

Project Overview

#1387627

Project Title: Edward Jones - Katie Smith, CFP

Jurisdiction: Town of Knightdale

Application Type: Conditional District Rezoning (Full)

State: NC

Workflow: Conditional District Rezoning: Master Plan (Step 2)

County: Wake

Project Contacts

Contact Info: Applicant

Katie Smith
Edward Jones
815 Oberlin Rd Ste 301
Raleigh, NC 27605
P:9198361399
katiejohnsonsmith@gmail.com

Contact Info: Property Owner

Doug Johnson

PO Box 2016
Fremont, NC 27830
P:9199200932
doug@b2buministries.org

Please indicate which of the following contacts should be included in this project.: None of the Above

Project Location

Project Address: 16 MAIN ST KNIGHTDALE NC 27545

PIN: 1754-42-1863

Total Acreage: 0.159

Project Description

Brief Description of Project:

16 Main Street is currently zoned General Residential (GR3) and has an existing single-family home on the property. We would like to re-zone the property so we can open an Edward Jones office for Financial Advisor Katie Smith, CFP in the current building. There will be no structural changes to the current home and will be cosmetic changes only. We are not proposing any significant changes to the outward appearance of 16 Main Street as it blends nicely with the surrounding neighborhood. The proposed porch will further enhance the general street decor as the neighboring houses all have porches. We do plan cosmetic changes such as resizing some of the windows to give the house a more uniform appearance and to allow more natural sunlight in. We also plan to remove the existing vinyl siding and install fiber cement siding. The existing color scheme of 16 Main seems to work well with the overall neighborhood, and we plan on a similar scheme.

Katies office is currently located on Oberlin Rd in Raleigh. She has one employee and sees clients by appointment only. There is not a lot of foot traffic as most of her appointments are conducted via zoom.

After moving to the Knightdale area in 2022, Katie and her family decided this is where they want to be long-term to raise their two daughters. Katie and her family attend Bethlehem Baptist Church and enjoy attending community events at Knightdale Station Park as well as supporting local restaurants and businesses. Katie wants to re-locate her office from Raleigh to Knightdale so she can be closer to her family and be local and involved in the community that she actively supports.

16 Main Street would like to utilize the current on-street parking via In-Town Center Overlay District payment option with the consideration of adding new on-street parking spaces on Second Avenue in the future. Or, we would ask to use the exemption for the prepared hard pavement surfacing and curbing requirements due to the parking lot being used only for occasional use (2 or fewer

days per week) and have parking where the current gravel lot is on the left side of the house (Second Ave). Assuming all requirements are met, we are requesting a variance for the ADA parking space to be at the front of the house where the current driveway entrance curbing is already installed. Section 7.1.G.2.c.iii states that Banks, Credit Unions, and Financial Services parking calculations require maximum of 5.5 parking spaces per 1,000 square feet gross floor area and minimum is half the maximum. Since the property is located within the Central Business district, we want to make a payment of \$500 per required parking space into the Town of Knightdales parking fund. So, other than the required ADA parking space, no other on-site parking spaces will be required per UDO Section 7.1.B.2 and the Towns Rate & Fee Scheduled FY 24-25.

16 Main Street would also like to request a variance to the buffer setback as well as a variance to the porch setback. The current porch slab at the front of the house is 4.5x7. We would propose to make it approximately 6x10 to make it easily accessible and meet ADA requirements. We would also like to add a porch covering/roof overhang. We also want to request deviation from Section 5.4.C.1. This additional use standard requires these uses to be located in the Mixed-Use building type as detailed in Section 6.8 of the UDO.

We'd like to use existing landscaping to meet requirements of UDO Section 7.4.D.4 and location of existing trees is shown on site plan. Along Second Avenue, there are 4 Chinese Privot canopy trees with trunks between 10-12" and one 12" cedar tree. We'd like to request deviation from UDO Section 7.4.L & 10.2.K to not have one state tree (canopy tree) along Main St as none of the other homes on that street have any trees. The grass strip between the road and sidewalk is not very large and the tree would have to be planted in front of the mailbox and front door to adhere to these guidelines with the proposed ADA parking spot.

Project Location Data

Inside Corporate Limits: Yes
Proposed Land Use (General): Office/Service
Current Land Use: Residential
Current Zoning: GR3 - General Residential 3

Residential Information

Does this project include a residential component?: No
Number of Townhome Lots:
Total Number of Proposed Residential Lots: 0
Number of alley loaded lots:
Proposed Density:
Number of Detached Single Family Lots:
Number of Multi-Family/Apartments Units:
Number of front loaded lots:

Please Note: Knightdale's Unified Development Ordinance has unique regulations pertaining to mass grading and landscape preservation. Please consult the UDO regulations below to ensure your proposed project meets the requirements.

As outlined in **UDO Chapter 9.3: Residential Clearing & Grading**, mass grading is prohibited except where residential lots are less than 60 feet in width.

As outlined in **UDO Chapter 7.4.H: Tree Protection**, there are requirements for landscape preservation, tree save areas, protection measures, and replacement specifications.

Non-Residential Information

Does this project include a non-residential component?: Yes
Total Number of Proposed Non-Residential Lots: 1
Total Number of Non-Residential Buildings: 1
If your project contains more than three buildings, please upload total proposed square footage information as part of your project documents.
Building #1 Square Footage: 1345
Building #2 Square Footage:
Building #3 Square Footage:

Please Note: Knightdale's Unified Development Ordinance has unique regulations pertaining to landscape preservation. Please consult the UDO regulations below to ensure your proposed project meets the requirements.

As outlined in **UDO Chapter 7.4.H: Tree Protection**, there are requirements for landscape preservation, tree save areas, protection measures, and replacement specifications.

Utility & Stormwater Information

Proposed Water Supply: Public or Municipal

Description of Public Utility Connection (Water Supply):

Property has existing and active public water and sewer services via 5/8" water meter and 4" sewer cleanout. This would be considered a change of use and only the premise type (from residential single family to commercial) would change.

Proposed Wastewater Supply: Public or Municipal

Description of Public Utility Connection (Wastewater Supply):

Property has existing and active public water and sewer services via 5/8" water meter and 4" sewer cleanout. This would be considered a change of use and only the premise type (from residential single family to commercial) would change.

How will stormwater management be addressed?: Existing System or Device

New Device Type:

Does the proposed development anticipate the addition or extension of public streets?: No

Does the parcel(s) contain any of the following environmental/natural features?: N/A

Neighborhood Meeting Information

Please Note: A full Neighborhood Meeting Report is a required element of this application. The questions below must answered and are not a substitution for providing a full report, as outlined in the application checklist.

Date of Mailed Notification: 07/05/2024

Date of Neighborhood Meeting: 07/16/2024

Number of Property Owners Contacted: 18

Number of Residents in Attendance: 3

Provide a brief summary of the meeting, including any issues or concerns that were discussed.:

The neighborhood meeting was conducted on 7/16/24 via zoom. The meeting had 3 attendees plus Gideon Smith. Katie and Doug presented the conditional district rezoning project and answered questions from the neighbors.

- **Parking:** The neighbors asked about parking and we explained using the parallel spots on the street plus the addition of ADA space where current driveway entrance is curbed. Katie also explained that she is appointment only and doesn't have multiple clients coming into the office at once.
- **Commercial Zoning:** The neighbors asked about the rezoning and what would prevent a Dunkin' Donuts or other business from occupying the space in the future. Gideon explained that other businesses would have to go through rezoning process as well and that this is a specific rezoning for bank/credit union/financial services use only
- **Residential Zoning:** The neighbors asked if the property could go back to residential if approved commercial. It was

explained that it could but would need to go back thru the rezoning process.

- Security: The neighbors asked if outdoor security cameras would be installed. Katie will check with Edward Jones Home Office and let them know. Katie e-mailed the neighbors on 7/17 letting them know outdoor security cameras are not standard for Edward Jones but can be approved on a case by case basis. Katie also let the neighbors know that cash is NOT kept on premises.
- Buffer Zone: The next door neighbor understands there isn't space for large buffer zone as written in UDO. The only concern is the side window they have without blinds/curtain that looks into 16 Main St. Having a bush line was discussed but next door neighbor was more concerned about 2 large trees in back of lot. Doug and neighbor are going to further discuss what/if should be done as those trees help with runoff water.

Comprehensive Plan Consistency

Current 2035 Comprehensive Plan Placetype Designation:
Old Town

Provide brief statements regarding whether the rezoning request is consistent with the Growth Framework designation, Growth & Conservation Placetype, and any applicable policies contained within the 2035

Comprehensive Plan.:

16 Main St is located in Old Town and Downtown target growth area that supports existing homes, businesses, parks, and open spaces for residents of Knightdale. The character of the home will stay the same and be compatible with current existing adjacent properties while providing the opportunity to support a small locally owned business.

UDO Consistency

Please Note: All standards and requirements of the corresponding Base/General District must be met, except to the extent that the conditions imposed are more restrictive than those standards. If a Conditional District is required per UDO Ch. 3, certain UDO standards may be decreased or modified.

Proposed Base Zoning District: TC - Town Center

UDO Building Type: Residential (house/townhouse)

Project Type: Exterior Modification of Existing Building or Site (no change to footprint)

Explain how the project is consistent with the Unified Development Ordinance:

By preserving the character of 16 Main St as an existing home, we are staying consistent with the UDO old town standards and supporting a new business. We want to keep the house building type to adhere to other homes in the neighborhood and on the block. Adding a porch will keep a consistent building size, orientation, and character that matches other residences in the area and having an ADA spot at the front of the building will be safer and easier to access the front door for handicapped individuals.

UDO Section 7.1.K.1/4 and 7.1.M.1: We are requesting use of the

current driveway entrance curbing to make an ADA accessible parking spot in front of 16 Main St. The driveway entrance was already installed by the town and 16 Main St is the only property on the block that does not have the driveway paved past the sidewalk. It would be dangerous and inconvenient for handicapped individuals to use street parking and/or have to park behind the building. The safest and shortest distant to the front door is by using the current driveway entrance. Due to the width of the lot, if handicapped individuals had to park behind the house, it would be hazardous to make their way from the back of the home all the way around to the front. The burden in this case is not on the property owner but is on the handicapped individual who comes for financial services. We would request a variance from Section 7.1.K.4 to have part of the ADA parking space encroaching the public right-of-way, just like the two houses next door. We would also request a variance from UDO Section 10.4.A.1.b on Second Avenue so that the frontage does not need to be upgraded so no curb and gutter, sidewalk, on-street parking, or street lights are required.

UDO Section 3.4/6.5: We are requesting a variance of UDO Section 6.5 from the Town of Knightdale to not have a thirty-foot buffer yard as the current lot is 50 ft wide. The space between the current home and the adjacent house is only 10 feet. The current houses on the block in the neighborhood do not have thirty-foot buffers and it would decrease the visual aesthetics of the homes. The space between the current homes is only 10 feet so it would intrude upon the neighbors house as there is not adequate spacing between the two houses for this type of buffer.

We are requesting a variance of UDO Section 3.4 from the Town of Knightdale to allow for the extension of the front porch and roof line at 16 Main St. According to house build standards, the front setback must be 10 ft. The current porch slab (4.5x7 ft) is already encroaching the front setback by 5.8 ft. The proposed extension of the front porch (6x10 ft) would increase the encroachment to approximately 7.3 ft. This is identified hardship based on the size and dimension regarding the lot. The house and slab are already extending into the encroachment. The existing home on this lot is built further towards the front of the lot than the others homes on the. This smaller lot depth restricts the building area making the construction of the proposed front porch not possible within the existing front yard setback. The request of relaxing the required front setback is in line with intent of the UDO as its desire is for house building types within a block to be uniform in their use of driveways (UDO Section 6.5) and the current building is already encroaching the setback. The lot is in the same configuration as when it was bought and no structural changes have been made.

List all requested Land Use Categories to be permitted within the Conditional District. :

Office/Service Use for Banks, Credit Unions and Financial Services

Water Allocation Policy Compliance

Please Note: Connection to municipal water requires compliance with the [Water Allocation Policy](#). Projects must be awarded 50 points or more to merit water allocation. Specific information regarding policy compliance must be included in the Master Plan submittal.

Land Use Category: 50 pts - Change of Use

Base Points: 50

Bonus Points: 4

Total Points Proposed: 54

TOWN OF KNIGHTDALE
OWNER & AGENT AUTHORIZATION FORM

Application or
Project #: _____

Submittal Date: 6/24/2024

I, Doug & Cindy Johnson am the owner of the following property/properties,
located within in the Town of Knightdale:

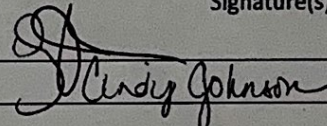
16 Main Street

I do hereby give permission to Katie Smith to submit the
following type of application to the Town of Knightdale on my behalf for the above
referenced property/properties.

- Master Plan (By Right)
- General Rezoning or Conditional District
- Special Use Permit
- Planned Unit Development
- Construction Drawings
- Variance/Appeal
- Other:

I am the owner of the property and will be acting as my own agent.

Signature(s) of Owner(s):



Print or type name(s):

Doug Johnson
Cindy Johnson

Attach additional sheets if there are additional owners.

***If ownership has been recently transferred, a copy of the deed must accompany this authorization.**

Edward Jones- Katie Smith, CFP®
16 Main St
Knightdale, NC 27545
Conditional District Rezoning Master Plan

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UDO Section 7.1.K.1/4 and 7.1.M.1: We are requesting use of the current driveway entrance curbing to make an ADA accessible parking spot in front of 16 Main St. The driveway entrance was already installed by the town and 16 Main St is the only property on the block that does not have the driveway paved past the sidewalk. It would be dangerous and inconvenient for handicapped individuals to use street parking and/or have to park behind the building. The safest and shortest distant to the front door is by using the current driveway entrance. Due to the width of the lot, if handicapped individuals had to park behind the house, it would be hazardous to make their way from the back of the home all the way around to the front. The burden in this case is not on the property owner but is on the handicapped individual who comes for financial services. We would request a variance from Section 7.1.K.4 to have part of the ADA parking space encroaching the public right-of-way, just like the two houses next door. We would also request a variance from UDO Section 10.4.A.1.b on Second Avenue so that the frontage does not need to be upgraded so no curb and gutter, sidewalk, on-street parking, or street lights are required.

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intrude upon the neighbor's house as there is not adequate spacing between the two houses for this type of buffer.

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1. Boundary & Significant Feature Survey: See Survey below and attached
2. Scale & North Arrow: See Survey below and attached

