



To: Neighboring Property Owners and Tenants
From: Michael Birch, Longleaf Law Partners
Date: January 10, 2025
Re: Neighborhood Meeting for Rezoning of 8415 Honeycutt Road (Z-39-24)

You are invited to attend an informational meeting to discuss the proposed rezoning of 8415 Honeycutt Road (PIN 1718019192). The meeting will be held on **Tuesday, January 21, 2025, from 6:30 PM until 7:30 PM**, at the following location:

**Abbotts Creek Community Center
Abbotts Creek CC Classroom
9950 Durant Road
Raleigh, NC 27614**

The property totals approximately 14.45 acres in size and is located along Honeycutt Road near Falls of Neuse Road. The property is currently zoned Residential-1 and subject to the Falls Watershed Protection Overlay District (R-1 w/ FWPOD). The proposed zoning is Residential-6, Conditional Use, and maintaining the Falls Watershed Protection Overlay District the (R-6-CU w/ FWPOD). The purpose of the rezoning is to expand the residential development options on the property.

The rezoning application for the property includes five proposed zoning conditions that (i) limit the maximum number of residential dwelling units to 56 units, (ii) prohibit the apartment building type, (iii) prohibit non-residential uses, (iv) prohibit the extension of Chatterson Drive, and (v) require a pedestrian path through the property, from Chatterson Drive to Honeycutt Road.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 1000 feet of the property prior to filing the 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 Robert Tate at 919-996-2235 or Robert.Tate@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

