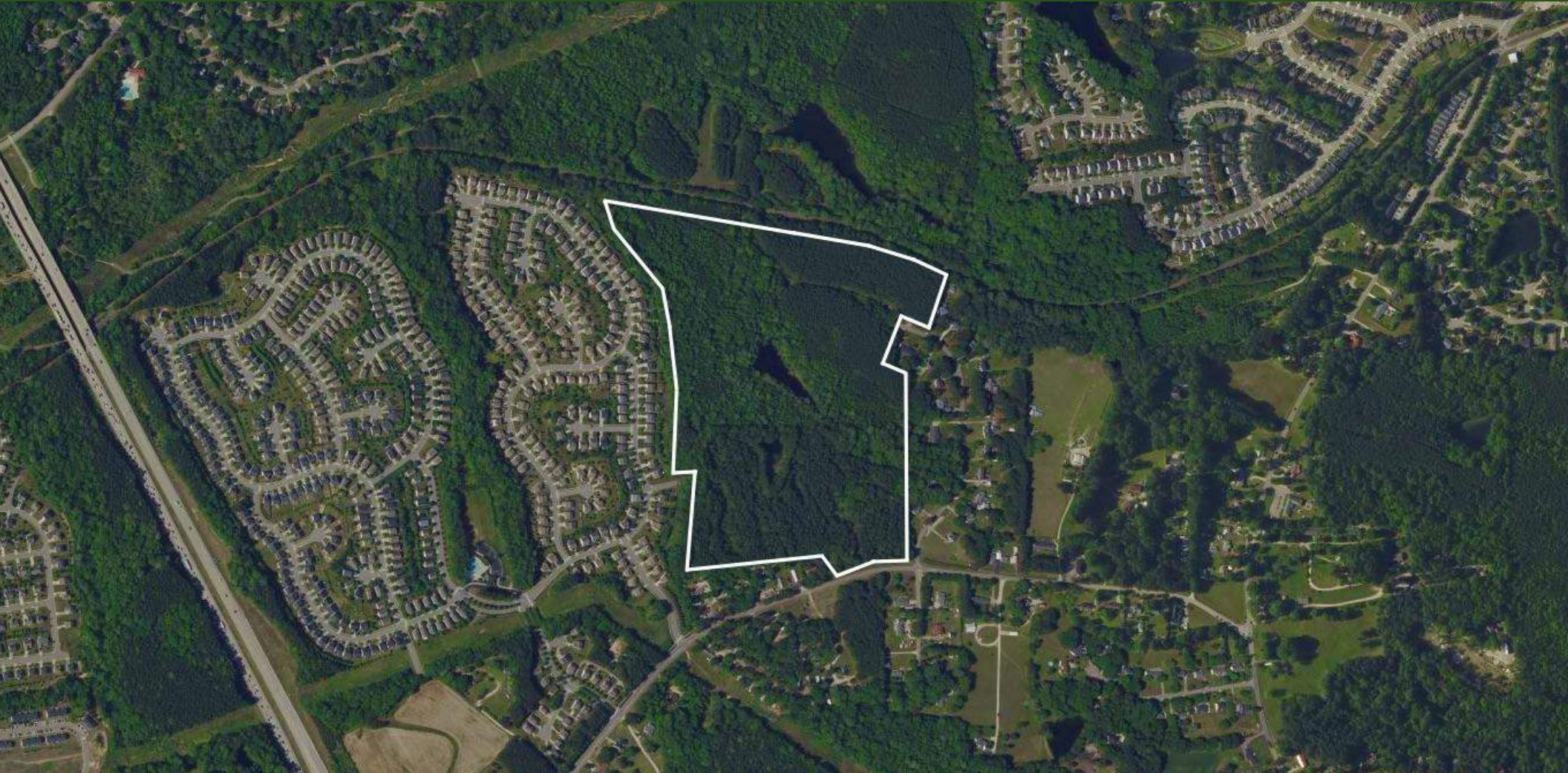


# FAISON RESERVE

PUD Submittal



ENGINEERING FIRM:  
**THE SITE GROUP**  
1111 Oberlin Road  
Raleigh, NC 27605



**APPROVED MASTER PLAN**  
Town of Knightdale  
Development Services  
Gideon Smith 04/23/2026

PREPARED FOR:  
**Old Faison Partners, LLC**  
March 2026

**FAISON RESERVE  
PLANNED UNIT DEVELOPMENT**

**PREPARED FOR**  
The Town of Knightdale

**PROJECT TEAM**  
The Site Group, PLLC

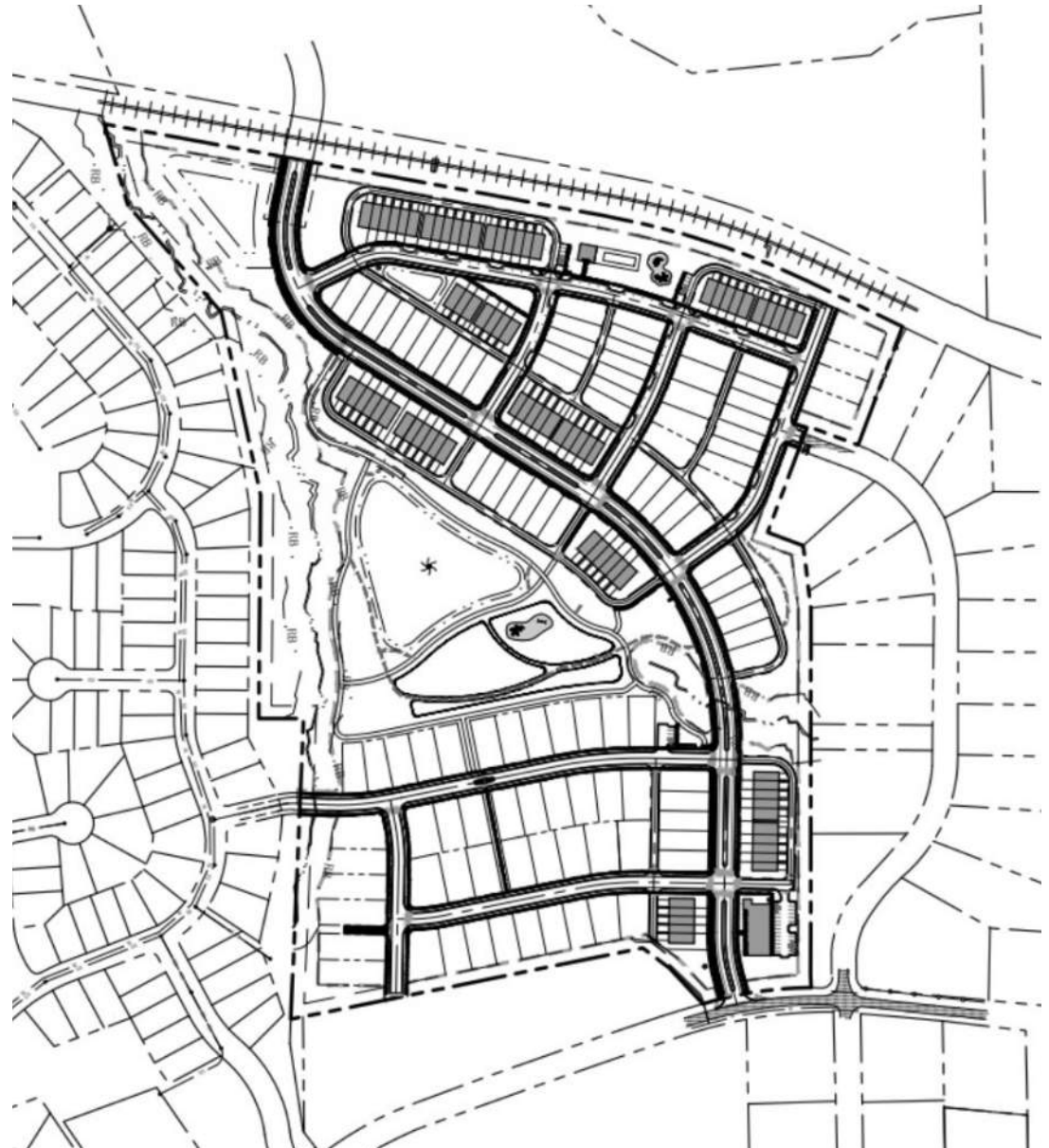
Smith Anderson

Sage Ecological Services, Inc.

DRMP

Lock7 Development

**SUBMITTAL DATE**  
3/31/2026



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# 1

## Vision & Intent

Faison Reserve is planned as a connected and enduring neighborhood that blends modern living with the natural landscape of Knightdale. The community will offer a diverse mix of homes surrounded by greenways, trails, and open spaces that invite residents outdoors and bring neighbors together. Designed with a focus on walkability, connection, and conservation, Faison Reserve will create a welcoming place to live, gather, and grow.



The Planned Unit Development (PUD) process outlined in Section 2.4.C of the Town of Knightdale Unified Development Ordinance promotes thoughtful and innovative design through a comprehensive master planning approach. Faison Reserve reflects this purpose by providing a framework that allows for adaptable design solutions while delivering meaningful benefits to the community. The neighborhood will emphasize high-quality design, enhanced open spaces, and the conservation of natural features—supporting the Town’s goal of fostering well-planned, distinctive developments that add long-term value to Knightdale.

Faison Reserve aligns with the goals of the Planned Unit Development Overlay District as outlined in Section 12.2.G.3.g.ii.a of the Town of Knightdale UDO, as demonstrated by the following key considerations:

### Comprehensive Plan

- Faison Reserve is consistent with the planning policies outlined in the KnightdaleNext V.2 2035 Comprehensive Plan. The site is designated as a Mixed-Use Neighborhood place type, and the proposed mix of single-family homes, townhomes, and neighborhood-serving commercial uses supports the Town’s vision for thoughtful, balanced growth. Additionally, Faison Reserve embodies many of the Guiding Principles for development in Knightdale, emphasizing walkability, connectivity, and careful integration with the natural environment.

### Public Welfare

- Faison Reserve is designed to preserve natural features, including the existing riparian buffer, while providing public amenities such as walking trails and greenways. Tree preservation, open space, and landscaped buffers maintain light, air, and privacy for neighbors. The development does not increase fire risk and supports public health and safety through improved pedestrian and vehicular connectivity, well-planned intersections, multi-use paths, managed stormwater systems, and upgraded public utilities—all contributing to a safer, more accessible, and environmentally responsible neighborhood.

### Impact on Other Property

- Faison Reserve will establish a thoughtfully planned community featuring both new homes and a mixed-use commercial building near the Old Faison Road entrance. The development is designed to complement the character of nearby neighborhoods and natural areas while improving connections through trails, greenways, and local amenities.

### Impact on Public Facilities and Resources

- Faison Reserve will be served by modern utilities, road access, stormwater management, and other essential infrastructure to support residents safely and efficiently. The development will include dedication of a portion of the planned Widewaters Parkway extension to the Town, along with connections to the community greenway system, enhancing mobility and recreational opportunities for both residents and the broader neighborhood.

### Archaeological, Historical or Cultural Impact

- There are no known archaeological, historical, or cultural resources that will be negatively affected by the development. The neighborhood will enhance and maintain the natural assets, providing lasting benefits for residents and the broader community through greenway access and thoughtfully designed open spaces.

### Parking and Traffic

- This project will introduce a mix of housing types and rear-loaded units that reduce conflicts between vehicles and pedestrians, creating a safer streetscape. Intersections provide proper sight distances, and street radii support emergency access. On-street spaces offer ample guest parking. Public streets improve connectivity to surrounding roads, while public and private trails provide safe pedestrian routes. Traffic impacts have been studied and will be addressed through recommended improvements to help ease existing congestion.

### Adequate Buffering

- A 30-foot buffer is proposed along all four sides of the property- with many sections exceeding the Town’s required 20-foot Type B standard. This enhanced buffer provides greater visual separation, supports privacy for surrounding neighbors, and reinforces a natural transition between the development and adjacent properties.

### Performance

- The team behind Faison Reserve brings extensive experience in planning and developing successful residential neighborhoods in the region including projects such as Durant Town in Raleigh, Coker Place in Chapel Hill and Harvest District in Fuquay-Varina. Their expertise ensures the creation of a community that aligns with the Town’s vision for well-designed, connected, and vibrant neighborhoods. Residents can expect a thoughtfully executed development that emphasizes quality, livability, and long-term value.



Figure 1: Concept Site Plan



# 2

## KNIGHTDALENEXT V.2 2035 COMPREHENSIVE PLAN

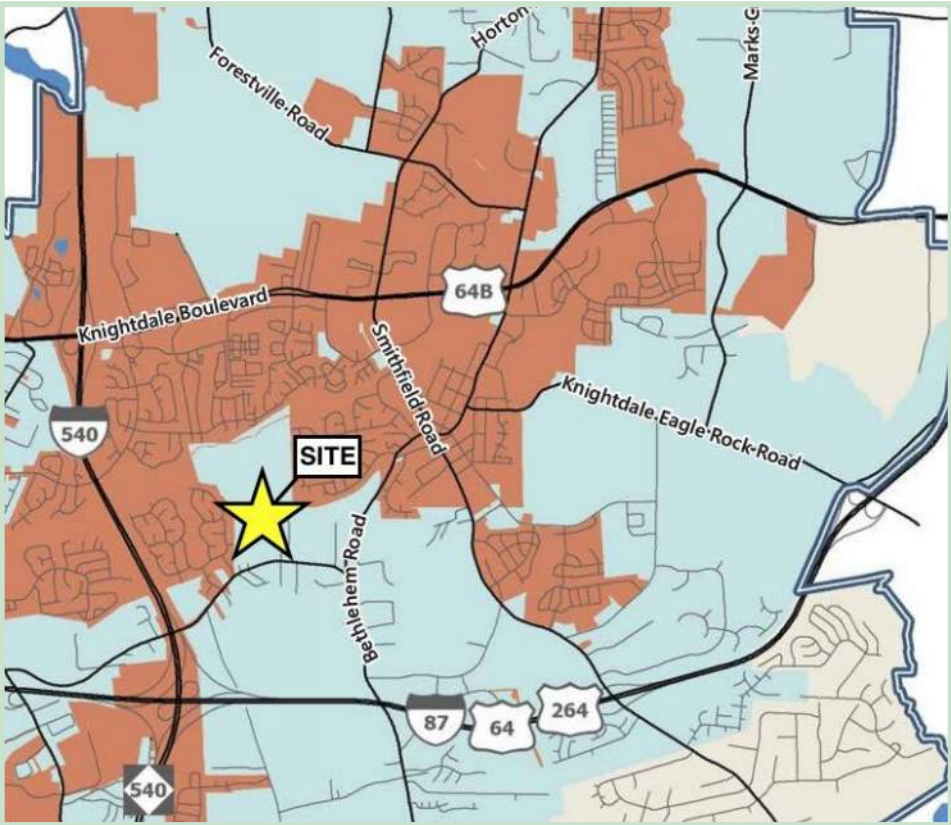


General Framework

This PUD request proposes a rezoning from Rural Transition (RT) to UR12-PUD to align with the goals of the KnightdaleNext V.2 2035 Comprehensive Plan. Faison Reserve is located within a Target Investment Area, identified as an area with existing or readily extendable water and sewer infrastructure where growth is encouraged and supported. The development will bring additional water and gravity sewer lines to the area to support continued growth and development.

Growth in this area is intended to promote active living through a connected network of sidewalks, greenways, and streets, arranged in a walkable pattern. The plan encourages compact and efficient development patterns that make the best use of infrastructure investments. Faison Reserve, with its mix of 193 single-family homes and townhomes, along with a neighborhood-oriented commercial center, meets these objectives while accommodating the anticipated growth pressure from the forthcoming I-540 extension.

A public greenway trail will extend throughout the site, consistent with the Sidepaths & Greenways Plan in UDO Appendix B, enhancing pedestrian connectivity and encouraging an active lifestyle. The combination of housing types supports a diverse and walkable neighborhood, while the commercial component provides convenient services to residents and the surrounding community.



