

Date: September 17, 2021

Re: Neighborhood Meeting regarding Properties on and near Lake Wheeler Road and Mercury Street (see list below) (“Properties”)

PIN	Site Address
1703123585	1519 Lake Wheeler Rd
1703126670	613 Mercury St
1703127006	653 Maywood Ave
1703220793	604 Mercury St
1703224850	1248 Daladams St
1703225728	252 Daladams St

PIN	Site Address
1703227338	517 Mercury St
1703227627	600 Mercury St
1703323694	1401 Moring St
1703128833	1515 Lake Wheeler Road
1703229372	1400 Moring St
1703229219	1404 Moring St

Dear Neighbors:

You are invited to attend a neighborhood meeting on **September 28, 2021, from 5pm to 7pm**. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

The purpose of this meeting is to discuss a potential rezoning of the Properties, located on and near Lake Wheeler Road and Mercury Street. This Properties are currently zoned IX-3, IX-3-SHOD 2, and R-6 and are proposed to be rezoned to CX-20-UL-CU and CX-20-UL-CU (SHOD-2). The purpose of the zoning request is to accommodate commercial mixed-use development on the site. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

JP Mansolf  
Raleigh Planning & Development  
(919)996-2180  
[JP.Mansolf@raleighnc.gov](mailto:JP.Mansolf@raleighnc.gov)

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly M. Stuart  
Morningstar Law Group  
919-890-3318  
[mstuart@mstarlaw.com](mailto:mstuart@mstarlaw.com)

Sincerely,



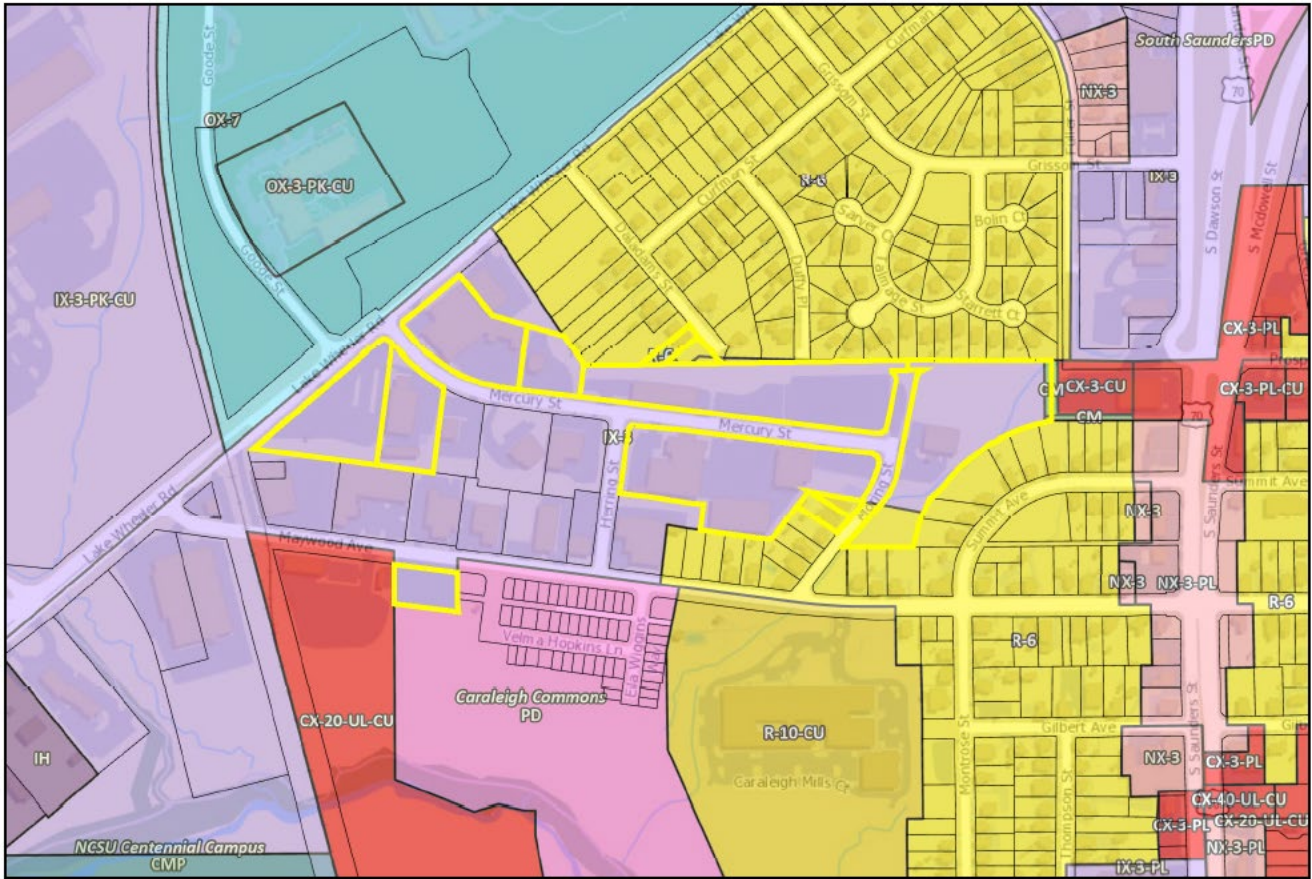
## **Neighborhood Meeting Agenda**

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial Photo



# Zoning



**How to Participate in the September 28, 2021 Neighborhood Meeting  
Re: Properties on and near Lake Wheeler Road and Mercury Street**

- To participate by PC, Mac, iPad, iPhone or Android device,
  - Go to [morningstarlaw.group/09282021mtg](https://morningstarlaw.group/09282021mtg) to register for the meeting. *(Registration is necessary as we are required by the City of Raleigh to have a record of attendance.)*
  - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
  - Dial one of the following numbers:
    - +1 312 626 6799
    - +1 929 436 2866
    - +1 301 715 8592
    - +1 346 248 7799
    - +1 669 900 6833
    - +1 253 215 8782
  - Enter Webinar ID: 817 0449 8409
  - Enter password: 393775
  - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com) or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com). At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case # _____
	Text change to zoning conditions			
Existing zoning base district: See Table A	Height: See Table A	Frontage: See Table A	Overlay(s): See Table A	
Proposed zoning base district: CX	Height: 20	Frontage: UL	Overlay(s): See Table A	
<b>Helpful Tip:</b> View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See Table A		
Property PIN: See Table A		
Deed reference (book/page): See Table A		
Nearest intersection: Mercury St. and Herring St.		Property size (acres): 17.96
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See Table A		
Property owner email: <a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>		
Property owner phone: 919-890-3318		
Applicant name and address: JPB Holdings, LLC 1615 Oberlin Road, Raleigh NC 27608		
Applicant email: <a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>		
Applicant phone: 919-890-3318		
Applicant signature(s):		
Additional email(s):		

**Conditional Use District Zoning Conditions**

Zoning case #:	Date submitted:	<b>Office Use Only</b> Rezoning case # _____
Existing zoning: <b>See Table A</b>	Proposed zoning: <b>See Table A</b>	

**Narrative of Zoning Conditions Offered**

1. The following principal uses will be prohibited: prison, jail, detention center, emergency medical office, veterinary clinic, adult establishment, vehicle fuel sales (excluding vehicle charging stations), hospital, shooting range (both indoor and outdoor), batting cage (both indoor and outdoor), water park, motor track (both indoor and outdoor), payday loan business, commercial car wash, vehicle sales, commercial vehicle repair.
- 2 All parking and pedestrian area lighting, as described in Section 7.4.5 of the UDO, within 30' of the parcels listed on Table B shall use full cutoff light fixtures.
3. No certificate of occupancy shall be issued for any structure that would result in more than 500,000 square feet of cumulative new construction on the subject site after the effective date of these conditions, except where any approved site plan for development of any portion of the property has provided for a location on the property or adjacent right-of-way to accommodate a City bikeshare station with no fewer than 8 docks, which shall be installed by the property owner, subject to approval of an encroachment agreement for such work by the City of Raleigh.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: \_\_\_\_\_

Printed Name(s): \_\_\_\_\_

**Table A**

<b>PIN</b>	<b>Owner</b>	<b>Owner Address</b>	<b>Deed Acres</b>	<b>Site Address</b>	<b>Deed Book/ Page</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
1703123585	JPB HOLDINGS LLC	1615 Oberlin Road Raleigh, NC, 27608	1.85	1519 LAKE WHEELER RD	015496/ 00041	IX-3	CX-20-UL- CU
1703126670	JPB HOLDINGS LLC	1615 Oberlin Road Raleigh, NC, 27608	1.24	613 MERCURY ST	015496/ 00041	IX-3	CX-20-UL- CU
1703127006	JPB HOLDINGS LLC	1615 Oberlin Road Raleigh, NC, 27608	0.54	653 MAYWOOD AVE	015496/ 00041	IX-3- SHOD-2	CX-20-UL- CU (SHOD- 2)
1703220793	JPB HOLDINGS LLC	1615 Oberlin Road Raleigh, NC, 27608	0.75	604 MERCURY ST	015503 / 02489	IX-3	CX-20-UL- CU
1703224850	JPB HOLDINGS LLC	1615 Oberlin Road Raleigh, NC, 27608	0.18	1248 DALADAMS ST	017173 / 01962	R-6	CX-20-UL- CU
1703225728	JPB HOLDINGS LLC	1615 Oberlin Road Raleigh, NC, 27608	0.17	252 DALADAMS ST	015496 / 00041	R-6	CX-20-UL- CU
1703227338	JPB HOLDINGS LLC	1615 Oberlin Road Raleigh, NC, 27608	3.91	517 MERCURY ST	015496 / 00041	IX-3	CX-20-UL- CU
1703227627	JPB HOLDINGS, LLC	1615 Oberlin Road Raleigh, NC, 27608	3.56	600 MERCURY ST	017067 / 02009	IX-3	CX-20-UL- CU
1703323694	JPB HOLDINGS LLC INDUSTRIAL VILLAGE ROAD LLC	1615 Oberlin Road Raleigh, NC, 27608 517 Mercury Street Raleigh, NC, 27603	3.68	1401 MORING ST	015891 / 01563	IX-3	CX-20-UL- CU
1703128833	Angel Wings 8 LLC	1615 Oberlin Road Raleigh, NC, 27608	1.76	1515 LAKE WHEELER ROAD	013587 / 01383	IX-3	CX-20-UL- CU
1703229372	Angel Wings 8 LLC	1615 Oberlin Road Raleigh, NC, 27608	0.11	1400 MORING ST	015952 / 02118	R-6	CX-20-UL- CU
1703229219	Mercury Realty LLC	517 Mercury Street Raleigh NC 27603- 2341	0.21	1404 MORING ST	017022 / 02240	R-6	CX-20-UL- CU