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To: Neighboring Property Owners and Tenants

From: Leticia Shapiro

Date: May 5, 2025

Re: Notice of meeting to discuss potential rezoning of certain property located at 1220 & 1246 Wicker Drive (the "Property")

We are counsel for the Wake County ABC Commission ("ABC Commission"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Industrial Mixed Use, three stories (IX-3). ABC Commission is considering rezoning the Property to Commercial Mixed Use, twenty stories, with an Urban Limited Frontage and conditions (CX-20-UL-CU). The purpose of the zoning request is to align the zoning with adjacent parcels and the future land use designation of Commercial Mixed Use.

You are invited to attend a neighborhood meeting on **May 15, 2025, from 6 pm to 7 pm**. The meeting will be held at the **Wake County ABC Commission, located at 1212 Wicker Drive, Raleigh, NC 27604**. After the meeting, a report will be submitted to the Raleigh Planning and Development Department. 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.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-48-24.

If you have further questions about the rezoning process, please contact:

Erin Klinger
erin.klinger@raleighnc.gov
Metra Sheshbaradaran
919-996-2638
Raleigh Planning & Development

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

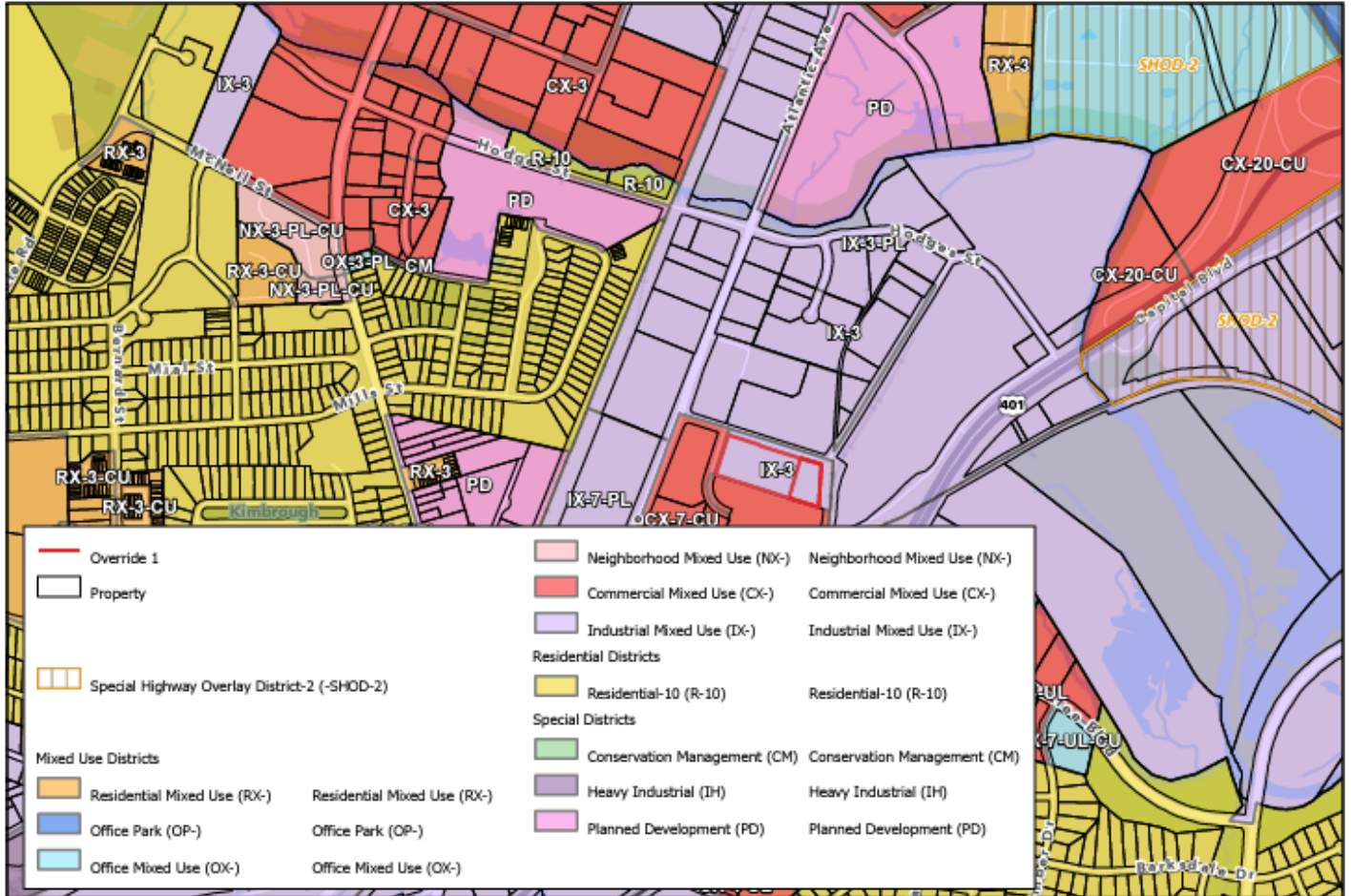
Leticia Shapiro
Morningstar Law Group
919-590-0366
tshapiro@morningstarlawgroup.com

Sincerely,

Aerial Photo



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: UL	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 1248 Wicker Dr.		
Property PIN: 1714392827; 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: jbarron@morningstarlawgroup.com		
Property owner phone: 919-590-0371		
Applicant name and address: WAKE COUNTY BOARD OF ALCOHOLIC CONTROL, 1212 Wicker Dr, Raleigh NC 27604		
Applicant email: jbarron@morningstarlawgroup.com		
Applicant phone: 919-590-0371		
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-UL	

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: Bryan Hicks