LEGEND

- Knightdale Town Limits
- Knightdale Extraterritorial Jurisdiction
- Area of Interest for the Comprehensive Plan
- Planning Area Boundary for the Comprehensive Plan

Figure 2: Planning Area from KnightdaleNext V.2 2035 Comprehensive Plan (Page 8)

Comprehensive Plan - Guiding Principles

- 1. **Planned Orderly Growth**  
Faison Reserve supports orderly growth by concentrating new development within Knightdale’s planned growth framework and aligning with existing and future infrastructure investments, including roadway and utility extensions.
- 2. **Townwide Place-Making**  
The project emphasizes high-quality placemaking through coordinated architecture, thoughtfully designed open spaces, and neighborhood focal points that create a strong sense of identity and community.
- 3. **Inclusive, Livable Town**  
Sidewalks, greenways, trails, and proximity to neighborhood-serving commercial uses foster walkability, daily convenience, and a connected living environment for residents of all ages.
- 4. **Home and Neighborhood Choices**  
A range of housing types and lot sizes expands homeownership options and supports varied lifestyles, contributing to a diverse and balanced neighborhood.
- 5. **Environmental Stewardship and Sustainability**  
The plan preserves sensitive natural areas, incorporates native landscaping, and replaces deficient stormwater features with modern, engineered systems that improve safety and water quality.
- 6. **Multi-Modal Transportation System**  
Faison Reserve enhances connectivity through new local street connections, sidewalks on all streets, greenway links, and accommodations for pedestrians and cyclists, supporting multiple travel options.
- 7. **Community Facilities and Services**  
The project provides integrated open spaces, trails, and recreational amenities, along with planned infrastructure improvements that support long-term community needs.
- 8. **Economic Vitality**  
Neighborhood-scale commercial space, combined with new housing and infrastructure investment, supports local services, job creation, and continued economic growth along Old Faison Road and Widewaters Parkway.



Intentional Growth Areas

Faison Reserve is located within a designated Secondary Growth Area, where the Comprehensive Plan anticipates development that helps accommodate projected growth through 2035 in areas contiguous to the Town's limits. The project responds to this designation by advancing a master-planned neighborhood on a large, undeveloped site, allowing for a coordinated vision that balances residential development, open space preservation, and neighborhood-scale commercial uses.

The development aligns with the Plan's direction to focus growth where existing or planned infrastructure can be leveraged. Faison Reserve incorporates and supports targeted infrastructure investments, including new street connections and planned roadway extensions, to improve connectivity and capacity while minimizing inefficient expansion. By concentrating growth, preserving sensitive areas, and integrating infrastructure that supports long-term land productivity, the project maximizes return on public and private investment and reinforces the Town's goals for sustainable growth and economic vitality within the Secondary Growth Area.

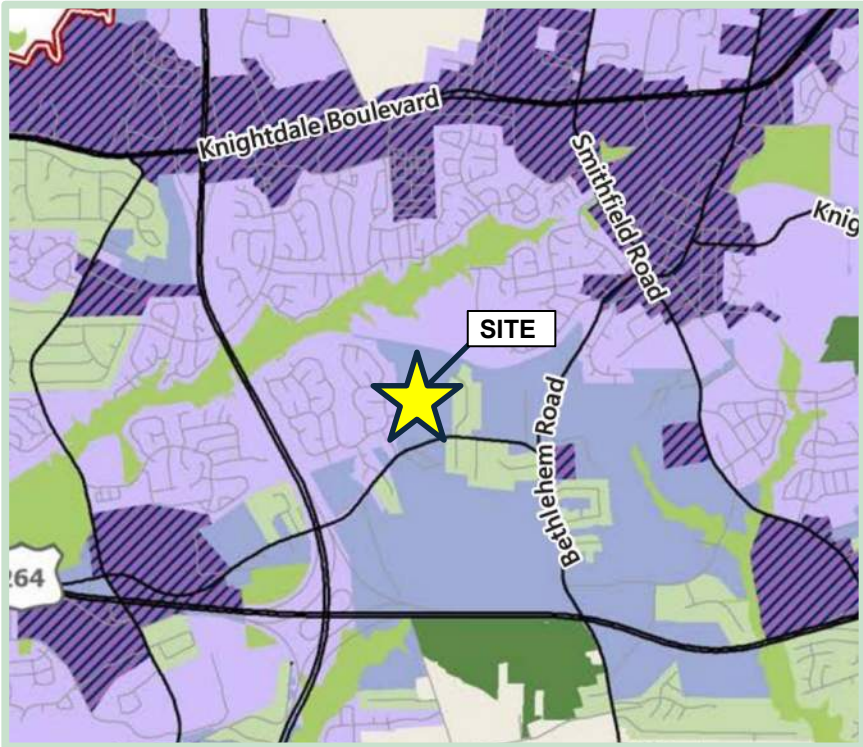


Figure 3: Intentional Growth Areas Map from KnightdaleNext V.2 Comprehensive Plan

Secondary Growth Area

# Urban Small Town Framework

Faison Reserve is consistent with the Urban Small Town Framework Map as a mixed-use development target area, supporting the Town’s vision for center-based growth that combines residential living with neighborhood-serving commercial uses. The project introduces a coordinated mix of housing and commercial space that helps establish a walkable, identifiable activity area while remaining compatible with surrounding development patterns.

The plan supports the Framework’s emphasis on connected street networks, pedestrian-friendly design, and future-ready infrastructure by incorporating internal streets, sidewalks, greenway connections, and planned stub-outs that allow for long-term connectivity along Old Faison Road. By concentrating mixed-use activity in a planned location and reinforcing multimodal streetscape elements, Faison Reserve advances the Urban Small Town Framework’s goals of creating cohesive, connected, and economically vibrant development areas that can adapt as the Town continues to grow.

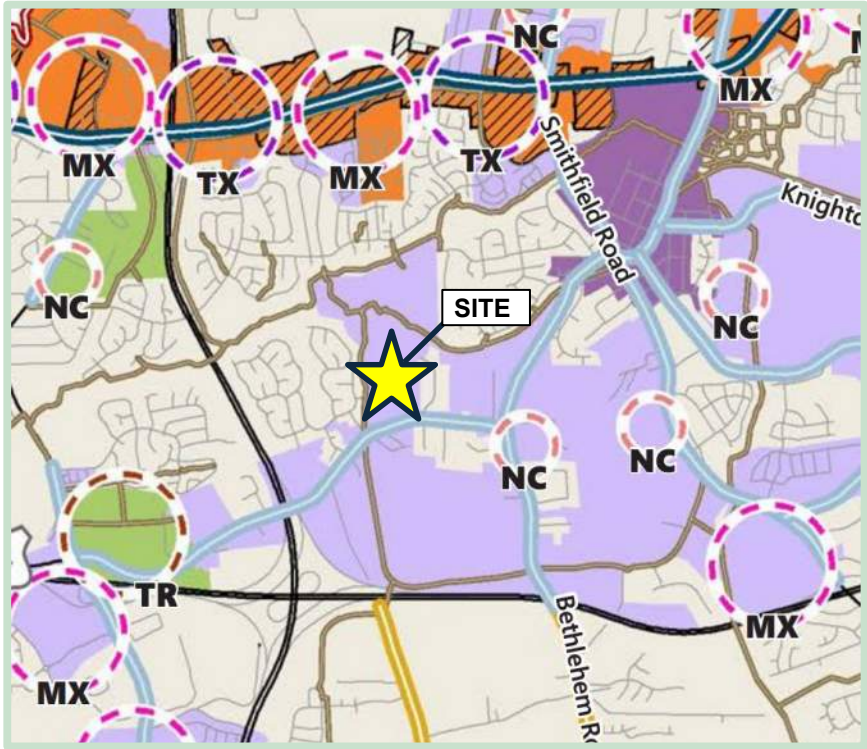


Figure 4: Urban Small Town Framework Map from KnightdaleNext V.2 Comprehensive Plan

- Mixed-Use Development Target Area
- Trail-Oriented Development Corridor

Future Place Type

Faison Reserve is identified as a "Mixed-Use Neighborhood" on the Future Place Type Map, reflecting a thoughtful balance of residential development and preserved natural areas. The community will feature a mix of single-family homes and townhomes across a range of lot sizes, carefully integrated throughout the neighborhood to create a cohesive and inclusive environment.

The plan preserves and enhances open spaces, greenways, and nature trails, creating meaningful opportunities for residents to enjoy the natural environment. These improvements maintain the site's character while incorporating thoughtful stormwater management solutions.

The addition of new homes and amenities near Old Faison Road will complement surrounding land uses and support the neighborhood commercial center. Roadway improvements, including the Widewaters Parkway extension, will strengthen connectivity and help guide development in a way that aligns with the Town's long-term vision for growth and conservation in the area.

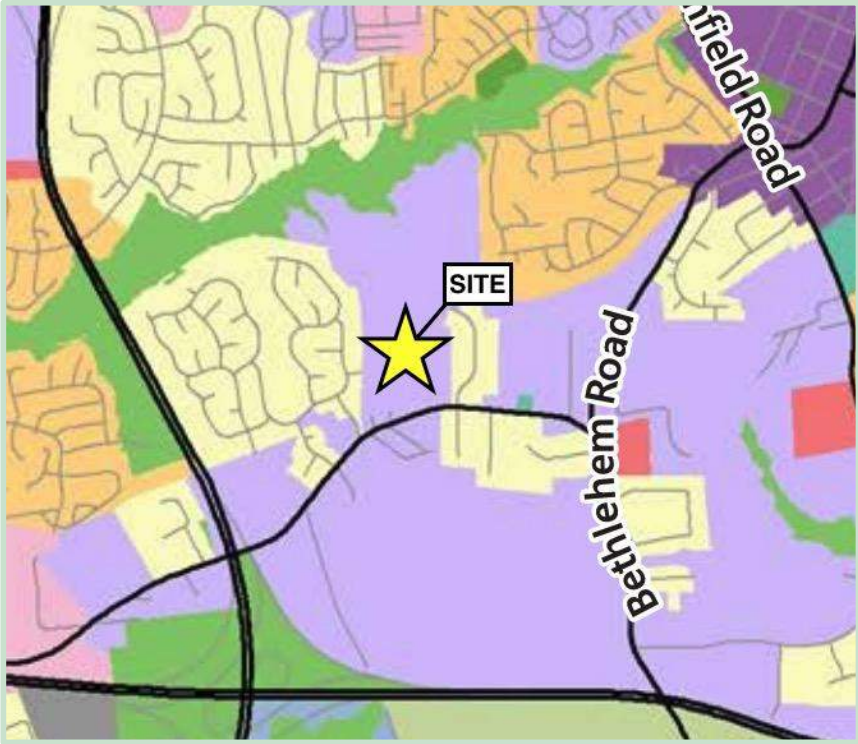


Figure 5: Future Place Type Map from KnightdaleNext V.2 Comprehensive Plan

Mixed-Use Neighborhood

# Transportation

Faison Reserve advances the goals of Knightdale’s Comprehensive Transportation Plan (CTP) in multiple ways.

The project will establish a new local road connection to Old Faison Road and incorporate an internal street network designed to support future connectivity in the area. These improvements align with the CTP’s recommendation to expand local connector streets and support multimodal transportation options.

The development will also construct approximately 2,470 LF of the planned Widewaters Parkway extension through the site, forming a key link in the broader roadway network. The alignment has been carefully planned to integrate seamlessly with future phases of the Parkway extension.

Streets within the neighborhood are designed to accommodate multiple modes of transportation. Sidewalks will be provided along all streets, with widths of 5 feet to ensure safe and convenient pedestrian movement throughout the neighborhood. Buffered bike lanes will be provided along Widewaters Parkway, and additional pedestrian safety measures will further protect residents.

Transportation impacts from the development have been analyzed, and recommended improvements will be implemented to mitigate traffic on local roads and intersections, consistent with the CTP’s goal of ensuring that new development supports the broader mobility network.

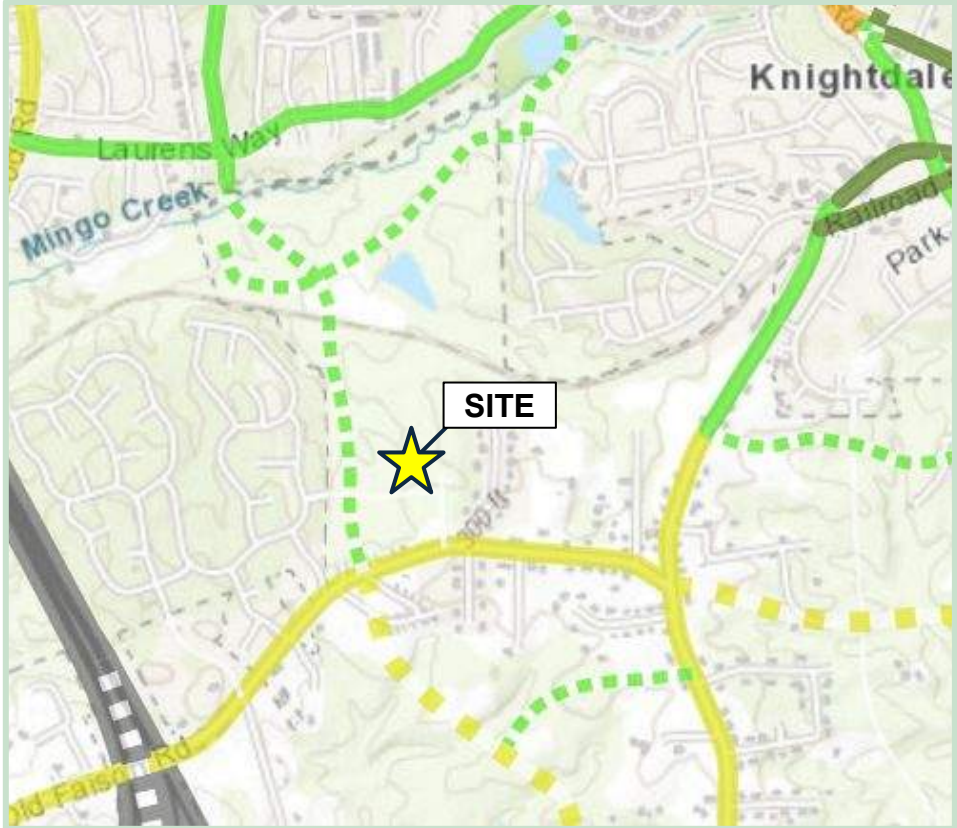


Figure 6: Roadway Network Plan (Appendix A of UDO)



# Trails and Greenway

Faison Reserve will feature a thoughtfully designed network of public greenways and private trails, providing recreational opportunities while preserving existing natural features. The community's pedestrian and bicycle infrastructure includes sidewalks throughout the neighborhood, 10-foot multi use paths, and buffered bike lanes along Widewaters Parkway, creating safe and convenient connections for both residents and visitors.

Greenways and trails will include seating and wayfinding signage at key points, providing residents with places to rest, gather, and navigate the neighborhood's open spaces.

The development will fulfill the CTP's Trunk Line Greenway through a combination of a public greenway segment within the site and a 10-foot multi-use path along Widewaters Parkway near the project boundaries. This network will be complemented by private trails connecting residential areas to natural open spaces. Environmental considerations will be prioritized, with permitting and design adjustments made to protect streams, wetlands, and other sensitive areas while maintaining connectivity and recreational opportunities.

Through this integrated network of trails, sidewalks, and greenways, Faison Reserve supports active living, encourages community interaction, and aligns with Knightdale's vision for connected, walkable neighborhoods.

