



**TIMMONS GROUP**

YOUR VISION ACHIEVED THROUGH OURS.

ENGINEERING FIRM:

TIMMONS GROUP

5401 TRINITY RD, SUITE 102

RALEIGH | NC 27607



THE HAVEN AT GRIFFITH MEADOWS

PUD SUBMITTAL  
PREPARED FOR:  
TOWN OF KNIGHTDALE  
OCTOBER, 2022

### Vision & Intent

Section I2.2.F.3.g of the Knightdale Unified Development Ordinance states that a Planned Unit Development Overlay district rezoning is a privilege and shall be considered by the Town based on the aggregated incremental benefits that the specific subdivision plans provide that over and above the standard zoning requirements. In return for the flexibility that the Planned Unit Development designation The Haven at Griffith Meadows design has been based on the following:

### KnightdaleNext 2035 Comprehensive Plan

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

### Public Welfare

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

### Impact on Other Property

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

### Impact on Public Facilities and Resources

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

### Archaeological, Historical or Cultural Impact

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

### Parking and Traffic

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

### Adequate Buffering

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

### Performance

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

**SITE DATA TABLE**

PROJECT:	THE HAVEN AT GRIFFITH MEADOWS
ENGINEER:	TIMMONS GROUP BETH BLACKMON, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 866-4509 FAX: (919) 859-5663 EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	DEACON DEVELOPMENT ANDREW SURIANO PO BOX 1080 WAKE FOREST, NC 27588 PHONE: (919) 608-3542 EMAIL: ANDREW@DEACONCOMPANIES.COM
LAND OWNER:	BRENDA KNOTT MARTIN 567 MAILMAN RD KNIGHTDALE, NC 27545  JOHN WALTER MARTIN 1620 SINGLE K LN KNIGHTDALE, NC 27545  BONNIE H HART 1728 BETHLEHEM RD KNIGHTDALE, NC 27545
TAX ID:	1752-59-7507, 1752-59-9261, & 1752-69-3494
DEED REFERENCE:	DB 08-E PG 2003; DB 16307 PG 1244; DB 19-E PG 362
TOWNSHIP:	ST. MATTHEWS
EXISTING ZONING:	RT
CURRENT USE:	SINGLE-FAMILY RESIDENTIAL & AGRICULTURE
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	GR-3 PUD GENERAL RESIDENTIAL-3 (GR-3), PUD (PLANNED UNIT DEVELOPMENT)
TOTAL PROJECT AREA:	60.15 ACRES
PROPOSED DENSITY:	3.07 DU/A
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	NONE
FIRM PANEL #:	3720175200K EFF. 06/19/2020 & 3720175300K EFF. 03/31/2015

FRONT LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 7,100 SF LOT WIDTH: 60' FRONT SETBACK: 10' DRIVEWAY LENGTH: 25' SIDE SETBACK: 5' CORNER SIDE SETBACK: 10' REAR SETBACK: 20'
REAR LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 4,200 SF LOT WIDTH: 38' FRONT SETBACK: 10' SIDE SETBACK: 3' CORNER SIDE SETBACK: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'
REAR LOAD TOWNHOME LOT STANDARDS:	MINIMUM LOT SIZE: 2,000 SF LOT WIDTH: 20' FRONT SETBACK: 10' BUILDING SEPARATION: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'

**SETBACKS AND DRIVEWAYS**

Section 3.4 of the Knightdale UDO requires that any lot less than 80' in width be accessed via an alley or rear lane access. Additionally, the Section 6.5 of the UDO requires that side setbacks be a minimum of 20% of the lot width (to a minimum of 6'), and driveway length be a minimum of 35'. An exception to these requirements is requested to allow the minimum lot width standard to be reduced to 60', side setbacks be reduced to 5', rear setback be reduced to 20', and driveway lengths be reduced to a minimum of 25' for front load and 20' for rear load to be adequately developed within the site constraints. Per Section 3.4, Knightdale requires townhomes to have a minimum driveway length of 35'. An exception to this requirement is requested to allow townhome driveways to be reduced to 20'. These exceptions are requested based on the Beneficial Common Open Space, Landscape Conservation and Visual Enhancement and Integrated Design Modification Standards. Compact development better protects the natural environment, increasing the amount of open space and creating a more integrated design for the community.

