

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

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.

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.

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 Knightdale's 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 Town's Rate & Fee Scheduled FY 24-25.

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.

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.

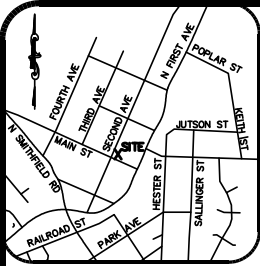
We'd like to use existing landscaping to meet requirements of UDO Section 7.4.D.4 and location of existing trees is shown on site plan. Along Second Avenue, there are 4 Chinese Privot canopy trees with trunks between 10-12" and one 12" cedar tree. We'd like to request deviation from UDO Section 7.4.L & 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.

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 neighbor's 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.

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

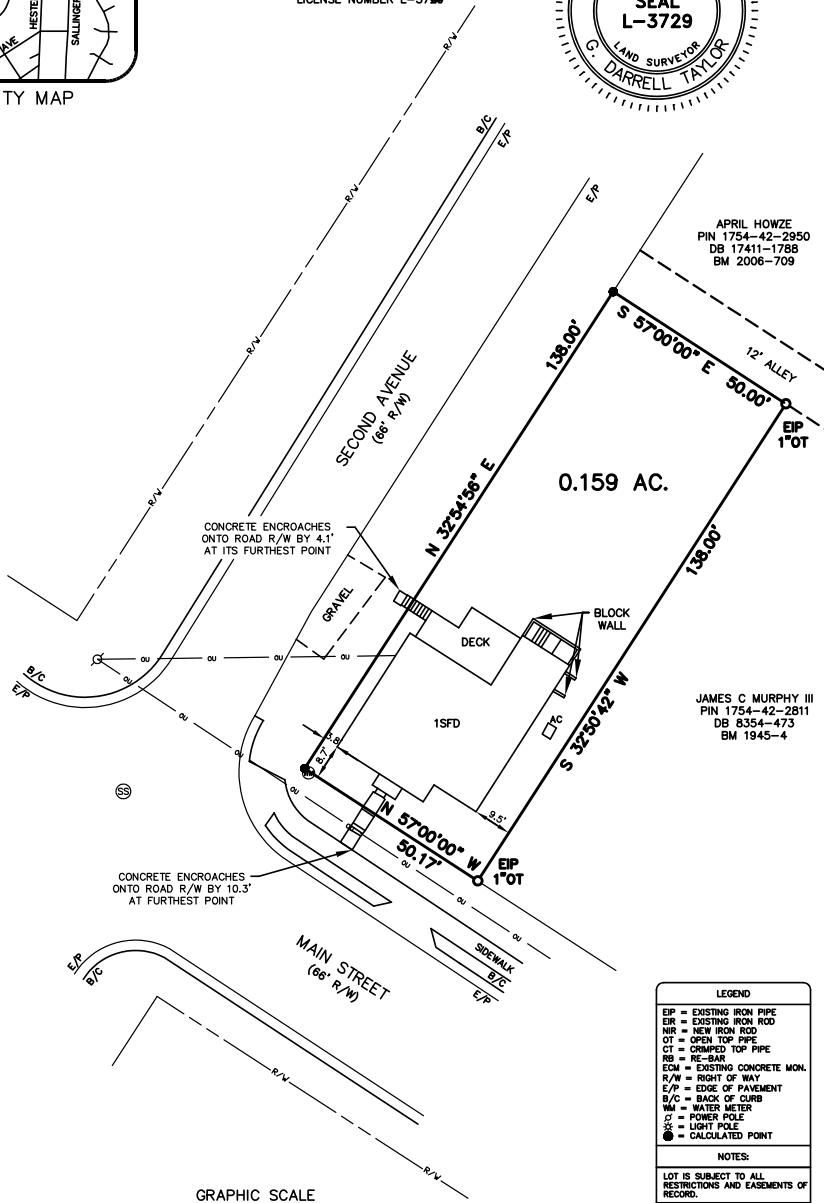


VICINITY MAP

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.

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

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.

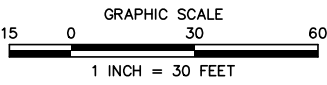


APRIL HOWZE
 PIN 1754-42-2950
 DB 17411-1788
 BM 2006-709

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

LEGEND	
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CP	= POWER POLE
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CP	= CALCULATED POINT

NOTES:
 LOT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.
 FLOOD NOTE:
 NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 372000000K. MAP REVISED JULY 16, 2022.



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

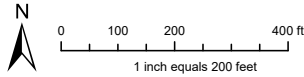
SURVEY FOR: DOUG JOHNSON & JOHN ANNIE LLC
 16 MAIN STREET
 KNIGHTDALE, NC 27545
 ST. MATTHEW'S TWP., WAKE CO., N.C.
 PIN 1754-42-1863 DB 8441, PG 512

