



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13413

## CASE INFORMATION: Z-48-24 WICKER DRIVE

<b>Location</b>	Central Raleigh, just east of the intersection of Wicker Drive and Atlantic Avenue.  Address: 1220 and 1246 Wicker Drive  PIN: 171439627 and 171439527  Link to <a href="#">iMaps</a>
<b>Current Zoning</b>	IX-3
<b>Requested Zoning</b>	CX-20-UL-CU
<b>Area of Request</b>	3.51 acres
<b>Corporate Limits</b>	The site is within Raleigh’s corporate limits.
<b>Property Owner</b>	Wake County Board of Alcoholic Control
<b>Applicant</b>	Wake County Board of Alcoholic Control
<b>Council District</b>	C
<b>PC Recommendation Deadline</b>	August 25, 2025

## SUMMARY OF PROPOSED CONDITIONS

1. Prohibits detention centers, jails, and prisons.
2. Limits square footage for retail uses to 20,000 and for office uses to 50,000; limits the number of residential units to 675.

## COMPREHENSIVE PLAN GUIDANCE

<b>Future Land Use</b>	Community Mixed Use
<b>Urban Form</b>	Bus Rapid Transit (BRT) Area; Transit Station Area; Frequent Transit Area
<b>Consistent Policies</b> <i>Key policies are marked with a dot (●)</i>  <i>Area Specific Guidance policies are marked with a square (□)</i>	<ul style="list-style-type: none"> <li>● LU 1.2 – Future Land Use Map &amp; Zoning Consistency</li> <li>● LU 1.3 – Conditional Use District Consistency</li> <li>● LU 2.2 – Compact Development</li> <li>● LU 2.6 – Zoning &amp; Infrastructure Impacts</li> <li>□ LU 4.4 – Reducing Vehicle Miles Traveled Through Mixed-Use</li> <li>□ LU 4.6 – Transit-Oriented Development</li> <li>● LU 4.7 – Capitalizing on Transit Access</li> <li>● LU 4.8 – Station Area Land Uses</li> </ul>

	● LU 4.18 – Transit Station Area Recommended Heights
	● LU 6.2 – Complementary Land Uses and Urban Vitality
	● LU 7.6 – Pedestrian-friendly Development
	● LU 8.1 – Housing Variety
	LU 11.4 – Rezoning/Development of Industrial Areas
	● EP 1.1 – Greenhouse Gas Reduction
	● H 1.8 – Zoning for Housing
	CS 4.4 – Response Time Standards
	● UD 6.1 – Encouraging Pedestrian-oriented Uses
	● UD 7.3 – Design Guidelines
	● UD 8.1 – Transit-Oriented Development
	<input type="checkbox"/> AP-SA 1 – Grow Around Transit
<b>Inconsistent Policies</b> ● <i>Key Policy</i> <input type="checkbox"/> <i>Area Specific Guidance</i>	None found.

**FUTURE LAND USE MAP CONSISTENCY**

The rezoning case is:  **Consistent**  **Inconsistent** with the Future Land Use Map.

**COMPREHENSIVE PLAN CONSISTENCY**

The rezoning case is:  **Consistent**  **Inconsistent** with the 2030 Comprehensive Plan.

**PUBLIC MEETINGS**

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
10/28/2024 2 attendees	5/15/2025 2 attendees	6/24/25	

## REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
34	0	0	0
Summary of Comments:			

## PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request would increase the amount and types of housing that could be built on site, which could add to the housing supply and increase access to lower cost housing for residents. The properties are also nearby a major transportation corridor as well as a variety of employment opportunities.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	None required.
Recommendation	Approval
Motion and Vote	Motion – Otwell; Second – Cochran; In Favor: Miller, Bennett, Otwell, O’haver, Fox, Omokaiye, Cochran, Shelburne, and Neptune
Reason for Opposed Vote(s)	

## ATTACHMENTS

1. Staff report
2. Zoning conditions
3. Rezoning application

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



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Bynum Walter  
Planning and Development Assistant Director

Date: 6/24/2025

Staff Coordinator: Erin Klinger, erin.klinger@raleighnc.gov



# REZONING STAFF REPORT – Z-48-24

## Conditional Use District

### OVERVIEW

This request is to rezone 3.51 acres from Industrial Mixed-Use – 3 stories (IX-3) to Commercial Mixed Use – 20 stories – Urban Limited – Conditional Use (CX-20-UL-CU).

The proposed zoning conditions would prohibit detention centers, jails, and prisons. They would also limit the residential land uses to 675 total dwelling units and limit the maximum square footage for retail and office uses to 20,000 square feet and 50,000 square feet, respectively.

The site consists of two parcels of land located on the south side of Wicker Drive between Iron Works Drive and Peden Steel Drive. It is within a larger area of land designated Community Mixed Use and Business and Commercial Services on the Future Land Use Map, and adjacent to multiple properties that are also zoned Commercial Mixed Use. The properties are currently home to the Alcoholic Beverage Commission (ABC) Warehouse. The Raleigh Iron Works development is nearby, as is The Loading Dock, another mixed-use development. The site is just west of Capital Boulevard and is located in a Frequent Transit Area, Transit Station Area, and Bus Rapid Transit (BRT) area.

The properties are located along the future Northern BRT corridor near a potential station area at Crabtree Blvd. The Northern BRT is currently in the final phases of the Major Investment Study, which looks at the potential alignment for the Northern BRT route, and will connect downtown to Midtown Raleigh and Triangle Town Center. The proposed route will run north from downtown along Capital Boulevard, which is located just east of the site.

The current IX-3 zoning would allow for limited residential options, in addition to a variety of commercial and industrial uses, such as health club, beauty salon, research and development, and vehicle repair services. Limitations in IX- zoning districts include no dwelling units on the ground floor of a building. On the other hand, the proposed CX-20-UL-CU zoning would allow for a variety of housing types, including townhouses and apartments, in addition to a variety of institutional, commercial, and limited industrial uses.

The request is consistent with the Future Land Use Map and the Urban Form Map. The Future Land Use Map for these properties calls for Community Mixed Use, which specifies CX as the corresponding zoning district for this area. The Transit Station Area identified on the Urban Form Map is designated as an Emerging Urban Center on Map LU-5 Transit Station Areas. Emerging Urban Centers are larger mixed-use centers that will provide commercial and community activities. Building heights in most of these station areas should be up to 12 stories, with heights of up to 20 stories appropriate in larger and more commercially oriented centers. In addition, Table LU-2 Recommended Height Designations (stories) recommends building heights between 2 and 20 stories for the subject properties.

The request is also consistent with the Comprehensive Plan overall as it would add to the housing supply and allow for development of a greater variety of housing types than what is permitted under the existing zoning. It is consistent with policies related to infrastructure, connectivity, and housing variety as well.

**CURRENT VS. PROPOSED ZONING ENTITLEMENT\***

	EXISTING ZONING	PROPOSED ZONING
Zoning	IX-3	CX-20-UL-CU
Total Acreage	3.51	
Maximum Height	3 stories/50'	20 stories
Setbacks:	General Building	General Building
Front	5'	5'
Side	0' or 6'	0' or 6'
Rear	0' or 6'	0' or 6'
Max. # of Residential Units	118	675
Max. Gross Office SF	161,538	50,000
Max. Gross Retail SF	90,219	20,000
Max. Gross Industrial SF	389,331	-*

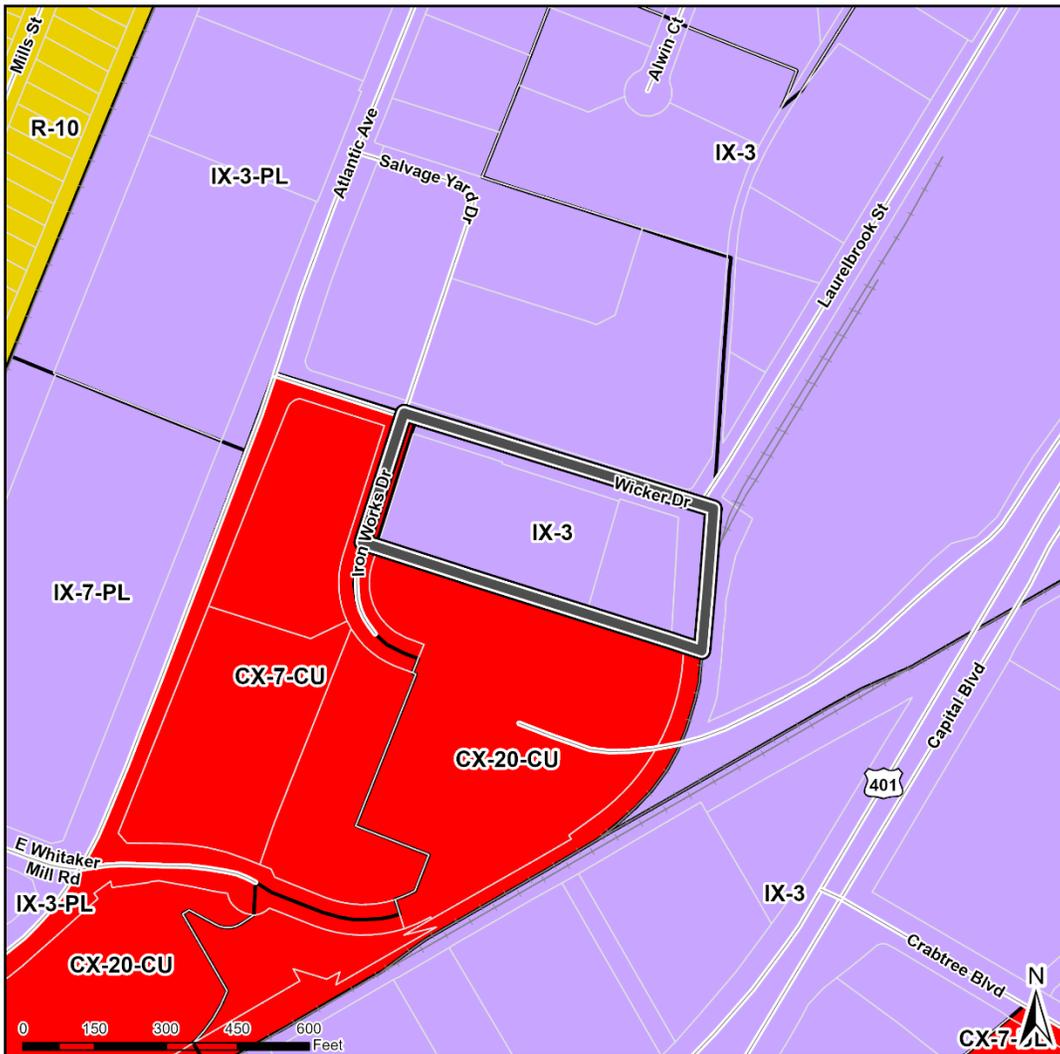
*\*The rezoning request seeks Commercial Mixed Use from Industrial Mixed Use. The Envision Analysis assumes that industrial uses are not likely to be developed and favors commercial and residential uses for the build out scenario. Some industrial uses are still allowed in CX, but the variety and overall square footage of industrial uses are expected to be reduced.*