**GENERAL SITE MODIFICATIONS**

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

**DISTRIBUTION OF USES**

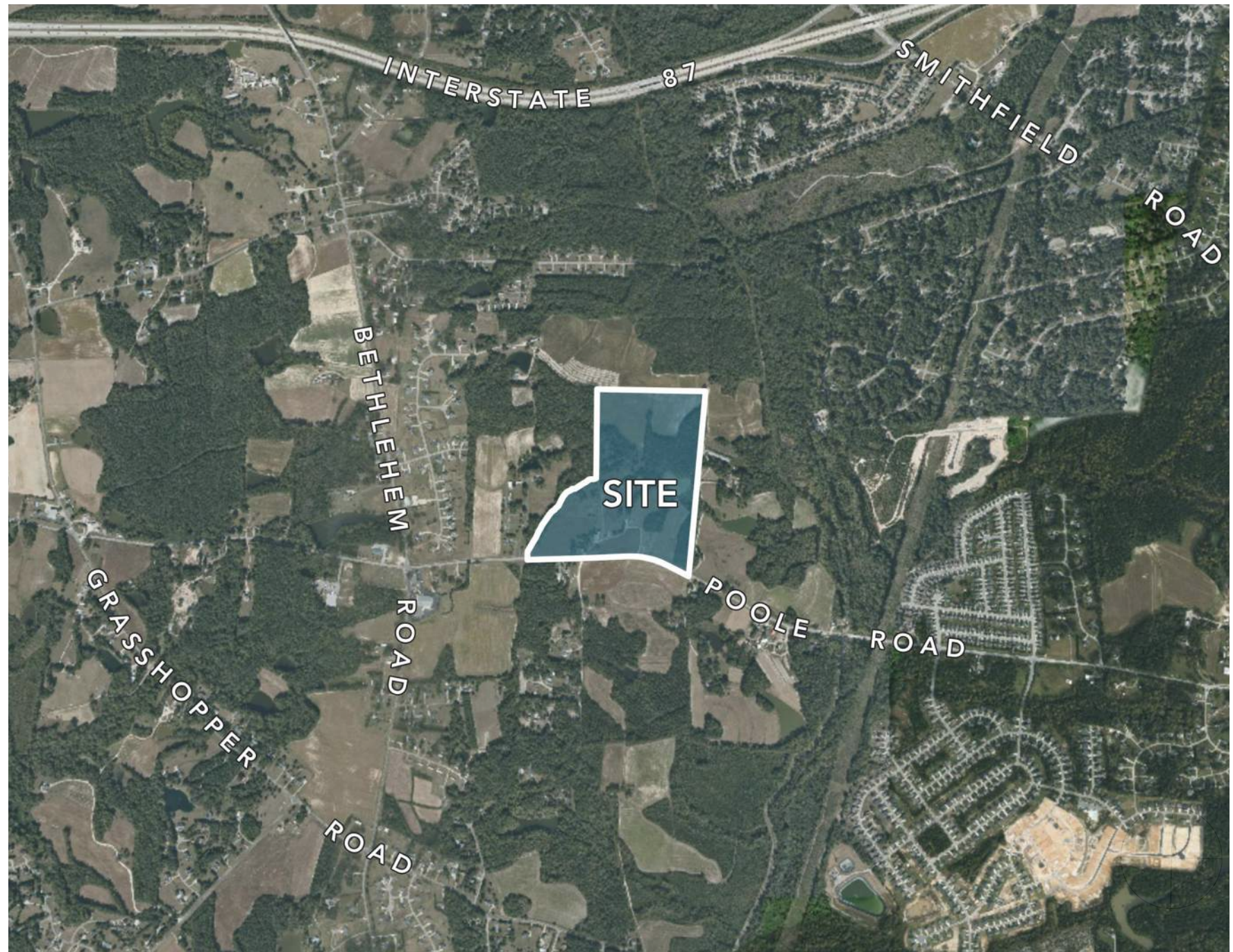
Table 11.1.B in the Knightdale UDO requires a Min. 10% / Max. 40% Duplex / Townhouse, Min. 5% / Max. 40% Multifamily, and Min. 15% / Max. 60% Single Family. An exception to these requirements is requested to exclude the requirement for Multifamily use and an increased percentage of single family. The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

**TRANSPORTATION NETWORK**

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

**DENSITY DEVIATION**

Proposed density is higher than allowed in GR3. GR3 base zoning is requested for the PUD because of the existing rural nature of the area and the Comprehensive Plan Future Land Use Category of Rural Living. While the proposed density is higher than the 3.0 DUA allowed in GR3, it is significantly less than the 8.0 DUA allowed in GR8.

