



DATE: OCTOBER 27, 2022

RE: **FAIRVIEW**, SE CORNER OF FAIRVIEW RD. AND BICKETT BLVD.
1316 FAIRVIEW RD / 219,221,225,229,233, AND 239 BICKETT BLVD

DEAR NEIGHBORS,

AS WE CONTINUE THE REZONING APPLICATION, THE CITY OF RALEIGH REQUIRES THAT A SECOND NEIGHBORHOOD MEETING BE HELD FOR ALL PROPERTY OWNERS AND RESIDENTS WITHIN 1000 FEET OF THE AREA REQUESTED FOR REZONING.

YOU ARE INVITED TO ATTEND A NEIGHBORHOOD MEETING ON NOVEMBER 10TH AT 7:00. THE MEETING WILL BE HELD AT THE UNDERWOOD ELEMENTARY SCHOOL CAFETERIA.

THE PURPOSE OF THIS MEETING IS TO FURTHER DISCUSS A POTENTIAL REZONING OF THE PROPERTY LOCATED AT 1316 FAIRVIEW RD / 219,221,225,229,233 AND 239 BICKETT BLVD. THIS SITE IS CURRENTLY ZONED IX-3 AND IS PROPOSED TO BE REZONED TO NX-4-UL. WHICH IS A MIXED-USE DESIGNATION THAT IS PROPOSED TO CONTAIN UP TO 20,000 SF OF COMMERCIAL SPACE AND UP TO 48 RESIDENTIAL UNITS. PLEASE SEE THE ATTACHED PRELIMINARY GRAPHICS.

THE CURRENT ZONING CONDITIONS INCLUDE:

1. A MIXED-USE BUILDING CONTAINING COMMERCIAL/RETAIL/PARKING ON THE GROUND FLOORS (FAIRVIEW AND BICKETT) WITH TWO STORIES OF RESIDENTIAL ABOVE. USES SHALL BE ALLOWED AS PER 6.1.4 OF THE UDO EXCEPT; SUPPORTIVE HOUSING, BOARDING HOUSE, CONGREGATE CARE, REST HOME, CONTINUING CARE, SPECIAL CARE, MINOR/MAJOR UTILITIES, OUTDOOR SPORTS OR ENTERTAINMENT FACILITY, SHORT-TERM RENTAL, BED&BREAKFAST, COMMERCIAL OR REMOTE PARKING, DETENTION CENTER, AND VEHICULAR REPAIR.
2. INSTALL A BIKE SHARE STATION. 10 DOCK MINIMUM BEWEGEN OR ACCEPTED EQUAL WILL BE INSTALLED BEFORE RESIDENTIAL CO.
3. LIMIT BUILDING HEIGHT ON FAIRVIEW RD TO TWO STORIES ABOVE THE STREET, LIMIT BUILDING HEIGHT ON BICKETT BLVD TO THREE STORIES ABOVE THE STREET, AND LIMIT THE FOUR-STORY MAXIMUM EXPOSED HEIGHT TO THE INDUSTRIAL/COMMERCIAL NEIGHBOR TO THE SOUTH.
4. DOMINANT (OVER 50% NOT INCLUDING WINDOWS AND DOORS), BUILDING MATERIALS FRONTING ON PUBLIC STREETS WILL BE BRICK.
5. ALL COMMERCIAL/ RETAIL/ OFFICE USES SHALL NOT EXCEED 20,000 SF
6. MULTI-FAMILY UNITS WILL NOT EXCEED 48 UNITS.
7. OUTDOOR SEATING WILL BE INCLUDED IN THE DESIGN OF THE FRONTAGE.
8. ALL COMMERCIAL/ RETAIL/ OFFICE USES SHALL BE OPEN FROM 7 AM TO 11 PM TUESDAY THROUGH THURSDAY AND 7 AM TO MIDNIGHT FRIDAY THROUGH MONDAY.

THESE CONDITIONS INTEND TO BRING A MIXED-USE BUILDING TO THE AREA THAT RESEMBLES AN OLDER MULTI-STORY INDUSTRIAL/COMMERCIAL BUILDING THAT HAS BEEN CONVERTED.

INFORMATION ABOUT THE OVERALL REZONING PROCESS IS AVAILABLE ONLINE; VISIT WWW.RALEIGHNC.GOV AND SEARCH FOR "REZONING PROCESS."

IF YOU HAVE FURTHER QUESTIONS ABOUT THE REZONING PROCESS, PLEASE CONTACT: JP MANSOLF, JP.MANSOLF@RALEIGHNC.GOV RALEIGH PLANNING & DEVELOPMENT (919)996-2180

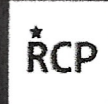
IF YOU HAVE ANY CONCERNS OR QUESTIONS ABOUT THIS PARTICULAR REZONING OR ITS DETAILS, PLEASE DO NOT HESITATE TO CONTACT ME AT CWALKER@EPGROUPONLINE.COM OR (919) 625-9760.

SINCERELY,

A handwritten signature in blue ink that reads "Charles R. Walker III". The signature is stylized with a large "C" and a prominent "W".

CHARLES R. WALKER III, PLA

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning · 1 Exchange Plaza, Suite 300 · Raleigh, NC 27601 · 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District IX Height 3 Frontage N/A Overlay(s) N/A			
Proposed Zoning Base District NX Height 4 Frontage UL Overlay(s) N/A			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number: N/A			
GENERAL INFORMATION			
Date		Date Amended (1)	
		Date Amended (2)	
Property Address 1316 Fairview Rd / 219,221,225,229,233, and 239 Bickett Blvd			
Property PIN See attached		Deed Reference (book/page) See attached	
Nearest Intersection Fairview and Bickett Blvd			
Property Size (acres) 1.01	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address See Attached		Phone 919-427-3762	Fax
		Email bevcoelectrical@bellsouth.net	
Applicant Name/Address Charles R Walker III, PLA Entitlement Preservation Group (EPG) 275 North Pea Ridge Rd Pittsboro NC 27312		Phone 919-625-9760	Fax
		Email cwalker@epgrouponline.com	
Applicant* Signature(s)		Email	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

Z-50-21

OFFICE USE ONLY

Date Submitted

Rezoning Case #

Existing Zoning **IX-3**

Proposed Zoning **NX-4**

Narrative of Zoning Conditions Offered

The existing single story commercial buildings have been in the area starting in the mid-50s. The SF of existing commercial uses is approximately 11,500 SF with some off-street parking spaces. The City has wildly changed in the past 50+ years; however, the neighborhoods surrounding this proposal has remained stable and improved with new home construction, commitment to maintenance, home renovation and park investment.

The Owners of these properties now wish to try and extend the improvement and investments that have been made in the residential areas to address new needs using the UDO, guidelines of the Comprehensive Plan and the new BRT initiative.

Their conditions include:

1. A Mixed-Use Building containing Commercial/Retail/Parking on the ground floors (Fairview and Bickett) with two stories of Residential above.

2. Accommodate a Bike Share Station.

3. Limit Building height on Fairview Rd to two stories above the street, limit Building height on Bickett Blvd to three stories above the street and limit four story exposed height to the industrial/commercial neighbor to the South.

4. Dominant (over 50%) building materials fronting on Public Streets will be brick.

5. No off-street parking in front of the building will be allowed

6. Commercial/ Retails uses shall not exceed 20,000 SF

7. Multi-family units will not exceed 48 units.

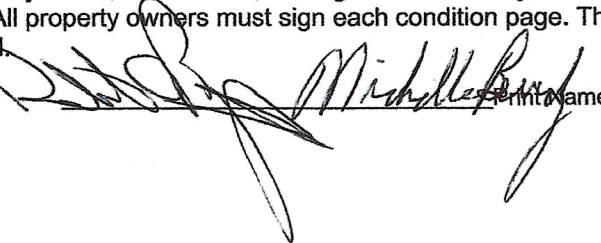
8. Outdoor seating will be included in the design of the frontage.

9. Commercial hours of operation will be limited to no later than Midnight Fri thru Sunday and 11PM all other days.

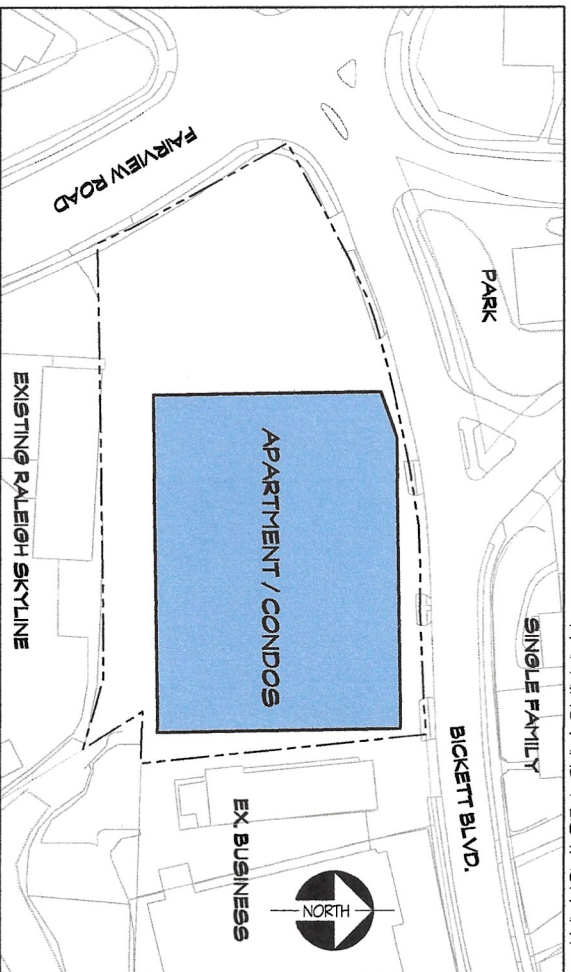
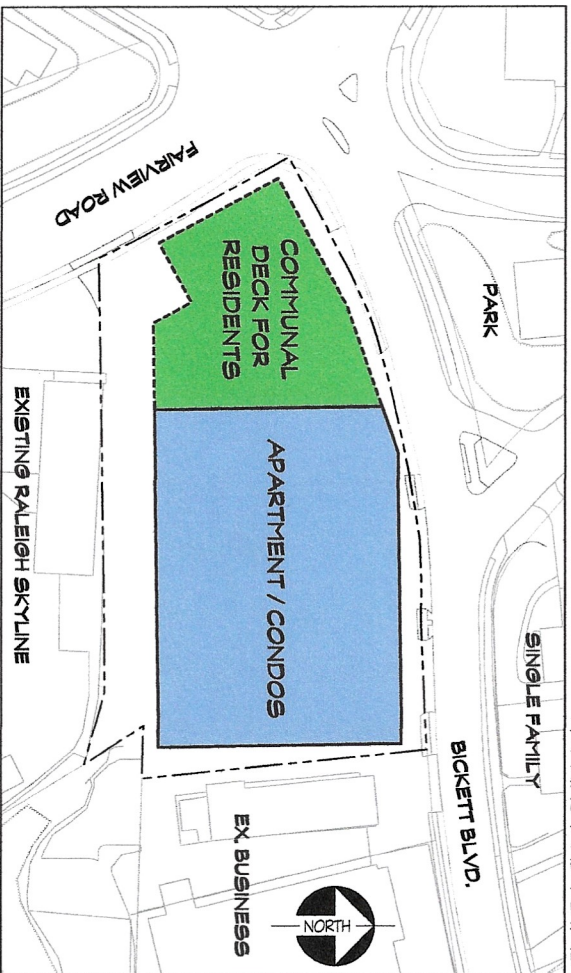
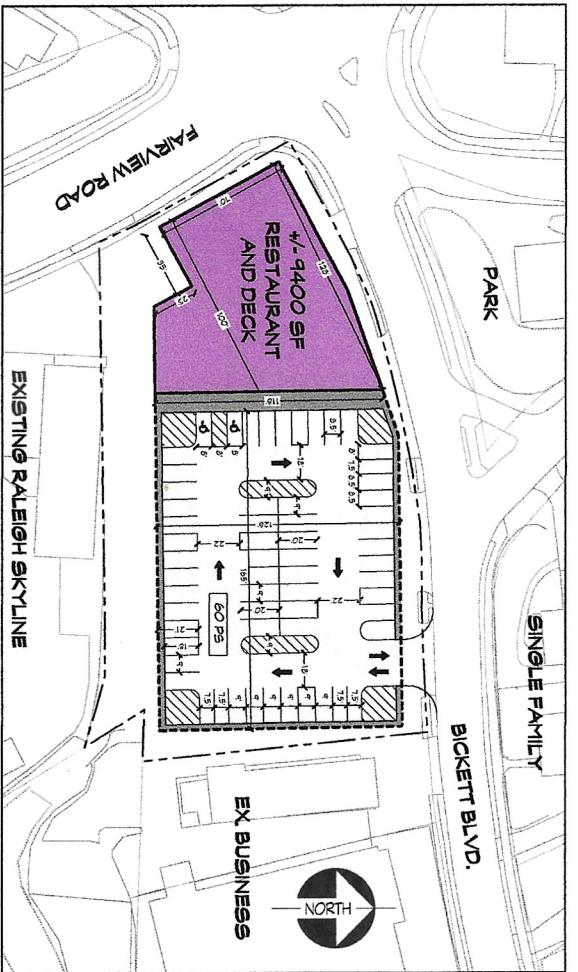
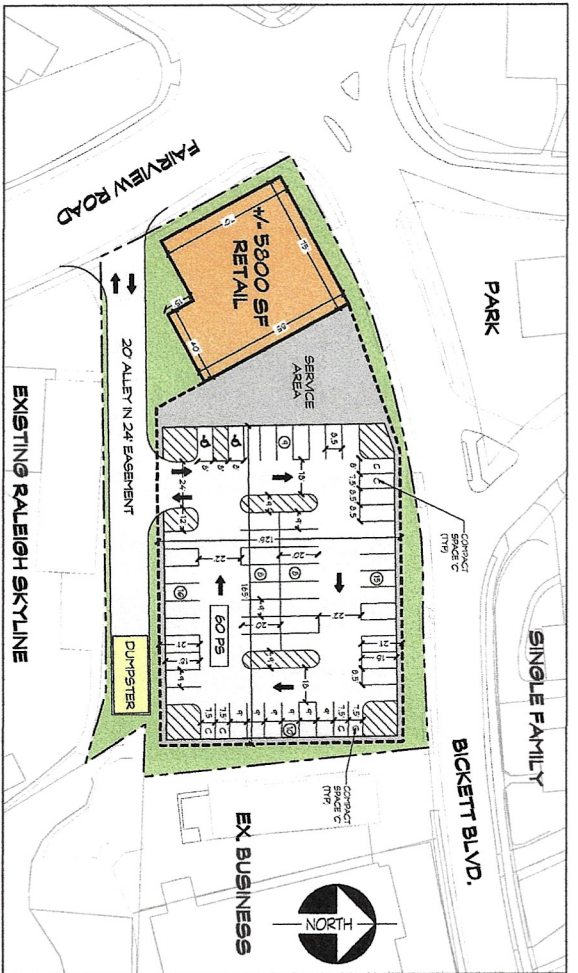
The intent of these conditions are to bring a mixed-use building to the area and to resemble an older multi-story (ie Factory/Industrial) building that was converted.

The property owner(s) hereby offers, consents to, and agrees to abide by, 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.

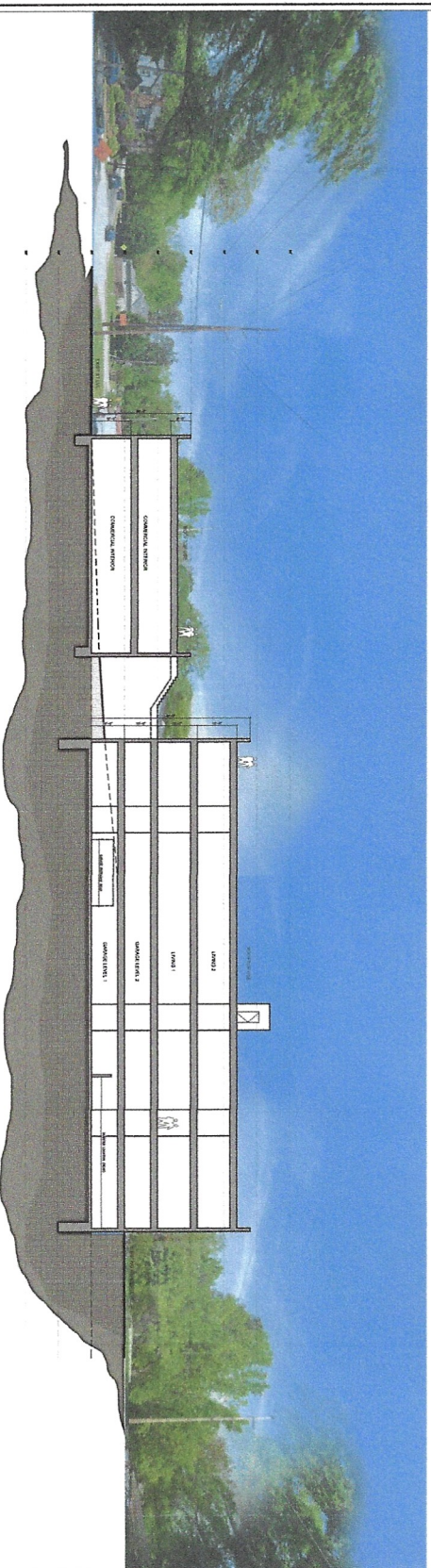
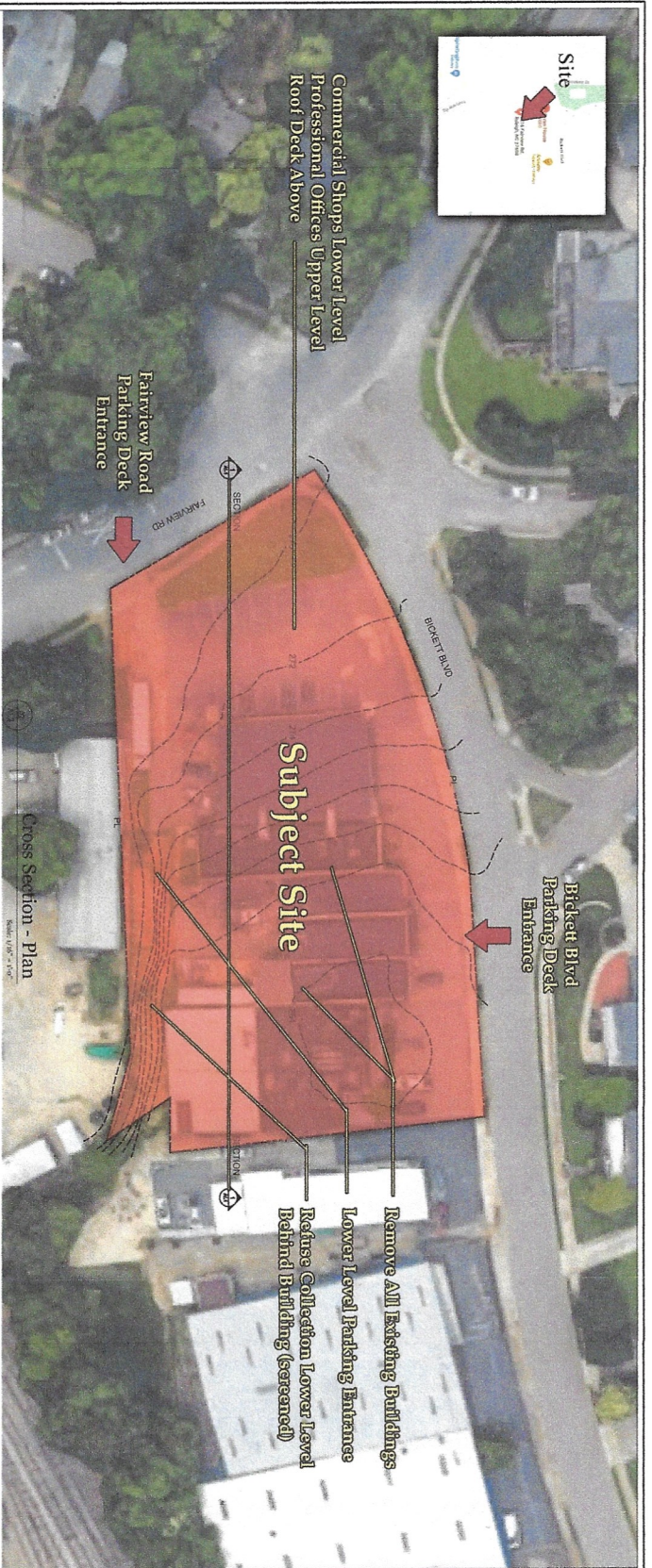
Property Owner(s) Signature



Robert C. Beverly/Michelle Beverly



FAIRVIEW & BICKETT MIXED-USE CONCEPT WARE, NORTH CAROLINA SCALE: 1" = 30' DATE: NOVEMBER 21, 2019 PROJECT: FAIRVIEW & BICKETT DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] APPROVED BY: [REDACTED]		3RD FLOOR CONCEPTUAL SITE LAYOUT PLAN SCALE: 1" = 30' DATE: NOVEMBER 21, 2019 PROJECT: FAIRVIEW & BICKETT DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] APPROVED BY: [REDACTED]	
GUY & BALESH ARCHITECTS 1000 E. 10TH STREET, SUITE 100 WARE, NC 27586 TEL: 919.733.1234 FAX: 919.733.1235 WWW.GUYANDBALESH.COM		PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3801 S. DOWNSIDE DRIVE, SUITE 100 WARE, NC 27586 TEL: 919.733.1234 FAX: 919.733.1235 WWW.PRIESTCRAVENANDASSOCIATES.COM	



Cross Section
Scale: 1/8" = 1'-0"

New Commercial/Mixed-use Project:
Fairview
Raleigh, North Carolina
THOMAS
DESIGN GROUP, INC
74 Sparrow Lane
Hilton Head Island, SC 29926
843.715.9434

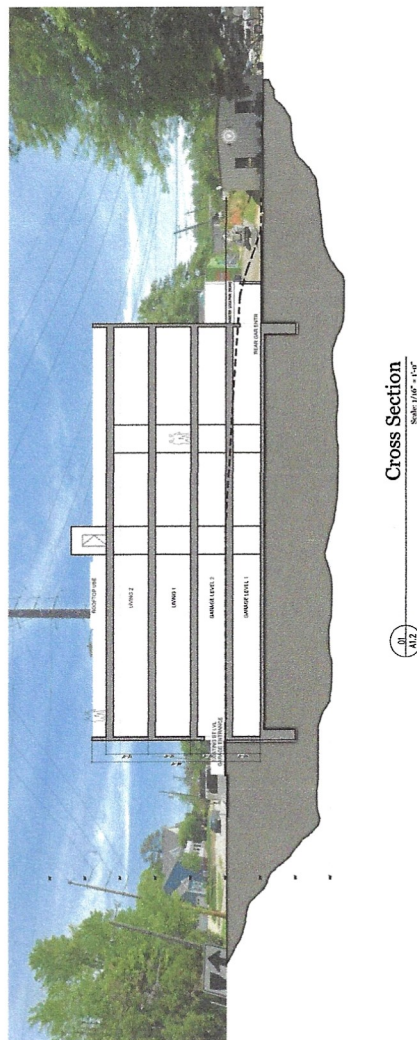
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A1.1

TGD Project # 2022.03



Cross Section - Plan
Scale: 1/16" = 1'-0"



Cross Section

ISSUED FOR:	ISSUE DATE:	BY:
Clark Bridge	2005.12.23	MSF
Clark Bridge	2001.02.08	MSF

THOMAS
DESIGN GROUP, INC.
74 Sprucefield Lane,
Hilton Head Island, SC 29926
843.715.9434

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INDG Project # 2003-00

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