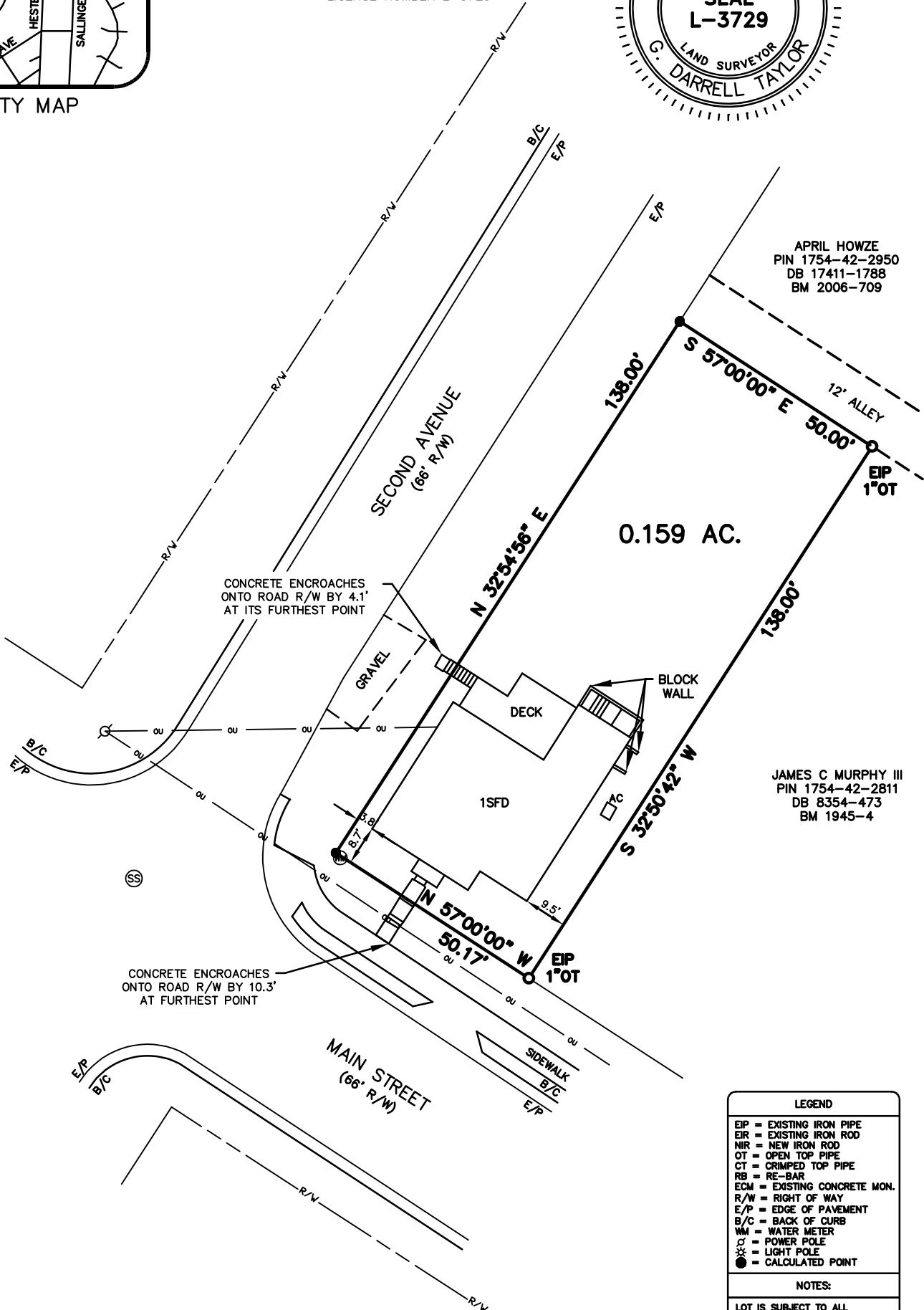
I, G. DARRELL TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY BY ME (DEED DESCRIPTION RECORDED IN BOOK 8441, PAGE 512); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23TH DAY OF MARCH A.D., 2024.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

G. Darrell Taylor
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-3729



VICINITY MAP



APRIL HOWZE
 PIN 1754-42-2950
 DB 17411-1788
 BM 2006-709

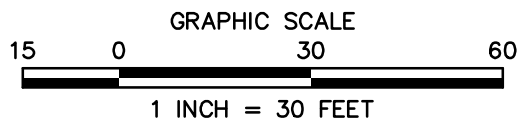
JAMES C MURPHY III
 PIN 1754-42-2811
 DB 8354-473
 BM 1945-4

CONCRETE ENCROACHES
 ONTO ROAD R/W BY 4.1'
 AT ITS FURTHEST POINT

CONCRETE ENCROACHES
 ONTO ROAD R/W BY 10.3'
 AT FURTHEST POINT

LEGEND	
EIP	= EXISTING IRON PIPE
EIR	= EXISTING IRON ROD
NIR	= NEW IRON ROD
OT	= OPEN TOP PIPE
CT	= CRIMPED TOP PIPE
RB	= RE-BAR
ECM	= EXISTING CONCRETE MON.
R/W	= RIGHT OF WAY
E/P	= EDGE OF PAVEMENT
B/C	= BACK OF CURB
WM	= WATER METER
CP	= POWER POLE
*	= LIGHT POLE
●	= CALCULATED POINT

NOTES:	
LOT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.	
FLOOD NOTE:	
NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720XXXXXX, MAP REVISED JULY 19, 2022.	



PROJ. NO.: 2024-226
 FILENAME: JOHNSON
 DRAWN BY: GDT
 SCALE: 1" = 30'
 DATE: 03/24/24

SURVEY FOR: DOUG JOHNSON &
 JOHN ANNIE LLC
 16 MAIN STREET
 KNIGHTDALE, NC 27545
 ST. MATTHEW'S TWP., WAKE CO., N.C.
 PIN 1754-42-1863 DB 8441, PG 512

G. DARRELL TAYLOR
 Professional Land Surveyor
 2220 Effingham Circle
 Raleigh, NC 27615
 919.906.8043
 ncsurveyorder@gmail.com

DOUG & CINDY JOHNSON

16 MAIN STREET
KNIGHTDALE, NC, 27545
919-920-0932

PROPERTY INFORMATION

0.159 ACRES
1.345 SQFT
CURRENT ZONING GR3
PROPOSED ZONING TC

PROPOSED USE: BANKS, CREDIT UNIONS, AND FINANCIAL SERVICES (EDWARD JONES OFFICE)

Edward Jones Branch Office: Katie Smith, CFP
KNIGHTDALE, NC

ST. MATTHEW'S TOWNSHIP; WAKE COUNTY
TOK PROJECT# ZMA-4-24

REVISIONS

NO.	DATE	DESCRIPTION

DATE
08.22.2024

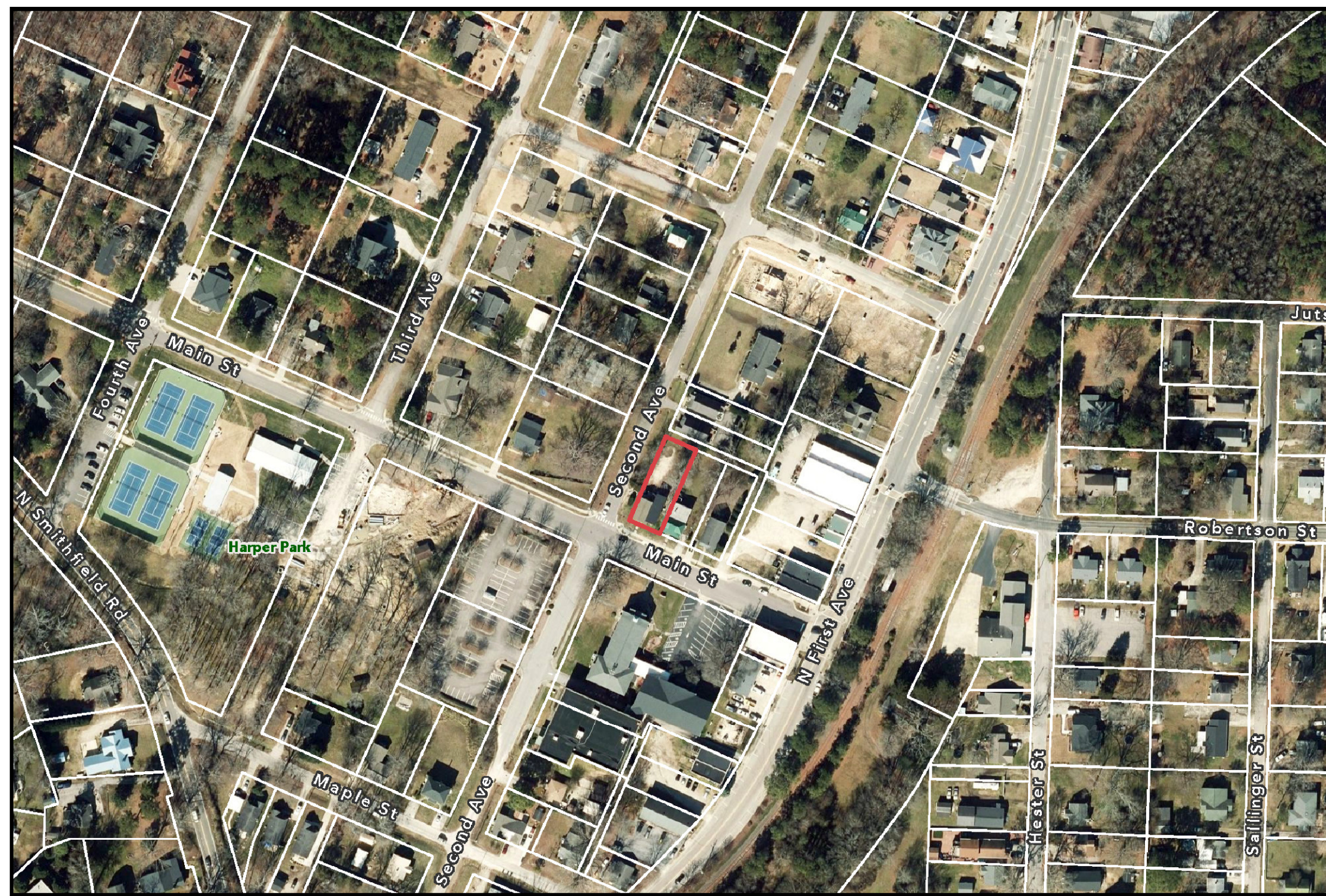
DRAWN BY

PROJECT NO.