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

3. Vicinity Map: See below and attached



ZMA-4-24 Edward Jones Office Vicinity Map



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4. Site Data

- 0.159 acres

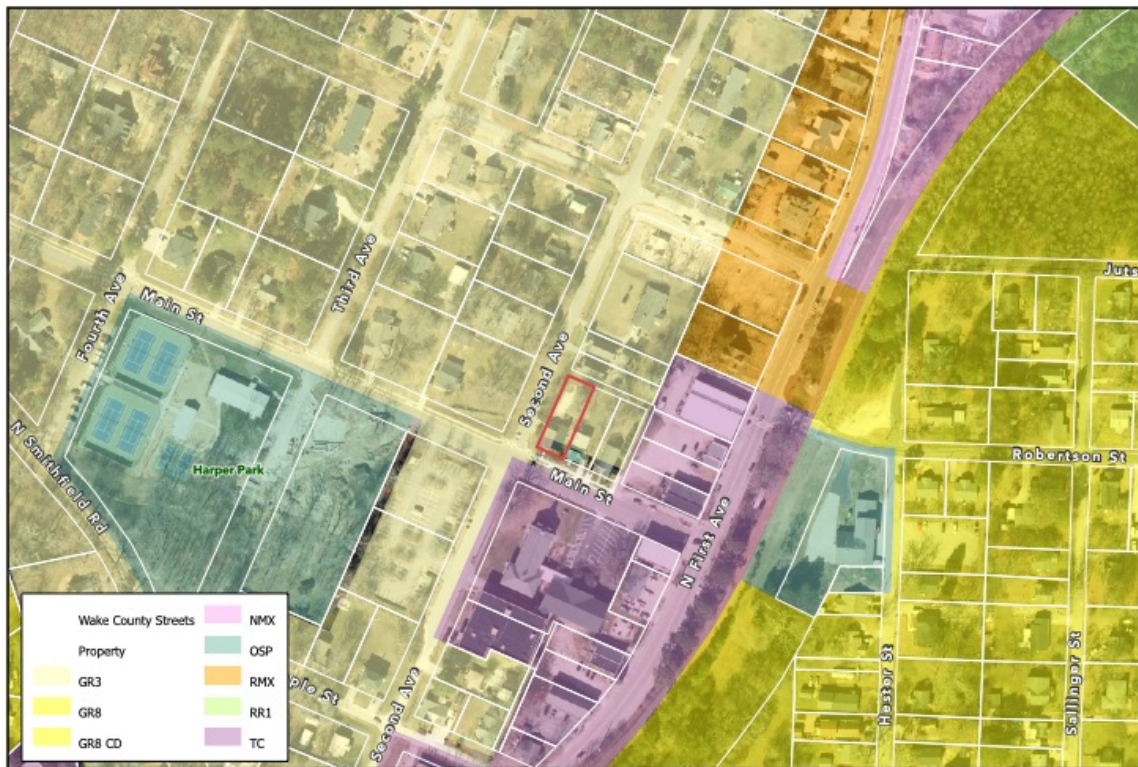
5. General Site Information

- Proposed Name of office: Edward Jones
- Street: 16 Main St
- Property Owner: Doug & Cindy Johnson PO Box 2016 Fremont, NC 27830
- Property Owners within 200 feet:

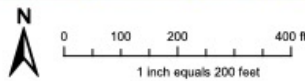
321 N FIRST AVE	FRIEDRICHS, PEGEEN W FRIEDRICHS, DEREK M
14 MAIN ST	MURPHY, JAMES C III
12 MAIN ST	STONE, DEBRA M
301 N FIRST AVE	JOHNSON, VIVIAN GAYLE
307 N FIRST AVE	JOHNSON, VIVIAN GAYLE
323 SECOND AVE	VAN WAGNEN, SUMMER
104 MAIN ST	ROBERTSON, DANIEL B ROBERTSON, ANNE KNIGHT
315 N FIRST AVE	KNIGHT 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

- Township: St. Matthews, Wake County, North Carolina
- Date of plan preparation: 07/20/2024
- Zoning Classification: TC
- Zoning of adjacent properties: GR3



ZMA-4-24 Edward Jones Office Zoning Map



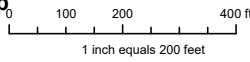
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6. Environmental Survey: See below and attached

7. Topography: See Below and attached



ZMA-4-24 Edward Jones Office Env Survey & Topo Map



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8. Natural Development Constraints: n/a

9. Municipal & ETJ Boundaries: n/a

10. Site Improvements & Dimensions: See below and attached

DAVE & CREDY
 ARCHITECTS
 1100 WEST 10TH AVENUE
 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101

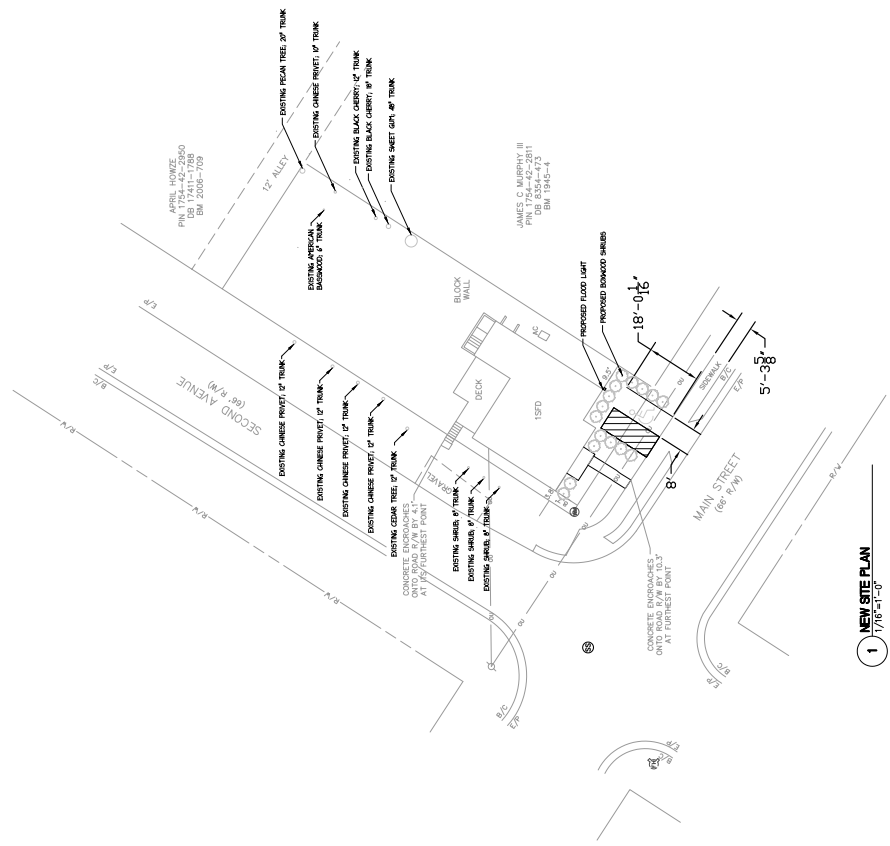
PROPERTY
 INFORMATION
 1100 WEST 10TH AVENUE
 DENVER, CO 80202

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

REVISIONS

DATE
 07/21/2024
 DRAWN BY
 PROJECT NO.
 SHEET NO.

