

Worry Free Psychology, PLLC
5845 Farmwell Road
Raleigh, NC 27610
Wake County PIN: 1734-95-2336
Conditional District Rezoning Master Plan Narrative

5845 Farmwell Road is currently zoned General Residential Low-Density (GR3) and contains an existing single-family home on the property. The applicant is requesting to rezone the property to Neighborhood Mixed-Use Conditional District (NMX-CD) in order to allow the adaptive reuse of the existing structure as a professional office for Worry Free Psychology, PLLC. Professional Offices are permitted in the Neighborhood Mixed-Use District per UDO Section 3.1.C.3.r.

There are no proposed additions to the building. The intent of this project is to maintain the existing residential structure and character while making minor interior modifications to allow the building to function as a professional office. Exterior changes will be limited to necessary site and accessibility improvements, including paving the existing gravel driveway, providing an accessible route, and constructing a small rear parking area. The existing structure is approximately 1,634 square feet, as identified in the variance record.

Worry Free Psychology, PLLC is an established local practice currently operating in Knightdale at 7048 Knightdale Boulevard. This request represents a relocation of that office to a property owned by the applicant, allowing the practice to continue serving the Knightdale community from a more sustainable and permanent location. The practice provides neuropsychological testing, psychological evaluations, and related services for children and adults, including individuals with intellectual and developmental disabilities. These services support access to educational, medical, and community-based resources. The practice is insurance-based and provides an important service for families in eastern Wake County.

The proposed use is low intensity. The office will have no more than three employees on site on a typical day and will operate Monday through Friday from 8:00 AM to 4:00 PM. The office will be closed on Saturdays and Sundays. Services are provided by appointment only, with fewer than ten client meetings expected per day. Testing sessions can last multiple hours, resulting in limited vehicle turnover. Some clients may arrive by vehicle, some may be dropped off, and some may use nearby transit options. As a result, traffic and parking demand are expected to remain minimal.

Site improvements will include paving the existing gravel driveway, installing a walkway to the building entrance, and constructing four total parking spaces, including one ADA-compliant space, located behind the structure. ADA access will be provided from the rear of the building. The property will continue to use private water and wastewater systems. Less than one acre of land will be disturbed, and no public street extensions are proposed.

The Board of Adjustment voted to approve variances associated with buffering, screening, and roadway frontage improvements for this property under VAR-1-26, subject to final execution and recordation of the Order Granting Variance. These approvals remove the requirement to install curb and gutter, sidewalks, streetlights, street trees, and underground utilities at this time, and remove the requirement for the full vegetative buffer and vehicle accommodation screening otherwise required along adjacent residential property lines and around the proposed parking area.

In lieu of those requirements, the project will provide a six-foot opaque privacy fence along the interior side and rear property lines, with evergreen shrubs on the exterior side of the fence, concentrated around the rear parking area and driveway terminus to provide year-round screening of parked vehicles and headlights. Exterior lighting will be limited to full-cutoff, building-mounted fixtures at doors and along the accessible route and will be oriented away from adjoining residential properties. The use will remain a low-intensity professional office with no outdoor storage, amplified sound, or late-night activity.

The project will also preserve the Town's ability to implement future roadway improvements. The applicant will dedicate any additional right-of-way along Farmwell Road and Coffey Street necessary to accommodate the ultimate adopted street cross-section, as determined by Town staff. Driveways, parking areas, ramps, and signage will be designed so they do not preclude or materially increase the cost of future curb, sidewalk, sidepath, or parkway construction. No permanent buildings or structures will be placed within future sidewalk or sidepath corridors.

By preserving the existing residential structure and limiting the intensity of the proposed use, this project provides an appropriate transition between residential and non-residential uses along this corridor. The scale, design, and operational characteristics of the proposed office are consistent with the intent of the Neighborhood Mixed-Use district, which supports limited-scale commercial activity in transitional areas while maintaining compatibility with surrounding neighborhoods.

Permitted Uses:

The following uses shall be permitted within the Conditional District:

1. Professional office uses, including psychological, counseling, mental health, behavioral health, neuropsychological testing, psychological evaluation, and related clinical services.
2. General administrative office uses directly associated with the primary professional office use.

All other uses permitted in the standard NMX district shall be prohibited unless otherwise approved through a future zoning amendment.

Proposed Conditions and Development Standards:

The development shall be subject to the following conditions:

1. Development shall be consistent with the submitted Conditional District Master Plan.
2. The existing building shall be adaptively reused as a low-intensity professional office. No building expansion is proposed as part of this rezoning.
3. The site shall be limited to no more than four total parking spaces, including one ADA-compliant parking space.
4. Parking shall be located to the rear of the existing structure and accessed from Farmwell Road.
5. ADA access shall be provided from the rear of the building.
6. The office shall operate by appointment only.
7. Typical business hours shall be Monday through Friday, 8:00 AM to 4:00 PM, with no Saturday or Sunday operations.
8. The site shall not include outdoor storage, amplified sound, or late-night activity.
9. In accordance with VAR-1-26, the applicant shall install a six-foot opaque privacy fence along the interior side and rear property lines for the length of the developed side and rear yards, tying into existing fencing where feasible.
10. Evergreen shrubs shall be provided on the exterior side of the fence, with plantings concentrated around the rear parking area and driveway terminus to screen parked vehicles and headlights and soften the fence line.
11. Exterior lighting shall be limited to full-cutoff, building-mounted fixtures at doors and along the ADA accessible route, oriented away from adjoining residential properties.
12. No pole-mounted streetlights shall be required within the right-of-way at the time of development.
13. The applicant shall dedicate any additional right-of-way along Farmwell Road and Coffey Street necessary to accommodate the ultimate adopted cross-section, as determined by Town staff.
14. Driveways, parking areas, ramps, and signage shall be designed so they do not preclude or materially increase the cost of future roadway, sidewalk, sidepath, or parkway improvements.
15. No permanent buildings or structures shall be placed within future sidewalk or sidepath corridors.
16. Existing mature vegetation shall be maintained where feasible, and modest foundation and yard landscaping shall be installed along Farmwell Road and Coffey Street to enhance the streetscape in the interim and provide some visual screening of the parking area, even in the absence of curb, sidewalk, or street trees.
17. When either of the immediately adjacent properties, 5841 Farmwell Road or 5849 Farmwell Road, are redeveloped and roadway improvements are warranted, the required roadway frontage improvements for the subject property, 5845 Farmwell Road, as set forth in Chapter 10 of the UDO and applicable at the time of approval for VAR-1-26, shall be installed by the property owner of the subject property along both Farmwell Road and Coffey Street.

Statement of Consistency with the Comprehensive Plan:

The proposed Conditional District rezoning is consistent with the Town of Knightdale Comprehensive Plan and the intent of the Unified Development Ordinance. The project supports context-sensitive infill development by allowing an existing residential structure to be reused for a low-intensity professional office without significantly altering the scale or character of the property.

The proposed NMX-CD designation provides an appropriate transition between nearby commercial, industrial, and residential land uses. The project supports small-scale, neighborhood-serving professional services while preserving compatibility with adjacent residential properties through limited operations, rear parking, screening, landscaping, and controlled exterior lighting.

The project also supports efficient use of existing land and infrastructure by reusing an existing building rather than requiring new construction or a larger commercial development. The proposed conditions preserve the Town's ability to implement future coordinated roadway improvements along Farmwell Road and Coffey Street while avoiding disproportionate infrastructure burdens for a small adaptive reuse project.

For these reasons, the proposed rezoning is reasonable, in the public interest, and consistent with the Town's long-term planning goals.

WORRY FREE PSYCHOLOGY - OFFICE CONVERSION

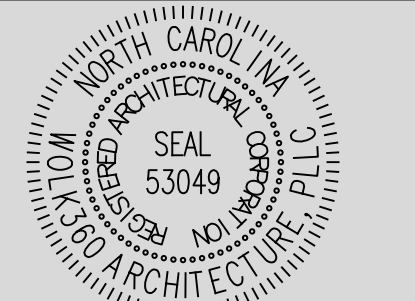
CONDITIONAL DISTRICT REZONING PLANSET

5845 FARMWELL RD
RALEIGH, NC 27610

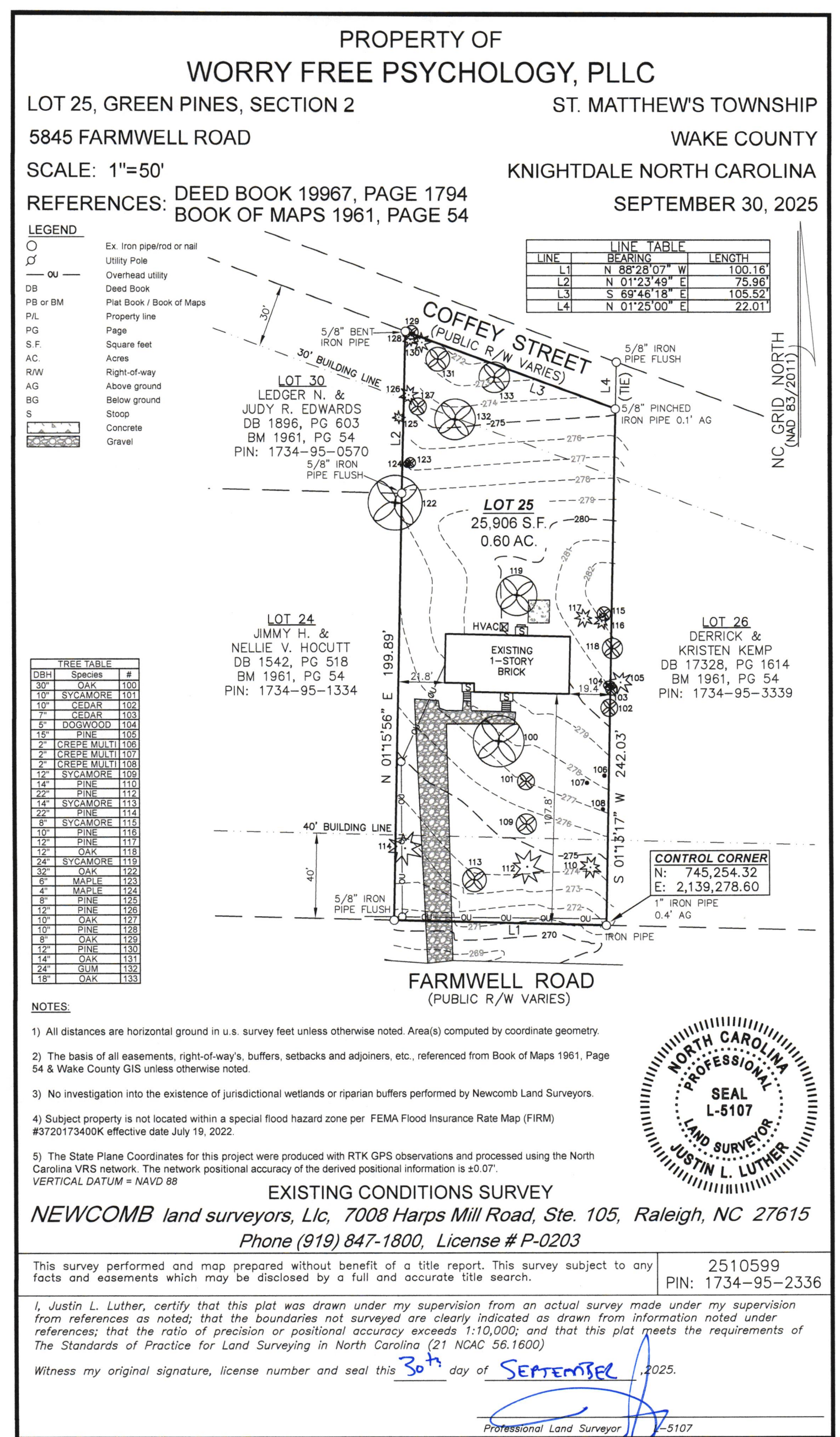


PROJECT 25-126
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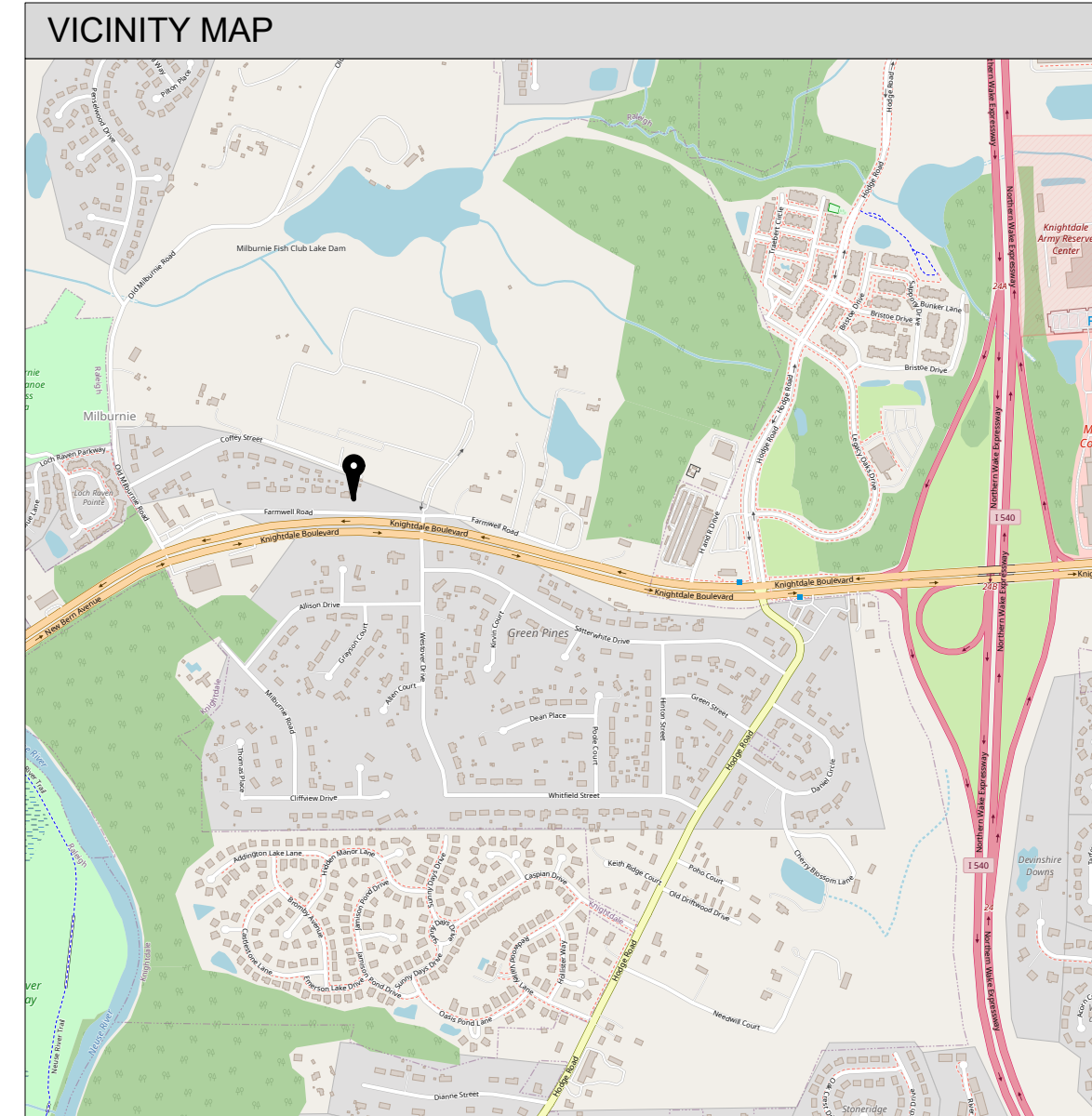
3901 Barrett Dr #205
Raleigh, NC 27609
919-291-7622
Jonathan@wolk360.com
www.wolk360.com



CONDITIONAL DISTRICT REZONING DOCUMENTS
NOT FOR CONSTRUCTION



1 EXISTING & PROPOSED FRONT ELEVATION (NO CHANGES)



PROJECT TEAM

ARCHITECT
Wolk360 Architecture PLLC
Jonathan Wolk
3901 Barrett Dr #205
Raleigh, NC 27609
Jonathan@wolk360.com

APPLICANT
Worry Free Psychology PLLC
Amber Margaretten
7048 Knightdale Blvd #220B
Knightdale, NC 27545
amber@worryfreenc.com

DRAWING INDEX

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A2	PROPOSED SITE PLAN
A3	ADA PARKING PLAN
A4	EXISTING & PROPOSED FLOOR PLAN
A5	EXISTING & PROPOSED ELEVATIONS (NO CHANGES)

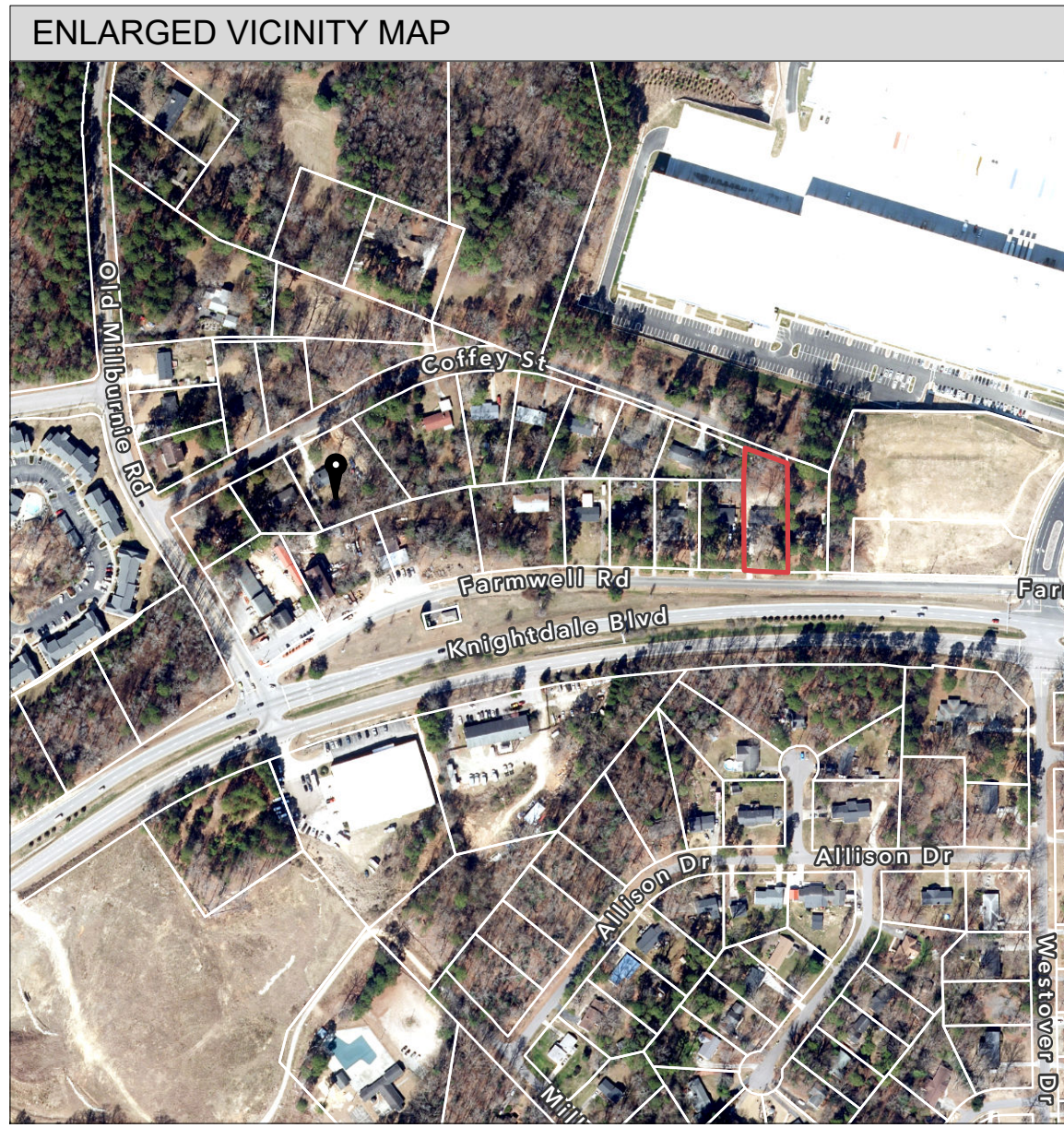
REVISION

REVISION	DATE

COVER SHEET

DATE: 4/24/2026
PHASE: DD-01
CS
DRAWN BY: ARL

2 EXISTING SURVEY (ENVIRONMENTAL & TOPOGRAPHY)



ZONING & SITE DATA

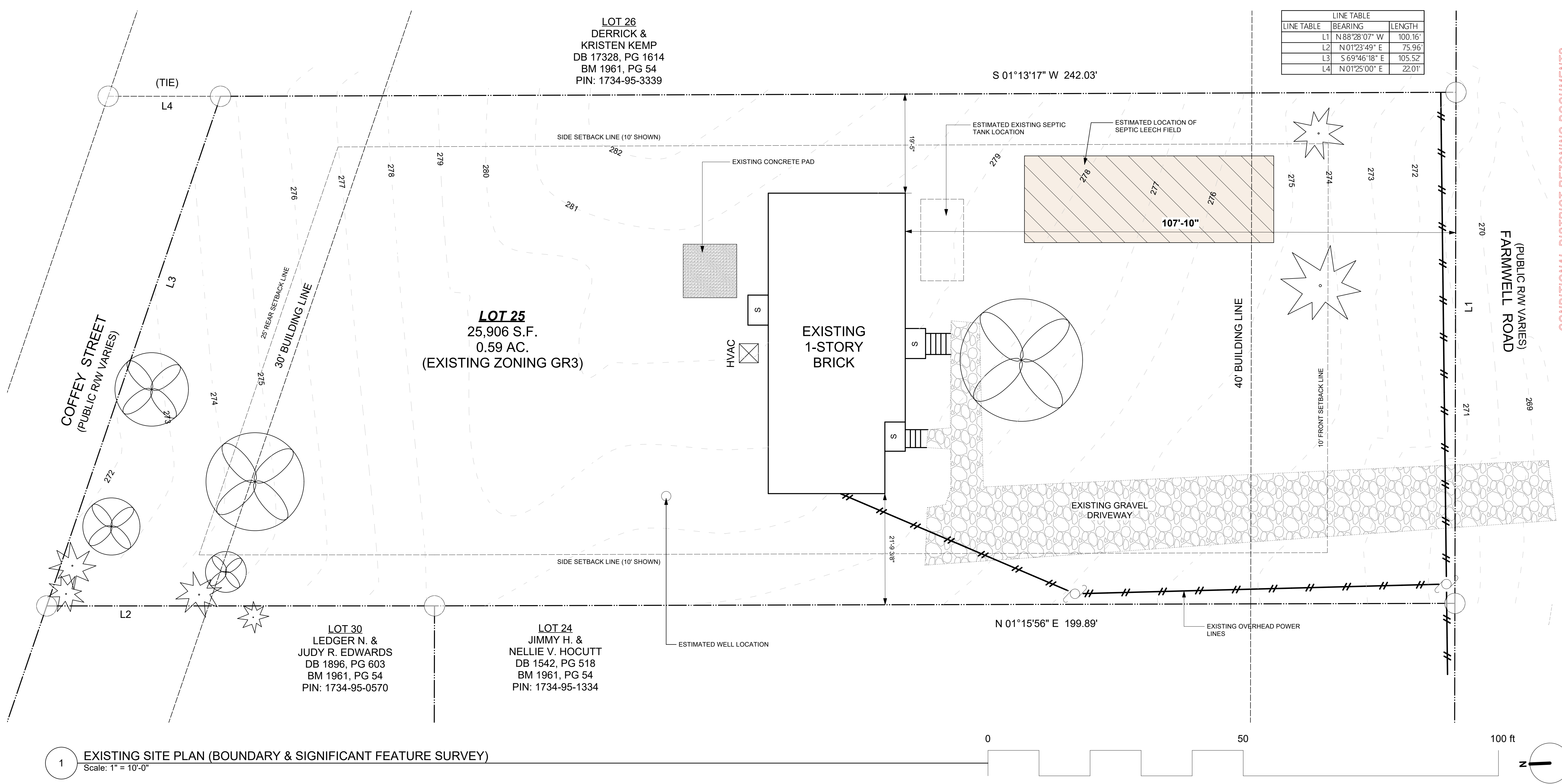
ADDRESS: 5845 FARMWELL RD, RALEIGH NC 27610
 PARCEL PIN: 1734952336
 REID: 006420
 NUMBER OF PARCELS: 1
 NUMBER OF HOUSING UNITS: 0
 TOTAL ACREAGE: 0.59 ACRES (25,906 SF)
 ACREAGE IN NON-RESIDENTIAL USE: 0.59 ACRES (25,906SF)
 PROPERTY OWNER: WORRY FREE PSYCHOLOGY PLLC
 PLANNING JURISDICTION: TOWN OF KNIGHTDALE
 COUNTY & STATE: WAKE COUNTY, NORTH CAROLINA
 SUBDIVISION: GREEN PINES
 EXISTING ZONING: GR3 (GENERAL RESIDENTIAL)
 PROPOSED ZONING: NMX-CD (NEIGHBORHOOD MIXED-USE CD)
 EXISTING USE: SINGLE-FAMILY RESIDENCE
 PROPOSED USE: PROFESSIONAL SERVICES
 OVERLAYS: NONE
 FLOODPLAIN: NONE
 STORMWATER: <1 ACREA DISTURBED

IMPERVIOUS SURFACE TABLE

TOTAL LOT AREA: 0.59AC (25,906 SF)
 PREDEVELOPMENT CONDITIONS:
 STRUCTURES.....1634 SF
 GRAVEL DRIVEWAY.....1831 SF
 CONCRETE PADS.....110 SF
 TOTAL EXISTING IMPERVIOUS AREA.....3575 SF (13.8%)

**GR3 - HOUSE BUILDING TYPE SETBACKS
 PER UDO 6.5:**

FRONT MIN - 10'
 FRONT MAX - N/A
 REAR - 25'
 SIDES - 5' MIN, 20% LOT WIDTH COMBINED
 HEIGHT - 35'

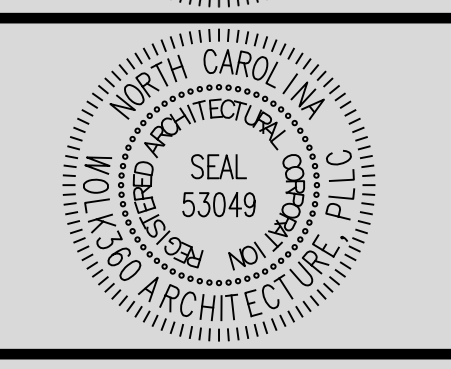


CONDITIONAL DISTRICT REZONING DOCUMENTS
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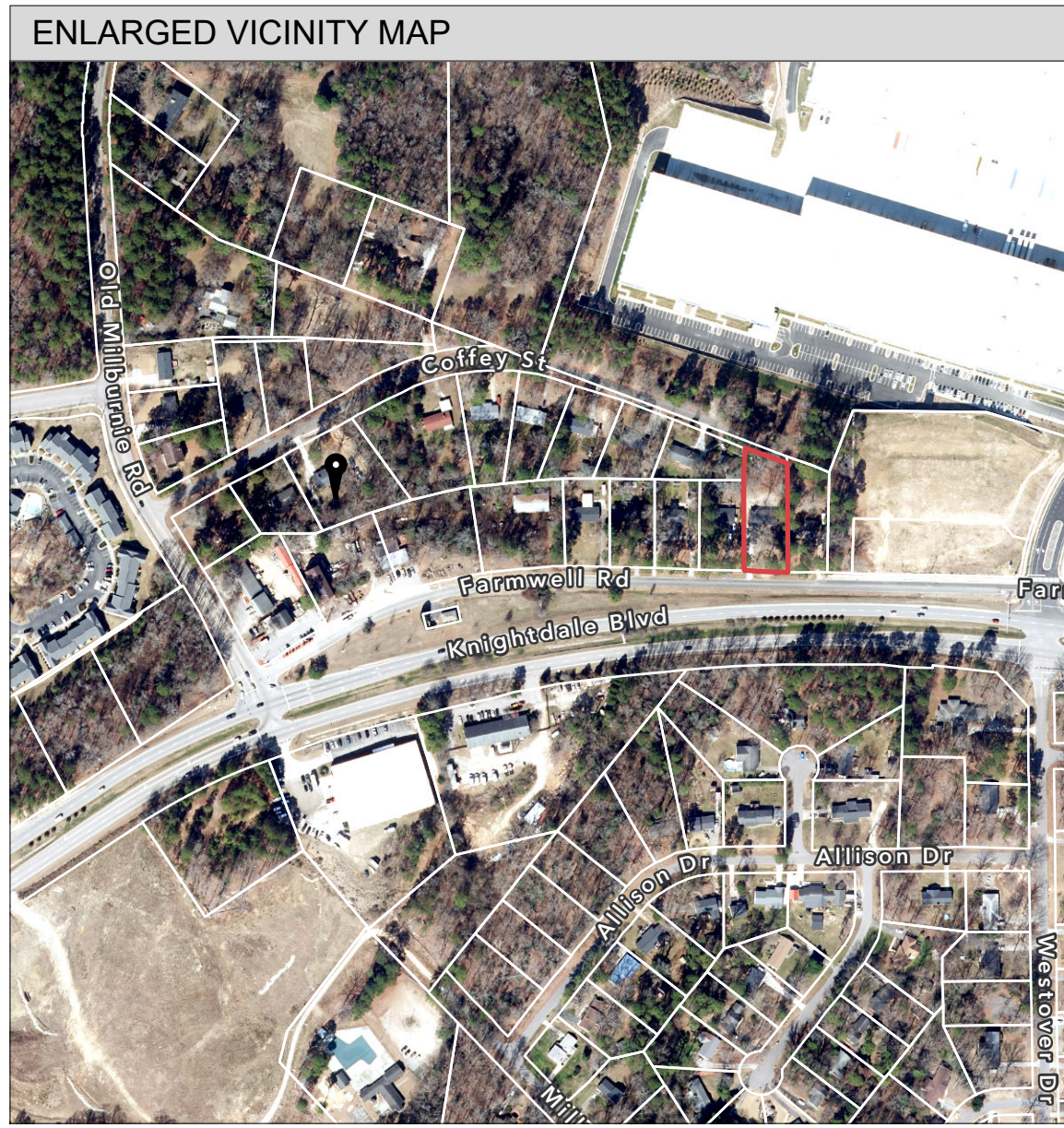
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EXISTING SITE PLAN

DATE: 4/24/2026
 PHASE: DD-01

A1

DRAWN BY: ARL



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 PROPOSED USE: PROFESSIONAL SERVICES
 OVERLAYS: NONE
 FLOODPLAIN: NONE
 STORMWATER: <1 ACREA DISTURBED

IMPERVIOUS SURFACE TABLE

TOTAL LOT AREA: 0.59AC (25,906 SF)

PREDEVELOPMENT CONDITIONS:
 STRUCTURES.....1634 SF
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 CONCRETE PADS.....110 SF

TOTAL EXISTING IMPERVIOUS AREA.....3575 SF (13.8%)

POSTDEVELOPMENT CONDITIONS:
 STRUCTURES (NO CHANGES).....1634 SF
 ASPHALT DRIVEWAY & PARKING.....4333 SF
 CONCRETE PATHWAYS.....303 SF
 ACCESSIBLE RAMP.....77 SF

TOTAL NEW IMPERVIOUS AREA.....6347 SF (24.5%)

NMX - HOUSE BUILDING TYPE SETBACKS PER UDO 6.5:

FRONT MIN - 10'
 FRONT MAX - N/A
 REAR - 25'
 SIDES - 5' MIN, 20% LOT WIDTH COMBINED
 HEIGHT - 35'

ADOPTED PARKING SETBACKS FROM KNIGHTDALE UDO 6.9:

LOCATION: FRONT/SIDE YARDS ONLY
 SIDE YARD SETBACK MIN: 0'
 REAR YARD SETBACK MIN: 5'

OWNER CONTACT INFO:

Worry Free Psychology PLLC
 Amber Margaretten
 7048 Knightdale Blvd #220B
 Knightdale, NC 27545
 amber@worryfreenc.com

GENERAL SITE PLAN NOTES:

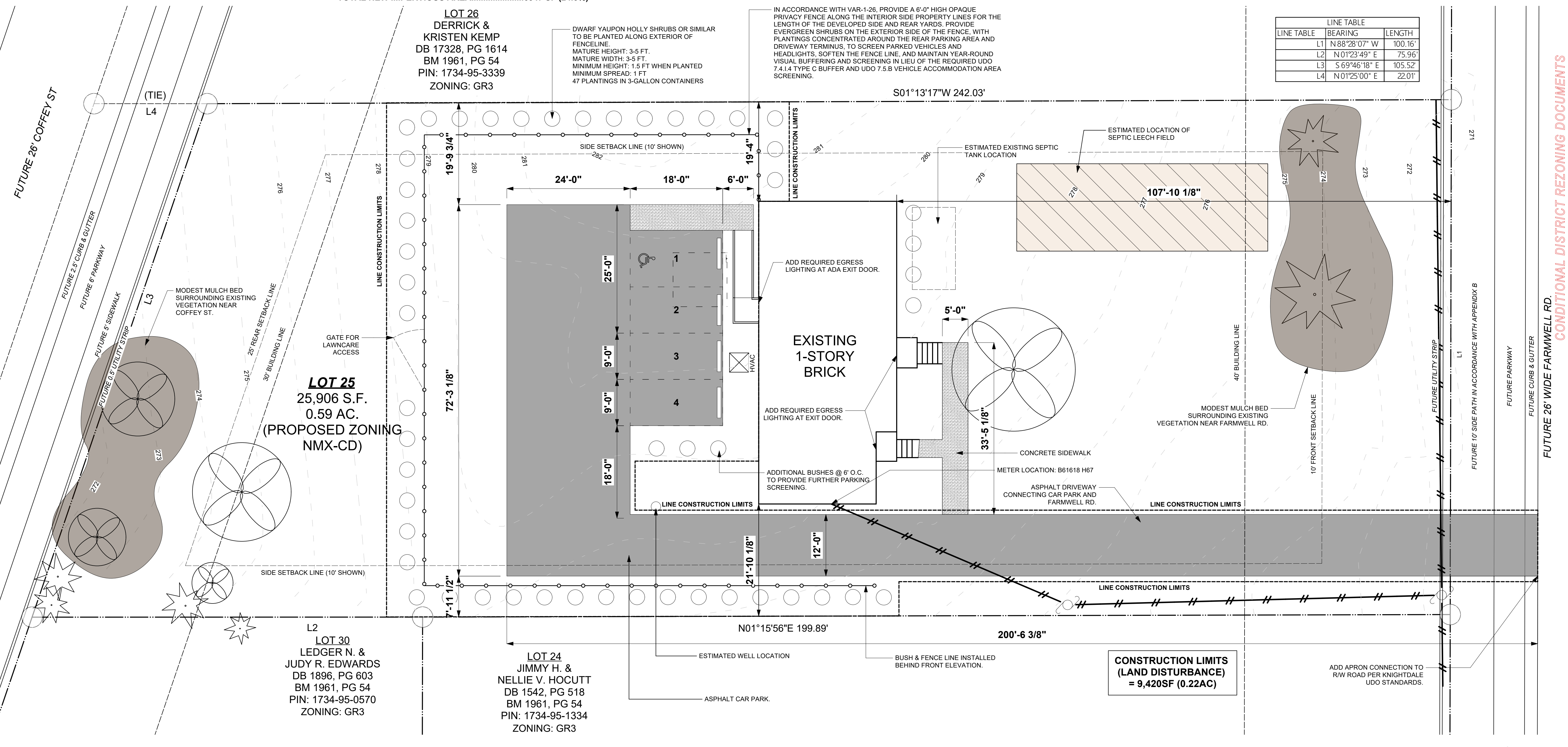
- VARIANCES ASSOCIATED WITH VAR-1-26 HAVE BEEN GRANTED FROM UDO SECTIONS 7.4.I.4, 7.4.L, 7.5.B, 10.2.D, 10.2.F, 10.2.G, 10.2.H, 10.2.I, 10.4.A.1.C, 10.5.H.1, AND 10.5.H.2. PROJECT SHALL COMPLY WITH ALL CONDITIONS OF THE VAR-1-26 ORDER GRANTING VARIANCE, INCLUDING BUFFERING, SCREENING, LIGHTING, RIGHT-OF-WAY DEDICATION, AND FUTURE ROADWAY FRONTAGE IMPROVEMENT CONDITIONS.
- ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE (UDO), EXCEPT AS MODIFIED BY APPROVED VARIANCES, CONDITIONS OF APPROVAL, AND THE APPROVED CONDITIONAL DISTRICT MASTER PLAN.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION (CALL 811).
- COORDINATE WITH WAKE COUNTY ENVIRONMENTAL SERVICES FOR SEPTIC AND WELL VERIFICATION.
- COORDINATE WITH TOWN OF KNIGHTDALE PLANNING DEPARTMENT FOR SITE INSPECTIONS AND GO APPROVAL.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

PARKING SCHEDULE:

USE	PARKING RATIO	REQUIRED	PROVIDED
OFFICE (PROFESSIONAL SERVICES)	4 SPACES / 1000 SF GFA	4 minimum ((1634/1000x4)x0.5 = 3.3 req.)	4 (incl. 1 ADA SPACE)

WATER ALLOCATION POLICY:

THE PROPOSED DEVELOPMENT WILL UTILIZE THE EXISTING PRIVATE WELL AND ON-SITE WASTEWATER (SEPTIC) SYSTEM. NO CONNECTION TO TOWN OF KNIGHTDALE PUBLIC WATER OR SEWER INFRASTRUCTURE IS PROPOSED. ACCORDINGLY, THE PROJECT IS NOT SUBJECT TO THE TOWN OF KNIGHTDALE WATER ALLOCATION POLICY. EXISTING SYSTEMS SHALL BE MAINTAINED AND UTILIZED IN ACCORDANCE WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS UPON APPROVAL.



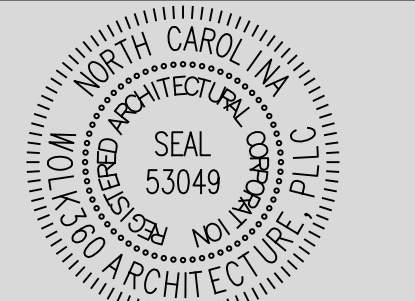
LINE TABLE		
LINE TABLE	BEARING	LENGTH
L1	N 88°28'07" W	100.16'
L2	N 01°23'49" E	75.96'
L3	S 69°46'18" E	105.52'
L4	N 01°25'00" E	22.01'

CONDITIONAL DISTRICT REZONING DOCUMENTS
 NOT FOR CONSTRUCTION



PROJECT 25-126
WORRY FREE PSYCHOLOGY OFFICE CONVERSION
 CONDITIONAL DISTRICT REZONING PLANSET
 5845 FARMWELL RD, RALEIGH, NC 27610

