

THEY DON'T HAVE ONE
THEY DON'T HAVE ONE

PO BOX 2016
FRED-MONT, NC 27535
919-422-0773

PROPERTY INFORMATION

0.159 ACRES
1.245 SQ FT EXISTING HOUSE
CURRENT ZONING GRS
PROPOSED ZONING TC
ADJACENT PROPERTIES
ZONING GRS

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

Edward Jones Branch Office: Katie Smith, CFP
16 MAIN ST., KNIGHTDALE, NC
ST. MATTHEW'S TOWNSHIP; WAKE COUNTY

REVIEWS

DATE _____

01.16.2025

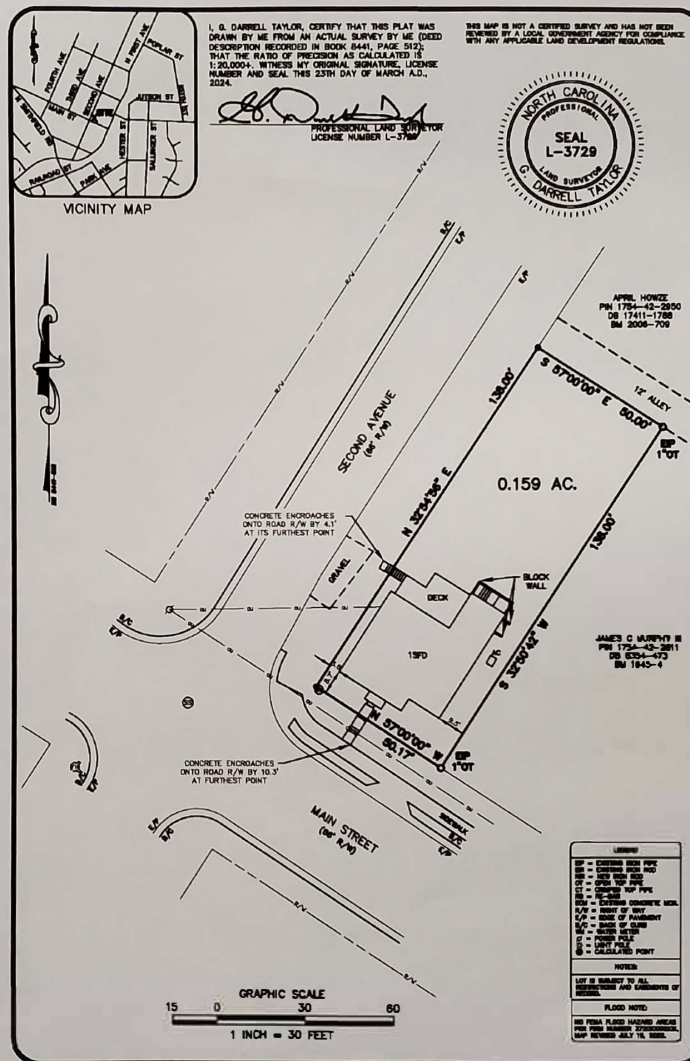
CREATING IT

PROJECT #1

24007 NO.

250

1 OF 7



a. Town Certification. This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

By: Samuel A. Macdonald Date:
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: [Signature] Date: 02/05/2015
Land Use Administrator

PROJ. NO.: 2024-226

FILENAME: JOHNSON

DRAWN BY: GDT

SCALE 1" = 30'

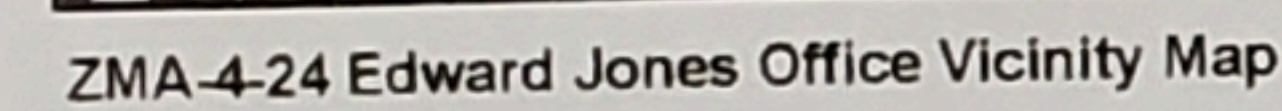
DATE: 03/24/24

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

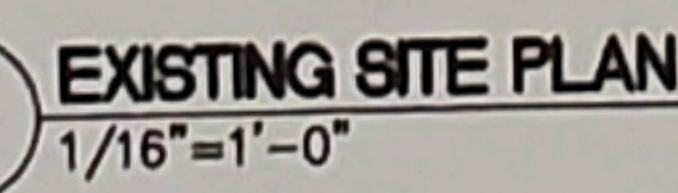
G. DARRELL TAYLOR

Professional Land Surveyor
2220 Effingham Circle
Raleigh, NC 27615
919.806.8043
ncsurveyorder@gmail.com





Disclaimer
MapInfo makes 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.

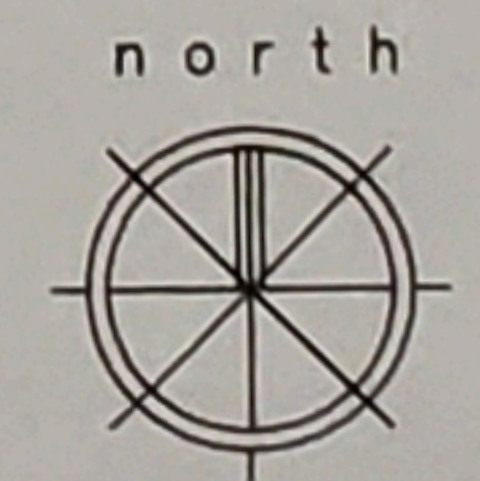


2' 0' 10' 20' 30'

SCALE: $1/16" = 1'-0"$

project. By: MS Date: 02/05/2025
Land Use Administrator

Fred D Johnson Jr
2-3-25

2 OF 7



ZMA-4-24 Edward Jones Office Vicinity Map

Disclaimer:
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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 Locations: 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 G3 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 7.4.1 & 10.2.K - Street trees are required along Main Street - We'd like to request deviation from UDO Section 7.4.1 & 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: 1,345 square foot house per Wake County Tax Card: Maximum parking required: 1,345 SF/1,000 SF = 1.35 x 5.5 parking spaces = 7.40 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	
Redevelopment within Old Town District	4
Total	54

Conditional District Rezoning Approvals:

ORD# 24-11-20-004_Amend_Main_Street_Edward_Jones_UDO_ZMA-4-24

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:

- The only permitted use on the subject property shall be Banks, Credit Unions, and Financial Services uses.
- The House Building Type Standards shall be applied to the subject development.
- 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.

- The ADA parking space shall not be required to be constructed with curb and gutter.
- 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.
- A 10-foot Type C Buffer shall not be required along the northern and eastern property lines of the subject property.
- 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.
- 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.
- Trash and recycling bins shall be stored under the existing deck, out of view from both Main Street and Second Avenue.
- 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.

