

ZMA-1-25 Faison Reserve Planned Unit Development February 19, 2026 Joint Public Hearing Questions & Comments

Council/LURB Questions, Comments, & Recommendations:

1. The alignment of Widewaters Parkway at north and south of the site is critical; recommend that impacts to adjacent properties on north and south sides of Old Faison Road are limited to the greatest extent possible.

Developer Response: The alignments will be designed to minimize impact on neighboring property owners, and the larger impact will be from the road going south which is not included in this project. The development team will continue to work with the Town of Knightdale to ensure limited impact.

2. The Town remains committed to participating in the design and construction process of the railroad bridge. Recommend that the Widewaters Parkway Bridge becomes a shovel ready project, one that is fully constructable so that the Town can assist with engaging the appropriate stakeholders at the appropriate time.

Developer Response: The development team is continuing to work with Town staff to put together a development agreement that addresses this concern.

3. Recommend continuing conversations with Staff related to the Railroad Bridge so that all parties can fully understand how the bridge will be constructed, how the Town's Comprehensive Transportation Plan Concept Plan differs from any Developer commissioned concept, and that an exhibit is provided that shows the built environment surrounding the Bridge. Recommend considering how trees and other vegetation, buffers, or other elements can be incorporated into the bridge design to lessen the visual and acoustic impacts of the bridge and associated infrastructure. Further, recommend examining how the bridge design impacts the proposed homes in the vicinity, as well as other existing homes in nearby neighborhoods.

Developer Response: The bridge design and discussions are ongoing, the development team will continue to share refined drawing and renderings as the project progresses through construction drawings.

4. Recommend careful consideration of the interplay between the northernmost stormwater pond and the railroad bridge during the design stages of the bridge to ensure there are no unintended conflicts that could prevent the construction of the bridge taking place.

Developer Response: The development team understands this item and will continue to address it as the project progresses through construction drawings.

5. Please clarify the phasing plan and how mass grading is being proposed.

Developer Response: Phasing will be updated to clarify progression through the development. Mass grading is required due to site limitations and Widewaters Parkway. In addition, residential lots are less than 80' wide, and most lots have roads on the front and rear, which make the mass grading necessary.

6. Recommend that Faison Reserve adequately constructs the site access (Widewaters Parkway) at the onset of the development to avoid construction traffic utilizing the adjacent neighborhood roads for access.

Developer Response: Construction traffic will only enter the site through access off Old Faison Road, and neighboring roads will be restricted for construction access.

7. Recommend further investigations related to the feasibility of constructing a roundabout at the Site Access and Old Faison Road and to look for ways to increase safety and efficiency for Woodfield Lane residents and pedestrians in general.

Developer Response: Continued conversations with Town staff will explore the feasibility of a roundabout on Old Faison. The development team will continue to work with engineers on exhibits to understand location and impacts.

8. Recommend continuing the exploration of other traffic calming measures at the connection points between Faison Reserve and the adjacent neighborhood, as well as along the remaining portions of Woodfield Lane (off-site traffic calming), with an emphasis on placement to announce the arrival to the different neighborhoods as the roadways are traveled.

Developer Response: Woodfield Lane is owned by NCDOT, which would make traffic calming measures unfeasible. As a part of Faison Reserve, the project will include a stop sign at both road connections and a choker leading up to the intersection of Woodfield Lane.

9. The inclusion of the commercial outparcel is supported. Recommend considering if this commercial building can be built as part of the neighborhood development (spec built vs. built to suit) and if it can be built earlier in the development of the neighborhood.

Developer Response: The commercial outparcel will be graded and have utilities stubbed to the parcel, which will make it ready for a building permit once a tenant is located. It will be developed as a built-to-suit project.

10. The native planting commitment, planning to protect existing tree stands, and the community gardens are all supported.

Developer Response: The development team appreciates the support and will continue to advance these plans.

11. Encourage Development Team to be strategic with designing the neighborhood around existing trees and vegetation, and evaluating options to reduce the amount of mass grading or modify the plan so that land area is cleared and graded by phase, rather than all at once.

Developer Response: The development team understands this request and will continue to ensure as much tree protection and preservation possible throughout construction.

12. Recommend consideration of establishing a Wildlife Corridor Designation to help limit the impacts to wildlife and habitat destruction through the development of the properties.

Developer Response: The development team will continue to explore this option.

13. Recommend that no Homeowners Association Restrictive Covenant is established to prohibit Accessory Dwelling Units from being constructed within Faison Reserve.

Developer Response: The development team understands this request and will ensure this is included in the Declaration or Bylaws once the HOA is formed.

14. What percentage of the subject properties are encumbered by environmental features (wetlands, blue-line streams, etc.). Please provide a general explanation on how stormwater is conveyed if wetlands are permitted to be impacted.

Developer Response: Through environmental engineering and surveying the development team has recognized that the two existing farm ponds do not meet safety standards and will be removed. The area that remains after removal will be maintained as wetlands. The only occurrence of wetland impact is at the Widewaters Parkway crossing and is limited to less than 0.1 acres.

15. While it is appreciated that the proposal provides an excess of open/common spaces, and that the entire land area is not slated for development, recommend exploring alternative ways to reestablish the existing tree canopy after development through planting larger caliper trees or some other method.

Developer Response: The development team will continue to explore options to increase tree canopy as the final landscaping plans are developed.

16. Consider how pervious surfacing could be incorporated into areas of the neighborhood to help reduce stormwater impacts and to add another form of alternative design.

Developer Response: The development team will evaluate opportunities to incorporate pervious surfacing where feasible to enhance stormwater management and support sustainable design, in coordination with Town staff.

