June 10, 2019
7:00 p.m.

ITEM I. ADOPTION OF AGENDA

ITEM II. CHAIRMAN’S COMMENTS

ITEM III. APPROVAL OF MINUTES
   April 8, 2019 Minutes

ITEM IV. BOARD OF ADJUSTMENT
   A. Variances
   B. Appeals
   C. Orders

ITEM V. PLANNING BOARD
   ZMA-2-19 Horton Place Planned Unit Development
   DS Director

ITEM VI. COMMUNITY APPEARANCE COMMITTEE
   Introduction to Staff Liaison
   DS Director

ITEM VII. TREE BOARD
   A. Street Tree Project Update
   B. Arbor Day Update
   Planner

ITEM VIII. OTHER BUSINESS

ITEM IX. P&E COMMITTEE UPDATE

ITEM X. PAST COUNCIL ACTIONS

ITEM XI. ADJOURNMENT
The Knightdale Land Use Review Board met at 7:00 p.m. in the Council Chamber Room of Town Hall.

LURB MEMBERS PRESENT: Rita Blackmon, Michael Blake, Darryl Blevins, Steve Evans, Gentry Lassiter, Tiffanie Myers, Latatious Morris, Ben McDonald, and Bradley Pope.

TOWN COUNCIL MEMBERS PRESENT: Councilor Mark Swan, Councilor Jessica Day.

ABSENT: None.

Attorneys Present: Roger Knight.

Staff Members Present: Chris Hills, Development Services Director; Jason Brown, Senior Planner; Michael Clark, Senior Planner; Donna Tierney, Planner; Aquila Blackwell, Planning Technician.

Meeting called to order by Chairman Ben McDonald at 6:59 p.m.

ITEM I. ADOPTION OF AGENDA
Chairman McDonald introduced the agenda.

...Motion by Ms. Blackmon to adopt the agenda. Motion seconded by Ms. Morris and carried unanimously.

ITEM II. WELCOME AND INTRODUCTIONS
Members introduced themselves to the Board.

ITEM III. BOARD TRAINING
Development Services Director Chris Hills conducted a training session.

ITEM IV. OFFICER ELECTIONS
A. Chair and Vice Chair
Mr. McDonald nominated Ms. Morris for the role of Chair.

...Motion by Mr. McDonald to nominate Latatious Morris for the role of the Chair. Motion seconded by Mr. Blevins and carried unanimously.

...Motion by Ms. Blackmon to nominate Ben McDonald for the role of Vice Chair. Motion seconded by Mr. Pope and carried unanimously.
B. Quasi-Judicial Appointments
Chairperson Morris opened the floor for nominations for three In-Town and two ETJ Quasi-Judicial members. Mr. Hills explained who was eligible to serve as an ETJ Quasi-Judicial member.

…Motion by Ms. Blackmon to nominate Bradley Pope and Michael Blake as ETJ Quasi-Judicial members. Motion seconded by Vice Chair McDonald and carried unanimously.

…Motion by Ms. Blackmon to nominate Darryl Blevins, Vice Chair McDonald, and Steve Evans. Motion seconded by Mr. Pope and carried unanimously.

ITEM V. APPROVAL OF MINUTES
Chairperson Morris introduced the minutes of March 11, 2019.

…Motion by Ms. Blackmon to approve the minutes of March 11, 2019. Motion seconded by Mr. Pope and carried unanimously.

Chairperson Morris introduced the quasi-judicial minutes of March 11, 2019.

…Motion by Vice Chair McDonald to approve the quasi-judicial minutes of March 11, 2019. Motion seconded by Mr. Blevins and carried unanimously.

ITEM VI. BOARD OF ADJUSTMENT
None at this time.

ITEM VII. PLANNING BOARD
ZTA-2-19: Quarterly Edits
Senior Planner Jason Brown explained the proposed text amendment is to amend the Unified Development Ordinance (UDO) to address the change in Advisory Boards and to amend the Special Use Permit approval process.

Mr. Brown explained that it has been determined that the Old Town Advisory Board has accomplished the majority of the implementation of the Old Town Small Area Plan (SAP) and a private business merchants association or something similar will be more effective in attracting private development and redevelopment in the area. Due to this determination, references to the Old Town Advisory Board will be removed from Chapter 14 of the UDO.

Mr. Brown also explained that currently, the UDO establishes the Town Council as the decision-making authority on Special Use Permits. The UDO treats SUPs like Zoning Amendments and requires an advisory statement and recommendation from the LURB. While this follows the Town’s common procedures, it creates technical difficulties and potential legal challenges. The major issue is that the governing board must base its decision on testimony provided during the evidentiary hearing (public hearing) and cannot base its decision on testimony received outside of this hearing. This creates a challenge in ensuring the public comment or testimony received during the LURB meeting does not influence the decision making body in any way.
He noted that a public hearing was held at the March 20, 2019 Town Council meeting and no public comment was received.

Mr. Brown explained that by law, the Board must adopt a statement of plan consistency and reasonableness of action. The Development Services Department recommends that the Land Use Review Board recommend approval of ZTA-2-19 and forward the following advisory statement to the Town Council: “The proposed zoning text amendment is consistent with the adopted Comprehensive Plan. The amendment is consistent with the Community Facilities and Services guiding principle. In particular, it is consistent with embracing an expanded approach to open governance that includes creative outreach and effectively solicits community involvement, collaborative partnerships, and resource sharing. It is further reasonable and in the public interest as it promotes best practices for evidentiary hearings.”

Upon member request, Mr. Brown confirmed that this update removes the LURB advisory statements from the Special Use Permit process.

…Motion by Mr. Blevins to recommend approval of ZTA-2-19: Quarterly Edits and to forward staff’s written advisory statement to the Town Council. Motion seconded by Mr. Blake and carried unanimously.

ITEM VIII. COMMUNITY APPEARANCE COMMISSION
None at this time.

ITEM IX. TREE BOARD
A. Arbor Day Update
Planner Donna Tierney invited the Board to attend the Town’s Arbor Day celebration on April 12th at Knightdale Station Park and described that the event will include a student art contest, a reading of the proclamation, award presentation by the NC Forest Service, and a tree planting ceremony.

B. Street Tree Project Update
Ms. Tierney reported that the Public Works Department started replacing trees in the southern quadrants of the I-540 and Knightdale Boulevard interchange in the last couple of weeks.

ITEM X. OTHER BUSINESS

ITEM XI. P&E COMMITTEE UPDATE
Vice Chair McDonald recapped the agenda items discussed at the P&E Committee meeting.

ITEM XII. PAST COUNCIL ACTIONS
None at this time.

ITEM XIII. ADJOURNMENT
…Motion by Vice Chair McDonald to adjourn at 8:31 p.m. Motion seconded by Ms. Blackmon and carried unanimously.
Latatious Morris, Land Use Review Board Chairperson

Aquila Blackwell, Planning Technician
I. PURPOSE:
The purpose of this staff report is to provide an overview of a Zoning Map Amendment request for a Planned Unit Development (PUD) to allow a major subdivision in accordance with Sections 2.15.C and 15.6.C of the UDO. This is a legislative process that requires Town Council to hold a public hearing and receive a recommendation from the Land Use Review Board prior to taking action on the application.

II. SPECIFIC REQUESTED ACTION:
At the request of the applicant, staff recommends that the Land Use Review Board CONTINUE this item until its next meeting to be held on Monday, July 8, 2019. On Thursday May 30, the applicant emailed staff and requested that they case be continued to the next meeting to allow them time to update their request to better address the concerns noted at the Public Hearing. The email requesting this extension has been added to the end of this staff report.