Site Data Table	
Total Acreage	0.159
Acreage in Parks & Other	0.159
Non-residential Uses	
Total # of Housing Units	0
Area of All Mixed-Use & Non-Residential Buildings	1,345 sqft
Gross Project Density per Acre	6.3
Linear ft of New Streets	0ft
Linear ft of New Sidewalks	0ft
Maximum Parking Spaces	1,345 sqft / 1000sqft = 1.35 x 5.5 parking spaces = 7.40 = 7 parking spaces allowed
Minimum Parking Spaces	1/2 maximum = 4 parking spaces required
Zoning	TC CD

OWNER:
DOUG & CINDY
JOHNSON

PO BOX 2016
FREMONT, NC 27830
919-920-0932

PROPERTY INFORMATION

0.159 ACRES
1,345 SQFT EXISTING HOUSE
CURRENT ZONING GR3
PROPOSED ZONING TC
ADJACENT PROPERTIES ZONING GR3

PROPOSED USE: BANK, CREDIT UNION, AND FINANCIAL SERVICES (EDWARD JONES OFFICE)

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

REVISIONS

DATE

01.16.2025

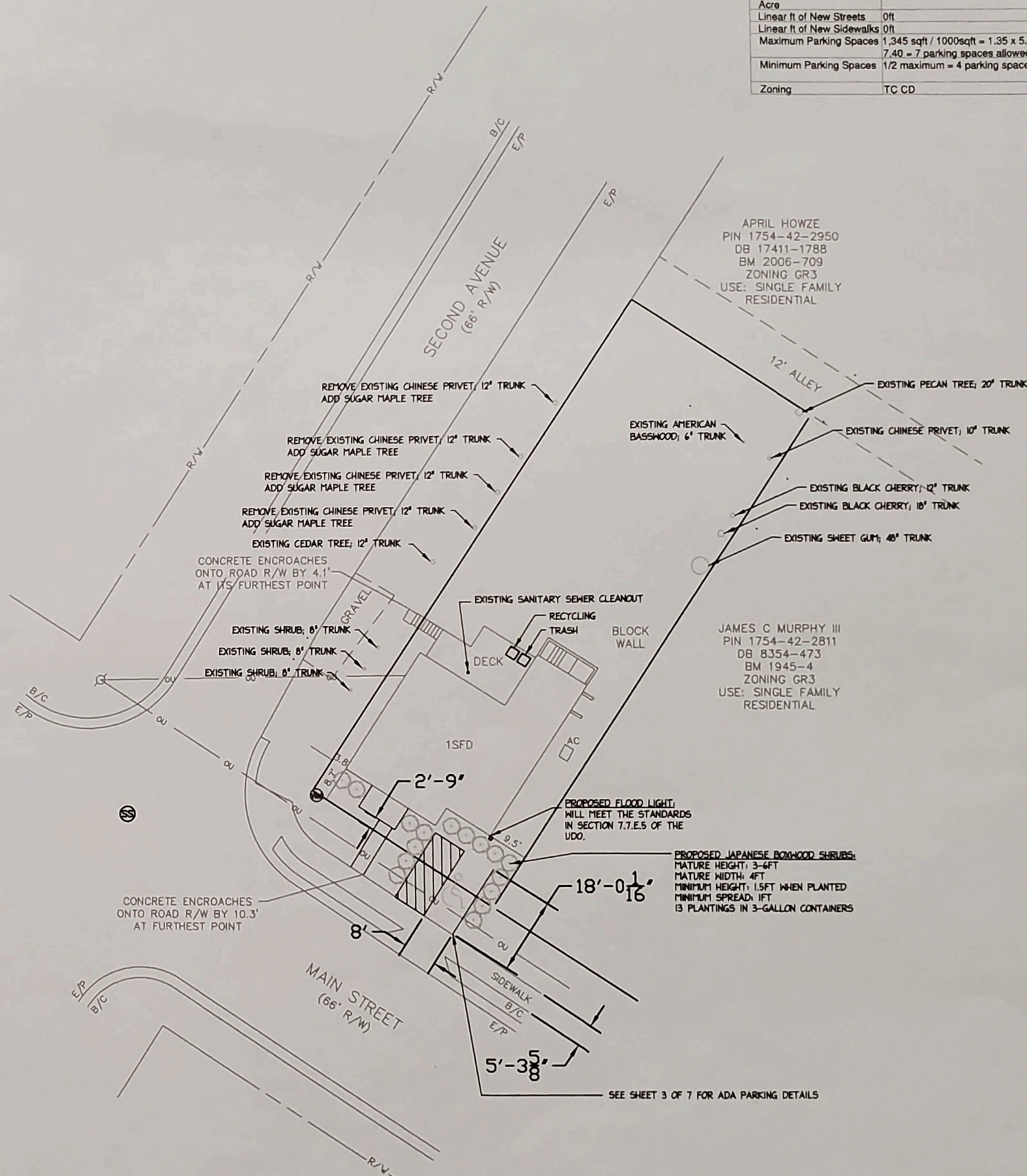
DRAWN BY

PROJECT NO.