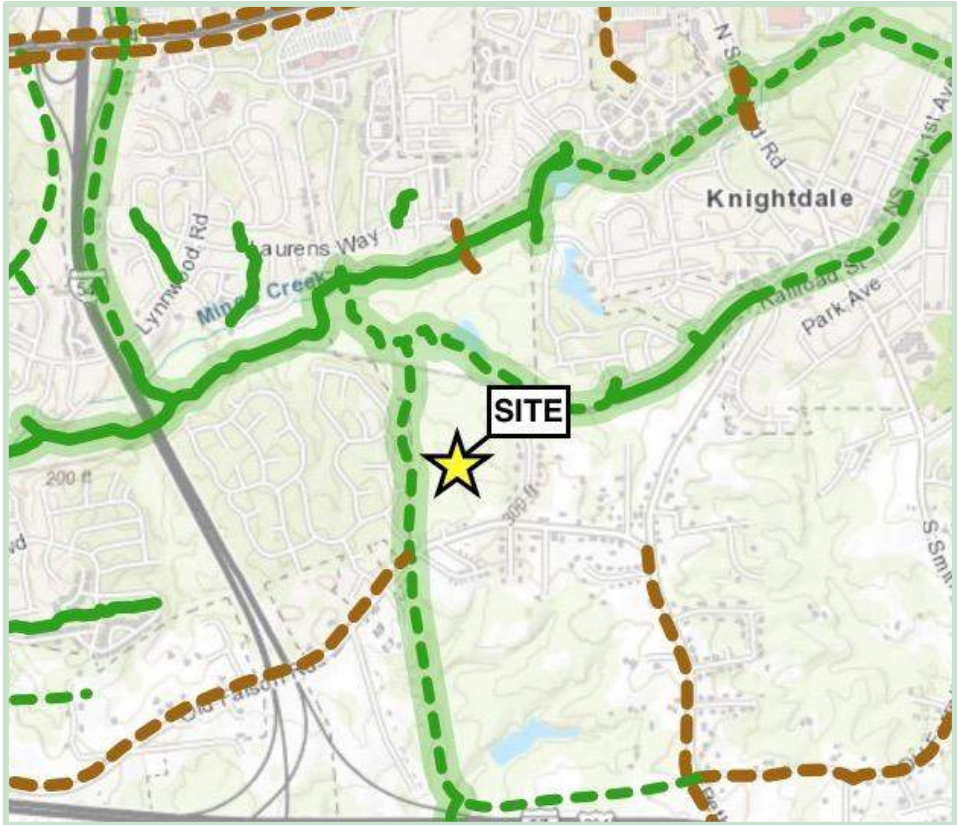


Figure 7: Sidepaths and Greenways Plan (Appendix B of UDO)

### Legend

- Comprehensive Transportation Plan Planning Area
- Sidepaths & Greenways:**
- Existing Greenway
- Proposed Greenway
- Existing Sidepath
- Proposed Sidepath
- Trunk Line Greenway

Parks and Recreation

Faison Reserve is designed to provide a variety of recreational opportunities for residents, consistent with the Comprehensive Parks and Recreation Master Plan. Portions of the neighborhood are within walking or biking distance of Knightdale Station Park, and future connections will provide convenient access to nearby parks.

Within the community, residents will enjoy a mix of amenities, including a playground, clubhouse with pool, open green spaces, and over 5,000 linear feet of sidewalks and 3,500 linear feet of greenway trails. This integrated network of recreational facilities, trails, and sidewalks encourages active living, social interaction, and connection to the natural environment.



# Knightdale Affordable Housing Plan

Faison Reserve supports the goals and recommendations of the Town of Knightdale’s Affordable Housing Plan by advancing a development approach that expands housing options, promotes inclusivity, and aligns with long-term community planning objectives.



**Funding:**

- Faison Reserve will contribute to the Town’s Affordable Housing Trust Fund in support of the Affordable Knightdale Plan. Prior to final plat approval of each phase, payments of \$100 per rear-loaded residential lot and \$250 per front-loaded residential lot will be made, providing dedicated funding to support affordable housing initiatives within the Town.



**Process:**

- Through its Planned Unit Development framework, Faison Reserve uses the rezoning and approval process to support the Town’s affordable housing objectives while increasing housing supply in a manner consistent with surrounding neighborhood character and adopted planning policies.



**Demonstration:**

- Faison Reserve supports the Plan’s demonstration goals by providing a mix of townhomes and single-family homes on varied lot sizes, encouraging a naturally mixed-income community. The walkable design, greenways, trails, and access to neighborhood-serving commercial uses promote an inclusive and livable environment.



**Subsidy:**

- While not a subsidized affordable housing project, Faison Reserve aligns with the Town’s market-based strategies for expanding attainable housing and complements future subsidy programs through its contribution to the Affordable Housing Trust Fund.

# 3

## EXISTING CONDITIONS



Vicinity Map

Faison Reserve is located within Knightdale’s Extraterritorial Jurisdiction (ETJ), adjacent to the Town’s northern and western corporate limits. The northern boundary borders an active railroad, and much of the site is intersected by streams and wetlands, with two existing farm ponds. The project will seek annexation into Knightdale to fully integrate the development into the Town’s planning and growth framework.

Uses in the vicinity are exclusively residential, as is the current Knightdale ETJ zoning. Residential uses vary in size and housing type. Immediately to the south along Old Faison Road is a mobile home park. Woodfield, a large lot residential neighborhood, lies to the to the east and is zoned GR3. Churchill, another Knightdale neighborhood, is located to the west of the site along Old Faison Road, and is zoned GR8.

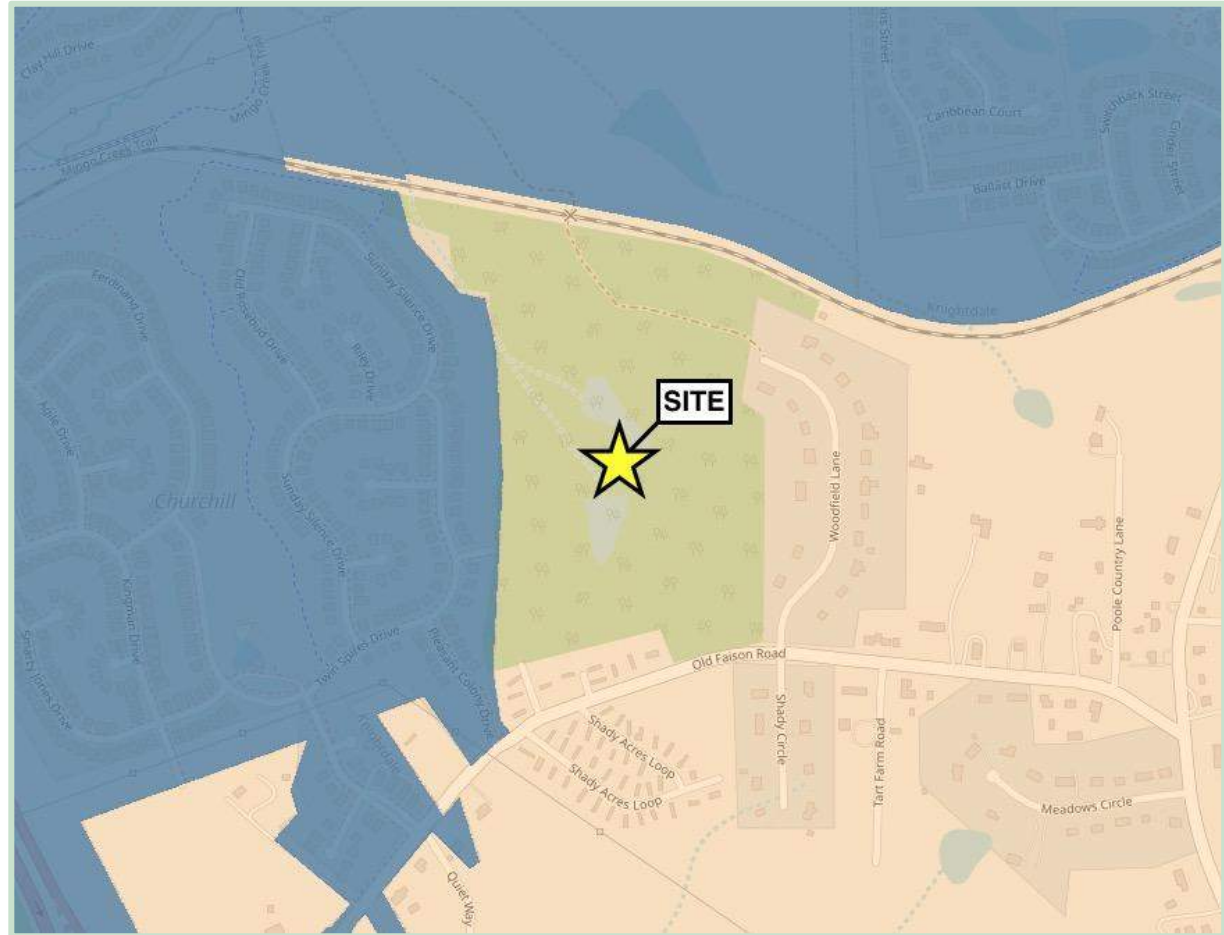


Figure 8: Knightdale Corporate and ETJ Boundary

Town Of Knightdale Corporate Limits



Extra Territorial Jurisdiction (ETJ)



Current Zoning Map

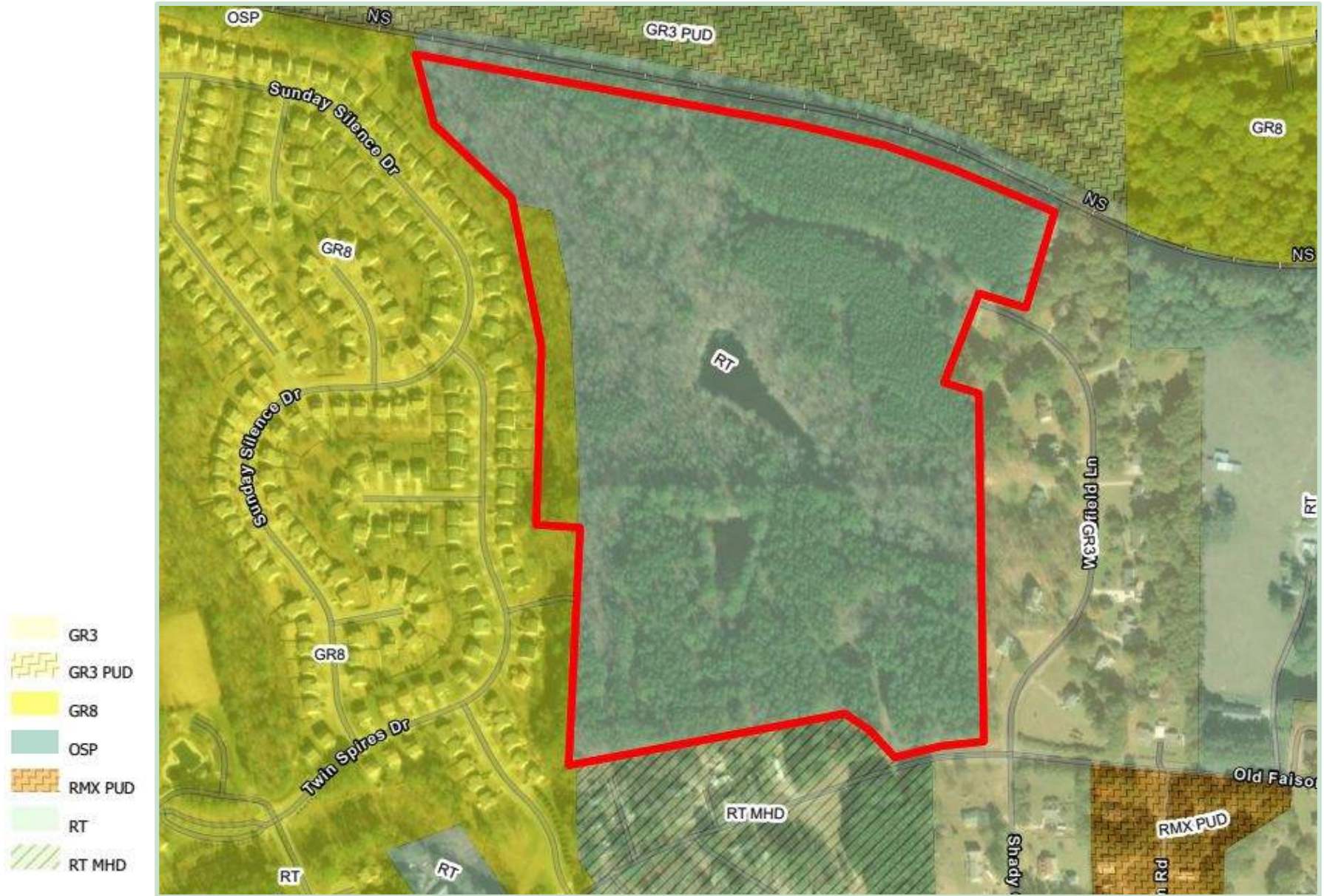


Figure 9: Current Zoning Map

Current Uses



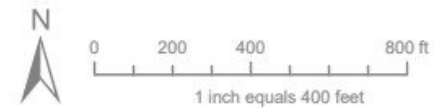
Figure 10: Current Uses Map

Topography and Boundary Map

APPROVED MASTER PLAN  
Town of Knightdale  
Development Services  
Gideon Smith 04/23/2026



Figure 11: Topography and Boundary Map



Soils Map

APPROVED MASTER PLAN  
Town of Knightdale  
Development Services  
Gideon Smith 04/23/2026

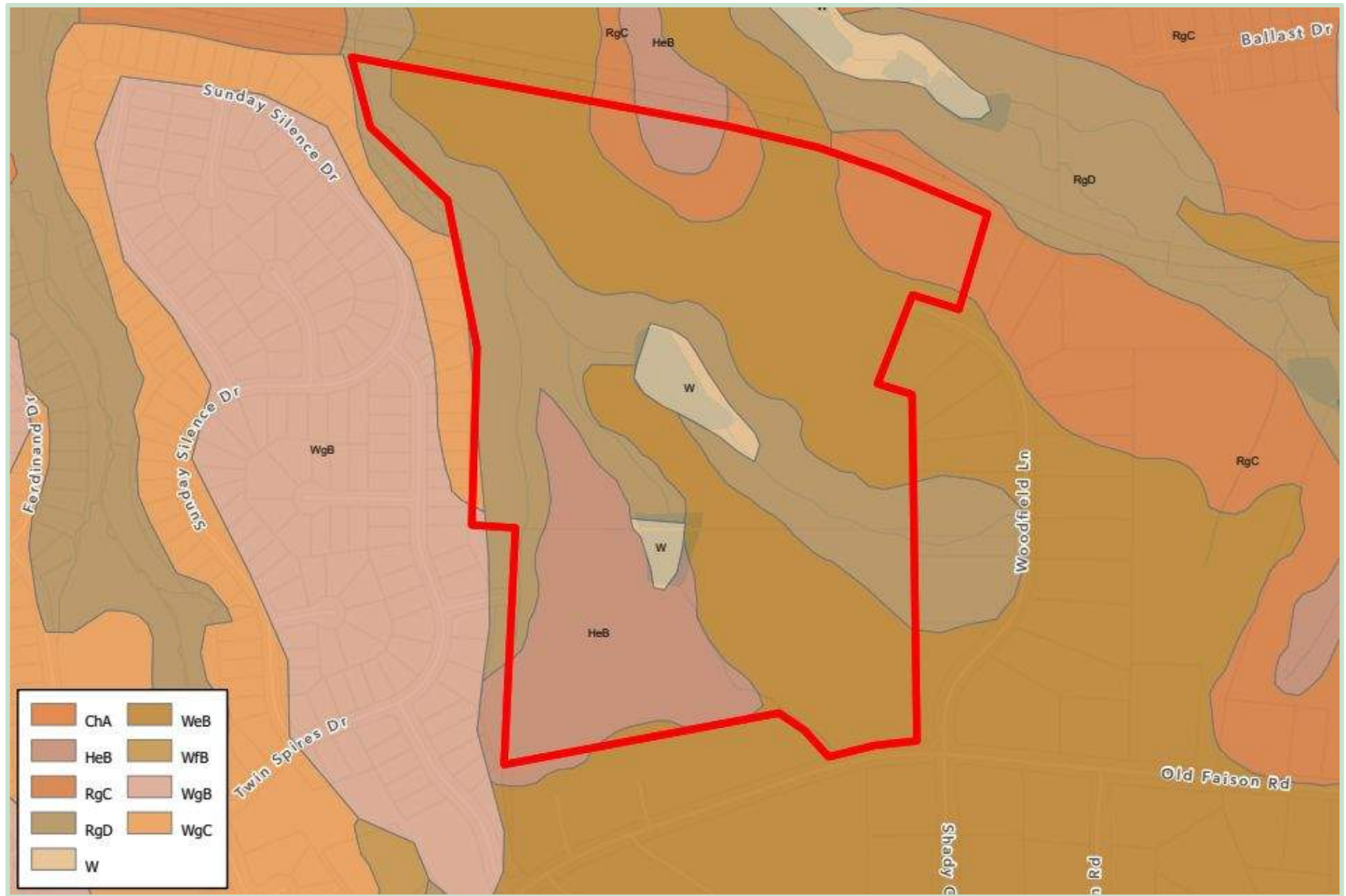
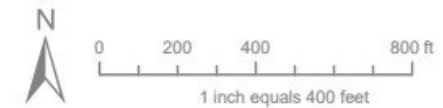


Figure 12: Soils Map

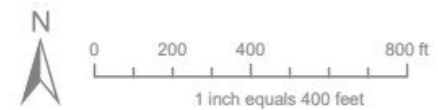


Vegetation Map

APPROVED MASTER PLAN  
Town of Knightdale  
Development Services  
Gideon Smith 04/23/2026



Figure 13: Vegetation Map



Preliminary Wetlands & Stream Map



**Wetland and Stream Sketch Map**  
 4402 Old Faison Road Project  
 Sage Project #2025.002  
 Prepared by: M. Ortiz  
 October 5, 2025  
 1:4,800  
 0 210 420 Feet

NOTE: Features depicted herein must be field verified by the USACE before being valid. NCDWR reviewed the Site on September 23, 2025 (DWR Project: 25-RRO-301), features directed on this map reflect the determinations of NCDWR. Location, shape, and size of depicted features on the evaluated site are approximate and should be surveyed

As shown in the Wetland and Stream Sketch Map, Faison Reserve features two existing ponds. The existing ponds are in poor condition and do not meet current stormwater standards due to inadequate spillways, culverts, and limited depth. Removing these ponds eliminates a potential long-term safety and maintenance concern for the Town and residents. New, properly engineered stormwater facilities will replace them, providing improved detention capacity and safer, more effective runoff management.