III. REQUEST:
Mr. Charles Walker has submitted an application on behalf of property owner James E. Allen, LLC, to rezone and develop the vacant parcel at 0 Buffaloe Rd, further identified as PIN 1755-86-3977 from Rural Transition (RT) to Rural Residential-1 (RR-1) with a Planned Unit Development. The applicant has proposed to develop the 52.99 acre tract into a 49 lot single-family detached residential subdivision.

IV. PROJECT PROFILE:

<table>
<thead>
<tr>
<th>PROPERTY LOCATION</th>
<th>0 Buffaloe Rd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAKE COUNTY PIN</td>
<td>1755-86-3977</td>
</tr>
<tr>
<td>CURRENT ZONING DISTRICT</td>
<td>Rural Transition (RT)</td>
</tr>
<tr>
<td>PROPOSED ZONING DISTRICT</td>
<td>Rural Residential – 1 (RR-1) Planned Unit Development (PUD)</td>
</tr>
<tr>
<td>NAME OF PROJECT</td>
<td>Horton Place</td>
</tr>
<tr>
<td>APPLICANT</td>
<td>Charles R. Walker, III, PLA</td>
</tr>
<tr>
<td><strong>DEVELOPER:</strong></td>
<td>Site Property Development, LLC by JA Management, Inc.</td>
</tr>
<tr>
<td>----------------</td>
<td>--------------------------------------------------------</td>
</tr>
<tr>
<td><strong>PROPERTY OWNER:</strong></td>
<td>James E. Allen, LLC</td>
</tr>
<tr>
<td><strong>PROPERTY SIZE:</strong></td>
<td>52.99 ± Acres</td>
</tr>
<tr>
<td><strong>PROPOSED DENSITY:</strong></td>
<td>49 Single Family Lots, Approximately .92 Dwellings/ Acre</td>
</tr>
<tr>
<td><strong>CURRENT LAND USE:</strong></td>
<td>Vacant/Undeveloped</td>
</tr>
<tr>
<td><strong>PROPOSED LAND USE:</strong></td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>

**V. PROJECT HISTORY:**

Initial discussions for this project began two years ago when the property owner proposed a single-family residential subdivision on the property he had recently purchased. Staff met with the property owner to discuss the subdivision process and informed him that the Town was about to embark on its KnightdaleNext 2035 Comprehensive Plan Update and Subdivision Process Amendment. The applicant decided to wait until those two processes been completed to submit their Rezoning/PUD Application for a major subdivision.

The property owner also proceeded with an Exempt Subdivision of the property to break the parcel into two pieces. This exempt subdivision had the removing private streets from the subdivided parcel so that they would not need to be improved as part of any forthcoming subdivision proposal.

**VI. PROPOSED MASTER SUBDIVISION PLAN:**

The applicant has submitted a full subdivision in accordance Section 16.5 of the UDO. A copy of the site plan of this project can be found on the following page.
VII. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

<table>
<thead>
<tr>
<th>DIRECTION</th>
<th>LAND USE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single Family Res.</td>
<td>GR-3</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Res./Agricultural</td>
<td>RR-1</td>
</tr>
<tr>
<td>East</td>
<td>Undeveloped/Single Family Res.</td>
<td>RT &amp; GR-3</td>
</tr>
<tr>
<td>West</td>
<td>Single Family Res</td>
<td>GR-3</td>
</tr>
</tbody>
</table>
VIII. ZONING CASE PROCEDURES:
The proposed request requires a Conditional District Rezoning in the form of a Planned Use Development (PUD) application. This type of legislative public hearing requires a pre-application meeting to be held. On February 28, 2019, the applicant sent mailed neighborhood meeting notices to properties within 200 feet of the outer boundaries of the subject development. The neighborhood meeting was held on Thursday, March 7, 2019 at the Now Faith Baptist Church located at 8933 Buffaloe Rd. The meeting was attended by approximately 30 people. Concern regarding the following were noted by citizens in attendance:

- The current condition of Proc Ridge Lane was noted as being poor and there was concern about how the increased traffic from the use of this road as the primary entrance for the new subdivision would damage the road further.
- Requests for a privacy fencing between the neighborhoods new and existing neighborhoods.
- Concern regarding whether or not the community well would affect the existing wells in the adjacent Horton Mill subdivision.
- Questions regarding proposed home specifications.
- Notation from citizens that the proposed development was not consistent with the KnightdaleNext Comprehensive Plan.

A copy of the mailed notice, list of recipients, and summary of the meeting are attached as part of the application packet.

Following the formal review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on May 2, 2019 to discuss the technical comments and details associated with the proposed subdivision plan. There were several major issues associated with the proposed plan, including the following:

- The proposed residential subdivision is NOT consistent with the adopted KnightdaleNext Comprehensive Plan relative to the Growth and Conservation Map, which identifies the proposed development area as Rural Living Place Type Category.
- The subdivision plan does not provide the required Collector Street or Public Greenway as required by the Street Network Plan and Trails and Greenway Plan in the KnightdaleNext Comprehensive Plan. Additionally, the entire plan would need to be redesigned to accommodate those features if they were indicated to meet UDO standards.
- The use of an existing neighborhood street as the only means of ingress and egress is inconsistent with the required Collector Road Alignment and best practices.
- The Open Space does not meet UDO Standards for location, design, and improvement standards.

Based upon these overarching concerns, the DRC voted unanimously to DENY Approval of the Horton Mill Master Plan.
IX. PROPOSED CONDITIONAL REZONING:

PROPOSED REQUEST:
A. Zoning: The subject property is currently zoned Rural Transition (RT) and in accordance with Section 2.5 of the UDO, would require a two-acre minimum per dwelling unit. Therefore the applicant is requesting approval for a Planned Unit Development District Rezoning to rezone the property to RR-1 PUD to obtain the desired density.

B. Dimensional Requirements: The applicant is not proposing any deviations from the dimensional standards as found in Section 2.5 of the UDO for this the RR-1 Zoning District.

X. SITE PLAN PROVISIONS:
A. Master Plan: The applicant is not proposing any additional conditions or alternative standards as part of the PUD request. The master plan proposes the development of 49 single family lots, each with at least 90 feet of frontage on new streets within the subdivision.
B. **Water Allocation Policy**: The proposed development is proposing to utilize a Private Community Well System and Individual Septic Tanks for water and sewer services, respectively. Therefore, it is not subject to the Water Allocation Policy and would not be annexed into the Town Limits if approved.

C. **Open/Recreation Space**: The applicant has proposed to dedicate the required amount of acreage for active and passive open spaces; however, the improvements proposed by the applicant within those areas does not meet the UDO Standards. The current proposal is to construct a Gazebo and provide mulched walking trails around the existing pond on the site. Also missing from the Open Space Plan is the required Greenway Trail that crosses the southeast corner of the property.

D. **Architectural Standards**: The applicant has submitted three “Elevation Styles”. Please note that the proposed elevation styles are not proposed as conditions of the PUD, and the applicant would have the ability to vary at their discretion from the styles proposed.
XI: COMPREHENSIVE PLAN: As noted earlier in this staff report, the proposed Horton Mill development is NOT consistent with the KnightdaleNext 2035 Comprehensive Plan. The subject property is designated as “Rural Living” as a place type.

The Rural Living place type is defined as follows:

*Large lots, abundant open space, and a high degree of separation between buildings characterize rural Living areas. Homes are scattered throughout the countryside and are often integrated into the rural landscape... Outbuildings on a property may support farm activities.*

The proposed development place type is most closely associated with “Single Family Neighborhood”, which is defined by the KnightdaleNext Comprehensive Plan as follows:
Single-family neighborhoods are formed as subdivisions or communities with a relatively uniform housing type and density throughout. Homes are oriented to the interior of the neighborhood and are buffered from surrounding development by transitional uses or landscaped areas. All new single-family neighborhoods incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.

**CONSISTENCY WITH THE COMPREHENSIVE PLAN:**
North Carolina General Statute 160A-383 requires that prior to adoption or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public interest.

While reviewing the proposed request, the LURB should examine the application in the context of the Guiding Principles within the 2035 Comprehensive Master Plan. The following guiding principle categories would be applicable to this request.

**GREAT NEIGHBORHOODS AND EXPANDED HOME CHOICES**
Promote distinct, safe, and vibrant neighborhoods throughout Knightdale that provide greater access to a range of housing choices people need at different stages of their life, including young adults, families, empty-nesters, retirees, seniors, and people of different income levels. Housing opportunities should include single family homes of all sizes, townhomes, apartments, condominiums, senior living units, live-work units, and accessory dwelling units. New neighborhoods should mix two or more housing choices into one community. Strong neighborhoods and a diverse housing strategy will make Knightdale a more livable community, one where residents can live their entire lives.

**COMPACT DEVELOPMENT PATTERNS**
Guide future growth into more compact and efficient development patterns that will help manage the timing, location, and magnitude (length and size) of expensive infrastructure investments. Prioritize infill development and redevelopment in identified activity centers over continued green field development patterns, and use public infrastructure investments in the activity centers to encourage and leverage future private investments. Acknowledge that increased densities and intensities, and a mix of residential and nonresidential uses, will be needed in the activity centers to accommodate anticipated Town growth. Activity centers added to the Growth and Conservation Map sometime in the future should reflect orderly and incremental growth patterns away from existing and identified activity centers in the 2035 Knightdale Next Comprehensive Plan.
The following may be used as a proposed advisory statement regarding Comprehensive Plan consistency:

“The proposed zoning map amendment is NOT consistent with the adopted 2035 Comprehensive Plan. The amendment is not consistent with the guiding principles of guiding future growth into compact and efficient development patterns, creating great neighborhoods, and providing expanded home choices. In addition, this request is not consistent with the Growth and Conservation Map within the comprehensive plan, as the place-type identified for this parcel in the plan is “Rural Living”, but the applicant is proposing a “Single-Family Neighborhood” placetype. It is further unreasonable in that it fails to promote infill development and redevelopment activities for vacant and under-utilize areas in Knightdale with appropriate density to help make nearby non-residential uses more economically viable.”

XII. PUBLIC HEARING SUMMARY: The Town Council conducted the Public Hearing for this case at their May 15, 2019 meeting. One citizen, the applicant Mr. Chuck Walker, rose and spoke in favor of the rezoning request. Ten (10) citizens rose to speak in opposition to the request, primarily citing traffic and recreation space as primary concerns.

XIII. STAFF RECOMMENDATION: Staff recommends that the LURB continue this case until the July 8, 2019 Land Use Review Board meeting in accordance with the applicants request to allow the applicant time to update their application to address the concerns noted during the public hearing.

XIV. ATTACHMENTS: Application packet; Applicants Request for Case Continuation

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RECOMMENDED ACTION

1. Continue case # ZMA-2-19 to the July 8, 2019 Land Use Review Board Meeting
Chris,

Thank you for meeting with us yesterday. Based on the information we received at the Public Hearing and our discussions with Staff we would like to request a one month cycle deferral before we appear before the LURB to try and address some outstanding issues.

These include but are not limited to:

Better descriptions of our proposed homes, such as minimum size, material choices and limitations
Addition of Public Greenway Easement in the site
Better descriptions on the Amenity and Open Space uses
Better description of the proposed street network
Possible Comprehensive Plan effects

Thank you for your consideration.

Charles R. Walker III, PLA
Principal
Entitlement Preservation Group
275 North Pea Ridge Road
Pittsboro, North Carolina 27312

919-625-9760 Direct Cell Phone

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MASTER PLAN

In accordance with Development Process outlined in Chapter 15 of the Unified Development Ordinance, Master Plan submittals are required for all Site Plans, Major Subdivisions, Special Use Permits, and Conditional Districts. Completed applications shall include all of the submittal requirements included on Page 2 of this package, and must be submitted in accordance with the schedule established by the Development Services Department. Approval of the Master Plan is not an authorization to begin site construction.

PROJECT INFORMATION

<table>
<thead>
<tr>
<th>PROJECr INFORMATION</th>
<th>Horton Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT NAME:</td>
<td>0 Buffalooe Road, Knightdale NC 27545</td>
</tr>
<tr>
<td>PROJECT ADDRESS:</td>
<td>1755863977</td>
</tr>
<tr>
<td>WAKE COUNTY PIN(s):</td>
<td>Single Family Detached Residential Subdivision</td>
</tr>
<tr>
<td>PROPOSED USE:</td>
<td>PROPOSED LOTS: 49</td>
</tr>
<tr>
<td>PROPOSED SQ. FT.:</td>
<td>DENSITY (DWELLING/acre): 0.9/AC</td>
</tr>
<tr>
<td>ZONING DISTRICT:</td>
<td>SITE ACRES: 52.99</td>
</tr>
<tr>
<td>proposed current RT</td>
<td>INSIDE CORPORATE LIMITS: NO</td>
</tr>
</tbody>
</table>

CONTACT INFORMATION

| APPLICANT:          | Charles R. Walker III, P.I.A |
| ADDRESS:            | PHONE: 919-625-9760 |
|                     | FAX: |
|                     | EMAIL: cowalker@cpgrouponline.com |
|                     | Pittsboro, NC 27312 |
| PROPERTY OWNER:     | James E. Allen, LLC |
| ADDRESS:            | PHONE: 919-845-9609 |
|                     | FAX: |
|                     | EMAIL: jma@jmaallen.com |
|                     | 5000 Falls of Neuse Road Suite 100 |
|                     | Raleigh, NC 27609 |
| DEVELOPER:          | Site Property Development LLC |
| ADDRESS:            | PHONE: |
|                     | FAX: |
|                     | EMAIL: mike.jordan@jwmgnt.net |
|                     | 8341 Sanford Way Suite 101 |
|                     | Raleigh, NC 27615 |
| SIGNATURE:          | President |

THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

CASE NUMBER: SUBMITTAL DATE: X-REFERENCE(S):

FILING FEE: SKETCH PLAN MEETING DATE:
SUBMITTAL REQUIREMENTS

NO APPLICATION SHALL BE ACCEPTED BY THE LAND USE ADMINISTRATOR UNLESS IT CONTAINS ALL OF THE INFORMATION NECESSARY TO DETERMINE IF THE DEVELOPMENT, IF COMPLETED AS PROPOSED, WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE. APPLICATIONS WHICH ARE NOT COMPLETE WILL BE RETURNED TO THE APPLICANT WITH A NOTATION OF DEFICIENCIES.

THE FOLLOWING ARE TO BE SUBMITTED AT THE TIME OF INITIAL SUBMITTAL. FAILURE TO SUBMIT ALL ITEMS WILL RESULT IN DELAY OF YOUR APPLICATION. APPLICATIONS ARE TO BE RECEIVED BY 5 PM ON THE SUBMITTAL DEADLINE DATES ESTABLISHED BY THE DEVELOPMENT SERVICES DEPARTMENT.

- COMPLETED APPLICATION FORM. Application must be signed by the applicant and the property owner. DONE
- PROCESSING FEE: The fees below are for the Master Plan based on the type of permit being requested. Fees are exact and not rounded up. Master Plans that accompany a request for conditional district will require a separate application and filing fee for Zoning Map Amendment (Re-zoning):

<table>
<thead>
<tr>
<th></th>
<th>SITE PLAN:</th>
<th>SPECIAL USE PERMIT or CONDITIONAL DISTRICT:</th>
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</thead>
<tbody>
<tr>
<td>NON-RESIDENTIAL</td>
<td>$300 plus $50 per acre</td>
<td>$600</td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td>$300 plus $50 per acre</td>
<td>See Master Plan fee</td>
</tr>
<tr>
<td>MODIFICATION</td>
<td></td>
<td>$600</td>
</tr>
</tbody>
</table>

Master Plan submittals are fully electronic. Please send all documentation electronically.

- Site/civil/landscape plans must be to engineering scale (1” = 20’, 1” = 50’, etc.). Lighting and Landscaping should be included within the Master Plan set, if required. See Page 3 of this application package for data to be included on the Master Plan. ATTACHED

- Please include any proposed or existing deed restrictions or owners association documents. N/A

- MASTER PLANS REQUIRING PUBLIC HEARINGS (SPECIAL USE PERMITS OR CONDITIONAL DISTRICTS):
  - LIST OF PARCEL IDENTIFICATION NUMBERS AND OWNERS (with their mailing addresses) of all parcels adjoining, including across the street from, and within 200 feet, the parcel(s) making up the proposed development site. LIST ON PLAN

- STAMPED, PRE-ADDRESSED BUSINESS ENVELOPES for the applicant, the property owner and each owner on above list with return address reading: Town of Knightdale Development Services Department, 950 Steeple Square Court, Knightdale, NC 27545. Envelopes delivered by hand to Town Hall

The Master Plan shall be drawn to the following specifications and must contain or be accompanied by the information listed below. All plans shall be submitted at a scale not less than one (1) inch = 50 feet unless otherwise authorized by the Administrator. No processing or review of a Master Plan will proceed without all of the following information:

- The boundary, as determined by survey, of the area to be developed with all bearings and distances shown and the location within the area, or contiguous to it, of any existing streets, railroad lines, perennial streams, wetlands, easements or other significant features of the tract. ATTACHED

- Scale denoted both graphically and numerically with north arrow. ATTACHED

- A vicinity map at a scale no smaller than one (1) inch equals 1,200 feet showing the location of the subdivision with respect to adjacent streets and properties. ATTACHED
The location of proposed buildings, parking and loading areas, streets, alleys, easements, lots, parks or other open spaces, site reservations (i.e. school sites), property lines and building setback lines with street dimensions, tentative lot dimensions and the location of any building restriction areas (i.e. flood hazard areas, buffer locations, watershed protection districts, and/or jurisdictional wetlands). Site calculations shall include total acreage of tract, acreage in parks and other non-residential uses, total number and acreage of parcels and the total number of housing units.

Calculations for required and proposed Recreational Open Space. ATTACHED

The proposed name of the development; street names; the owner’s name and address; the names of adjoining subdivisions or property owners; the name of the Township, county, and state in which the development is located; the date of plan preparation and the zoning classification of the tract to be developed along with those of adjoining properties. NAME ON PLANS. STREET NAMES UNDER REVIEW

Corporate limits and extra-territorial jurisdiction boundaries (where applicable). E.T.J only Boundary is Buffaloe RD

Typical cross-sections of proposed streets. Where a proposed street is an extension of an existing street, the profile of the street shall include 300 feet of the existing roadway with a cross-section of the existing street. Where a proposed street within the development abuts a tract of land that adjoins the development and where said street may be expected to extend into said adjoining tract of land, the profile shall be extended to include 300 feet of the said adjoining tract. PROPOSED MODIFIED CROSS SECTION ON PLANS

The proposed limits of construction for all proposed development activity. ATTACHED.

A timetable for estimated project completion for each phase proposed. ATTACHED

Original contours at intervals of not greater than two (2) feet for the entire area to be subdivided and extending into adjoining property for a distance of 300 feet at all points where street rights-of-way connect to the adjoining property and 50 feet at all other points of common project boundaries. Wake County or Town of Knightdale digital topography may be used to satisfy this requirement but should be field-verified to ensure accuracy. This requirement may be waived for developments smaller than one (1) acre or where insufficient topographic changes warrant such information. ATTACHED

2-D utility plan showing location of sanitary sewer lines, water distribution lines, storm sewer lines, manholes, cleanouts, fire hydrants, fire lines, valves, underground private utilities, backflow prevention devices showing make and model, meters and pipe sizes. If applicable, also well and septic locations, force mains, and pump stations. ATTACHED

Supplemental Plans as applicable:
- Landscape Plan in accordance with Section 16.8(A) ATTACHED
- Lighting Plan in accordance with Section 16.8(B) N/A
- Traffic Signs & Markings Plan in accordance with Section 16.8(C) ATTACHED
- Architectural Plans in accordance with Section 16.8(D) ATTACHED
- Stormwater Management Plan in accordance with Section 16.8(E) ATTACHED
- Traffic Impact Analysis (if required) in accordance with Section 16.9 PROPOSAL DOESN'T MEET TRIGGER POINT
- Wake County Public Schools - Residential Development Notification Submission https://arcg.is/CKby5 COMPLETED

In addition to the above required information, the following additional information may be required by the Administrator, the Land Use Review Board or the Town Council on a discretionary site-specific basis:

Environmental Impact Statement, pursuant to Article 113A of the North Carolina General Statutes if: (i) the development exceeds 2 acres in area; and (ii) the Land Use Review Board deems it necessary due to the nature of the land or peculiarities in the proposed design.

Development Permit and Certification application with supporting documentation as required by the Knightdale Flood Damage Prevention Ordinance in Chapter 6.
<table>
<thead>
<tr>
<th>TRACT #</th>
<th>OWNER/PIN</th>
<th>MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12609 RICHMOND LLC 1755787080</td>
<td>4601 Six Forks Rd  RALEIGH NC 27609</td>
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<tr>
<td>2</td>
<td>JOSE L &amp; SHIRLEY B OCHOA 1755763837</td>
<td>1621 QUIET OAKS RD  KNAIGHTDALE NC 27545</td>
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<tr>
<td>3</td>
<td>ALPHONZA F KING 1735773094</td>
<td>1613 QUIET OAKS RD  KNAIGHTDALE NC 27545</td>
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<td>4</td>
<td>WILLIAM &amp; SELMA FOSTER 1755773188</td>
<td>6032 LORIELLA PARK DR  FREDRICKSBURG VA 22407</td>
</tr>
<tr>
<td>5</td>
<td>TIDIE &amp; PATRICIA HAWKINS 1755773393</td>
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<td>HENRY O. PERRY 1755772797</td>
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<td>WILLIE WATKINS, JEAN DEWBERRY BILLY WAYNE 1755782097</td>
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21 CHARLES & DOROTHY FERRELL
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22 LINDA HARRIS
1755974317
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KNIGHTDALE NC 27545

23 GWENDOLYN MITCHELL
1755971322
1508 BOBBITT RD
KNIGHTDALE NC 27545

24 CHARLENE ARRINGTON
1755973142
5100 NORTH HILLS DR
RALEIGH NC 27612

25 WILT BOBBITT
1755974141
2313 HORTON RD
KNIGHTDALE NC 27545

26 DOUGLAS & ANN BOBBITT
1755963994
1608 COTTON DR
KNIGHTDALE NC 27545

27 SERGIO MACIEL & MARYURI CERRANTES
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5726 WOOF PL
KNIGHTDALE NC 27545