**OUTSTANDING ISSUES**

Outstanding Issues	Suggested Mitigation
1. None found	1. N/A

# Existing Zoning

# Z-48-2024



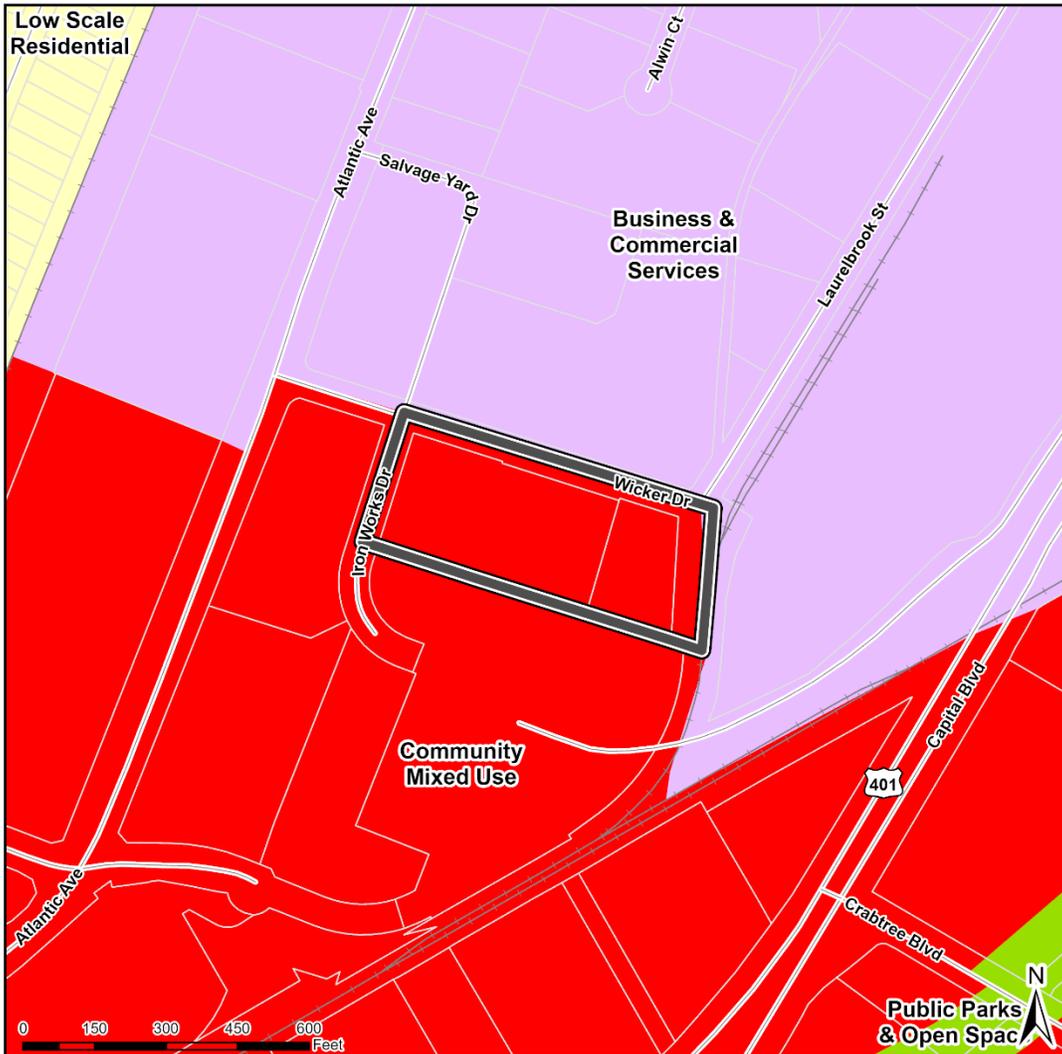
<b>Property</b>	1220 Wicker Dr & 1246 Wicker Dr
<b>Size</b>	3.51 acres
<b>Existing Zoning</b>	IX-3
<b>Requested Zoning</b>	CX-20-UL-CU



