



LANDSCAPE ARCHITECTURE
LAND PLANNING
LAND USE CONSULTING
ENTITLEMENTS

DATE: FEBRUARY 26, 2024

RE: *REZONING PROPOSAL, 105, 107 AND 109 EDENBURGH RD. RALEIGH N. CAROLINA 27608*

DEAR NEIGHBORS,

ON SEPTEMBER 29, 2023, THE APPLICANT HAD A PRE-APPLICATION MEETING WITH CITY STAFF TO DISCUSS THE OVERALL GOALS OF THIS REZONING CASE. ALSO, AS PART OF THE REZONING PROCESS, THE CITY OF RALEIGH REQUIRES THAT A NEIGHBORHOOD MEETING BE HELD FOR ALL PROPERTY OWNERS AND RESIDENTS WITHIN 500 FEET OF THE AREA REQUESTED FOR REZONING.

YOU ARE INVITED TO ATTEND A NEIGHBORHOOD MEETING ON APRIL 2ND AT OBERLIN MAGNET MIDDLE SCHOOL FROM 7:00 TO 9:00 PM.

THE PURPOSE OF THIS MEETING IS TO DISCUSS A POTENTIAL REZONING OF THE PROPERTY LOCATED AT 105, 107, AND 109 ON EDENBURGH RD. THIS SITE IS CURRENTLY ZONED R-6 AND IS PROPOSED TO BE REZONED TO OX-3-PL-CU. WHICH IS A MIXED-USE DESIGNATION THAT WOULD COMPLEMENT THE ADJOINING SIMILAR ZONING TO THE SOUTH AND LIMIT DEVELOPMENT TO A SINGLE-FAMILY HOME ON ONE LOT IMMEDIATELY (109), ALLOWING A HOME DESIGN CENTER FOR THE CUSTOM HOME BUILDER IN A FUTURE SINGLE-FAMILY HOME (105) WITH A SUPPORTIVE SMALL PARKING AREA ON THE THIRD (107), PLEASE SEE THE ATTACHED PRELIMINARY GRAPHICS.

THE CURRENT ZONING CONDITIONS INCLUDE:

1. USES LISTED IN SECTION 6.1.4 OF THE UDO SHALL NOT BE ALLOWED OTHER THAN SINGLE-UNIT LIVING, OFFICE, AND PARKING FACILITY.
2. THE PROPOSED TEMPORARY DESIGN CENTER WILL BE USED AS PART OF A PERMANENT LARGER HOME ON 105 EDENBURGH.
3. THE PARKING AREA SHALL BE LIMITED TO EIGHT SPACES ON 107 EDENBURGH.
4. WHILE BEING USED AS A PARKING AREA, THERE WILL BE A MINIMUM 35 FT PROTECTED BUFFER TO GLENWOOD AVENUE ON 107 EDENBURGH.
5. WHILE BEING USED AS A PARKING AREA, THERE WILL BE A MINIMUM 15 FT WIDE EVERGREEN BUFFER INSTALLED ALONG 107 EDENBURGH RD. FRONTAGE.
6. DESIGN CENTER HOURS SHALL BE LIMITED TO 8:00 AM TO 8:00 PM AND BY APPOINTMENT.
7. LET WILL BE NO COMMERCIAL GROUND SIGN ADVERTISING THE DESIGN CENTER.

THESE CONDITIONS INTEND TO CONFIRM ULTIMATELY SINGLE-FAMILY STYLE CONSTRUCTION ON ALL THREE EXISTING LOTS WHILE ALLOWING A TEMPORARY OFFICE.

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 HANNAH RECKHOW AT HANNAH.RECKHOW@RALEIGHNC.GOV OR 919-996-2622.

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.

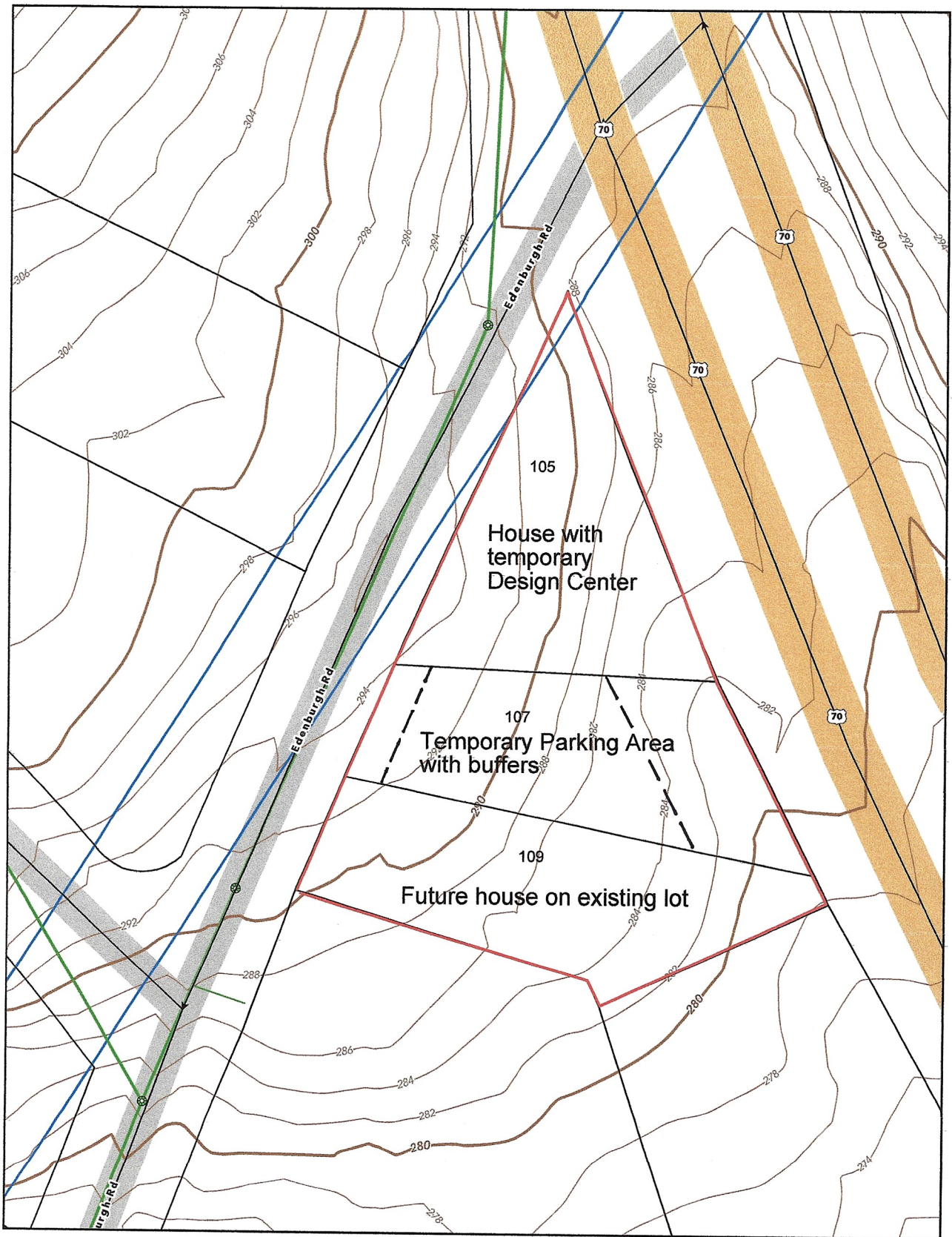
SINCERELY,

A handwritten signature in blue ink that reads "Charles R. Walker III". The signature is stylized with a large "C" and "W" and a double "H" at the end.

CHARLES R. WALKER III, PLA

275 NORTH PEA RIDGE ROAD
PITTSBORO, NORTH CAROLINA 27312

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**EDENBURGH TRACTS: Proposed Rezoning
from R-6 to OX-3 PL-CU**