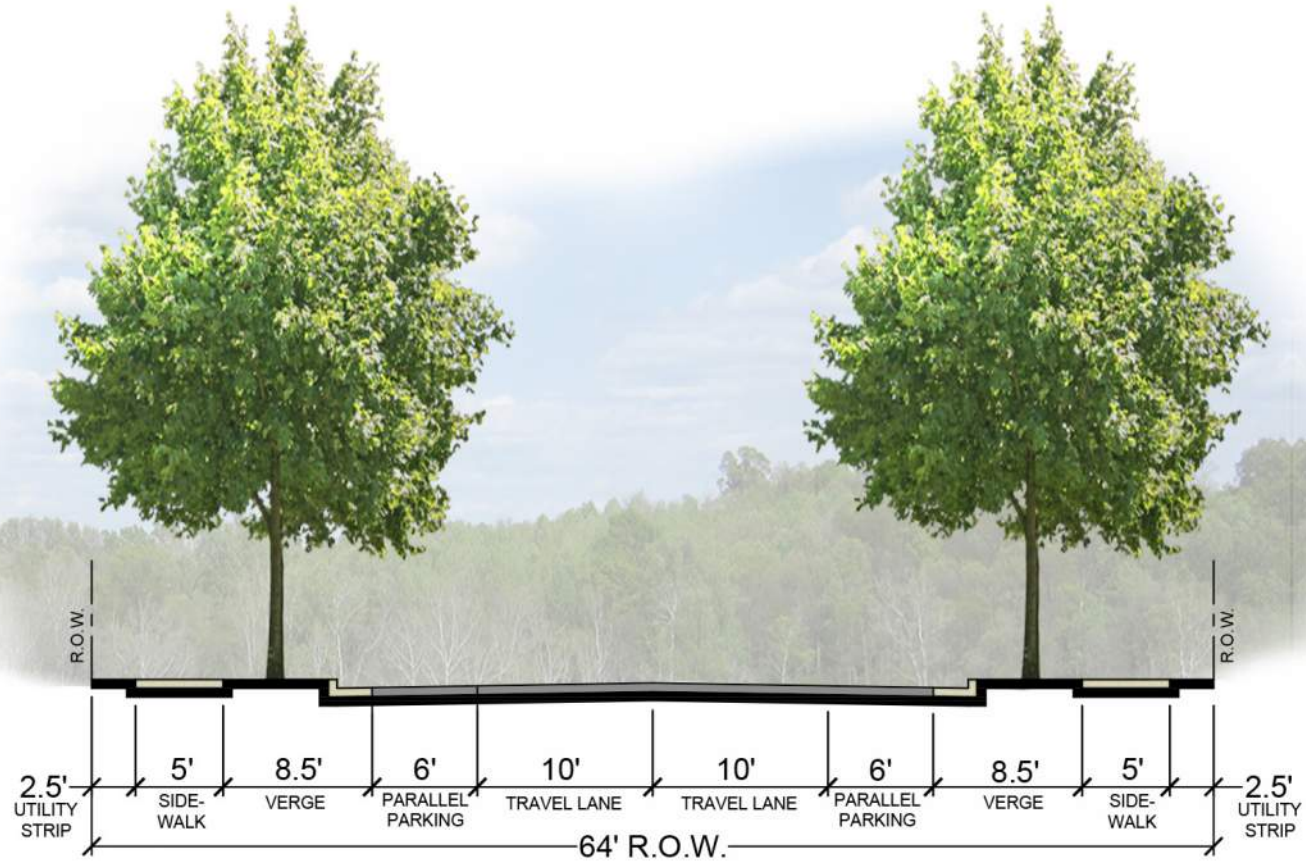


# COMMUNITY MASTER PLAN

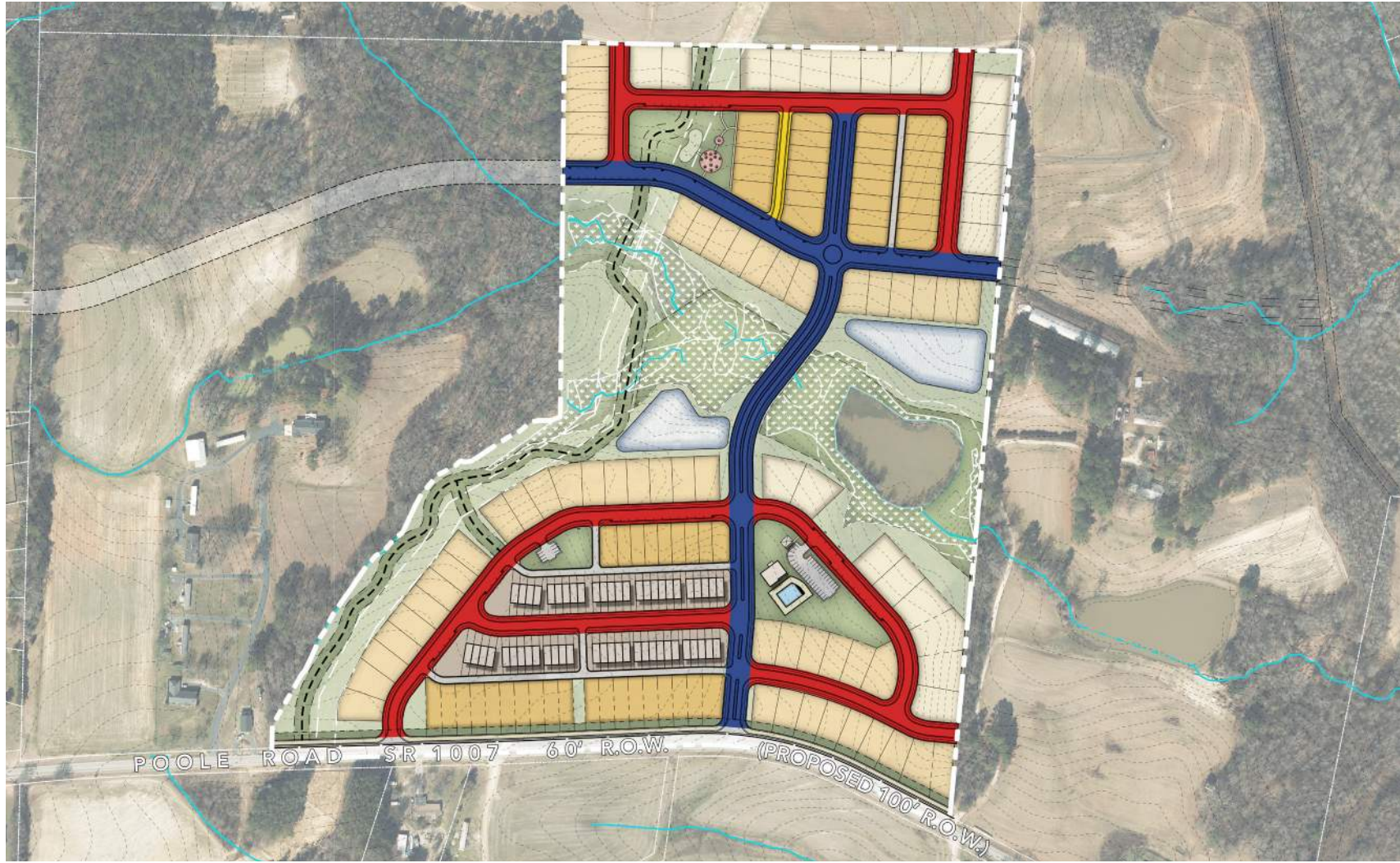


SITE DATA:	
TOTAL AREA	60.1 +/- AC
20' X 100' REAR-LOAD TOWNHOMES	54
39' X 110' REAR-LOAD SINGLE FAMILY	56
60' X 120' FRONT-LOAD SINGLE FAMILY	52
80' X 120' FRONT-LOAD SINGLE FAMILY	23
TOTAL UNITS	185
TOTAL OPEN SPACE REQUIRED **WITH 25% CLUBHOUSE & POOL CREDIT	5.4 +/- AC
PASSIVE OPEN SPACE REQUIRED	2.7 +/- AC
PASSIVE OPEN SPACE PROVIDED	9.0 +/- AC
ACTIVE OPEN SPACE REQUIRED	2.7 +/- AC
ACTIVE OPEN SPACE PROVIDED	2.9 +/- AC
STORMWATER MANAGEMENT	1.8 +/- AC
CONNECTIVITY RATIO	1.53

