



# Town of Knightdale

## Staff Report Cover Sheet

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Title: ZMA-7-19: Poplar Creek Village Phase 4 Planned Unit Development Rezoning

Staff: Kevin Lewis, AICP, Senior Planner – Current

Date: June 17, 2020

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### **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 for a major subdivision in accordance with Sections 2.15.C and 15.6.C of the Unified Development Ordinance (UDO).

### **STRATEGIC PLAN PRIORITY AREA(S)**

- Connected & Inclusive

### **GENERAL STATUTE REFERENCE(S), if applicable**

- North Carolina General Statutes § 160A-381

### **TYPE OF PUBLIC HEARING, if applicable**

- Legislative

### **FUNDING SOURCE(S), if applicable**

- N/A

### **ATTACHMENT(S)**

- Application Packet
- PUD Document with Architectural Elevations
- Neighborhood Meeting Information
- Ordinance #20-06-17-004

### **STAFF RECOMMENDATION**

- It is staff's recommendation that Town Council approves the request to rezone the 17.49 acre parcel identified by Wake County PIN 1743-82-2816 from Rural Transition (RT) to General Residential 3 with a Planned Unit Development (GR3-PUD), adopts the forwarded advisory statement from LURB and staff regarding Comprehensive Plan consistency, and adopts Ordinance #20-06-17-004.

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*Knightsdale Strategic Priorities*



Safe



Connected & Inclusive



Sustainable



Active & Healthy



Organizational Excellence



# Town of Knightdale

## Staff Report

Title: ZMA-7-19: Poplar Creek Village  
Phase 4 Planned Unit Development  
Staff : Kevin Lewis, AICP, Senior Planner  
– Current  
Date: June 17, 2020

Director Signature: CH  
Asst. Town Manger Signature: DT  
Town Manager Signature: WRS

### **I. REQUEST:**

Mr. Stuart Poulsen of Blackridge Properties, LLC has submitted an application to rezone and develop the vacant parcels west of Clifton Road, identified by the Wake County PIN 1743-82-2816, from Rural Transition (RT) to General Residential-3 (GR-3) with a PUD. The applicant has proposed to develop the 17.49 acre parcel into a 55-lot single-family residential subdivision.

### **II. PROJECT PROFILE:**

PROPERTY LOCATION:	0 Clifton Road, between existing phase 3 of Poplar Creek and Clifton Road.
WAKE COUNTY PINs:	1743-82-2816
CURRENT ZONING DISTRICT	Rural Transition (RT)
PROPOSED ZONING DISTRICT:	General Residential-3 (GR-3) Planned Unit Development (PUD)
NAME OF PROJECT:	Poplar Creek Village Phase 4
APPLICANT:	Stuart Poulsen of Blackridge Properties
PROPERTY OWNER:	Billy Royce Liles
PROPERTY SIZE:	17.49 acres
PROPOSED DENSITY:	3.14 units per acre
CURRENT LAND USE:	Vacant/Formerly Agricultural
PROPOSED LAND USE:	55 Single-Family Residential Units
PROPOSED OPEN SPACE:	108,029 ft <sup>2</sup> /2.59 acres (50,586 ft <sup>2</sup> /1.16 acre required)

### **III. BACKGROUND INFORMATION:**

The Planned Unit Development District (PUD), is a re-zoning process which is designed to encourage master planning of development and to coordinate such development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The PUD encourages creativity and innovation in the design of developments, but in return for this flexibility the expectation is for communities to provide exceptional design, character, and quality; provide high quality community amenities; incorporate creative design in the layout of buildings; ensure compatibility with surrounding land uses and neighborhood character; encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers; further the goals of the KnightdaleNext 2035 Comprehensive Plan including the Growth Framework and Growth & Conservation maps; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

There are several provisions which are required to be addressed by the applicant, including, but not limited to design guidelines and dimensional standards, public facilities, recreational open space, and Comprehensive Plan consistency. The applicant’s specific exceptions are detailed in **Section VII** of this staff report.



# Town of Knightdale

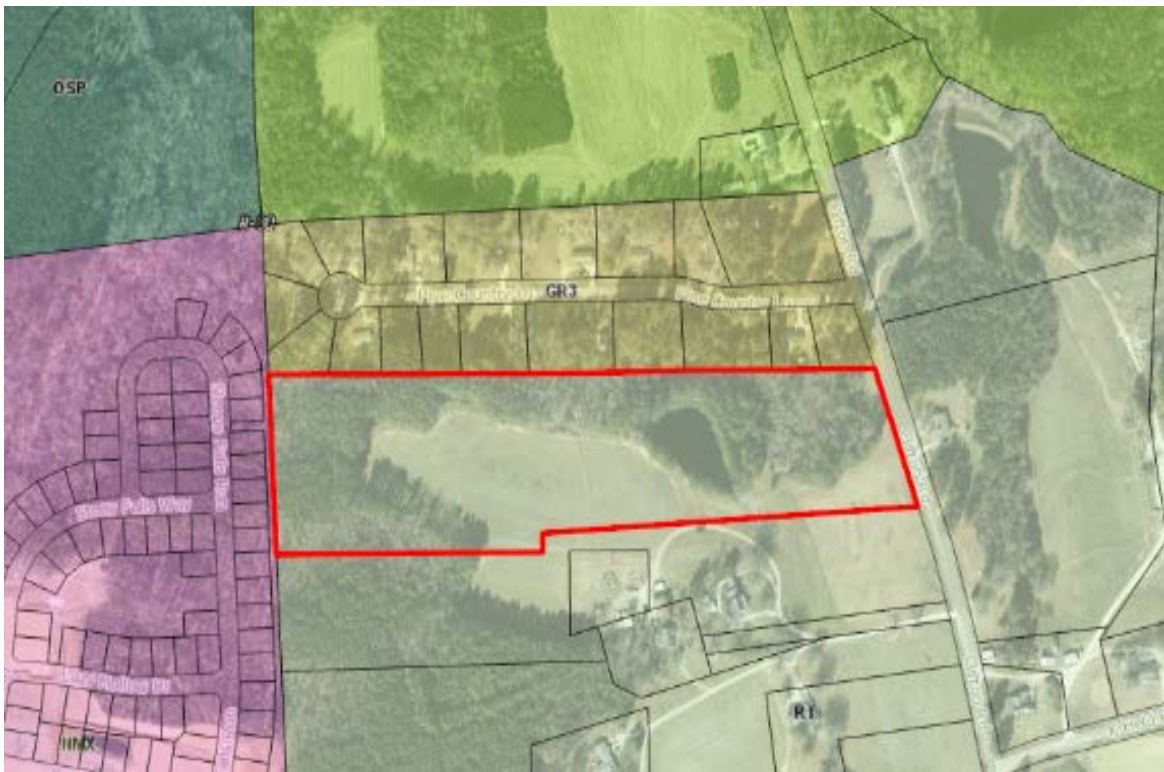
## Staff Report

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### **IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:**

The proposed rezoning includes one (1) parcel, located directly west of Clifton Road and north of Poole Road. The parcel is located within the Town's Extra Territorial Jurisdiction and requires annexation into Corporate Limits, if approved.

DIRECTION	LAND USE	ZONING
North	Pine Country Estates Subdivision	GR-8
South	Residential	RT
East	Residential	RT
West	Poplar Creek Ph 1-3	NMX





# Town of Knightdale

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# Town of Knightdale

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View from Stony Falls Way within the Existing Poplar Creek Village neighborhood looking east.



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View from Clifton Road looking west.