Map by Raleigh Department of Planning and Development (mcgregorm); 12/11/2024

# Future Land Use

# Z-48-2024



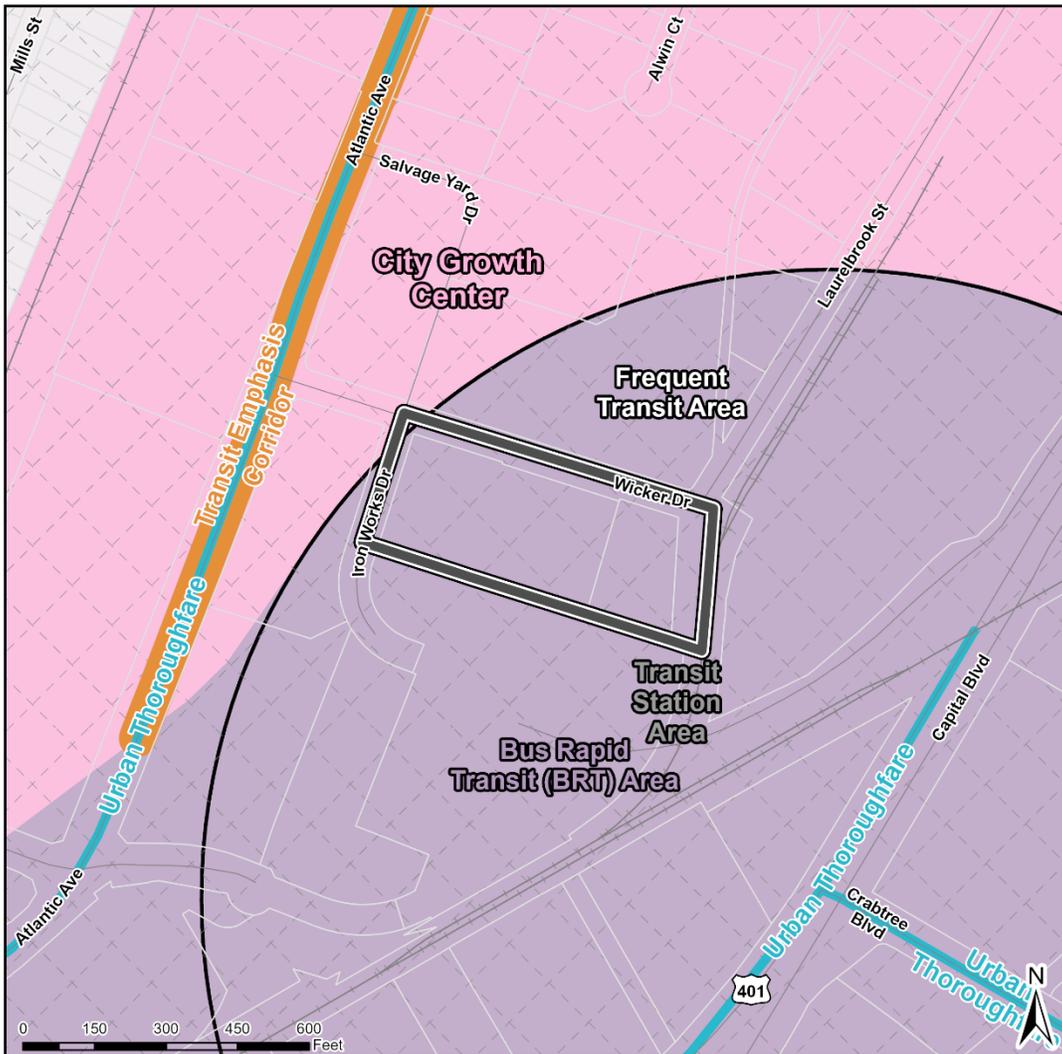
<b>Property</b>	1220 Wicker Dr & 1246 Wicker Dr
<b>Size</b>	3.51 acres
<b>Existing Zoning</b>	IX-3
<b>Requested Zoning</b>	CX-20-UL-CU



