

16 Main St Sketch Plan

Property Owner:

Doug & Cindy Johnson
PO Box 2016 Fremont, NC 27830
(919) 920-0932

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.

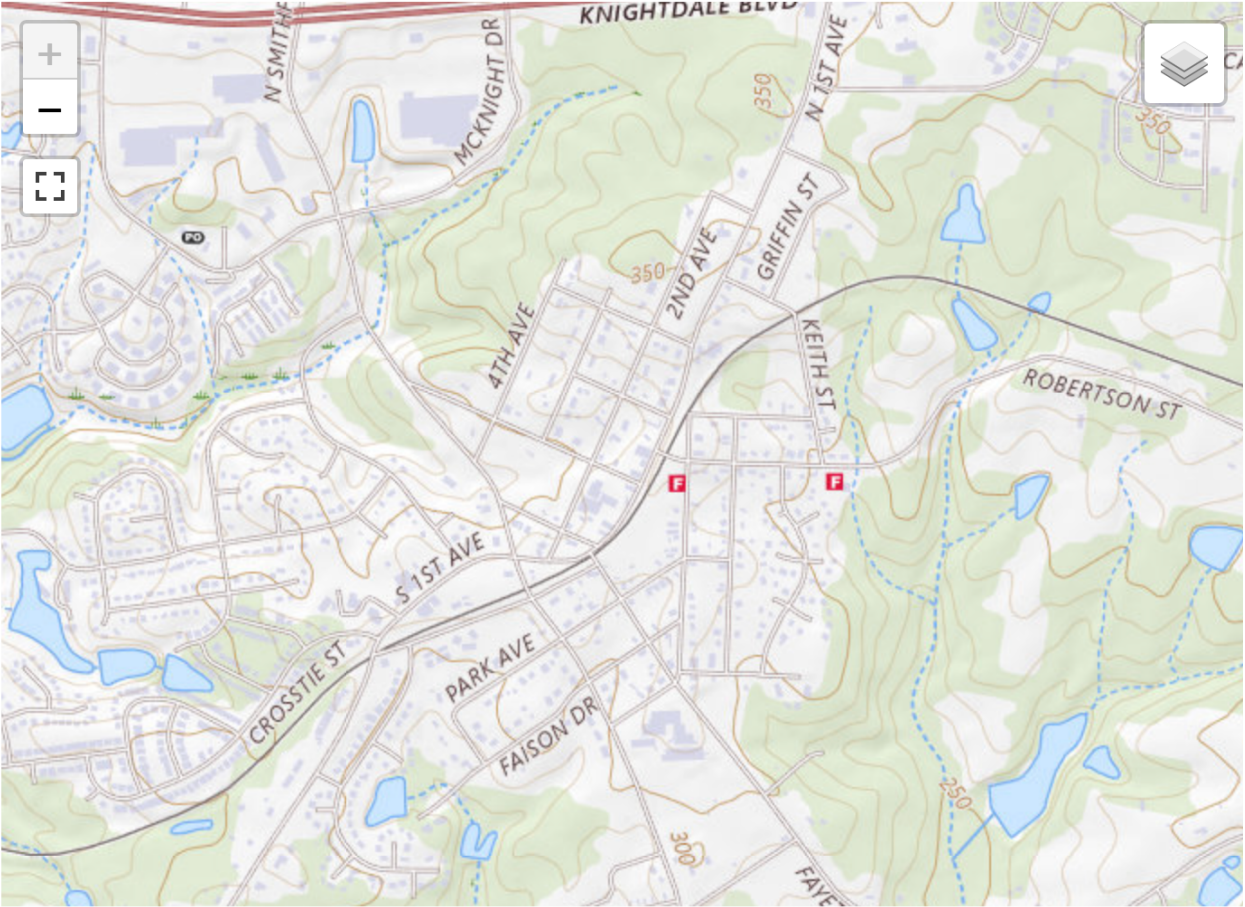
Katie's office is currently located on Oberlin Rd in Raleigh. She has one employee and sees clients by appointment only. There is not a lot of foot traffic as most of her appointments are conducted via zoom.

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.

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.