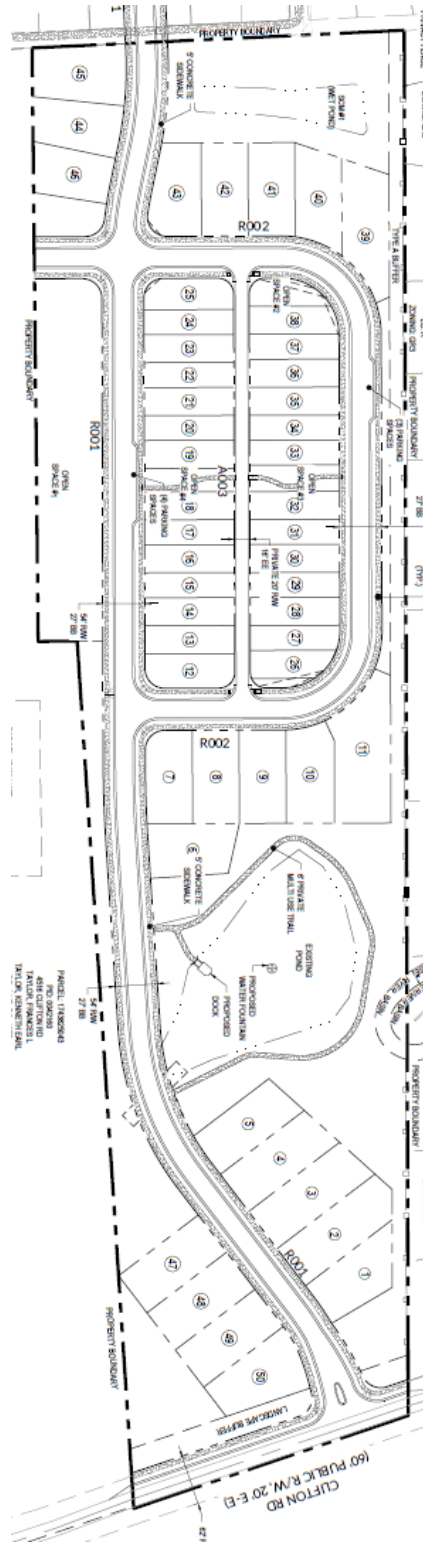
### **V. PROPOSED MASTER PLAN:**

The applicant has submitted a full Master Plan and PUD Document in accordance Section 16.6 of the UDO. The applicant is proposing an extension of the existing Poplar Creek Village neighborhood with the addition of 54 single-family residential lots. These will be front-loaded units 57' in width. The plan shows the extension of Stony Falls Way eastward to Clifton Road, which will provide residents within Poplar Creek Village with an alternative entry and exit to the neighborhood, in addition to easier access to Old Town and point of interest along Knightdale Blvd. Also included are five-foot wide sidewalks on both sides of each public road, walking trails, street trees, and high-visibility crosswalks.



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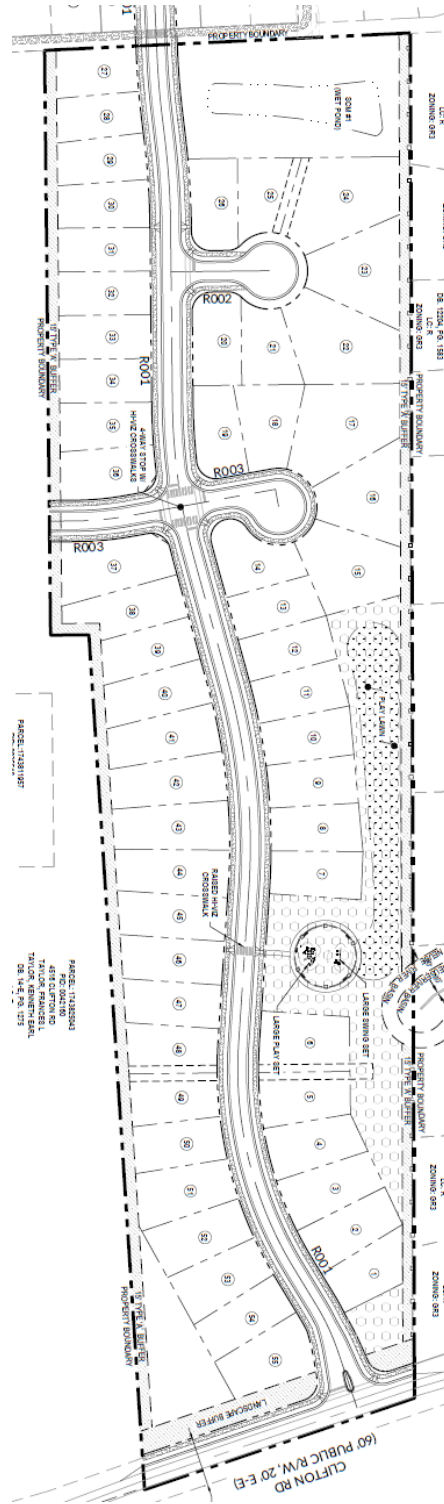
1 Original Master Plan





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### **VI. LEGISLATIVE CASE PROCEDURES:**

Staff met with the development team in August 2019 to discuss the potential of a project at this location and worked with them through several preliminary sketch plan details. A Planned Unit Development rezoning is a legislative public hearing, which requires certain application procedures including having a pre-application meeting with staff, and holding a neighborhood meeting with any property owners within 200 feet of the outer boundaries of the subject development. Below is a timeline of the required elements.

- Pre-application meeting: August 27, 2019
- Neighborhood Meeting Notices Mailed: September 18, 2019
- Neighborhood Meeting: October 2, 2019

The neighborhood meeting was held at the Knightdale Recreation Center located at 102 Lawson Ridge Road. Three interested neighbors attended the meeting, and inquired about stormwater impacts, phasing, buffers, traffic, and lot dimensions. No one spoke in opposition to the project. A copy of the mailed notice, list of recipients, and summary of the meeting are attached as part of the application packet.

Additionally, the Town of Knightdale followed public hearing notice requirements as prescribed in the North Carolina state statutes.

- First Class Letters Mailed: November 6, 2019
- Sign Posted On Property: November 8, 2019
- Legal Ad Published in N&O: November 8 & 15, 2019

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on October 31, 2019 to discuss the technical comments and details associated with the proposed subdivision plan. There were some minor issues associated with the proposed plan, including driveway length, parking, landscaping, elevations, and building materials. The DRC requested that the applicant provide a revised copy of the Master Plan and PUD Document, which is included as part of the enclosed application packet.

The DRC voted unanimously to **continue** the Poplar Creek Phase 4 Planned Unit Development pending the applicant addressing the review comments and Town Council approving the Rezoning request.

### **VII. PROPOSED PLANNED UNIT DEVELOPMENT:**

In accordance with Section 6.5 of the UDO, all standards and requirements of the corresponding General District shall be met. Staff has reviewed the major site elements and found the majority to be in compliance with all requirements of the General Residential-3 zoning district and UDO. Major site elements and their compliance statements are listed below.

- A. Parking:** Denser residential development patterns often require additional on-street parking to serve residents and visitors. Approximately 7 on-street parking spaces are provided throughout the development. Staff will continue to work with the developer to find appropriate locations for additional spaces.



