

THE HAVEN at GRIFFITH MEADOWS NEIGHBORHOOD MEETING

November 21, 2022



TIMMONS GROUP



AGENDA

PURPOSE

ROLES

INTRODUCTIONS

PROJECT

TIMELINE

Q&A



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PURPOSE

WHO RECEIVED NOTIFICATION?

Property owners within 200 feet of the proposal

WHY ARE WE HOLDING THIS MEETING?

Unified Development Ordinance requirement to meet with adjacent property owners

To have an opportunity before the Town Council Public Hearing to receive feedback

To improve the proposal with that feedback

HOW WILL WE DO THAT?

Follow tonight's meeting, the applicant & Town staff will discuss your comments

Look for ways to improve the proposal using your comments



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ROLES

PROPERTY OWNER / RESIDENT

Learn about the proposal

Provide feedback

Engage in improving Knightdale

DEVELOPER

Share the proposal

Hear Concern

Improve the plan

TOWN STAFF

Moderate the conversation

Document concern

Answer process related questions



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PROJECT DEVELOPMENT TIMELINE



INTRODUCTION

Developer / Development Team

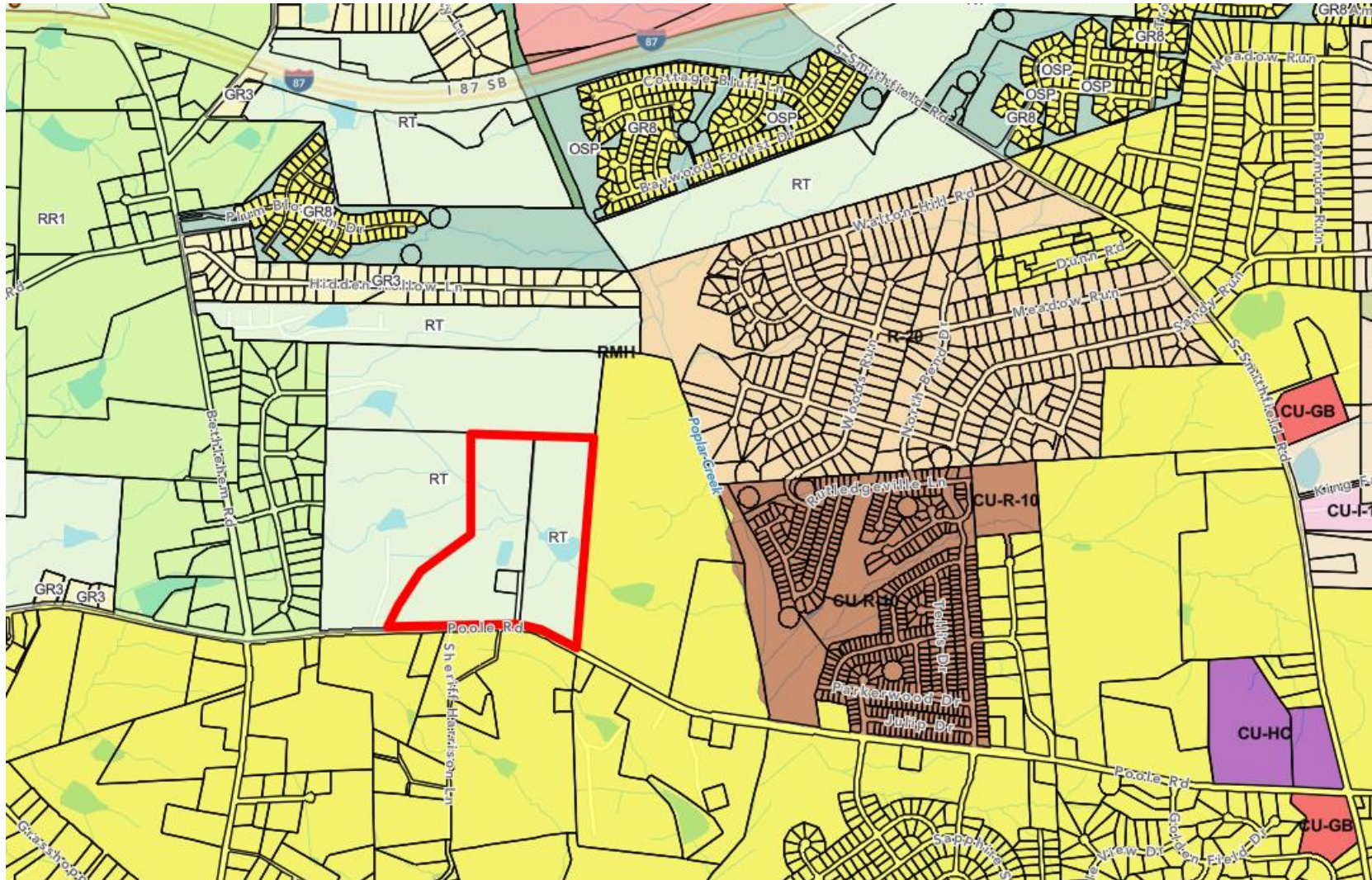
Town Staff

Residents / Property Owners

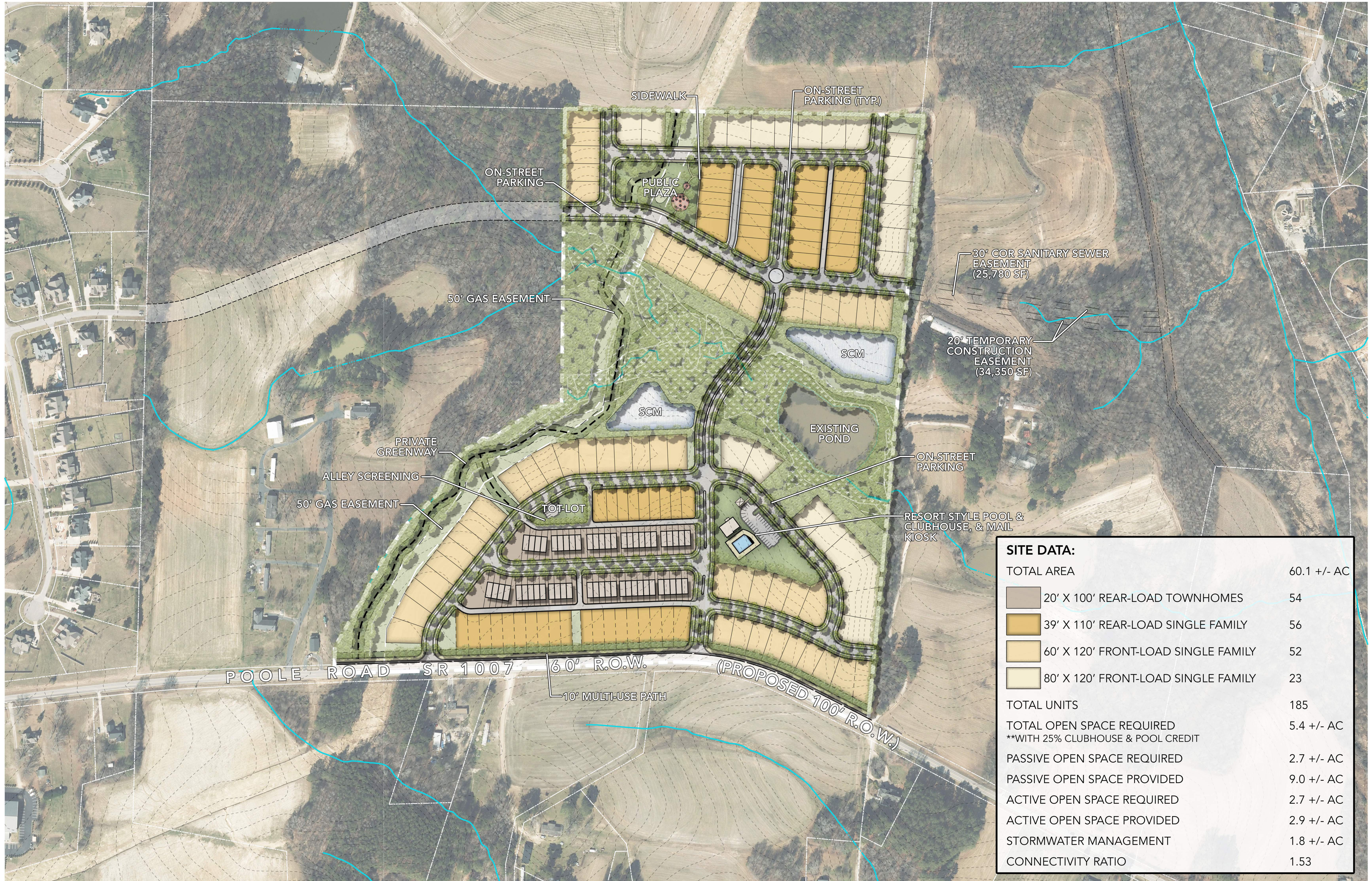



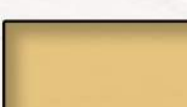


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PROJECT DETAILS – CURRENT ZONING / USE



PROJECT DETAILS - SITE PLAN



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

PROJECT DEVELOPMENT TIMELINE

NEIGHBORHOOD MEETING DATE:

November 21, 2022

ANTICIPATED APPLICATION SUBMITTAL DATE:

November 28, 2022

ANTICIPATED TOWN COUNCIL JOINT PUBLIC HEARING:

January 19, 2023

ANTICIPATED LAND USE REVIEW BOARD RECOMMENDATION:

February 13, 2023

ANTICIPATED TOWN COUNCIL DECISION:

March 15, 2023



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Q & A

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