Map by Raleigh Department of Planning and Development (mcgrogom): 5/19/2025

# Urban Form

# Z-48-2024



<b>Property</b>	1220 Wicker Dr & 1246 Wicker Dr
<b>Size</b>	3.51 acres
<b>Existing Zoning</b>	IX-3
<b>Requested Zoning</b>	CX-20-UL-CU



Map by Raleigh Department of Planning and Development (mcgrogom); 12/11/2024

# COMPREHENSIVE PLAN ANALYSIS

Section 3: Land Use in the Comprehensive Plan describes how zoning proposals should be evaluated. Determination of the consistency with the Comprehensive Plan includes consideration of the following topics.

## Comprehensive Plan Consistency

The request is:  **Consistent**  **Inconsistent** with the 2030 Comprehensive Plan.

The request is consistent overall with the Comprehensive Plan. Compared to existing zoning, the request would add to the housing supply and allow for development of a greater variety of housing types. The request is consistent with policies related to infrastructure, connectivity, and housing variety.

## Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Coordinating Land Use and Transportation	The properties are nearby a major transportation corridor and close to a variety of employment opportunities.
Consistent	Managing Our Growth	This theme encourages quality growth, in part through integrated land uses. The request would allow for a variety of uses in addition to residential uses. The theme also discusses alternative transportation modes, and the site is nearby the future Northern BRT corridor.

## Future Land Use

**Future Land Use designation:** Community Mixed Use

The request is:  **Consistent**  **Inconsistent** with the Future Land Use Map.

If inconsistent, would the benefits of the proposed use outweigh the detriments, and would the new zoning adversely alter the recommended land use and character of the area?

The proposed rezoning would amend the zoning for the subject properties from IX-3 to CX-20-UL-CU. The Future Land Use Map designation for this location calls for Community Mixed Use. The Comprehensive Plan states that this category applies to medium-sized shopping centers and larger pedestrian-oriented retail districts, with heights generally in the three-to-five story range, although height up to twelve stories would be appropriate in areas designated for transit-oriented development and mixed-use centers. The site is located along the future Northern BRT corridor near a potential station area at Crabtree Blvd. The Transit Station Area identified on the

Urban Form Map is designated as an Emerging Urban Center on Map LU-5 Transit Station Areas. Emerging Urban Centers are larger mixed-use centers that will provide commercial and community activities. Building heights in most of these station areas should be up to 12 stories, with heights of 20 stories appropriate in larger and more commercially oriented centers. In addition, Table LU-2 Recommended Height Designations (stories) recommends building heights between 2 and 20 stories for the subject properties.

## Infrastructure

Will community facilities and streets be available at City standards to serve the use proposed for the property?  **Yes**  **No**

The site is in Raleigh's city limits and has access to water and sewer utilities along Laurelbrook Street. NFPA standards for the properties have been met, and there are no stormwater concerns associated with the request. There appears to be sufficient transportation infrastructure available to the site. While there are no bicycle facilities on Wicker Drive or nearby Laurelbrook Street, the majority of the site's frontage has sidewalk that connects to Atlantic Avenue and there are currently unprotected bicycle lanes on either side of Atlantic Avenue.

## Urban Form

**Urban Form designation:** Bus Rapid Transit (BRT) Area; Transit Station Area; Frequent Transit Area

The request is:  **Consistent**  **Inconsistent** with the Urban Form Map.

**Other** (no Urban Form designation OR no Urban Form designation, but zoning frontage requested)

**Overview:** Due to the site's location in a Frequent Transit Area, BRT Area, and Transit Station Area, as well as its proximity to both a Transit Emphasis Corridor and an Urban Thoroughfare, an urban frontage is recommended. The request includes an Urban Limited frontage.

**Impact:** Frequent Transit Areas are located within a half mile of corridors proposed for bus rapid transit, or within a quarter mile of other frequent transit routes. BRT Areas are also within a quarter mile of planned BRT routes. The requested Urban Limited frontage calls for a 0' to 20' build-to for both the primary and side streets, with a 50% building width in the primary build-to and a 25% building width in the side build-to. Future development plan submittals, subject to public improvements as outlined in UDO Sec. 10.2.8, would be required to meet specific frontage standards.

**Compatibility:** Nearby properties to the north, northeast, northwest, and west of the site which front on Wicker Drive and Hodges Street and are zoned industrial mixed-use feature a Parking Limited (PL-) frontage. Properties to the east and south are zoned for commercial and industrial mixed-use and do not feature frontages.