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- B. **Public Utilities/Water Allocation Policy:** The proposed development is an extension of the existing Poplar Creek Village subdivision, which maintains character and design details from previous phases, therefore it qualifies for public water and sewer.
- C. **Residential Architectural Standards:** The proposed alternative architectural standards are listed below. In addition to the proposed standards, the applicant is agreeing to adhere to the architectural standards in Sections 5.4 and 5.7 of the UDO by including it in their WAP bonus point breakdown. The applicant has also included architectural elevations, found in the attached PUD document.
1. The front elevation of all residential dwellings shall have at least one (1) of the following features: Board and Batten, Shake Siding, or Second Story Porch and at least one (1) of the following features: Gable Window, Dormer(s), Decorative Window Cap/Pediment, Front Door Transom or Sidelight Window. Having two (2) items from the first list in lieu of one from each list will meet this architectural requirement.
  2. Vinyl siding is permitted and shall be a minimum of .045 in in thickness.
  3. Side and rear elevations are not required to have additional materials, and can be 100% vinyl materials.
  4. All pitched roofs shall be profiled by eaves projecting a minimum of 10 inches from the building face which may include gutters.
  5. Front-loaded garage doors shall utilize a carriage style or similarly stylistic garage door that is architecturally compatible with the housing style (paneled garage doors are not permitted).
  6. The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs shall be covered on all sides with brick, stone or stucco no less than the height equivalent of three (3) courses of brick (eight [8] inches) visible above grade. Areas under porches may be enclosed with lattice.
  7. Porches and stoops should be used as a primary architectural element of the building design and be located on the primary façade or other elevation fronting a public right-of-way. Front porches shall be a minimum of 6' in depth on at least 50% of the elevations, but in no case shall the front porch be less than a 5' average with the narrowest portion being 4'.

### Staff Analysis

The proposed architectural standards are generally in line with other standard which have been approved by Town Council. In addition, the elevations provided in the PUD document adhere to those approved in phases 1-3 of Poplar Creek Village. Staff believes that this proposal is consistent with the established phases of Poplar Creek Village.

- D. **Open Space:** According to the site plan, the applicant is proposing a play structure, open play field, and 1.58 acres of open space. The proposed open space provided exceeds the UDO minimum required 1.29 acres.
- E. **Stormwater Management:** The applicant is not proposing any deviation from the UDO requirements, found in Chapter 6, related to stormwater management of the site, which shall meet town standards.
- F. **Lighting:** The applicant is not proposing any deviations from the lighting standards as found in Section 11.4 of the UDO.



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G. **Signage:** All site signage will be reviewed under a separate zoning review; however, the applicant is not proposing any deviations from the standards as found in UDO Chapter 12 for the GR-3 Zoning District.

### **PROPOSED UDO EXCEPTIONS:**

In accordance with UDO Section 15.5.N, “any section of the UDO that is proposed to be modified shall be included as an additional section of the PDD plan”. The applicant’s exception requests are as follows:

A. **Dimensional Requirements:** The applicant is proposing deviations from the dimensional standards as found in Section 2.7.B of the UDO for the GR-3 Zoning District. The proposals are highlighted below:

- **Required:** In accordance with UDO section 2.7B, lots less than 80 ft. in width require alley/rear lane access, side setbacks should be 20% of lot width and a minimum of 3 ft., and driveways are required to be at least 35 feet long.
- **Requested:** Due to site constraints, single-family dwelling units less than 80’ in width will be accessed via a driveway that connects to the fronting public right-of-way. Side setbacks are requested to be 6’ for front-loaded units instead of 20% of lot width. Additionally, front-loaded single-family dwellings will be served by driveways that are a minimum length of 20’, rather than the UDO requirement of 35’.

B. **Mass Grading** (Section 6.2.B):

- **Required:** In accordance with UDO Section 6.2B, the initial clearing and grading is limited in new major subdivisions to “dedicated public rights-of-way and easements to installation of streets, utilities, and other infrastructure”, except for subdivisions or sections of subdivisions lots less than 60’ wide.
- **Requested:** The ability to mass grade all subdivision lots less than 60’ in width.

C. **Connectivity Index:**

- **Required:** In accordance with Section 9.5.G of the UDO, the minimum index of links to nodes for proposals in the GR zoning district is 1.4
- **Requested:** Due to the small size of this proposed development, the applicant requests an index of 1.00.

### **VIII. PUD DOCUMENT ANALYSIS**

The applicant submitted a PUD document to support their Master Plan. The attached document gives the applicant an opportunity to describe the proposed development in more detail. The applicant included a description of their proposed architectural standards, conditions, and detailed open space programming, as seen above. Additionally, the applicant included proposed elevations for both types of housing. The elevations for the front-loaded units are consistent with what has been approved previously, while the elevations for the rear-loaded units meet the spirit and intent of the UDO and Comprehensive Plan, while also continuing the character of phases 1-3. It is staff’s opinion that the document is well written, descriptive, and achieves the goal of promoting the overall vision of their proposed development.





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### **IX. TRANSPORTATION ANALYSIS**

As required by the UDO, a Traffic Impact Analysis (TIA) is required for any “proposed rezoning or Master Plan...if the nature of the proposed rezoning or development is such that the number of trips it can be expected to generate equals or exceeds 150 new peak hour trips (Sec 9.4.B.1)”. Staff requested the applicant conduct an initial Trip Generation report to determine the number of peak hour trips this proposal is expected to generate. That report indicated the weekday AM peak hour trips to be 44 and PM trips to be 58. Based on these numbers, staff did not request any further analysis.

The applicant is also required to conform to the Connectivity Index (9.5.G), which is used “to determine the adequacy of street layout design”, and compares the links (road sections between intersections) and nodes (intersections) of the proposed development. A perfect grid has a Connectivity Index of 2.00. Proposed developments in the GR zoning district are required to have a minimum index of 1.40; Poplar Creek Village Phase 4 has an index of 1.00. However, when viewed in the context of the overall Poplar Creek Village neighborhood, the index exceeds the minimum.

Staff review of the proposed development and supplemental information find a number of transportation improvements which have the potential to improve conditions off-site and provide for safe movement within the neighborhood. The construction of this development provides an alternative ingress and egress point for phases 1-3, which should allow for easier access towards major points of interest in Knightdale, including Old Town and retail along Knightdale Blvd. Pedestrian improvements on-site include sidewalks on both sides of the proposed roads, with high-visibility crosswalks at all intersections and adjacent to the active open space area, and connections to the greenway in phases 1-3. Staff requested the high visibility crosswalk be designed in a way to enhance the intersections themselves. As such, staff is recommending the following condition:

**Staff Recommended Condition:** Provide a decorative stamped asphalt/brick crosswalk at the site driveway to Clifton Road and at the intersection of Road 001 and Road 003.



















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### X: COMPREHENSIVE PLAN:

When the 2035 Comprehensive Plan was being drafted, it was determined that the document should take a playbook approach that would be based on existing conditions that might change over time. As such, the categories as part of the Growth and Conservation Map were based on particular characteristics that would be likely in 2035, however those items may evolve over time as conditions change that were not contemplated at the time of adoption. Those changes should be evaluated against the community vision, guiding principles, and Growth Framework Map to determine if they are in the best long-term interests of the Town and all those involved in the process. The subject property is designated to be “Rural Living” as a place type.

#### PLACETYPE CATEGORIES

 Preserved Open Space	 Business Office
 Rural Living	 Light Industrial
 Recreation Open Space	 Heavy Industrial
 Single Family Neighborhood	 Civic & Institutional
 Mixed-Density Neighborhood	 Old Town
 Multifamily Community	 Mixed-Use Center
 Neighborhood Node	 Mixed-Use Center (Suburba
 Retail	 Transit-Oriented Developme
	 Regional Mixed-Use Center



The Rural Living place type is defined as follows:

*“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. Buildings are generally oriented toward the road and have direct access from private driveways. One or more out-buildings on a property may support farm activities.”*

It is staff’s opinion that the proposed Master Plan and PUD is not consistent with the KnightdaleNext 2035 Comprehensive Plan, however it is reasonable based on the previously described playbook approach. Staff believes the continuation of the existing Poplar Creek Village neighborhood, transportation improvements including a secondary access point for residents, and water & sewer infrastructure improvements made by the developer to an unserved portion of the ETJ meets the intent of the Comprehensive Plan’s playbook approach.

The applicant acknowledges that the request is not consistent and therefore is requesting an update to the Growth and Conservation map to modify this area from Rural Living to Single Family Neighborhood, which is consistent as a continuation of the existing Poplar Creek Village neighborhood.



# Town of Knightdale

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### **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.

As previously mentioned, it is staff's opinion that the proposed Master Plan and PUD is not consistent with the KnightdaleNext 2035 Comprehensive Plan; however, staff finds the applicant's request to amend the map consistent with the Comprehensive Plan guiding principles and believe it is reasonable and in the public interest. Should Council approve this, the Comprehensive Plan will be automatically amended to reflect the change in consistency, in accordance with NCGS 160A-383.3, which states:

- a. A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing board shall not require any additional request or application for amendment to the comprehensive plan.
- b. An explanation of the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community.
- c. Why the action was reasonable and in the public interest

The following guiding principle categories would be applicable to this request.

### COMMUNITY DESIGN



Celebrate a distinct brand and sense of place that is uniquely Knightdale, while still tapping into the talent and creativity of the people that shape its residents, business owners, property owners, developers, planning and design professionals, etc. to keep things relevant and authentic. Prioritize Town investments in the spaces around, between, and within buildings (the "public realm") that create a certain vibe, identity, and reputation for Knightdale as a place for pedestrians and active public spaces. Use investments in the public realm—street improvements, public spaces, lighting, landscaping, artwork, etc.—to leverage greater private investment in terms of building use, scale, placement, materials and interactions with the public realm.

**Community Design** – This phase continues the general design guidelines approved for previous phases, as well as providing amenities and enhanced landscaping.



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### COMMUNITY FACILITIES AND SERVICES



Continue to improve quality-of-life for all residents of Knightdale by maintaining and expanding community facilities and services (infrastructure) while ensuring that elected officials are good stewards of Town finances. Plan for, finance, and develop efficient infrastructure capacity to accommodate future growth and stimulate economic development. This includes focusing infrastructure investment in identified growth activity centers and maintaining a strong partnership with Wake County, the Wake County School District, NCDOT, CAMPO, the City of Raleigh Public Utilities Department, Wake Tech and other major universities and institutions of higher learning, and surrounding towns and cities. Do this work while embracing an expanded approach to open governance that includes creative outreach and effectively solicits community involvement, collaborative partnerships, and resource sharing.

**Community Facilities and Services** – This phase will extend public water and sewer eastward towards Clifton Road, as well as provide an alternative entry and exist to the existing neighborhood.

#### PROPOSED WRITTEN ADVISORY STATEMENT REGARDING PLAN CONSISTENCY:

*“The proposed Zoning Map Amendment is not consistent with the KnightdaleNext 2035 Comprehensive Plan, however it is reasonable as it addresses several of the guiding principles including: continuing community design and enhancing community facilities and services. It is inconsistent with the General Growth Framework and Growth & Conservation Map, however reasonable when applying the playbook approach. The request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit.”*

#### **XI. JOINT PUBLIC HEARING SUMMARY:**

A Joint Public Hearing was held at the December 18, 2019 Town Council meeting, where staff introduced the case. A representative from the development team also gave a short presentation, however no one from the general public spoke in favor or against the project.

#### **XII. LAND USE REVIEW BOARD SUMMARY:**

The LURB originally considered this item at their January 13, 2020 meeting, at which time they recommended approval and forwarded an advisory statement similar to what is proposed above. The revised plan was presented to the LURB on June 8, 2020, where staff highlighted changes from the original. The LURB then voted unanimously, 5-0, to recommend approval of ZMA-7-19 and forwarded the following advisory statement.

*“The proposed Zoning Map Amendment is not consistent with the KnightdaleNext 2035 Comprehensive Plan, however it is reasonable as it addresses several of the guiding principles including: continuing community design and enhancing community facilities and services. It is inconsistent with the General Growth Framework and Growth & Conservation Map, however reasonable when applying the playbook approach. The request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit.”*





# Town of Knightdale

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### **XIII. STAFF RECOMMENDATION:**

It is staff's recommendation that Town Council approves the request to rezone the 17.49 acre parcel identified by Wake County PIN 1743-82-2816 from Rural Transition (RT) to General Residential 3 with a Planned Unit Development (GR3-PUD) with the recommended condition (seen below) adopts the forwarded advisory statement (seen below) from LURB and staff regarding Comprehensive Plan consistency, and adopts Ordinance #20-06-17-004.

**Staff Recommended Condition:** Provide a decorative stamped asphalt/brick crosswalk at the site driveway to Clifton Road and at the intersection of Road 001 and Road 003.

*“The proposed Zoning Map Amendment is not consistent with the KnightdaleNext 2035 Comprehensive Plan, however it is reasonable as it addresses several of the guiding principles including: continuing community design and enhancing community facilities and services. It is inconsistent with the General Growth Framework and Growth & Conservation Map, however reasonable when applying the playbook approach. The request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit.”*

### **XIV. ATTACHMENTS:**

Application Packet, PUD Document with Architectural Elevations, Neighborhood Meeting Information, and Ordinance #20-06-17-004.

## PLANNED UNIT DEVELOPMENT APPLICATION

In accordance with Unified Development Ordinance Section 2.16, a Planned Unit Development (PUD) is a type of Planned Development District (PDD) that encourages master planning of development and to manage such development with the impacts of the development on the provision of Town services and infrastructure. Completed applications shall include all of the submittal requirements included on Page 2 of this application and on the corresponding application checklist. Applications must be submitted in accordance with the schedule established by the Development Services Department.

### PROJECT INFORMATION

TYPE OF APPLICATION:	PLANNED UNIT DEVELOPMENT		
PROJECT ADDRESS:	0 Clifton Road, Knightdale, NC 27545		
WAKE COUNTY PIN(s):	1743822316		
PROPOSED PROJECT NAME:	Poplar Creek Village Phase 4		
PROPOSED USE:	Single-Family Subdivision		
PROPOSED SQ. FT.:		TOWN LIMITS/ETJ:	Knightdale ETJ
CURRENT ZONING DISTRICT:	RT	PROPOSED ZONING DISTRICT:	GR3/PUD
PROPOSED LOTS:	50	DENSITY (DWELLING/ACRE):	2.86

### CONTACT INFORMATION

APPLICANT:	Blackridge Properties, LLC		
ADDRESS:	414 Forsyth Street, Raleigh, NC 27609		
PHONE:	019.624.5458	EMAIL:	stuartpoulsen@gmail.com

SIGNATURE: 

PROPERTY OWNER:	Billy Royce Liles		
ADDRESS:	550 Fiddlers Ridge, Pine Knoll Shores, NC 28512		
PHONE:	252-726-0206	EMAIL:	

SIGNATURE: 

DEVELOPER:	Blackridge Properties, LLC		
ADDRESS:	414 Forsyth Street, Raleigh, NC 27609		
PHONE:	919.624.5458	EMAIL:	stuartpoulsen@gmail.com

SIGNATURE: 

#### THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

CASE NUMBER:	PUD - _____	SUBMITTAL DATE:	X-REFERENCE(s):
FILING FEE:		SKETCH PLAN MEETING DATE:	



# TOWN OF KNIGHTDALE

## DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Struggle Square Court  
Knightdale, NC 27545  
(919) 217-2243  
(F) 919.217.2249

### 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

PROJECT NAME:	Poplar Creek Village Phase 4		
PROJECT ADDRESS:	0 Clifton Road, Knightdale, NC 27545		
WAKE COUNTY PIN(s):	1743822316		
PROPOSED USE:	Single-Family Subdivision		
PROPOSED SQ. FT.:	PROPOSED LOTS:	50	DENSITY (DWELLING/ACRE): 2.86
ZONING DISTRICT:	RT	SITE ACRES: 17.49	INSIDE CORPORATE LIMITS: Yes