28 SERGIO MACIEL & MARYURI CERRANTES
1755963664
5726 WOOF PL
KNIGHTDALE NC 27545

29 LUCIO RUBIO & HARASIX RAMIREZ
1755966617
1617 COTTON RD
KNIGHTDALE NC 27545

30 JOHN ORMAND & ANGELA DEIMENT
1755968418
2204 HORTON RD
KNIGHTDALE NC 27545

31 HORTON RD ASSOC. LLC
1765055236
7 CYPRUS TERRACE
KEY WEST FL 33040

32 WARREN ARRINGTON JR
1755965118
1701 PROC RIDGE LN
KNIGHTDALE NC 27545

33 JAMMIE & ANTHONY HOLLAND
1755963031
1709 PROC RIDGE LN
KNIGHTDALE NC 27545

34 MATTHEW & TRACY WARNER
1755962220
1704 PROC RIDGE LN
KNIGHTDALE NC 27545

35 JOSEPH & MICHELLE RUSSO
1755869119
9001 HORTON MILL RD
KNIGHTDALE NC 27545

36 WAZYM WILLIAMS
1755867038
3209 TWINBROOK CT
RALEIGH NC 27610

37 DEMENT FARMS LLC
1755757607
7 CYPRUS TERRACE
KEY WEST FL 33040

38 MYRICK CONSTRUCTION OF RALEIGH INC
1755857963
2401 HODGE RD
KNIGHTDALE NC 27545

39 JAMES & JANET BARNES
1755968817
1609 COTTON DR
KNIGHTDALE NC 27545

40 LAVERN PERSCCELL
1755968749
2311 HORTON RD
KNIGHTDALE NC 27545

41 ANNIE MAE YORGBA
1755760571
1628 QUIET OAKS RD
KNIGHTDALE NC 27545
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<th>Name</th>
<th>Email</th>
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<th>Signature</th>
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<tbody>
<tr>
<td>Angela King</td>
<td>angela.king@...</td>
<td>619-748-3503</td>
<td></td>
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<tr>
<td>Mike Brown</td>
<td>mike.brown@...</td>
<td>419-202-5722</td>
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<tr>
<td>John Smith</td>
<td>john.smith@...</td>
<td>619-432-1849</td>
<td></td>
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<tr>
<td>Chris Garcia</td>
<td>chris.garcia@...</td>
<td>619-876-5483</td>
<td></td>
</tr>
<tr>
<td>Jean Cole</td>
<td>jean.cole@...</td>
<td>619-349-9533</td>
<td></td>
</tr>
</tbody>
</table>

Community Meeting Sign-In Sheet

Date: March 7, 2019
Place/Room: Now Faith Baptist Church
Facilitator: Charlies Walker, EPC
Motion Place: Project:
NEIGHBORHOOD MEETING SUMMARY FOR HORTON PLACE
SUBMITTED APRIL 8, 2019

FACILITATOR: CHARLES R. WALKER III, EPG REPRESENTING SITE INVESTMENTS LLC
PROJECT ENGINEER: STEVEN CARSON, BATEMAN CIVIL SURVEYING COMPANY
TOWN REPRESENTATIVE: DONNA TIERNEY

ATTACHED ARE THE SIGN IN SHEETS FOR THOSE ATTENDING THE NEIGHBORHOOD MEETING ON MARCH 7, 2019 AT THE NOW FAITH BAPTIST CHURCH, 8933 BUFFALOE RD AT 7:00.

MOST OF THE EVENING’S DISCUSSIONS FOCUSED ON TRAFFIC AND NEW ROADS. THERE WERE PEOPLE IN ATTENDANCE ASKING FOR PRIVACY FENCES, SOLUTIONS FOR CURRENT WET AREAS IN THE HORTON MILL SUBDIVISION AND DETAILS ABOUT THE SIZE OF THE PROPOSED LOTS AND HOMES. WE TOLD THEM THE MINIMUM LOT SIZE WOULD BE 22,000 SF AND OUR BEST ESTIMATE FOR HOME SIZES AT THIS TIME WILL BE APPROXIMATELY 2450 TO 3000 SF.

SEVERAL RESIDENTS IN THE HORTON MILL SUBDIVISION VOICED CONCERNS ABOUT CONNECTIONS TO “THEIR STREETS”. ACCORDING TO THEM, THE FORMER DEVELOPER AFTER DEDICATING ROW AND CONSTRUCTING THE STREETS FAILED TO GET THE NCDOT TO ACCEPT THE STREETS FOR MAINTENANCE. THEY ASKED WHY WE THOUGHT WE COULD TIE INTO THEIR “PRIVATE” STREETS.

WE INFORMED THEM, THE ROW’S ARE IN FACT PUBLIC. WE INFORMED THEM WE WERE MADE AWARE OF THIS ISSUE ONLY THE DAY BEFORE BY MR. RON COLE, A RESIDENT OF HORTON MILL. WE ALSO HAD A BRIEF CONVERSATION WITH THE DEVELOPER, MR. BILLY MYRICK, AT THE MEETING WE TOLD THEM WE WOULD DO MORE INVESTIGATION TO BETTER UNDERSTAND THE SITUATION. WE INSTRUCTED OUR ENGINEER TO INVESTIGATE.

OTHERS IN ATTENDANCE WERE NOT PLEASED WITH THE CHANGE OF SITUATION. SIMPLY BRINGING MORE PEOPLE AND TRAFFIC INTO THEIR NEIGHBORHOODS, WE DESCRIBED OUR PLANS AND TIMING IN DETAIL. WE MADE CLEAR WE ARE PROPOSING A PROJECT WITH A DENSITY AND STYLE THAT MATCHES THE SURROUNDING DEVELOPED PROPERTIES.

DONNA TIERNEY FROM THE TOWN WAS THERE AND HANDED OUT THE PROPOSED PROCESS AND SCHEDULE AND ANSWERED SIMILAR TRAFFIC QUESTIONS.

FINALLY, CONCERNING A CURRENT WET AREA IN OUR TRACT AND PART OF HORTON MILL WAS DISCUSSED ABOUT WHAT COULD BE DONE TO “FIX IT”. WE TOLD THEM WE WERE AWARE OF THE AREA ON THE PROJECT AND WOULD PAY SPECIFIC DESIGN ATTENTION ON THE BEST WAY TO ADDRESS THE ISSUE.

MEETING ADJOURNED AT APPROXIMATELY 8:15.
**PETITION FOR ZONING MAP AMENDMENT**

By completing and signing this petition, the applicant, property owner and developer are hereby requesting the Town Council to rezone, or designate zoning, on property located within the Town of Knightdale’s planning jurisdiction, or property requested to be annexed into the corporate limits. The submittal of this petition authorizes the Town of Knightdale to enter onto the property in order to conduct a site inspection and to post the property in accordance with the Town’s public notification requirements. Submittal requirements are listed on the following page.