Figure 14: Wetland Sketch Map from Sage Ecological Services

Preliminary Wetlands & Stream Map

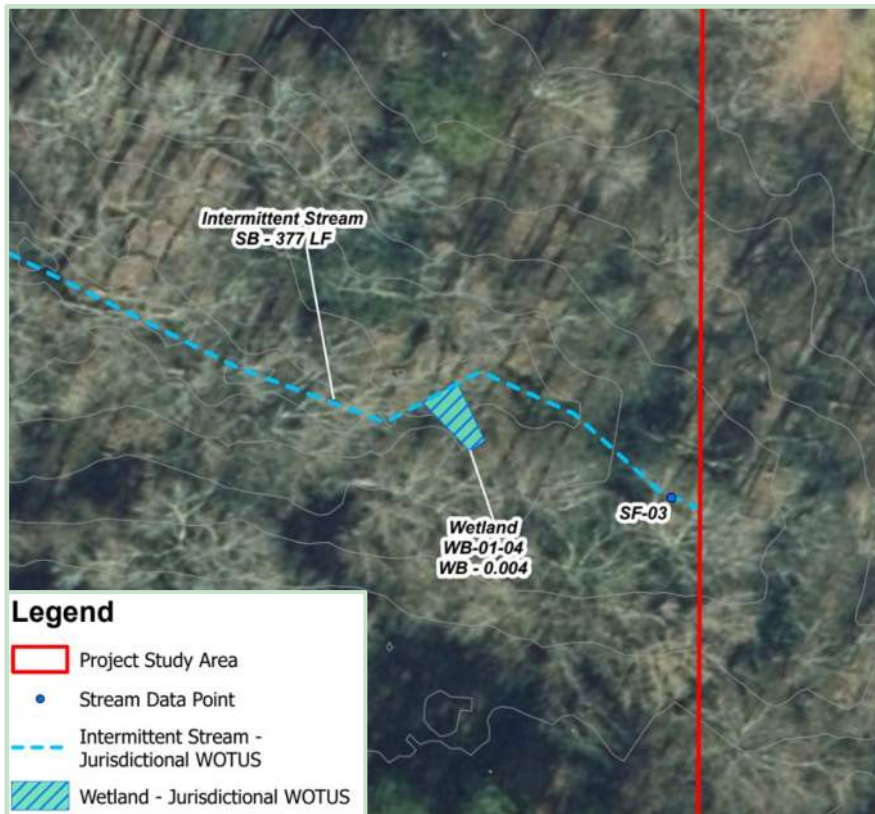
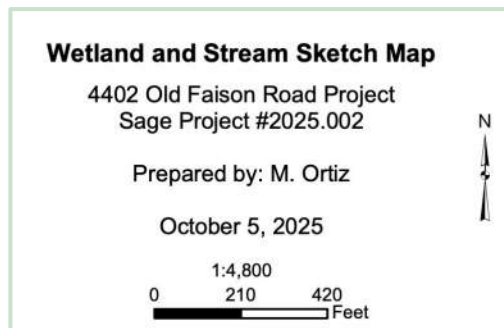


Figure 15: Inset Map Figure 3A



Figure 16: Inset Map Figure 3B



NOTE: Features depicted herein must be field verified by the USACE before being valid. NCDWR reviewed the Site on September 23, 2025 (DWR Project: 25-RRO-301), features directed on this map reflect the determinations of NCDWR. Location, shape, and size of depicted features on the evaluated site are approximate and should be surveyed by a licensed NC surveyor for final site planning.

Tree Stand Exhibit

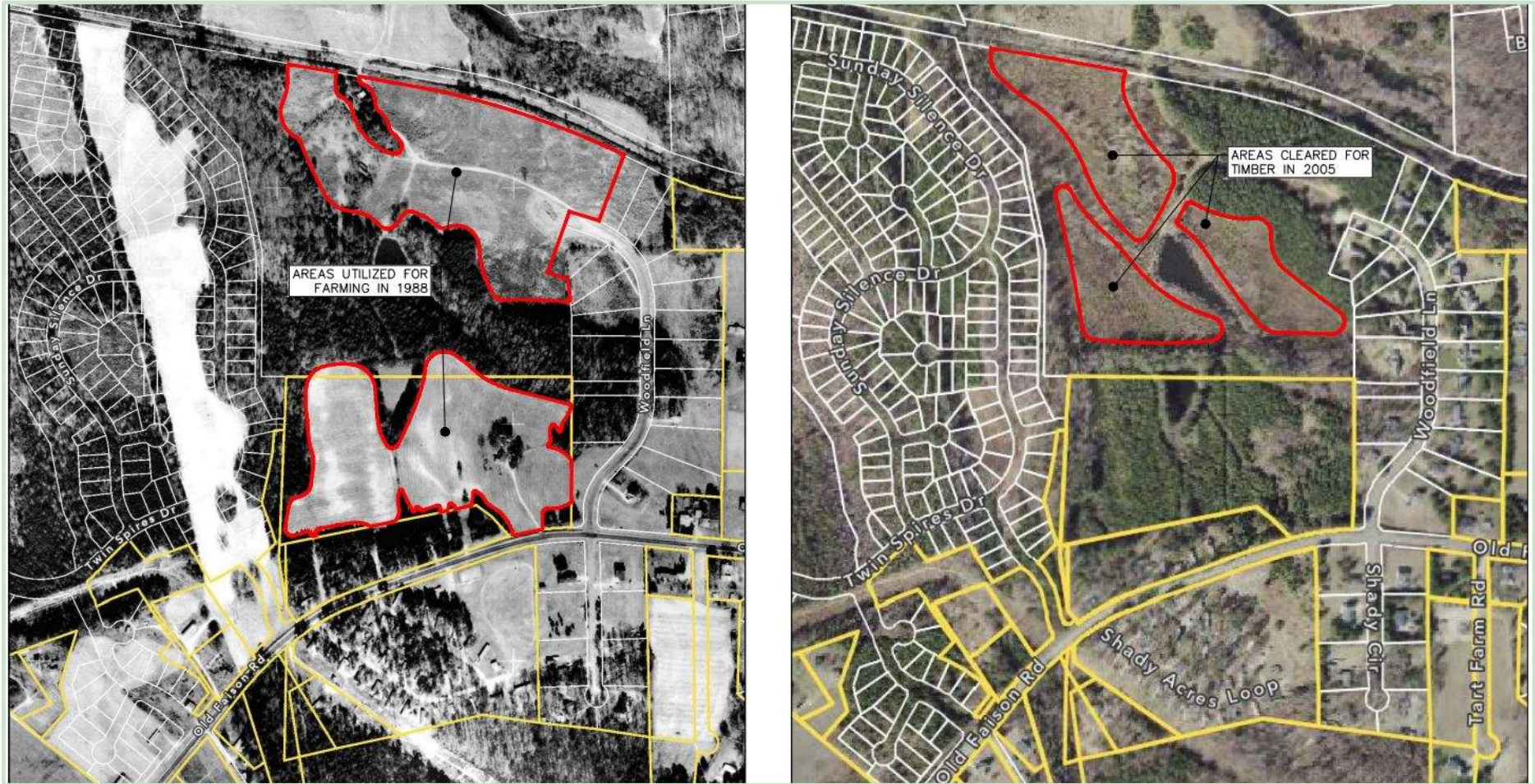


Figure 17: Tree Stand Exhibit from The Site Group

The design of Faison Reserve responds directly to the historic and existing conditions of the property. Aerial imagery from 1988 and 2005 illustrates how portions of the site were previously used for agriculture and timber harvesting, shaping the landscape that exists today. The subdivision layout has been intentionally organized to align with these established patterns—locating development primarily within previously cleared and disturbed areas while avoiding the most environmentally sensitive portions of the property. Streams, wetlands, and mature wooded areas that have remained intact over time are being preserved and incorporated into the community as open space and greenway corridors. By building upon the land’s prior use and natural features, the plan for Faison Reserve respects the site’s history while creating a neighborhood that fits seamlessly within its surroundings.

# 4

## MASTER PLAN





Figure 18: Concept Site Plan

**Project Information**

<b>PROJECT NAME</b>	Faison Reserve
<b>PROPERTY OWNER(S)</b>	Marlowe & Moye LLC PO Box 20667 Raleigh, NC 27619  G&F Properties LLC PO Box 767 Wendell, NC 27591
<b>PARCEL NUMBER</b>	0031642
<b>PIN(S)</b>	1743-89-5866, 1743-88-6921
<b>SITE ADDRESS</b>	4402 Old Faison Road 0 Woodfield Lane
<b>JURISDICTION</b>	Knightdale
<b>EXISTING ZONING</b>	RT
<b>PROPOSED ZONING</b>	UR12 PUD
<b>OVERLAY DISTRICT</b>	N/A
<b>WATERSHED</b>	Neuse River
<b>GROSS LOT ACREAGE</b>	2,518,207 SF/57.81 AC
<b>RIGHT OF WAY DEDICATION</b>	534,715 SF/12.27 AC
<b>NET LOT ACREAGE</b>	1,983,722 SF/45.54 AC
<b>WIDEWATERS PARKWAY LENGTH</b>	2,740 SF
<b>GREENWAY (PUBLIC &amp; PRIVATE)</b>	3,500 SF
<b>PUBLIC SIDEWALKS (5' WIDE)</b>	5,000+ LF
<b>SANITARY SEWER LINES &amp; MANHOLES</b>	+/- 6,700 LF SS, 36 Manholes min.
<b>CURRENT USE</b>	Vacant
<b>PROPOSED USE</b>	Townhomes, 32' - 40' Single-Family Row Houses, 60' Single-Family Homes, Commercial
<b>CURRENT USE OF ADJACENT PARCELS</b>	Single-Family Residential

**Building Setbacks**

<b><u>TOWNHOMES</u></b>	
FRONT (MAX)	25'
SIDE (MIN)	3'
REAR (MIN)	15'
<b><u>SINGLE-FAMILY</u></b>	
FRONT (MIN)	10'
CORNER SIDE (MIN)	10'
SIDE (MIN)	20% Lot Width
REAR (MIN)	25'
<b><u>COMMERCIAL</u></b>	
FRONT (MIN)	10'
FRONT (MAX)	30'
SIDE (MIN)	6'
<b><u>MIXED-USE</u></b>	
FRONT (MAX)	10'
SIDE (MIN)	10'

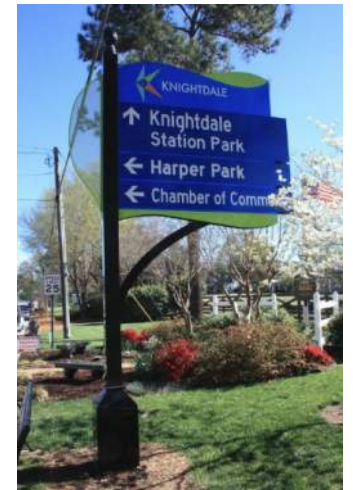
<b>PROPOSED UNITS</b>	53 Single-Family Row Houses 53 Single-Family Homes 78 Townhomes
<b>FLOOD ZONE</b>	NW Corner Located in Flood Zone According to FEMA Map #3720174300K

**Water Allocation Point Table:**

<b>BASE POINTS</b>	
MAJOR SUBDIVISION	15 PTS
<b>BONUS POINTS</b>	
STORMWATER - BIORETENTION	5 PTS
STORMWATER - WETLAND	5 PTS
IMPLEMENT RECOMMENDATIONS OF THE AFFORDABLE KNIGHTDALE PLAN	10 PTS
EXCLUSIVE USE OF NATIVE LANDSCAPE SPECIES	5 PTS
OUTDOOR DISPLAY OF PUBLIC ART	4 PTS
INSTALLATION OF WAYFINDING/TOWN SIGNAGE	3 PTS
PRIVATE GREENWAY	2 PTS
LAP POOL (4 LANE MIN.)	3 PTS
CLUBHOUSE (BATH & CHANGING ROOM ONLY)	3 PTS
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4 PTS
<b>TOTAL POINTS</b>	<b>59 PTS</b>

# 5

## INFRASTRUCTURE



# STORMWATER PLAN



LINE LEGEND	
	STORMWATER LINE
	GRATE
	CURB INLET
	STORMWATER MANHOLE
	LEVEL SPREADER
	CONTROL STRUCTURE
	SANITARY SEWER
	SANITARY MANHOLE
	RIPARIAN BUFFER
	WATER

**PRELIMINARY**  
 DO NOT USE FOR CONSTRUCTION  
 NORTH  
 SCALE: 1" = 100'  
  
 NOT FOR CONSTRUCTION

Figure 19: Stormwater Plan

**APPROVED MASTER PLAN**  
 Town of Knightdale  
 Development Services  
 Gideon Smith 04/23/2026



LINE LEGEND	
	SD STORMWATER LINE
	GRATE
	CURB INLET
	STORMWATER MANHOLE
	LEVEL SPREADER
	CONTROL STRUCTURE
	SS SANITARY SEWER
	SANITARY MANHOLE
	RIPARIAN BUFFER
	W WATER

**PRELIMINARY**  
DO NOT USE FOR CONSTRUCTION

NORTH  
SCALE: 1" = 100'

0 100 200 300 400  
**NOT FOR CONSTRUCTION**

Figure 20: Utility Plan (North)