3901 Barrett Dr #205
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REVISION	DATE

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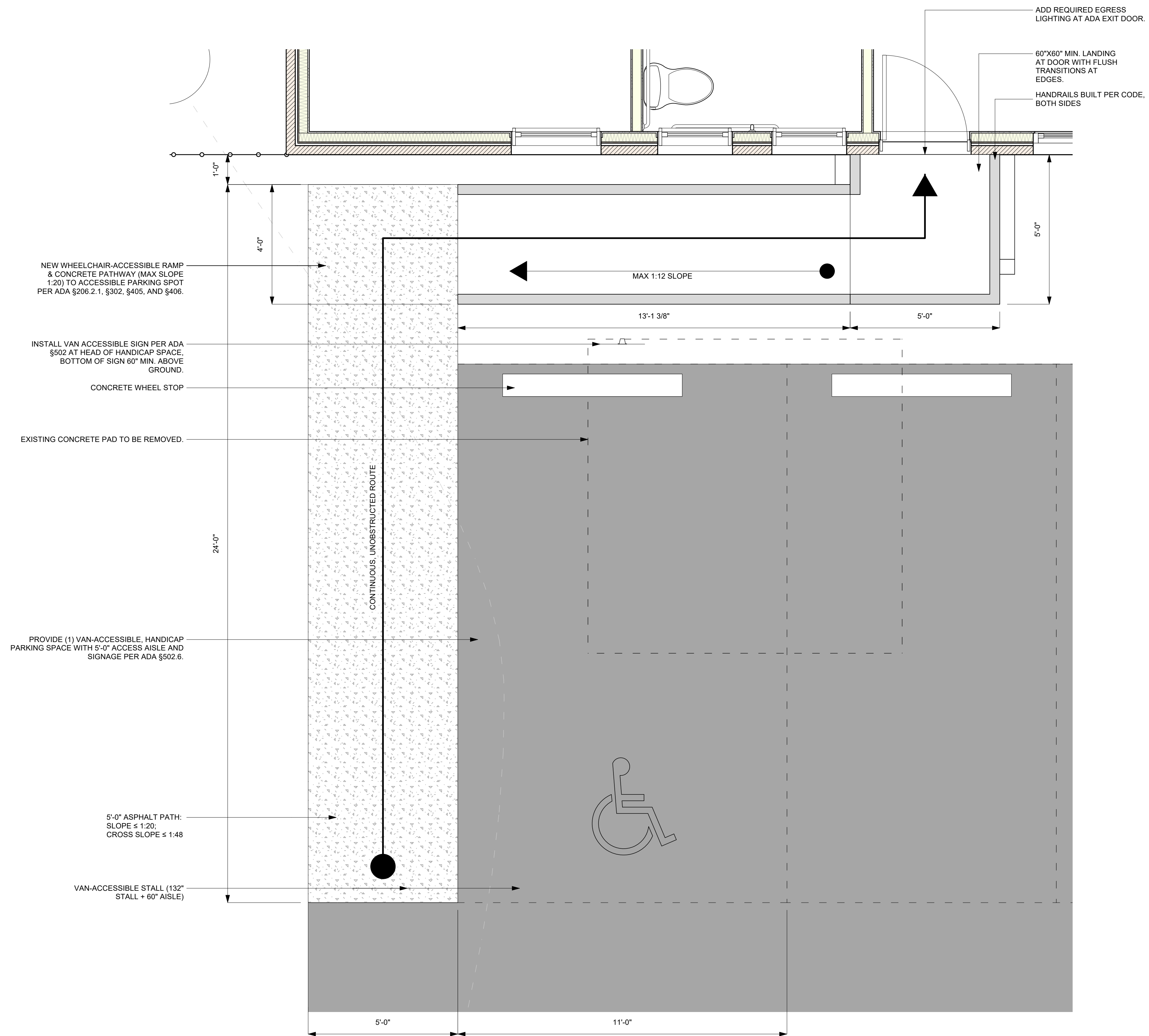
PROPOSED SITE PLAN

DATE: 4/24/2026
 PHASE: DD-01

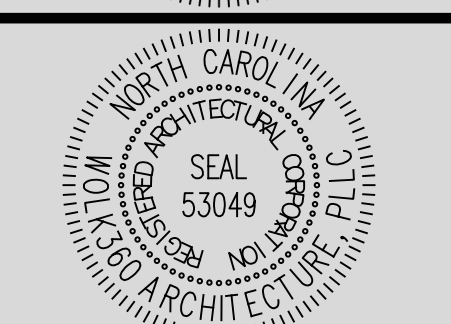
A2
 DRAWN BY: ARL

2026.04.23 - Wolk360 - 25-126 - Margaretten - Master Plan Review Plans - V.2.vwx

1 SITE PLAN
 Scale: 1" = 10'-0"



CONDITIONAL DISTRICT REZONING DOCUMENTS
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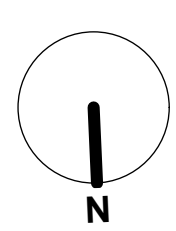
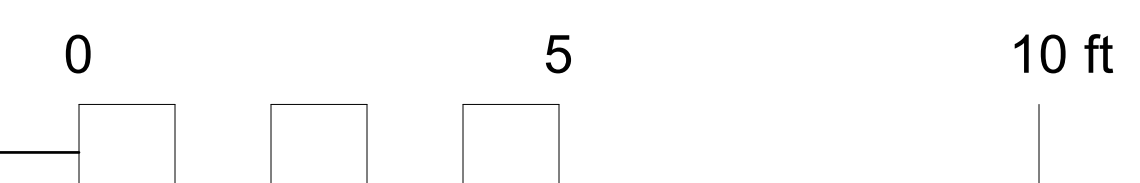
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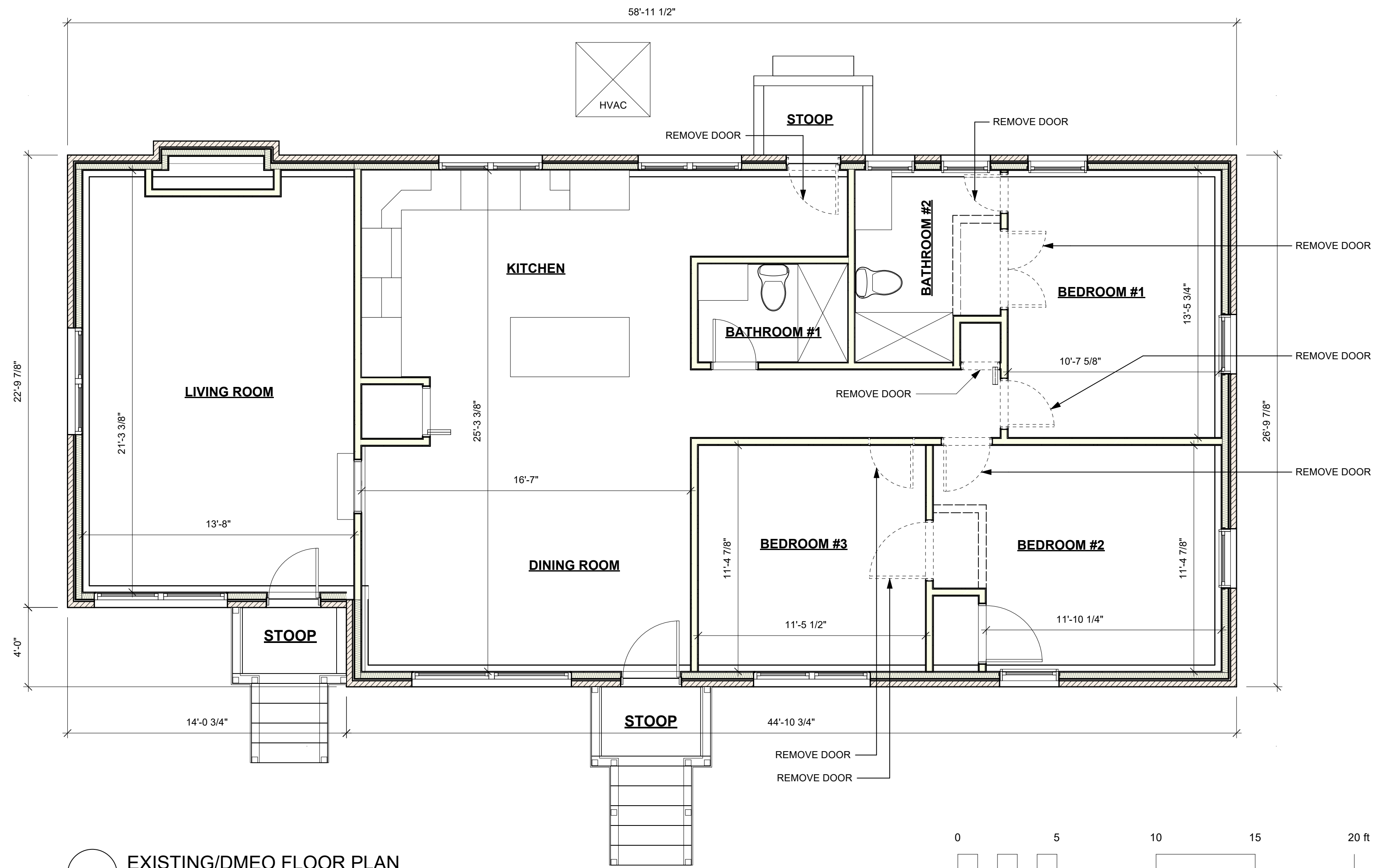
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ADA PARKING PLAN

