



LANDSCAPE ARCHITECTURE  
LAND PLANNING  
LAND USE CONSULTING  
ENTITLEMENTS

DATE: MARCH X, 2025

DEAR NEIGHBORS,

BECAUSE OF OUR MISTAKE, YOU ARE AGAIN INVITED TO ATTEND A NEIGHBORHOOD MEETING ON APRIL 24TH, 2025 AT BARWELL ROAD ELEMENTARY CAFETERIA AT 3925 BARWELL ROAD FROM 6:30 TO 8:00 PM. THE CITY OF RALEIGH STAFF COULD NOT REVIEW OUR PROPOSED CONDITIONS PRIOR TO YOUR NOTIFICATION, AND WE ARE PRECLUDED BY CODE NOT TO SCHEDULE MEETINGS ON FRIDAYS. THOSE MISTAKES MADE THE MEETING INVALID. WHILE WE ACTUALLY HAD A MEETING AND WE DID DISCUSS IDEAS AND ISSUES WITH THOSE IN ATTENDANCE, THIS STEP MUST BE REPEATED. WE ARE SORRY FOR ANY INCONVENIENCE THIS HAS CAUSED.

AS BEFORE, THE PURPOSE OF THIS MEETING IS TO DISCUSS THE POTENTIAL REVISION TO A REZONING (CASE Z-21-19). THIS SITE IS CURRENTLY ZONED COMMERCIAL MIXED USE-5 STORIES-CONDITIONAL USE (CX-5-CU) AND IS PROPOSED TO KEEP THAT DESIGNATION AND MODIFY SOME EXISTING CONDITIONS RESPONDING TO CHANGING MARKET CONDITIONS. NOTE RED AND STRIKETHROUGH SHOWING REVISIONS FROM ORIGINAL CASE. PLEASE SEE THE ATTACHED PRELIMINARY GRAPHICS.

THE FULL LIST OF CURRENT REVISED CONDITIONS FOR THE ZONING CASE IS:

**NEW PROPOSED CONDITIONS FOR ORDINANCE NO. (2019) 38 ZC 786 EFFECTIVE 12/3/19**

**Z-21-19 – 2211, 2221 AND 2231 SOUTH NEW HOPE ROAD**, BEING WAKE COUNTY PINS 1732041995, 1722945976, AND 1722848717. APPROXIMATELY 58.65 ACRES LOCATED AT THE EASTERN CORNER OF THE INTERSECTION OF NEW HOPE ROAD AND ROCK QUARRY ROAD ARE REZONED TO COMMERCIAL MIXED USE-5 STORIES-CONDITIONAL USE (CX-5-CU).

CONDITIONS DATED: ~~NOVEMBER 15, 2019~~ MARCH 17, 2025

1. THE FOLLOWING USES SHALL BE PROHIBITED IN THIS CX ZONING DISTRICT: OFFICE; ~~MEDICAL~~; BOARDINGHOUSE; DORMITORY, FRATERNITY, SORORITY; ADULT ESTABLISHMENT; OUTDOOR SPORTS OR ENTERTAINMENT FACILITY OF ANY SIZE, PASSENGER TERMINAL; VEHICULAR SALES; DETENTION CENTER, JAIL, PRISON; LIGHT MANUFACTURING; BED AND BREAKFAST; RESEARCH AND DEVELOPMENT; LIGHT INDUSTRIAL; GOLF COURSE; REST HOME; CEMETERY.
2. RESIDENTIAL DEVELOPMENT SHALL BE LIMITED TO ~~450~~ 650 UNITS AND LIMITED TO THE APARTMENT BUILDING TYPE **AND SINGLE-FAMILY ATTACHED (TOWNHOMES) BUILDING TYPE.** ~~UNITS WILL HAVE NO MORE THAN 2 BEDROOMS/UNIT.~~
3. NON-RESIDENTIAL USES SHALL BE LIMITED TO ~~360,000~~ 180,000 SQUARE FEET.
4. ~~THE TOTAL GROSS FLOOR AREA OF BUILDINGS CONTAINING EXCLUSIVELY NON-RESIDENTIAL USES SHALL BE NO GREATER THAN 285,000 SQUARE FEET ON 2221 SOUTH NEW HOPE RD (WAKE COUNTY PIN 1722945976; "NEW LOT 3" IN WAKE COUNTY REGISTRY BOOK OF MAPS 2019 PAGE 1046).~~ ONCE A TOTAL OF ~~100,000~~ 75,000 SQUARE FEET OF NON-RESIDENTIAL USES HAS BEEN CONSTRUCTED ON ~~THIS SAME LOT~~ **2231 SOUTH NEW HOPE RD**, NO OTHER NEW NON-RESIDENTIAL CONSTRUCTION WILL BE PERMITTED ON THE **REMAINING LOTS** UNTIL THE PROPERTY OWNER SUBMITS AND RECEIVES APPROVAL FOR A SITE PLAN THAT CONTAINS A GROCERY STORE ON THE LOT.