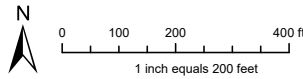
SHEET



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



ZMA-4-24 Edward Jones Office Vicinity Map



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11. Recreational Open Space Calculations: n/a

12. Street Cross-Sections: n/a

13. 2D Utility Plans: No changes required per Cydney Terry with City of Raleigh

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. I do not see anything that warrants the need for a backflow preventor to be added, unless there is a request for a new irrigation service.

14. Construction Limits: n/a

15. Phasing Plan & Timetable:

- Master Plan Submittal: 7/22/24
- Joint Public Hearing: 9/09/24
- Start renovations: once approved
- Complete renovations: by 12/31/24

16. 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	
Development or Redevelopment within Old Town District	4
Total	54

○

17. Specific Plan Sheets: See below and attached

DATE
07/21/2024

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PROJECT NO.

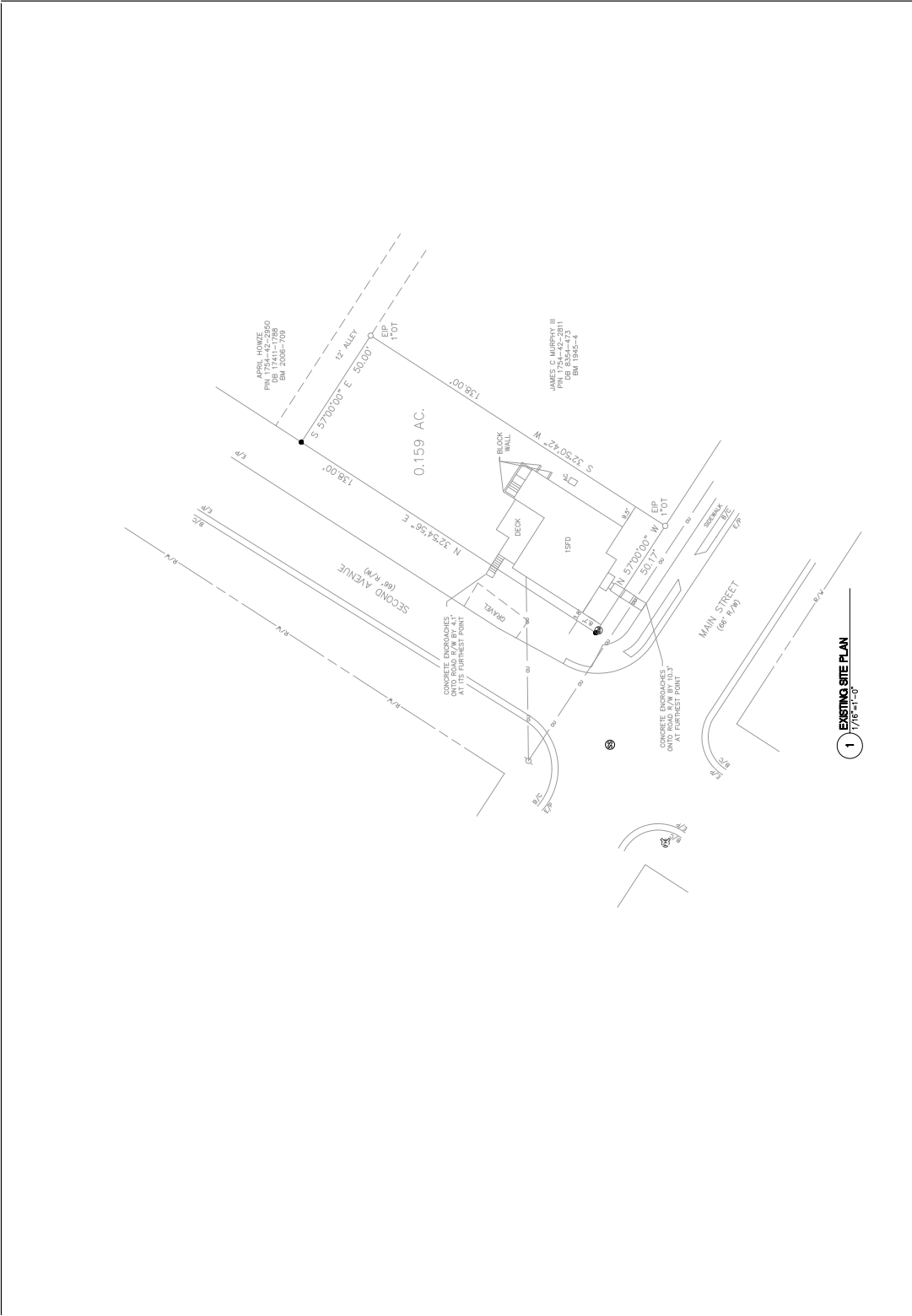
SHEET TITLE
SHEET

REVISIONS

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

DAVE & CREDY
ARCHITECTS
1100 W. BROAD ST.
RTP, NC 27681

PROPERTY
INFORMATION
SUBJECT: [BLANK]
PROJECT: [BLANK]



