



Susan Heflebower, left, and her daughter Jennifer Cowgill (with son Evan) load up their purchases at the Target at the Shoppes of Midway Plantation in Knightdale. "We love it," Cowgill said of the growth. "Before we felt like we were in a small town."

STAFF PHOTOS BY CHRIS SEWARD

the north end of Smithfield Road priced at \$290,000 and up.

Many longtime Knightdale residents welcome the explosion in shopping and dining options.

Janet Sever has lived in Knightdale since the 1960s, when most of the town's roads were dirt. She doesn't have to drive to Raleigh for shopping anymore and said that the opening of the bypass has cut at least 20 minutes off her commute into Raleigh.

"We're just learning how to appreciate this," said Sever, 60, as she strolled around Shoppes at Midway Plantation.

### Not everyone is happy

But the plethora of new projects has angered some residents. In September, a group sued the town in an attempt to prevent a 206,000-square-foot Wal-Mart Supercenter from being built along Knightdale Boulevard near their homes. The case is before a Wake County Superior Court judge.

Knightdale officials insist they've taken the necessary steps to enable

their municipality to effectively manage the coming growth. In 2005, the town adopted ambitious new guidelines for developers that are designed to encourage pedestrian-friendly mixed-use development. So far, much of the commercial development proposed around the I-540 interchange would not be confused with North Hills in Raleigh, Carpenter Village in Cary or any other mixed-use project.

Knightdale Councilman Russell Killen said the town expected big-box retailers to arrive first and to locate near the interchange, and so the town zoned those areas accordingly. "We're hoping to lure some smaller, more intimate projects to town in the future," he said.

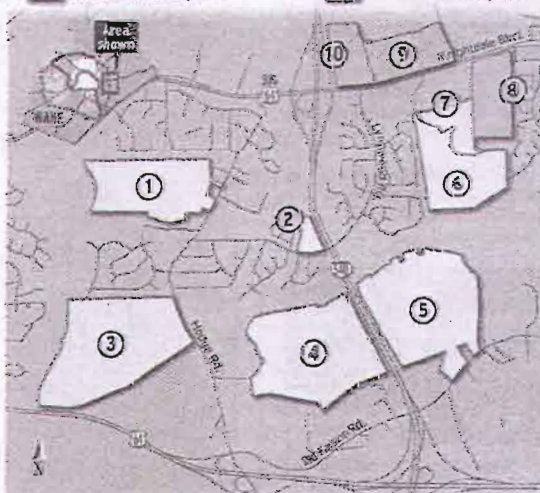
Crosland plans almost 200,000 square feet of shops on about 30 acres northeast of Knightdale Boulevard and I-540. Only a few miles away, the company is building Churchill, a community with 550 homes and a clubhouse designed to look like the grandstand of the famous horse-racing track in Kentucky.

"Knightdale is the Cary of 10 years ago," Crosland's Ravin said. "They were places you passed on the way to the beach. ... All of the sudden you have great access to a lot more opportunities. It's just exploding."

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### KNIGHTDALE DEVELOPMENT

Residential development Commercial development



1. Langston Ridge Subdivision	226 units planned, 21 units under construction
2. River Estates Townhomes	47 units planned, 47 built or under construction
3. Princeton Manor Subdivision	446 units planned, 209 built or under construction
4. Mingo Creek Subdivision	488 units planned, 281 built or under construction
5. Churchill Subdivision	544 units planned, 152 built or under construction
6. Widewaters Village Subdivision	258 units planned, 258 built or under construction
7. Widewaters Commons Apartments	332 units planned, 332 built or under construction
8. Village Park Commons	430,650 commercial square feet planned
9. Shoppes at Midway Plantation	420,699 commercial square feet planned
10. Crosland Commercial	195,000 commercial square feet planned

Source: Knightdale Planning Department

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