



To: Neighboring Property Owner and Tenants
From: Michael Birch
Date: September 16, 2022
Re: Second Neighborhood Meeting for Z-24-22 – Rezoning of 1101, 1120, and 1121 E Whitaker Mill Rd & 2201 and 2221 Iron Works Dr

You are invited to attend an informational meeting to discuss the proposed rezoning of the properties listed below.

OWNER	PROPERTY DESCRIPTION	SITE ADDRESS	PIN	Current Zoning	Proposed Zoning
RIW PLAN OF STEEL LP	LOT 3, BM2021 - PG00877	1120 E WHITAKER MILL RD	1714287776	CX-7-PL	CX-20-CU
RIW 2 LP	LOT 5, BM2021 - PG00878	1121 E WHITAKER MILL RD	1714392244	CX-7-PL	CX-20-CU
RIW PLAN OF STEEL LP	LOT 1, BM2020 - PG01818	1101 E WHITAKER MILL RD	1714296272	CX-7-PL	CX-7-CU
RIW PLAN OF STEEL LP	LOT 2, BM2020 - PG01817	2221 IRON WORKS DR	1714298617	CX-7-PL	CX-7-CU
RIW PLAN OF STEEL LP	LOT 4, BM2021 - PG00877	2201 IRON WORKS DR	1714299101	CX-7-PL	CX-7-CU

The meeting will be held on **Wednesday, October 5, 2022, from 5:30 PM until 6:30 PM**, at the following location:

**Halifax Community Center
Halifax CC Multipurpose Room
1023 Halifax Street
Raleigh, NC 27604**

The property totals approximately 16.86 acres in size and is located on the intersection of E Whitaker Mill Road and Atlantic Avenue. The property is currently zoned Commercial Mixed Use with a 7-story height limit and the Parking Limited Frontage (CX-7-PL). The proposed zoning designation is Commercial Mixed Use with a 20-story height limit, conditional use (CX-20-CU) and Commercial Mixed Use with a 7-story height limit, conditional use (CX-7-CU). The purpose of the rezoning is to allow for a mixed-use development.

The City of Raleigh requires a second neighborhood meeting involving the owners and tenants of property within 1000 feet of the property after filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and mbirch@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planner John Anagnost at 919-996-2638 or john.anagnost@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP

