

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.

The subject property is located within the Innovation Center Future Place Type identified in the KnightdaleNext V.2 2035 Comprehensive Plan. By preserving the existing residential structure and limiting the intensity of the proposed use, this project provides an appropriate small-scale transitional use within this future employment- and mixed-use-oriented area. 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. The project also preserves the Town's ability to implement future coordinated roadway and streetscape improvements as surrounding properties redevelop.

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 is compatible with the Innovation Center Future Place Type because it allows a small-scale, employment-generating professional office use while maintaining the existing residential scale of the property. The project supports professional service activity within an area planned for future employment-oriented and mixed-use development, while preserving compatibility with adjacent residential properties through limited operations, appointment-only services, 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

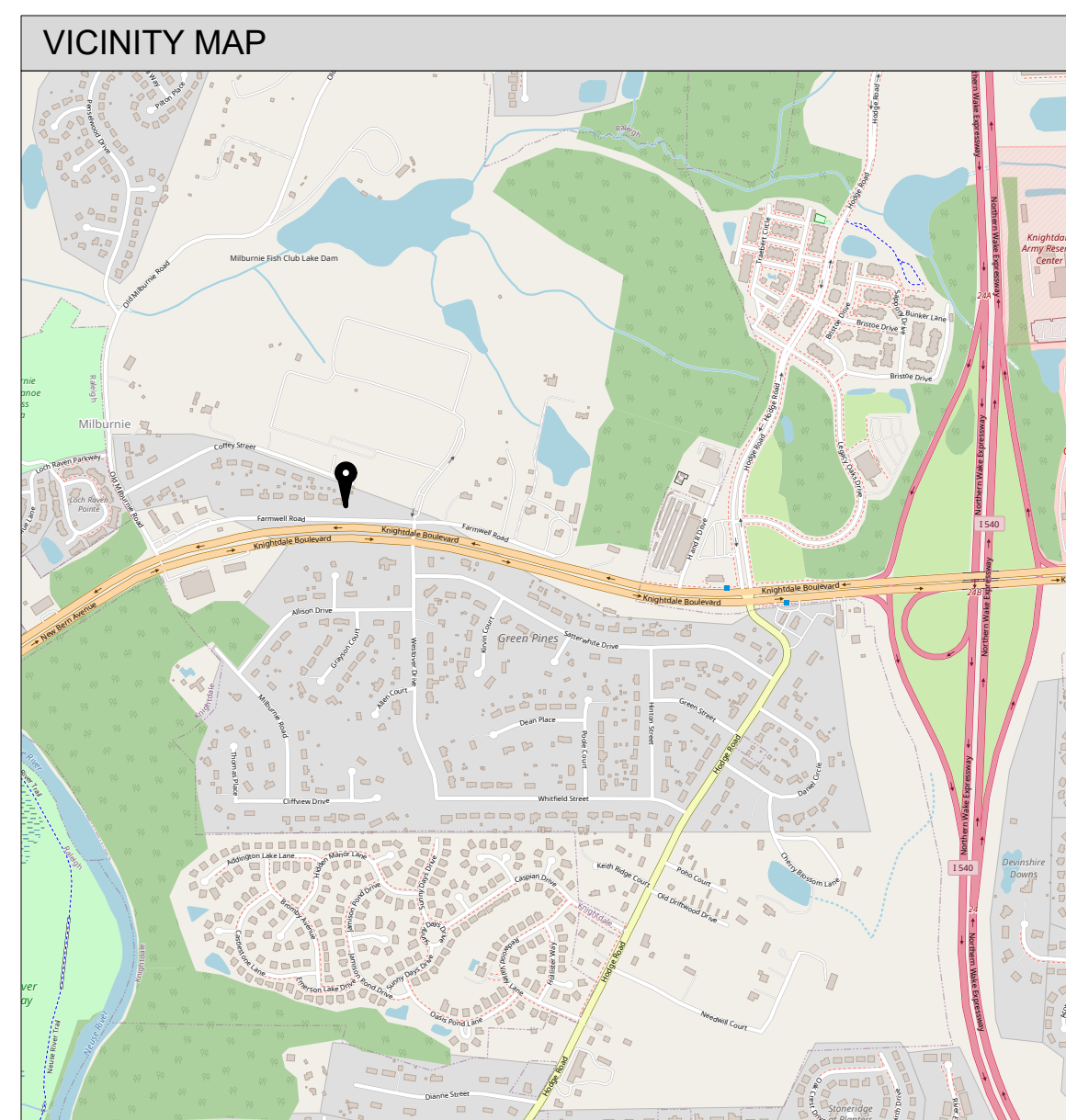
ZMA-2-26 NEIGHBORHOOD MIXED USE CONDITIONAL DISTRICT REZONING MASTER PLANSET

5845 FARMWELL RD
RALEIGH, NC 27610

TOWNSHIP: ST. MATTHEW'S TOWNSHIP
COUNTY: WAKE COUNTY
STATE: NORTH CAROLINA



1 EXISTING & PROPOSED FRONT ELEVATION (NO CHANGES)



ZONING & SITE DATA
<p>PROJECT NAME: WORRY FREE PSYCHOLOGY - OFFICE CONVERSION TOK PROJECT #: ZMA-2-26</p> <p>ADDRESS: 5845 FARMWELL RD, RALEIGH NC 27610 PARCEL PIN: 1734-95-2336 REID: 006420</p> <p>PROPERTY OWNER: WORRY FREE PSYCHOLOGY PLLC OWNER ADDRESS: 7048 KNIGHTDALE BLVD #220B, KNIGHTDALE, NC 27545</p> <p>PLANNING JURISDICTION: TOWN OF KNIGHTDALE EXTRA-TERRITORIAL JURISDICTION (ETJ) TOWNSHIP / COUNTY / STATE: ST. MATTHEW'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA SUBDIVISION: GREEN PINES</p> <p>NUMBER OF PARCELS: 1 NUMBER OF EXISTING HOUSING UNITS: 1 NUMBER OF PROPOSED HOUSING UNITS: 0 TOTAL SITE AREA: 0.59 ACRES (25,906 SF) ACREAGE IN NON-RESIDENTIAL USE: 0.59 ACRES (25,906 SF)</p> <p>EXISTING ZONING: GR3 (GENERAL RESIDENTIAL) PROPOSED ZONING: NMX-CD (NEIGHBORHOOD MIXED-USE CD) EXISTING USE: SINGLE-FAMILY RESIDENCE PROPOSED USE: PROFESSIONAL SERVICES / PROFESSIONAL OFFICE</p> <p>OVERLAYS: NONE FLOODPLAIN: NONE LAND DISTURBANCE: 9,900 SF (0.23 AC) STORMWATER: BELOW 0.5 ACRE COMMERCIAL DISTURBANCE THRESHOLD</p>

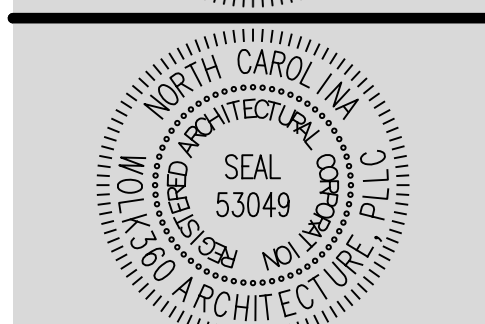
PROJECT TEAM
<p>ARCHITECT Wolk360 Architecture PLLC Jonathan Wolk 3901 Barrett Dr #205 Raleigh, NC 27609 Jonathan@wolk360.com</p> <p>APPLICANT Worry Free Psychology PLLC Amber Margaretten 7048 Knightdale Blvd #220B Knightdale, NC 27545 amber@worryfreenc.com</p>

DRAWING INDEX
<p>CS COVER SHEET</p> <p>SITE / MASTER PLAN</p> <p>C1 EXISTING CONDITIONS SURVEY C2 EXISTING SITE PLAN C3 PROPOSED SITE / MASTER PLAN (WITH ADA ACCESS, UTILITIES, FIRE ACCESS, LIGHTING, AND SIGNS & MARKINGS) C4 ADA PARKING PLAN & FIRE ACCESS PLAN</p> <p>LANDSCAPE</p> <p>L1 LANDSCAPE PLAN</p> <p>ARCHITECTURAL</p> <p>A1 EXISTING & PROPOSED FLOOR PLAN A2 EXISTING & PROPOSED ELEVATIONS / MATERIALS BOARD</p> <p>ZONING / CONDITIONS</p> <p>Z1 APPROVED VARIANCES & CONDITIONAL DISTRICT CONDITIONS</p>



PROJECT 25-126 (TOK PROJECT ZMA-2-26)
WORRY FREE PSYCHOLOGY OFFICE CONVERSION
ZMA-2-26 NEIGHBORHOOD MIXED USE
CONDITIONAL DISTRICT REZONING PLANSET
5845 FARMWELL RD, RALEIGH, NC 27610
ST. MATTHEW'S TOWNSHIP, WAKE COUNTY, NC