SHEET TITLE

SHEET

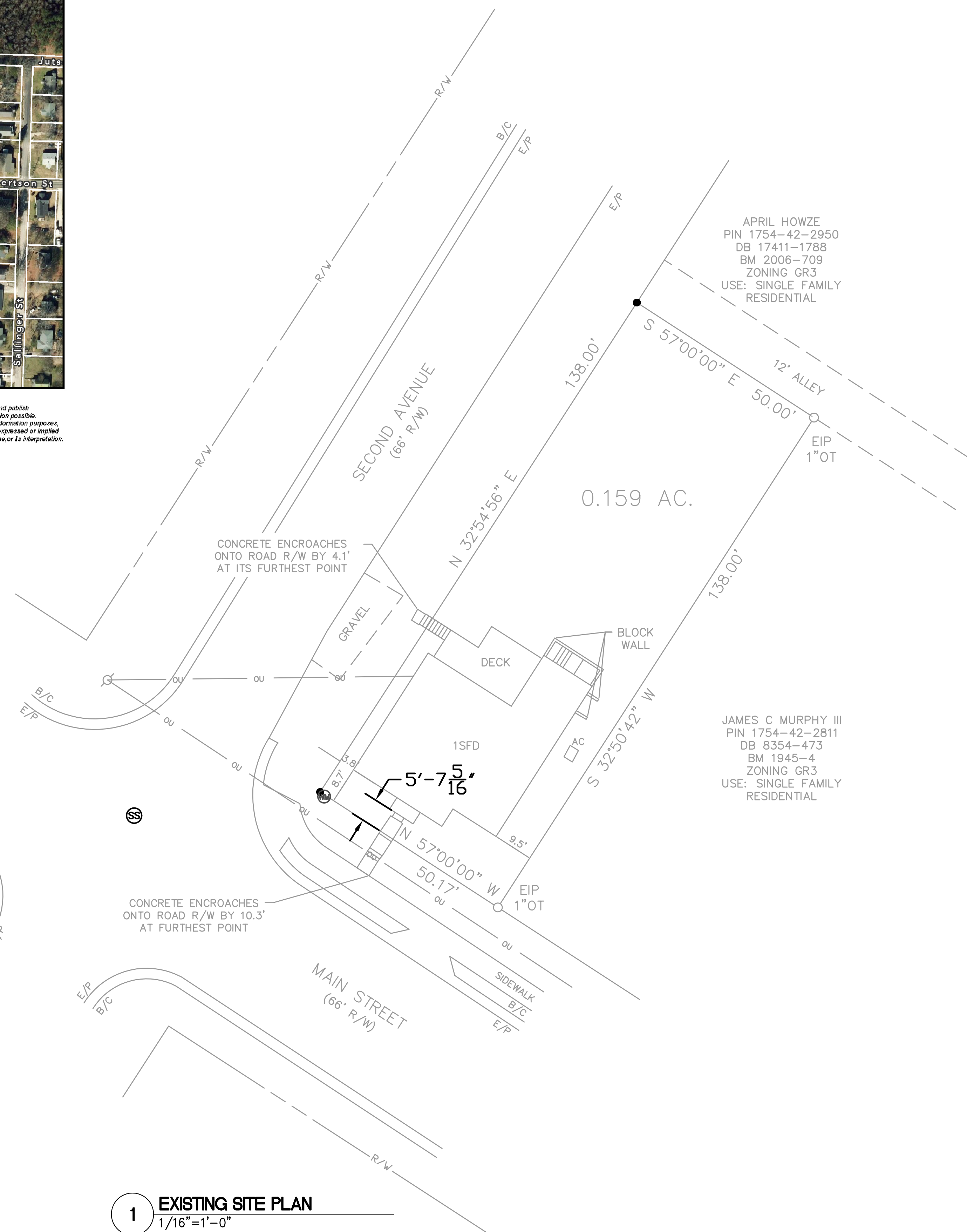
1 OF 6



ZMA-4-24 Edward Jones Office Vicinity Map



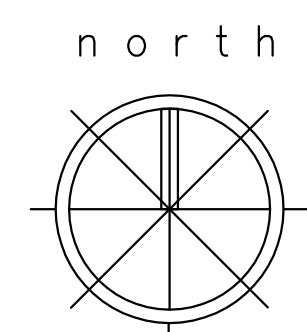
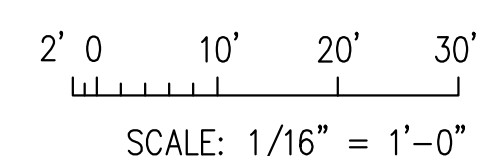
Disclaimer:
 Maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use or its interpretation.



APRIL HOWZE
 PIN 1754-42-2950
 DB 17411-1788
 BM 2006-709
 ZONING GR3
 USE: SINGLE FAMILY RESIDENTIAL

JAMES C MURPHY III
 PIN 1754-42-2811
 DB 8354-473
 BM 1945-4
 ZONING GR3
 USE: SINGLE FAMILY RESIDENTIAL

1 EXISTING SITE PLAN
 1/16" = 1'-0"



PROPERTY INFORMATION

0.159 ACRES
1,345 SQFT
CURRENT ZONING GR3
PROPOSED ZONING TC
PROPOSED USE: BANKS, CREDIT UNIONS, AND FINANCIAL SERVICES (EDWARD JONES OFFICE)

Edward Jones Branch Office: Katie Smith, CFP
KNIGHTDALE, NC
ST. MATTHEW'S TOWNSHIP; WAKE COUNTY
TOK PROJECT# ZMA-4-24

REVISIONS

NO.	DATE	DESCRIPTION

DATE
08.22.2024

DRAWN BY

PROJECT NO.

SHEET TITLE

SHEET

2 OF 6



ZMA-4-24 Edward Jones Office Vicinity Map



Disclaimer
MapInfo makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for informational purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Requested Deviations through Conditional District Rezoning are as follows:

Building Setbacks: 1. UDO Sections 3.4 & 6.5 - The House Building Type Standard requires a minimum 10-foot front setback. The existing setback is 8.7-feet and current porch is 4.2-feet into setback. We're proposing to enlarge the porch such that the setback would now be 2.7-feet. We're requesting this deviation so there is enough room for handicap accessibility and to match the adjacent properties.

Building Type Standards: 1. UDO Section 5.4.C.1 - Banks, credit unions, and financial services uses shall be located in the Mixed-Use Building Type as detailed in Section 6.8 of the UDO. We're requesting to use house building type standard for proposed zoning TC, as it is the current structure in place.

Parking Location: 1. UDO Sections 7.1.K.1 & 7.1.M.1 - Parking spaces/lots cannot be located within any required setback, in the front yard, or in front of the building facade. We're requesting use of the current driveway entrance curbing to make an ADA accessible parking spot in front of 16 Main St. The driveway entrance was already installed by the town and 16 Main St is the only property on the block that does not have the driveway paved past the sidewalk. It would be dangerous and inconvenient for handicapped individuals to use street parking and/or have to park behind the building. The safest and shortest distance to the front door is by using the current driveway entrance. Due to the width of the lot, if handicapped individuals had to park behind the house, it would be hazardous to make their way from the back of the home all the way around to the front.
2. UDO Section 7.1.K.4 - Parking spaces/lots cannot encroach upon or extend onto public rights-of-way or sidewalks. We request deviation to match adjacent properties and to ensure the safest route for handicapped individuals.

Parking Lot Design: 1. UDO Section 7.1.K.2.c - All vehicle accommodation areas (parking lots) shall be curbed using standard curb & gutter with a minimum width of 1.5 feet. We request to not be required to install curb and gutter by the ADA parking space as there is not sufficient space due to the property size.

Required Buffers: 1. UDO Section 7.4.1.1 - When a Town Center Zoning District is proposed adjacent to a GR3 Zoned parcel, a Type C (30') Buffer is required. Relief from this requirement is required along the northern and eastern property lines. We request to remove the buffer requirements as the space between the current home and eastern house is only 10-feet. The other houses on the block and in the neighborhood do not have 30-foot buffers and would decrease the visual aesthetics of the homes.