17. The amount of provided on-street parking is less than typically proposed in Knightdale. Consider how more on-street parking can be added in certain locations throughout the neighborhood to provide more options (number and location) for guests and residents.

Developer Response: The development team understands this request and will continue to work with our engineer and Town Staff to ensure parking is available and accessible for future residents. Where new parking can be added, we will make sure to include conditions to ensure it's approvable.

18. Recommend considering how the recreational open space amenities will be used by residents and how they will be maintained into the future. All elements should be both usable and sustainable.

Developer Response: The development team will continue working on open space programming to provide functional and sustainable elements.

19. Recommend exploring the need for parking at/near the proposed community garden.

Developer Response: The development team will add dedicated parking near the community garden to ensure convenient access while maintaining the pedestrian-oriented character of the neighborhood.

20. While the offered conditions related to Affordable Knightdale are appreciated and supported, recommend exploring options to designate some units as affordable and/or set a timeframe for which they will remain as designated affordable units.

Developer Response: The development team has proposed contributions to Knightdale's Affordable Housing Fund on a per residential lot basis, similar to the recently approved Parkside at Westlake. We feel this is the best use of funds to benefit the largest number of constituents.

21. Recommend creating a vision for the proposed public art and how it fits with the intended community lifestyle.

Developer Response: The development team will work in collaboration with Town staff and the United Arts Council to further the proposed public art, making sure it is in alignment with the recently adopted Public Art Plan.

22. Recommend exploring pedestrian scale lighting options throughout the neighborhood's open spaces and in other opportune locations.

Developer Response: The development team will explore more options for pedestrian scale lighting, working closely with Duke Energy, as the project nears construction drawings.

23. Recommend working with Staff on pedestrian signage that enhances the public greenway trail and pedestrian facilities on site.

Developer Response: In collaboration with Town staff, the development team will continue to explore pedestrian signage options and implementation.

24. Recommend that if four-story townhomes are included in the housing product, rooftop features are included for this to be a viable housing option.

Developer Response: The current development plan allows for 2-4 story townhomes, providing flexibility in housing options.

Public Comment:

100 Shady Circle

1. Old Faison Road traffic volume and capacity concerns as a result of Lyndon Oaks and potentially Faison Reserve being constructed.
2. Concerns with construction equipment and staging of the equipment during construction.

Developer Response: A Traffic Impact Analysis has been completed to evaluate projected traffic from Faison Reserve in coordination with other approved developments, including Lyndon Oaks. The development team will continue working with Town staff to ensure appropriate roadway improvements are implemented. Construction access and staging will be limited to designated entrances, and construction traffic will not utilize adjacent neighborhood streets.

908 Pleasant Colony Drive

1. Old Faison Road traffic volume and capacity concerns as a result of Lyndon Oaks and potentially Faison Reserve being constructed.
2. Old Faison Road/Hodge Road intersection traffic concerns, specifically related to how Faison Reserve would impact that intersection.

Developer Response: Traffic projections for Old Faison Road and the Old Faison Road/Hodge Road intersection were evaluated through the Traffic Impact Analysis. The development team will continue coordinating with Town staff and NCDOT to ensure any warranted improvements are addressed to maintain safe and efficient operations.

5019 Woodfield Lane

1. Concerns with property values impacts.
2. Concerns with the commercial and townhomes being adjacent to their property.
3. The lot sizes in Faison Reserve are not compatible with existing neighborhoods.
4. Concerns with proximity between proposed roundabout and Woodfield Lane.
5. Overall traffic concerns with Widewaters Parkway and connectivity.

Developer Response: Faison Reserve is designed to be a high-quality, thoughtfully planned neighborhood that includes buffers, open space, and varied housing types to support long-term property values. The commercial outparcel and townhomes are integrated intentionally, with transitions and landscaping to provide compatibility. Traffic circulation,

including the potential roundabout and Widewaters Parkway connection, will continue to be refined in coordination with Town staff and engineers to promote safety and functionality.

5104 Woodfield Lane (Reference Provided Written Comment)

1. Concerns with pedestrian safety and impacts to Woodfield Lane residents.
2. Concerns with neighborhood compatibility.
3. UR12 base district permits higher densities than the adjacent neighborhoods.
4. Concerns with density, placement of homes, and reduced setbacks and driveway lengths.
 - a. Townhomes, in general and at the perimeter, are not supported.
 - b. Single-Family only supported.
5. Additional townhomes are not needed in Knightdale.
6. Does not support commercial outparcel for the following reasons:
 - a. Competition between the Lyndon Oaks commercial outparcel.
 - b. Existing residents have survived without commercial nearby so it is not needed.
7. Buffer between Faison Reserve and Woodfield Lane is not adequate and should be increased to a 50-foot buffer.
8. Not supportive of community garden. Recommends larger lots for residents to garden.
9. Traffic will increase along both Woodfield Lane and Old Faison Road
 - a. Faison Reserve will use Woodfield Lane to access the neighborhood.
 - b. Traffic calming is only proposed at connection point, leaving the remainder of the street open for unsafe travel conditions.
 - c. Connection to Woodfield Lane not supported.
 - d. Recommend considering closing Woodfield Lane at Old Faison Road.
10. Transportation Impact Analysis
 - a. Only larger intersections were studied, while Woodfield Lane and Shady Circle were ignored.
 - b. Safety has not been addressed on Woodfield Lane (smaller roads that were not studied).
 - c. Topography of adjacent roads will create safety concerns at the future intersection of Old Faison Road and Widewaters Parkway.

Developer Response: The development plan complies with the Town's adopted UR12 zoning district and Comprehensive Plan policies. Connectivity is required by ordinance and supports emergency access, traffic distribution, and long-term network efficiency. Traffic impacts have been studied through a Traffic Impact Analysis, and safety measures such as a stop-controlled intersection and choker are proposed at the Woodfield Lane connection. Buffers are provided in accordance with Town standards, and the development team will continue refining landscaping, tree preservation, and stormwater design. The commercial outparcel and housing mix are intended to provide neighborhood-serving amenities and diverse housing options consistent with Town goals.

5113 Woodfield Lane (Reference Provided Written Comment)

1. Opposes Faison Reserve for the following reasons:
 - a. Traffic congestion will worsen.
 - b. Woodfield Lane will be used by everyone, not only Woodfield Lane residents.
 - c. Currently do not experience issues with Emergency Services getting to the Woodfield community and the additional connection is not needed.

- d. Proposed Woodfield Lane connection will decrease safety and change the way of life for the Woodfield community.
- e. Due to the amount of tree removal and lack of buffer.
- f. Habitat destruction.
- g. Increase in noise, reduced privacy, wildlife impacts, additional stormwater runoff, increased traffic, and a more crowded and less green area.
- h. Old Faison Road cannot handle additional traffic and commercial outparcel will not succeed in a remote location.

Developer Response: The proposed interconnection supports emergency access, traffic distribution, and compliance with Town connectivity requirements. Traffic impacts have been evaluated, and improvements will be implemented as warranted. Environmental features, including wetlands and tree preservation areas, are being addressed through engineering and permitting processes, with wetland impacts limited primarily to the Widewaters Parkway crossing. Buffers, landscaping, and stormwater controls will be constructed in accordance with Town and state standards to minimize impacts related to noise, runoff, and visual transition.

5124 Woodfield Lane

- 1. Safety concerns with the interconnectivity between Faison Reserve and Woodfield Lane
 - a. Would like safety measures to be put in place to ensure the design of the connection discourages thru traffic and that the least impact design scenario is employed.
- 2. Concerns with Faison Reserve disrupting and changing the character of the Woodfield community.

Developer Response: The Woodfield Lane connection is designed to meet Town connectivity standards while incorporating safety features intended to discourage cut-through traffic and promote controlled movement. The development team will continue working with Town staff and engineers to refine the design and ensure appropriate buffering and neighborhood transitions are maintained.

5128 Woodfield Lane (Reference Provided Written Comment)

- 1. Safety concerns with increased traffic on Woodfield Lane and Woodfield Lane's roadway capacity to handle increases in traffic.
- 2. Concerns with lack of traffic calming along Woodfield Lane.
- 3. Concerns with the disruption of the community's lifestyle and character.
- 4. Requested consideration of the following:
 - a. Complete elimination of the Woodfield Lane connection.
 - b. Comprehensive traffic and environmental impact reviews.
 - c. Efforts to ensure existing residents are not adversely affected by infrastructure demands associated with new growth.

Developer Response: Traffic impacts have been evaluated through a Traffic Impact Analysis, and the proposed interconnection is required to meet Town connectivity standards and improve overall network efficiency. Safety measures are included at the connection point, and the development team will continue coordinating with Town staff regarding any

additional warranted improvements. Environmental impacts are being addressed through state and local permitting processes to ensure compliance and minimize disruption.

5108 Woodfield Lane (Reference Provided Written Comment)

1. Agrees with statements made by neighbors at the Joint Public Hearing.

Developer Response: The development team appreciates the feedback provided and will continue working with Town staff to address traffic, safety, environmental, and compatibility considerations as the project advances through the design process.

February 21, 2026

To: Knightdale Town Land Use Review Board

From: Gavin and Claudia Kistingner, 5104 Woodfield Lane, Knightdale

Subject: Rezoning request for Faison Reserve, ZMA-1-25

We are Gavin and Claudia Kistingner, and we live at 5104 Woodfield Ln, my wife has lived here about 3-years, I retired and moved here about 1 year ago. The Woodfield Ln neighborhood has been in existence for approximately 35 years, with several of the residents still being original owners. Families have raised their children on this street and now they take care of their grandchildren on the street. Like other neighbors along Woodfield Lane, we don't live in isolation from the Town of Knightdale, we participate in green-ups, belong to the local gardening club that provides nicely landscaped areas through out Knightdale. We also enjoy the community celebrations such as parades and the 4th of July and of course access to Medical/Dental, shopping, and home improvement stores with-in short 10-minute drive.

One of the concerns we have is that the posting public notice/hearing was done to the letter of the law but lacks in its fulfillment of the spirit of the law.

The signage for the public meeting is similar in size and design to many of the roadside advertisements that currently litter Wake County roadways and are easily, unintentionally, ignored. A more effective sign would have been 4 ft x 8ft, this would be more easily viewed from a road like Old Faison.

Placement. Of the posted signs, one was off of Old Faison at what would be the intersection of Widewaters and Old Faison and the other was posted at the dead-end of Woodfield Ln. This Woodfield Ln sign would have been more effective had it been posted on Woodfield Ln near its intersection with Old Faison Rd.

ETJ representation on the Land Use Review Board seems skewed in the favor of the Town of Knightdale. Considering the majority of the projects are within the Knightdale-ETJ, having only two of the seven board members doesn't give the population within the ETJ fair or equal representation. The Town Council should consider adjusting the membership of the LURB or adding positions to the LURB.

We are not anti-growth, we actually pro growth, we believe that this project as it is currently defined is not a good fit that would blend in with the surrounding neighborhoods. We also believe that there are solutions available that will satisfy the Town of Knightdale, the developer and the adjacent neighborhoods. Below we have listed our and concerns shared by our neighbors. I have made an attempt to provide references to figures and maps I use in this letter.

