?

If the master plan gets approved in March, then we have to get CD approval, erosion control permit, wetland impact permits, water and sewer permits, that would be 6-12 **Applicant Response:**

months before the project had all permits. And then you build roads and infrastructure.

You wouldn't see houses until after that.

Traffic, what is the plan for the additional traffic load this will cause? Questions/ Concern #3:

> We have done a TIA. Traffic impact analysis, counts were conducted with school in session. The TIA recommended a left turn lane at the western entrance on Poole Road and a right and left turn lane at the eastern entrance. The TIA also recommended a couple

Applicant Response: of turn lanes at existing intersections further from the site.

Questions/ Concern #4: Are you required to widen Poole Road?

Applicant Response: Yes, the site would have to widened the frontage on Poole Road. Poole Rd is a proposed

> 100' right-of-way and we are required to do half of that. The turn lanes would be built into that. There is also a 10' multi-use path along Poole road that could be shared with bikes

and pedestrians.

Questions/ Concern #5: Work hour restrictions for construction?

That is normally governed by the Town's ordinance and would restricted by the Town of **Applicant Response:**

Knightdale. Any work in Poole Road would be governed by NCDOT schedule.

Questions/ Concern #6: How will this affect surrounding property values?

Its residential zoning and should not have a negative effect. **Applicant Response:**

Questions/ Concern #7: What are the price ranges of the homes planned for the community? This will be solely based on the market at the time. The houses will not be started for a **Applicant Response:** Questions/ Concern #8: Who is the builder? No builder has been picked at this time but they must comply with the architecture **Applicant Response:**

standards set in the PUD.