#### CONTACT INFORMATION

APPLICANT:	Blackridge Properties, LLC	PHONE:	919.624.5458	FAX:	
ADDRESS:	414 Forsyth Street, Raleigh, NC 27609				
		EMAIL:	stuartpoulsen@gmail.com		

SIGNATURE:

PROPERTY OWNER:

Billy Royce Liles PHONE: 252-726-0200 FAX:

ADDRESS:

550 Fiddlers Ridge, Pine Knoll Shores, NC 28512

EMAIL:

SIGNATURE:

DEVELOPER:

Blackridge Properties, LLC PHONE: 919.624.5458 FAX:

ADDRESS:

414 Forsyth Street, Raleigh, NC 27609

EMAIL:

stuartpoulsen@gmail.com

SIGNATURE:

#### THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

CASE NUMBER:

SUBMITTAL DATE:

X-REFERENCE(S):

FILING FEE:

SKETCH PLAN MEETING DATE:





# Poplar Creek Village Phase 4 PUD APPLICATION

06/12/20



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# Poplar Creek Village Phase IV Planned Unit Development

Fourth Submittal: 06/12/2020

**Developer**

Blackridge Properties, LLC  
414 Forsyth Street  
Raleigh, NC 27609

**Consultant**

**WithersRavenel**  
115 MacKenan Drive  
Cary, NC 27511

## VISION & INTENT

Per Knightdale's UDO Section 2.15.C, the Planned Unit Development District is designed to encourage master planning of development and to coordinate such development so as to manage the impacts of the development on the provision of Town services and infrastructure. The Planned Unit Development encourages creativity and innovation in the design of developments, but in return for this flexibility the expectation is for communities to:

- Provide exceptional design, character, and quality;
- Provide high-quality community amenities;
- Incorporate creative design in the layout of buildings;
- Ensure compatibility with surrounding land uses and neighborhood character;
- Encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed-use centers;
- Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map;
- Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

### Provide exceptional design, character, and quality:

Homes within Poplar Creek Village Phase IV will be designed to provide distinct, visually appealing housing options. The addition to Poplar Creek Village Phase IV will provide additional high-quality housing options within the Town of Knightdale's corporate limits and will ensure that this area becomes a highly desired neighborhood within the Town, desired for its amenities, location, character and quality.

### Provide high-quality community amenities:

Poplar Creek Village Phase IV provides large swaths of open space to be used by residents as community gathering spots, recreational fields, or otherwise programed as desired.

### Incorporate creative design in the layout of buildings:

The overall design principle of the site is to create a sensible layout of homes along a strategic east-west connection between Poplar Creek Village Phase III and Clifton Road. Home placement on this connection meanders along the street and creates a sensible transition between Clifton Road and Phase III, while resembling a similar product as the subdivision to the north. The buildings also work to buffer much of the development's open space from roadways, in turn providing safer and quieter places to gather.

### Ensure compatibility with surrounding land uses and neighborhood character:

Poplar Creek Village Phase IV is bordered to the north by a residential subdivision within the Town of Knightdale ETJ, the west by Poplar Creek Village Phase III, to the south by a large parcel and to the east by Clifton Road and large parcels. The proposed subdivision layout is consistent with what is found in previous phases of Poplar Creek Village.

### Encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed-use centers:

Poplar Creek Village Phase IV is at its core an extension of the previous phases of the project. The overall project design is intended to provide a residential option with a focus on shared

community amenities. This design results in a higher density housing product unique to the surrounding area, but still maintains open space, neighborhood amenities, and larger lots at the entrance on Clifton Road.

Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map:

The subject site strays slightly from the Growth Framework and Growth Conservation Map due to the presence of available water/sewer tie-ins that were not present at the time of the Comprehensive Plan adoption. It presently is designed to follow the intentions of both “Rural Living” through its dedication of open space and preservation of natural resources while also being designed more akin to “Single-Family Neighborhood” similar to the adjacent developments, with gathering spaces, uniform housing, and an interior-oriented design.

Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure:

The extension of the current Poplar Creek Village subdivision to the east provides a much-needed connection to Clifton Road, alleviating the limited thoroughfare connections currently within Poplar Creek Village. Two currently platted lots in Poplar Creek Village Phase III are being reserved for road right-of-way to provide connection to Poplar Creek Village Phase IV. The addition of Phase IV also helps manage the Town Services and infrastructure by providing a network of water, sewer, and roadways to Clifton Road and providing availability to adjacent properties.



## EXISTING CONDITIONS

The proposed Poplar Creek Phase IV PUD is located on a single parcel (PIN 1743822316) found near the southern jurisdictional limits of the Town of Knightdale. The parcel is comprised of farmland, wooded areas, a large pond (to be preserved), and undeveloped open space. It is bordered to the north by a residential subdivision, to the east by Clifton Road, to the south by a single residential home, and to the west by Poplar Creek Village Phase III. The slope of the parcel generally flows westward with a high point located near the southeastern corner of the parcel.

## CURRENT ZONING



# VEGETATION



# PLANNED UNIT DEVELOPMENT MASTER PLAN

## DETAILS

Poplar Creek Village Phase IV is a 55-lot residential subdivision designed to the GR3 and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. The site will provide single-family residential options at a density that will also allow for design of varied and flexible public amenity spaces. Poplar Creek Village Phase IV is located adjacent to Clifton Road, and is designed to be an extension of the current Poplar Creek Village to the west.

DEVELOPMENT PRODUCT	Number
Front-Loaded Single-Family Dwellings	55

## FRONT LOADED SINGLE-FAMILY DWELLINGS

Section 2.7 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane. Due to site constraints and the allowance to vary UDO standards through a PUD, it is proposed that the minimum standard be reduced to 57' in order to maintain consistency with the existing phases of Poplar Creek Village. The driveway length is a variation from the UDO at 20' minimum length rather than 35'. Minimum side setbacks have been varied to a minimum of 6' instead of 20% of lot width.

## FRONT LOADED SINGLE-FAMILY DWELLING STANDARDS

- Minimum Lot Size 6,000 sf
- Minimum Lot Width 57'
- Minimum Front Setback 10'
- Minimum Driveway Length 20' from R/W
- Minimum Side Setback 6'
- Minimum Rear Setback 25'
- Maximum Building Height 3 Stories



## GENERAL SITE DESIGN MODIFICATIONS

Section 6.2 of the Knightdale Unified Development Ordinance states that lots less than 60' are exempt from the Residential Clearing and Grading Requirements of the section. Per the prior modification request for front loaded single family minimum lot widths to be 57', the proposed subdivision would be considered to have lots less than 60' and thus be exempt from the clearing and grading requirements of Section 6.2.

Section 9.5 of the Knightdale Unified Development Ordinance requires that the minimum Connectivity Index a GR-3 site be 1.4. The intention of this requirement is to provide good interconnectivity of a site and reduce the number of cul-de-sacs. However, smaller projects such as this one are often overburdened by this index due to the external connections counting as "nodes" in the index equation. Based on the intent of the UDO section, the site is performing as it should, establishing no cul-de-sacs and providing interconnectivity through the site, connecting to existing connections, and providing future connection options. The proposed modification would be that the required minimum connectivity index be lowered to 1.0 for this site.

## GENERAL SITE DESIGN MODIFIED STANDARDS

- Clearing and Grading Requirements Exempt per Section 6.2.
- Connectivity Index Ratio (Min.) 1.0

# UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

## UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

The Poplar Creek Village Phase IV has been designed to be consistent with the Knightdale Unified Development Ordinance to the extent practical. Requested modifications to the Unified Development Ordinance have been detailed in the Planned Unit Development Master Plan section, but shall be summarized below. The proposed variations are intended to follow the spirit and intent of the UDO.

