



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #24-11-20-004
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-4-24 16 Main Street Edward Jones Branch Office Conditional District

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property from General Residential Low-Density (GR3) District to Town Center Conditional District (TC-CD); and

WHEREAS, the Town Council finds the proposed Zoning Map is consistent with the KnightdaleNext V.2 2035 Comprehensive Plan as it addresses several of the guiding principles such as embracing and promoting the elements of an inclusive, livable Town, exercising planned and orderly growth strategies through infill development, and continuing to enhance Knightdale's economic vitality. Further, it is consistent with the Intentional Growth Areas Map and the Urban Small Town Framework Map, as well as the Future Place Type Map's designation as an "Old Town & Downtown" Place Type; and

WHEREAS, 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 not only desire to visit, but to also live, work, and play;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1: That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone approximately ± 0.16 acres of land located at 16 Main Street, and further identified by Wake County PIN 1754-42-1863, from General Residential Low-Density (GR3) District to Town Center – Conditional District (TC-CD) to convert the existing single-family dwelling into an Edward Jones Branch Office.

SECTION 2. That the approved Master Plan shall serve as a site-specific condition to the parcel of land identified as PIN 1754-42-1863. However, the applicant must submit Construction Drawings to the Town for approval that are in conformance with the approved conditions of the TC-CD Zoning District, Master Plan comments, Unified Development Ordinance, and comments from the August 8, 2024 Development Review Committee meeting.

SECTION 3. That the requested development regulation flexibility contained within the application identified as ZMA-4-24, and listed below apply as additional zoning conditions to the parcel of land identified above:

1. The only permitted use on the subject property shall be Banks, Credit Unions, and Financial Services uses.
2. The House Building Type Standards shall be applied to the subject development.
3. A covered, front porch shall be permitted to encroach into the minimum front setback associated with the House Building Types Standards prescribed by Chapter 6 of the Unified Development

Ordinance. The covered, front porch shall be at least 2.75-feet from the front property line, as shown on the Master Plan.

4. The ADA parking space shall be permitted within the required setbacks, in the front yard, and in front of the building façade, and can encroach upon or extend onto the Main Street public right-of-way, as shown on the Master Plan.
5. The ADA parking space shall not be required to be constructed with curb and gutter.
6. Canopy trees and understory trees associated with the 10-foot Type A Buffer shall not be required to be planted around the ADA parking space. Shrubs, however, shall be required, as shown on the Master Plan.
7. A 30-foot Type C Buffer shall not be required along the northern and eastern property lines of the subject property.
8. Second Avenue shall not be required to be upgraded to meet the standards of Chapter 10 of the Unified Development Ordinance, including, but not limited to, curb and gutter, sidewalks, on-street parking, street trees, or street lights.
9. Main Street shall not be required to be upgraded to meet the standards of Chapter 10 of the Unified Development Ordinance, including, but not limited to, curb and gutter, sidewalks, on-street parking, street trees, or street lights.
10. Trash and recycling bins shall be stored under the existing deck, out of view from both Main Street and Second Avenue.
11. A Permanent Suspended Shingle Post Sign shall be permitted to encroach into the applicable setback prescribed by Chapter 8 of the Unified Development Ordinance for this sign type.

SECTION 4. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 5. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 6. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 7. That this ordinance shall be enforced as provided in G.S. 160D-605 or as provided for in the Knightdale Town Code

SECTION 8. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 20th day of November, 2024

Jessica Day, Mayor

ATTEST and SEAL:

Heather Smith, Town Clerk