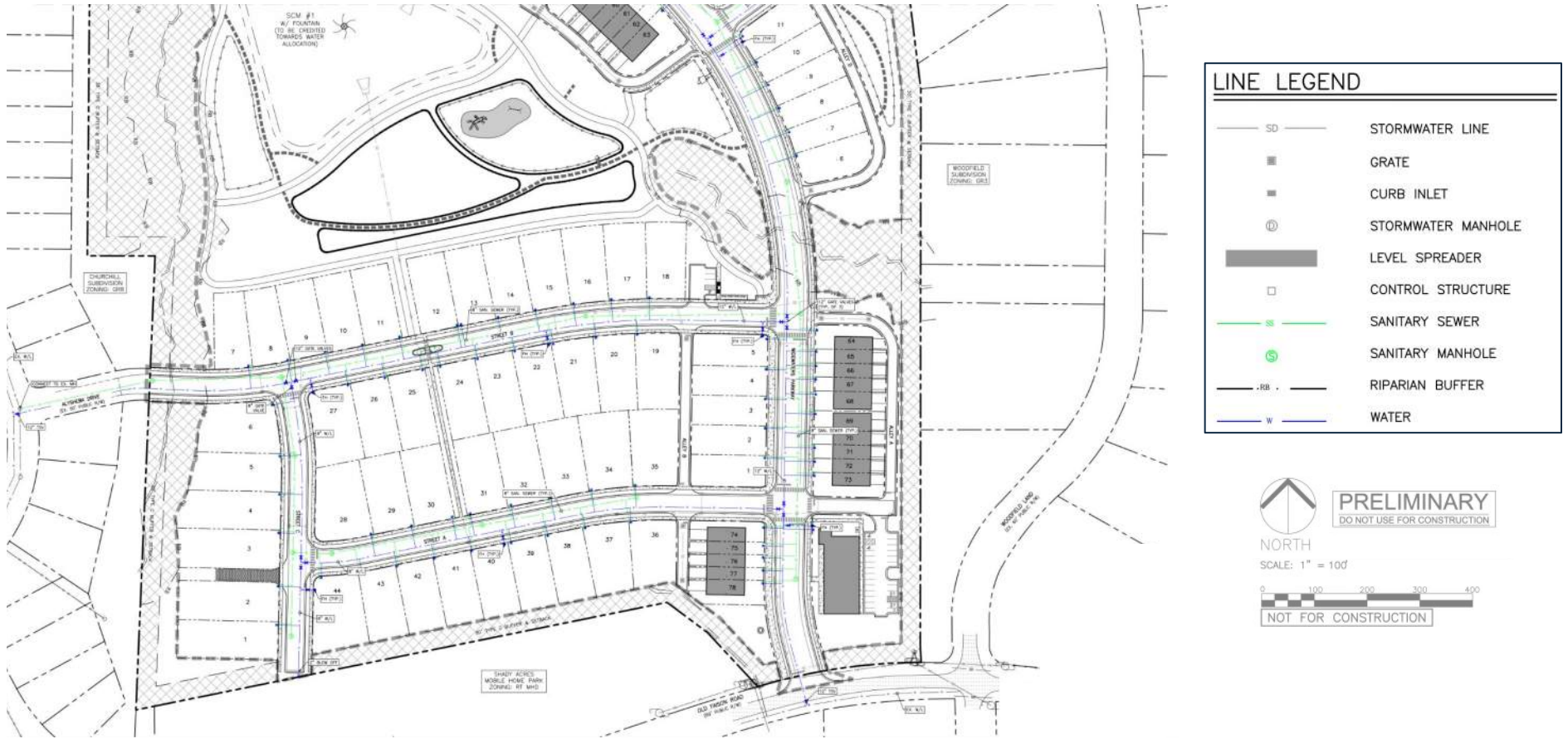


Figure 21: Utility Plan (South)



Figure 22: Lighting Plan

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Amenity Parking	✕	0.8 fc	1.7 fc	0.2 fc	8.5:1

Schedule				
Symbol	Label	QTY	Description	Num Lamps
⬢	A	17	LED 70w Roadway - Type II - 3000K	1
⬢	B	11	LED 110w Roadway - Type III - 3000K - Street	1
●	C	6	LED 50w Open Traditional - Type III - 3000K - Parking/Private	24

Symbol	Min	Max/Min
✕	0.2 fc	8.5:1

Description	Number Lamps
Type II -	1
Type III -	1
Additional - Type III - 3000K - Parking/Private	24

Max/Min	Avg/Min
8.5:1	4.0:1

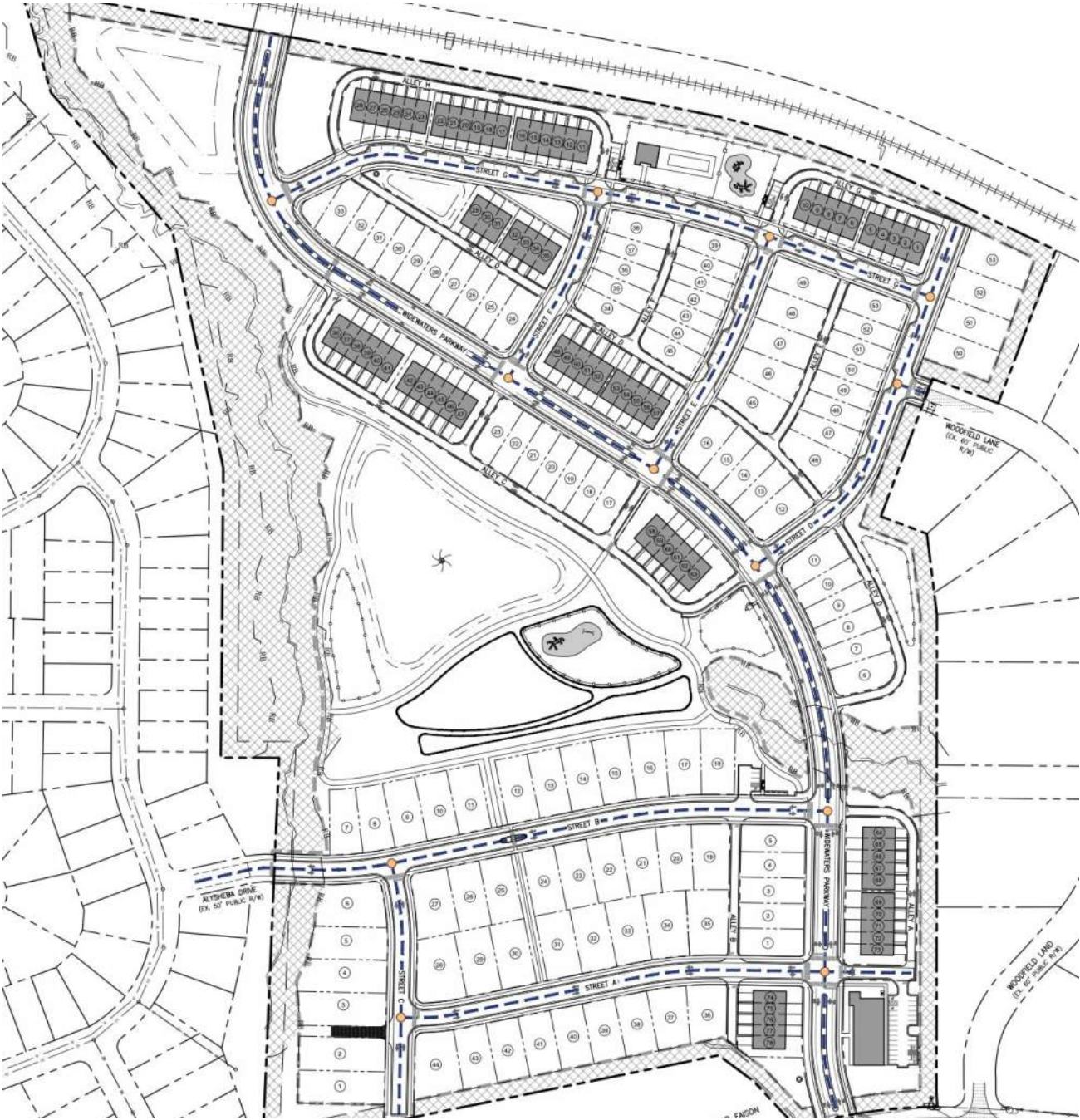
Number Lamps	Lamp Output
1	7776
1	14304
24	207

Symbol	Avg
✕	0.8 fc



  

QTY	Description
17	LED 70w 3000K
11	LED 110 3000K -
6	LED 50w III - 3000K







**LEGEND**

-  LINKS - 22
-  NODES - 13

MINIMUM CONNECTIVITY INDEX SCORE (UR12): 1.40  
 PROPOSED CONNECTIVITY INDEX: 22/13=1.69

 **PRELIMINARY**  
 DO NOT USE FOR CONSTRUCTION

NORTH  
 SCALE: 1" = 100'

  
 NOT FOR CONSTRUCTION

Proposed Connectivity Index is subject to changes as the Master Plan is revised.

**APPROVED MASTER PLAN**  
 Town of Knightdale  
 Development Services  
 Gideon Smith 04/23/2026

Figure 23: Connectivity Index

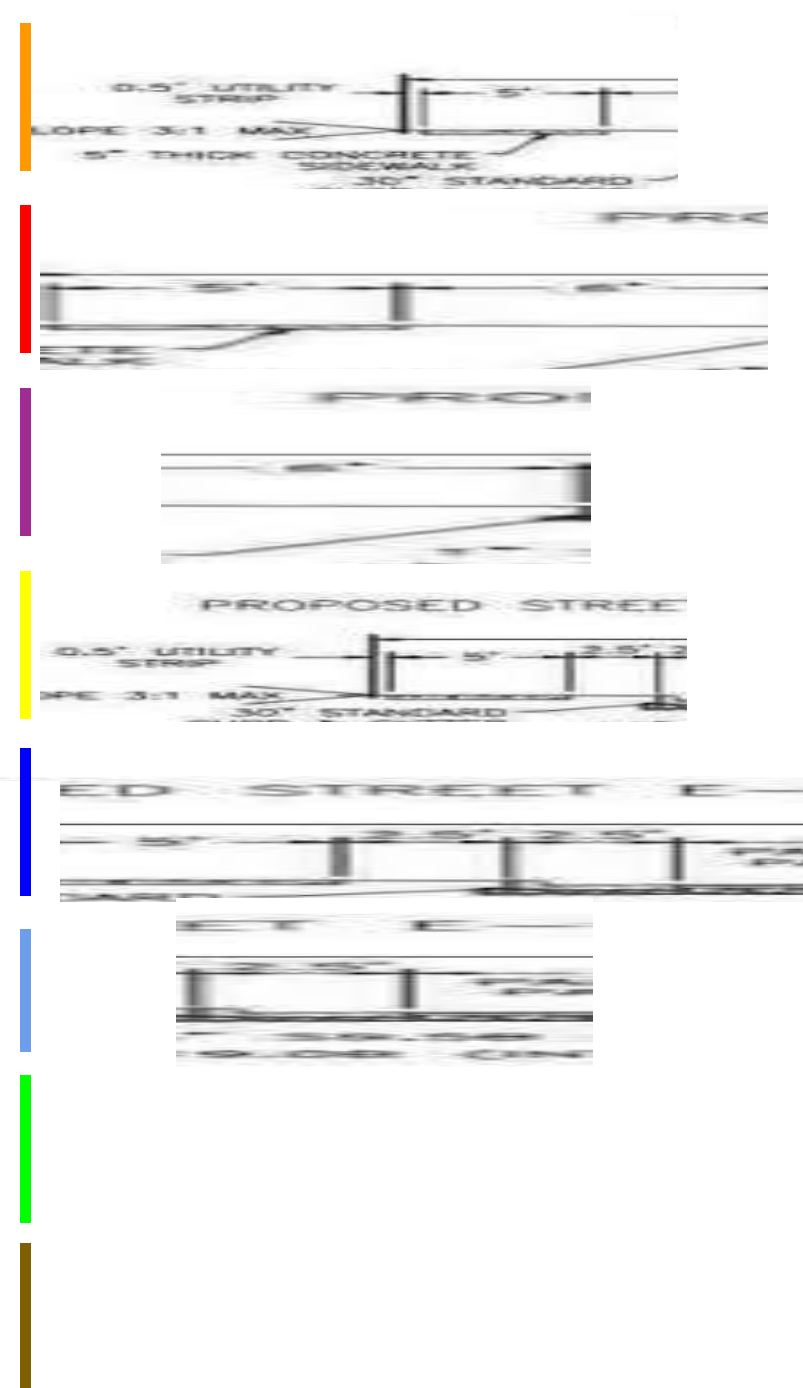
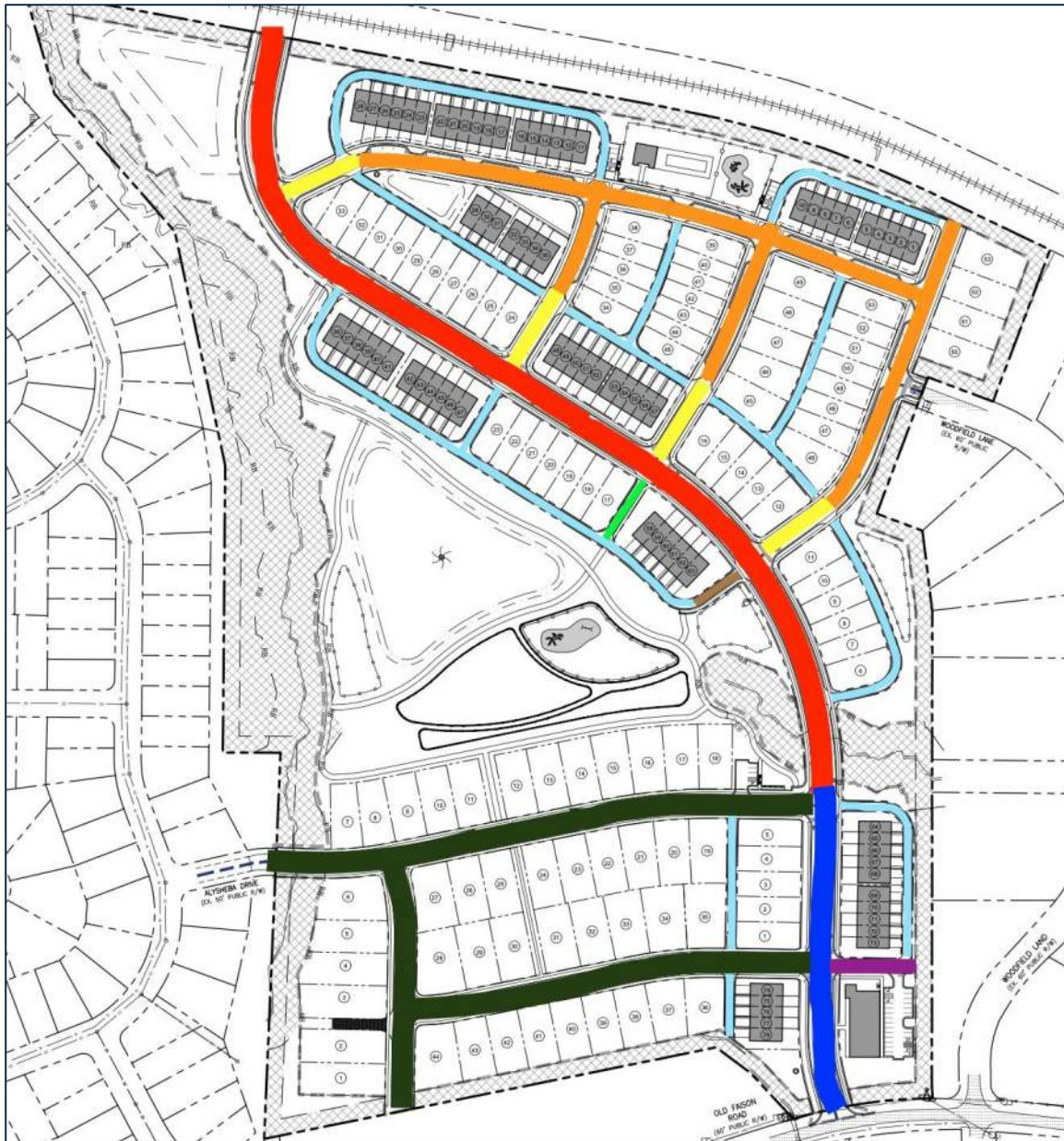


Figure 24: Street Sections

**APPROVED MASTER PLAN**  
 Town of Knightdale  
 Development Services  
 Gideon Smith 04/23/2026

## Development Overview

A Traffic Impact Analysis (TIA) was conducted by DRMP, for the proposed Knightdale Assemblage development in accordance with the Knightdale (Town) Unified Development Ordinance (UDO). The proposed development is to be located north of Old Faison Road, west of Woodfield Lane in Knightdale, North Carolina.

Access is proposed via one full movement driveway along Old Faison Road. Through coordination with the Town during scoping, funding has been approved for a bridge that would connect Widewaters Parkway to the proposed development, providing an additional access to the site via BUS US-64. Interconnectivity to Woodfield Lane and Alysheba Drive is also proposed by the development. A traffic assessment letter was previously performed and approved by the Town to determine if the site access proximity to Woodfield Lane would create any capacity analysis issues. It was determined that the existing traffic associated with Woodfield Lane was negligible, and any decisions on the Woodfield Lane connection to Old Faison Road would be made from a fire code and safety standpoint after neighborhood and Town Council approval. 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.

## Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections.

### Improvements by NCDOT STIP R-5705AK

STIP R-5705AK is expected to construct a westbound right turn lane with 100 feet of storage at the intersection of Hodge Road and Old Faison Road.

### Improvements by Lyndon Oaks (2030)

#### Bethlehem Road and Old Faison Road

- Construct an exclusive southbound right turn lane with 250' of full width storage plus appropriate deceleration and taper.
- Construct an exclusive northbound left turn lane with 175' of full width storage plus appropriate deceleration and taper.
- Construct an exclusive eastbound left turn lane with 250' of full width storage plus appropriate deceleration and taper.
- Install a traffic signal.

### Improvements by Silverstone/Stoneriver

#### Hodge Road and I-87 Eastbound Ramps

- Construct a second exclusive eastbound right turn lane with 150' of full-width storage plus appropriate deceleration and taper.
- Widen southbound Hodge Road south of I-87 Eastbound Ramps.
- Restripe southbound right turn lane to be shared through-right turn lane.

#### Hodge Road and Old Faison Road/I-87 Westbound Ramps

- Construct westbound left turn lane to provide 125' of full width storage plus appropriate deceleration and taper.
- Construct an exclusive northbound right turn lane with 200' of full-width storage plus appropriate deceleration and taper.

### Improvements by Lyndon Oaks (2032)

#### Hodge Road and Old Faison Road/I-87 Westbound Ramps

- Extend the westbound left turn lane to provide 175' of full width storage plus appropriate deceleration and taper.
- Extend the eastbound shared left-through lane to provide 275' of full width storage plus appropriate deceleration and taper.
- Extend the southbound left turn lane to provide 275' of full width storage plus appropriate deceleration and taper.
- Maximize the storage of the northbound right turn lane with appropriate deceleration and taper.

### Recommended Improvements by Developer (Alternative 1)

#### Old Faison Road and Site Access

- Construct Site Access with one ingress lane and two egress lanes striped as an exclusive left turn lane and an exclusive right turn lane.
- Provide 75' of full width storage egress right turn plus appropriate deceleration and taper.
- Construct an ingress right turn lane with 50' of full-width storage plus appropriate deceleration and taper.
- Construct an ingress left turn lane with 100' of full-width storage plus appropriate deceleration and taper.
- Provide stop control for Site Access.

### Recommended Improvements by Developer (Alternative 2) - Town

#### *Recommended Improvements*

#### Old Faison Road and Site Access

- Construct a single-circulation lane roundabout.

# 6

## AMENITIES



Recreational Open Space

Faison Reserve is centered around a community amenity area along Widewaters Parkway, creating a welcoming focal point for the neighborhood. This central space will feature community and pollinator gardens, a berry patch, and passive recreation areas that encourage gathering and outdoor enjoyment.

A connected network of sidewalks and multi-use paths links homes to parks, open spaces, and community features, with neighborhood greens and pocket parks distributed throughout the community for convenient access to passive recreation and informal gathering spaces. Gateway landscaping will be located at the entrance to the central open space near the intersection of Widewaters Parkway and Street B.

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	53	3.5	186
Single Family Row	53	3.5	186
Townhouse	78	2.5	195
	184		567

Total OS Required

<b>Total OS Required</b>	<b>294,840 SF</b>	<b>6.8 AC</b>
Active OS Required	147,420 SF	3.4 AC
Passive OS Required	147,420 SF	3.4 AC
<b>OS Provided</b>	<b>413,329 SF</b>	<b>9.5 AC</b>
Active OS Provided	150,446 SF	3.5 AC
Passive OS Provided	262,883 SF	6.0 AC
% of Total AC	17%	

Open Space Calculations

Single Family	
½ Mile Dedication Rate	520SF
# of BR's	186
OS Required	96,720
Single Family Row	
½ Mile Dedication Rate	520SF
# of BR's	186
OS Required	96,720
Townhouse	
½ Mile Dedication Rate	520SF
# of BR's	195
OS Required	101,400

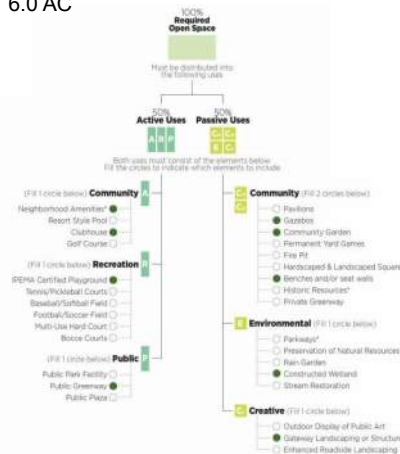


Figure 25: Open Space Menu (UDO Chapter 11)



Figure 26: Open Space Rendering



Greenway Trails



Pollinator Garden



Dog Park



Pavilions



Playground



Neighborhood Park

Note: Images are representative



Public Art



Community Garden



Native Tree Grove



Crosswalk



Berry Patch

Note: Images are representative

Clubhouse



Pool



Faison Reserve will include a resident clubhouse with shared amenities and a lap pool. Potential features of the clubhouse include a kitchen, outdoor area, and community room.

Note: Images are representative

Entry Signage Concepts



Note: Signage is conceptual in nature and subject to change

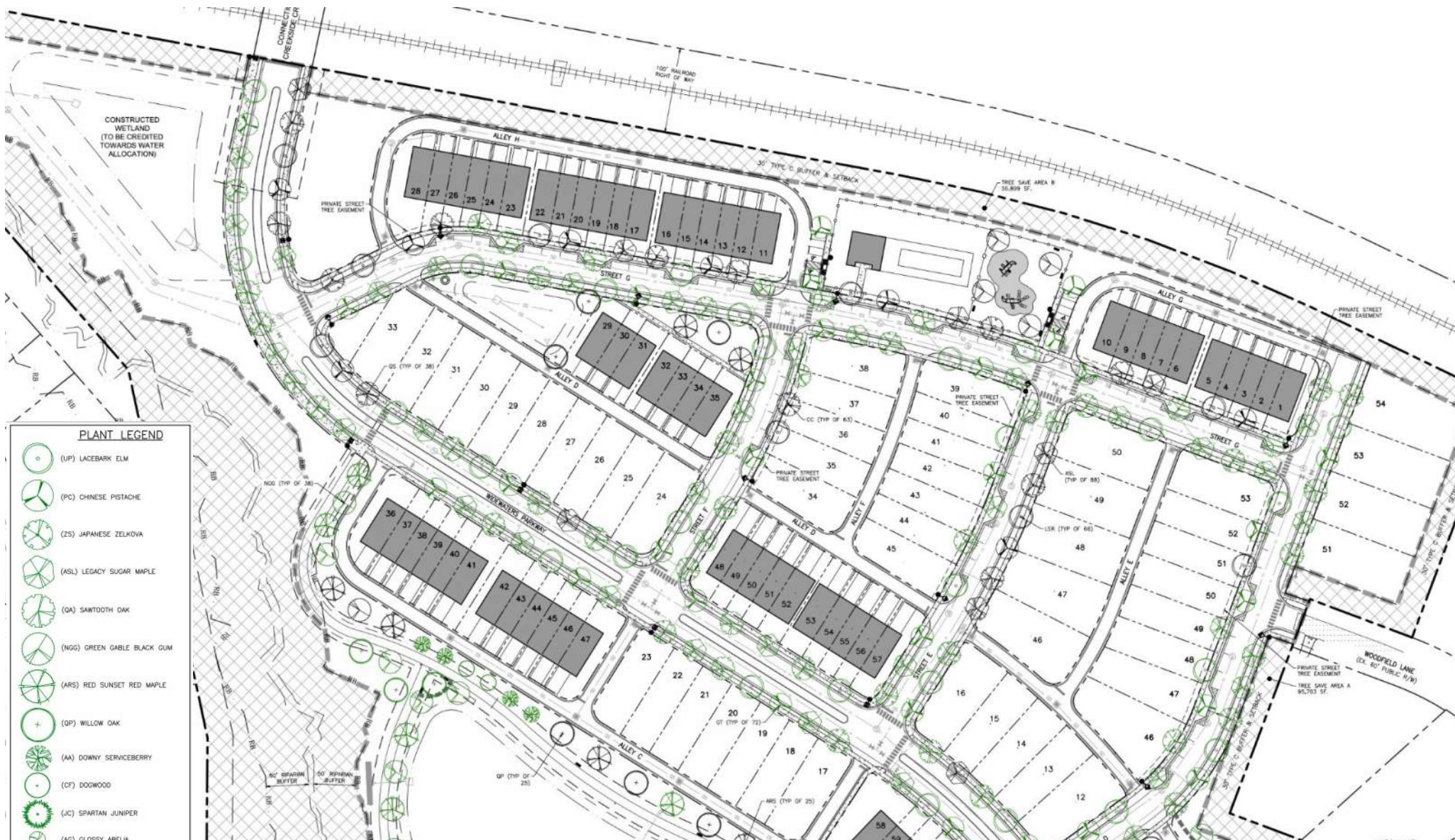
Community Branding



# 7

## LANDSCAPE





**PLANT LEGEND**

(UP)	LACEBARK ELM
(PC)	CHINESE PISTACHE
(ZS)	JAPANESE ZELKOVA
(ASL)	LEGACY SUGAR MAPLE
(QA)	SAWTOOTH OAK
(NGG)	GREEN GABLE BLACK GUM
(ARS)	RED SUNSET RED MAPLE
(OP)	WILLOW OAK
(AA)	DOWNY SERVICEBERRY
(CF)	DOGWOOD
(JC)	SPARTAN JUNIPER
(AG)	GLOSSY ABELIA
(DEH)	EMERALD HEIGHTS DISTYLIUM
(GJ)	CAPE JASMINE
(GS)	INKBERRY HOLLY
(RA)	ENCORE AZALEA
(TO)	EMERALD GREEN ARBORVITAE

Figure 27: Landscape Plan



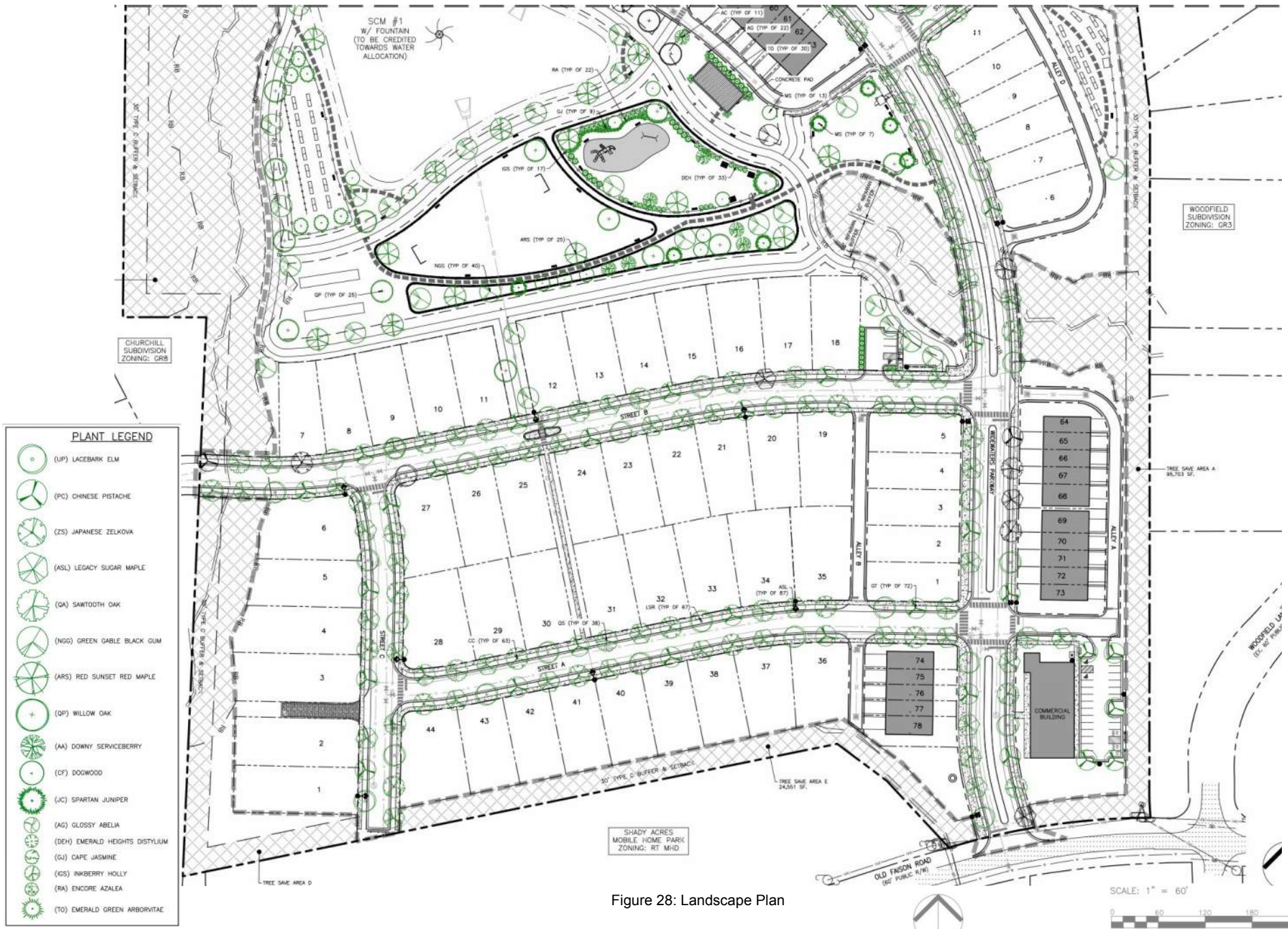


Figure 28: Landscape Plan



Lacebark Elm



Chinese Pistache



Japanese Zelkova



Legacy Sugar Maple



Sawtooth Oak



Green Gable Black Gum

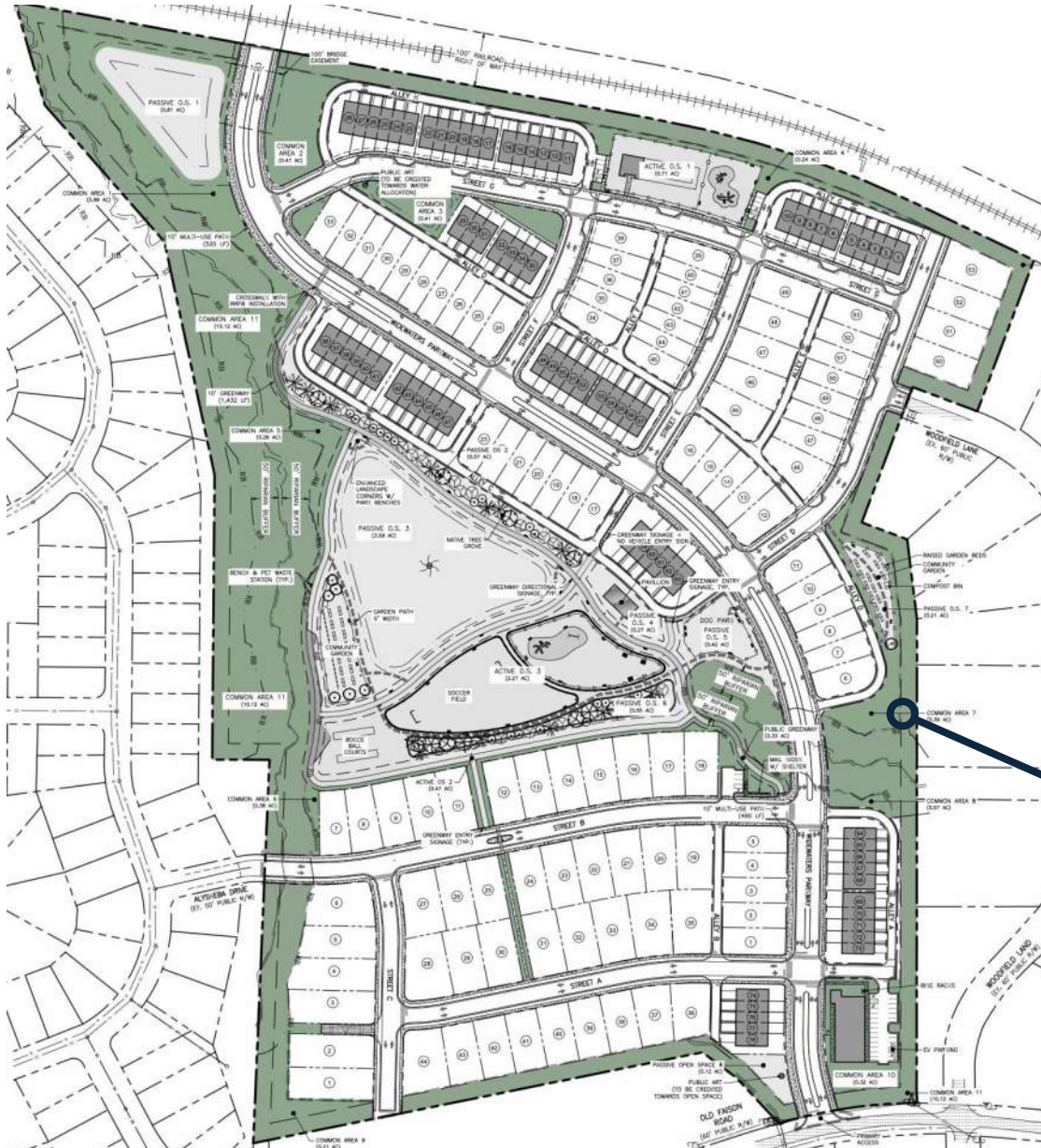


Red Sunset Red Maple



Willow Oak

Note: Images are representative in nature



The perimeter of Faison Reserve will feature **30-foot Type C** landscape buffers, with many sections exceeding the Town's 20-foot Type B requirement. These enhanced buffers provide added visual screening and separation from surrounding properties, improving privacy and minimizing potential impacts between uses. The continuous planting and spacing of the Type C standard create a cohesive, attractive, and well-defined edge around the entire community.