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

DAVE & CREDY
 ARCHITECTS
 1000 W. MAIN STREET
 WASHINGTON, NC 27581
 TEL: 919.733.1111
 WWW.DAVEANDCREDY.COM

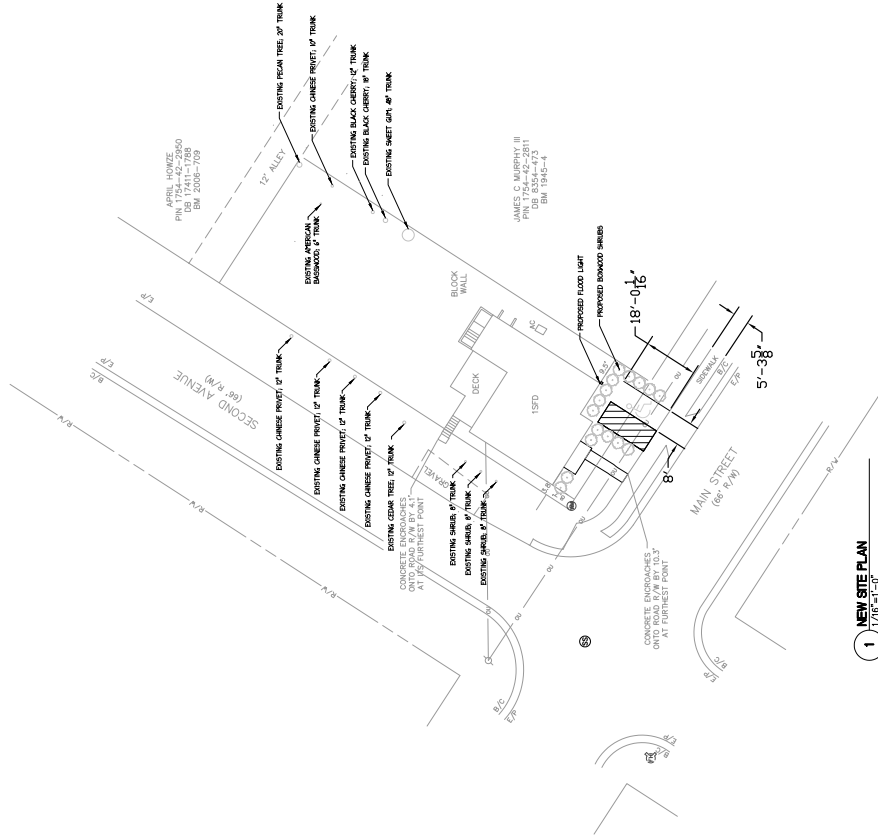
PROPERTY
 INFORMATION
 SUBMITTED
 FOR RECORDATION

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

REVISIONS

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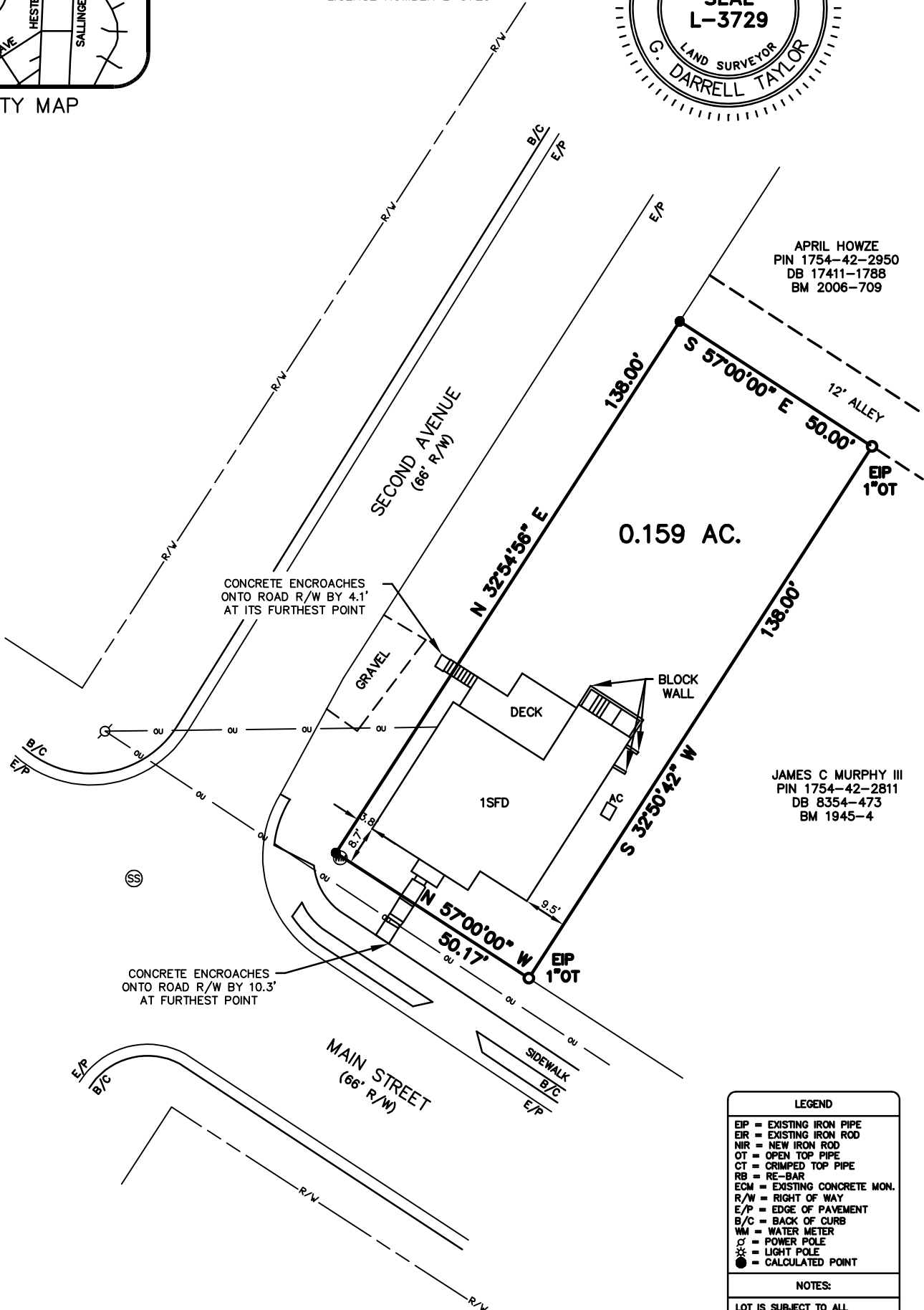
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G. Darrell Taylor
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-3729