All data have come from:

Town of Knightdale website: www.knightdalenc.gov AND/OR www.maps.raleighnc.gov/iMAPS

We do not support the zoning request for Faison Reserve Subdivision based on the following:

- Zoning of UR12 allows for a higher density than currently existing subdivisions along Old Faison Rd
- Density, type and placement of homes, request for blanket variance to make driveways shorter and lot setbacks smaller.
- Commercial Property
- Too small of buffer between Woodfield Ln subdivision and the Project
- Increased traffic along both Old Faison Rd and Woodfield Ln

Zoning of UR12

Currently the typical zoning along Old Faison Rd is GR8, GR3, RT and most recently NMX. The red box in Figure 1 shows the area where Faison Reserve is proposed to be built and the adjacent Woodfield Ln neighborhood. With the exception of the recently rezoned Lyndon Oaks subdivision, it can be seen that the remaining properties are either medium density GR8 or a lower density GR3, RT, RR1. We ask that the LURB and Town Council help to keep our remaining area from having high density housing such as Townhomes, and continue with areas to be developed as single family homes (SFH).

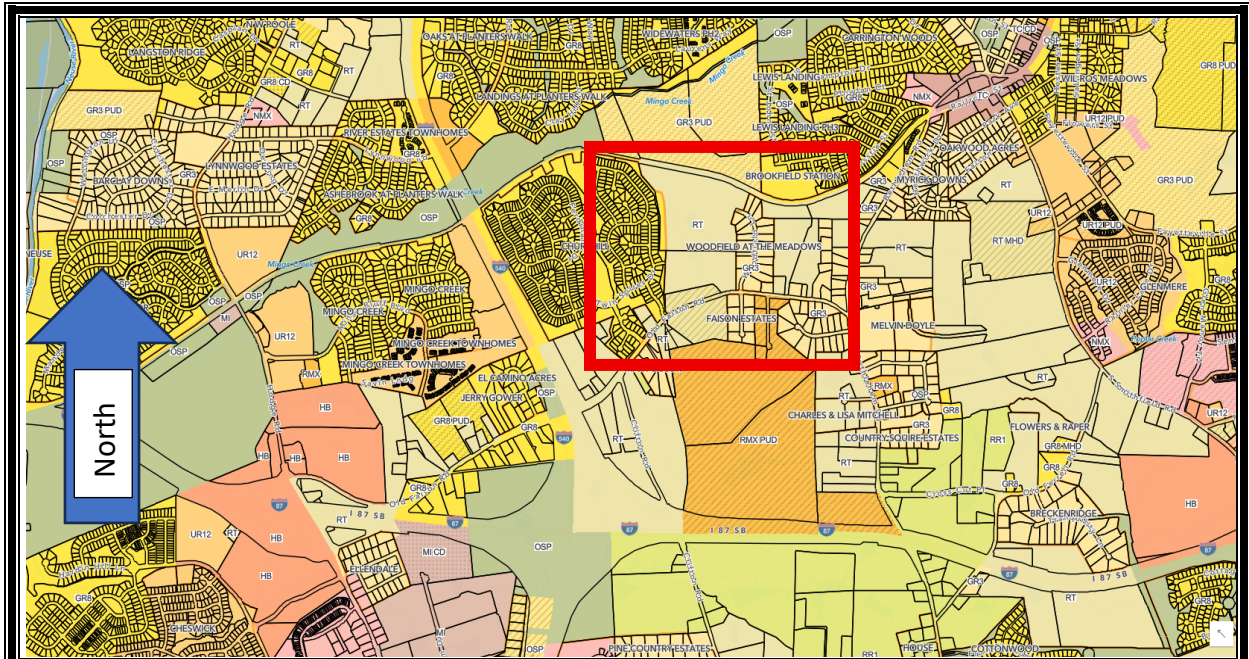
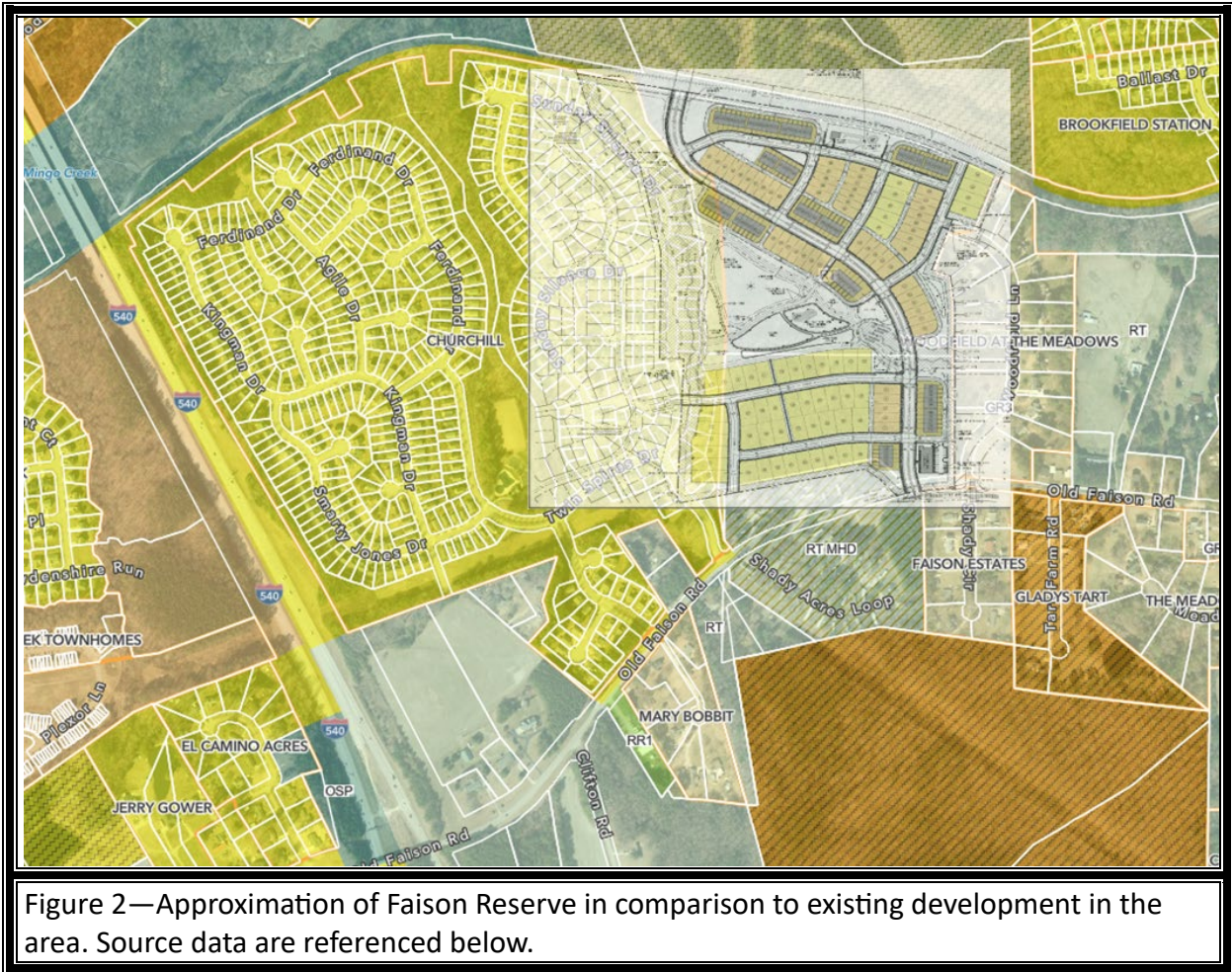


Figure 1--Partial view of Knightdale-ETJ zoning map. Map extents are south of Mingo Creek, North of Hwy 87, Hodge Rd on the west and Smithfield Rd on the east. Data are from <https://maps.raleighnc.gov/iMAPS/> accessed on 2/21/2026.

Density, type and placement of homes

Townhomes provide unnecessarily dense housing with in the area. A neighborhood with SFH would be the preferred alternative. In addition, Figure 2 shows an approximation of the development with the existing neighborhoods. Townhomes being placed along the border of the Woodfield Ln subdivision is unacceptable. The development in its current layout does not blend in with the surrounding neighborhoods. Churchill subdivision provides a suburban area and the other neighborhoods provide more of a low-density rural neighborhood. Townhomes are a feature that belongs in an urban environment such as Knightdale Station, Wendell Falls or Downtown Raleigh.



Currently (2/21/2026) according to publicly available data using iMaps provided at wake.gov and www.knightdalenc.maps 3,083 Townhomes have been approved for construction or are already under construction (Table 1). Already having 3,083 Townhomes in the future supply does not demonstrate an immediate need for an additional 78 units. A full description of all current development housing totals is available in Appendix A.

Development Status	Single Family Homes (SFH)	Townhomes (TH)	Multi-Family (MF)	Duplex (DX)	Condominiums (CD)	Units Calculated (SF+TH+MF+DX+CD)	Units Reported	Acres
Approved	2,625	1,598	756	26	0	5,005	4,979	1,367
Completed	640	148	195	0	0	983	983	---
Proposed	122	165	0	0	0	287	287	81
Under Construction	3,042	1,485	1,188	0	144	5,859	6,000	1,478

Table 1—Totals of types of housing for current Knightdale development projects.

During the Town Council meeting February 19th, during the staff report for the project it was mentioned that there has been a request by the developer for blanket variances to shorten drive ways, reduce lot setbacks and reduce lot sizes. Variances should be used on a lot-by-lot basis, not given out for an entire development. If it is needed for the entire development, it is poor planning on the developer’s part and should not be rewarded with a variance. These variances will increase the density of the project. Should the developer require extra space they can use the surplus 3.1 acres of land that are being dedicated to open space, and still meet the open space requirements of the UDO.

Open Space Calculations			
Calculation Data:			
Density Zone	2-6 DU/AC		
Dedication Rate	520 Single Family/BR		
Acres	57.81		
DU's	185		
DU/AC	3.2		
Total BR Calculations			
Single Family	54	3.5	189
Single Family Row	53	3.5	186
Townhouse	78	2.5	195
	185		570
Total OS Required	296,400 SF		6.8 AC
Active OS Required	148,200 SF		3.4 AC
Passive OS Required	148,200 SF		3.4 AC
OS Provided	430,439 SF		9.9 AC
Active OS Provided	165,973 SF		3.8 AC
Passive OS Provided	264,466 SF		6.1 AC
% of Total AC			17%

Table 2—Open space calculation from Faison Reserve PUD-January 2026 page 37.

Commercial Property

Commercial property does not belong in a residential area, and a need for this can't be demonstrated, there is no need for commercial property with this project. This small space will have a tough time being competitive with the 15,000 sq-ft already zoned for the Lyndon Oaks community. The residents of this area have survived the 10-minute drive to all the major commerce along Knightdale Blvd for close to 35 years. To people that live in this area the lack of amenities is our amenity.

30-ft Buffer vs riparian buffer

We ask that the residents of Woodfield Lane, bordering Faison Reserve, be given the same consideration at the animals in the Riparian sections and apply a 50-ft buffer between the property line and edge of the development. This would help maintain some of the native vegetation and help maintain some habitat for the animals that currently live in the project area.

Increased traffic on Woodfield Lane

The residents of the NE portion of Faison Reserve are likely to use Woodfield Ln as a shortcut to their homes. The suggested traffic calming measures are only going to be installed at the connection point of Woodfield Ln to Faison Reserve. This leaves approximately 0.30 miles with no traffic calming measures.

Possible solutions:

- Do not connect Faison Reserve to Woodfield Ln.
- Close Woodfield Ln at Old Faison Rd and Woodfield residents drive through Faison Reserve

Intersection of proposed Widewaters Parkway and Old Faison Rd

Two recent traffic studies have been completed for connection to Old Faison Rd. The first was for Lyndon Oaks (ZMA-2-23) and the second was for Faison Reserve (ZMA-1-24). Both reports measure the capacity of traffic, future estimations of traffic capacity, and recommendations for intersections of Old Faison Rd and Bethlehem, Hodge Rd and Old Faison Rd and a new intersection that would be Widewaters Parkway and Old Faison Rd.

Numerous smaller drive ways and several small streets such as Woodfield Ln and Shady Circle were ignored in the analysis.

“For the purposes of this analysis, the connection of Woodfield Lane to Old Faison Road is removed in order to provide the most conservative analysis.”-Traffic Analysis for Knightdale Assemblage, December 2025

Although, these smaller feeders and driveways have a smaller volume, the residents of Woodfield Ln have already mentioned safety has not been addressed. Neither the sinuosity nor the topography has been addressed Old Faison Rd between Bethlehem Rd and I-540. The orientation of the road and it's change in topography make it very dangerous during and a few days afterward during inclement weather. Woodfield Ln and Shady Circle both enter Old Faison Rd below the crest of the hill to the east and in the center of a bend. The major intersection that the Town of Knightdale is planning is in the same location. In addition, the grade of Widewaters Parkway should be made nearly flat or it will need to be closed like both Hodge Rd and Smithfield Rd during the snow and ice storms. With the increased traffic on Old Faison Rd, we would like to be assured some level of protection when entering the roadway (Figure 3).

We also believe that since the traffic is a problem all residents along Old Faison Rd will share, that noticing letters should be sent out to all residents along the Road. This would not just be for Old Faison Rd but should be considered in other rezoning requests as well. This will allow the residents who drive that road all year to provide insight that can't be gained by a traffic capacity study alone.



Figure 3—Topographic map with Old Faison Rd between the Churchill subdivision and Bethlehem Rd. Parcel data and topographic base map from <https://maps.raleighnc.gov/iMAPS/> accessed on 2/21/2026

Appendix A

Housing Development Totals within Knightdale and the Knightdale-ETJ.