Existing topographic and planimetric conditions



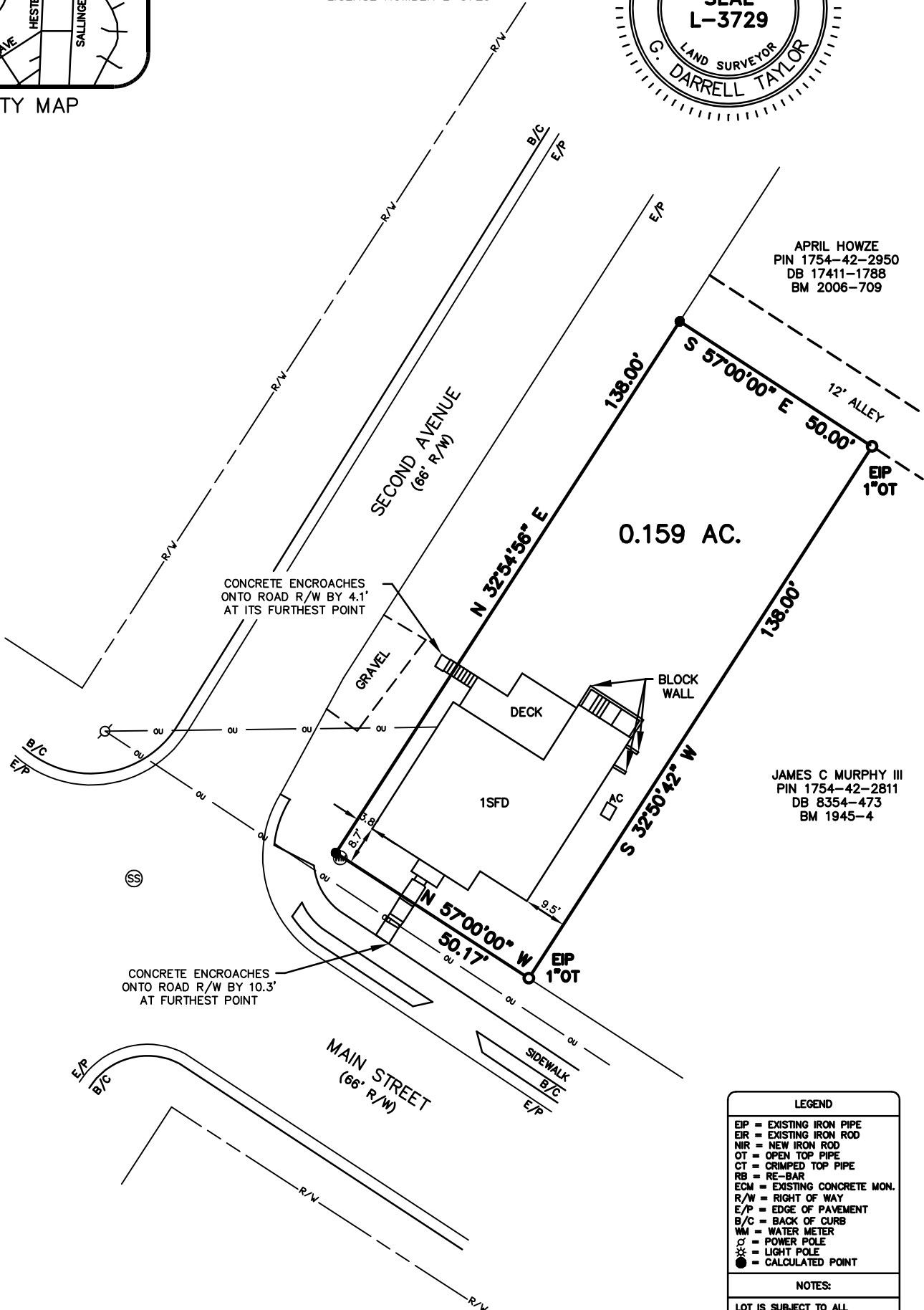
I, G. DARRELL TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY BY ME (DEED DESCRIPTION RECORDED IN BOOK 8441, PAGE 512); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23TH DAY OF MARCH A.D., 2024.

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

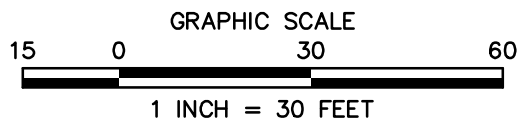


VICINITY MAP



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



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

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 Professional Land Surveyor
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