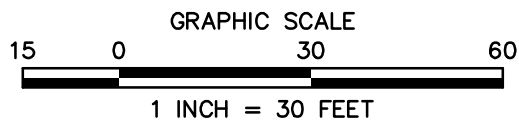


VICINITY MAP



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



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* = 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.
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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
CURRENT ZONING GR3
PROPOSED ZONING TC

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

REVISIONS

DATE

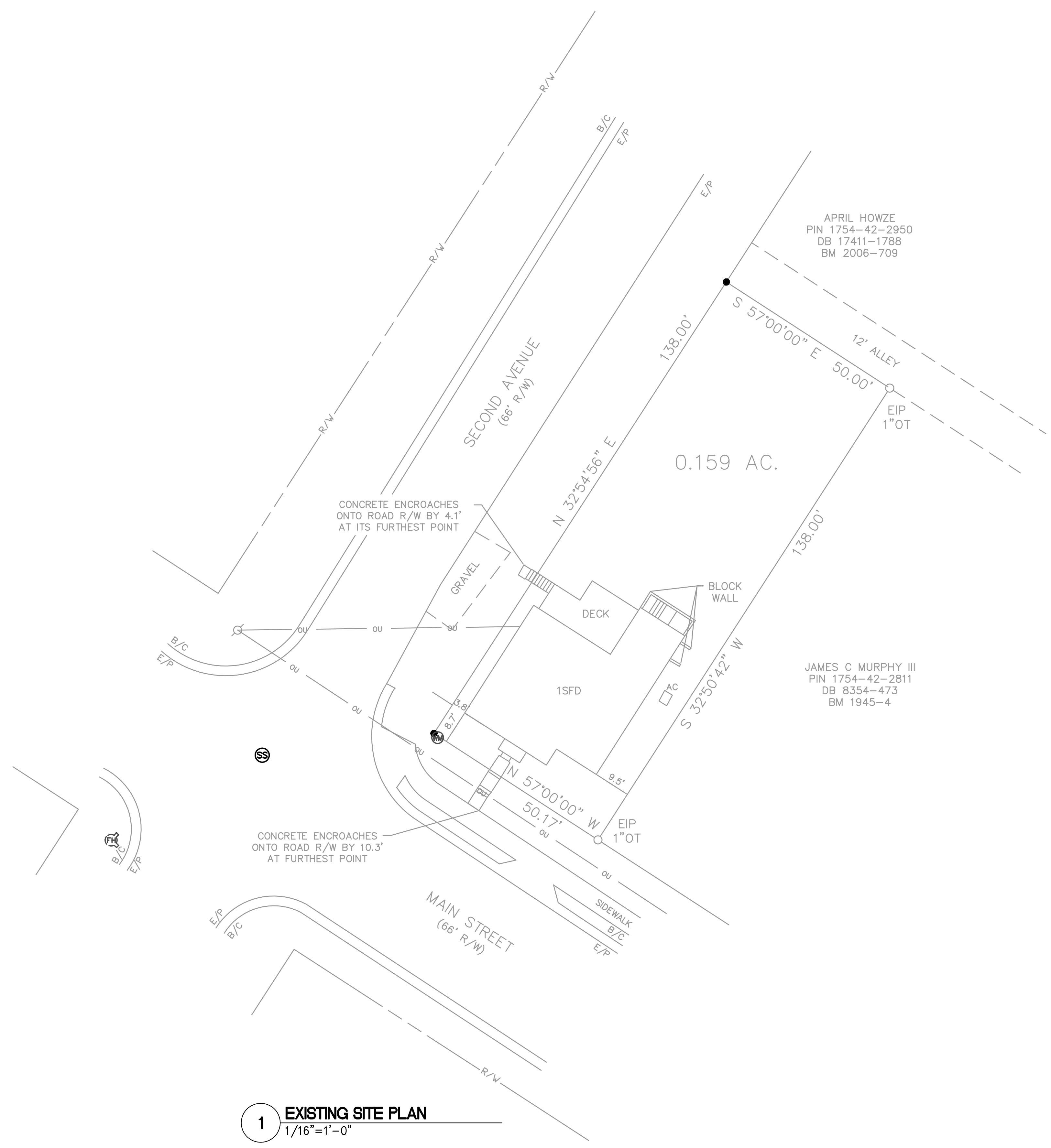
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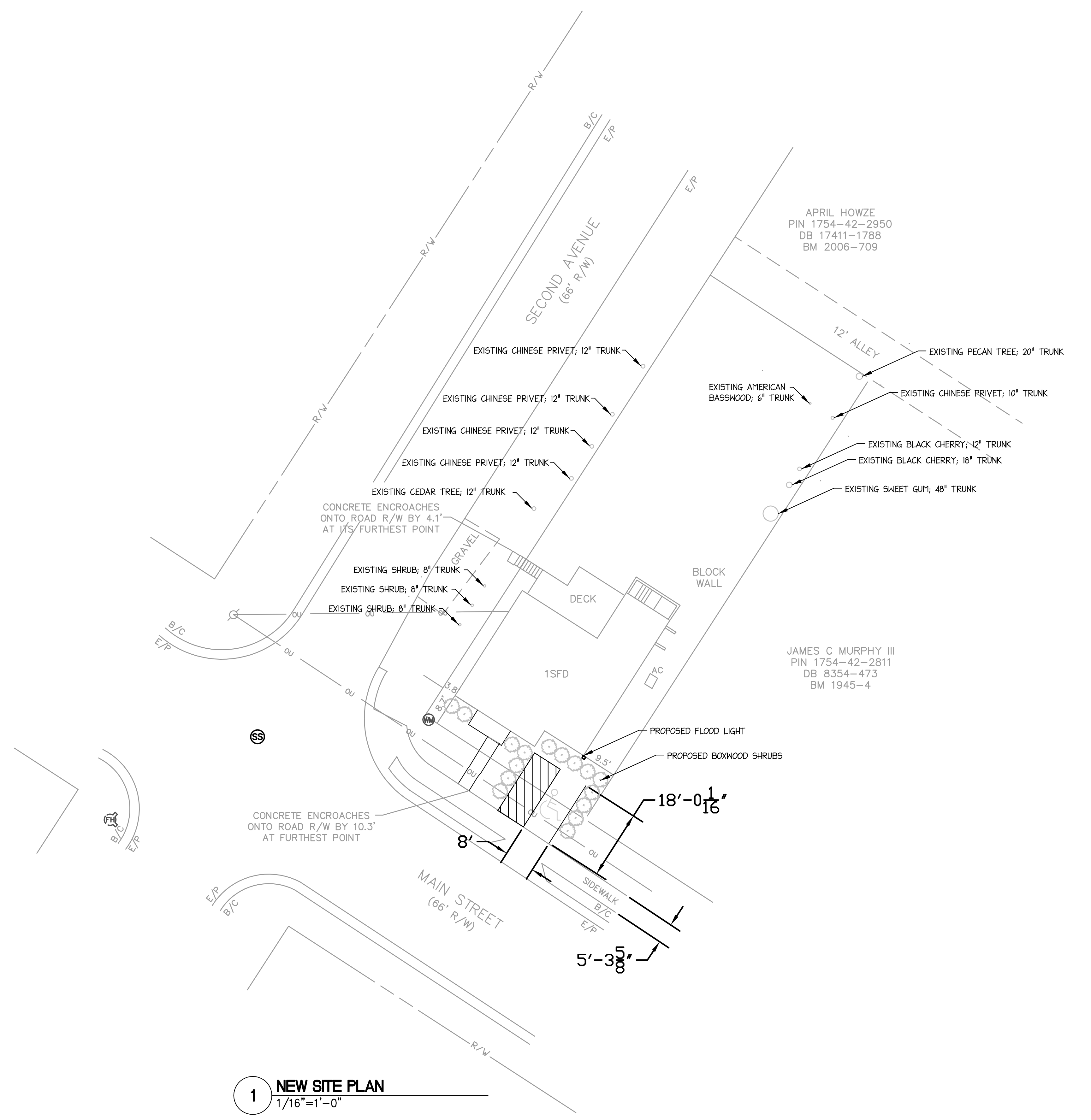
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SHEET TITLE