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT NAME:</td>
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<tr>
<td>PROJECT ADDRESS:</td>
</tr>
<tr>
<td>WAKE COUNTY PIN(s):</td>
</tr>
<tr>
<td>EXISTING ZONING:</td>
</tr>
<tr>
<td>EXISTING USE:</td>
</tr>
<tr>
<td>PROPOSED ZONING:</td>
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<tr>
<td>SITE ACRES:</td>
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<tr>
<td>INSIDE CORPORATE LIMITS:</td>
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</table>

<table>
<thead>
<tr>
<th>CONTACT INFORMATION</th>
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<tr>
<td>APPLICANT:</td>
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<tr>
<td>ADDRESS:</td>
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<tr>
<td></td>
</tr>
<tr>
<td>EMAIL:</td>
</tr>
<tr>
<td>SIGNATURE:</td>
</tr>
</tbody>
</table>

| PROPERTY OWNER:              | James E. Allen, LLC         |
| ADDRESS:                     | 5000 Falls of Neuse Road Suite 100 |
|                             | Raleigh, NC 27609            |
| EMAIL:                       | jim@jimallen.com            |
| SIGNATURE:                   |                            |

| DEVELOPER:                   | Site Property Development, LLC |
| ADDRESS:                     | 8341 Banford Way Suite 101    |
|                             | Raleigh, NC 27615             |
| EMAIL:                       | mike.jordan@jvmgmt.net       |
| SIGNATURE:                   | President                     |

---

**THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY**

CASE NUMBER: ZMA • FILING FEE: • SUBMITTAL DATE: • X-REFERENCE: •
STATEMENT OF COMPLIANCE WITH THE COMPREHENSIVE PLAN: Please state how the proposed zoning map amendment complies with the goals and objectives of the Town of Knightdale Comprehensive Plan:

See attached

SUBMITTAL REQUIREMENTS

NO APPLICATION SHALL BE ACCEPTED BY THE LAND USE ADMINISTRATOR UNLESS IT CONTAINS ALL OF THE INFORMATION NECESSARY TO DETERMINE IF THE DEVELOPMENT, IF COMPLETED AS PROPOSED, WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE. APPLICATIONS WHICH ARE NOT COMPLETE WILL BE RETURNED TO THE APPLICANT WITH A NOTATION OF DEFICIENCIES.

THE FOLLOWING ARE TO BE SUBMITTED AT THE TIME OF INITIAL SUBMITTAL. FAILURE TO SUBMIT ALL ITEMS WILL RESULT IN DELAY OF YOUR APPLICATION.

- COMPLETED APPLICATION FORM. Application must be signed by the applicant and the property owner. ATTACHED
- $600.00 PROCESSING FEE. ATTACHED
- COPY OF THE RECORDED PLAT/SURVEY OF THE PROPERTY, WITH METES AND BOUNDS DESCRIPTION. A property survey from Wake County IMAPS can serve this requirement if the property lines match the areas to be rezoned. ATTACHED
- TRAFFIC IMPACT ANALYSIS. A TIA may be required if the petition meets the thresholds outlined in Section 9.4 of the Unified Development Ordinance. PROPOSAL DOESN'T MEET TRIGGER POINT

THE FOLLOWING ADDITIONAL ITEMS ARE TO BE SUBMITTED FOR CONDITIONAL DISTRICT RE-ZONINGS. FAILURE TO SUBMIT ALL OF THESE ITEMS WILL RESULT IN DELAY OF YOUR APPLICATION

- COMPLETED MASTER PLAN APPLICATION FORM. ATTACHED
- ADDITIONAL PROCESSING FEE. Petitions for Conditional Districts are subject to an additional processing fee for the required Master Plan submittal. (See Master Plan Application Form) ATTACHED
- LIST OF LAND USE CLASSIFICATIONS PROPOSED SPECIFICALLY FOR YOUR CONDITIONAL DISTRICT. Such use classifications may be selected from any of the uses, whether permitted by right or special use, allowed in the General District to which the Conditional District corresponds. Uses not otherwise permitted within the corresponding General District shall not be permitted within the Conditional District. ATTACHED
- LIST OF FAIR AND REASONABLE CONDITIONS. This list should include any appropriate development standards to address potential unique impacts of the intended use(s) as discussed in Section 2.17(C)(2) and Section 15.17(B)(2) of the Unified Development Ordinance (UDO) along with accompanying statements justifying these standards in meeting the spirit and intent of the UDO as well as being consistent with the goals and objectives of the 2027 Comprehensive Plan. It shall be understood that if the applicant fails to propose a specific standard or fails to justify such standard as described above, the corresponding standards of the General District shall apply. ATTACHED
COMPREHENSIVE PLAN COMPLIANCE STATEMENT FOR HORTON PLACE
SUBMITTED MAY 8, 2019

Prior to the town-sponsored rezoning of many vacant tracts within the Town’s jurisdiction, this tract was zoned GR3. This tract was rezoned to Rural Transitional. As per UDO Charter 2.5 Page 2-10, Rural Transitional by definition,

“IS INTENDED AS A HOLDING DISTRICT FOR AREAS THAT ARE CURRENTLY RURAL IN NATURE BUT COULD TRANSITION TO MORE INTENSE USES DUE TO PROXIMITY OF UTILITIES, TRANSPORTATION AND OTHER INFRASTRUCTURE”.

This application requests that the zoning be revised from RT to PUD with a base zoning of RR-1.

Since the Town-sponsored rezoning, this tract is now surrounded by higher densities, GR-3 on the three sides and RR1 on the south side. Before the rezoning, this tract was GR3, matching the higher zoning on three sides. Now this tract has the lesser, place: holding zoning through no action of the owner. We are asking to allow this tract to be the transition from the higher remaining densities to matching the RR-1 zonings shared by the tracts on the southern boundary of the proposal.

The Growth and Conservation Map of the Comprehensive Plan (attached) shows this tract under the “Rural Living” designation. That designation is defined as:

“Rural living areas are characterized by large lots, abundant open space, and a high degree of separation between buildings. Homes are scattered throughout the countryside and often integrated into the rural landscape. The lot size and distance between dwelling units decreases with greater development densities.”

The definition of Rural Residential District compliments, parallels and uses similar language to that goal stating,

“Rural Residential District is intended to accommodate very low-density, rural residential and agricultural uses; and protect natural vistas and landscape features that define our natural heritage.”

Our proposal will follow all the specific district provision dimension and density requirements under RR-1 as well as further the goals of the Comprehensive Plan.

From IMAPS (see attached) the rural living area designation in the Plan covers areas that are currently zoned from RT to RR1 to GR3 to GR8. The proposed zoning here will still be within those categories and would therefore be compliant with the Comprehensive Plan on the basis of zoning. Horton Mill, which is adjacent to this proposal, currently has the zoning RR1 as well as the 41-AC vacant tract owned by Dement Farms LLC. Approval of this case will create an over 370-AC contiguous area of RR1 zoning instead of an isolated area of RT between two higher densities.

From a development perspective, the lots in our proposal are a minimum 22,000 SF, with the average being approximately 31,000, with approximately 100ft of frontage on the public roads and the overall density of the proposal is less than one lot per acre. All meet or exceed the RR-1 standards. Additionally, the current layout has more than approximately 50% of the UDO defined required open space, both active and passive. The percentage total HOA-owned property within the project is over sixteen percent of the site. That is in addition to the larger lots.

An existing subdivision to our South, Horton Mill, was designed with larger lots without open space. The average lot size is less than 39,000 SF and has a density of .9 units to the acre. The proposed Project of Horton Place is designed with both passive and active open space. Including open space, road right of way, and lots its density would also be .9 units to the acre, matching our neighbors. The Dement Property, under current zoning would also match that standard.
Finally, the other developed properties surrounding this proposal, while currently zoned GR3 were built in the 60's, 70's and 80's while still in Wake County Jurisdiction; however, while the homes and lots vary in size, they are also developed at a similar density of approximately 1 unit/AC.