SHEET TITLE

SHEET

3 OF 7

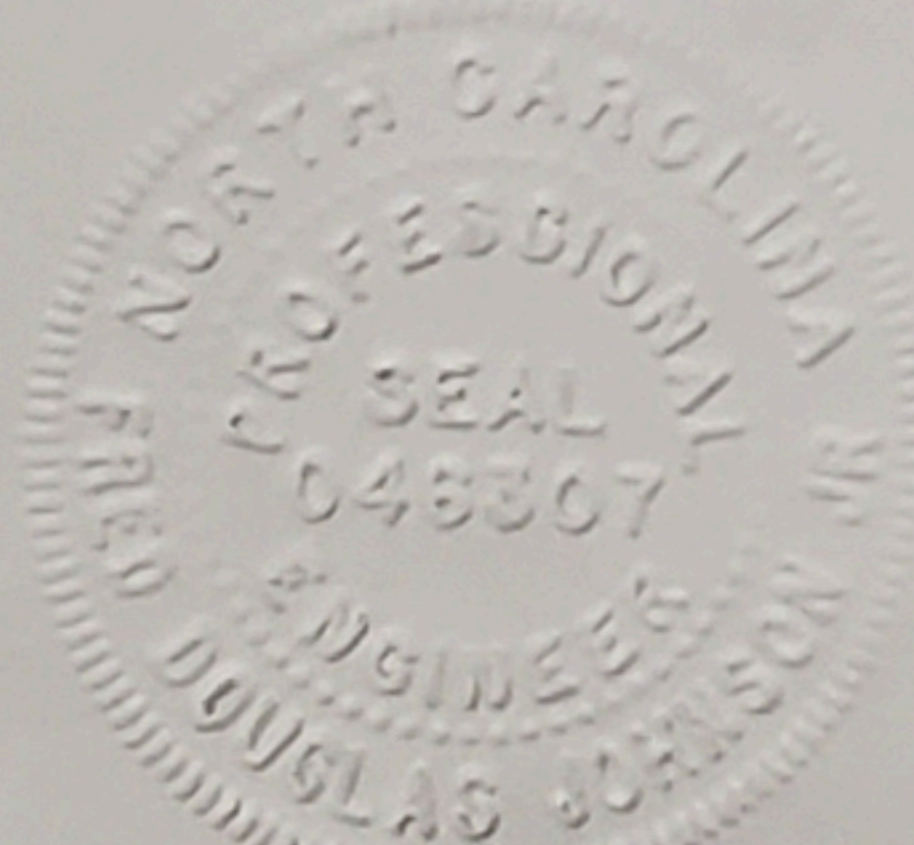


1 NEW SITE PLAN
1/16"=1'-0"

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

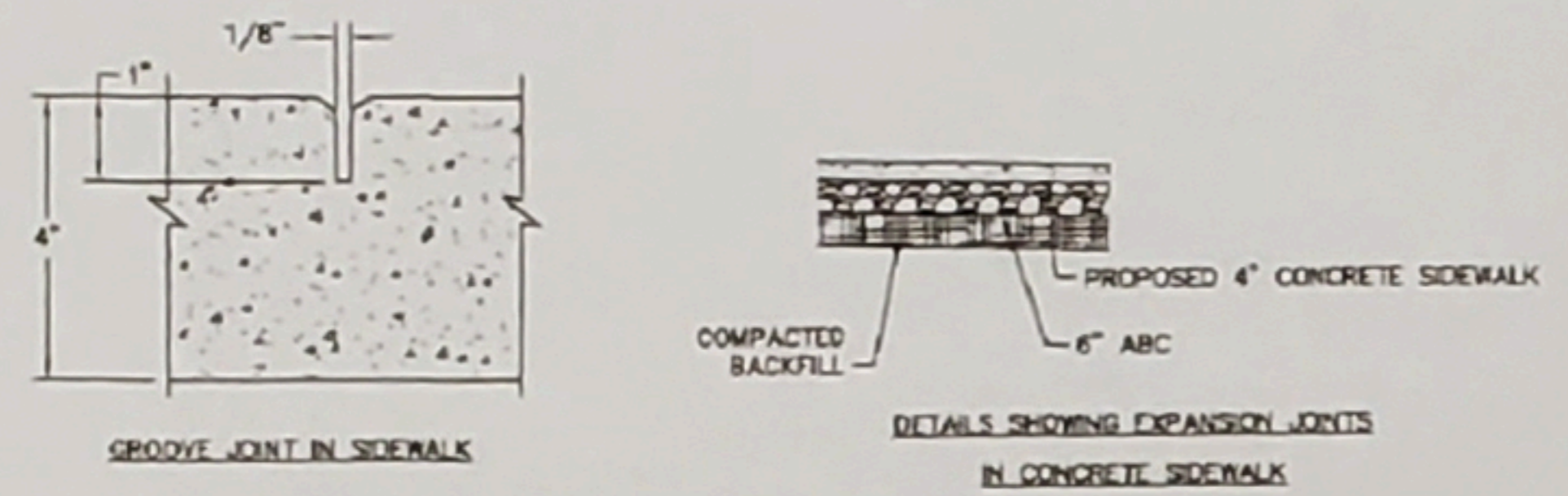
a. **Town Certification:** This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.
By: Donald A. MacDonell Date: 02/05/2025
Town Engineer
These plans are approved by the Town of Knightdale and serve as construction plans for this project.
By: John D. Johnson Date: 02/05/2025
Land Use Administrator

n o r t h



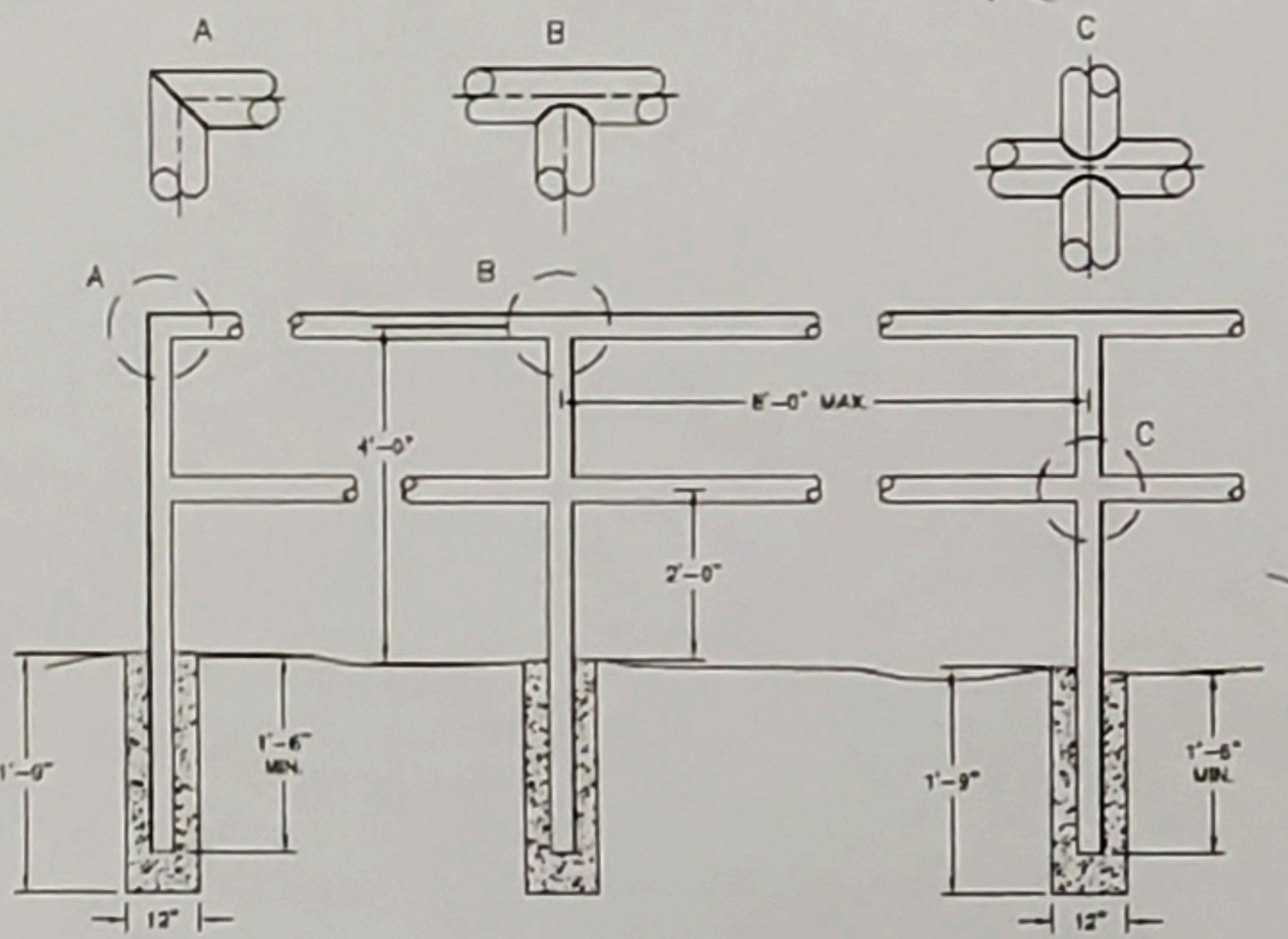
Fred D Johnson, Jr 2-3-25

CONCRETE RAMP: PER KNIGHTDALE STANDARD SPECIFICATIONS AND DETAILS 4.04-2



- NOTES:
1. A GROOVE JOINT 1" DEEP WITH 1/8" RADI SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
 2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
 3. WIDTH OF SIDEWALK SHALL CORRESPOND TO STREET CROSS SECTION BUT SHALL BE 5' AT A MINIMUM.
 4. SIDEWALK ADJACENT TO CURB AND CUTTER IN PARKING LOT OR ALONG STREET SHALL BE 6" WIDE AT A MINIMUM.
 5. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
 6. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI IN 28 DAYS.