275 NORTH PEA RIDGE ROAD  
PITTSBORO, NORTH CAROLINA 27312

DIRECT LINE: (919) 625-9760  
EMAIL: CWALKER@EPGROUPONLINE.COM

5. THERE SHALL BE NO MORE THAN 9 BUILDINGS TOTALING NO MORE THAN 75,000 SF THAT

EXCLUSIVELY CONTAIN RESTAURANT USES ON 2231 NORTH HOPE RD (WAKE COUNTY PIN 1722848717; "OPEN SPACE NEW LOT 5017" IN WAKE COUNTY REGISTRY BOOK OF MAPS 2019 PAGE 1046).

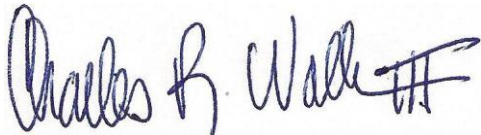
6. ALLOWING FOR STEP-BACKS, ANY PORTION OF A PERIMETER BUILDING HEIGHT SHALL BE LIMITED TO 4 STORIES WHEN IT IS LESS THAN 150 FT FROM A STRUCTURE ON TRACTS ~~1732073161, 1732150043, 1732040116~~ AND ~~172284611~~ 1732052612, 1732057095, 1732045344, AND 1722945353. OTHERWISE, MAXIMUM HEIGHT WITHIN THIS PROPOSAL SHALL BE 5 STORIES.
7. ALL REQUIRED CANOPY TREES WITHIN THIS PROPOSAL WILL BE PLANTED WITH A MINIMUM CALIPER OF 3.5".
8. BUILDINGS THAT CONTAIN A BAR/NIGHTCLUB/TAVERN/LOUNGE AS THE PRIMARY USE SHALL BE LOCATED NO CLOSER THAN ~~100~~ 250 FT FROM A RESIDENTIAL STRUCTURE ON TRACTS ~~1732073161 ("OPEN SPACE AREA 4"), 1732150043 ("LOT 5003"), 172284611 ("LOT 5008"), AND 1732040116 ("LOT 5006")~~, BEING THE LOTS AS IDENTIFIED ABOVE IN WAKE COUNTY REGISTRY BOOK OF MAPS 2008 PAGE 280. 1732052612, 1732057095, 1732045344, AND 1722945353.
9. ~~IF THE EXISTING PEDESTRIAN TUNNEL CANNOT BE USED AS A PEDESTRIAN CONNECTION, THERE SHALL BE A MINIMUM 10 FOOT WIDE PATH DIRECTLY CONNECTED, AT GRADE, TO THE SIDEWALKS THAT WILL BE CONSTRUCTED AS PART OF THE MAIN PROJECT ENTRANCE EAST OF S. NEW HOPE ROAD.~~

INFORMATION ABOUT THE OVERALL REZONING PROCESS IS AVAILABLE ONLINE; VISIT [WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV) AND SEARCH FOR "REZONING PROCESS."

IF YOU HAVE FURTHER QUESTIONS ABOUT THE REZONING PROCESS, PLEASE CONTACT MATTHEW MCGREGOR RALEIGH PLANNING AND DEVELOPMENT (919) 996-4637 [MATTHEW.MCGREGOR@RALEIGHNC.GOV](mailto:MATTHEW.MCGREGOR@RALEIGHNC.GOV)

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](mailto:CWALKER@EPGROUPONLINE.COM) OR (919) 625-9760.

SINCERELY,



CHARLES R. WALKER III, PLA