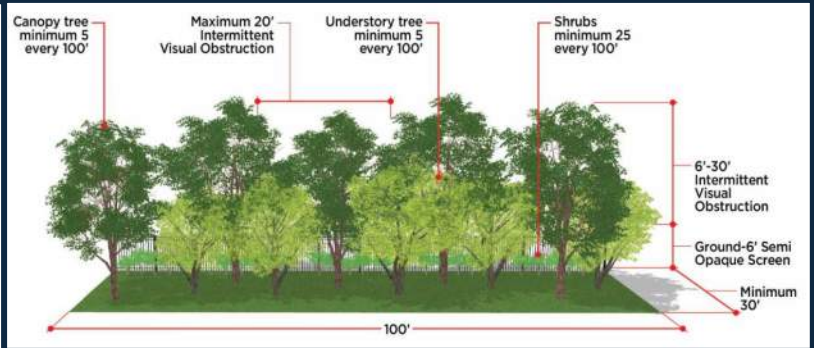


Figure 29: Type C Buffer Yard Standards from Knightdale UDO.

# 8

## ARCHITECTURAL DESIGN STANDARDS



# Residential Product

The 60-foot single-family homes in Faison Reserve offer generous homesites designed for comfortable living and architectural variety. These larger lots provide ample space for thoughtful home design, private outdoor areas, and enhanced landscaping opportunities.

This product type appeals to households seeking more room to grow, enjoy outdoor living, or accommodate multi-generational needs. With wider lots and flexible home layouts, the 60' homes contribute to a well-rounded mix of housing choices within the community.

## 60' Single Family Home



# Residential Product

The row homes at Faison Reserve offer an efficient and modern living option designed for residents who want the feel of a single-family home with reduced maintenance. These homes provide thoughtfully planned layouts, alley loaded parking, and private outdoor space, all while maintaining an attainable price point. Their compact footprint supports walkability and creates a connected, neighborhood-oriented streetscape.

## 32' - 40' Row Homes



# Residential Product

The townhomes at Faison Reserve deliver flexible, low-maintenance living with a refined residential feel. Designed to maximize space and functionality, these homes feature open layouts, modern finishes, and the convenience of attached parking. With shared exterior maintenance and a cohesive architectural style, the townhome area promotes community interaction while offering residents an affordable and stylish entry into the neighborhood.

## Townhome



# Neighborhood Commercial Space

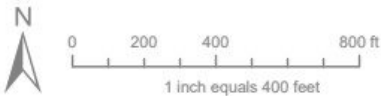
The neighborhood retail space at Faison Reserve is thoughtfully located near the community entrance to provide convenient, everyday services for residents and the surrounding area. Designed with pedestrian access in mind, the building will support neighborhood-serving uses that complement the residential character of the community. This commercial space enhances walkability, reduces the need for longer vehicle trips, and serves as an active, welcoming gateway to Faison Reserve. Details for the commercial pad will continue to be refined as more information becomes available regarding potential tenants.

The following uses shall be permitted by-right in the commercial outparcel building. All other uses listed in UDO Section 3.1.C shall be prohibited. The development of this outparcel shall be subject to all UDO standards unless specified in the PUD Book.

- Child/ Adult Day Care Center (6 or more people)
- Community Service Organization
- Banks, Credit Unions, Financial Services
- Personal Services
- Professional Services
- Government Services
- Medical Services
- Neighborhood Retail/Restaurant (2,000 square feet or less)
- Bar/Tavern/Microbrewery
- Studio (arts, dance, martial arts, music)
- Recreation Facilities, Indoor
- Meeting Facilities
- Accessory Uses Permitted in the UR12 zoning district as listed in UDO Section 3.1.C.9



Figure 30: Concept Site Plan



Note: Images are representative in nature and subject to change

Standards for Front-Loaded Single-Family Homes

1. Single-family homes shall be no more than 3 stories, built on lots with a minimum of 60-feet wide and will have a minimum of 1,450 square feet. Single-family front-loaded homes will have a two car garage.
2. 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 visible from any public right-of-way with brick or stone.
3. 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
  - Shakes
  - board and batten
  - window pediments
  - recessed windows
  - side and/or front window box bays
  - roof gables
  - roof dormers
  - roofline cornices
  - metal roofing as accent
  - column
  - shutters
  - fiber cement siding
4. Vinyl is prohibited except for windows, soffits, fascia, decorative elements, and trim.
5. Single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 4"x4". All homes shall have a minimum 100 square foot patio, deck, terrace, or courtyard.
6. Main roof pitches (excluding porches) shall be a minimum of 6:12
7. There shall be a 12" overhang on every gable roof end.
8. Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop.
9. All garage doors shall contain glass window inserts and decorative hardware.
10. For every linear 30 feet (or fraction) of continuous side elevation per floor, there shall be one window or door 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.
11. Garages will not exceed 50% of the front facade width or will be split into two bays.

Standards for Rear-Loaded Single-Family Homes

1. Single-family homes shall be no more than 3 stories, built on lots at least 26-feet wide for rear-loaded product.
2. Rear-Loaded single-family homes will have a minimum of 1,200 square feet and have alley-loaded parking or a detached two car garage.
3. 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 visible from any public right-of-way with brick or stone.
4. 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
  - shakes
  - board and batten
  - window pediments
  - recessed windows
  - side and/or front window box bays
  - glass front door
  - roof gables
  - roof dormers
  - roofline cornices
  - metal roofing as accent
  - column
  - shutters
  - fiber cement siding
  - transoms
5. Vinyl is prohibited except for windows, soffits, fascia, decorative elements, and trim.
6. Single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 4"x4". Decorative items such as, masonry bases, brackets, or tapered/raised panel may be used.
7. All homes shall have a minimum 64 square foot patio, deck, terrace, or courtyard.
8. Main roof pitches (excluding porches) shall be a minimum of 6:12
9. There shall be a 12" overhang on every gable roof end.
10. For every linear 30 feet (or fraction) of continuous side elevation per floor, there shall be one window or door 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.

**Standards for Townhomes**

1. All townhouse shall be two, three or four stories and units will include alley-loaded garages with a minimum capacity of one car.
2. All townhouse units shall be raised a minimum of 12" from the finished grade and have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. If raised, areas under porches may be enclosed with lattice.
3. 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 windows, decorative elements, and trim is permitted.
4. All townhomes shall have a covered entry at a minimum depth of 3'.
5. 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

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

- Brick
- Veneer stone
- Window trim with 4" minimum width
- Shutters
- Brackets
- Decorative Columns

6. There shall be a 12" overhang on every gable roof end.
7. Main roofs on townhouse buildings shall have a minimum pitch of 6:12
8. For every second story, there shall be a minimum of two windows added to the side elevation with at least 1 windows on the second floor. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternative to a window. On the ground floor there shall be a minimum of one window on the side elevations.

# 9

## SITE DEVELOPMENT ALLOWANCES



Site Development Allowances from the underlying zoning provisions for UR12 base zoning are as follows. The requested Site Development Allowances are compatible with surrounding development, in furtherance of stated objectives of the UDO, and necessary for proper development of the Property primarily due to environmental and other site constraints. The requested Site Development Allowances will provide more landscape conservation and beneficial common open space for an overall better-integrated design.

## LOT STANDARDS AND SITE STANDARDS (UDO TABLE 3.4)

In order to create a variety of housing types and price points, the lot standards and site standards set out in UDO Table 3.4 are modified as follows:

These modifications constitute:

- a reduction of the minimum Lot Width / DU – Street Loaded from 80' to 60';
- further refinement of the minimum Lot Width / DU – Alley Loaded standard into three separate lot width standards—one for street-loaded dwellings, one for alley-loaded single-family homes, and one for townhomes;
- a reduction of the minimum Lot Width / DU – Alley Loaded Townhouse Unit from 30' to 20';
- further refinement of the Minimum Residential Driveway Length standard into two separate driveway length standards—one for street-loaded residential and one for alley-loaded residential;
- a reduction of the minimum Residential Driveway Length – Street Loaded from 35' to 25'; and
- a reduction of the minimum Residential Driveway Length – Alley Loaded from 35' to 20'
- a reduction of the minimum Rear Lot Setback - Alley Loaded from 25' to 20'.

The modification is in furtherance of the UDO's purpose to create a convenient, attractive, and harmonious community and ensuring availability of well-engineered, well-built, and high-quality housing.

**SITE DEVELOPMENT ALLOWANCES (Cont.)**

**Table 3.4 Bulk and Dimensional Standards**

<b>Standards</b>	<b>All Buildings</b>
	<b>UR12</b>

**Lot Standards (Minimum)**

Lot Width / DU - Street Loaded (ft)	60
Lot Width / DU - Alley Loaded Single-Family Dwelling	30
Lot Width / DU – Alley Loaded Townhouse Unit (ft)	20

**Yard Setbacks - Single Family Dwelling**

Front Minimum (ft)	10
Front Maximum (ft)	n/a
Corner Side Minimum (ft)	10
Side	20% Lot Width*
Rear (ft)	20

**Yard Setbacks - Townhomes**

Front Minimum (ft)	0
Front Maximum (ft)	25
Side Minimum (ft)	3**
Rear Minimum (ft)	15

**Table 3.4 Bulk and Dimensional Standards**

<b>Standards</b>	<b>All Buildings</b>
	<b>UR12</b>

**Building Standards (Maximum)**

Height (ft)	42
Height (stories)	3

**Site Standards**

Minimum Residential Driveway Length – Street Loaded (ft)	25
Minimum Residential Driveway Length – Alley Loaded (ft)	20

\*Side setback shall be calculated as an aggregate. Lots greater than or equal to 60 feet in width shall have a minimum setback to 5 feet. Lots less than 60 feet in width shall have a minimum side setback of 3 feet.

\*\*If partiwall exists, 0 foot side yard minimum

### **SIDE YARD SETBACKS—TOWNHOUSE BUILDING TYPE (UDO 6.6)**

In order to create a variety of housing types and price points, the minimum side yard setback for the townhouse building type set out in UDO 6.6 is modified to reduce the minimum side yard setback where no partiwall exists from 10' to 3'. The modification is in furtherance of the UDO's purpose to create a convenient, attractive, and harmonious community and ensuring availability of well-engineered, well-built, and high-quality housing.

### **SETBACKS AND PARKING LOCATION—COMMERCIAL BUILDING TYPE**

To create a convenient, attractive and harmonious community, the maximum front yard setback and the parking location restrictions set out in UDO 6.9 are modified to eliminate the maximum front yard setback and permit parking located in the front yard for the community clubhouse. The modification is consistent with the UDO's purpose because the clubhouse will be located next to the community pool and would not benefit from being located closer to the street.

### **RESIDENTIAL CLEARING & GRADING (UDO 9.3(B))**

Because the majority of the residential lots on the Property will be less than 60' wide, it appears that this development is exempt from the residential clearing and grading requirements of UDO 9.3(B). To the extent that this development is subject to the requirements of UDO 9.3(B), the development requires a Site Development Allowance from UDO 9.3(B) to permit mass grading of residential lots and infrastructure improvements in a single phase. Mass grading is necessary to provide more efficient utility infrastructure and ensure effective stormwater design.

Mass grading allows for proper establishment of roadway elevations early in the process, supports effective erosion and sediment control measures, and ensures coordinated installation of utilities and stormwater systems. Disturbance will be carefully managed through an approved Erosion and Sediment Control Plan and defined Limits of Disturbance (LOD) to minimize impacts. To the maximum amount practical, environmentally sensitive areas will be preserved or appropriately mitigated. This modification is in furtherance of the UDO's purpose to create a convenient, attractive, and harmonious community and ensuring availability of well-engineered, well-built, and high-quality housing.

**REQUIRED DISTRIBUTION OF USES (UDO TABLE 11.1(B))**

To create a convenient, attractive, and harmonious community, the required distribution of uses set out in UDO Table 11.1(B) is modified as follows:

<b>Table 11.1(B) Required Distribution of Uses</b>		
<b>Use Type</b>	<b>Minimum Distribution</b>	<b>Maximum Distribution</b>
Dwelling-Duplex/Townhouse	10%	40%
Dwelling-Multifamily	0%	0%
Dwelling-Single Family	15%	65%
Mixed Use	0%	0%
Lodging/ Office/ Service/ Retail/ Restaurant/ Entertainment/ Recreation	3%	20%
Civic/Institutional	As determined by the Town Council	

These modifications constitute a reduction of the minimum and maximum distribution of Dwelling Multifamily use type to 0%, an increase of the maximum distribution of the Dwelling-Single Family use type from 60% to 65%, a reduction of the minimum and maximum distribution of the Mixed Use use type to 0%, and a reduction of the minimum distribution of the Lodging/ Office/ Service/ Retail/ Restaurant/ Entertainment/ Recreation use type from 5% to 3%.

**ARTERIAL AND COLLECTOR INTERSECTION DESIGN (UDO 11.3(B)(4))**

To provide design flexibility, the requirement set out in UDO 11.3(B)(4) that certain intersections involving collector streets, arterial streets, or as otherwise identified by the Town shall be designed as roundabouts when under the jurisdiction of the Town of Knightdale is modified to remove the requirement to design such intersections as roundabouts. UDO 11.3(B)(4) is further modified to eliminate any obligation to design roundabouts in intersections under the jurisdiction of NCDOT.