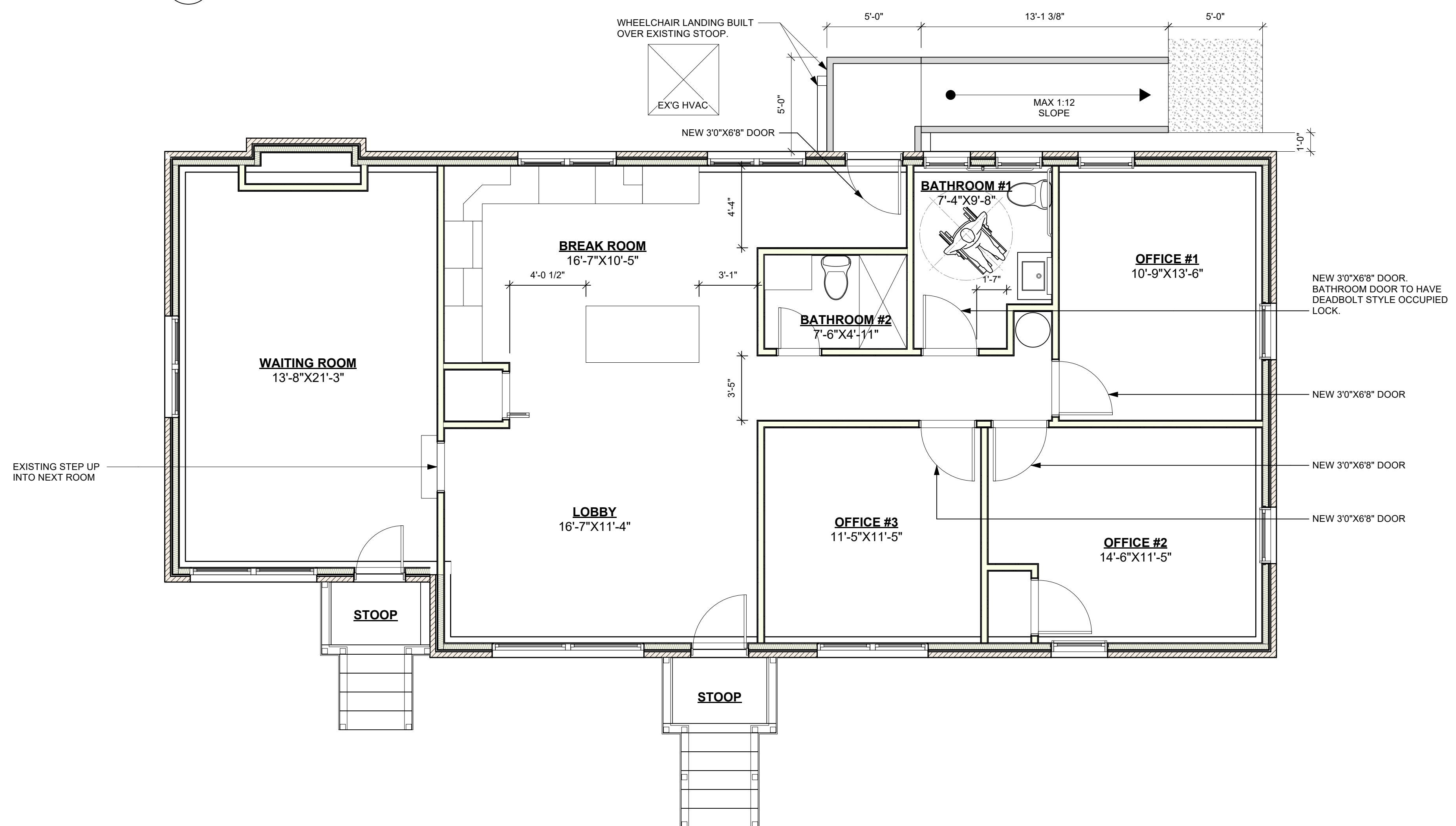
DATE: 4/24/2026
PHASE: DD-01

1 ENLARGED RAMP/ADA ROUTE PLAN
Scale: 1/2" = 1'-0"



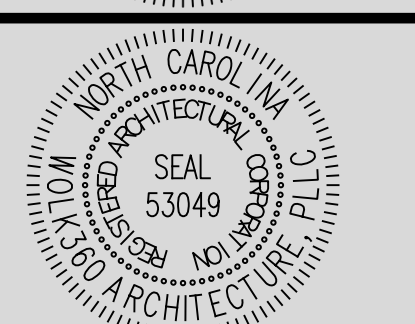


2 EXISTING/DMEO FLOOR PLAN
Scale: 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"

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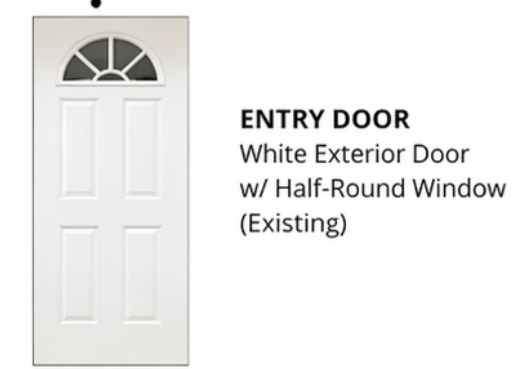
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EXTERIOR BUILDING MATERIALS BOARD