Main Street Street Trees: 1. UDO Sections 7.4.L & 10.2.K - Street trees are required along Main Street. We'd like to request deviation from UDO Section 7.4.L & 10.2.K to not have one state tree (canopy tree) along Main St as none of the other homes on that street have any trees. The grass strip between the road and sidewalk is not very wide and the tree would have to be planted in front of the mailbox and front door to adhere to these guidelines with the proposed ADA parking spot.

Second Avenue Roadway Improvements: 1. UDO Sections 10.4.A & 10.4.A.1.b - Second Avenue is identified as a Local Street per Appendix A of the UDO. New development with frontages on existing publicly maintained street shall be required to upgrade all their frontages to meet the standards of Chapter 10 of the UDO. We request to remove the requirement of improving Second Avenue with curb and gutter, sidewalk, on-street parking, street trees and street lights, as the front of our proposed office is on Main St. Second Avenue is primarily residential and none of the other lots have these requirements, nor is there sufficient space to add.

Trash/Recycling Receptacles: 1. UDO Section 7.5.E. - All trash/recycling bins are restricted to the side or rear yards only and must be screened from off-site view. We request for trash receptacles to be stored under deck and out of view from the street. We request deviation from the containment area and landscape screening as there will be less trash than a residential home, and we will be using a standard 96-gallon trash can.

Parking:

The site is located within the Central Business District. The proposed development will make a \$500 per parking space contribution to the Town of Knightdale's parking fund in lieu of constructing the required minimum number of parking spaces on site. The \$2,000 total parking fund contribution will be paid before Construction Drawings approval. This financial contribution does not account for the required ADA parking space, which will be constructed on-site.

Calculations for total payment required: 1,260 square foot house per Wake County Tax Card; Maximum parking required: 1,260 SF/1,000 SF = 1.26 x 5.5 parking spaces = 6.93 parking spaces = 7 parking spaces allowed (maximum); Minimum = 1/2 maximum = 4 parking spaces required

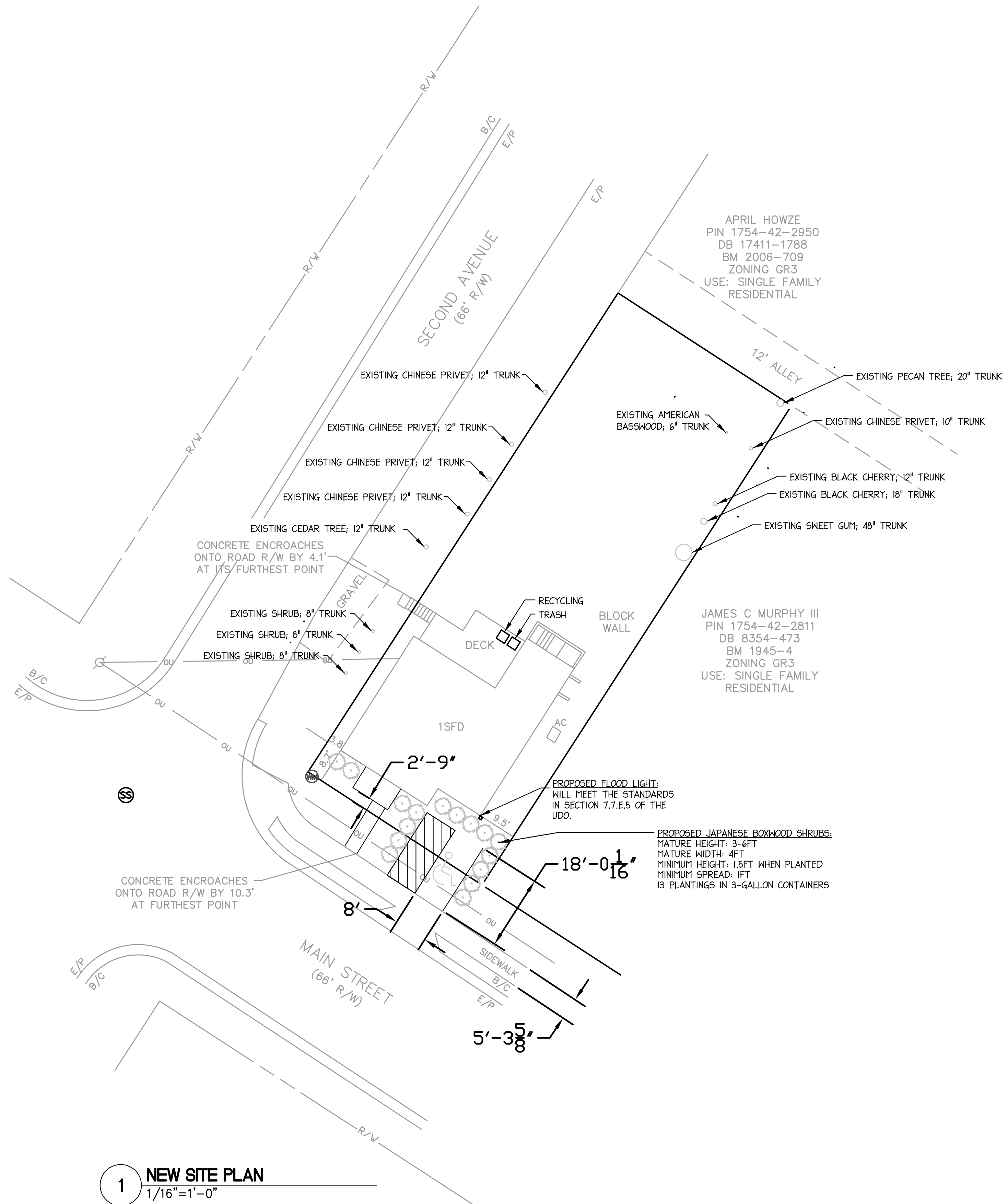
Transactions:

Only indoor transactions shall be permitted with no night drop boxes permitted per Section 5.4.C.2 of the UDO.

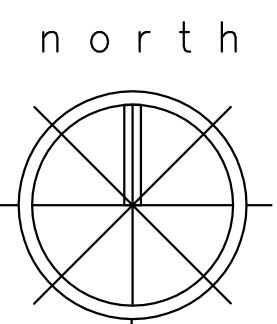
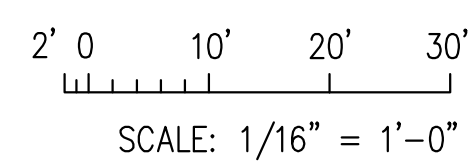
Water Allocation Policy:

The current home is already connected to the town's water and sewer system. We will meet the Town of Knightdale Water Allocation Policy (WAP) requirement of 50 points with the following features:

Base Points	Points
Change of Use	50
Bonus Points	
Change of Use	4
Total	54



1 NEW SITE PLAN
1/16" = 1'-0"



DOUG & CINDY JOHNSON

16 MAIN STREET
KNIGHTDALE, NC, 27545
919-920-0932

PROPERTY INFORMATION

0.159 ACRES
1,345 SQFT
CURRENT ZONING GR3
PROPOSED ZONING TC
PROPOSED USE: BANKS, CREDIT UNIONS, AND FINANCIAL SERVICES (EDWARD JONES OFFICE)

