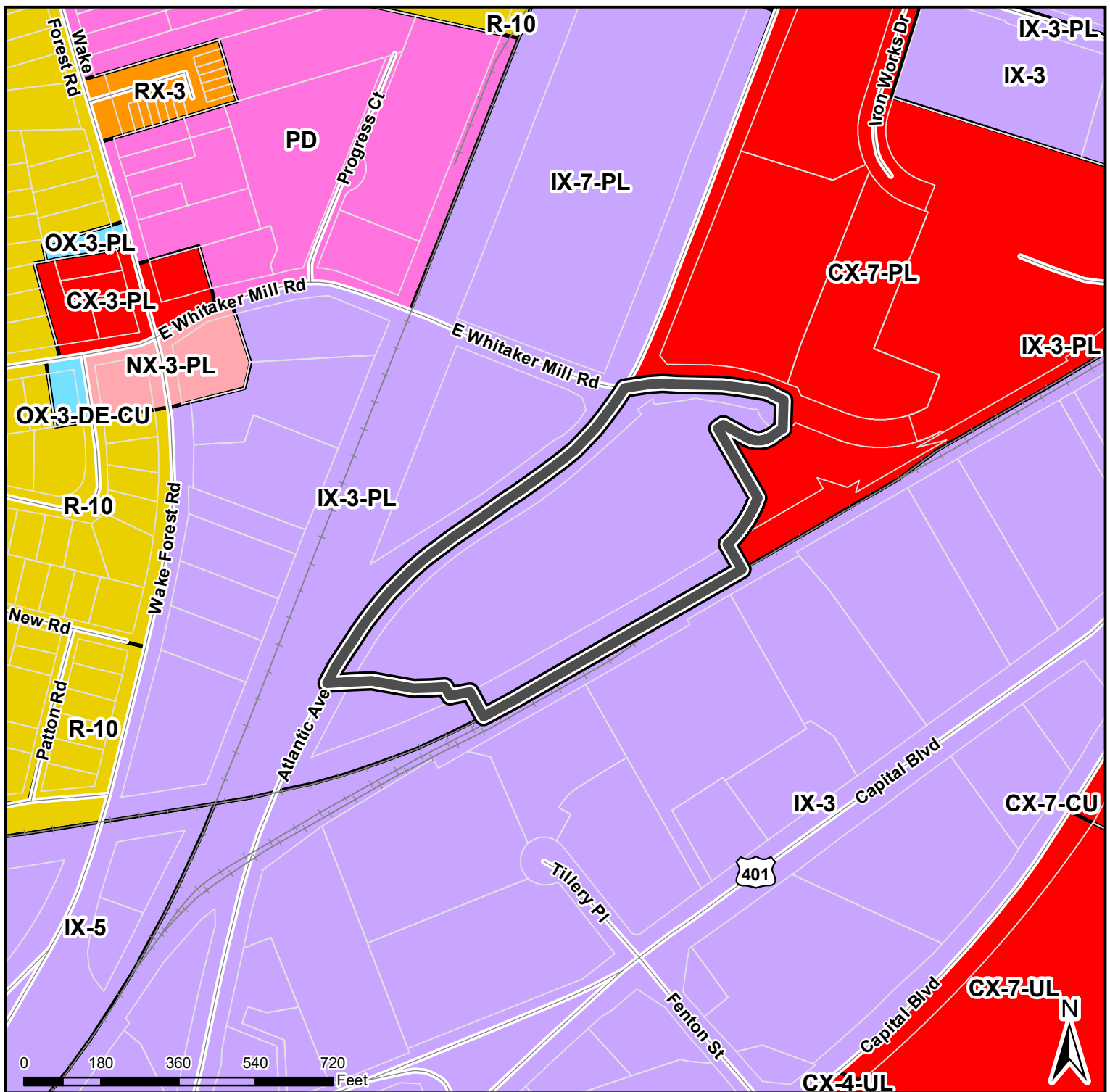
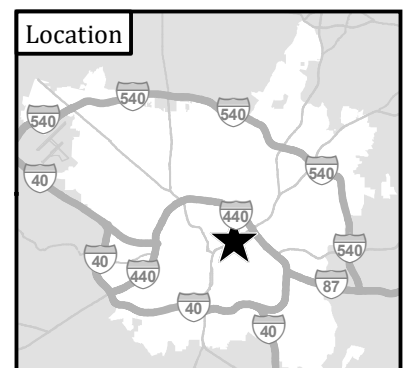


Existing Zoning

Z-51-2021



Property	2114 Atlantic Ave
Size	6.77 acres
Existing Zoning	IX-3-PL
Requested Zoning	CX-20-CU