A successful completion of this proposal would be completely compatible with all its surrounding neighbors that are similarly designated on the Growth Framework Map of the Comprehensive Plan (attached) being in the “Rural Planning Area”.

The Collector Plan in the UDO (Appendix B) shows a future Collector-level Street that would pass to the south of this Proposal. As per Code, we are providing several future road extensions along the boundaries of the Project. At least one of these street stubs can be used to connect to the future Collector Street if it is ever constructed to the south.

Our primary access point will be continuation of an existing public right of way, Proctor Ridge Lane, from Horton Mill. There are 26 total lots in Horton Mill and 49 proposed lots in Horton Place, for a total of 75 lots. This is still below the UDO Code for the maximum of 100 lots on a single entrance. Our proposed use is not only consistent with the Comprehensive Plan, it also matches the rural road style of all the developed properties surrounding our Project.

While this tract is in the Town's ETJ, we will not be seeking Annexation. The Town cannot feasibly provide Public Utilities in the foreseeable future. The homes in Horton Place will be serviced by a community well and individual septic fields.

As shown on the plans, the most intense active open space will be around the existing pond. In that area there will be the covered mail kiosk for the subdivision with supporting off-street parking. There will also be a gazebo to be used for outdoor enjoyment as well as a neighborhood meeting place. Since there is sidewalk proposed throughout the neighborhood there will also be benches, a bike rack and a human/dog water fountain. Finally, in that area we propose a mulch trail around the pond as much as the riparian buffer regulations will allow.

To ensure exceptional design, character, and quality of homes we have attached sample elevation/layouts of the proposed product and well as a commitment to an appropriate minimum size range.

In summary, this proposed Zoning and Master Plan is consistent with the Comprehensive Plan for the Town as well as consistent and complimenting with the surrounding properties.

The following table from the UDO is the guide used to create details in the subdivision within the RR-1 Zoning:

<table>
<thead>
<tr>
<th>Maximum Density</th>
<th>1 unit/AC</th>
<th>Proposal is for .9 units/AC</th>
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<tbody>
<tr>
<td>Open Space Dedication</td>
<td>Required</td>
<td>1 AC req’d, 1.47 AC proposed</td>
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<tr>
<td>On-street parking</td>
<td>Occasional</td>
<td>Allowed</td>
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<td>Curb and gutter</td>
<td>Not required</td>
<td>None proposed</td>
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<tr>
<td>Drainage</td>
<td>Open Swale</td>
<td>Agreed</td>
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<tr>
<td>Street trees</td>
<td>Not required</td>
<td>Proposed along the main street as shown on plans</td>
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<tr>
<td>Sidewalks</td>
<td>Multi use path</td>
<td>Main St sidewalks on both sides and along one side of streets in easements as shown on the plans</td>
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</table>
2.2 **Form-Based Standards by Zoning District**

The purpose of the form-based standards found throughout this UDO is to put a new focus on the physical form of the Town as opposed to solely on the separation of land uses. They also emphasize the elements of a town that make up the public realm and serve as a tool that provides the regulatory means to achieve development objectives with greater certainty.

---

**Base District**

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<th>Base District</th>
<th>OCP</th>
<th>RR1</th>
<th>GR1</th>
<th>GR5</th>
<th>URM1</th>
<th>URM2</th>
<th>URM3</th>
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**Development District**

- MHD
- PDD

**Building Type**

- Civic
- Institutional House
- Townhouse
- Apartment
- Mixed Use
- Commercial

**Max. Density (ft²/ft², ft²/acre)**

- Not Applicable
- RT - 5
- GR3 - 3
- URM2 - 12
- No Maximum
- No Maximum
- Not Applicable

**Open Space Dedication (ft²)***

- Not Applicable
- Yes
- Yes
- Yes
- Yes
- Not Applicable

**On-Street Parking (ft²)**

- Not Applicable
- Occasional
- Occasional
- Marked
- Marked
- Marked
- Marked

**Garb (ft²)**

- Not Required
- RT - Yes
- RR - Not Required
- No
- No
- Yes
- Yes
- Yes

**Drainage (ft²)**

- Open Swale
- Closed
- Closed
- Closed
- Closed
- Closed

**Street Trees (ft²)**

- Not Required
- RT - 40 ft
- RR - Not Required
- 40 ft average spacing in planting strip
- 40 ft average spacing in planting strip
- 40 ft average spacing in planting strip or tree wells
- 40 ft average spacing in planting strip or tree wells

**Sidewalks (ft²)**

- Not Required
- RT - 5 feet
- RR - Multi-Use Path (6 ft max)
- 5 feet
- 5 feet
- 5 feet
- 5 feet
- 5 feet
- 5 feet

---

*Exception for residential structures.

*Standard curb and gutter not required or "yard" rule of a parallel side.

*Not Applicable or Not Required as MHD District.

**Open Swale as MHD District.**
Appendix B: Collector Plan

Legend
- Existing Collector Streets (Needs Improvements)
- Proposed Collector Connections
- Arterials (See Appendix A)
- Arterials (See Appendix A)
- Knightdale Urban Service Area
- Extraterritorial Jurisdiction Line
- Streets
- Railroads
- Surface Waters
- Surface Streams

0.5 1 1.5 Miles
1 in = 0.67 miles
The Growth and Conservation Map refines the intent and focus of the Growth Framework Map and organizes the community into different place types; prioritized for varying degrees of land conservation and growth that supports a series of existing and proposed mixed-use, walkable neighborhoods and centers that vary in scale and character. Existing suburban residential and non-residential areas continue to exist around the planned activity centers.

A number of these concepts are illustrated in detail beginning on Page 88. The illustrations show how development that reflects some of the principles and recommendations included in the Comprehensive Plan might occur. The assignment of place types in the Growth and Conservation Map provides a framework to more effectively realize the vision and principles for the community and increase both economic potential and quality of life goals. By organizing the Town according to conservation and growth areas, intentional and informed decisions can be made about how to most efficiently spend municipal dollars on infrastructure improvements that will support the Comprehensive Plan. This approach reaffirms the notion that development should grow primarily outward from Old Town and new centers to make the most efficient use of Town services and resources.

The Growth and Conservation Map is not a zoning map. It is intended to show, in a general sense, the desired types, locations, patterns, and intensities of future development. The Map should guide near-term revisions to the Town’s Unified Development Ordinance (as needed) to ensure rules and regulations are consistent with the vision set forth in this plan. Specific descriptions for each place type category represented on the map follow on the next pages.

<table>
<thead>
<tr>
<th>Place Type Category</th>
<th>Details</th>
</tr>
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<tbody>
<tr>
<td>Preserved Open Space</td>
<td>Business Office</td>
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<tr>
<td>Rural Living</td>
<td>Light Industrial</td>
</tr>
<tr>
<td>Recreation Open Space</td>
<td>Heavy Industrial</td>
</tr>
<tr>
<td>Single Family Neighborhood</td>
<td>Civic &amp; Institutional</td>
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<tr>
<td>Mixed-Density Neighborhood</td>
<td>Old Town</td>
</tr>
<tr>
<td>Multifamily Community</td>
<td>Mixed-Use Center</td>
</tr>
<tr>
<td>Neighborhood Node</td>
<td>Mixed-Use Center (Suburban Retrofit)</td>
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<tr>
<td>Retail</td>
<td>Transit-Oriented Development (BRT)</td>
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<tr>
<td></td>
<td>Regional Mixed-Use Center</td>
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</tbody>
</table>
Town officials understand that purposeful, pro-active planning for growth and development will result in a stronger local economy, greater fiscal sustainability, and a better quality of life for current and future residents. This section of the KnightdaleNext Plan describes the Town's Growth Framework Map, which should guide growth decisions, infrastructure investments, redevelopment initiatives, open space protection, and Town policy revisions.