### FRONT LOADED SINGLE-FAMILY DWELLINGS

Section 2.7 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. Additionally, the UDO requires that side setbacks be a minimum of 20% of the lot width (to a minimum of 6 feet), and driveway length be a minimum of 35'. It is proposed that the minimum lot width standard be reduced to 57', side setbacks be reduced to a minimum of 6 feet and driveway lengths be reduced to a minimum of 20 feet in order to be adequately developed within the site's constraints and to maintain consistency with the existing phases of Poplar Creek Village.

### GENERAL SITE DESIGN MODIFICATIONS

Section 6.2 of the Knightdale Unified Development Ordinance states that lots less than 60' are exempt from the Residential Clearing and Grading Requirements of the section. Per the prior modification request for front loaded single, the proposed subdivision would be considered to have lots less than 60' and thus be exempt from the clearing and grading requirements of Section 6.2.

Section 9.5 of the Knightdale Unified Development Ordinance requires that the minimum Connectivity Index a GR-3 site be 1.4. The intention of this requirement is to provide good interconnectivity of a site and reduce the number of cul-de-sacs. However, smaller projects such as this one are often overburdened by this index due to the external connections counting as "nodes" in the index equation. Based on the intent of the UDO section, the site is performing as it should, establishing no cul-de-sacs and providing interconnectivity through the site. The proposed modification would be that the required minimum connectivity index be lowered to 1.0 for this site.

## COMPREHENSIVE PLAN CONSISTENCY

The KnightdaleNext 2035 Comprehensive Plan, provides guidance for future growth of the Town. According to the Growth and Conservation Map found within the KnightdaleNext Comprehensive Plan, the proposed Poplar Creek Village Phase IV is designated as Rural Living. As described in the Comprehensive Plan, Rural Living areas are characterized by large lots, abundant open space, and a high degree of separation between buildings.

The KnightdaleNext *Playbook Approach* gives guidance to when a parcel may be considered for revisions to the Growth & Conservation Map. The approach describes new realities that may support an amendment. Per KnightdaleNext, "Any changes considered to the Map should be evaluated against the community vision, guiding principles, and the Growth Framework Map to

determine if they are in the best long-term interests of the Town and its residents, businesses, and property owners.”

## COMMUNITY VISION

The vision for Knightdale includes neighborhoods that will feel a sense of connection by traditions, family, roads, greenways, bicycle routes and walkways, and the shared history of Knightdale’s uniqueness. The Poplar Creek Village Phase IV Plan includes the continuation of Poplar Creek Village, which provides a connection to the east by connecting the neighborhood to Clifton Road. The addition of a stub to the south, will ensure that in the future the connected streets, neighborhoods, and pedestrian facilities will continue as growth occurs.

## GUIDING PRINCIPLES

The guiding principles for the Town of Knightdale are supported by the extension of Poplar Creek Village Phase IV. The plan proposed encourages:

- *Compact Development Patterns* are achieved by clustering the smaller single-family lots, extending utilities to the east from Poplar Creek Village, it creates an efficient use of Town resources.
- *Community Design* is maintained by the addition of architectural design guidelines that provide a consistent, high-quality design. In addition, the pedestrian facilities, landscaping, and public gathering spaces are incorporated into the community layout.
- *Community Facilities and Services* are expanded with public water, sewer, roads, and pedestrian facilities connecting Poplar Creek Village to the east and providing connections from Clifton Road which improves service time and increases the capacity of future growth.
- *Great Neighborhoods and Expanded Choices* is a guiding principle that this neighborhood embodies. Poplar creek village as a whole represents a denser housing product that allows for the sharing of amenities in an otherwise monoculture of distanced single-family homes.

## GROWTH FRAMEWORK MAP

Poplar Creek Village Phase IV is adjoined on two sides by Single Family Neighborhood uses. The parcel is also adjacent to Target Investment Area for Parks and Open Space according to the Comprehensive Plan.

As previously mentioned in the Vision & Intent section of this document, the site is located between Rural Living and Single-Family Neighborhood land uses. While Rural Living focuses on large, street-facing lots with direct access driveways, the proposed site design for Poplar Creek Village Phase IV is focused more on its compatibility with existing and planned adjacent development. Instead of facing outward, proposed units focus inwards and are interspersed with community amenities more compatible with previous stages of Poplar Creek Village. Despite these differences, the site still strives to achieve the spirit of the comprehensive plan by functioning as a key link to the overall

connectivity of the area while preserving what is important to a more rural character of the Town of Knightdale.

While the parcel is currently designated for Rural Living, the requested change to a Mixed-Density Neighborhood is reasonable and in the public interest as it continues to meet the community vision, guiding principles, growth framework map of the KnightdaleNext 2035 Comprehensive Plan.



## ARCHITECTURAL DESIGN GUIDELINES

The attached elevations (Appendix A) are a condition of the rezoning and shall be permitted with the following additional architectural conditions as guidance. Any variations of the approved elevations shall be reviewed by the Development Services Director to ensure compliance with the requirements of the approved Planned Unit Development.

1. The front elevation of all residential dwellings shall have at least one (1) of the following features: Board and Batten, Shake Siding, or Second Story Porch and at least one (1) of the following features: Gable Window, Dormer(s), Decorative Window Cap/Pediment, Front Door Transom or Sidelight Window. Having two (2) items from the first list in lieu of one from each list will meet this architectural requirement.
2. Vinyl siding is permitted and shall be a minimum of .045 in in thickness.
3. Side and rear elevations are not required to have additional materials, and can be 100% vinyl materials.
4. All pitched roofs shall be profiled by eaves projecting a minimum of 10 inches from the building face which may include gutters.
5. Front-loaded garage doors shall utilize a carriage style or similarly stylistic garage door that is architecturally compatible with the housing style (paneled garage doors are not permitted).
6. The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs shall be covered on all sides with brick, stone or stucco no less than the height equivalent of three (3) courses of brick (eight [8] inches) visible above grade. Areas under porches may be enclosed with lattice. Areas under manufactured homes in mobile home parks existing at the time of adoption of this ordinance may be enclosed with skirting that matches the existing structure.
7. Porches and stoops should be used as a primary architectural element of the building design and be located on the primary façade or other elevation fronting a public right-of-way. Front porches shall be a minimum of 6' in depth on at least 50% of the elevations, but in no case shall the front porch be less than a 5' average with the narrowest portion being 4'.
8. The maximum height for any elevation shall not exceed 45' as measured by the Knightdale UDO.

## RECREATIONAL OPEN SPACE & AMENITIES

Poplar Creek Village Phase IV will provide residents and guests with both passive and active recreational opportunities. The site design boasts a total recreational open space that is over 22% greater than what the Town of Knightdale Unified Development requires. Recreational opportunities will include a trail with seating, a grill station and a sweeping lawn that can serve as flexible gathering spots for neighborhood events. In addition, a large play structure and open play field will be included in order to promote active recreational opportunities for neighborhood guests and residents.

### OPEN SPACE STANDARDS

Total Recreation Open Space Required	56,145 sf	1.29 ac	
Active Recreation Space Required	28,314 sf	0.65 ac	(50% of Required Min.)
Active Recreation Space Provided	28,314 sf	0.65 ac	
Passive Recreation Space Required	28,314 sf	0.65 ac	(Remaining %)
Passive Recreation Space Provided	40,511 sf	0.93 ac	
Total Recreation Open Space Provided	68,825 sf	1.58 ac	

# INFRASTRUCTURE

## STREETS & SIDEWALKS

Streets and alleys within Poplar Creek Village Phase IV are designed to meet the standards of the Town of Knightdale, with exception to the variation requests made previously in this document.