Edward Jones Branch Office: Katie Smith, CFP

KNIGHTDALE, NC
ST. MATTHEW'S TOWNSHIP; WAKE COUNTY
TOK PROJECT# ZMA-4-24

REVISIONS

DATE

08.22.2024

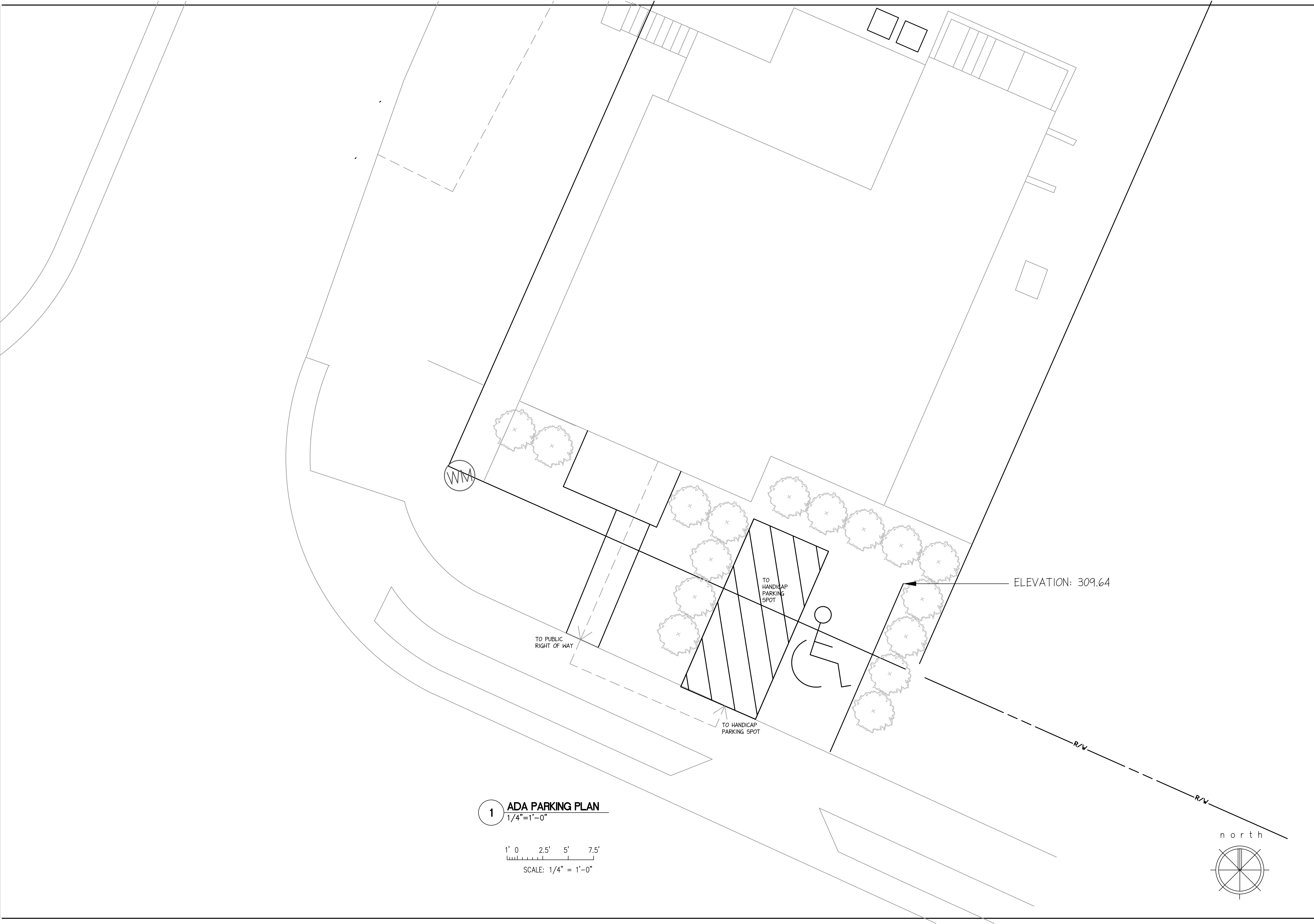
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PROJECT NO.

SHEET TITLE

SHEET

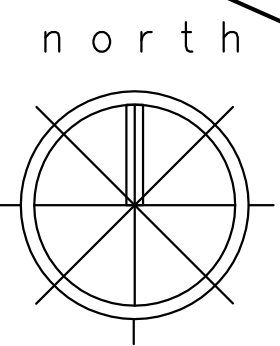
3 OF 6



1 ADA PARKING PLAN
1/4" = 1'-0"

1' 0 2.5' 5' 7.5'

SCALE: 1/4" = 1'-0"



DOUG & CINDY JOHNSON

16 MAIN STREET
KNIGHTDALE, NC, 27545
919-920-0932

PROPERTY INFORMATION

0.159 ACRES
1,345 SQFT
CURRENT ZONING GR3
PROPOSED ZONING TC

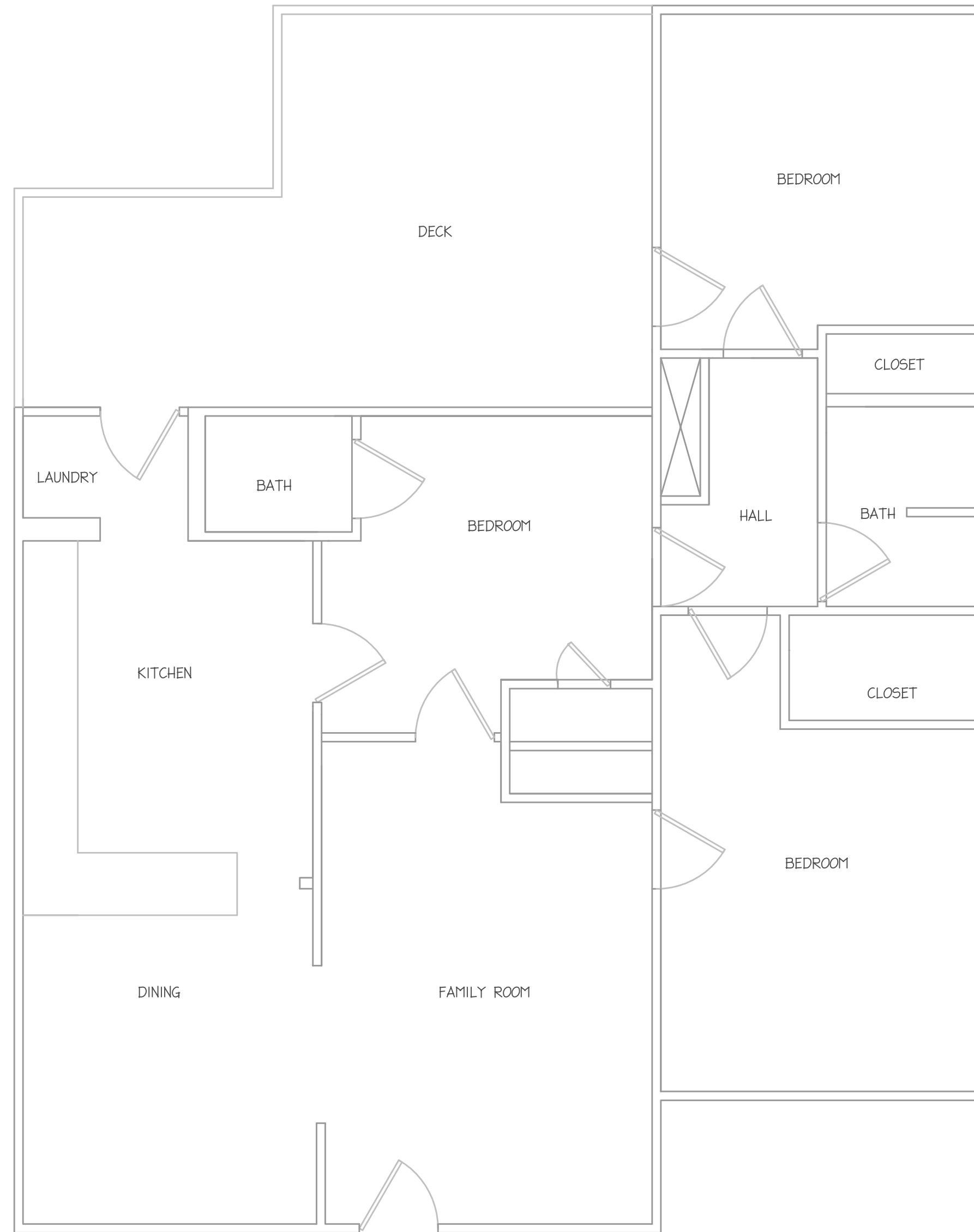
PROPOSED USE: BANKS, CREDIT
UNIONS, AND FINANCIAL
SERVICES (EDWARD JONES
OFFICE)