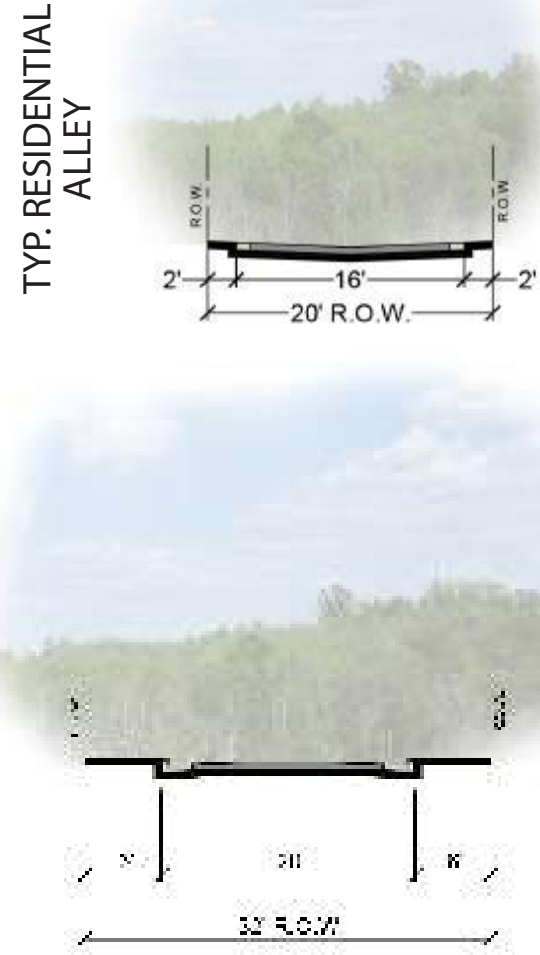
# SECTION A



# SECTION B



# SECTION C





MASS GRADING EXHIBIT

## REAR-LOAD TOWNHOMES - 20' X 100' LOTS



NOTE:  
PROPOSED ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FRONT  
ENTRANCES WILL HAVE COVERINGS/ PORCHES.

RESIDENTIAL PRODUCT

REAR-LOAD SINGLE FAMILY HOMES - 39' X 110' LOTS



RESIDENTIAL PRODUCT



FRONT-LOAD SINGLE FAMILY HOMES - 60'/80' X 120' LOTS



RESIDENTIAL PRODUCT

## Townhouse Architectural Standards

- All townhouse units will have alley-loaded, 2-car garages.
- All townhouses built shall be 2-stories or 3-stories with a minimum of 1,700 square feet.
- All townhouse units shall be raised from the finished grade a minimum of 18" and have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
- All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for trim elements, soffits, fascias, and corner boards.
- Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary facade.
- All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:

### Entrance

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

### Building Offset

- Facade offset
- Roofline offset

### Roof

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

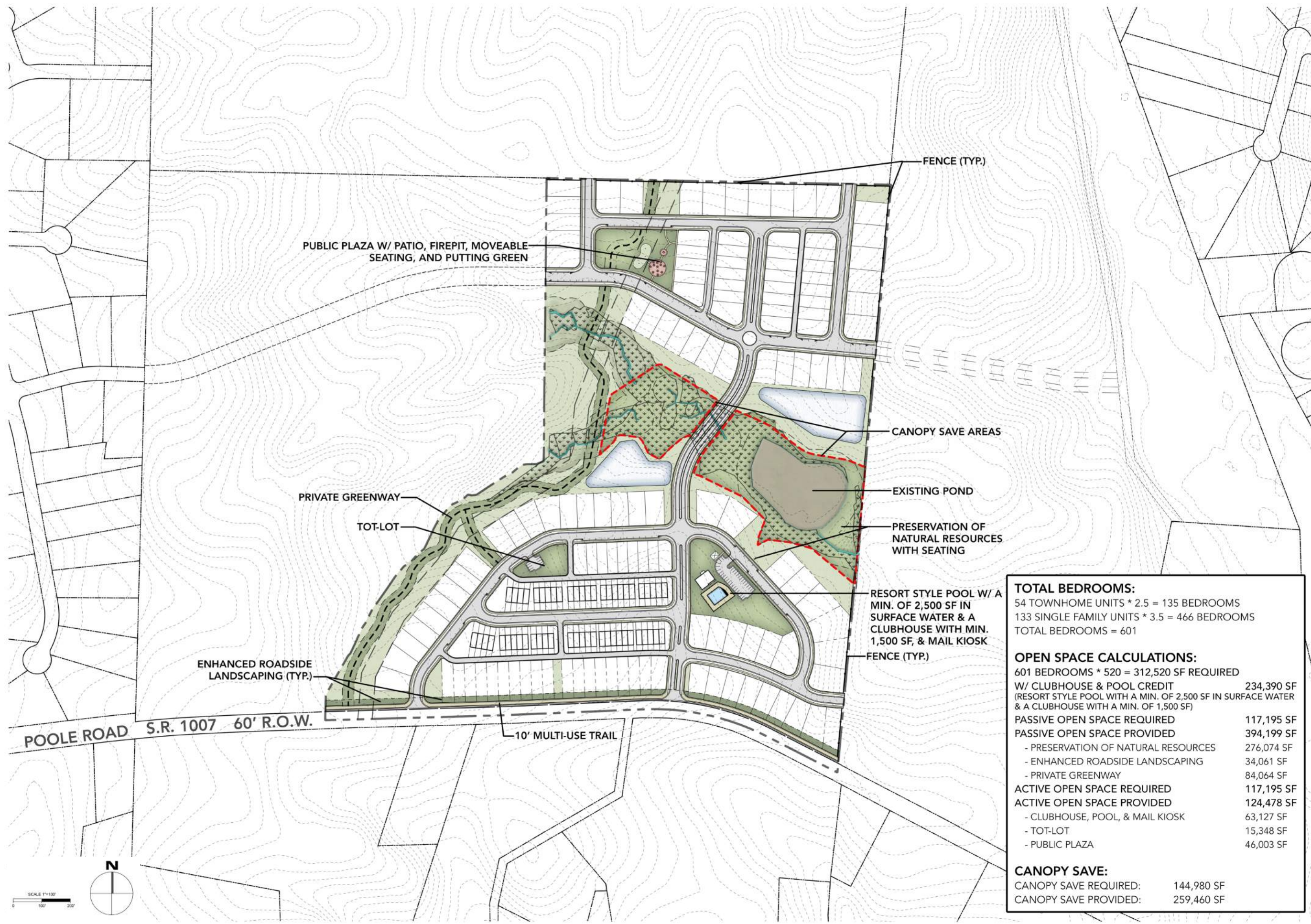
### Facade - at least two (2) of the following elements:

- Bay window
- Balcony
- Porch
- Shutters
- Window trim with 4" minimum width
- Patterned finish (scales, shakes, wainscoting, brick, or stone)

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

## Single Family Architectural Standards

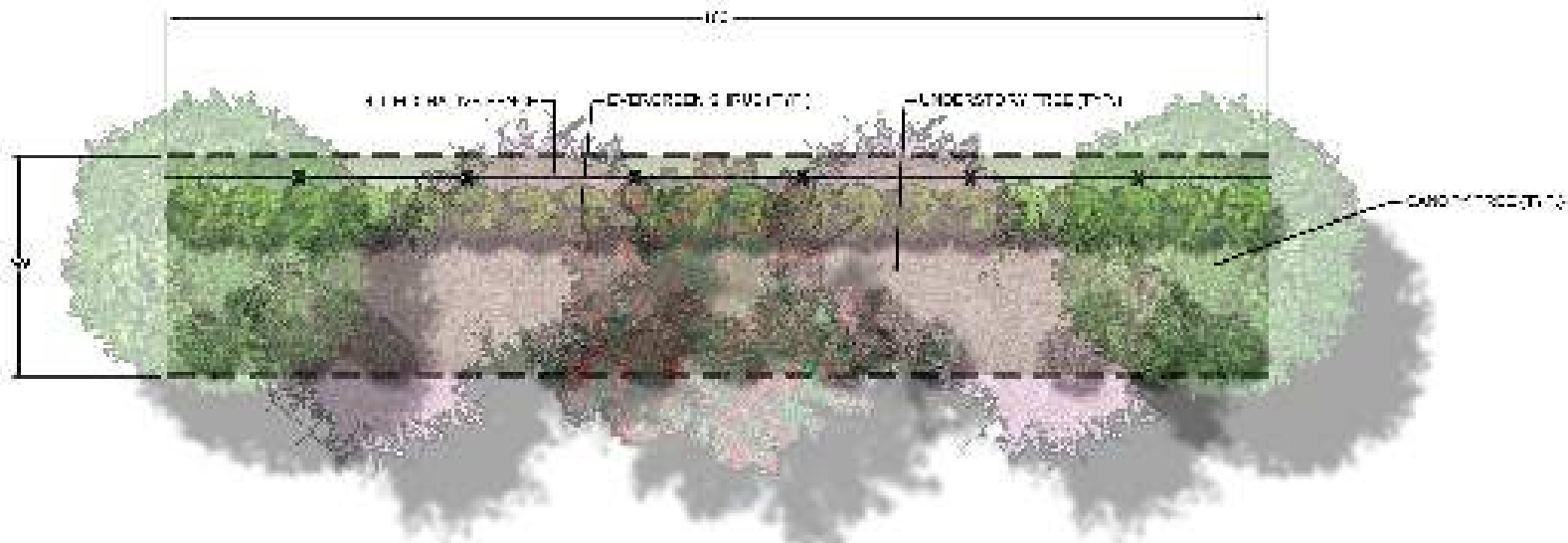
- Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
- Single-family homes built on lots less than 60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



<b>TOTAL BEDROOMS:</b>	
54 TOWNHOME UNITS * 2.5 =	135 BEDROOMS
133 SINGLE FAMILY UNITS * 3.5 =	466 BEDROOMS
TOTAL BEDROOMS = 601	
<b>OPEN SPACE CALCULATIONS:</b>	
601 BEDROOMS * 520 =	312,520 SF REQUIRED
W/ CLUBHOUSE & POOL CREDIT	234,390 SF
(RESORT STYLE POOL WITH A MIN. OF 2,500 SF IN SURFACE WATER & A CLUBHOUSE WITH A MIN. OF 1,500 SF)	
PASSIVE OPEN SPACE REQUIRED	117,195 SF
PASSIVE OPEN SPACE PROVIDED	394,199 SF
- PRESERVATION OF NATURAL RESOURCES	276,074 SF
- ENHANCED ROADSIDE LANDSCAPING	34,061 SF
- PRIVATE GREENWAY	84,064 SF
ACTIVE OPEN SPACE REQUIRED	117,195 SF
ACTIVE OPEN SPACE PROVIDED	124,478 SF
- CLUBHOUSE, POOL, & MAIL KIOSK	63,127 SF
- TOT-LOT	15,348 SF
- PUBLIC PLAZA	46,003 SF
<b>CANOPY SAVE:</b>	
CANOPY SAVE REQUIRED:	144,980 SF
CANOPY SAVE PROVIDED:	259,460 SF

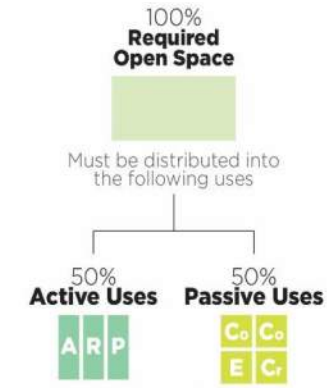
SCALE 1"=100'





The Haven at Griffith Meadows Allocation Points:

ITEM	POINTS
Major Subdivision:	15
Residential Architectural Standards	15
Clubhouse without kitchen 1500-2499 sf	5
Resort Style Pool	2
IPEMA Certified Playground Equipment	4
Construct more than 2000 linear feet of 6' wide path	2
Enhanced Roadside landscaping	2
On-street parking	4
Deck/Patio - More than 1000 sqft	1
<b>Total</b>	<b>50</b>



Both uses must consist of the elements below. Fill the circles to indicate which elements to include.

(Fill 1 circle below) **Community A**

- Neighborhood Amenities\*
- Resort Style Pool
- Clubhouse
- Golf Course

(Fill 1 circle below) **Recreation R**

- IPEMA Certified Playground
- Tennis/Pickleball Courts
- Baseball/Softball Field
- Football/Soccer Field
- Multi-Use Hard Court
- Bocce Courts

(Fill 1 circle below) **Public P**

- Public Park Facility
- Public Greenway
- Public Plaza

**Co Community** (Fill 2 circles below)

- Pavilions
- Gazebos
- Community Garden
- Permanent Yard Games
- Fire Pit
- Hardscaped & Landscaped Squares
- Benches and/or seat walls
- Historic Resources\*
- Private Greenway

**E Environmental** (Fill 1 circle below)

- Parkways\*
- Preservation of Natural Resources
- Rain Garden
- Constructed Wetland
- Stream Restoration