RAMP HANDRAIL: PER KNIGHTDALE STANDARD SPECIFICATIONS AND DETAILS 4.13



- NOTES:
1. ALL CONCRETE TO BE 3600 PSI COMPRESSIVE STRENGTH.
 2. TYPE OF PIPE TO BE USED IS 1-5/8" MAX. O.D. BLACK IRON, LOW CARBON PIPE.
 3. ALL JOINTS TO HAVE A 1/2" FILLET WELD.
 4. AFTER INSTALLATION, PAINT ASSEMBLY WITH BLACK ALL WEATHER ENAMEL.
 5. TO BE USED AS REQUIRED BY THE TOWN ENGINEER.

Site Data Table	
Total Acreage	0.159
Acreage in Parks & Other Non-residential Uses	0.159
Total # of Housing Units	0
Area of All Mixed-Use & Non-Residential Buildings	1,345 sqft
Gross Project Density per Acre	6.3
Linear ft of New Streets	0ft
Linear ft of New Sidewalks	0ft
Maximum Parking Spaces	1,345 sqft / 1000sqft = 1.35 x 5.5 parking spaces = 7.40 = 7 parking spaces allowed
Minimum Parking Spaces	1/2 maximum = 4 parking spaces required
Zoning	TC CD

ELEVATION: 308.6

ELEVATION: 309.64

ELEVATION: 309

ELEVATION: 310

CONCRETE PAVEMENT: 3000PSI 6" CONCRETE
6" ABC STONE COMPACTED
#4 REBAR ON 1' CENTERS BOTH DIRECTIONS

a. **Town Certification.** This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

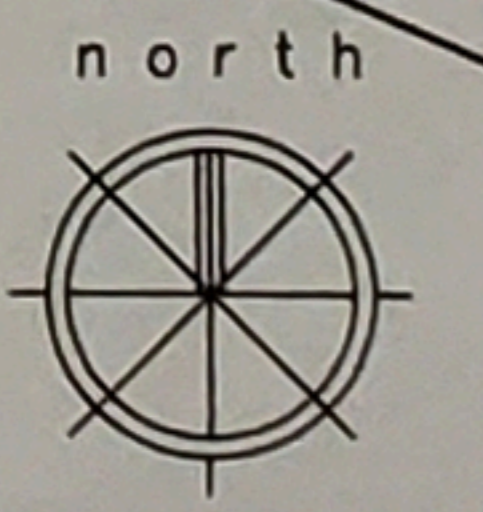
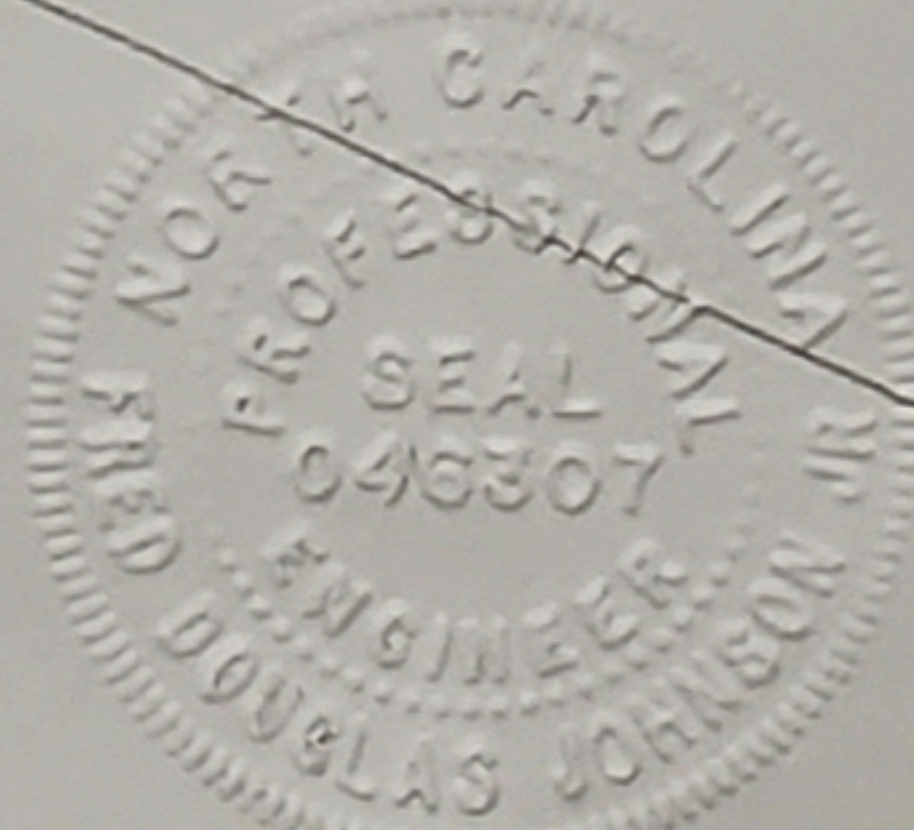
By: Gerald A. MacCormick Date: 02/05/2025
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: Gerald A. MacCormick Date: 02/05/2025
Land Use Administrator

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

1' 0' 2.5' 5' 7.5'
SCALE: 1/4" = 1'-0"



OWNER:
DOUG & CINDY
JOHNSON

PO BOX 2016
FRESHWATER, NC 27530
919-920-0922

PROPERTY
INFORMATION

0.159 ACRES
1,345 SQFT EXISTING HOUSE
CURRENT ZONING GRS
PROPOSED ZONING TC
ADJACENT PROPERTIES
ZONING GRS

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

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

REVISIONS

DATE
01.16.2025

DRAWN BY

PROJECT NO.