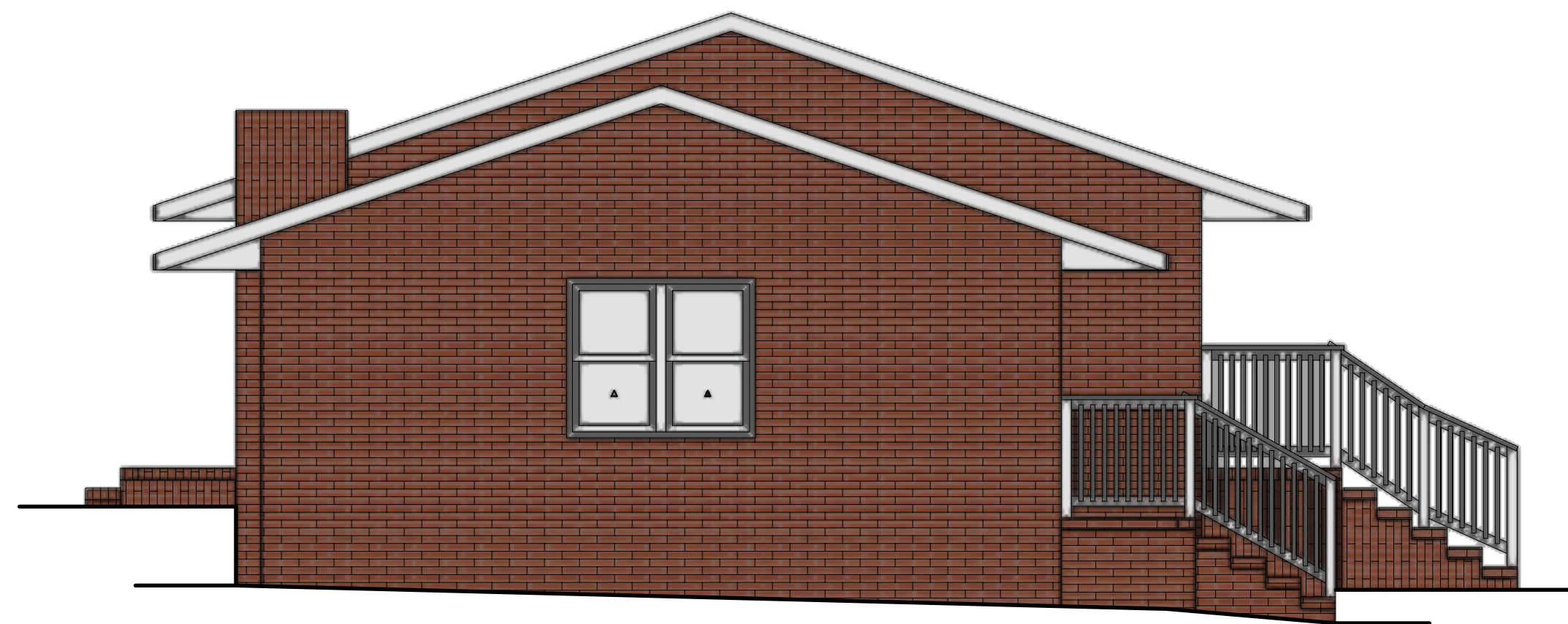
EXISTING - NO CHANGES PROPOSED



- ROOFING**
Typical Asphalt Shingles
- EXTERIOR WALLS**
Red Brick (Existing)
- SHUTTERS**
White Vinyl Louvered Shutters
- WINDOWS**
White Vinyl Double Hung Windows
- ENTRY DOOR**
White Exterior Door w/ Half-Round Window (Existing)



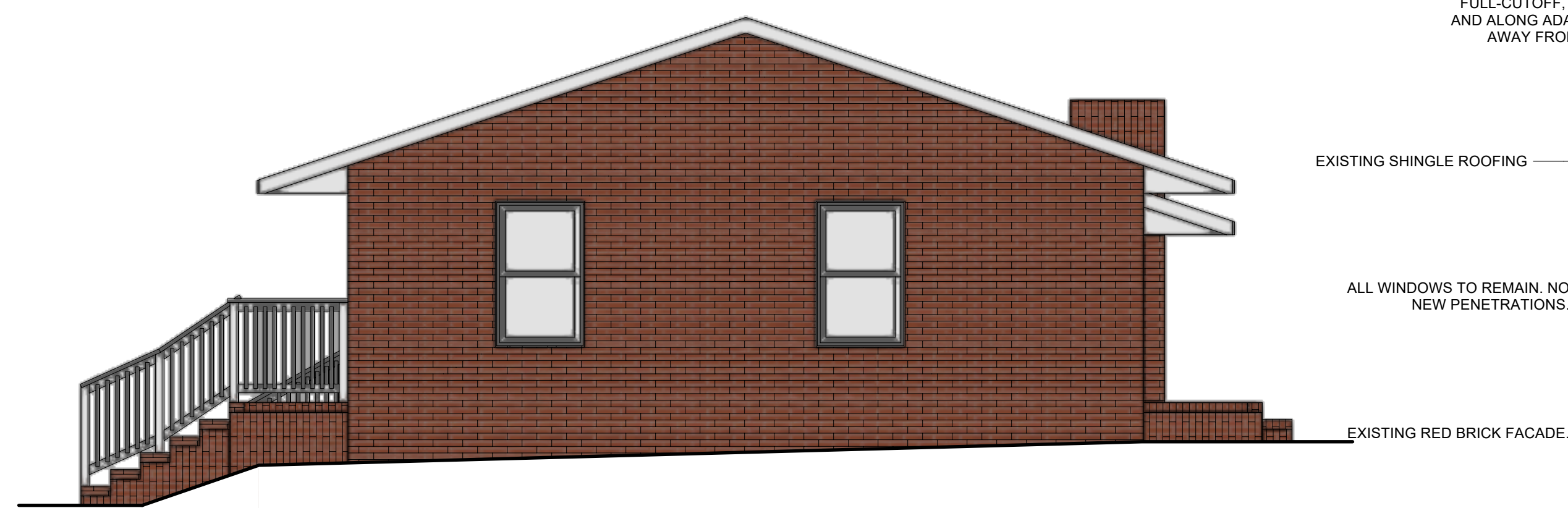
NOTE: ALL EXTERIOR MATERIALS ARE EXISTING. NO CHANGES ARE PROPOSED.



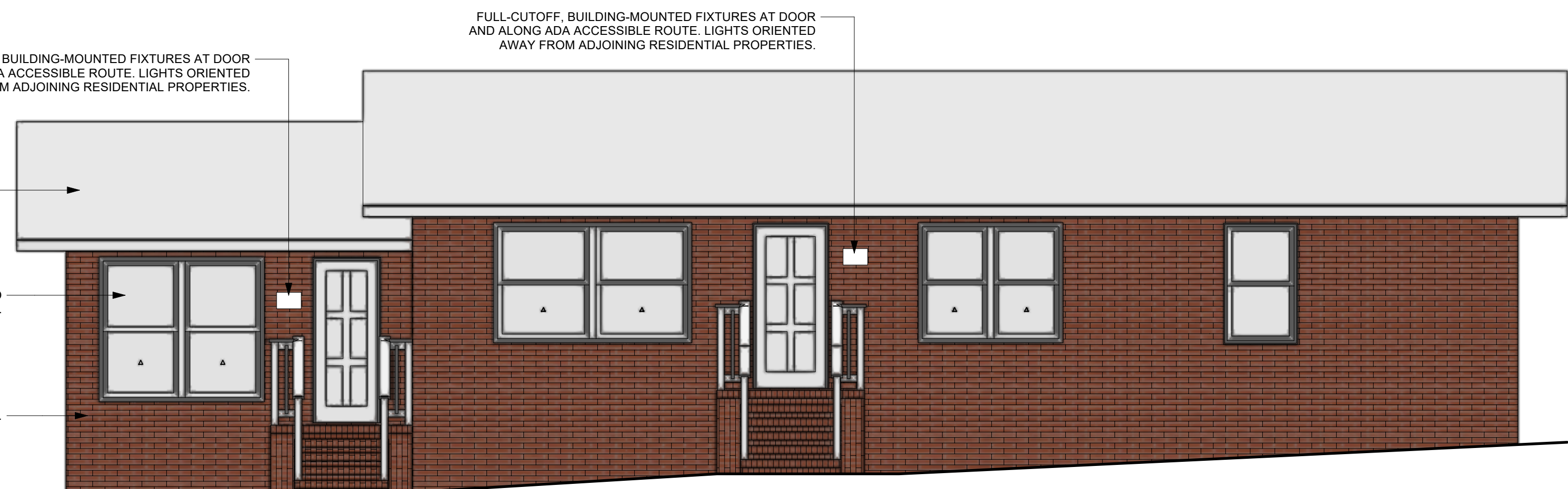
4 LEFT ELEVATION (EAST FACING) - NO CHANGES
Scale: 1/4" = 1'-0"



3 REAR ELEVATION (NORTH FACING) - NO CHANGES
Scale: 1/4" = 1'-0"



2 RIGHT ELEVATION (EAST FACING) - NO CHANGES
Scale: 1/4" = 1'-0"



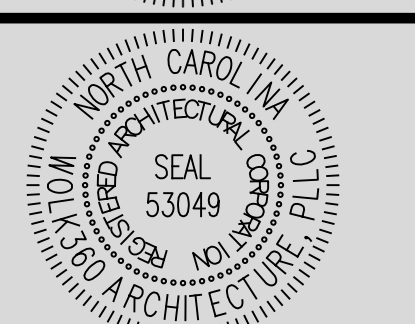
1 FRONT ELEVATION (SOUTH FACING) - NO CHANGES
Scale: 1/4" = 1'-0"

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EXISTING & PROPOSED ELEVATIONS (NO CHANGES)
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A5
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