



To: Neighboring Property Owner and Tenants
From: Samuel Morris
Date: May 26, 2023
Re: Second Neighborhood Meeting for Text Change to Zoning Conditions for TCZ-16-23

You are invited to attend an informational meeting to discuss the proposed Text Change to Zoning Conditions for the properties listed below.

PIN NUMBER	DEED ACRES	OWNER	SITE ADDRESS
1715175222	4.15	1000 SOCIAL LLC	1000 SOCIAL ST
1715183063	2.75	ST ALBANS HOLDINGS LLC	3410 QUAIL HOLLOW DR
1715180399	1.29	ST ALBANS HOLDINGS LLC	800 ST ALBANS DR
1715089178	1.37	ST ALBANS HOLDINGS LLC	3411 QUAIL HOLLOW DR
1715185145	3.26	ST ALBANS HOLDINGS LLC	3420 QUAIL HOLLOW DR
1715174721	0.28	ST ALBANS HOLDINGS LLC	921 SOCIAL ST
1715173872	1.63	ST ALBANS HOLDINGS LLC	901 SOCIAL ST
1715179703	1.74	ST ALBANS HOLDINGS LLC	1010 ST ALBANS DR
1715178527	0.97	ST ALBANS HOLDINGS LLC	3410 SKYGARDEN WAY
1715177467	0.8	ST ALBANS HOLDINGS LLC	1001 SOCIAL ST
1715271547	1.29	ST ALBANS HOLDINGS LLC	1020 ST ALBANS DR
1715270335	1.58	ST ALBANS HOLDINGS LLC	1021 SOCIAL ST
1715172434	2.68	ST ALBANS HOLDINGS LLC	920 SOCIAL ST
1715079605	3.56	ST ALBANS HOLDINGS LLC	900 SOCIAL ST
1715075954	4.31	ST ALBANS HOLDINGS LLC	3321 QUAIL HOLLOW DR
1715088084	0.58	ST ALBANS HOLDINGS LLC	3401 QUAIL HOLLOW DR

The meeting will be held on **Thursday, June 07 2023, from 5:30 PM until 6:30 PM**, at the following location:

**Optimist Park Community Center
Optimist Park CC Classroom
5900 Whittier Dr.
Raleigh, NC 27609**

The property totals approximately 39.41 acres in size and is located along St. Albans Drive. The property is currently zoned CX-20-CU (Commercial Mixed-Use, 20-Stories, Conditional Use), CX-7-PL-CU (Commercial Mixed-Use, 7-Stories, Parking Limited Frontage, Conditional Use) and CM-CU (Conservation Management, Conditional Use). The purpose of the Text Change to Zoning Conditions is to increase the mixed use development options on the property.



The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 1000 feet of the property after filing the Text Change to Zoning Conditions 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 919-780-5438 and smorris@longleaflp.com. Also, for more information about this request, you may visit www.raleighnc.gov or contact the Raleigh City Planner Bronwyn Redus at 919-996-2183 or bronwyn.redus@raleighnc.gov.

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