Town of Knightdale Development Projects as of February 21, 2026

Project Name	Type	Development Status	Single Family Homes (SFH)	Townhomes (TH)	Multi-Family (MF)	Duplex (DX)	Condominiums (CD)	Units Calculated (SF+TH+MF+DX+CD)	Units Reported	Acre	Density (Units/Acre)
Buffaloe Road Assemblage	Residential	Approved	588	230	112	---	---	930	900	268	3.36
Clifton Road Conservation Subdivision	Residential	Approved	95	---	---	---	---	95	95	32	2.97
Creekview Crossing	Residential	Approved	223	60	---	---	---	283	283	102	2.77
Harper Preserve	Mixed Use	Approved	144	87	---	---	---	231	231	94	2.46
Haven at Griffith Meadows	Residential	Approved	131	54	---	---	---	185	185	60	3.08
Hopkins Farm	Residential	Approved	102	69	---	---	---	171	171	53	3.23
Lyndon Oaks	Residential	Approved	209	247	---	26	---	482	482	172	2.80
Old Faison Place	Residential	Approved	12	105	---	---	---	117	117	21	5.57
Parkside at WestLake	Mixed Use	Approved	446	470	354	---	---	1,270	1,274	280	4.55
Parkstone Dewitt	Mixed Use	Approved	---	---	290	---	---	290	290	11	26.36
River Pointe	Residential	Approved	50	---	---	---	---	50	50	25	2.00
Robertston Crossing	Residential	Approved	491	176	---	---	---	667	667	188	3.55
Terravita	Residential	Approved	134	100	---	---	---	234	234	61	3.84
Total Units in Approved Status			2,625	1,598	756	26	0	5,005	4,979	1,367	3.64
Flowers Place	Residential	Completed	17	---	---	---	---	17	17	3	5.67
Glenmere Ph 1 (Forest)	Residential	Completed	41	---	---	---	---	41	41	---	---
Glenmere Ph 2 (Gardens)	Residential	Completed	54	---	---	---	---	54	54	---	---
Glenmere Ph 3 (Gardens)	Residential	Completed	42	---	---	---	---	42	42	---	---
Glenmere Ph 4 (Gardens)	Residential	Completed	43	---	---	---	---	43	43	---	---
Glenmere Ph 5 (Gardens)	Residential	Completed	41	---	---	---	---	41	41	---	---
Glenmere Ph 6 (Cove)	Residential	Completed	47	---	---	---	---	47	47	---	---
Glenmere Ph 7 (Cove)	Residential	Completed	56	---	---	---	---	56	56	---	---
Haywood Glen Ph 2	Residential	Completed	65	---	---	---	---	65	65	27	2.41
Haywood Glen Ph 3	Residential	Completed	78	---	---	---	---	78	78	22	3.55
Haywood Glen Ph I	Residential	Completed	65	---	---	---	---	65	65	19	3.42
Knightdale Station R-6 (Central Station)	Residential	Completed	79	---	---	---	---	79	79	---	---
Knightdale Station R6D	Residential	Completed	12	---	---	---	---	12	12	---	---
Parkstone Village	Residential	Completed	---	148	---	---	---	148	148	16	9.25
The Lofts at Knightdale	Mixed Use	Completed	---	---	195	---	---	195	195	7	27.86
Total Units in Completed Status			640	148	195	0	0	983	983	---	---
Faison Reserve	Residential	Proposed	122	67	---	---	---	189	189	59	3.20
Mingo Creek Phases 7 & 12	Residential	Proposed	---	98	---	---	---	98	98	22	4.45
Total Units in Proposed Status			122	165	0	0	0	287	287	81	---
Allen Park	Residential	Under Construction	455	169	---	---	---	624	624	180	3.47
Camden Park	Residential	Under Construction	---	74	---	---	---	74	74	9	8.22
Downtown North	Mixed Use	Under Construction	136	188	---	---	144	468	468	88	5.32
Forestville Village	Residential	Under Construction	58	79	---	---	---	137	282	50	5.64
Forestville Yard	Residential	Under Construction	98	48	---	---	---	146	136	26	5.23
Haywood Glen Ph 4	Residential	Under Construction	103	---	---	---	---	103	103	33	3.12
Knightdale Station R4	Residential	Under Construction	133	---	---	---	---	133	133	39	3.41
Knightdale Station R7	Residential	Under Construction	97	---	---	---	---	97	97	25	3.88
Knightdale Station R-7 North	Residential	Under Construction	92	---	---	---	---	92	92	33	2.79
Knightdale Station R8	Residential	Under Construction	39	---	---	---	---	39	39	16	2.44
Legacy Oaks Planned Unit Development	Mixed Use	Under Construction	189	149	---	---	---	338	338	105	3.22
Mailman Post - East	Residential	Under Construction	121	22	---	---	---	143	141	35	4.03
Mailman Post West	Residential	Under Construction	238	57	---	---	---	295	295	74	3.99
Old Milburnie Village PUD	Residential	Under Construction	177	90	---	---	---	267	267	90	2.97
Preserve at Marks Creek	Residential	Under Construction	119	242	---	---	---	361	369	103	3.58
Project Hope	Residential	Under Construction	157	---	134	---	---	291	291	60	4.85
River's Edge	Residential	Under Construction	---	---	302	---	---	302	302	17	17.76
Riverview Commons	Residential	Under Construction	---	30	364	---	---	394	394	28	14.07
Silverstone	Residential	Under Construction	276	103	---	---	---	379	379	159	2.38
Stone River	Residential	Under Construction	299	102	---	---	---	401	401	164	2.45
The Collection	Residential	Under Construction	57	35	---	---	---	92	92	28	3.29
Village Gate	Mixed Use	Under Construction	76	65	388	---	---	529	529	76	6.96
Weldon Village	Residential	Under Construction	122	32	---	---	---	154	154	40	3.85
Total Units in Under Construction Status			3,042	1,485	1,188	0	144	5,859	6,000	1,478	---

source data: <https://knightdalenc.maps.arcgis.com/apps/webappviewer/index.html?id=ca8b049e72ae491b9a4a50c67a0c04bb> accessed on 2/21/2026

From: [Heather Smith](#)
To: [Alan Smith 2](#); [Antony Simmons](#); [Lori Dickens](#); [Nicole McIntyre](#); [Tabitha Hagen](#); [Taylor Norton](#); [Whitney Manzo](#)
Cc: [Jason Brown](#); [Gideon Smith](#); [Dustin Tripp](#)
Subject: FW: Woodfield at the Meadow Community
Date: Monday, February 23, 2026 9:27:36 AM
Attachments: [image001.png](#)

Good Morning LURB members,

Please see the email below.

Thank you,

Heather Smith, MMC, CMC

Town Clerk

300 dpi logo



Town of Knightdale | KnightdaleNC.gov

950 Steeple Square Ct. | Knightdale, NC 27545 | 919-217-2225



This message and any attachments may be considered public record and are subject to public review.

From: Jim Comis <mcbuffs69@gmail.com>
Sent: Saturday, February 21, 2026 10:11 AM
To: Heather Smith <heather.smith@knightdalenc.gov>
Subject: Woodfield at the Meadow Community

Be Advised: This email originated from outside of the Town of Knightdale, NC

Ms. Heather Smith, Knightdale City Clerk,

My name is Jim Comis. My wife, Connie, and I have resided at 5108 Woodfield Lane, Knightdale, NC. for 36 years.

I attended the town meeting on Thursday, February 19, but did not speak. I was under the impression I needed to sign up online prior to the meeting in order to be placed on the meeting's agenda.

I want you to know... and would appreciate you letting the Land Use Board know... that my wife and I agree completely with our community's stated concerns. There is nothing we feel needs to be added. However, we do want it noted that we agree and sanction our neighbors'

concerns for our community.

I would like to thank you, as well as the Board, and the members of the town council, for listening and considering our neighborhood's concerns in your decisions.

Sincerely,

Jim and Connie Comis

From: [Heather Smith](#)
To: [Alan Smith 2](#); [Antony Simmons](#); [Lori Dickens](#); [Nicole McIntyre](#); [Tabitha Hagen](#); [Taylor Norton](#); [Whitney Manzo](#)
Cc: [Jason Brown](#); [Gideon Smith](#)
Subject: FW: Re- ZMA-1-25 Faison Reserve
Date: Friday, February 20, 2026 3:43:43 PM
Attachments: [image001.png](#)
[image003.png](#)

Good Afternoon,

Please the email below provided by one of the residents who spoke last night.

