



Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-7-24 – Hopkins Farm Planned Unit Development

Staff: Gideon Smith, Senior Planner – Current

Date: September 17, 2025

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment for the proposed Hopkins Farm Planned Unit Development.

STRATEGIC PLAN PRIORITY AREA(S)

- Connected & Inclusive

GENERAL STATUTE REFERENCE(S), if applicable

- N.C.G.S. 160D-605

TYPE OF PUBLIC HEARING, if applicable

- Legislative

FUNDING SOURCE(S), if applicable

- N/A

ATTACHMENT(S)

- Staff Report
- Application
- Master Plan
- PUD Document
- Neighborhood Meeting Information
- Revised Transportation Impact Analysis (Before JPH)
- Joint Public Hearing Questions, Comments, & Responses
- [Joint Public Hearing Agenda Packet](#) (Use Link due to File Size)
- [LURB Agenda Packet](#) (Use Link due to File Size)

STAFF RECOMMENDATION

- Approve ZMA-7-24
- Adopt conditions
- Adopt the recommended advisory statement describing plan consistency and reasonableness of action
- Adopt ORD #25-09-17-004

Knightsdale Strategic Priorities



Safe



Connected &
Inclusive



Sustainable



Active & Healthy



Organizational
Excellence