## Public Benefits of the Proposed Rezoning

- The request would increase the amount and types of housing that could be built on site, which could add to the housing supply and increase access to lower cost housing for residents.
- The properties are nearby a major transportation corridor as well as a variety of employment opportunities.

## Detriments of the Proposed Rezoning

- None found.

## Policy Guidance

The rezoning request is **consistent** with the following policies:

<b>Consistent Policies</b> <i>Key policies are marked with a dot (●)</i>  <i>Area Specific Guidance policies are marked with a square (□)</i>	●	LU 1.2 – Future Land Use Map & Zoning Consistency
	●	LU 1.3 – Conditional Use District Consistency
	●	LU 2.2 – Compact Development
	●	LU 2.6 – Zoning & Infrastructure Impacts
		LU 4.4 – Reducing Vehicle Miles Traveled Through Mixed-Use
		LU 4.6 – Transit-Oriented Development
	●	LU 4.7 – Capitalizing on Transit Access
	●	LU 4.8 – Station Area Land Uses
	●	LU 4.18 – Transit Station Area Recommended Heights
	●	LU 6.2 – Complementary Land Uses and Urban Vitality
	●	LU 7.6 – Pedestrian-friendly Development
	●	LU 8.1 – Housing Variety
		LU 11.4 – Rezoning/Development of Industrial Areas
	●	EP 1.1 – Greenhouse Gas Reduction
	●	H 1.8 – Zoning for Housing
		CS 4.4 – Response Time Standards
	●	UD 6.1 – Encouraging Pedestrian-oriented Uses
	●	UD 7.3 – Design Guidelines
	●	UD 8.1 – Transit-Oriented Development
	□	AP-SA 1 – Grow Around Transit

● **UD 6.1 – Encouraging Pedestrian-oriented Uses**

*New development, streetscape, and building improvements in Downtown, Main Streets, and TOD areas should promote high intensity, pedestrian-oriented uses and discourage automobile-oriented and drive-through uses.*

- While the request does not discourage automobile-oriented or drive-through uses, the proposed rezoning would substantially increase the possible density and intensity of uses in an area that could be used for future transit-oriented development. The request would also allow for a mixture of commercial and residential development, and is adjacent to other mixed-use developments, which could potentially reduce automobile use.

The rezoning request is **inconsistent** with the following policies:

None found.

# EQUITY AND CLIMATE CHANGE ANALYSIS

## Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	48, 46	An average walk score of 47 is more walkable than the city average of 31; however, most errands still require a car.
Transit Score	30	43, 43	A transit score of 43 is higher than the city average and indicates there are a few public transportation options nearby.
Bike Score	41	47, 57	An average bike score of 52 is higher than the city average of 41 and indicates there is some bike infrastructure at this location.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	80	The sites have lower transportation costs than 80 percent of the area.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	91	The sites have higher access to jobs than 91 percent of the area.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

## Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in requested district?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

## Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	The proposal allows for almost 6 times as many units as are permitted under the current zoning classification.
Is naturally occurring affordable housing present on the site?	No	The site is currently home to the Wake County Board of Alcoholic Control.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The request would permit a variety of housing types.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	Request is for a mixed-use district.
Is it within walking distance of transit?	Yes	There is a transit stop approximately 0.5 miles away.

\*The average lot size for detached residential homes in Raleigh is 0.28 acres.

## Demographic Indicators from EJSCREEN\*

Indicator	Site Area	Raleigh
Demographic Index** (%)	14	37
People of Color Population (%)	14	46
Low Income Population (%)	14	29
Linguistically Isolated Population (%)	1	3
Population with Less Than High School Education (%)	2	8
Population under Age 5 (%)	10	6
Population over Age 64 (%)	14	11
% change in median gross rent since 2016	20.8	25.5

\*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

\*\*The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

## Health and Environmental Analysis

What is the life expectancy in this census tract? Is it higher or lower than the city average*?	81.1 (yrs)	Life expectancy for this area is slightly higher than both the city and county averages.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	Yes	There is industrial zoning approximately 500 feet from the site.
Are there hazardous waste facilities are located within one kilometer?	Yes	There are two small quantity hazardous waste generators approximately 0.5 km from the site along Capital Boulevard.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	

\*Raleigh average = 79.9; Wake County average = 80.3

## Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent*?	Yes	The site was annexed into the city prior to the passage of the Fair Housing Act in 1968.
Has the area around the site ever been the subject of an urban renewal program*?	No	N/A
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups*?	No	None found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires*?	No	None found.

\*The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.

## Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

*Response: Yes, the amount and type of housing on the site would increase. The walk, bike, and transit scores are also all higher than the citywide average.*

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

*Response: Yes, residents in this area could benefit from lower cost housing and a wider variety of transportation modes.*

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

*Response: Housing costs in this area have increased slightly over the past several years. However, the rate of increase is less than the citywide average.*

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

*Response: No instances of racial or ethnic discrimination were found.*

5. Do residents of the area have disproportionately low life expectancy, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

*Response: The life expectancy for this area is higher than the citywide average. There are two small quantity hazardous waste generators approximately 0.5 kilometers from the subject properties along Capital Boulevard.*

# TRADE REVIEWS

Staff from various departments review every rezoning case when it is submitted. If a reviewer has identified a potential negative impact that might result from the proposed rezoning, it is noted here.

## Review Summary

The following reviewers identified no potential negative impacts specific to this request:

- Current Planning       Raleigh Fire       Raleigh Water       Transportation
- Historic Resources       Raleigh Parks       Stormwater       Urban Forestry

## Stormwater Information

Z-48-24 Wicker Drive	YES/NO	NOTES
Floodzone	No	
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	
Neuse Buffers Onsite	No	
Existing Impervious	Yes	Commercial building and parking
Subject to Impervious Limits in UDO 9.2.2.A	No	
Changes to UDO Max Impervious Area (9.2.2.A)	N/A	
Subject to 9.2.2.B to H	Yes	
Watershed Overlay	No	
Drainage Basin	Crabtree	

## Transportation & Transit Review

### Site and Location Context

#### *Location*

The site is located in central Raleigh, just south of I-440, adjacent to the Iron Works development.

#### *Area Plans*

The site falls within the [Capital Boulevard Small Area Plan](#). The plan seeks to increase multi-modal facilities, balancing the high volume of vehicle traffic on Capital with bicycle and pedestrian amenities. The plan specifically recommends the extension of Whitaker Mill Road north, connecting to Laurelbrook Street at the eastern border of the site.

### *Other Projects in the Area*

A Vision Zero safety project is currently being developed at the intersection of Atlantic Avenue and Whitaker Mill Road. Funded for design as part of the FY2026 Budget, this project will seek to improve pedestrian infrastructure near the intersection.

The site is adjacent to the Northern Bus Rapid Transit (BRT) Study Area. The city is currently conducting a major investment study for the Northern BRT corridor to analyze connections from downtown Raleigh to Triangle Town Center.

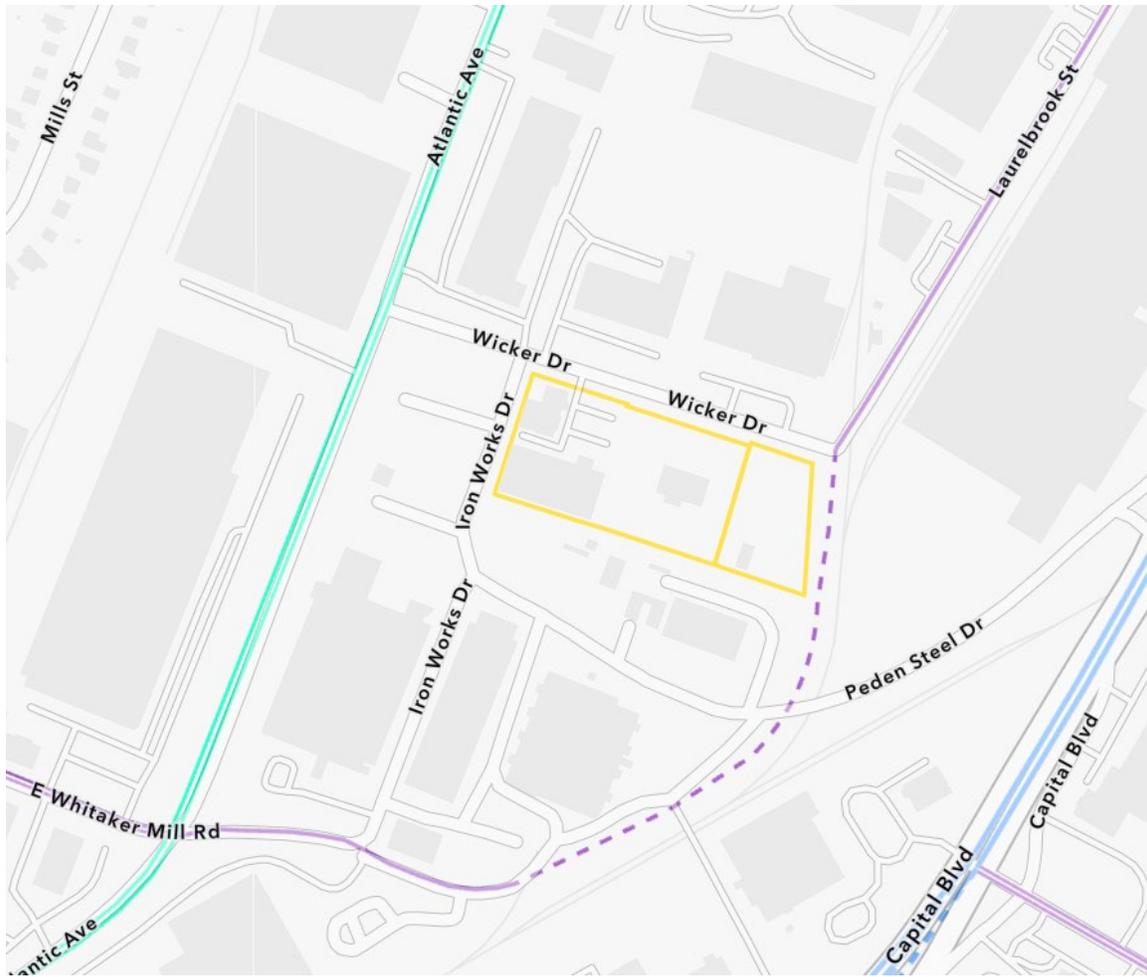
West of the site, NCDOT and Virginia Rail Passenger Authority's S-Line Raleigh to Richmond Project seeks to establish high-performance passenger rail service connecting Raleigh to Richmond, Virginia. This project is still in the early stages of development with no dedicated funding for work in this area.