Road "001" is classified as a Local Street and has a 25-mph speed limit. It is designed to connect Poplar Creek Village Phase III through the site and towards Clifton Road. It contains 5' sidewalks on each side.

Road "002" is classified as a Local Street and has a 25-mph speed limit. It is designed to stub into the adjacent southern parcel to allow for future connectivity.

## STORMWATER

Poplar Creek Village Phase IV is located within the Neuse River basin with the site's stormwater runoff draining into the Neuse River. The proposed development shall be subject to stormwater management requirements found in Chapter 6: Environmental Protection of the Town of Knightdale's Unified Development Ordinance. Per regulations established in Chapter 6 of the UDO, stormwater runoff provisions shall address peak flow mitigation and water quality management.

Above ground stormwater control measures (SCMs) are proposed to meet regulations established Chapter 6 of the Town of Knightdale's UDO by providing peak flow mitigation and water quality management for the site.

## WATER & SEWER

Water and sewer within Poplar Creek Village Phase IV are designed to meet the standards of the City of Raleigh.

All water mains within the development will have an 8" diameter minimum.

All sewer mains within the development will have an 8" diameter minimum.

## MASS GRADING

Per the previously mentioned development variance, we request exception to the Clearing and Grading requirements of Section 6.2 based on the design variance of lots less than 60' wide.

## ZONING CONDITIONS:

### ZONING DESIGNATION

**Base Zoning:** General Residential 3 (GR3)

### **Permitted Uses:**

- Dwelling-Single Family

### ZONING CONDITIONS

- A privacy fence will be provided along the northern property line where there is no conflict with environmental features as shown on the plan for Poplar Creek Village Phase IV.

# NEIGHBORHOOD MEETING REPORT



## Poplar Creek Phase 4 – Clifton Road/ PUD Rezoning with Subdivision Plan

### Neighborhood Meeting Minutes 10/2/19

Neighbor requests:

- Privacy fence/buffer behind lots that back up to neighborhood near Clifton Road?
  - Proposed timeline for construction?
  - Tree cutting process? Will they just fall and disrupt close by properties? Don't want to disrupt house foundations.
  - Will there be rock blasting?
  - Stream that runs through property? Can we alleviate impacts downstream?
  - Neighbor wants gravity sewer. Troy?
- 
1. Introductions – Brendie & Brad
  2. Brendie
    - a. process of rezoning
    - b. PUD/GR3
    - c. conditional zoning
    - d. schedule – public hearing, LURB, town council
  3. Brad addresses earlier question
    - a. Tree removal concerns, can't answer that at the time, but will talk to developer/builder to find out their process.
    - b. Stream floods the property
      - i. stream regulations and building process for "softer" dirt
      - ii. town has regulations for stormwater and to not create additional problems downstream
    - c. Timeline? The rezoning timeline was explained with a possible approval date in December. Would still need to go through construction plan process, permitting, and
    - d. Keep ponds
    - e. Buffer & trees are requested, any tree removal should be done carefully
    - f. Lot sizes and products and prices, 2000-2500 sf, traditional 2200-3200 SF, poplar creek in low 300s
    - g. Phase IV of Poplar Creek – curb&gutter, sewer, connection to greenway trail, extend water main to Clifton, sewer extends to natural basin, where to stub sewer, turn lane on Clifton Rd, discuss NCDOT meeting, not anticipating sewer but not confirmed
    - h. Catching stormwater runoff? Will need to conform to standards
    - i. Traffic anticipation to Clifton Road? – no traffic study, trip generation study for Clifton
      - i. Worries about more traffic and the continued cut throughs that will now come out on
    - j. Street lights? Yes.

1





- k. Trespassing? Current quiet area. Hopefully there will be more of a police presence since it will be in Town limits
- l. Will there be anything in the pocket park? Open play field, playground? Benches.
- m. Fenced yards? HOA of Poplar Creek guidelines
- n. Accurate surveying, please make sure surveyors stay on correct lines.

Open discussion:

Concern with drainage and flooding

Earthquake in 2011 caused foundation damage, would like to ensure that construction or tree removal does not cause additional foundation damage.

Would like to see a privacy fence for lots near Clifton Road

Do not like the sound of kids, this project will be disruptive to the peaceful environment they now enjoy.

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## APPENDIX A: ARCHITECTURAL ELEVATIONS

<u>Plan</u>	<u>Elevations</u>	
Jamison	A*, B, C	*with brick or stone
Langford	C	
Palmer	A, B, C	
Richardson	B, C	
Roland	A, C	
Victor	A, B, C	
Warwick	B, C, D, E, F	with enclosed 3 <sup>rd</sup> bay garage
Webster	C, F	
Worthing	A, B, C	
Yates	A, B, C	



Jamison A (with  
brick or stone)





Jamison B







Langford C



Palmer A





Palmer B





Palmer C



Richardson B





Richardson C



Roland A





Roland C





Victor A



Victor B





Victor C





Warwick B (enclosed  
3rd bay garage)





Warwick C (enclosed  
3rd bay garage)





Warwick D (enclosed  
3rd bay garage)





Warwick E (enclosed 3rd bay garage)





Warwick F (enclosed  
3rd bay garage)





Webster C





Webster F





Worthing A



Worthing B





Worthing C



Yates A





Yates B



Yates C



September 18, 2019

Dear Knightdale Area Property Owner:

The purpose of this letter is to notify you of our client's intent to file an application for a Planned Unit Development Conditional District Rezoning and Master Subdivision Plan with the Town of Knightdale for property located adjacent to, or in close proximity to, property shown in your ownership by Wake County tax records. Per Town of Knightdale standards, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: October 2, 2019  
Meeting Time: 6:30 pm  
Meeting Location: Knightdale Recreation Center, Room 404  
102 Lawson Ridge Road Knightdale, NC 27545  
Types of Applications: Conditional Rezoning with Subdivision Master Plan

Parcel/Pin #: 1743822316  
Addresses: 0 Clifton Road, Knightdale, NC 27545

Description of project/proposal: Proposed annexation into Knightdale's corporate limits and proposed rezoning of site from Wake County residential zoning to Knightdale GR3/ PUD Conditional Zoning with a Master Subdivision Plan.

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A map, drawing, or other depiction of the proposed subdivision.

A map is enclosed with this letter showing the location of the property that is subject to this application for rezoning.

