

Planter's Walk Subdivision

Knightdale, NC



Planter's Walk Knightdale, NC

The Story of Planter's Walk

“Planter's Walk is the culmination of a dream of Lester C. O'Neal, founder and chairman of the board of O'Neal Builders and Developers of Raleigh, Inc. A builder and developer in the triangle for a quarter century,

Mr O'Neal has fond memories of growing up in the country, in a setting much like Planter's Walk. So it was love at first sight when he first discovered the 360-acre site that now comprises Planter's Walk.

Historically plantation land, the picturesque property was first settled by the Hinton family in the early 1700s. Six well known plantations followed in the surrounding area: Clay Hill, Oaks, Silent Retreat, The River, Midway and Beaverdam. The plantation owners and their descendants have figured prominently in area history since that time”¹.

The history of these plantations can be seen reflected in Planter's Walk subdivision in various ways. The section called “The Oaks” and the streets named Clay Hill, Silent Retreat and Olde Midway as well as Laurens Way named after Laurens Hinton and Mingo Place named for Mingo Creek which also was named for a Hinton slave named Mingo. Other references may be gathered like Matthews Glen and St Matthews Township or Watson Way and W Randolph Watson.

The land held in multiple parcels was owned by two families in the 1940s. The majority of the land was owned by W Randolph Watson, whose wife was a Hinton and held this land since the Hintons had the Midway Plantation in this area. The land was first purchased by EWI Associates of Raleigh prior to its sale to O'Neal Builders & Developers Raleigh Inc. The final land purchase, Circa 10 Dec 1986, by O'Neal Builders was 362.906 acres in St Matthews Township of Wake County.

Initial road work and sewer construction dates could not be determined.

On May 4, 1987, a resolution came before the Town Council of Knightdale, amending the zoning ordinance of the Town for Planter's Walk. The Town Council held a public hearing this night and also received approval of the rezoning of the property from the Planning Board via a unanimous vote taken at their meeting on the 30th of March, 1987 Therefore it was resolved that on May 4, 1987 this resolution was approved along with the rezoning of the said property by a unanimous vote of the Town Council. Motion made by Councilman Parrish, Seconded by Councilman Johnson. Mayor William Wilder Jr.

Work started on the land and an initial sales office was set up in the small office building that fronted on Highway 64. The first three areas of development were **Applegate** on the left as you enter, The **Landings** also on the left further in and The **Oaks** on the right. The

general look of homes were to follow a Williamsburg style and exterior paint colors were to follow the “Martin-Senour” Williamsburg color charts (c 1988).

The Oaks section 11 Aug 1987 was originally laid out to allow individual builders to build homes that fit the style of Planter's Walk but where the floor plan was the choice of the home owner. The first home built in this area was located at 900 Mingo Pl.(Jun 88) This section did not have a “Model Home”and builders like Peedin Bros and Kirby Marshburn and also Pulte Builders built homes in this area. Homes built in this area were to have an enclosed , finished, heated area for the main structure of at least 1400 ft².

The Landings Section 14 Oct 1987 was to be a development entirely built by Crosland Builders and over many phases was completed by them. The first home in this area was built at 1007 Laurens Way (Mar 88)and was similar to the “Model Home” for this area at 1025 Laurens Way. Homes built in this area were to have an enclosed , finished, heated area for the main structure of at least 1450 ±300 ft².

The Glenns / Applegate section 16 Mar 1990 was to be a development entirely built by Pulte Builders, but in later phases also had homes built by Kirby Marshburn and ??????????????. The first home Built in this area is at 1020 Beddingfield Dr.(Feb 88). The “Model Home” for this area was located at 1023 Beddingfield Dr. Originally all of the lots on Tashall Ct and all on Beddingfield west of Tashall were to be called “The Glenns”. Homes built in this area were to have an enclosed , finished, heated area for the main structure of at least 1788 ±588 ft².

During this early construction, Lynnwood Road went from Highway 64, South to a point just shy of where the present Clayhill Dr meets Lynnwood Rd.. Lets not forget the 2 giant wooden signs located on either side of the front entrance at Hwy 64. (See a picture on a later page) It was by agreement that the road would be completed through to Lynnwood Estates prior to the issuance of the 201st building permit for Planter's Walk. Clayhill Dr. was not in at this point either. Once the decision to continue the road was made and work started a good deal of rock was encountered in the path of the road at a point adjacent to what is now the basketball court. This required considerable blasting to get the roadway at the proper level. This rock formation can still be seen in the hillside behind the houses that back up to Lynnwood Rd. in this area.

