

Date: **Friday, 27 March 2026**

Re: Neighborhood Meeting for Rezoning Case **Z-50-24** located at **2245 Garner Rd (PIN: 1702977548)**

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on **April 9, 2026**, from **6:30pm - 7:30pm** held at **Biltmore Hills Community Center 2615 Fitzgerald Dr, Raleigh, NC 27610**.

The purpose of this meeting is to discuss a potential rezoning of the properties located at **2245 Garner Rd**. This site is currently zoned **Residential – 10 (R-10)** and is proposed to be rezoned to **Commercial Mixed-Use – 5 – Conditional Use (CX-5-CU)**. Please refer to the attached map showing property location.

The City of Raleigh requires an applicant for a rezoning application to host a neighborhood meeting for all property owners and tenants within 1000 feet of the area requested for rezoning. That is why you are receiving this letter. We want to hear from you!

The site is currently occupied by the JD Lewis Center, which has agreed to share their site with the future Fertile Ground Food Cooperative grocery store. Fertile Ground is a group of community leaders and visionaries working together to open a community-owned grocery store and gathering space in Southeast Raleigh! We are committed to nourishing our historically Black community by providing fresh and affordable food, dignified jobs, and wealth-building opportunities for our member-owners.

As a multistakeholder cooperative, our store will be owned by the people who shop there, work there, and grow the food on our shelves. Our member-owners collectively decide how we move forward at each stage of the process, and so does our broader community. The path to opening the store will include numerous community meetings, outreach events, design workshops, and many other opportunities for crucial input. As a neighbor close to the site, we are excited for this opportunity for you to share your vision for our community-owned grocery store!

Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions, please contact **Rachel Falkenstein** with Raleigh Planning & Development at **(919) 996-4637** or **Rachel.Falkenstein@raleighnc.gov**.

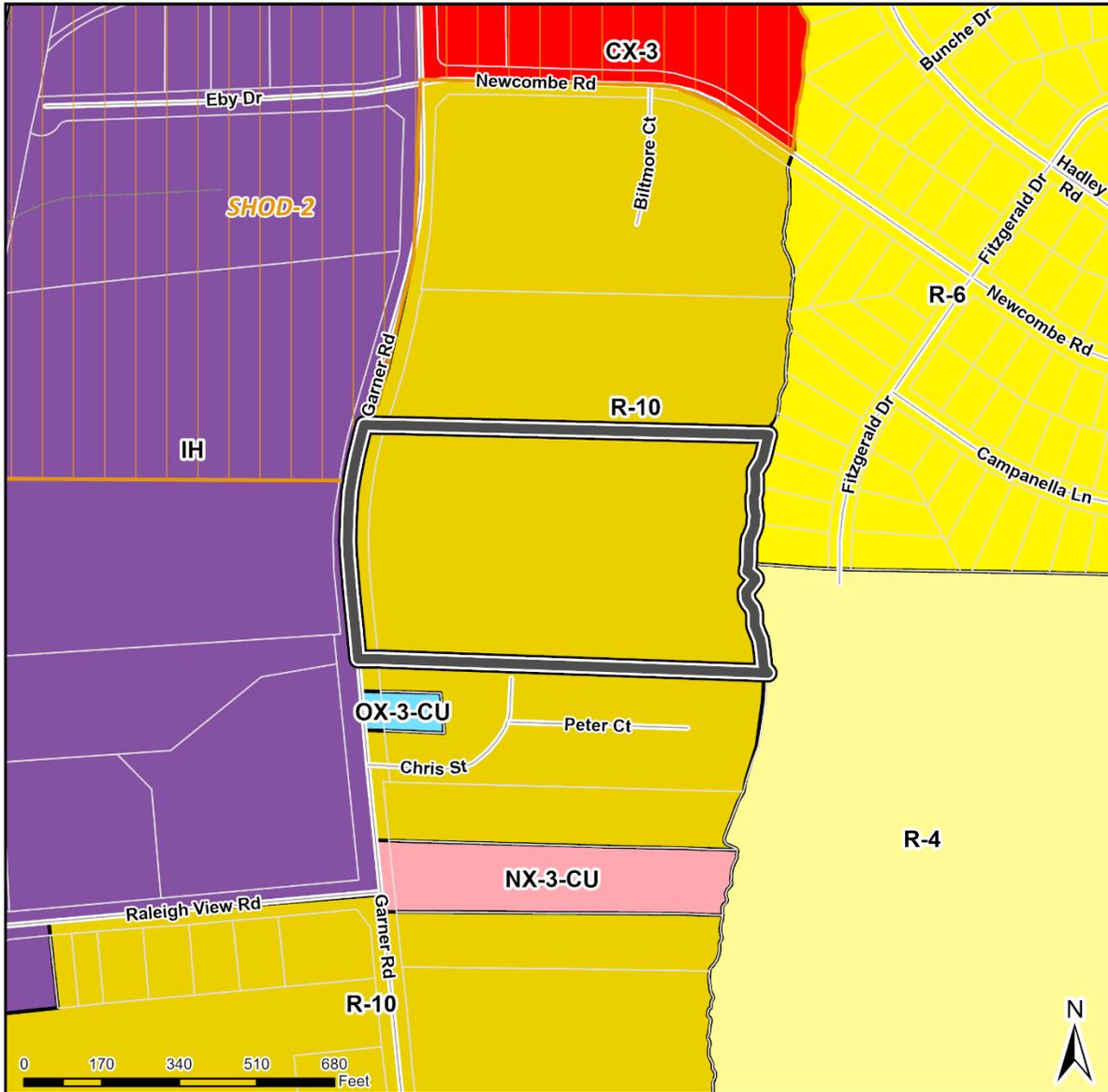
If you have any concerns or questions about this potential rezoning or Fertile Ground Food Cooperative, please don’t hesitate to reach out to us.

Sincerely,
The Fertile Group Board of Directors (www.fertileground.coop)

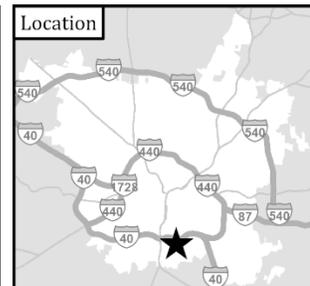
Fertile Ground Contact: Jennifer Truman jetruman@fertileground.coop

Existing Zoning

Z-50-2024



Property	2245, 2302, 2307, 2311 Garner Rd
Size	9.9 acres
Existing Zoning	R-10
Requested Zoning	CX-5-CU



Map by Raleigh Department of Planning and Development (mcgregorm); 8/21/2025