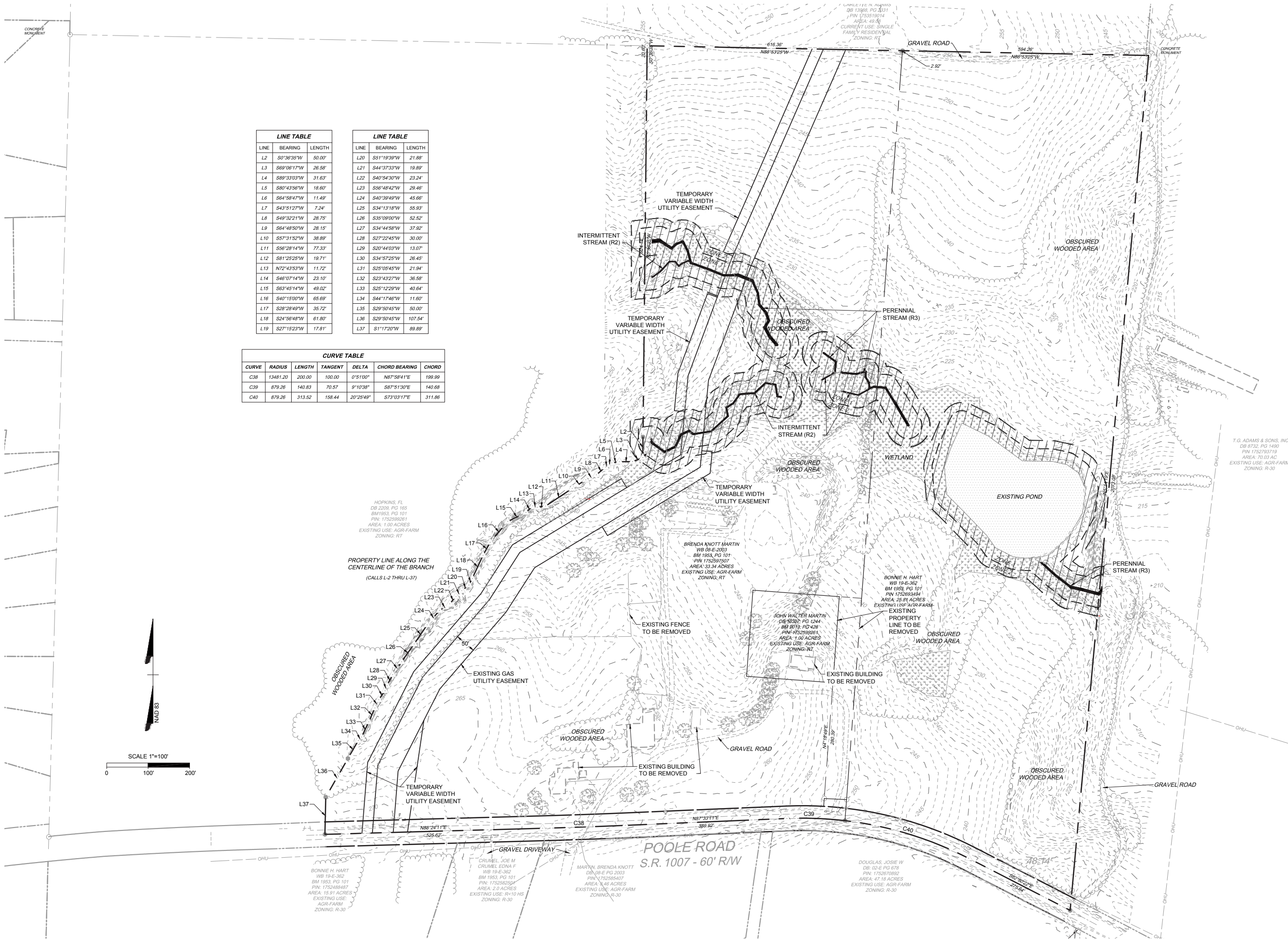
**C Creative** (Fill 1 circle below)

- Outdoor Display of Public Art
- Gateway Landscaping or Structure
- Enhanced Roadside Landscaping



COMMUNITY AMENITIES

# EXISTING CONDITIONS



T.G. ADAMS & SONS, INC.  
 DB 8732, PG 1400  
 PIN 1752793719  
 AREA: 70.03 AC  
 EXISTING USE: AGR-FARM  
 ZONING: R-30