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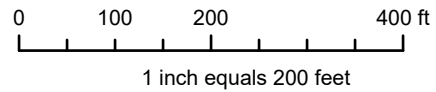
1 EXISTING SITE PLAN
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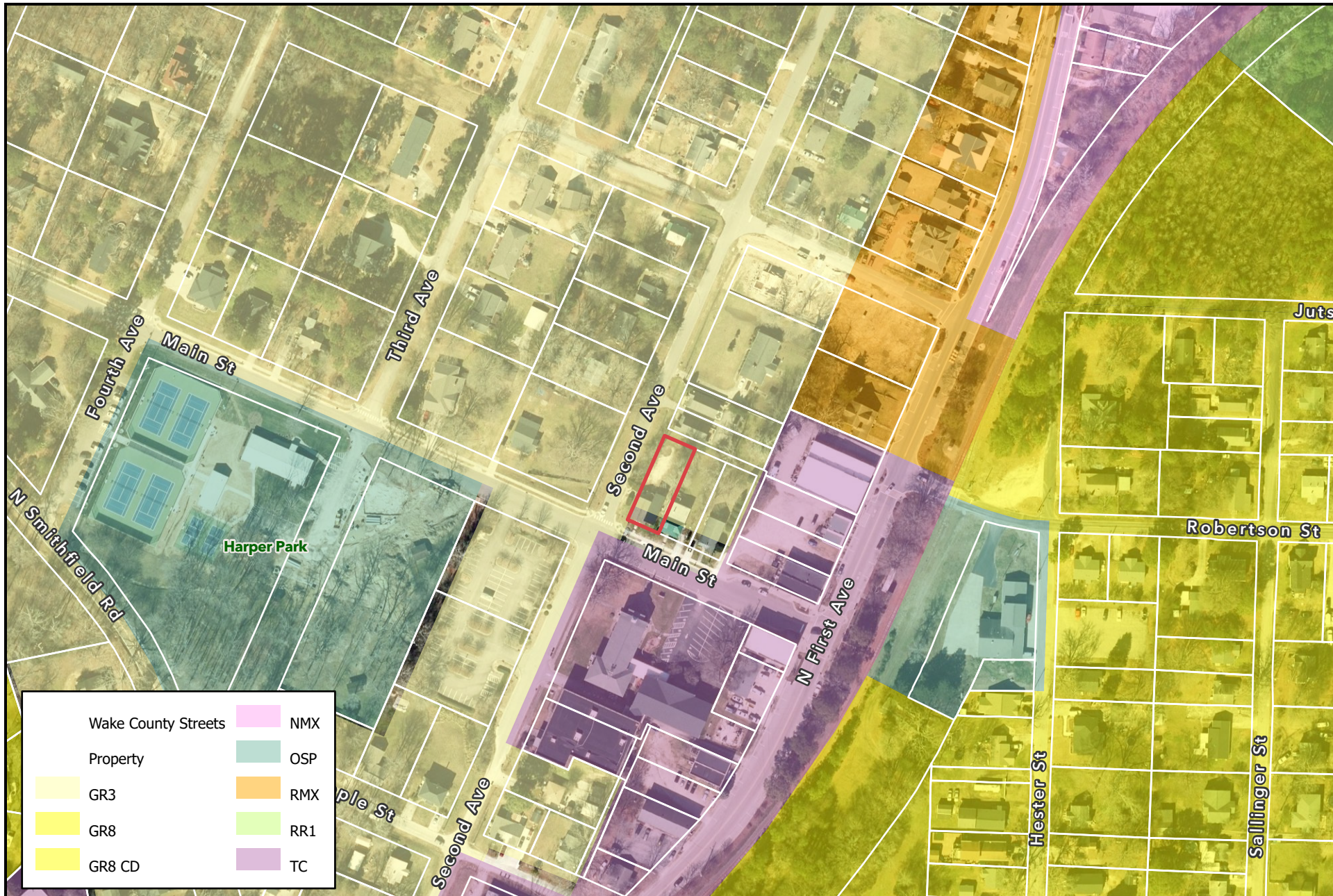
1 NEW SITE PLAN
1/16"=1'-0"