Edward Jones Branch Office: Katie Smith, CFP

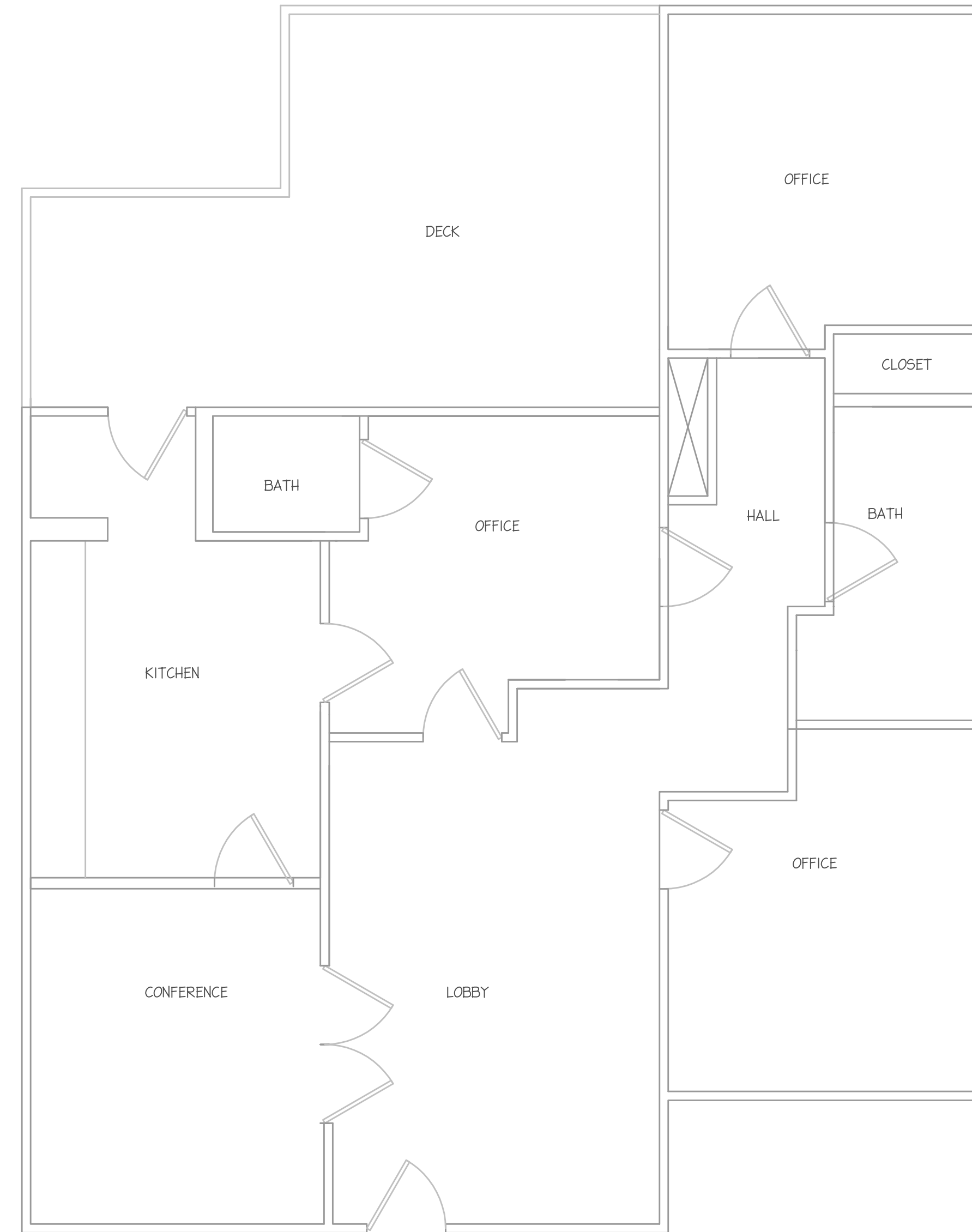
KNIGHTDALE, NC

ST. MATTHEW'S TOWNSHIP; WAKE COUNTY

TOK PROJECT# ZMA-4-24



1 EXISTING FLOOR PLAN
1/4"=1'-0"



1 NEW FLOOR PLAN
1/4"=1'-0"

REVISIONS

DATE

08.22.2024

DRAWN BY

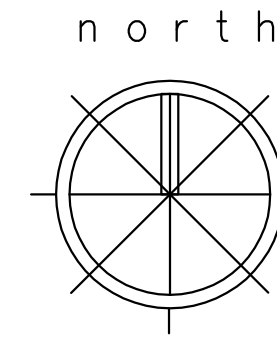
PROJECT NO.

SHEET TITLE

SHEET

4 OF 6

SITE TOPOGRAPHY



1 TOPOGRAPHY PLAN
 1/16" = 1'-0"
 2' 0" 10' 20' 30'
 SCALE: 1/16" = 1'-0"

DOUG & CINDY JOHNSON
 16 MAIN STREET
 KNIGHTDALE, NC, 27545
 919-920-0932

PROPERTY INFORMATION
 0.159 ACRES
 1,345 SQFT
 CURRENT ZONING GR3
 PROPOSED ZONING TC
 PROPOSED USE: BANKS, CREDIT UNIONS, AND FINANCIAL SERVICES (EDWARD JONES OFFICE)

Edward Jones Branch Office: Katie Smith, CFP
 KNIGHTDALE, NC
 ST. MATTHEW'S TOWNSHIP; WAKE COUNTY
 TOK PROJECT# ZMA-4-24

REVISIONS

NO.	DATE	DESCRIPTION

DATE
08.22.2024

DRAWN BY

PROJECT NO.

SHEET TITLE

SHEET

5 OF 6

PROPERTY INFORMATION

0.159 ACRES
1,345 SQFT
CURRENT ZONING GR3
PROPOSED ZONING TC
PROPOSED USE: BANKS, CREDIT UNIONS, AND FINANCIAL SERVICES (EDWARD JONES OFFICE)

Edward Jones Branch Office: Katie Smith, CFP
KNIGHTDALE, NC
ST. MATTHEW'S TOWNSHIP; WAKE COUNTY
TOK PROJECT# ZMA-4-24

REVISIONS

DATE

08.22.2024

DRAWN BY

PROJECT NO.

SHEET TITLE

SHEET



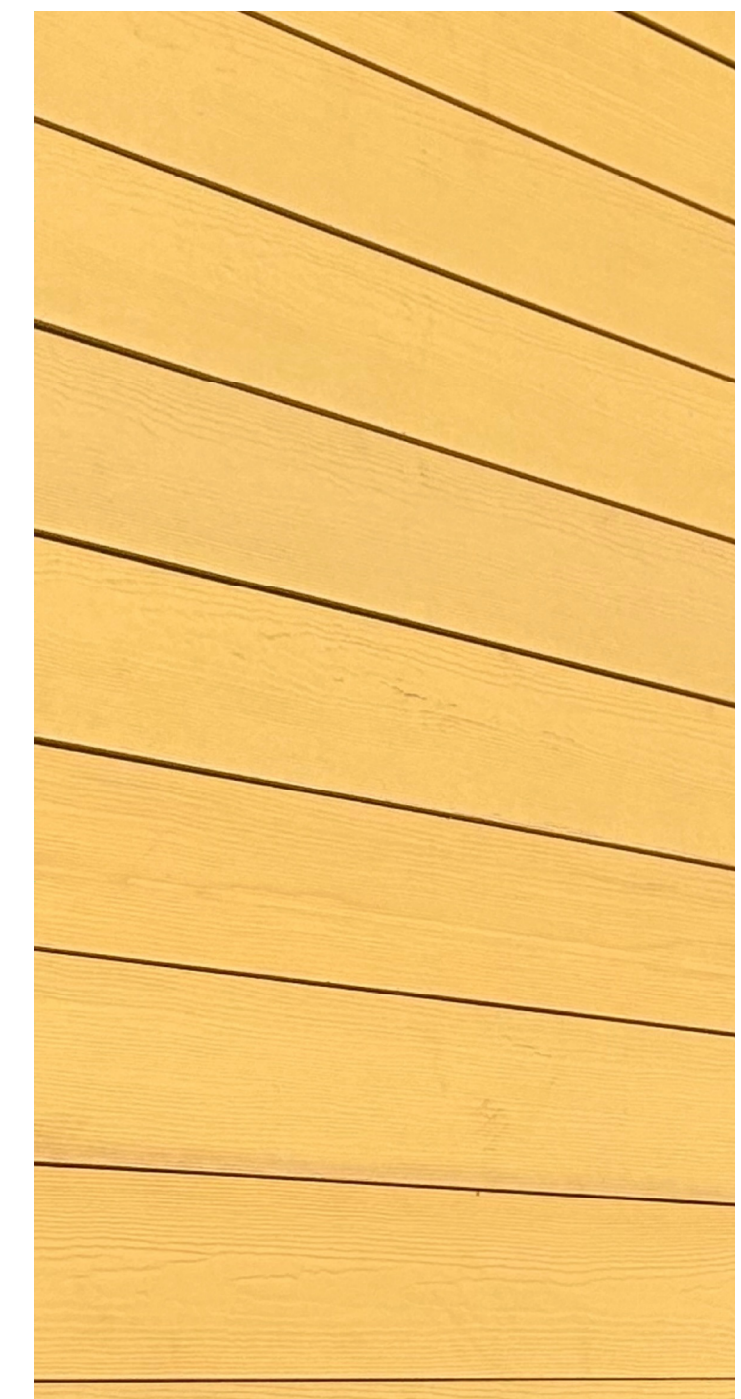
PROPOSED FRONT DOOR



PROPOSED WINDOWS



PROPOSED EXTERIOR COLOR



PROPOSED FIBER CEMENT



EXISTING VINYL SIDING

16 Main St.
Knightdale, NC 27545

Katie Smith
Doug Johnson

July 5, 2024

Dear Knightdale Area Property Owner:

You are invited to a neighborhood meeting to learn more about a proposed project adjacent to or near your property. A Neighborhood Meeting is required by the Town of Knightdale Unified Development Ordinance and all property owners within 200 feet of the proposed development must receive notification of the meeting. The meeting will be an opportunity for residents and property owners to learn more about the project and provide feedback.

Meeting Date: July 16, 2024

Meeting Time: 6:00pm

Meeting Welcome: Katie Smith

UDO Section 12.2.C.3 requires a Neighborhood Meeting prior to the submittal of any Zoning Map Amendment or Special Use Permit. The goal is to solicit feedback from neighboring residents to assist in bettering the proposal prior to the required public hearing.

Next Steps are possible revisions to the plan based on comments received, application submittal, Town Council Joint Public Hearing, Land Use Review Board meeting, then Town Council Decision.

Project Presentation: Katie Smith & Doug Johnson

Q&A: Katie Smith

Meeting Location:

<https://edwardjones.zoom.us/j/92637625100?pwd=F8x4bDNzGYDSCf1fXJCBSybRMUn4mW.1>

Meeting ID: 926 3762 5100

Passcode: 100900

Application type: Conditional District Rezoning

Approving Authority: Town Council Legislative Approval

Address: 16 Main St. Knightdale, NC

PIN: 1754-42-1863

16 Main St.
Knightdale, NC 27545

Katie Smith
Doug Johnson

Description of proposal: Request to rezone 16 Main St from residential to commercial to be used as Edward Jones office for Katie Smith, CFP®.

Estimated Submittal Date: July 20, 2024

Enclosed is a map showing the location of the property being considered for this proposal. Additional materials and information may be available at the meeting.

*Please see the Development Services 2024 Meeting & Submittal Schedule for future public meetings dates.

<https://www.knightdalenc.gov/sites/default/files/uploads/developmentservices/submittal-and-meeting-schedule-2024.pdf>

If you have any questions, comments, or concerns about the proposal prior to the meeting, you may contact the developer/project manager at 919-920-0467. These will be recorded as part of the meeting summary, which is submitted to Town staff and elected officials. You may also contact the Town of Knightdale Development Services Department at 919-217-2245.

Cc: Town of Knightdale Development Services Department

Project Contact Information

Project Name: Edward Jones – Katie Smith, CFP® Proposed Zoning: RMX

Location: 16 Main St. Knightdale NC

Property PIN(s): 1754-42-1863

Acreege/Square Feet: 0.16 acres

Property Owner: Doug & Cindy Johnson

Address: PO Box 2016

City: Fremont

State: NC

Zip: 27830

Phone: 919-920-0932

Email: doug@b2buministries.org

Developer: Doug Johnson

Address: PO Box 2016

City: Fremont

State: NC

Zip: 27830

Phone: 919-920-0932

Email: doug@b2buministries.org

Engineer: Doug Johnson

Address: PO Box 2016

City: Fremont

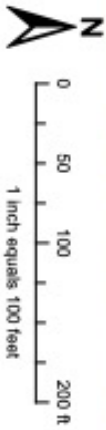
State: NC

Zip: 27830

Phone: 919-920-0932

Email: doug@b2buministries.org

ZMA-4-24 Edward Jones Office



Disclaimer:
Atlas makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for informational purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Summary of Discussions

Provide a summary of any questions or comments received from meeting attendees along with responses by the applicant. If the question or comment will result in a change to the proposal, please state how that change will be made and the resulting follow up with the applicant. Use duplicate sheets if needed.

The neighborhood meeting was conducted on 7/16/24 via zoom. The letters were mailed out on 7/05/24. The meeting had 3 attendees plus Gideon Smith. Katie and Doug presented the conditional district rezoning project and answered questions from the neighbors.

- **Parking:** The neighbors asked about parking and we explained using the parallel spots on the street plus the addition of ADA space where current driveway entrance is curbed. Katie also explained that she is appointment only and doesn't have multiple clients coming into the office at once.
- **Commercial Zoning:** The neighbors asked about the rezoning and what would prevent a Dunkin' Donuts or other business from occupying the space in the future. Gideon explained that other businesses would have to go through rezoning process as well and that this is a specific rezoning for bank/credit union/financial services use only
- **Residential Zoning:** The neighbors asked if the property could go back to residential if approved commercial. It was explained that it could but would need to go back thru the rezoning process.
- **Security:** The neighbors asked if outdoor security cameras would be installed. Katie will check with Edward Jones Home Office and let them know. Katie e-mailed the neighbors on 7/17 letting them know outdoor security cameras are not standard for Edward Jones but can be approved on a case by case basis. Katie also let the neighbors know that cash is NOT kept on premises.
- **Buffer Zone:** The next door neighbor understands there isn't space for large buffer zone as written in UDO. The only concern is the side window they have without blinds/curtains that looks into 16 Main St. Having a bush line was discussed but next door neighbor was more concerned about 2 large trees in back of lot. Doug and neighbor are going to further discuss what/if anything should be done as those trees help with runoff water.

16 Main St.
Knightdale, NC 27545

Katie Smith
Doug Johnson

List of all property owners within 200 ft who were contacted about neighborhood meeting

Address	Owner
321 N FIRST AVE	FRIEDRICHS, PEGEEN W FRIEDRICHS, DEREK M
14 MAIN ST	MURPHY, JAMES C III
12 MAIN ST	STONE, DEBRA M
301 N FIRST AVE	JOHNSON, VIVIAN GAYLE
307 N FIRST AVE	JOHNSON, VIVIAN GAYLE
323 SECOND AVE	VAN WAGNEN, SUMMER
104 MAIN ST	ROBERTSON, DANIEL B ROBERTSON, ANNE KNIGHT
315 N FIRST AVE	KNIGHT RENTALS LLC
311 N FIRST AVE	HOUSE, MARTHA S HOUSE, KENNETH L JR
211 MAIN ST	KNIGHTDALE BAPTIST CHURCH
221 N FIRST AVE	STRICKLAND, MICHAEL A
325 SECOND AVE	HARRELL, BENJIE
310 SECOND AVE	HOWZE, APRIL
16 MAIN ST	JOHNSON, FRED DOUGLAS JOHNSON, CYNTHIA BULLOCK
309 SECOND AVE	JACKSON, JENNIFER
316 SECOND AVE	VEQUIST, DAVID GEORGE IV VEQUIST, MICHELLE LANE
326 SECOND AVE	HARRELL, WILLIE C III
9 MAIN ST	KNIGHTDALE BAPTIST CHURCH

NEIGHBORHOOD MEETING ATTENDANCE SHEET

Please list Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting. Use duplicate sheets if needed.

	Name/Organization	Address	Phone Number	Email Address	Follow Up Requested?
1	Claire Wagner	14 Main St	252-813—8015	Clairevwagner6@gmail.com	YES
2	Sean Murphy	14 Main St	919-810-2720	Seanm.murphy@hotmail.com	YES
3	Deb Stone	12 Main St	919-961-5074	Deb65stone@gmail.com	YES
4	Gideon Smith Town of Knightdale Development Services	950 Steeple Square Court, Knightdale, NC	919-217-2245	Gideon.smith@knightdalenc.gov	NO