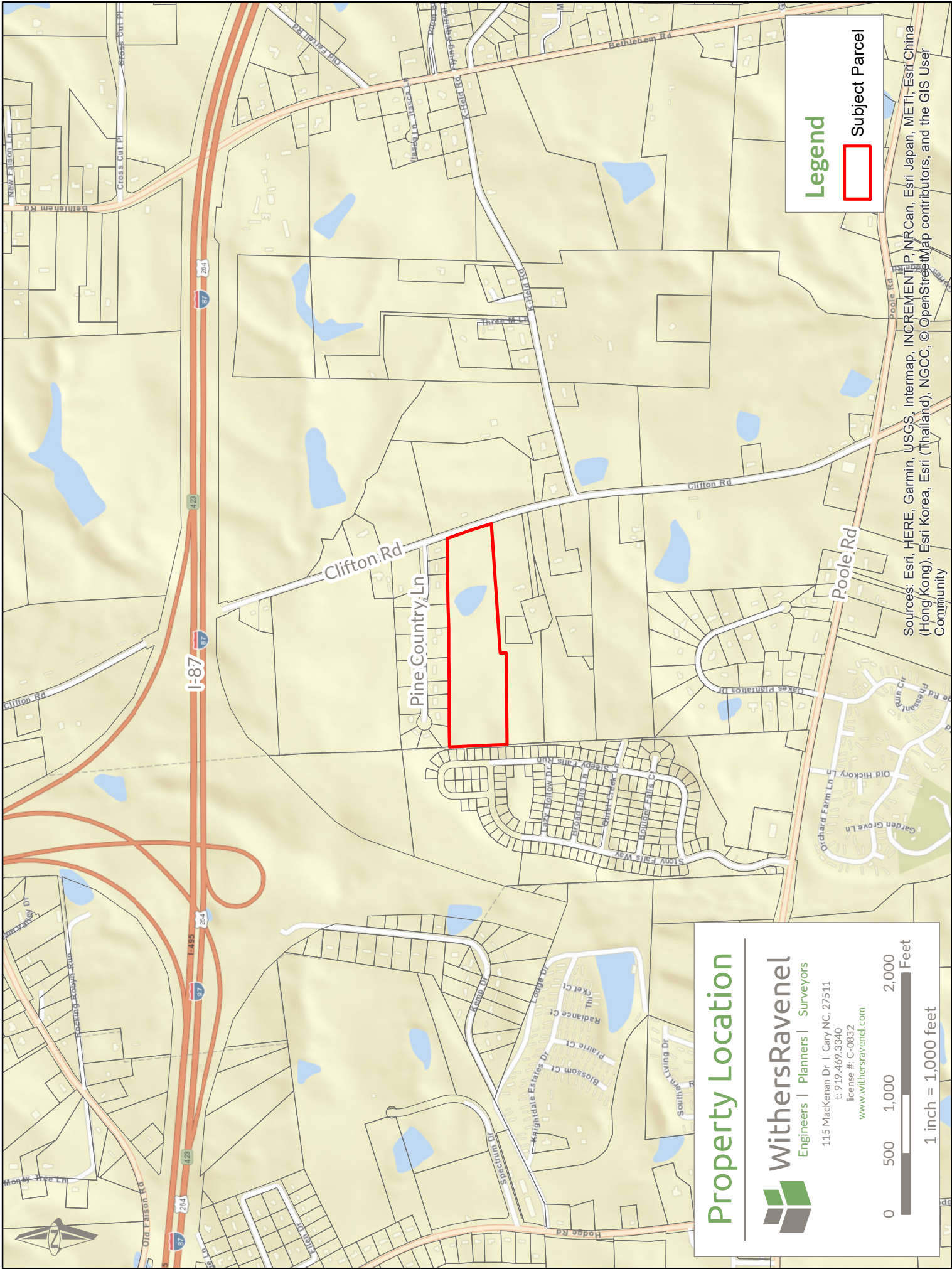
If you have any questions prior to or after this meeting, you may contact us at 919-535-5212 or at [bvega@withersravenel.com](mailto:bvega@withersravenel.com). You may also contact the Town of Knightdale Development Services Department at 919-217-2244.

Sincerely,

Brendie Vega  
**WithersRavenel**

Cc: Town of Knightdale Development Services Department





**Property Location**



**WithersRavenel**  
 Engineers | Planners | Surveyors  
 115 MacKenan Dr | Cary, NC, 27511  
 t: 919.469.3340  
 license #: C-0832  
 www.withersravenel.com

0 500 1,000 2,000 Feet  
 1 inch = 1,000 feet

**Legend**

Subject Parcel

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



**Poplar Creek Phase 4 – Clifton Road/ PUD Rezoning with Subdivision Plan**

**Neighborhood Meeting Minutes 10/2/19**

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POPLAR CREEK PHASE 4 NEIGHBORHOOD NOTICE OF MEETING  
MAILING LIST

PIN	Owner	Owner 2	Mail Address 1	Mail Address 2	Site Address
n/a	Daniel Rauh		424 Gallimore Dairy Road Ste. C	Greensboro NC 27409	n/a
n/a	Chris Hills, ACP, CZO	Development Services Director, Town of Knightdale	950 Steeple Square Ct.	Knightdale NC 27545	n/a
1743617995	POPLAR CREEK VILLAGE COMMUNITY ASSC INC	CHARLESTON MGT CORP	PO BOX 97243	RALEIGH NC 27624-7243	0 SLEEPY FALLS RUN
1743629296	MATIVO, PATRICK K BERGAN, PRUDENCE		4722 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5139	4722 SLEEPY FALLS RUN
1743629392	DAVIS, RYAN BRADLEY DAVIS, TAMARA G		4720 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5139	4720 SLEEPY FALLS RUN
1743629399	CLAYTON PROPERTIES GROUP INC		441 WESTERN LN	IRMO SC 29063-9230	4718 SLEEPY FALLS RUN
1743711873	CIL, SOAI BONDING, RUIJUN		4811 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5140	4811 SLEEPY FALLS RUN
1743711970	WELLS, SIMONE GUEVARA-MCLEOD, MATTHEW		4809 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5140	4809 SLEEPY FALLS RUN
1743720014	BUKASE, KALONGA KAYEMBE, BIBICHE MULANGA		4804 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5140	4804 SLEEPY FALLS RUN
1743720122	VILLAGREZ, BENITO ANGEL		4502 STONY FALLS WAY	KNIGHTDALE NC 27545-5141	4502 STONY FALLS WAY
1743720694	COLLINS, PHYLLIS M COLLINS, TYRONE L		4711 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5139	4711 SLEEPY FALLS RUN
1743721445	BROWN, WILLIAM R JR BROWN, GWENDOLYN JACKSON		4717 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5139	4717 SLEEPY FALLS RUN
1743722752	SAULT, CAROLYN		120 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	120 PINE COUNTRY LN
1743723622	MAXWELL, MICHAEL B		119 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	119 PINE COUNTRY LN
1743724662	MOLINA, SALVADOR MOLINA, MARIA GUEVARA		117 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	117 PINE COUNTRY LN
1743725684	CARDONZO-DIAZ, GONZALO CARDONZO CASTELLANO, BLANCA ROSA ESCOB		115 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	115 PINE COUNTRY LN
1743727604	BIRCH, HOWARD REGINALD III		113 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	113 PINE COUNTRY LN
1743728644	KEETER, JOHN		111 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	111 PINE COUNTRY LN
1743811957	HARRIS, NORMA L LILES, BILLY R		4616 CLIFTON RD	KNIGHTDALE NC 27545-9132	0 CLIFTON RD
1743813811	TAYLOR, KENNETH GREY TAYLOR, BONNIE S		4524 CLIFTON RD	KNIGHTDALE NC 27545-9130	4524 CLIFTON RD
1743820675	SHORNOCK, JEFFREY J		109 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	109 PINE COUNTRY LN
1743822316	LILES, BILLY ROYCE		550 FIDDLERS RDG	PINE KNOLL SHORES NC 28512-7000	0 CLIFTON RD
1743822685	AQUA NORTH CAROLINA INC		202 MACKENAN DR	CARY NC 27511-6447	0 PINE COUNTRY LN
1743825043	TAYLOR, FRANCES L TAYLOR, KENNETH EARL		4516 CLIFTON RD	KNIGHTDALE NC 27545-9130	4516 CLIFTON RD
1743825614	TEUSCHER, RICHARD DALE		105 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	105 PINE COUNTRY LN
1743827605	WRIGHT, GREGORY H WRIGHT, RAFFAELA M		103 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	103 PINE COUNTRY LN
1743828644	NIXON, DORIS LEWTER		4500 CLIFTON RD	KNIGHTDALE NC 27545-9130	4500 CLIFTON RD
1743922906	EARLY, TROY O EARLY, RHONDA B		4425 CLIFTON RD	KNIGHTDALE NC 27545-9129	4449 CLIFTON RD





# PUD Conditional Rezoning and Subdivision Master Plan

0 Clifton Road / PIN # 1743-82-2316  
 Neighborhood Meeting -- Knightdale  
 Wednesday, October 2, 2019

Name	Address	Email Address
Ken & Frances Taylor	4516 Clifton, Knightdale NC	Frances.0548@del.com
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