With the continuation of the road came both the clubhouse / pool combination and the **Woodberry** section of houses. 20 Nov 1990. This area like the Oaks allowed your choice of builder and choice of floor plan as long as the general styling was that of the rest of Planter's Walk. Builders like Wade Freeman and Johnny Watson built homes in this area and the first home built was at 1008 Acorn Ct (Apr-91) Homes built in this area were to have an enclosed , finished, heated area for the main structure of at least 1400 ft².

It was at this time that the Landings was progressing into its final phases and the need for an additional road brought us Clayhill Dr. which at that time was cut through the heavy

wooded areas at the far back of the subdivision.

A walk through these heavy wooded areas lead to the mysterious sewer line that seemed to come from nowhere and go to nowhere, the very large pile of dirt located adjacent to the railroad track, the trickle of Mingo Creek over some rocks and the old rusted and badly shot up carcass of a Volkswagen Bug.

At this point in time, with the need for further construction, a complete section similar to those up front was laid out for approval. This section was to be called “**Ashebrooke**” and extended on both sides of Lynnwood Rd. Even though it was known that the outer beltline would be coming through Planters Walk this section was laid out with the predominance of its homes in the land which was marked for the beltline. At this same time all of the remaining land to the West and on both sides of Lynnwood Rd. was also laid out and called “**The Willows**”. This section covered all of the present Willow Ridge and Stoneridge. When these were not approved, three subdivisions were started as follows:

Willow Ridge, also an area of multiple builders. 29 Sep 1992. This section now lies only to the South of Lynnwood Rd. Homes built in this area were to have an enclosed , finished, heated area for the main structure of at least 1494 ± 394 ft².

Stoneridge was a choice of builders, similar to the Oaks. 27 Jul 1993. This section lies to the North of Lynnwood Rd. Homes built in this area were to have an enclosed , finished, heated area for the main structure of at least 1700 ft².



The Schulzs dwarfed by Wooden sign. (c1989)

Ashebrook was laid out and mostly built up by Crosland Builders. 5 Dec 1994. This section now covers only that land that lies South of Lynnwood Rd and not both sides as per the original plan. Dane Salinger built a few homes in this area. Homes built in this area were to have an enclosed , finished, heated area for the main structure of at least 1400 ft².

The area at the front of the subdivision and to the West of Lynnwood road consisted of 7 lots which were zoned Neighborhood commercial. This area was originally referred to as the Commercial Center. The sales office & later Dentist office sits on one of the lots. The sales office was used by Mr O'Neal when in the area and also his support team of Clara Underwood, Notary - Holland P Dixon - and Dorlores Kendall.

The Toler building consisting of three offices was built in about 1995 and a second building was added in 1997/1998. This second addition housed 2 more offices. These structures cover 2 of the 7 lots.

The Growing child Day Care Center was built in the 1998/99 time frame. This complex covers 2 of the lots also.

“Construction of the neighborhood shopping center (22 Acres) will begin in 1988 and it will be open in 1989”.² See copy on later page.³

On the East side of Lynnwood and adjacent to Hwy 64 are 22 acres of land that belong to Mr Riddle and are referred to in an old untitled advertising handout. Also on the East side front and South of the 22 acre plot was an area called Strowbridge that was to be Neighborhood Commercial and had been divided into 7 lots. This cul-du-sac would have been the home to 7 small business or office structures that would have served the day to day needs of Planter's Walk residents.

This area was later recombined and now houses the following:

Wellington Nursing home with 100 Beds was added in 1993.

Wake Veterinary Hospital was added in the 2001 time frame.

"The community for retirement age (empty nesters) is in the planning stages and construction should begin in 1988".² If this doesn't sound correct to you then try the fact that this area was changed and now contains **Matthews Glen**, a section (1 Sep, 1993) that was built by Crosland Builders in the near front of the subdivision adjacent to the Growing Child. Homes built in this area were to have an enclosed, finished, heated area for the main structure of at least 1675 ± 375 ft². The original plan for this community was in the discussion stages and was to contain Sun Builders homes with zero lot line construction for empty nester's.