ZMA-4-24 Edward Jones Office Vicinity Map

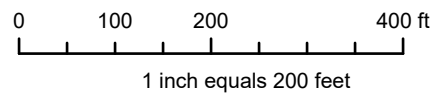


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Wake County Streets	NMX
Property	OSP
GR3	RMX
GR8	RR1
GR8 CD	TC

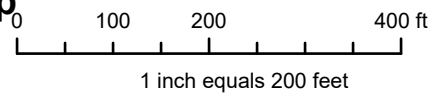
ZMA-4-24 Edward Jones Office Zoning Map



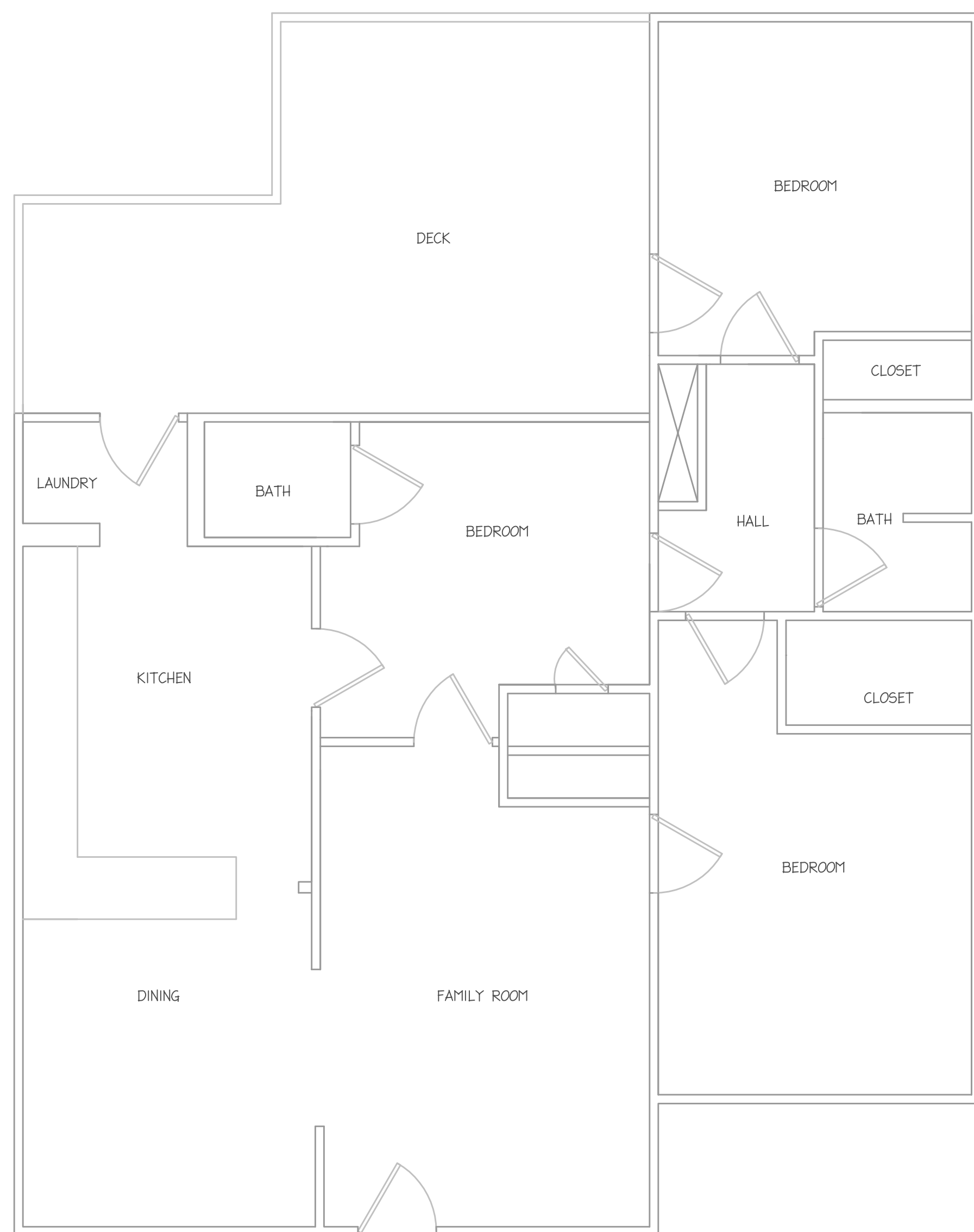
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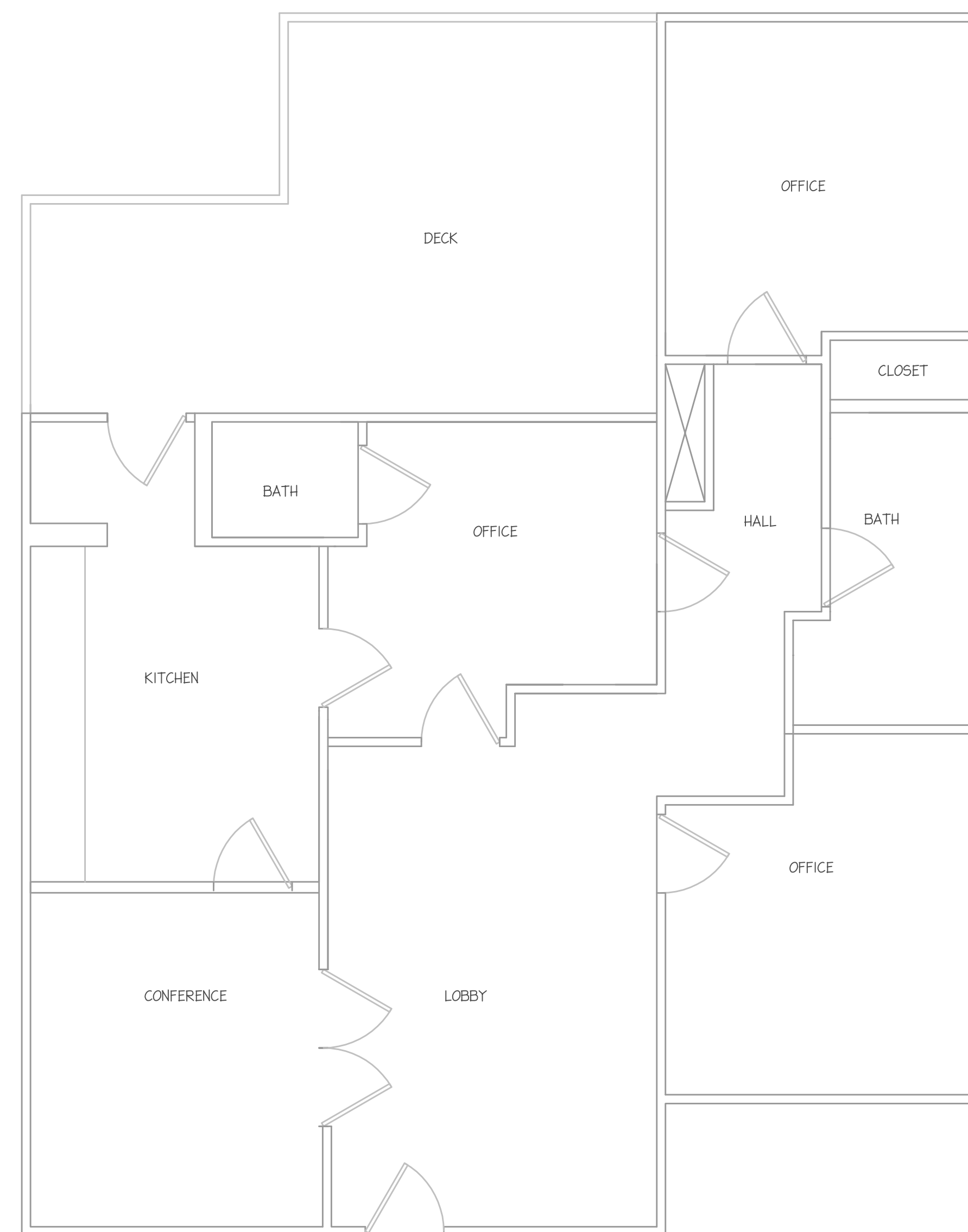
ZMA-4-24 Edward Jones Office Env Survey & Topo Map