3901 Barrett Dr #205
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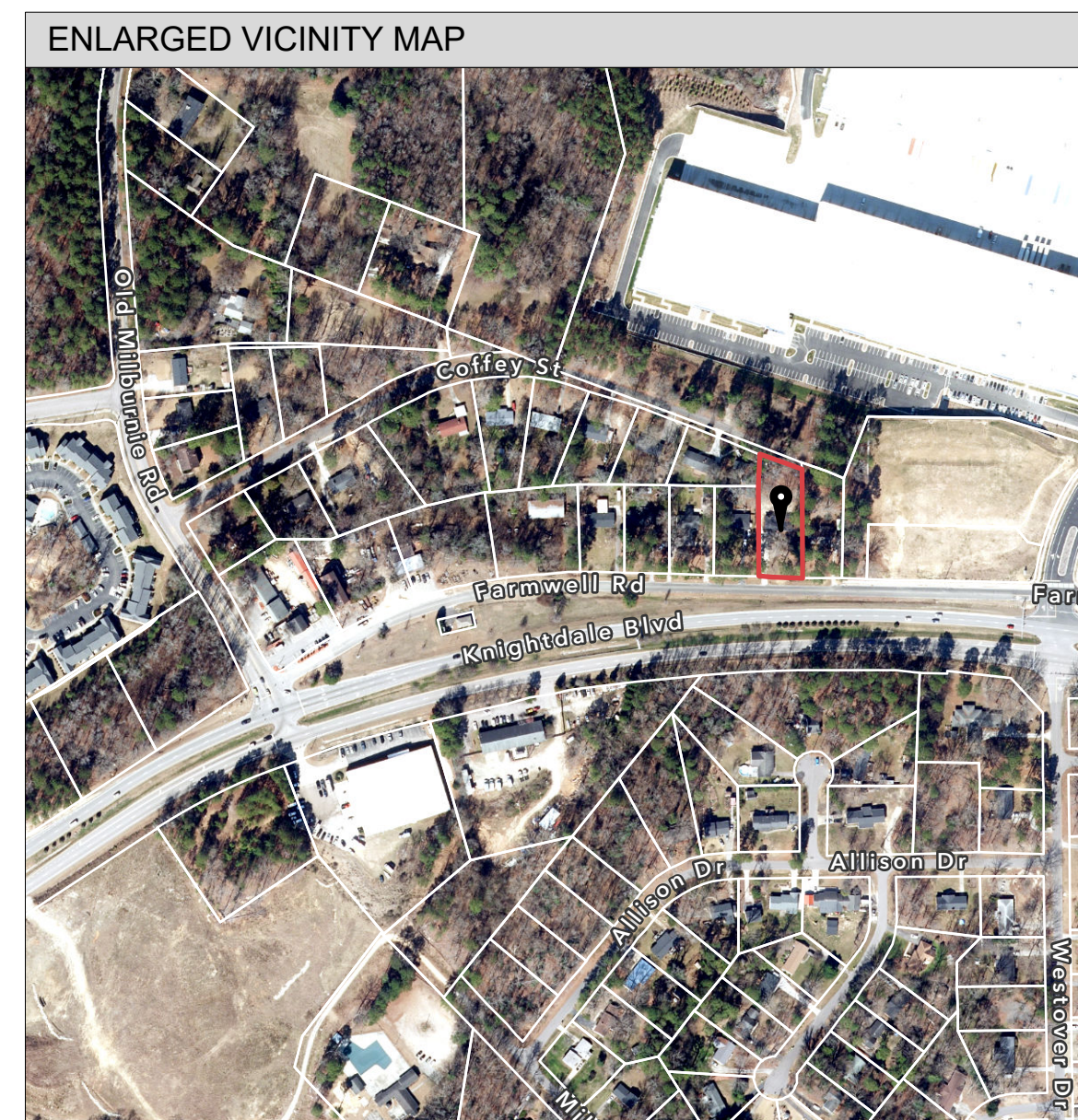
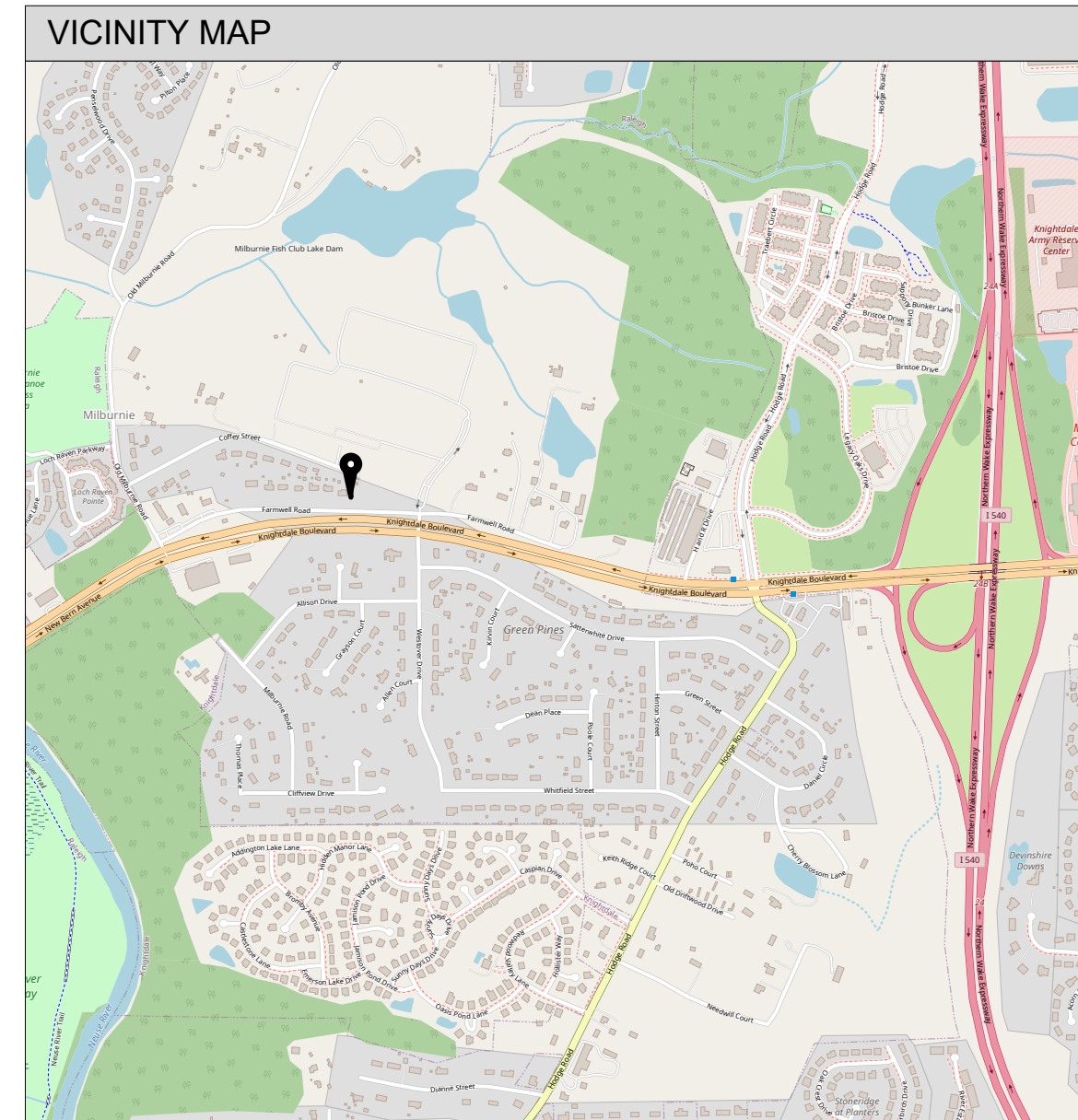


CONDITIONAL DISTRICT REZONING DOCUMENTS
NOT FOR CONSTRUCTION

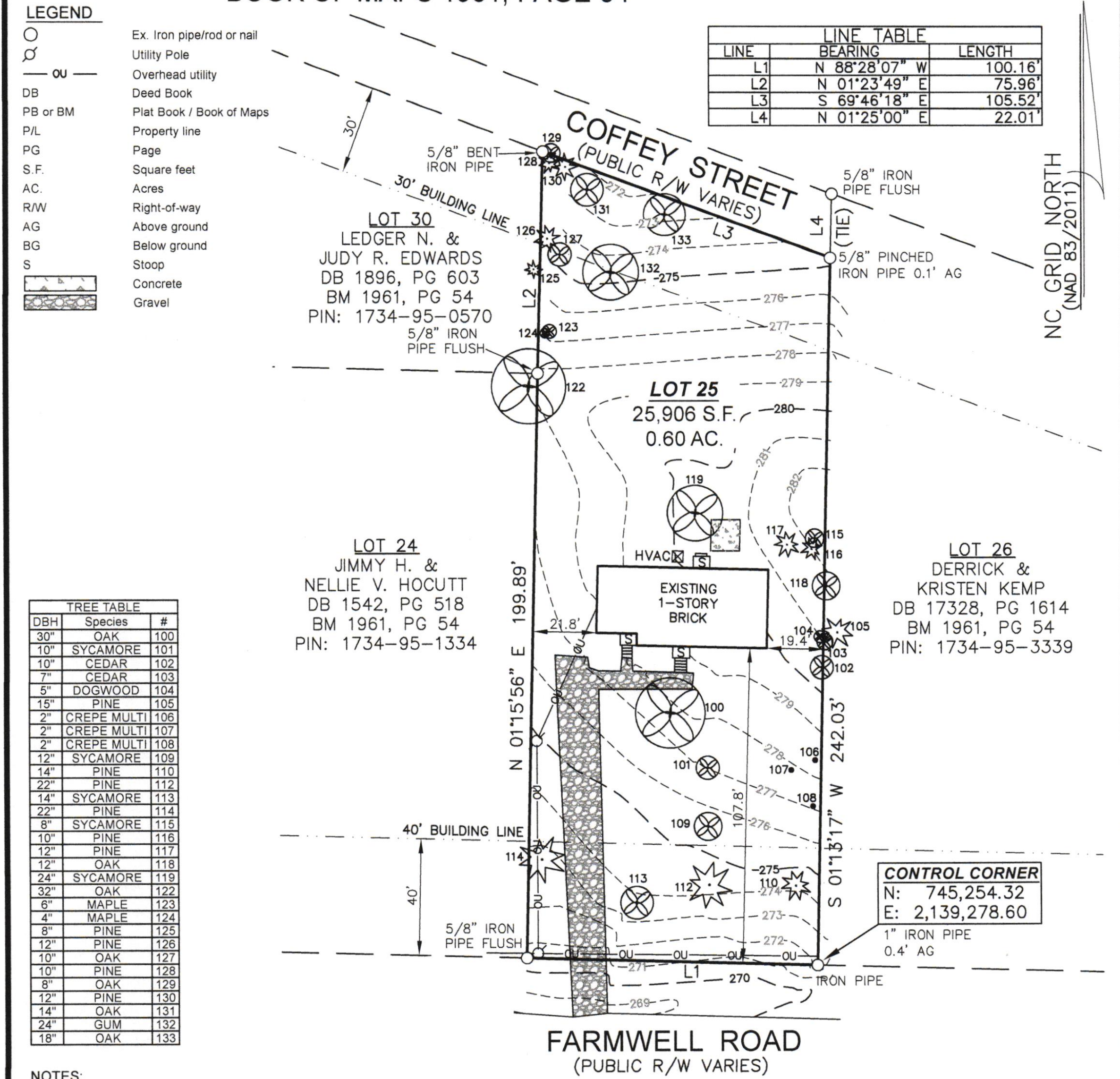
REVISION	DATE

1) All drawings are to be coordinated with all site information by Owner and Contractor, and applicable codes.
2) All Dimensions shall be verified by the General Contractor or Builder prior to any construction.
3) Contractor is to notify Architect immediately of conditions or items varying from depicted information.
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COVER SHEET	
DATE:	5/25/2026
PHASE:	DD-01
CS	
DRAWN BY:	ARL



PROPERTY OF
WORRY FREE PSYCHOLOGY, PLLC
 LOT 25, GREEN PINES, SECTION 2 ST. MATTHEW'S TOWNSHIP
 5845 FARMWELL ROAD WAKE COUNTY
 SCALE: 1"=50' KNIGHTDALE NORTH CAROLINA
 REFERENCES: DEED BOOK 19967, PAGE 1794 SEPTEMBER 30, 2025
 BOOK OF MAPS 1961, PAGE 54



NOTES:

- All distances are horizontal ground in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1961, Page 54 & Wake County GIS unless otherwise noted.
- No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720173400K effective date July 19, 2022.
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.
 VERTICAL DATUM = NAVD 88

EXISTING CONDITIONS SURVEY
 NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615
 Phone (919) 847-1800, License # P-0203

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

2510599
 PIN: 1734-95-2336

I, Justin L. Luther, certify that this plot was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are clearly indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this plot meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

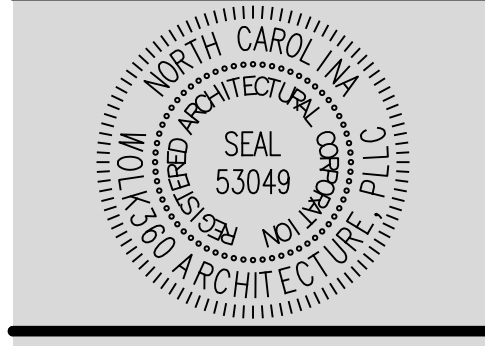
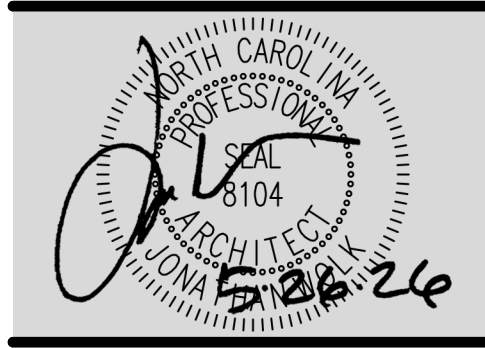
Witness my original signature, license number and seal this 30th day of SEPTEMBER, 2025.

Professional Land Surveyor L-5107



PROJECT 25-126 (TOK PROJECT ZMA-2-26)
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 ZMA-2-26 NEIGHBORHOOD MIXED USE
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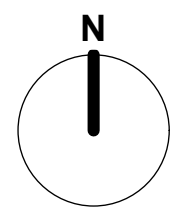


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EXISTING CONDITIONS SURVEY
 DATE: 5/25/2026
 PHASE: DD-01

DRAWN BY: ARL



ENLARGED VICINITY MAP



ZONING & SITE DATA

PROJECT NAME: WORRY FREE PSYCHOLOGY - OFFICE CONVERSION
TOK PROJECT #: ZMA-2-26

ADDRESS: 5845 FARMWELL RD, RALEIGH NC 27610
PARCEL PIN: 1734-95-2336
REID: 006420

PROPERTY OWNER: WORRY FREE PSYCHOLOGY PLLC
OWNER ADDRESS: 7048 KNIGHTDALE BLVD #220B, KNIGHTDALE, NC 27545

PLANNING JURISDICTION: TOWN OF KNIGHTDALE EXTRA-TERRITORIAL JURISDICTION (ETJ)
TOWNSHIP / COUNTY / STATE: ST. MATTHEW'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SUBDIVISION: GREEN PINES

NUMBER OF PARCELS: 1
NUMBER OF EXISTING HOUSING UNITS: 1
NUMBER OF PROPOSED HOUSING UNITS: 0
TOTAL SITE AREA: 0.59 ACRES (25,906 SF)
ACREAGE IN NON-RESIDENTIAL USE: 0.59 ACRES (25,906 SF)

EXISTING ZONING: GR3 (GENERAL RESIDENTIAL)
PROPOSED ZONING: NMX-CD (NEIGHBORHOOD MIXED-USE CD)
EXISTING USE: SINGLE-FAMILY RESIDENCE
PROPOSED USE: PROFESSIONAL SERVICES / PROFESSIONAL OFFICE

OVERLAYS: NONE
FLOODPLAIN: NONE
LAND DISTURBANCE: 9,900 SF (0.23 AC)
STORMWATER: BELOW 0.5 ACRE COMMERCIAL DISTURBANCE THRESHOLD

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%)

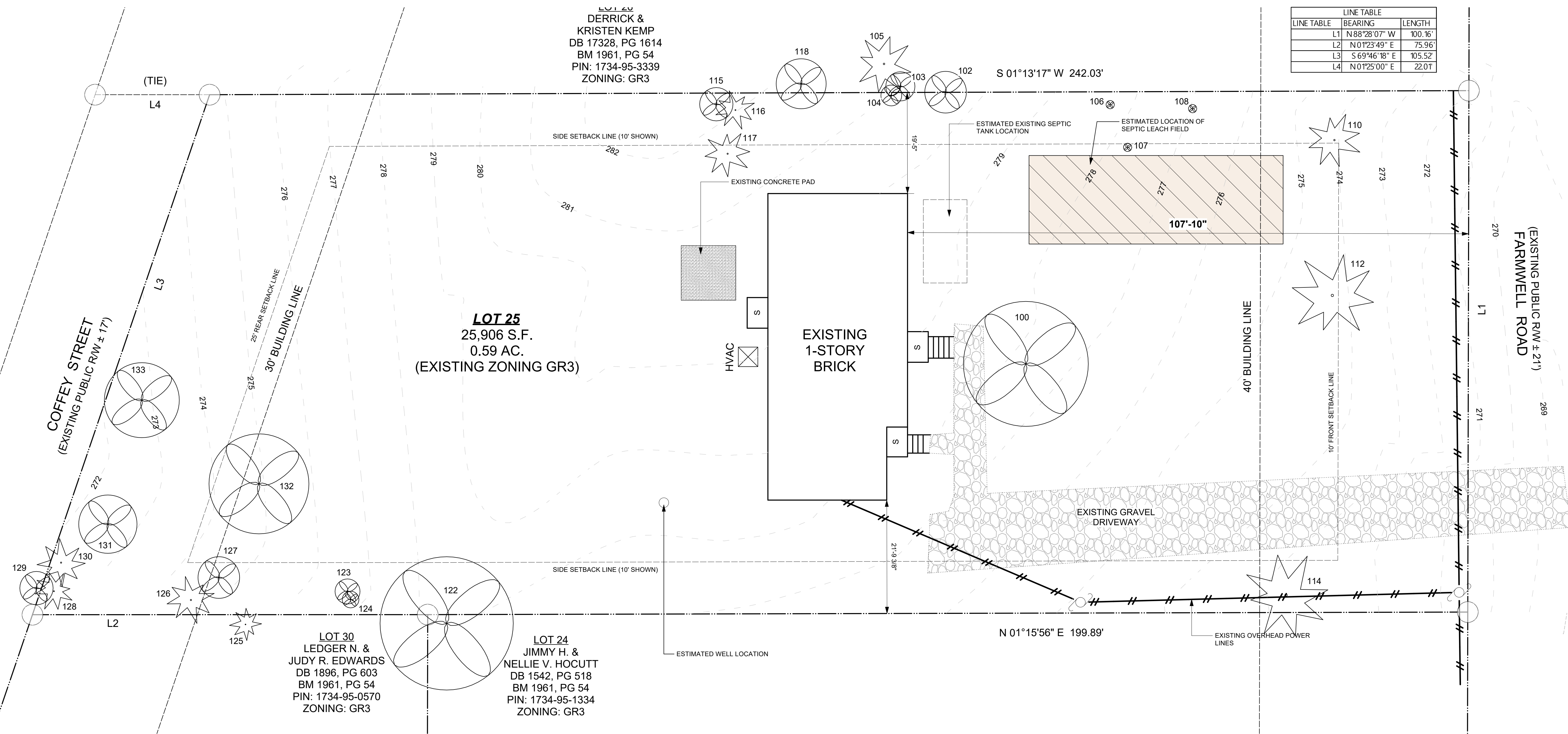
GR3 - HOUSE BUILDING TYPE SETBACKS PER UDO 6.5:

FRONT MIN - 10'
FRONT MAX - N/A
REAR - 25'
SIDES - 5' MIN, 20% LOT WIDTH COMBINED
HEIGHT - 42'

TREE TABLE

DBH	SPECIES	#
30"	OAK	100
10"	CEDAR	102
7"	CEDAR	103
5"	DOGWOOD	104
15"	PINE	105
2"	CREPE MULTI	106
2"	CREPE MULTI	107
2"	CREPE MULTI	108
14"	PINE	110
22"	PINE	112
22"	PINE	114
8"	SYCAMORE	115
10"	PINE	116
12"	PINE	117
12"	OAK	118
32"	OAK	122
6"	MAPLE	123
4"	MAPLE	124
8"	PINE	125
12"	PINE	126
10"	OAK	127
10"	PINE	128
8"	OAK	129
12"	PINE	130
14"	OAK	131
24"	GUM	132
18"	OAK	133

LINE TABLE	BEARING	LENGTH
L1	N88°28'07" W	100.16'
L2	N01°23'49" E	75.96'
L3	S69°46'18" E	105.52'
L4	N01°25'00" E	22.01'

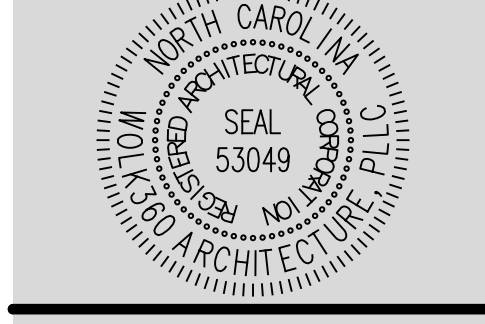


CONDITIONAL DISTRICT REZONING DOCUMENTS NOT FOR CONSTRUCTION



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EXISTING SITE PLAN

DATE: 5/25/2026
 PHASE: DD-01

DRAWN BY: ARL

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

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

C2

ENLARGED VICINITY MAP



ZONING & SITE DATA

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PROPOSED ZONING: NMX-CD (NEIGHBORHOOD MIXED-USE CD)
EXISTING USE: SINGLE-FAMILY RESIDENCE
PROPOSED USE: PROFESSIONAL SERVICES / PROFESSIONAL OFFICE
OVERLAYS: NONE
FLOODPLAIN: NONE
LAND DISTURBANCE: 9,900 SF (0.23 AC)
STORMWATER: BELOW 0.5 ACRE COMMERCIAL DISTURBANCE THRESHOLD

CONSTRUCTION LIMITS (LAND DISTURBANCE) = 9,900SF (0.23AC)

NMX - HOUSE BUILDING TYPE SETBACKS PER UDO 6.5:

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

PARKING SETBACKS:

LOCATION:
FRONT 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

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%)

POSTDEVELOPMENT CONDITIONS:
 STRUCTURES (NO CHANGES).....1634 SF
 ASPHALT DRIVEWAY & PARKING.....4680 SF
 CONCRETE PATHWAYS.....303 SF
 ACCESSIBLE RAMP.....77 SF

TOTAL PROPOSED IMPERVIOUS AREA.....6694 SF (25.8%)

GENERAL SITE PLAN NOTES:

- VARIANCES ASSOCIATED WITH VAR-1-26 HAVE BEEN GRANTED FROM UDO SECTIONS 7.4.1.4, 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.
- ALL PROPOSED EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 7.7 OF THE TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE (UDO). EXTERIOR LIGHTING SHALL BE FULL-CUTOFF, BUILDING-MOUNTED, AND ORIENTED AWAY FROM ADJOINING RESIDENTIAL PROPERTIES.
- SIDEWALK, DRIVEWAY, DRIVEWAY APRON, AND PAVEMENT SECTION DETAILS SHALL BE PROVIDED WITH CONSTRUCTION DOCUMENTS AND SHALL COMPLY WITH APPLICABLE TOWN OF KNIGHTDALE UDO STANDARDS.
- PROJECT SHALL BE COMPLETED IN ONE PHASE. NO FUTURE PHASES ARE PROPOSED AS PART OF THIS CONDITIONAL DISTRICT MASTER PLAN.

PARKING SCHEDULE:

USE: OFFICE / PROFESSIONAL SERVICES
GFA: 1,634 SF
PARKING STANDARD: 4 SPACES / 1,000 SF GFA
MAXIMUM ALLOWED: 1,634 / 1,000 x 4 = 6.54 = 7 SPACES
MINIMUM REQUIRED: 50% OF MAXIMUM = 7 x 0.5 = 3.5 = 4 SPACES
PROVIDED: 4 SPACES, INCLUDING 1 ADA SPACE

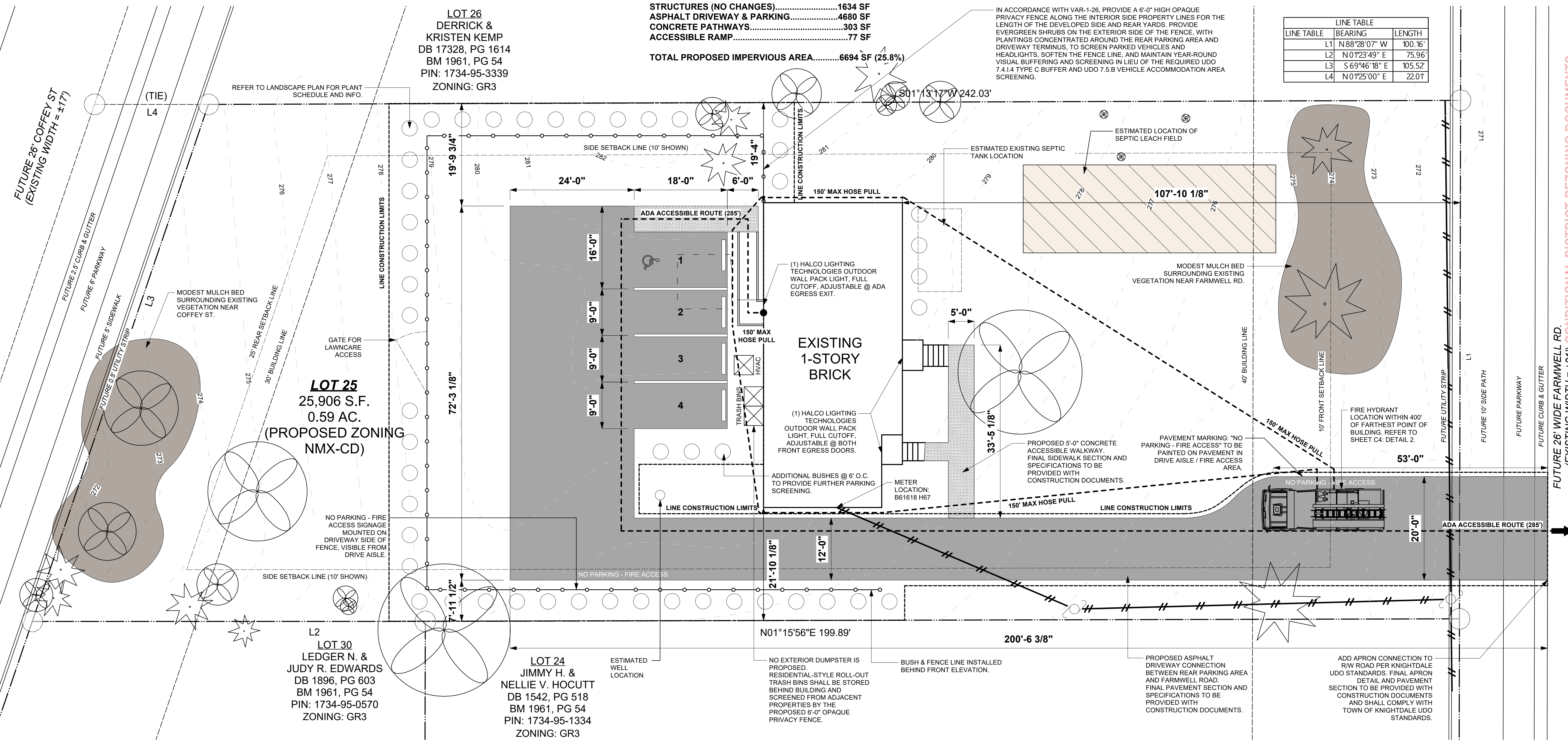
PARKING CALCULATION:

MAXIMUM ALLOWED PARKING: 1,634 SF / 1,000 SF x 4 = 6.54 SPACES = 7 SPACES MAX.
MINIMUM REQUIRED PARKING: 50% OF MAXIMUM ALLOWED PARKING = 7 x 0.5 = 3.5 SPACES = 4 SPACES MIN.

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. ALL WAKE COUNTY ENVIRONMENTAL HEALTH PERMITS AND APPROVALS FOR THE EXISTING PRIVATE WELL AND ON-SITE WASTEWATER (SEPTIC) SYSTEM SHALL BE PROVIDED PRIOR TO CONDITIONAL DISTRICT APPROVAL.

RECREATIONAL OPEN SPACE:
 NO RESIDENTIAL SUBDIVISION OR RECREATIONAL OPEN SPACE IS PROPOSED. RECREATIONAL OPEN SPACE CALCULATIONS ARE NOT APPLICABLE TO THIS LOW-INTENSITY PROFESSIONAL OFFICE ADAPTIVE REUSE PROJECT.

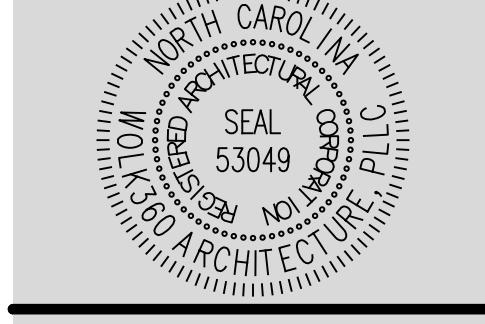


CONDITIONAL DISTRICT REZONING DOCUMENTS
 NOT FOR CONSTRUCTION



PROJECT 25-126 (TOX PROJECT ZMA-2-26)
WORRY FREE PSYCHOLOGY OFFICE CONVERSION
 ZMA-2-26 NEIGHBORHOOD MIXED USE
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 ST. MATTHEW'S TOWNSHIP, WAKE COUNTY, NC

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 919-291-7622
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PROPOSED SITE / MASTER PLAN

DATE: 5/25/2026
 PHASE: DD-01

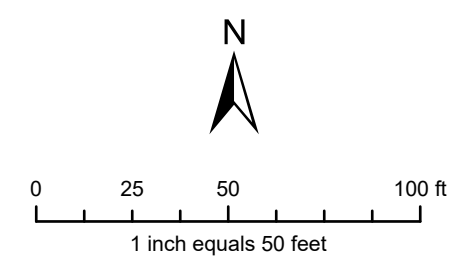
C3
 DRAWN BY: ARL

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

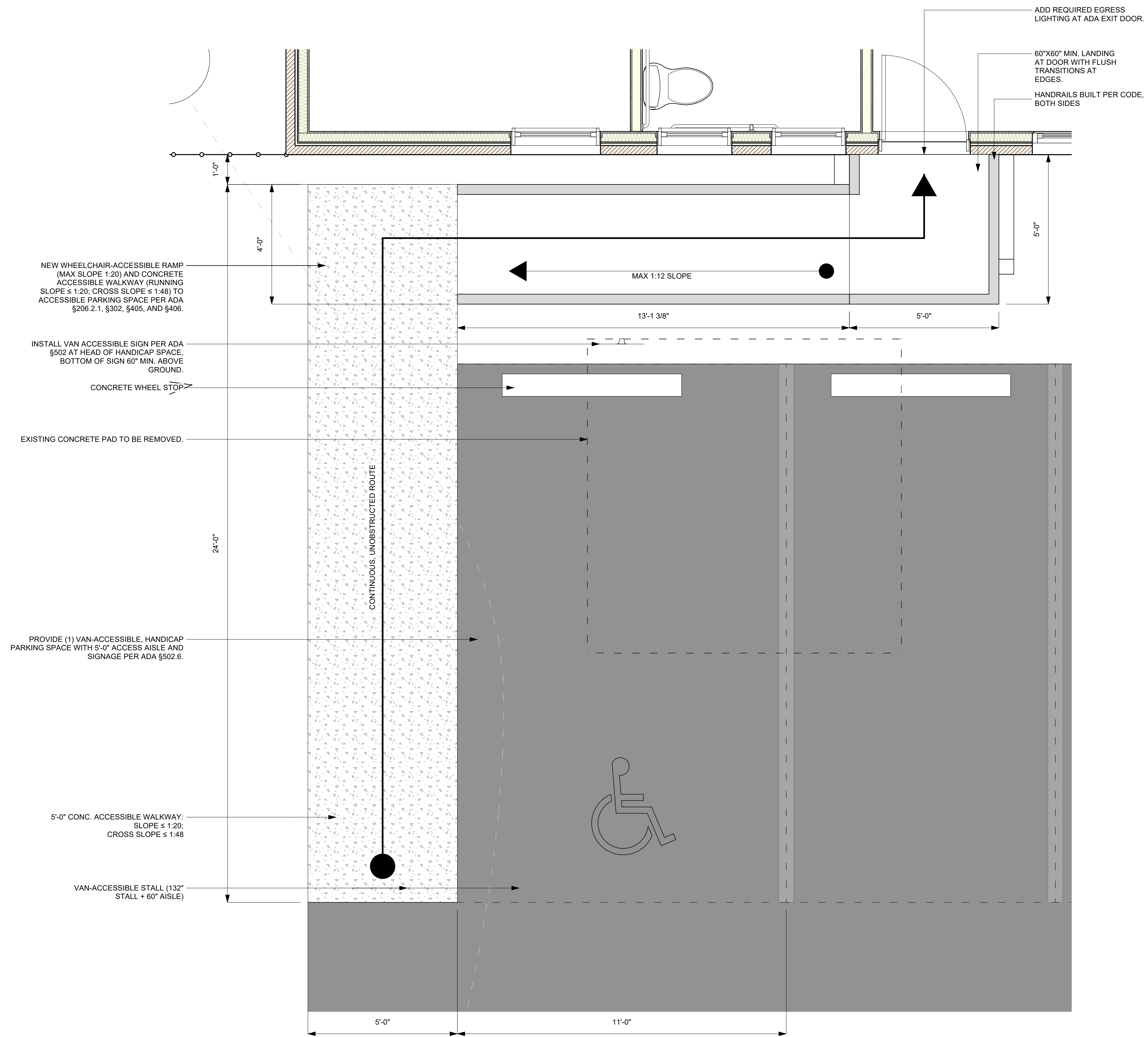
1 PROPOSED SITE / MASTER PLAN
 Scale: 1" = 10'-0"



FIRE HYDRANT DISTANCE



2 NEAREST FIRE HYDRANT LOCATION <400'



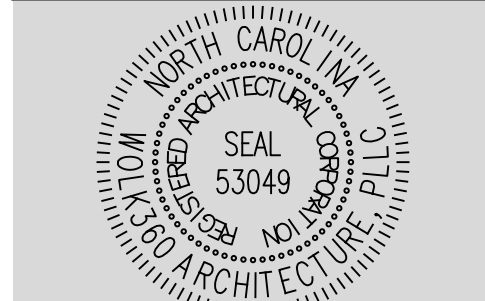
1 ENLARGED RAMP/ADA ROUTE PLAN
Scale: 1/2" = 1'-0"



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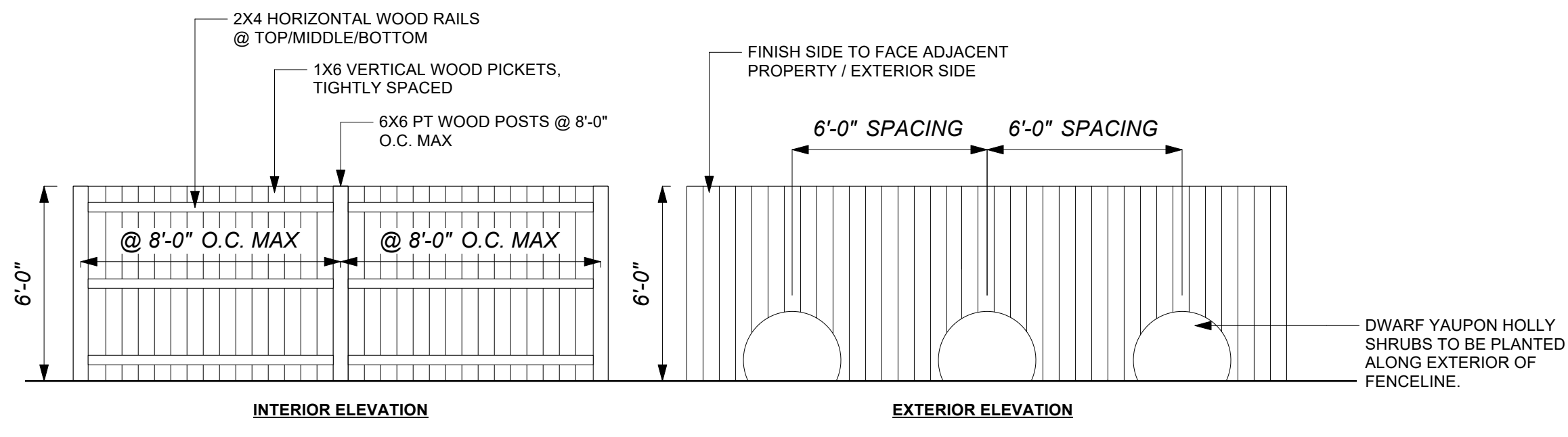
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ADA PARKING PLAN & FIRE ACCESS PLAN

DATE: 5/25/2026
 PHASE: DD-01

C4
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2 6'-0" TALL OPAQUE PRIVACY FENCE ELEVATIONS
Scale: 1/4" = 1'-0"

PLANT SCHEDULE:

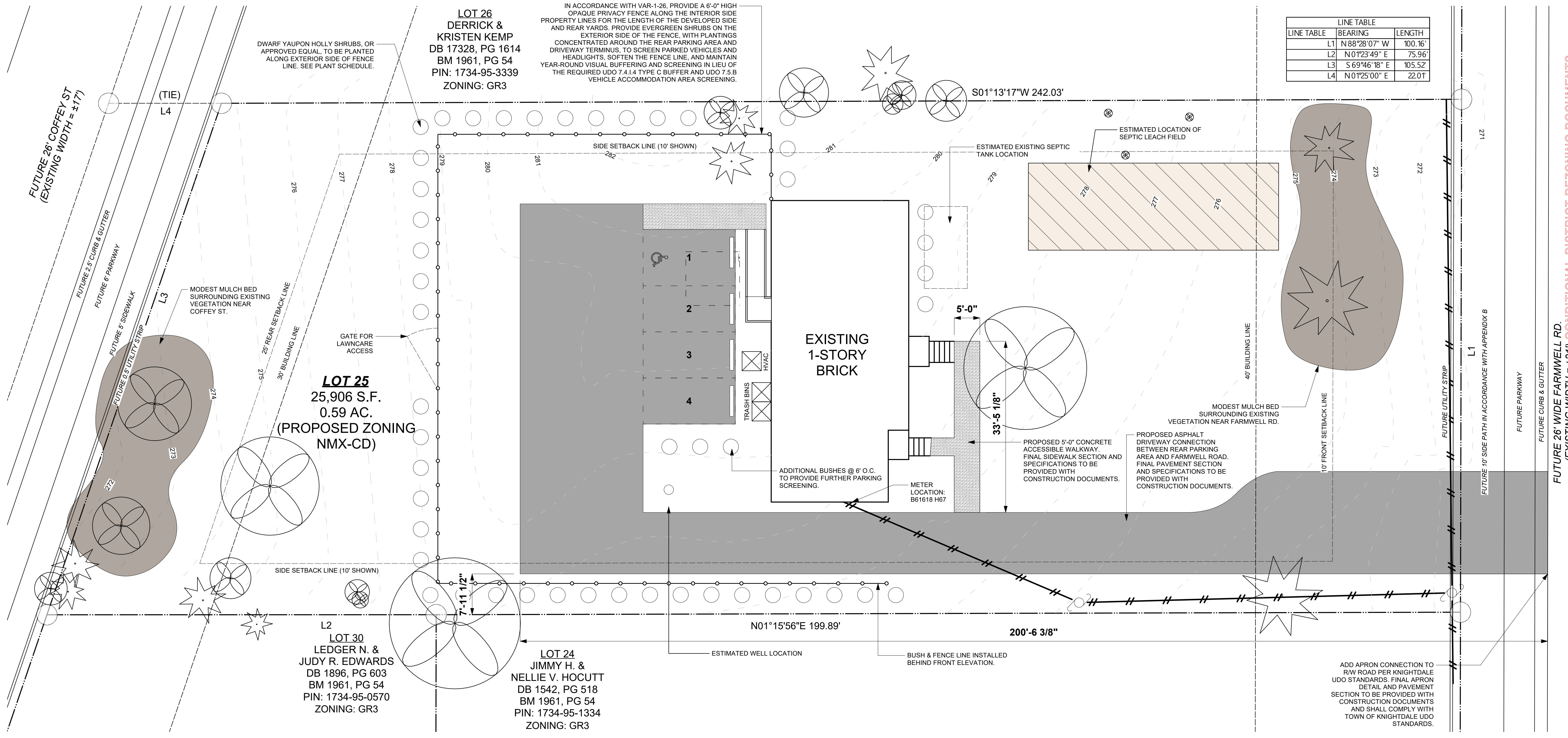
PLANT TYPE: SHRUB
QUANTITY: 48
BOTANICAL NAME: ILEX VOMITORIA 'NANA'
COMMON NAME: DWARF YAUPON HOLLY
CONTAINER SIZE: 3-GALLON
CALIPER: N/A
MINIMUM HEIGHT AT PLANTING: 18" MIN.
MINIMUM SPREAD AT PLANTING: 12"-15" MIN.
MATURE HEIGHT: 3'-5'
MATURE SPREAD: 3'-5'
SPACING: 6' O.C.

PLANT NOTE:

NO CANOPY TREES, UNDERSTORY TREES, OR GROUND COVER PLANTINGS ARE PROPOSED AS PART OF THIS LANDSCAPE PLAN. PROPOSED LANDSCAPING CONSISTS OF EVERGREEN SHRUB SCREENING IN ACCORDANCE WITH VAR-1-26.

LANDSCAPE NOTES:

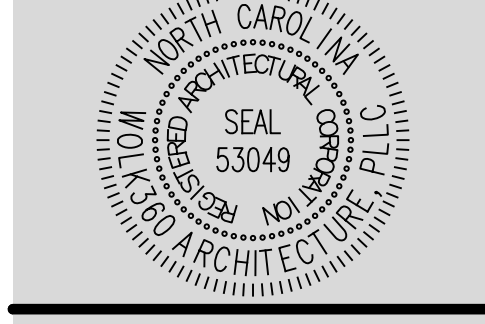
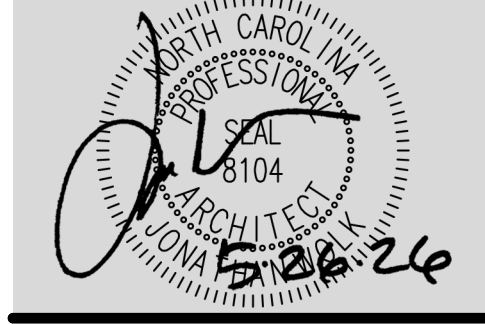
1. LANDSCAPING SHOWN IS PROVIDED IN ACCORDANCE WITH VAR-1-26 AND THE APPROVED CONDITIONAL DISTRICT MASTER PLAN.
2. IN LIEU OF THE REQUIRED TYPE C BUFFER AND VEHICLE ACCOMMODATION AREA SCREENING, A 6'-0" HIGH OPAQUE PRIVACY FENCE SHALL BE INSTALLED ALONG THE INTERIOR SIDE PROPERTY LINES FOR THE LENGTH OF THE DEVELOPED SIDE AND REAR YARDS, TYING INTO EXISTING FENCING WHERE FEASIBLE.
3. 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, SOFTEN THE FENCE LINE, AND MAINTAIN YEAR-ROUND VISUAL BUFFERING AND SCREENING.
4. EXISTING MATURE VEGETATION SHALL BE MAINTAINED WHERE FEASIBLE.
5. 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.
6. ALL PROPOSED PLANTINGS SHALL MEET THE MINIMUM PLANT SIZE REQUIREMENTS OF UDO SECTION 7.4.G.1 AND SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF KNIGHTDALE STANDARDS.
7. NO OUTDOOR PROGRAMMED AMENITY OR PUBLIC GATHERING SPACE IS PROPOSED. EXTERIOR SITE USE IS LIMITED TO ACCESS, PARKING, SCREENING, LANDSCAPING, AND MAINTENANCE.
8. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, SEPTIC SYSTEM COMPONENTS, AND WELL PRIOR TO LANDSCAPE INSTALLATION.



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

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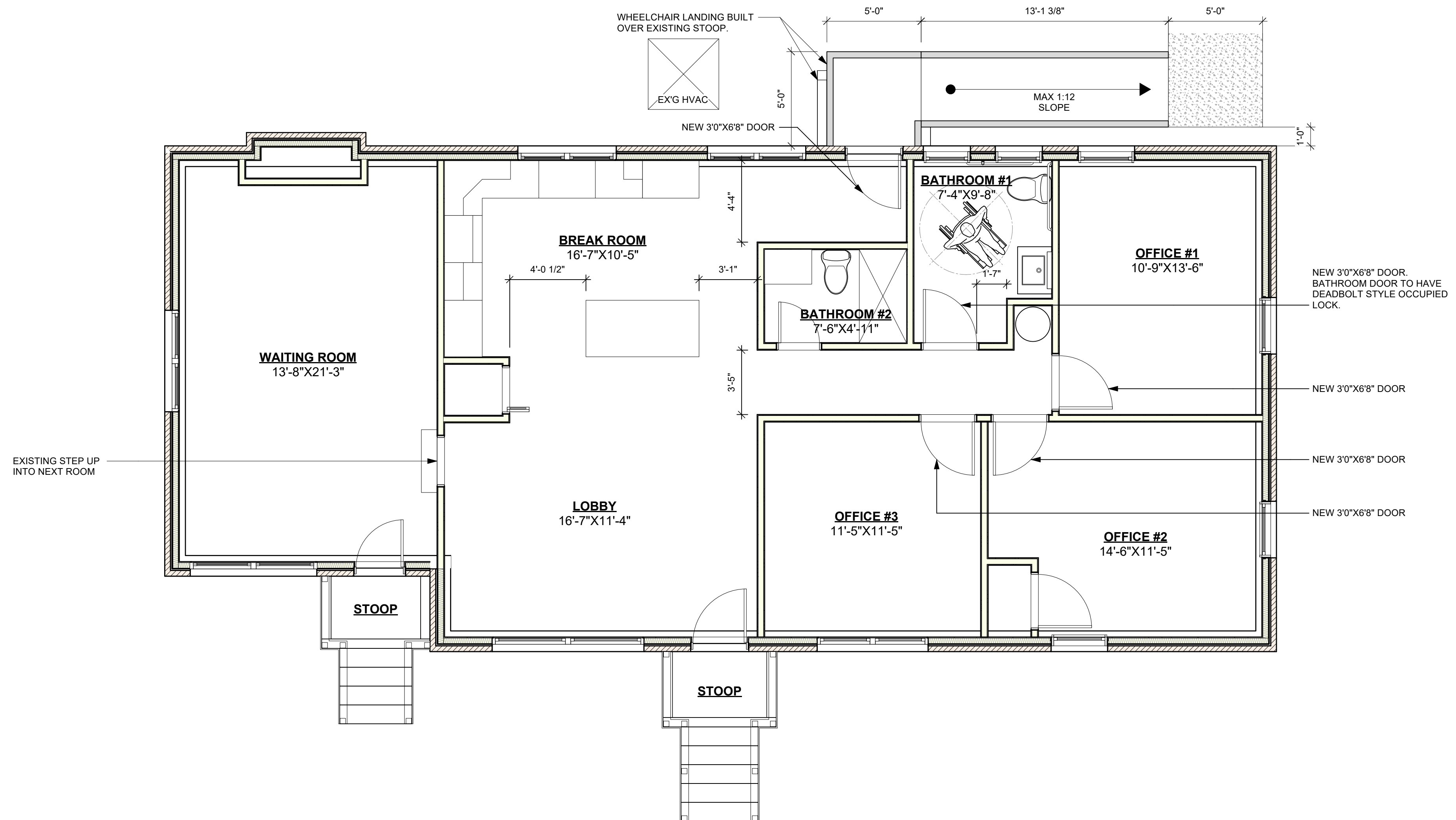
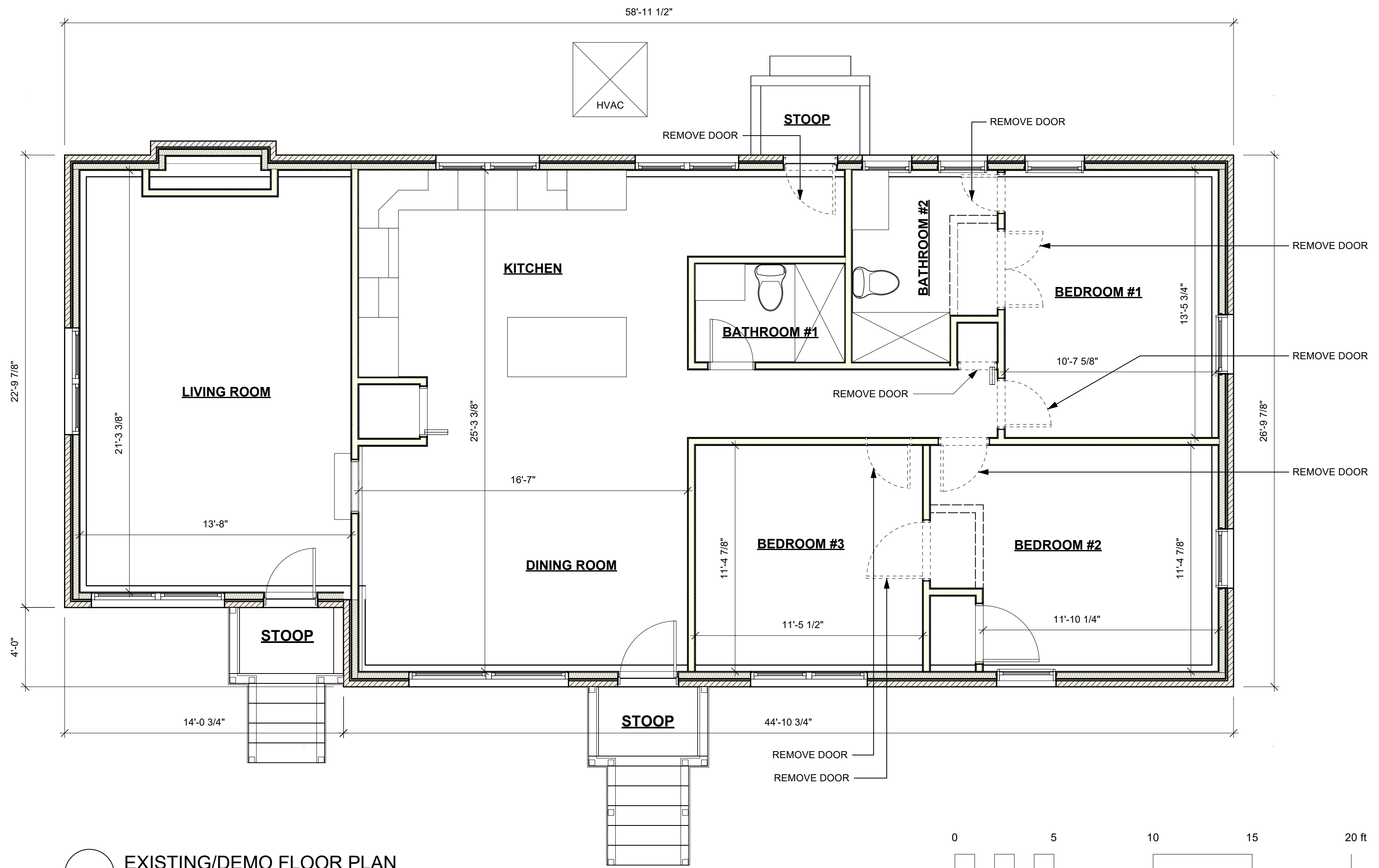
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LANDSCAPE PLAN
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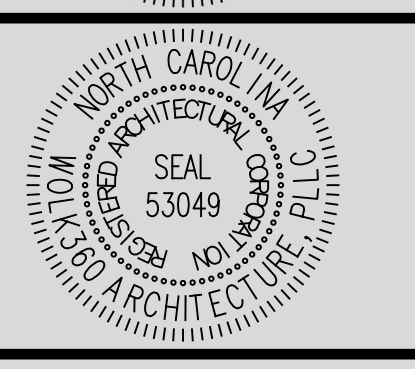


CONDITIONAL DISTRICT REZONING DOCUMENTS
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EXISTING & PROPOSED FLOOR PLAN
 DATE: 5/25/2026
 PHASE: DD-01

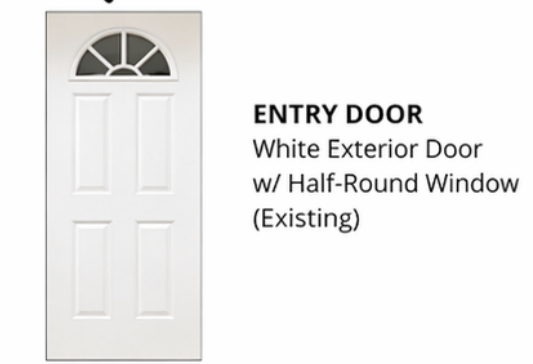
A1
 DRAWN BY: ARL

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.

EXTERIOR LIGHT FIXTURE SCHEDULE:

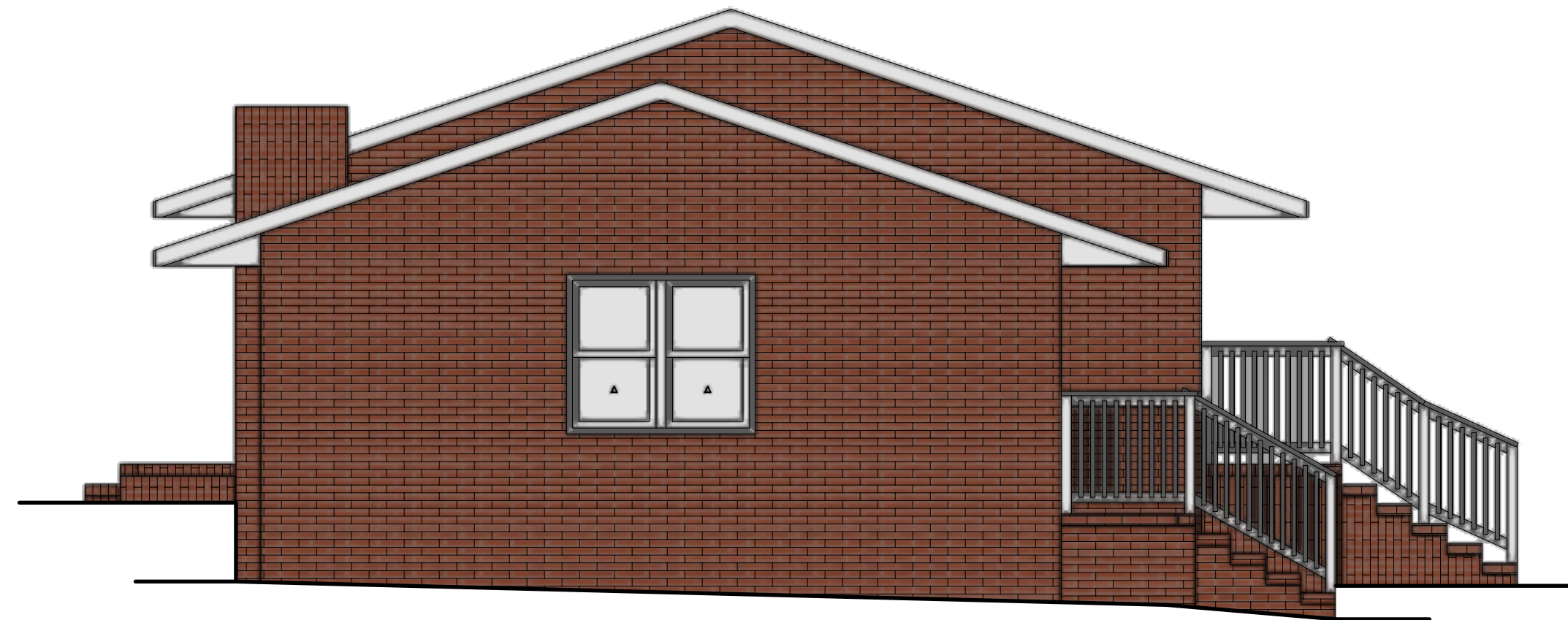
TYPE: L1
LOCATION: EXIT DOORS / ADA ACCESSIBLE ROUTE
MANUFACTURER: HALCO LIGHTING TECHNOLOGIES
MODEL: AWP-1-15-CS-U-PC, OR APPROVED EQUAL
DESCRIPTION: FULL-CUTOFF, BUILDING-MOUNTED LED WALL PACK
MOUNTING: WALL-MOUNTED
WATTAGE: 15W LED
COLOR TEMPERATURE: 3000K
FINISH: BRONZE
CUTOFF: FULL-CUTOFF / DARK-SKY FRIENDLY
NOTES: FIXTURE SHALL BE ORIENTED AWAY FROM ADJOINING RESIDENTIAL PROPERTIES, SHALL COMPLY WITH UDO SECTION 7.7, AND SHALL NOT EXCEED 0.5 MAINTAINED FOOT-CANDLE AT ANY PROPERTY LINE.

NO POLE-MOUNTED SITE LIGHTING IS PROPOSED.

FULL-CUTOFF, BUILDING-MOUNTED FIXTURES AT DOOR AND ALONG ADA ACCESSIBLE ROUTE. LIGHTS ORIENTED AWAY FROM ADJOINING RESIDENTIAL PROPERTIES.

ENLARGE DOOR OPENING FOR 30" ADA ACCESSIBLE DOOR.

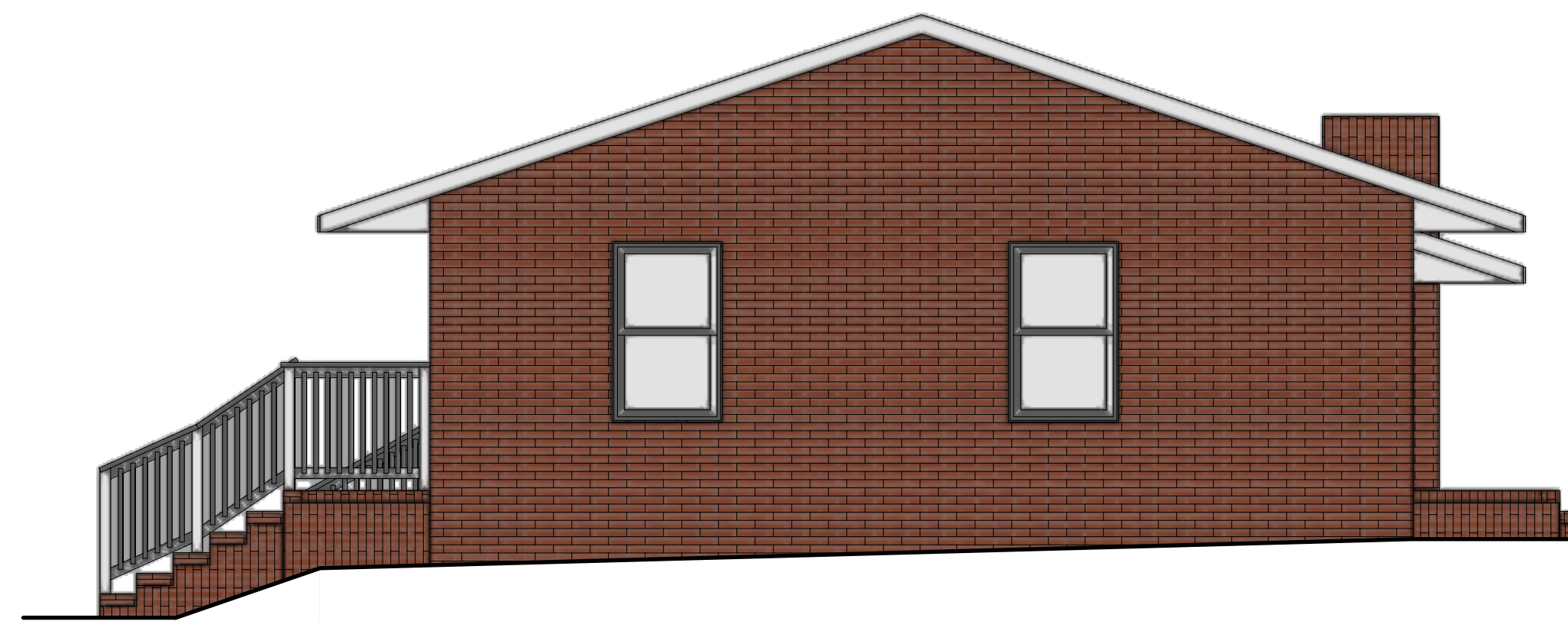
ADA RAMP TO BE INSTALLED



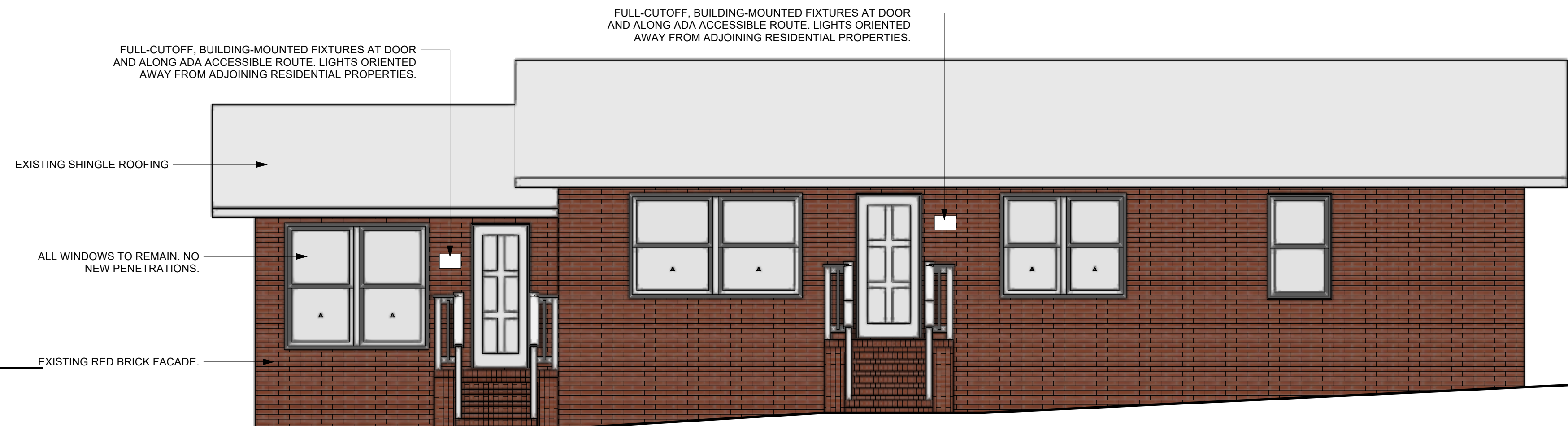
4 LEFT ELEVATION (WEST FACING) - NO CHANGES
Scale: 1/4" = 1'-0"



3 REAR ELEVATION (NORTH FACING) - EXISTING MATERIALS TO REMAIN; ACCESSIBILITY AND LIGHTING IMPROVEMENTS AS NOTED
Scale: 1/4" = 1'-0"



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



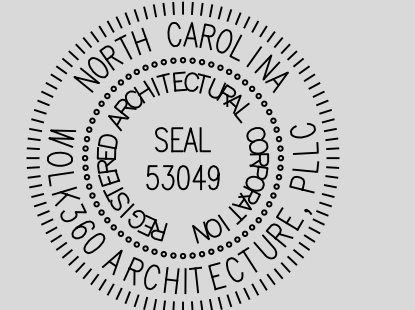
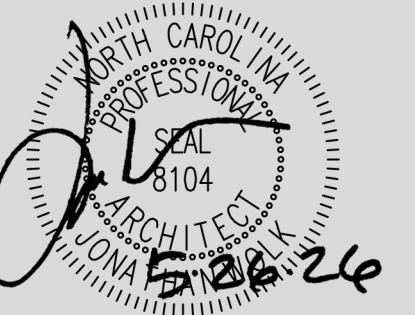
1 FRONT ELEVATION (SOUTH FACING) - EXISTING MATERIALS TO REMAIN; ACCESSIBILITY AND LIGHTING IMPROVEMENTS AS NOTED
Scale: 1/4" = 1'-0"

CONDITIONAL DISTRICT REZONING DOCUMENTS
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EXISTING & PROPOSED ELEVATIONS / MATERIALS BOARD
 DATE: 5/25/2026

PHASE: DD-01

A2

DRAWN BY: ARL

THE FOLLOWING VARIANCES AND CONDITIONS ARE TRANSCRIBED FROM THE VAR-1-26 ORDER GRANTING VARIANCE. FINAL EXECUTED ORDER TO BE ADDED TO THE PLAN SET UPON RECEIPT FROM THE TOWN OF KNIGHTDALE.

PROJECT INFORMATION:
APPLICANT: AMBER MARGARETTEN
PROPERTY OWNER: WORRY FREE PSYCHOLOGY, PLLC
PROJECT NUMBER: VAR-1-26
PROJECT LOCATION: 5845 FARMWELL ROAD
WAKE COUNTY PIN(S): 1734-95-2336
MEETING DATE: MARCH 24, 2026

PURSUANT TO NCGS SECTION 160D-705 AND SECTION 12.2.F.3.D.II OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF ADJUSTMENT HAVE PLACED THE FOLLOWING APPROPRIATE CONDITIONS ON VAR-1-26:

1. IN LIEU OF THE REQUIRED TYPE C BUFFER AND SCREENING OF THE ON-SITE VEHICLE ACCOMMODATION AREAS, THE APPLICANT SHALL:

- A. INSTALL A 6-FOOT HIGH OPAQUE PRIVACY FENCE ALONG BOTH INTERIOR SIDE PROPERTY LINES FOR THE LENGTH OF THE DEVELOPED SIDE AND REAR YARDS, TYING INTO ANY EXISTING FENCING WHERE FEASIBLE, TO BLOCK DIRECT VIEWS OF VEHICLES AND HEADLIGHTS.
- B. PROVIDE EVERGREEN SHRUBS ON THE EXTERIOR SIDE OF THE FENCE, WITH PLANTINGS CONCENTRATED AROUND THE REAR PARKING AREA AND AT THE DRIVEWAY TERMINUS, TO SCREEN PARKED VEHICLES AND HEADLIGHTS, TO SOFTEN THE FENCE LINE, AND MAINTAIN YEAR-ROUND VISUAL BUFFERING AND SCREENING.
- C. LIMIT ALL EXTERIOR LIGHTING TO FULL-CUTOFF, BUILDING-MOUNTED FIXTURES AT DOORS ONLY AND ALONG THE ADA ACCESSIBLE ROUTE, ORIENTED AWAY FROM ADJOINING RESIDENCES TO AVOID GLARE, AND TO MEET BASIC LIFE-SAFETY AND EGRESS STANDARDS.
- D. MAINTAIN THE USE AS A LOW-INTENSITY PROFESSIONAL SERVICES OFFICE (COUNSELING/PSYCHOLOGY) WITH NORMAL DAYTIME BUSINESS HOURS AND NO OUTDOOR STORAGE, AMPLIFIED SOUND, OR LATE-NIGHT ACTIVITY.

2. TO ENSURE THAT THE SUBJECT VARIANCE REMAINS CONSISTENT WITH THE INTENT OF CHAPTER 10 OF THE UDO AND THE TOWN'S COMPREHENSIVE TRANSPORTATION PLAN, THE APPLICANT SHALL:

- A. DEDICATE ANY ADDITIONAL RIGHT-OF-WAY ALONG FARMWELL ROAD AND COFFEY STREET NECESSARY TO ACCOMMODATE THE ULTIMATE ADOPTED CROSS-SECTION (LOCAL STREET WITH SIDEWALK/SIDE PATH) AS SHOWN IN CHAPTER 10 AND APPENDICES A & B OF THE UNIFIED DEVELOPMENT ORDINANCE, AS DETERMINED BY TOWN STAFF.
 - I. WHEN EITHER OF THE IMMEDIATELY ADJACENT PROPERTIES (5841 FARMWELL ROAD, PIN 1734951334, REID 0031562; OR 5849 FARMWELL ROAD, PIN 1734953339, REID 0031542) 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.
- B. DESIGN AND LOCATE DRIVEWAYS, PARKING AREAS, RAMPS, AND SITE SIGNAGE SO THEY DO NOT PRECLUDE OR MATERIALLY INCREASE THE COST OF FUTURE CURB, SIDEWALK/SIDE PATH, AND PARKWAY CONSTRUCTION WITHIN THE DEDICATED RIGHT-OF-WAY.
- C. NO PERMANENT BUILDINGS OR STRUCTURES WILL BE PLACED IN THE FUTURE SIDEWALK/SIDE PATH CORRIDOR.
- D. NO POLE-MOUNTED STREET LIGHTS SHALL BE REQUIRED TO BE INSTALLED WITHIN THE RIGHT-OF-WAY WHEN THE SUBJECT PROPERTY IS DEVELOPED.
- E. MAINTAIN EXISTING MATURE VEGETATION WHERE FEASIBLE AND INSTALL MODEST FOUNDATION AND YARD LANDSCAPING ALONG FARMWELL ROAD AND COFFEY STREET (E.G., SHRUBS AND GROUNDCOVER) 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.

ORDER:

HAVING HEARD ALL OF THE EVIDENCE AND ARGUMENTS PRESENTED AT THE HEARING, THE BOARD OF ADJUSTMENT HEREBY GRANT THE VARIANCES ASSOCIATED WITH CASE VAR-1-26, WHICH WOULD REMOVE THE REQUIREMENT TO PLANT A VEGETATIVE BUFFER AND SCREENING ALONG ADJACENT RESIDENTIAL PROPERTIES LINES AND AROUND THE PROPOSED PARKING LOT, WOULD REMOVE THE REQUIREMENT TO INSTALL CURB AND GUTTER, SIDEWALKS, STREETLIGHTS, OR STREET TREES ALONG THE PROPERTY'S FRONTAGE, AND WOULD REMOVE THE REQUIREMENT TO ROUTE ANY UTILITIES UNDERGROUND DURING CONSTRUCTION, AS DEMONSTRATED ON VAR-1-26: EXHIBIT 2.

VARIANCES ARE GRANTED FROM THE FOLLOWING SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE:

- 1. SECTION 7.4.I.4, BUFFERS, TYPE C BUFFER YARD
- 2. SECTION 7.4.L STREET TREE PLANTING
- 3. SECTION 7.5.B, SCREENING, VEHICLE ACCOMMODATION AREAS
- 4. SECTION 10.2.D REQUIRED IMPROVEMENTS FOR ALL DEVELOPMENT PLANS, PUBLIC STREETS (PAVED) AND OTHER PUBLIC RIGHTS-OF-WAY
- 5. SECTION 10.2.F REQUIRED IMPROVEMENTS FOR ALL DEVELOPMENT PLANS, SIDEWALKS AND GREENWAYS
- 6. SECTION 10.2.G REQUIRED IMPROVEMENTS FOR ALL DEVELOPMENT PLANS, CURB AND GUTTER
- 7. SECTION 10.2.H REQUIRED IMPROVEMENTS FOR ALL DEVELOPMENT PLANS, STREET LIGHTS
- 8. SECTION 10.2.I REQUIRED IMPROVEMENTS FOR ALL DEVELOPMENT PLANS, UNDERGROUND WIRING
- 9. SECTION 10.4.A.1.C, GENERAL INFRASTRUCTURE DESIGN GUIDELINES, LOCAL STREET
- 10. SECTION 10.5.H.1, GENERAL ROADWAY DESIGN CRITERIA, STREETLIGHTS
- 11. SECTION 10.5.H.2, GENERAL ROADWAY DESIGN CRITERIA, UNDERGROUND LOCATION

FURTHER DETAILS ASSOCIATED WITH THIS VAR-1-26 ARE PROVIDED IN THE STAFF REPORT AND OTHER SUBMITTED EVIDENCE DURING THE MARCH 24, 2026 HEARING.

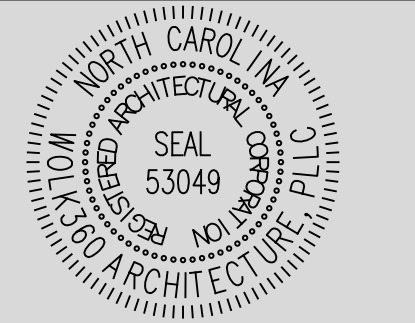
THIS ORDER OF THE BOARD OF ADJUSTMENT IN GRANTING THIS VARIANCE SHALL EXPIRE IF THE ASSOCIATED IMPROVEMENTS HAVE NOT BEEN INSTALLED WITHIN TWO (2) YEARS FROM THE DATE OF ITS DECISION.

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APPROVED VARIANCES & CONDITIONAL DISTRICT CONDITIONS
DATE: 5/25/2026

PHASE: DD-01

Z1
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