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Date: November 10, 2025

Re: Neighborhood Meeting regarding 409 Bragg St (PIN No. 1703837960), 415 Bragg St (PIN No. 1703838930), 510/512 Bragg St (PIN No. 1703931754), 1106 S East St (PIN No. 1703848101), 1112/1114 S East St (PIN No. 1703848004), 1120 S East St (PIN No. 1703838908), 1201 S East St (PIN No. 1703839761), and 1223/1225/1227/1229 Mangum St (PIN No. 1703931611) (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **November 20, 2025, from 6 pm to 7 pm**. The meeting will be held at John Chavis Community Center, Multipurpose Room 2, 505 Martin Luther King Jr Blvd, Raleigh, NC 27601-2477.

The purpose of this meeting is to discuss a potential rezoning of the Property. This Property is currently zoned Residential-10-Neighborhood Conservation Overlay District (R-10-NCOD), and is proposed to be rezoned to Residential-10-Conditional Use (R-10-CU). The purpose of the rezoning request is to remove the height restriction within the Neighborhood Conservation Overlay District to allow for greater development flexibility. 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 and tenants 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:

Jason Barron
Morningstar Law Group
919-590-0371
jbarron@morningstarlawgroup.com

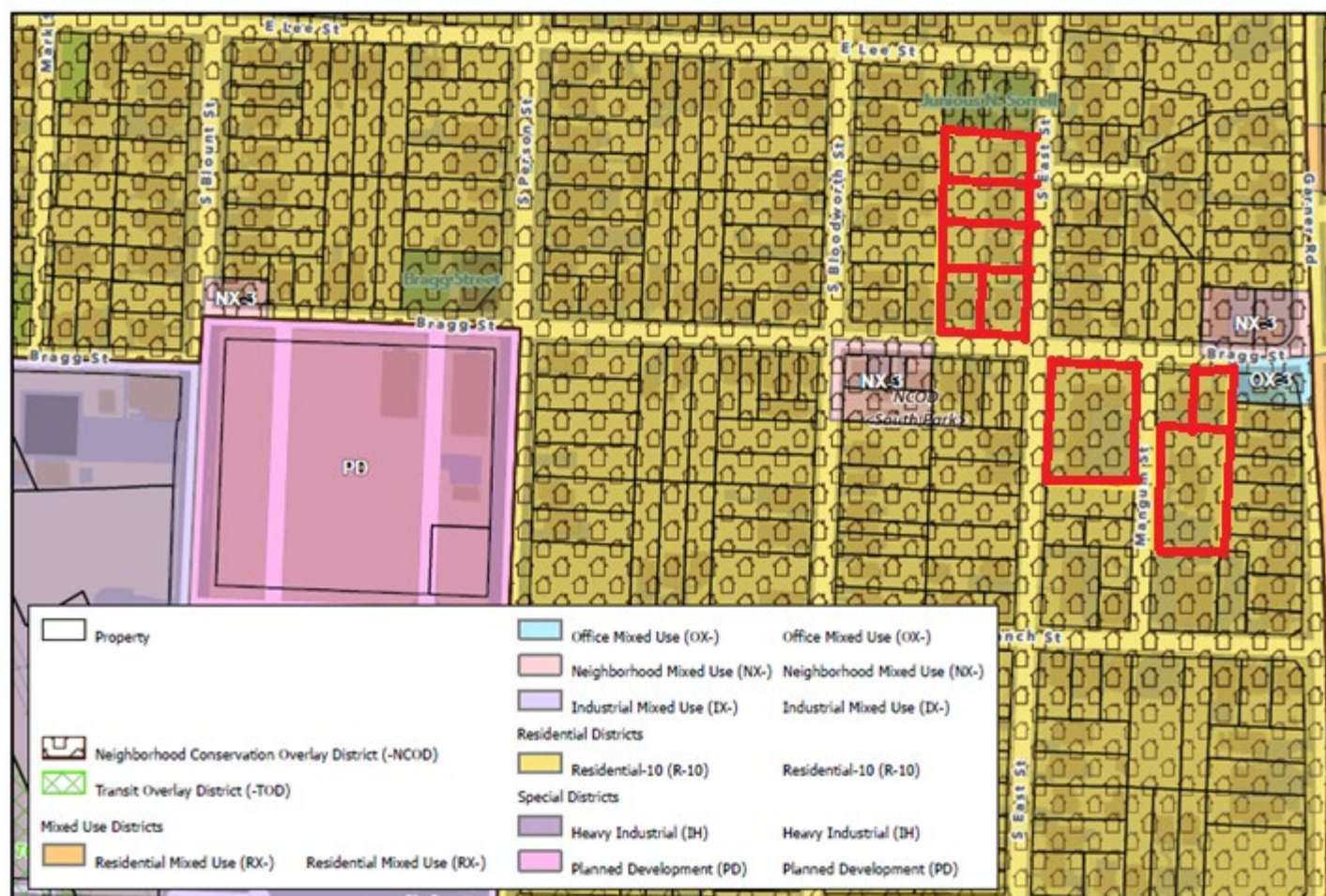
Neighborhood Meeting Agenda

- 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	☐ General use	☒ Conditional use	☐ Master plan
	☐ Text change to zoning conditions		
Existing zoning base district:	R-10	Height:	Frontage:
Proposed zoning base district:	R-10	Height:	Frontage:
Overlay(s):			NCOD
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: 409, 415, 510/512 Bragg St & 1106, 1112, 1120, 1201 S East St & 1223/1225/1227/1229 Mangum St		
Property PIN: See Attached		
Deed reference (book/page): See Attached		
Nearest intersection: Bragg St & East St		Property size (acres): 2.04
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See Attached		
Property owner email: hwinstead@morningstarlawgroup.com		
Property owner phone: 919-590-0396		
Applicant name and address: WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112		
Applicant email: hwinstead@morningstarlawgroup.com		
Applicant phone: 919-590-0396		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-10-NCOD	Proposed zoning: R-10-CU	

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

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:

Property Information Attachment



Address	PIN	Book/Page	Acres	Owner & Mailing Address
409 Bragg St	1703837960	016194/ 01898	0.16	WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112
415 Bragg St	1703838930	016194/ 01898	0.16	WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112
510/512 Bragg St	1703931754	018472/00146	0.11	POINT, DAVID 2810 OBERRY ST RALEIGH NC 27607-4112
1106 S East St	1703848101	016194/ 01898	0.21	WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112
1112/1114 S East St	1703848004	016194/ 01898	0.20	WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112
1120 S East St	1703838908	016194/ 01898	0.20	WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112
1201 S East St	1703839761	016939/02647	0.56	POINT, CRISTINE C POINT, STUART W, BRICK AND OAK PARTNERS, LLC 300 WINDCHASE LN WILMINGTON NC 28409- 3028
1223/1225/1227 /1229 Mangum St	1703931611	018472/00260	0.44	POINT, DAVID 2810 OBERRY ST RALEIGH NC 27607-4112
Total Acres			2.04	