SHEET TITLE

SHEET
4 OF 7

Fred O Johnson Jr 2-3-25

OWNER:
DOUG & CINDY
JOHNSON

PO BOX 2014
FREMONT, NC 27830
919-220-0932

PROPERTY
INFORMATION

0.199 ACRES
1,345 SQFT EXISTING HOUSE
CURRENT ZONING GRS
PROPOSED ZONING TC
ADJACENT PROPERTIES
ZONING GRS

PROPOSED USE: BANCORP CREDIT
UNION, AND FINANCIAL
SERVICES (EDWARD JONES
OFFICE)

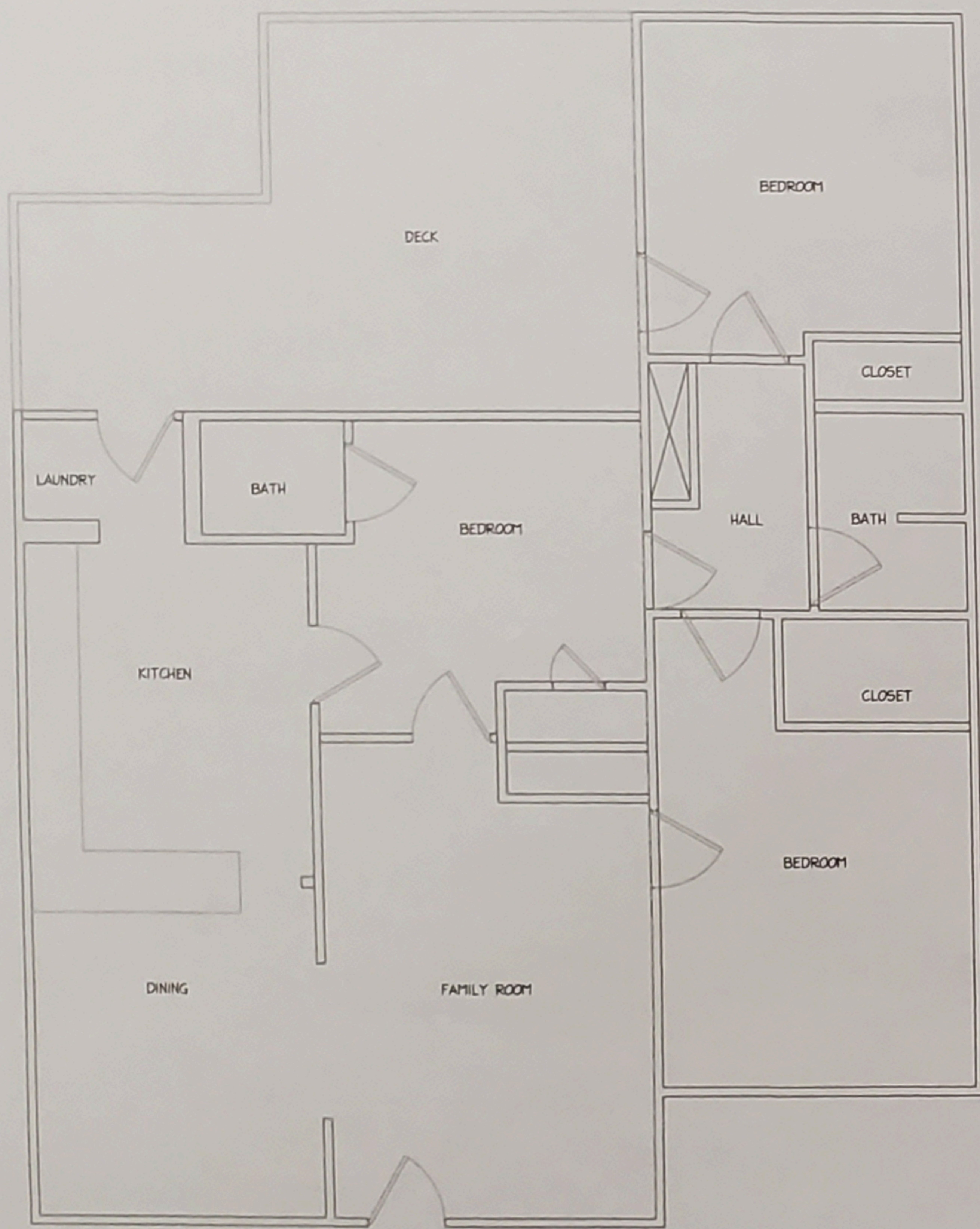
Edward Jones Branch Office: Katie Smith, CFP