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

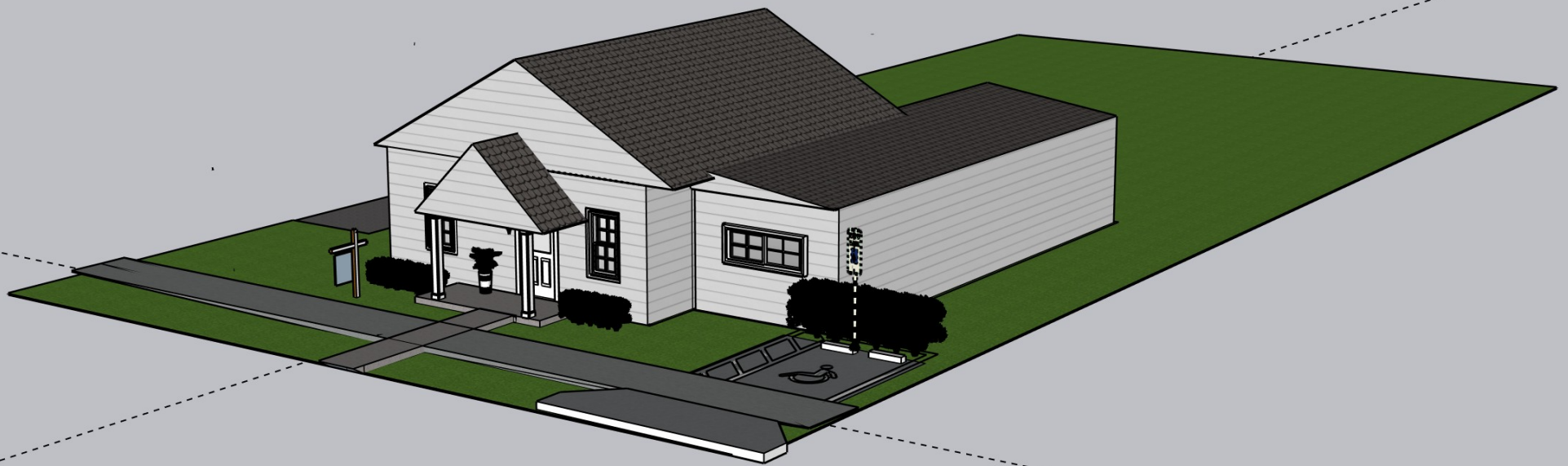


1 NEW FLOOR PLAN
1/4"=1'-0"

REVISIONS
DATE <i>06.02.2024</i>
DRAWN BY
PROJECT NO.
SHEET TITLE
SHEET







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

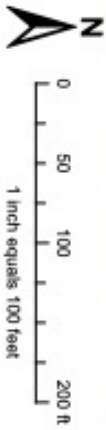
State: NC

Zip: 27830

Phone: 919-920-0932

Email: doug@b2buministries.org

ZMA-4-24 Edward Jones Office



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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