The Growth Framework Map provides a means to quickly organize and illustrate a hierarchy of growth and conservation priorities for Town officials to begin implementing immediately. Commitment to the Town's Growth Framework Map will:

1. bring public and private decision-making processes closer together,
2. leverage Town resources with other public and private investment dollars,
3. manage the amount and timing of new infrastructure required to support future development,
4. implement a regional strategy for identifying and securing protected open space, and
5. increase the Town's influence in future development decisions that directly impact quality of life for everyone living in the area.

The Growth Framework Map should remain constant and keep Knightdale on a focused path for success. Important policy and physical initiatives depicted on the Growth Framework Map are described in the following pages.
LAND USE CLASSIFICATIONS PROPOSED FOR HORTON PLACE
SUBMITTED MAY 8, 2019

The PUD application will allow all land uses allowed in the RR1 General Use Zoning. Specifically, Single Family Detached Dwellings as shown in the attached Master Plan being submitted concurrently as part of this Conditional Zoning Application.
CHAPTER 2: DISTRICT PROVISIONS

2.6 Rural Residential (RR1)

A. Purpose and Intent: The Rural Residential District is intended to accommodate very low-density, rural residential and agricultural uses; and protect natural vistas and landscape features that define our rural heritage.

B. Specific District Provisions:

1. Maximum Development Density: 1 Unit/Acre (Gross Acreage)

2. Lot and Building Dimensional Requirements:

<table>
<thead>
<tr>
<th>Building Type (CH 3):</th>
<th>House</th>
<th>Civic &amp; Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width (M)</td>
<td>90 ft</td>
<td>100 ft</td>
</tr>
<tr>
<td>Front Setback (M)</td>
<td>35 ft</td>
<td>40 ft</td>
</tr>
<tr>
<td>Front Yard Encroachments (M)</td>
<td>8 ft</td>
<td>8 ft</td>
</tr>
<tr>
<td>Side Setback (M)</td>
<td>10 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td>Rear Setback (M)</td>
<td>30 ft</td>
<td>30 ft</td>
</tr>
<tr>
<td>Accessory Structure Side/Rear Setback (M)</td>
<td>5 ft</td>
<td>5 ft</td>
</tr>
<tr>
<td>Maximum Height (M)</td>
<td>35 ft</td>
<td>35 ft</td>
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</tbody>
</table>

Notes:
(a) Balconies, steps, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback (Section 4.3).
(b) Refer to Section 4.4 for computation of height.
(c) For Major Additions receiving Master Plan approval prior to November 16, 2005, extended plat setbacks for principal buildings shall prevail.
2.2 Form-Based Standards by Zoning District

The purpose of the form-based standards found throughout this UDO is to put a new focus on the physical form of the Town as opposed to solely on the separation of land uses. They also emphasize the elements of a town that make up the public realm and serve as a tool that provides the regulatory means to achieve development objectives with greater certainty.

<table>
<thead>
<tr>
<th>Base District</th>
<th>OUP G-9</th>
<th>UDI G-9</th>
<th>CID G-9</th>
<th>PID G-9</th>
<th>RE G-2</th>
<th>REA G-9</th>
<th>LM G-9</th>
<th>TO G-7</th>
<th>BRC G-7</th>
<th>RRM - 10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development District</td>
<td>NRM G-9</td>
<td>FIO G-7</td>
<td>PTO G-7</td>
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<tr>
<td>Building Type</td>
<td>Ground</td>
<td>Institutional</td>
<td>Townhouse</td>
<td>Apartment</td>
<td>Mixed Use</td>
<td>Commercial</td>
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<tr>
<td>Max. Density</td>
<td>Not Applicable</td>
<td>RT - S</td>
<td>GR - A</td>
<td>BRI - 2</td>
<td>No Minimum</td>
<td>No Minimum</td>
<td>Not Applicable</td>
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<td>(per 7.2 sq ft)</td>
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<tr>
<td>Open Space Dedication</td>
<td>Not Applicable</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No Applicable</td>
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<tr>
<td>On-Site Parking</td>
<td>Not Applicable</td>
<td>Occasional</td>
<td>Occasional</td>
<td>Occasional</td>
<td>Marked</td>
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<tr>
<td>Car</td>
<td>Not Required</td>
<td>RT - Yes</td>
<td>MR</td>
<td>Open</td>
<td>Closed</td>
<td>Closed</td>
<td>Closed</td>
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<td>Drainage</td>
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<tr>
<td>Street Trees</td>
<td>Not Required</td>
<td>10 ft. average</td>
<td>40 ft. average</td>
<td>30 ft. average</td>
<td>30 ft. average</td>
<td>30 ft. average</td>
<td>30 ft. average</td>
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<tr>
<td>Sidewalk</td>
<td>Not Required</td>
<td>5 ft. both sides</td>
<td>5 ft. both sides</td>
<td>5.16 feet both sides</td>
<td>6.16 feet both sides</td>
<td>5.16 feet both sides</td>
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<td>(8.1.13)</td>
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1) Applies to residential structures.
2) Standard and gutter not required on "park" side of a parochial street.
3) Not Applicable or Not Required in MRR District.
4) Open Space in MRR District.

According to staff, Chapter 17 of the UDO doesn't contain a ribbon-style street cross section; however, listed on the chart above, under RRR1 zoning among the list of items, "not required" include, curb and gutter, closed drainage, street trees and sidewalks. Our proposed conditions are centered on allowing the cross sections described in this chart to be used within the Project.
The direct quote from the UDO above mentions the flexibility of the street cross section design. Combined with the information listed in the chart in Section 2.2, we propose conditions allow the use of modified NCDOT ribbon-style cross sections shown on the Master Plan that can not only meet the spirit of the Ordinance but matches the surrounding developed properties such as Horton Mill.

The cross section for street “A” contains the details showing sidewalks on both sides of the main street and trees in a planting strip. Specifically, on this street we will also need to be allowed direct driveway access, matching the ability of all the other streets.

The cross sections for streets “B”, “C”, “D” and “G” include sidewalk on one side of the road for streets that go toward the boundaries of the Project and connect Active Open Space. The remaining streets will simply be ribbon-style rural streets. As per the plan reference above, we believe we meet that standard. Our proposal not only matches the Comprehensive Plan Goals, it also matches the rural road style of the developed properties surrounding our Project.

The other proposed conditions of this case will be using required dimensions for RR-1 being:

- **Minimum Lot Width**: 90 ft
- **Front Setback**: 35 ft
- **Front Yard Encroachments**: 8 ft
- **Minimum Side Setback**: 10 ft
- **Minimum Rear Setback**: 30 ft
- **Minimum Accessory side/rear Setback**: 5 ft
- **Maximum Height**: 35 ft

Project will be developed in substantial compliance with the attached Master Plan.

Attached are three graphics showing the elevation style of the proposed houses in the Project. Most will be two story homes, however, the ability to do ranch style houses will not be eliminated. The homes size will be 2,450 to 3,000 SF of heated space. They are planned to be served by individual septic fields, a community well and ribbon style streets with sidewalks as shown on the Plan. The property is currently wooded with a mixture of soft and hardwoods. The development of the Property will not require complete clear-cutting of the existing canopy. The existing pond will remain.
The Fillmore

2,444 sf | 4 BR, 4 BA

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