River Estates 51 Town Houses were to be added at the rear of the subdivision, located on the North side of Lynnwood Rd. and adjacent to the West side of the outer beltline right of way. The property size is 9.80 Acres and is zoned for Residential, Multi-Family and Townhouses – CUD. It looks like at the time of writing the total number of Town Houses will be 44 after the 8 currently being constructed are complete. The total heated area for these homes averages 2000 ± 100 ft².

May 29, 1987

R/TFR MAY 29 1987

Shopping center plans announced

Crabtree firm picks site near Knightdale

By ANNE CARTER and ELLEN CLEAR
Times staff writers

Plaza Associates Inc., the real estate company that manages Crabtree Valley Mall, plans to build a 200,000-square-foot shopping center near Knightdale.

Jill Burke, marketing director and spokesman for the Raleigh-based firm, said construction is expected to start in early 1989 and be finished by late that year or early 1990.

The center will be located on 22 acres at the intersection of U.S. 64

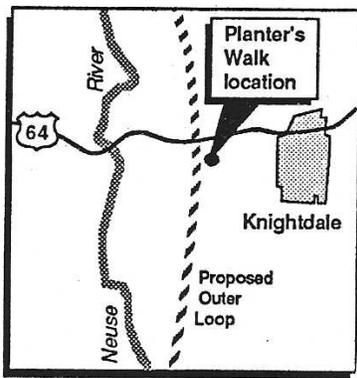
and the proposed Outer Loop. The site is about 3½ miles east of the Beltline, roughly halfway between the Neuse River and Knightdale.

The shopping center will be part of Planter's Walk, a 362-acre residential development being built by O'Neal Builders and Developers.

Homes in Planter's Walk will sell for \$70,000 to \$120,000. Construction on the first set of homes is scheduled to start in July. Plans call for 800 to 1,000 houses.

Among the builders will be Pulte Homes Corp., one of the nation's largest homebuilders.

Planter's Walk would be the



fourth major shopping center in the area. The others are the Tower Shopping Center, at U.S. 64 and the Beltline; Tower Merchants Village, recently built next to the Tower; and Knightdale Crossing, which opened last spring at the intersection of U.S. 64 and Smithfield Road in Knightdale.

See NEW SHOPPING, page 12A

“Planter's Walk – where you can have the freedom to design the lifestyle you've always wanted, where you can look forward to a future in which there's always room to grow, where you can still find the shade of an old oak tree, the best place to share life's tender moments.

You may never want to leave Planter's Walk, but when its necessary, you'll find that access to all of the Triangle's best features is only minutes away. Plan now to make your dreams for the good life come true --- at Planter's Walk”².

Sources

- 1 Room to grow.--Planters Walk folder (Green).
- 2 Unknown early advertising. (Untitled handout)
- 3 Local newspaper article

Wayne Schulz

Resident since late 88.

Oct, 2005

Addendum

Now that one or both of our signs will be removed because of entrance road changes I thought I would add a picture of the current signs.

The straight in and out road is being changed and a roundabout has been put in place as our new entrance road. New signs will be placed on the roundabout and up front on Knightdale Blvd. Hwy 64.

Getting back to the old (current) signs, as you may or may not know, they have their own bit of Raleigh history. When the Kimbrell Furniture store was torn down, the brick from the building was removed to the shore of Gresham Lake to be used as fill for the lake. This fill was being used to change the shoreline of the lake so that when the outer beltline (I-540) came through, the bridge footings would be on dry land.

Norm Moak and I were asked to ride up with John from the development, to decide on the usefulness of the brick. A little clean up and they have made some very nice signs.



(1990 - 2007)

Addendum 2

The rounabout is in and still leaves people confused as to which way to go and where they are in the scheme of things. The end of June 2008 is here and we are finally seeing some work on the signs at the roundabout. The signs on Hwy 64 have also seen a bit of work as far as grading goes.

The land of Mr Riddle has been chopped in half and we now have a lot of progress toward the Rex Hospital which will occupy the east portion of land north of the nursing home.

The office building that was started in the north west corner of PW has been shelved and we are now learning about a four story motel being planned for the site.

Not to forget, but we now have I540, the Midway plantation has moved making room for a large shopping center across Hwy 64 and the beginnings of a second shopping center.

The picture of the signs from the roundabout
will appear in this area, but one cannot rush
into this to fast.
Signs that is.

Wayne Schulz – Jun, 2007.
-- Jun, 2008