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 8 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	Office Use Only Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: IX	Height: 3	Frontage: PL	Overlay(s): SHOD-1/SHOD-2 (portions)	
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: 2114 Atlantic Avenue		
Property PIN: 1714283644		
Deed reference (book/page): 17436/1031		
Nearest intersection: Atlantic Avenue and E. Whitaker Mill Road		Property size (acres): 6.77
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: DFILP Atlantic Ave LLC		
Property owner email:		
Property owner phone:		
Applicant name and address: Jennifer Ashton, Longleaf Law Partners		
Applicant email: jashton@longleaflp.com		
Applicant phone: 919.780.5433		
Signed by: Ben Dempsey		
Applicant signature(s):		
Additional email(s):		

RECEIVED

By JP Mansolf at 4:56 pm, Aug 11, 2021

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX- District shall be prohibited: (i) cemetery; (ii) adult establishment; (iii) detention center, jail, prison; and (iv) vehicle repair (minor and major).
2. The site plan for development of the property shall provide for a mutually acceptable location on the property, adjacent right-of-way and/or along the existing Crabtree Creek Greenway Trail or proposed Pigeon House Greenway Trail, to accommodate a City bike share station. Unless the City elects to install the station at a later date, the property owner shall install the City bike share station prior to issuance of a certificate of occupancy.

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: Ben Dempsey

Printed Name(s): Ben Dempsey

RECEIVED

By JP Mansolf at 4:56 pm, Aug 11, 2021

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

Design Guidelines

The Applicant must respond to the **Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation:

Click [here](#) to view the Urban Form map.

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Pre-application conference					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see Development Fee Guide for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design or downtown design guidelines					
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)					
If applicable, see page 8:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit					
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)					
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes					
15. Proposed conditions signed by property owner(s)					

Please continue to the next page for the Master Plan Submittal Requirements checklist.

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan:	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application submitted through Permit and Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is two acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					

Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation:

Click [here](#) to view the Urban Form Map.

1	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p>Response:</p>
2	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p>Response:</p>
3	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p>Response:</p>
4	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p>Response:</p>
5	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p>Response:</p>
6	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p>Response:</p>

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response:</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p>

REZONING OF PROPERTY CONSISTING OF +/- 6.77 ACRES,
LOCATED AT THE INTERSECTION OF ATLANTIC AVENUE AND E. WHITAKER MILL
ROAD, IN THE CITY OF RALEIGH

REPORT OF NEIGHBORHOOD MEETING WITH ADJACENT PROPERTY OWNERS AND
TENANTS ON
JUNE 28, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a neighborhood meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Monday, June 28, 2021, at 5:00 p.m. The property considered for this potential rezoning totals approximately 6.77 acres, and is located at the intersection of Atlantic Avenue and E. Whitaker Mill Road, in the City of Raleigh, having Wake County Parcel Identification No. 1714283644. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A list of the individuals who attended the meeting is attached hereto as **Exhibit C**. A summary of the items discussed at the meeting is attached hereto as **Exhibit D**.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Jennifer Ashton
Date: June 17, 2021
Re: Neighborhood Meeting for Rezoning of 2114 Atlantic Ave.

You are invited to attend a virtual meeting to discuss the proposed rezoning of 2114 Atlantic Ave. We have scheduled an informational meeting with surrounding neighbors on Monday, June 28th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>

Meeting ID: 827 0158 2345

Passcode: 577060

To join by telephone:

+1 646 558 8656

Meeting ID: 827 0158 2345

Passcode: 577060

The purpose of this meeting is to discuss the proposed rezoning of 2114 Atlantic Ave. (with Property Identification Number (PIN) 1714-28-3644). The property totals approximately 6.77 acres in size, and is located at the intersection of Atlantic Ave. and E. Whitaker Mill Rd.

The property is currently zoned Industrial Mixed Use with a 3-story height limit and parking limited frontage (IX-3-PL). The proposed zoning designation is Commercial Mixed Use with a 20-story height limit and zoning conditions (CX-20-CU). The purpose of the rezoning is to permit a mixed-use development of residential, office and/or retail.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a 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 919.780.5433 and jashton@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or rezoning@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

CURRENT PROPERTY MAP



CURRENT ZONING MAP



EXHIBIT B – NOTICE LIST

1714196018
WHITAKERMILL1020 LLC
509 W NORTH ST
RALEIGH NC 27603-1414

1714292486
RESIDENT/TENANT
1053 101 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 107 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 113 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 121 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 145 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 165 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 185 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 E WHITAKER MILL RD
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
1121 E WHITAKER MILL RD
RALEIGH NC 27604

1714196018
RESIDENT/TENANT
1020 E WHITAKER MILL RD
RALEIGH NC 27608

1714292486
RESIDENT/TENANT
1053 103 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 109 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 115 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 125 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 150 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 167 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 190 E WHITAKER MILL RD
RALEIGH NC 27604

1714390144
RIW PLAN OF STEEL LP
3700 GLENWOOD AVE STE 430
RALEIGH NC 27612-5530

1714390144
RESIDENT/TENANT
2201 101 IRON WORKS DR
RALEIGH NC 27604

1714292486
RIW DOCK 1053 L.P. LIMITED
PARTNERSHIP
3700 GLENWOOD AVE STE 430
RALEIGH NC 27612-5530

1714292486
RESIDENT/TENANT
1053 105 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 111 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 117 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 135 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 155 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 175 E WHITAKER MILL RD
RALEIGH NC 27604

1714292486
RESIDENT/TENANT
1053 195 E WHITAKER MILL RD
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
1111 E WHITAKER MILL RD
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
2201 102 IRON WORKS DR
RALEIGH NC 27604

1714285210
RESIDENT/TENANT
1803 CAPITAL BLVD
RALEIGH NC 27604

1714287046
RESIDENT/TENANT
1805 CAPITAL BLVD
RALEIGH NC 27604

1714275972
RESIDENT/TENANT
1807 104 CAPITAL BLVD
RALEIGH NC 27604

1714281088
PAUL A TILLERY COMMERCIAL RENTALS
PO BOX 6308
RALEIGH NC 27628-6308

1714288320
ZHANG, HELEN HUIQING MAO, YINGLI
1829 CAPITAL BLVD STE 101
RALEIGH NC 27604-2177

1714288320
OLD APEX ROAD ASSOC
PO BOX 464
RALEIGH NC 27602-0464

1714288320
RESIDENT/TENANT
1829 103 CAPITAL BLVD
RALEIGH NC 27604

1714288320
RESIDENT/TENANT
1829 111 CAPITAL BLVD
RALEIGH NC 27604

1714288320
RESIDENT/TENANT
1829 117 CAPITAL BLVD
RALEIGH NC 27604

1714288320
RESIDENT/TENANT
1829 123 CAPITAL BLVD
RALEIGH NC 27604

1714285210
RESIDENT/TENANT
1803 A CAPITAL BLVD
RALEIGH NC 27604

1714275972
AMPLE STORAGE CAPITAL BOULEVARD
LLC
PO BOX 608
SMITHFIELD NC 27577-0608

1714275972
RESIDENT/TENANT
1807 107 CAPITAL BLVD
RALEIGH NC 27604

1714281088
RESIDENT/TENANT
1812 TILLERY PL
RALEIGH NC 27604

1714288320
UPTOWN BIZ PLAZA LLC
1829 CAPITAL BLVD STE 125
RALEIGH NC 27604-2177

1714288320
RESIDENT/TENANT
1809 CAPITAL BLVD
RALEIGH NC 27604

1714288320
RESIDENT/TENANT
1829 105 CAPITAL BLVD
RALEIGH NC 27604

1714288320
RESIDENT/TENANT
1829 113 CAPITAL BLVD
RALEIGH NC 27604

1714288320
RESIDENT/TENANT
1829 119 CAPITAL BLVD
RALEIGH NC 27604

1714288320
RESIDENT/TENANT
1829 CAPITAL BLVD
RALEIGH NC 27604

1714287046
HAWLEY, CHERI LEIGH TRUSTEE
IRREVOCABLE FAMILY TRUST OF
CLARENCE LEE HAWLEY TH
3612 SMOKY CHESTNUT LN

1714275972
RESIDENT/TENANT
1807 101 CAPITAL BLVD
RALEIGH NC 27604

1714275972
RESIDENT/TENANT
1807 CAPITAL BLVD
RALEIGH NC 27604

1714288320
UPTOWN BIZ PLAZA CONDO HOA
1829 CAPITAL BLVD STE 125
RALEIGH NC 27604-2177

1714288320
UPTOWN BIZ PLAZA LLC
1829 CAPITAL BLVD STE 125
RALEIGH NC 27604-2177

1714288320
RESIDENT/TENANT
1819 CAPITAL BLVD
RALEIGH NC 27604

1714288320
RESIDENT/TENANT
1829 107 CAPITAL BLVD
RALEIGH NC 27604

1714288320
RESIDENT/TENANT
1829 115 CAPITAL BLVD
RALEIGH NC 27604

1714288320
RESIDENT/TENANT
1829 121 CAPITAL BLVD
RALEIGH NC 27604

1714178897
PAUL A TILLERY COMMERCIAL RENTALS
PO BOX 6308
RALEIGH NC 27628-6308

1714390144
RESIDENT/TENANT
2201 103 IRON WORKS DR
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
2201 111 IRON WORKS DR
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
2201 118 IRON WORKS DR
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
2201 IRON WORKS DR
RALEIGH NC 27604

1714176651
RESIDENT/TENANT
1623 OLD LOUISBURG RD
RALEIGH NC 27604

1714270632
RESIDENT/TENANT
1635 OLD LOUISBURG RD
RALEIGH NC 27604

1714270632
RESIDENT/TENANT
1641 OLD LOUISBURG RD
RALEIGH NC 27604

1714270632
RESIDENT/TENANT
1647 1/2 OLD LOUISBURG RD
RALEIGH NC 27604

1714270632
RESIDENT/TENANT
1655 OLD LOUISBURG RD
RALEIGH NC 27604

1714273847
RESIDENT/TENANT
1800 TILLERY PL
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
2201 104 IRON WORKS DR
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
2201 112 IRON WORKS DR
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
2201 201 IRON WORKS DR
RALEIGH NC 27604

1714287776
RIW PLAN OF STEEL LP
3700 GLENWOOD AVE STE 430
RALEIGH NC 27612-5530

1714176651
RESIDENT/TENANT
1712 WAKE FOREST RD
RALEIGH NC 27604

1714270632
RESIDENT/TENANT
1637 OLD LOUISBURG RD
RALEIGH NC 27604

1714270632
RESIDENT/TENANT
1643 OLD LOUISBURG RD
RALEIGH NC 27604

1714270632
RESIDENT/TENANT
1647 OLD LOUISBURG RD
RALEIGH NC 27604

1714270632
RESIDENT/TENANT
1657 OLD LOUISBURG RD
RALEIGH NC 27604

1714273847
RESIDENT/TENANT
1814 TILLERY PL
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
2201 105 IRON WORKS DR
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
2201 117 IRON WORKS DR
RALEIGH NC 27604

1714390144
RESIDENT/TENANT
2201 301 IRON WORKS DR
RALEIGH NC 27604

1714176651
TOWER SIDE PROPERTIES LLC
1300 KERSHAW DR
RALEIGH NC 27609-5549

1714270632
PAUL A TILLERY COMMERCIAL RENTALS
PO BOX 6308
RALEIGH NC 27628-6308

1714270632
RESIDENT/TENANT
1639 OLD LOUISBURG RD
RALEIGH NC 27604

1714270632
RESIDENT/TENANT
1645 OLD LOUISBURG RD
RALEIGH NC 27604

1714270632
RESIDENT/TENANT
1653 OLD LOUISBURG RD
RALEIGH NC 27604

1714273847
PAUL A TILLERY COMMERCIAL RENTALS
PO BOX 6308
RALEIGH NC 27628-6308

1714285210
AMPLE STORAGE CAPITAL BOULEVARD
LLC
PO BOX 608
SMITHFIELD NC 27577-0608

1714178897
RESIDENT/TENANT
1830 TILLERY PL
RALEIGH NC 27604

1714183116
RESIDENT/TENANT
1836 WAKE FOREST RD
RALEIGH NC 27608

1714381567
WILLIAMS, J CROSS JR TRUSTEE
WILLIAMS, JOEL T C TRUSTEE
3111 GLENWOOD AVE
RALEIGH NC 27612-5006

1714184414
1918 WAKE FOREST ROAD HOLDING
LLC
11424 JOHN ALLEN RD
RALEIGH NC 27614-7146

1714184555
RESIDENT/TENANT
1924 WAKE FOREST RD
RALEIGH NC 27608

1714184795
BARNES, M L
4220 NEAL RD
DURHAM NC 27705-2322

1714185943
RESIDENT/TENANT
1932 WAKE FOREST RD
RALEIGH NC 27608

1714187270
SEABOARD COAST LINE
100 OAKLAND AVE
FLORENCE SC 29506-6410

1714283644
RESIDENT/TENANT
2114 108 ATLANTIC AVE
RALEIGH NC 27604

1714283644
RESIDENT/TENANT
2114 B ATLANTIC AVE
RALEIGH NC 27604

1714380414
FISHER, THOMAS G
1833 CAPITAL BLVD
RALEIGH NC 27604-2144

1714183385
HARRISPARK PROPERTIES INC
608 GASTON ST STE 200
RALEIGH NC 27603-1258

1714381567
RESIDENT/TENANT
1841 CAPITAL BLVD
RALEIGH NC 27604

1714184414
RESIDENT/TENANT
1918 WAKE FOREST RD
RALEIGH NC 27608

1714184673
TOBOLA, JERZY S TRUSTEE TOBOLA,
BARBARA TRUSTEE
106 PICAROY VILLAGE PL
CARY NC 27511

1714184795
RESIDENT/TENANT
1930 WAKE FOREST RD
RALEIGH NC 27608

1714185943
RESIDENT/TENANT
1936 WAKE FOREST RD
RALEIGH NC 27608

1714283644
DFILP ATLANTIC AVE LLC
AUBURNDAL PPROPERTIES
50 TICE BLVD STE 320

1714283644
RESIDENT/TENANT
2114 A ATLANTIC AVE
RALEIGH NC 27604

1714283644
RESIDENT/TENANT
2115 ATLANTIC AVE
RALEIGH NC 27604

1714183116
HARRISPARK PROPERTIES INC
608 GASTON ST STE 200
RALEIGH NC 27603-1258

1714183385
RESIDENT/TENANT
1840 WAKE FOREST RD
RALEIGH NC 27608

1714383658
THE GREEN CHAIR PROJECT INC
1853 CAPITAL BLVD
RALEIGH NC 27604-2165

1714184555
FRANK R ANDERSON REALTY &
INVESTMENT CO INC
PO BOX 90367
RALEIGH NC 27675-0367

1714184673
RESIDENT/TENANT
1928 WAKE FOREST RD
RALEIGH NC 27608

1714185943
STORAGE MAX VI LLC
3304 SIX FORKS RD STE 100
RALEIGH NC 27609-7395

1714185943
RESIDENT/TENANT
1938 WAKE FOREST RD
RALEIGH NC 27608

1714283644
RESIDENT/TENANT
2114 106 ATLANTIC AVE
RALEIGH NC 27604

1714283644
RESIDENT/TENANT
2114 ATLANTIC AVE
RALEIGH NC 27604

1714283644
RESIDENT/TENANT
2115 B ATLANTIC AVE
RALEIGH NC 27604

1714280806
HARRISPARK PROPERTIES INC
608 GASTON ST STE 200
RALEIGH NC 27603-1258

1714280806
RESIDENT/TENANT
2123 102 ATLANTIC AVE
RALEIGH NC 27604

1714280806
RESIDENT/TENANT
2123 108 ATLANTIC AVE
RALEIGH NC 27604

1714296272
RIW PLAN OF STEEL LP
3700 GLENWOOD AVE STE 430
RALEIGH NC 27612-5530

1714296272
RESIDENT/TENANT
2200 ATLANTIC AVE
RALEIGH NC 27604

1714296272
RESIDENT/TENANT
2200 ATLANTIC AVE
RALEIGH NC 27604

1714280806
RESIDENT/TENANT
2121 ATLANTIC AVE
RALEIGH NC 27604

1714280806
RESIDENT/TENANT
2123 104 ATLANTIC AVE
RALEIGH NC 27604

1714280806
RESIDENT/TENANT
2123 A ATLANTIC AVE
RALEIGH NC 27604

1714296272
RESIDENT/TENANT
1101 E WHITAKER MILL RD
RALEIGH NC 27604

1714296272
RESIDENT/TENANT
2200 ATLANTIC AVE
RALEIGH NC 27604

1714296272
RESIDENT/TENANT
2211 IRON WORKS DR
RALEIGH NC 27604

1714280806
RESIDENT/TENANT
2123 100 ATLANTIC AVE
RALEIGH NC 27604

1714280806
RESIDENT/TENANT
2123 106 ATLANTIC AVE
RALEIGH NC 27604

1714280806
RESIDENT/TENANT
2123 ATLANTIC AVE
RALEIGH NC 27604

1714296272
RESIDENT/TENANT
1200 WICKER DR
RALEIGH NC 27604

1714296272
RESIDENT/TENANT
2200 ATLANTIC AVE
RALEIGH NC 27604

EXHIBIT C – MEETING ATTENDEES

1. Jennifer Ashton
2. Don Belk
3. Glen Patrick
4. Mel
5. MW
6. Rae Marie Czuhai
7. ET
8. RRivera
9. Ben Dempsey
10. Al Williams
11. Will Bolton
12. haskins@lynchmykins.com

EXHIBIT D – ITEMS DISCUSSED

1. Rezoning Process
2. Property Information
3. Proposed Zoning
4. Anticipated timeline to begin development
5. Occupancy of current building
6. General contractor selection
7. Adjacent Raleigh Iron Works Project, and connectivity to that project
8. Sidewalks and pedestrian connections over the Atlantic Bridge