Thank you,

Heather Smith, MMC, CMC

Town Clerk

300 dpi logo



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950 Steeple Square Ct. | Knightdale, NC 27545 | 919-217-2225

This message and any attachments may be considered public record and are subject to public review.

From: Jamain Mccammon <jamdee078@gmail.com>
Sent: Friday, February 20, 2026 12:41 PM
To: Heather Smith <heather.smith@knightdalenc.gov>
Subject: Re- ZMA-1-25 Faison Reserve

Be Advised: This email originated from outside of the Town of Knightdale, NC

ZMA-1-25 Faison Reserve

Sorry I should have had this label on my previous email.

Hello Ms Smith can you kindly forward this to Etj representative.

We are jamain and dawn mccammon from 5113 Wood Field Lane Knightdale. And we appose the new rezoning that is being proposed. This new development with the proposed connection of Wood Field Lane to Knightdale parkway will :

1. Make an already congested area even worse, the traffic from the parkway to the proposed subdivision and highway which would use WoodField lane as one of the connecting roads (despite the developer claiming it would not be, it will become a busy road because of WoodField lane location to the development) to access the highway or downtown Knightdale if the proposed connection is approved.

2. WoodField lane is a small dead end street that has about 19 homes that has been established over 30 years ago and have no issues with EMS and emergency services getting in or out of our street, the families all look out for each other, the kids all play on our road and it's very safe for them to ride their bikes without parents having to worry about them because we all know each other and make sure the kids are ok, and everyone feels free to walk, run, bike etc without any worry about the busyness of the street. If the current plan for this development gets approved our road will now be too busy for these activities to continue.

3. The development can easily connect Knightdale park with the proposed subdivision without having to impact or change anything on WoodField lane since we are already an established neighborhood

4. We are also concerned about the removal of our treeline in the back of our houses, As we already have foxes, deers and other animals coming into our yards now. the current proposed construction will get rid of most of the wetland and natural habitat for the animals that live in this area, when animals loose their habitats, humans and wildlife end up crowded into the same spaces, which will create challenges for both sides.

In summary cutting down trees to build a subdivision can change the neighborhood by increasing noise, reducing privacy, bringing wildlife closer to homes, causing more water runoff, adding traffic, and making the area more crowded and less green.

Old fasion road is not prepared for that type of traffic in my opinion and I do question that a commercial building would Garner any businesses because of it's remote proposed location.

Knightdale Public Comment

For Public Hearing or General Public Comment

All comments submitted will be shared with the Town Council and included in the official record of the meeting. If you choose to submit public comment, please remember the following rules:

- Public Comment, including comments submitted in written form, is limited to three minutes.
- Comments should be addressed to the Board as a whole, not to an individual member.
- Large groups are asked to designate a spokesperson.
- Only one submission per person will be accepted. If multiple entries are received from the same individual, only the final submission will be included in the record.
- Written public comments will be accepted up to 24 hours prior to the meeting date.

Name

Sally Harmon

Address

5128 Woodfield Ln, KNIGHTDALE, North Carolina 27545

Phone Number

(765) 427-1447

Email

distressedmenot@gmail.com

Meeting Date

February 19, 2026 (Joint Public Hearing)

Public Comment Subject

ZMA-1-25: Faison Reserve (February 19, 2026)

Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.

No position stated - Concerned or Neutral

Permission to use phone number or email for contact

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

If commenting on a Public Hearing item, please list specific reasons why you are in favor or opposed to the item.

To the Members of the Planning Board and Town Council,

On behalf of residents represented by the Woodfield Homeowners Alliance, we respectfully submit the following public comment regarding the proposed Faison Reserve development and its connection to Woodfield Lane.

We appreciate the opportunity to participate in this joint public hearing and acknowledge the importance of thoughtful growth within Knightdale. Our neighborhood supports responsible development that aligns with the Town's long-term planning goals, prioritizes public safety, and preserves the character and environmental integrity of existing communities.

Our primary concerns are as follows:

1. Traffic Safety and Infrastructure CapacityWoodfield Lane was not designed to function as a connector road serving a higher-density development. The proposed connectivity would significantly increase traffic volume on a residential street with limited capacity, no traffic-calming infrastructure, and pedestrian activity that includes children, cyclists, and families. Residents are concerned about cut-through traffic, emergency access limitations, and the cumulative impact on surrounding roadways and intersections.
2. Consistency with Subdivision Standards and Planning IntentWe respectfully request careful review of

how the proposed street connection aligns with the Town's Unified Development Ordinance, particularly as it relates to subdivision standards, street hierarchy, and the intent behind connectivity requirements. Connectivity should enhance mobility without creating disproportionate burdens on existing residential streets.

3. Preservation of Neighborhood Character Woodfield is a quiet residential neighborhood. A direct connection that transforms the street into a pass-through corridor would materially alter the character and safety of our community. Growth should integrate with surrounding neighborhoods in a way that respects established residential expectations. We respectfully ask that this connection is the least desirable option for the new residents of Faison Reserve.

4. Meaningful Community Engagement We respectfully request continued transparency and open dialogue between the developer, Town staff, and affected residents. Alternative design solutions should be explored that maintain emergency access and reasonable connectivity while protecting existing homeowners from disproportionate impacts.

We are asking for development that is measured, compliant with adopted standards, and protective of public safety and neighborhood integrity. We believe these goals are aligned with the broader vision of Knightdale Town Council and the Planning Board.

We respectfully ask that the Board and Council consider modifications to the current proposal that eliminate or redesign the Woodfield Lane connection, require comprehensive traffic and environmental impact review, and ensure that existing residents are not adversely affected by infrastructure demands created by new growth.

Thank you for your time, service, and careful consideration of these concerns.

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov