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Date: October 18, 2024

Re: Neighborhood Meeting regarding the potential rezoning of 1220 & 1246 Wicker Drive (collectively the "**Properties**")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **October 28, 2024, from 5:30pm to 6:30pm**. The meeting will be held at the **Wake County ABC Commission, located at 1212 Wicker Drive, Raleigh, NC 27604**.

The purpose of this meeting is to discuss the proposed rezoning of the Property located at 1220 and 1246 Wicker Drive with Property Identification Numbers PINs 1714395527 and 1714392627. The Property is approximately 3.51 acres and is located near the intersection of Wicker Drive and Iron Works Drive. The property is currently zoned Industrial Mixed Use, three stories (IX-3) and is proposed to be rezoned to Commercial Mixed Use, twenty stories (CX-20). The purpose of the rezoning is to align the zoning with adjacent parcels and the future land use designation of Community Mixed Use. Our goal is to gather comments through your participation in this 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. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered. 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 and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

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

Leticia Shapiro
Morningstar Law Group
919-590-0366
tshapiro@morningstarlawgroup.com

Sincerely,

A handwritten signature in blue ink, appearing to be "L. Shapiro", is written below the typed name.

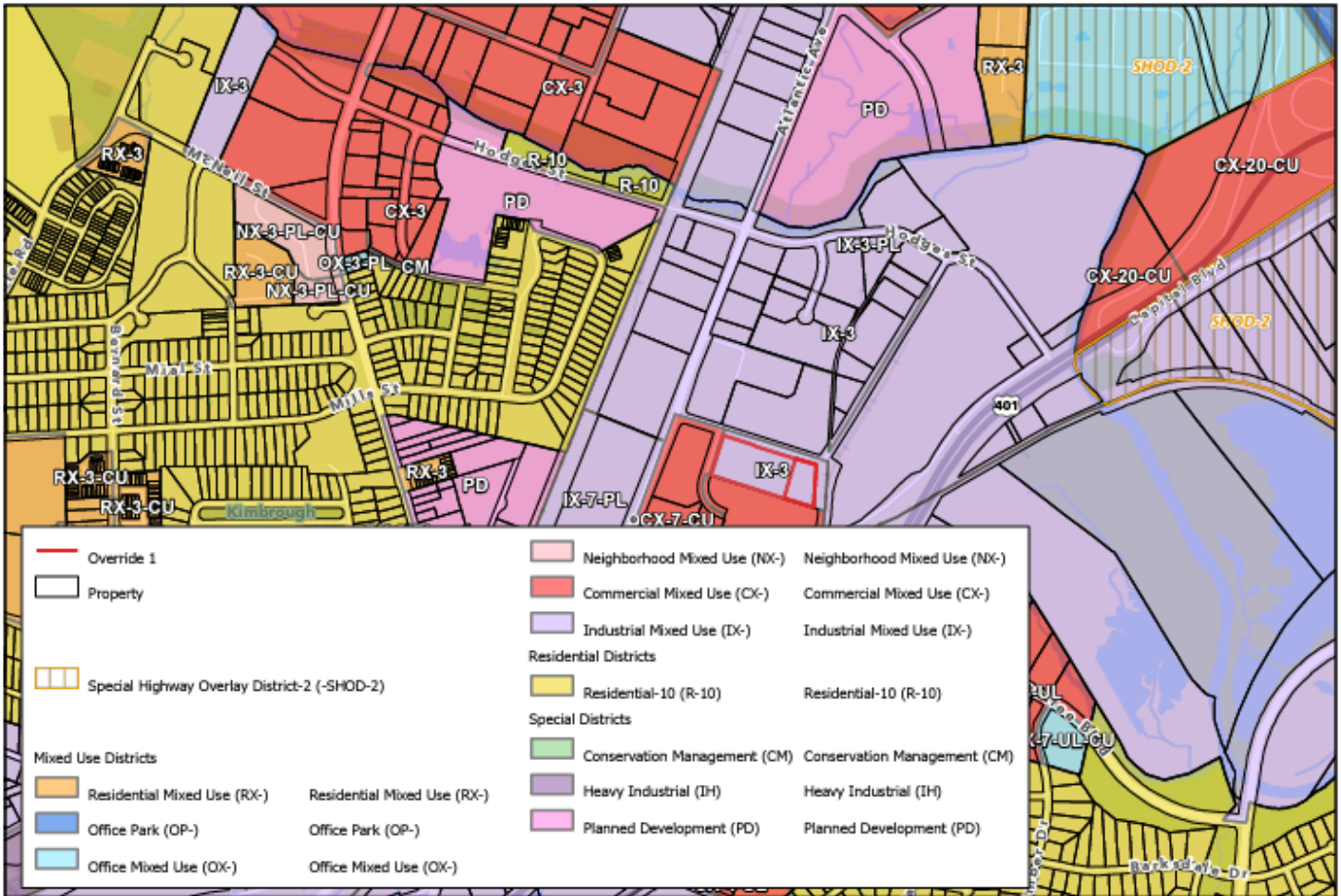
Neighborhood Meeting Agenda

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

Aerial



Zoning



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). Please see page 11 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.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case #
Existing zoning base district: IX	Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: CX	Height: 20	Frontage:	Overlay(s):
Helpful Tip: 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: 1220 Wicker Dr. and 1246 Wicker Dr.		
Property PIN: 1714392627; 1714395527		
Deed reference (book/page): 001650/00429; 001650/00426		
Nearest intersection: Wicker Dr & Laurelbrook St		Property size (acres): 3.51
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: WAKE COUNTY BOARD OF ALCOHOLIC CONTROL, 1212 Wicker Dr, Raleigh NC 27604		
Property owner email: tshapiro@morningstarlawgroup.com		
Property owner phone: 919-590-0366		
Applicant name and address: WAKE COUNTY BOARD OF ALCOHOLIC CONTROL, 1212 Wicker Dr, Raleigh NC 27604		
Applicant email: tshapiro@morningstarlawgroup.com		
Applicant phone: 919-590-0366		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-3	Proposed zoning: CX-20	

Narrative of Zoning Conditions Offered
<p>The following uses shall be prohibited: detention center, jail, prison.</p>

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: _____