16 MAIN ST., KNIGHTDALE, NC

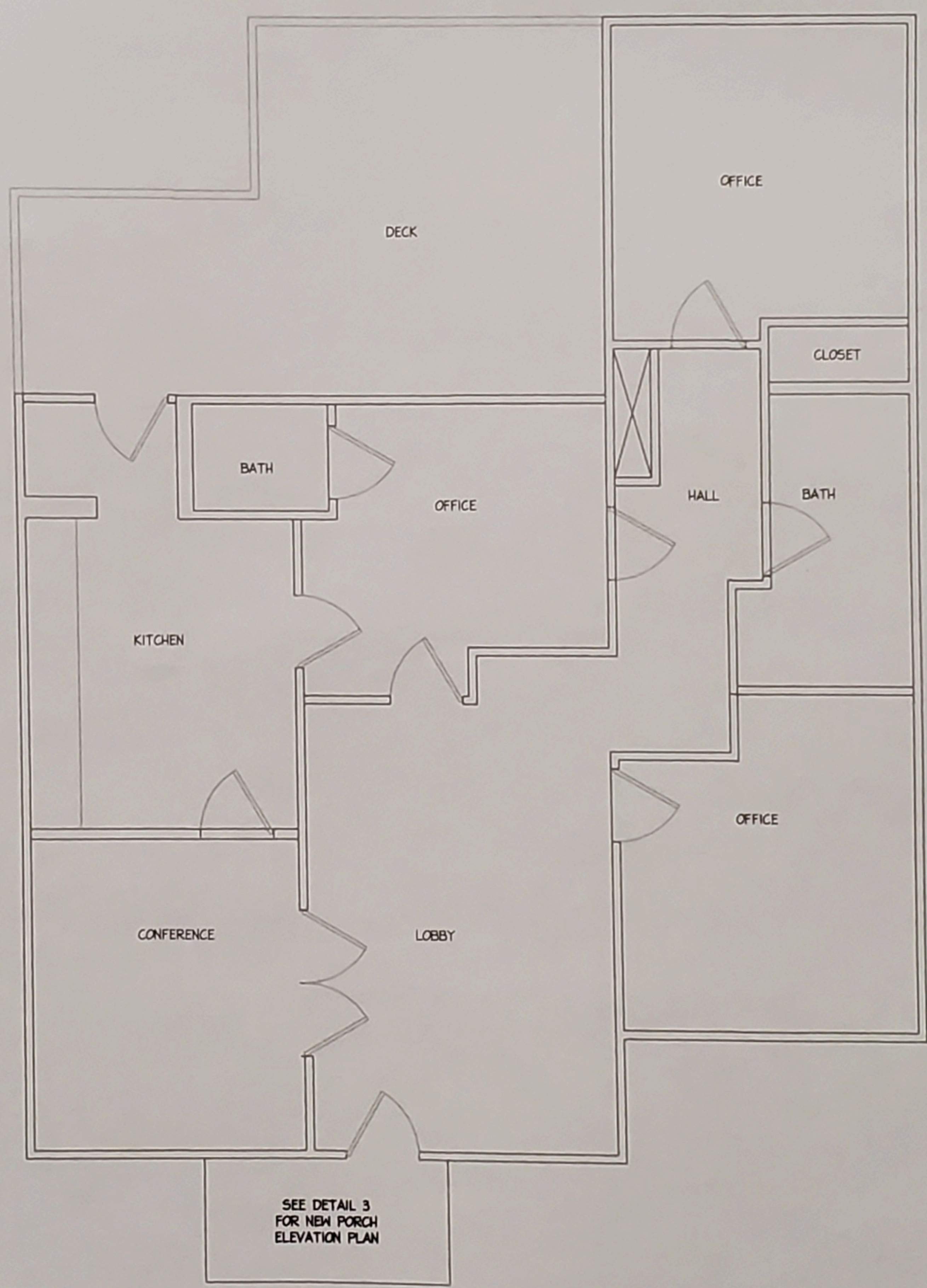
ST. MATTHEW'S TOWNSHIP; WAKE COUNTY

TOK PROJECT# ZMA-4-24

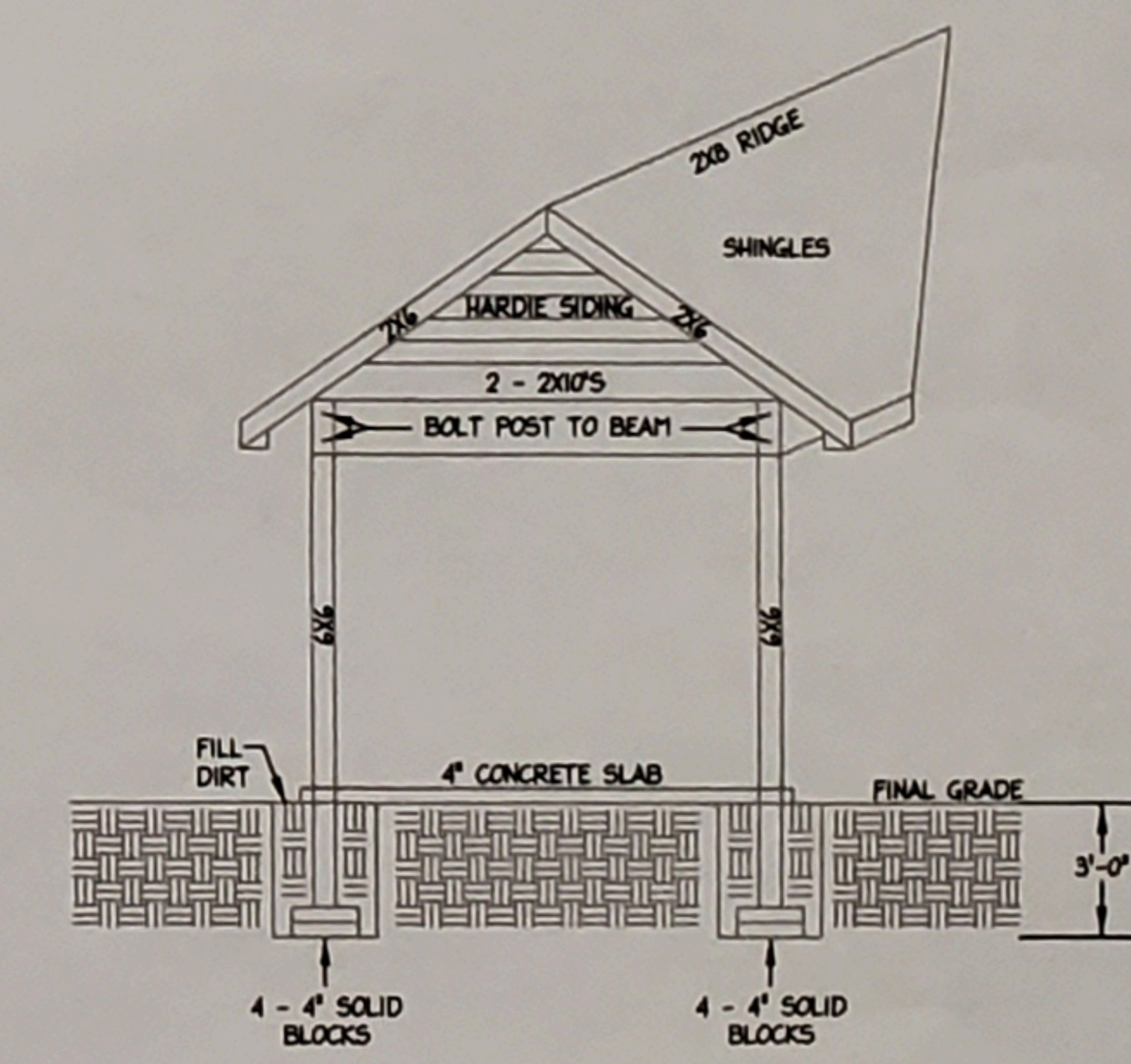
REVISIONS
DATE
01.16.2025
DRAWN BY
PROJECT NO.
SHEET TITLE
SHEET
5 OF 7



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



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



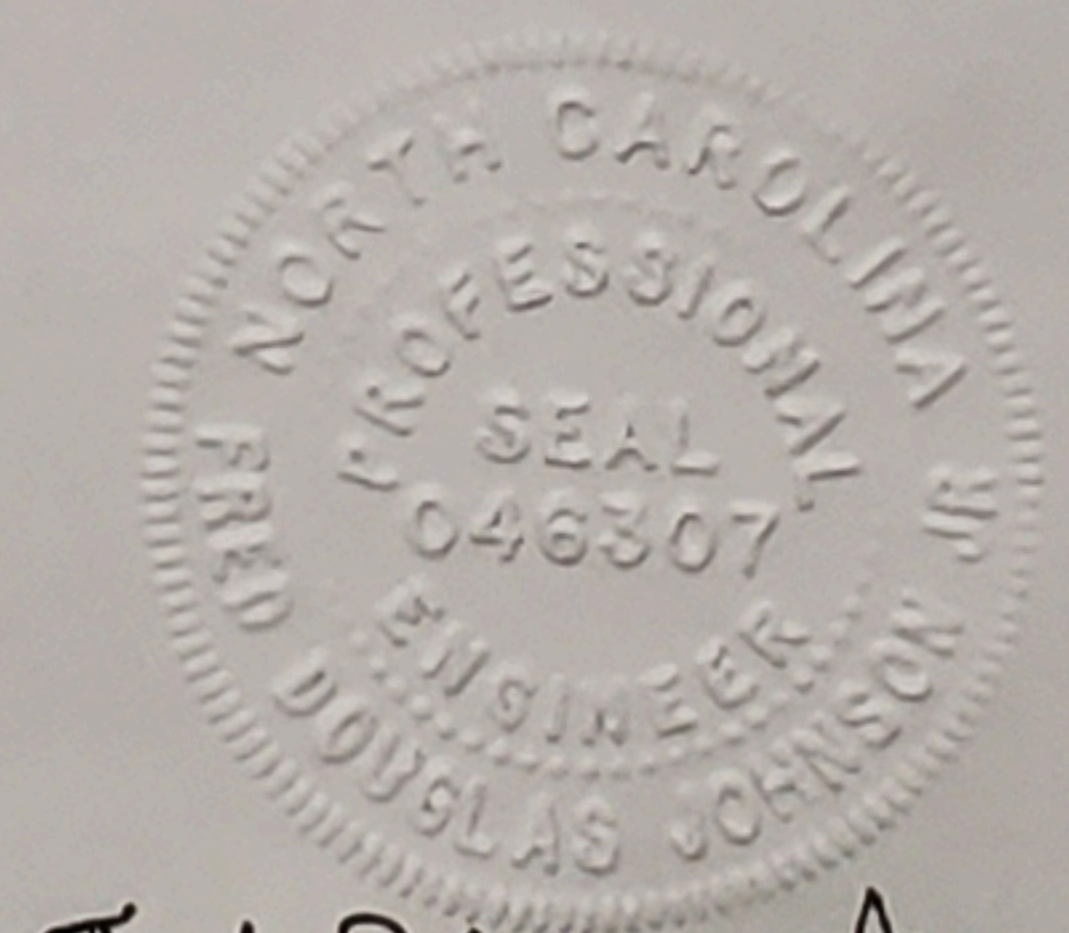
3 NEW PORCH ELEVATION PLAN
DIAGRAMMATIC ONLY

a. **Town Certification.** This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

By: S. A. MacDonell Date: _____
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: SLJ Date: 02/05/2025
Land Use Administrator



Fred O Johnson Jr
2-3-25

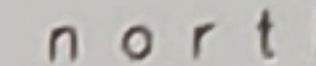
SITE TOPOGRAPHY

Town Certification. This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

By, Samuel A. MacDonald
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this

project MS
By: MS
Land Use Administrator



OWNER:
DOUG & CINDY
JOHNSON

PO BOX 2016
FREMONT, NC 27830
919-420-0932

PROPERTY INFORMATION

0.159 ACRES
1,246 SQFT EXISTING HOUSE
CURRENT ZONING GR3
PROPOSED ZONING TC
ADJACENT PROPERTIES
ZONING GR3

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

Edward Jones Branch Office: Katie Smith, CFP

16 MAIN ST., KNIGHTDALE, NC

ST. MATTHEW'S TOWNSHIP; WAKE COUNTY

TOK PROJECT# ZMA-4-24

REVISIONS

DATE
01.16.2025

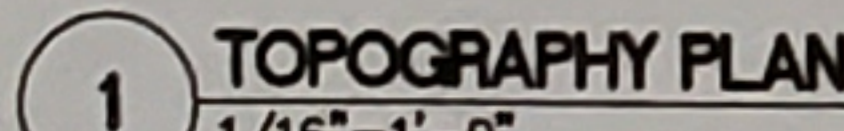
DRAWN 57

PROJECT NO.

SHEET TITLE

SHEET

6 OF 7


$$1/16'' = 1' - 0''$$

2' 0 10' 20' 30'

SCALE: 1/16" = 1'-0"

Professional Engineer Seal for North Carolina, No. 046307, for Douglas W. Jones.

Fred O Johnson Jr
2-3-25

**PROPERTY
INFORMATION**

0.159 ACRES
1,345 SQFT EXISTING HOUSE
CURRENT ZONING GR3
PROPOSED ZONING TC
ADJACENT PROPERTIES
ZONING GR3

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

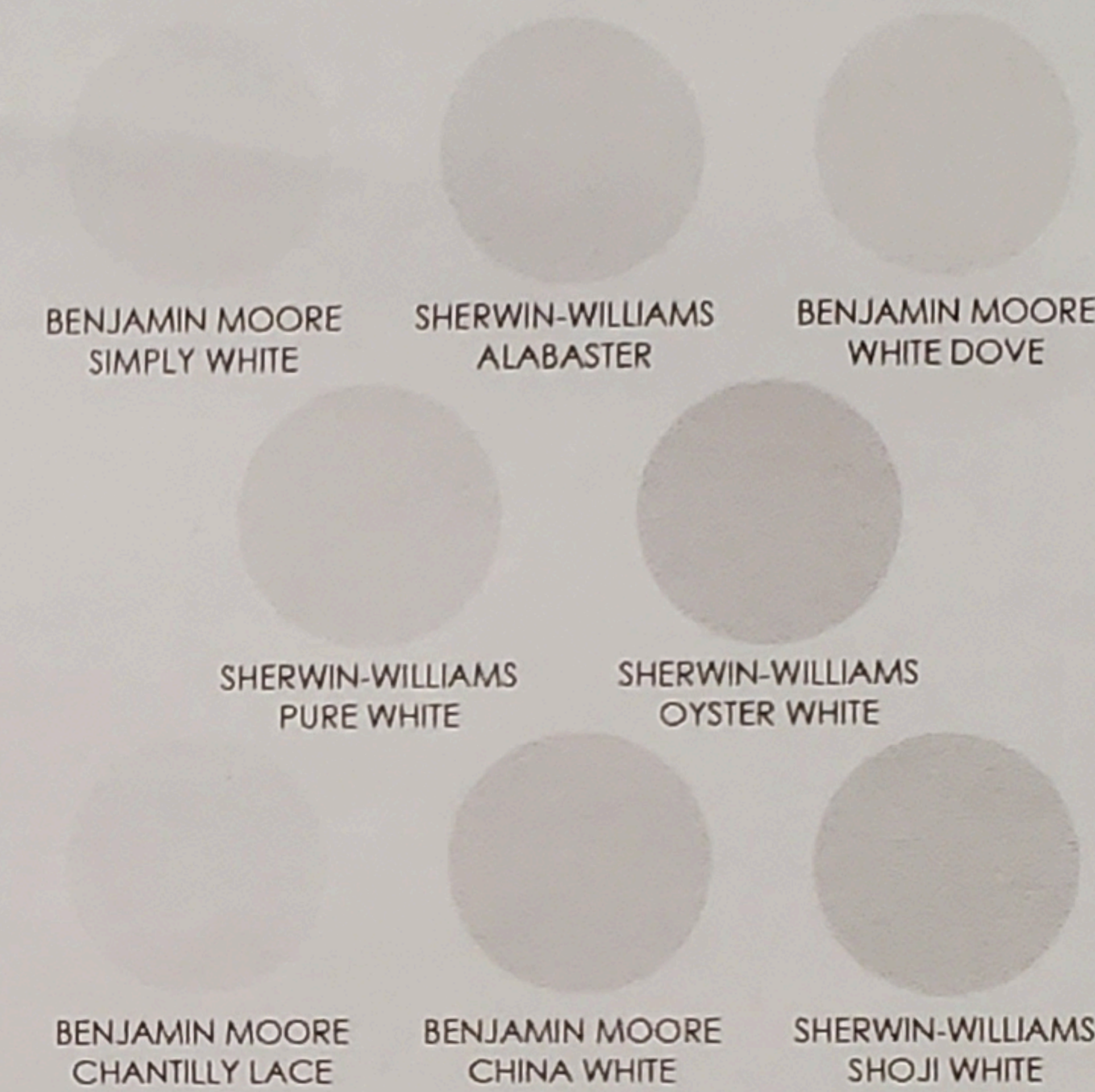
Edward Jones Branch Office: Katie Smith, CFP
16 MAIN ST., KNIGHTDALE, NC
ST. MATTHEW'S TOWNSHIP; WAKE COUNTY
TOK PROJECT# ZMA-4-24