Zoning Conditions

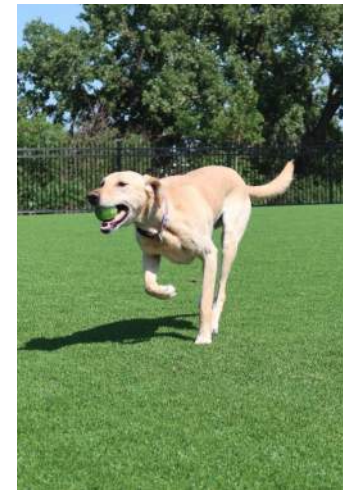
1. Consistent with UDO 12.2(G)(3), the Property shall be developed in substantial accordance with the associated Master Plan.
2. Prior to approval of final plat of each phase of development, a payment shall be made to the affordable housing trust fund established by Affordable Knightdale Plan in the amount of \$100 per rear loaded residential lot and \$250 per front loaded residential lot in the phase being platted.
3. Any townhome may include two dwelling units per structure, subject to compliance with applicable building codes and dimensional standards of the PUD.
4. Site amenities shall include a pollinator garden with educational signage highlighting their environmental benefits. The stormwater wetland and bioretention cell shall both be planted with pollinator-friendly species to serve as additional pollinator gardens.
5. Faison Reserve shall include architectural standards for single-family detached homes and townhomes, as outlined in Chapter 8, Architectural Design Standards of the Applicant's PUD Document.
6. Developer shall stub potable water, sanitary sewer, and storm drainage to commercial outparcel prior to recordation of any Phase 2 plat.
7. Developer shall construct curb, gutter, and sidewalk improvements along commercial outparcel prior to recordation of any Phase 2 plat.
8. Construction traffic shall not utilize Alysheba Drive or Woodfield Lane as a means of access to Faison Reserve.



Figure 31: Concept Site Plan

# 10

## NEIGHBORHOOD MEETING



# Neighborhood Meeting Sign-In Sheet

PROJECT Faison Reserve

MEETING DATE October 13th + 20th, 2025

MEETING LOCATION Virtual (Microsoft Teams)

A neighborhood meeting regarding the proposed rezoning of 4402 Old Faison Road and 0 Woodfield Lane was held virtually on Microsoft Teams on October 13, 2025 and October 20, 2025, both at 6 p.m. There were approximately 33 neighbors in total attendance. A roster of attendees and a summary of questions asked and the applicant’s responses are provided below:

NAME	EMAIL
Ashley Thomas	aft2490@gmail.com
Alice Davis	alice.davis521@yahoo.com
Linda Poling	lindapoling@kw.com
Arthur Poling	atpoling@waketech.edu
Ashley Thomas	aft2490@gmail.com
Barbara Gibbs	gibbsgirls4@yahoo.com
Ben Fussell	bfussell91@gmail.com
Dan A	applets.basalts.7p@icloud.com
Danie Watson-Goetz	daniellewatss@gmail.com
David Thomas	dthomas@arrowexterminators.com
Dawn Mccammon	deefox8285@yahoo.com
Diane Galata	dgalata@hotmail.com
Doug Sanderson	ttime41@gmail.com
Eric Hagman	eshagman@gmail.com
Susan Lorick	suzzicue@gmail.com
Frank Lorick	frank.lorick@gmail.com
King	-

NAME	EMAIL
Frederick Moore	rangerfred@gmail.com
Gavin Kistingner	-
Howard Moye	hmoyeiii@gmail.com
Julia Ushler	juliaushler@gmail.com
Chris Ushler	cushler@gmail.com
Keesha Richardson	keesha513@gmail.com
Mitch C	mitchcoles830@gmail.com
Nanci Little	nanci.little@outlook.com
Robert Paisley	rlpaisle@gmail.com
Sally Harmon	sallyannharmon@gmail.com
Stacey Richard	sgrichard223@gmail.com
Stephanie Lawrie	stevesteph1234@live.com
Steven Harmon	smharmon88@gmail.com
Trudy Guffey	tboydguffey@gmail.com
Willette Yarborough	yarbygirl@aol.com
Linda Woodruff	woodrufflinda1@gmail.com

# Neighborhood Meeting Discussion Summary

PROJECT Faison Reserve

MEETING DATE October 20th, 2025

MEETING LOCATION Virtual (Microsoft Teams)

1. **Where is this project at in the process and how do neighbors stay involved?**
  - The developer team explained this is the very beginning stages of the process and offered to continue to meet with neighbors throughout the process.
2. **How are other projects taken into account when considering traffic? Specifically, how are TIAs shared between developers to make sure that projects are not siloed?**
  - TIAs are not typically shared with other developers, but they do take the surrounding area into account.
3. **Is the project required to connect to the Woodfield and Churchill subdivisions?**
  - Chapter 11 of the UDO requires these connections.
4. **Will the existing Shade Acres mobile home park on Old Faison Road remain?**
  - Yes, Shady Acres will remain. That property is not part of this rezoning.
5. **Are there any plans to expand Old Faison Road?**
  - Mr. Gideon Smith stated that the current transportation plan anticipates that Old Faison Road will ultimately be three lanes with sidewalk/bike lanes.
6. **Why does the medium density housing back up to the low density neighborhood?**
  - The development provides a mix of uses as requested by the Town, and the layout takes into account the site constraints.
7. **And why is the buffer more significant on the Churchill subdivision side of the site than the Woodfield subdivision side?**
  - The topography and environmental features of the site play a significant role in the site design.
8. **Is any of this housing government funded?**
  - No.
9. **Will the developer clear the entire site, and will there be a priority on preserving existing trees?**
  - The developer is planning to clear the site, but there will be buffers where some of the trees are preserved. The development team will work to preserve mature tree canopy within the perimeter landscaped buffer areas where possible.
10. **How does the project impact existing wildlife on the site?**
  - The plan includes large buffers and areas of tree preservation to limit impact on wildlife where possible.
11. **Is the commercial property required by code, and would the developer consider moving it farther into the development?**
  - The commercial development is intentionally located to provide road frontage to help ensure success of any tenant.
12. **What is the timeline for construction of Widewaters Parkway and the bridge?**
  - The Parkway through the site will be construction at the same time as the site is being developed. The Town is still examining options for constructing the bridge, which will likely be constructed at a later date.

# Neighborhood Meeting Discussion Summary (Cont.)

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- 13. **Will the adjoining subdivisions have access to the community amenities (e.g., pool)?**
  - Certain amenities, like the pool, will be only available to residents of the development through the HOA. There are portions of the site that will be public, such as the greenway and sidewalks.
  
- 14. **Will homes on Woodfield Lane be annexed into the Town?**
  - Mr. Gideon Smith explained that the proposed rezoning and associated development will not seek to annex Woodfield Lane into the Town of Knightdale.
  
- 15. **What will happen to adjoining property values?**
  - The developer team explained that they often find that their subdivisions help increase adjoining property values.
  
- 16. **How does the development address traffic safety?**
  - The site is designed to encourage slow traffic, and Widewaters Parkway will likely have a lower speed limit.
  
- 17. **What is the plan for emergency response times?**
  - Mr. Gideon Smith explained that emergency response times are considered as the project goes through the development process.
  
- 18. **Is the Army Corps of Engineers involved in this project?**
  - Yes. The developer team is working through the process to identify any wetlands and streams on the property.

# Neighborhood Meeting Mailing List

PROJECT Faison Reserve

MEETING DATE October 20th, 2025

MEETING LOCATION Virtual (Microsoft Teams)

Address	Owner
0 BALLAST DR	EDNC CREEKVIEW CROSSING LLC
0 BETHLEHEM RD	MARLOWE & MOYE LLC
0 OLD FAISON RD	CHURCHILL COMMUNITY ASSN INC
0 OLD FAISON RD	CHURCHILL COMMUNITY ASSN INC
0 OLD FAISON RD	HARPER, WAYNE L HARPER, EUGENE J
0 OLD FAISON RD	L&L TREE AND TURF FARMS LLC
0 OLD FAISON RD	L&L TREE AND TURF FARMS LLC
0 SUNDAY SILENCE DR	CHURCHILL COMMUNITY ASSN INC
0 WOODFIELD LN	EDNC CREEKVIEW CROSSING LLC
0 WOODFIELD LN	FAISON, O WILLIAM
0 WOODFIELD LN	MARLOWE & MOYE LLC
100 SHADY CIR	WOODRUFF, TOMMY N WOODRUFF, LINDA KAY
101 SHADY CIR	LUCAS, SYLVIA B
102 SHADY CIR	HAMILTON, RICHARD K HAMILTON, BLAIR H
103 SHADY CIR	GALLEGOS, MELISSA K LOPEZ, FIDEL GALLEGOS
104 SHADY CIR	WALSTON, WALLACE R WALSTON, KATIE K
105 SHADY CIR	ROHRER, JOSEPH W MASON, CHELSEA
106 SHADY CIR	MATTHEWS, EDDIE M
107 SHADY CIR	DIXON, LEAMON
1206 SUNDAY SILENCE DR	STINSON, DOUGLAS A STINSON, FAYE WELLS
1208 SUNDAY SILENCE DR	HENDERSON, TYLER
1209 SUNDAY SILENCE DR	RESTREPO, JHANDEL
1210 SUNDAY SILENCE DR	BUMPHUS, REGINA CAROL
1211 SUNDAY SILENCE DR	PAYTON, YVONNE ALICIA DAVIS, CHRISTOPHER
1212 SUNDAY SILENCE DR	RHODES, ADRIANNE LASHAY
1213 SUNDAY SILENCE DR	JOHNSON, JENNIFER L BRADLEY, NICOLE L
1214 SUNDAY SILENCE DR	SANDERSON, DOUGLAS M SANDERSON, KATHRYN E
1215 SUNDAY SILENCE DR	MUKAMANA, EPIPHANIE NKEZABERA, ANTOINE
1216 SUNDAY SILENCE DR	RICHARDS, CARLOS
1218 SUNDAY SILENCE DR	OUTLAW, ADRIAN OUTLAW, JENNIFER
1220 SUNDAY SILENCE DR	YARBOROUGH, WILLETTE
1222 SUNDAY SILENCE DR	MCDONALD, BENJAMIN S MCDONALD, LORI M
1224 SUNDAY SILENCE DR	LYNOUGH, PATRICIA

Address	Owner
1226 SUNDAY SILENCE DR	KELLY, MAURA A CARLO, DORCAS Y
1227 SUNDAY SILENCE DR	HEDRICK, BRYAN HEDRICK, SONYA
1228 SUNDAY SILENCE DR	DUNEKACK, DANIEL A
1230 SUNDAY SILENCE DR	STEWART, EVELYN GAYLE, YANIQUE
1231 SUNDAY SILENCE DR	PATINO, CRISTINA AIDE OBRAJERO
1232 SUNDAY SILENCE DR	HAGMAN, COLEEN HAGMAN, ERIC
1234 SUNDAY SILENCE DR	LAWRIE, STEVEN DOUGLAS LAWRIE, STEPHANIE PARSON
1236 SUNDAY SILENCE DR	FUSSELL, BENJAMIN G
4001 TWIN SPIRES DR	CHURCHILL COMMUNITY ASSN INC
4002 TWIN SPIRES DR	DO, LEON
4003 TWIN SPIRES DR	DURLING, JEFFREY H SR KERNER-DURLING, NANCY D
4005 TWIN SPIRES DR	VERGARA-SOLORZANO, EDWIN
4006 TWIN SPIRES DR	ARROLIGA, RENE MARTIN TAPIA, ERICKA LEONOR
4007 TWIN SPIRES DR	WOLFE, TRITON
4008 TWIN SPIRES DR	FIGUEROA, TERESA ELIZABETH FIGUEROA, PETER
4009 TWIN SPIRES DR	BINGLER, BILLY D BINGLER, LAURA
4010 TWIN SPIRES DR	NAVARRETE, LUIS JR MUNOZ, YAZMIN
4011 TWIN SPIRES DR	MOON, PATRICK MOON, KATHRYN HOPE
4012 TWIN SPIRES DR	KIMBANZIA, CHRISTINE LUSAKUENO
4013 TWIN SPIRES DR	DROSKIEWICZ, KALEB Q WILLIAM DROSKIEWICZ, KATHLEEN ANN
4014 TWIN SPIRES DR	RICHARD, ROOSEVELT A RICHARD, STACEY G
4015 TWIN SPIRES DR	PAISLEY, ROBERT L III HARRISON-PAISLEY, CATHERINE S
4017 TWIN SPIRES DR	HIRSCHHORN, DERRICK A
4101 TWIN SPIRES DR	BLOUNT, ALYSIA DANIELLE JOHNSON, KERA
4102 TWIN SPIRES DR	TSHIANDA, BULOBA NGALULA BAMPELE, MPENGO Y
4104 TWIN SPIRES DR	PATTON, BRANDON PATTON, KIA
4105 TWIN SPIRES DR	PROGRESS RESIDENTIAL 2015-1 BORROWER LLC
4106 TWIN SPIRES DR	2018-4 IH BORROWER LP
4107 TWIN SPIRES DR	HUERTAS, JENNIFER G
4108 TWIN SPIRES DR	WHEELER, STEWART J WHEELER, INDIRA MEIR RIBEIRO
4109 TWIN SPIRES DR	AMF HOLDINGS INC

Address	Owner
4110 TWIN SPIRES DR	FAISON, THEODORE C
4201 TWIN SPIRES DR	QUINTANILLA, FREDY NORBERTO OLIVARES PORTILLO, ROXANA YAMILETH NAVAS
4202 TWIN SPIRES DR	GILHAM, JOHN GILHAM, CAYLEE
4203 TWIN SPIRES DR	AVERY, CHRISTOPHER THOMAS
4204 TWIN SPIRES DR	FRANCIS, FRANKLIN L FRANCIS, TARA T
4205 TWIN SPIRES DR	THORNTON, WILLIAM T THORNTON, BAILEY
4316 OLD FAISON RD	HIROMOTO-RUIZ, YOKIKO HIROKO DUBLAN-REYES, RICARDO
4402 OLD FAISON RD	G&F PROPERTIES LLC
5001 WOODFIELD LN	GIBBS, RICHARD H GIBBS, BARBARA T
5004 WOODFIELD LN	BROOME, WILLIAM C BROOME, ELIZABETH B
5008 WOODFIELD LN	THOMAS, DAVID THOMAS, ASHLEY
5016 WOODFIELD LN	EARP, MICHAEL E EARP, DEBRA F
5019 WOODFIELD LN	LORICK, EVALD F LORICK, SUSAN G
5020 WOODFIELD LN	OVERMAN, JIMMY LEE OVERMAN, FAYE H
5100 WOODFIELD LN	MOORE, FREDERICK I MOORE, DENISE C
5101 WOODFIELD LN	GUFFEY, TRUDY BOYD
5104 WOODFIELD LN	KISTINGER, GAVIN M KISTINGER, CLAUDIA B
5107 WOODFIELD LN	NEWTON, JAMES B NEWTON, LESLIE P
5108 WOODFIELD LN	COMIS, JAMES V COMIS, CONNIE B
5112 WOODFIELD LN	LITTLE, NANCI
5113 WOODFIELD LN	MCCAMMON, DAWN M MCCAMMON, JAMAIN M
5116 WOODFIELD LN	DUNN, TIMOTHY DAVID DUNN, SARAH
5120 WOODFIELD LN	GALATA, BENJAMIN JOSEPH TRUSTEE TRUSTEE OF DIANE MARY GALATA PROTECTION TRUST
5121 WOODFIELD LN	WATSON-GOETZ, DANIELLE C GOETZ, DANIEL R
5124 WOODFIELD LN	USHLER, CHRISTOPHER P USHLER, JULIA A
5127 WOODFIELD LN	POLING, ARTHUR T POLING, LINDA L
5128 WOODFIELD LN	HARMON, STEVEN M HARMON, SALLY A
900 PLEASANT COLONY DR	ROWBERG, GREGORY ROWBERG, ELIZABETH ANN
901 PLEASANT COLONY DR	BROWN, RACHEL L
902 PLEASANT COLONY DR	COUNCIL, MELVIN A

Address	Owner
903 PLEASANT COLONY DR	BORCEGUIN, BLANCA CORTES, JUAN ESTEBAN PEREZ
904 PLEASANT COLONY DR	WRIGHT HOMES LLC
905 PLEASANT COLONY DR	VU, BENJAMIN VU, COURTNEY FAITH
906 PLEASANT COLONY DR	NEW RESIDENTIAL BORROWER 2022-SFR2 LLC
907 PLEASANT COLONY DR	NELSON, KASSIDY TAYLOR
908 PLEASANT COLONY DR	CHAVIOUS, LISBON CHAVIOUS, SANDRA
909 PLEASANT COLONY DR	ADDISON, SAMUEL B