[illegible]

PROPOSED FRONT DOOR



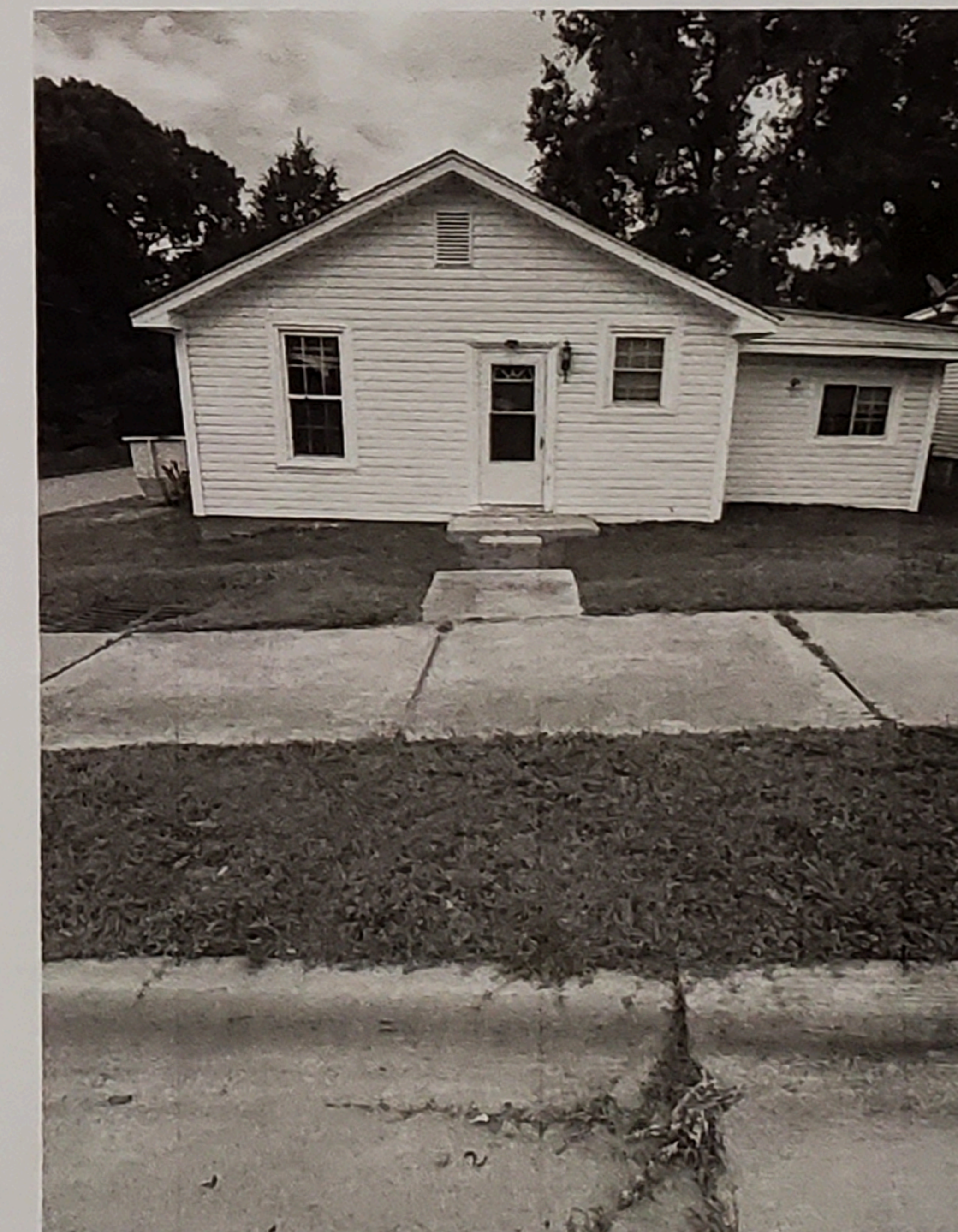
PROPOSED WINDOWS



PROPOSED EXTERIOR COLOR



PROPOSED FIBER CEMENT



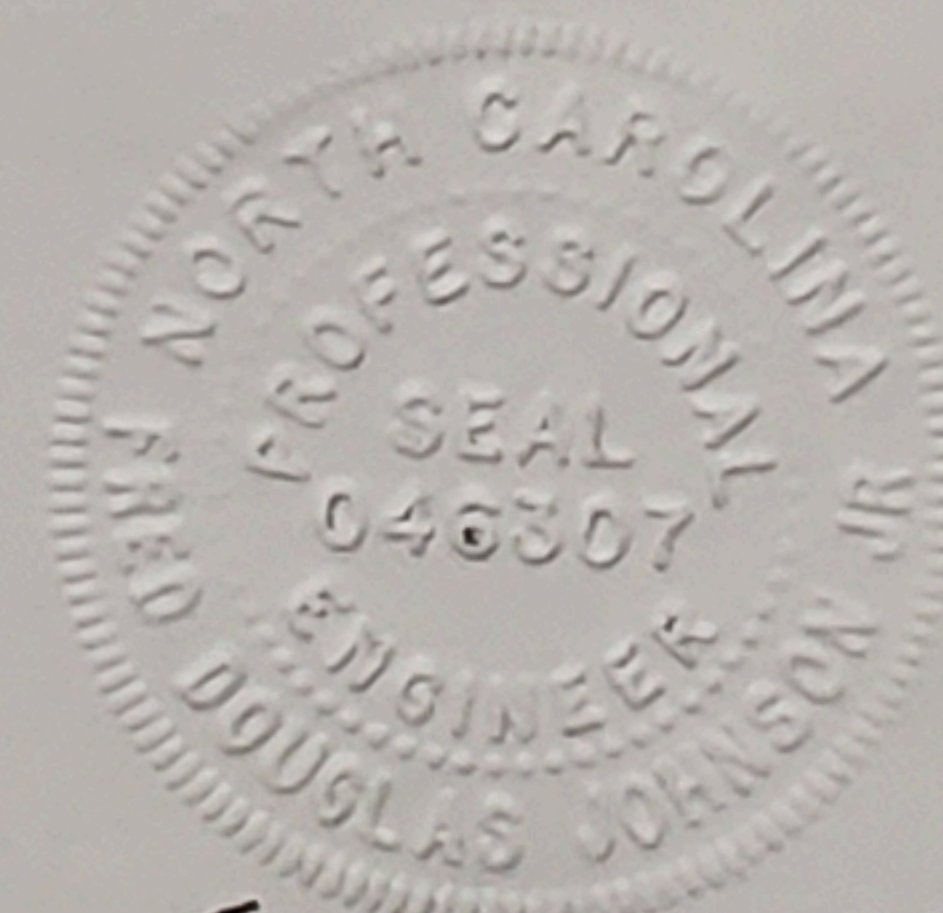
EXISTING VINYL SIDING

a. **Town Certification.** This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

By: Samuel A. MacDonald Date: _____
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: DJ [Signature] Date: 02/05/2015
Land Use Administrator



Fred O Johnson Jr
2-3-25