## **Existing and Planned Infrastructure**

### *Streets*

Wicker Drive is a city-maintained street not included in the Raleigh Street Plan. Laurelbrook Street is a city-maintained street that is designated as a 2-lane divided avenue in the Street Plan.

The site currently lies on an oversized block ([Sec. 8.3.2](#)). A proposed undivided 2-lane avenue runs adjacent to the site connecting Whitaker Mill Road to Wicker Drive and Laurelbrook Street (image attached below). The Ironworks development south of the site has already constructed a stub to begin the future street connection. A stub street extending to the boundary of the abutting property would be required by UDO block perimeter and stub street standards ([Sec. 8.3.4.C](#)).



### *Pedestrian Facilities*

The majority of the site's frontage has sidewalk that connects to Atlantic Avenue. Development of the site through a subdivision or tier three site plan would require the continuation of sidewalk along Wicker Drive.

### *Bicycle Facilities*

There are currently unprotected bicycle lanes on either side of Atlantic Avenue. However, there are no bicycle facilities on Wicker Drive or Laurelbrook Street.

### *Transit*

The site lies within a Transit Station Area for the future BRT Northern Corridor. Currently, the site is not directly served by any GoRaleigh transit lines. A new transit line, GoRaleigh Route 14 Atlantic is planned for FY2026. This route will connect downtown Raleigh to Triangle Town Center, running along Atlantic Avenue and Green Road every 30 minutes from 5:30 AM to 6:00 PM.

The nearest bus stop is half a mile from the site on Capital Boulevard at Hodges Street. GoRaleigh Route 1 Capital runs every 15 minutes from 7:30 AM to 7:30 PM, connecting

downtown Raleigh to Triangle Town Center. There are also bus stops on Wake Forest Road, just over half a mile from the site. GoRaleigh Route 2 Wake Forest runs every 30 minutes from 5:45 AM to 7:45 PM, connecting downtown to Strickland Road.

**Traffic Impact Analysis (TIA)**

*Determination*

Based on the Envision results, approval of case Z-48-24 would increase the amount of project vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from IX-3 to CX-20-UL-CU is projected to generate 95 new trips in the AM peak hour and 46 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. [A TIA may be required at site permit review.]

Z-48-24 Existing Land Use Warehouse	Daily	AM	PM
	224	32	28
Z-48-24 Current Zoning Entitlements Industrial Mixed Use	Daily	AM	PM
	2,637	169	265
Z-48-24 Proposed Zoning Maximums Commercial Mixed Use	Daily	AM	PM
	3,462	265	311
Z-48-24 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>824</b>	<b>95</b>	<b>46</b>

Conditional Use District Zoning Conditions		
Zoning case #: REZN-0048-2024	Date submitted: 11/22/24	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-3	Proposed zoning: CX-20-UL	

**Narrative of Zoning Conditions Offered**

1. The following uses shall be prohibited: detention center, jail, prison.
2. The following limits on development intensity for residential, office, and retail uses shall apply on the property: Development intensity shall not exceed 675 dwelling units, 20,000 square feet for retail uses, and 50,000 square feet for office uses.

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.

Signed by:  
Property Owner(s) Signature: Bryan Hicks  
89D3B8FB947C463...

Printed Name: Bryan Hicks



# 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](http://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](mailto: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		
			<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning base district: IX	Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: CX	Height: 20	Frontage: UL	Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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 1246 Wicker Dr.		
Property PIN: 1714392627; 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: <a href="mailto:jbarron@morningstarlawgroup.com">jbarron@morningstarlawgroup.com</a>		
Property owner phone: 919-590-0371		
Applicant name and address: WAKE COUNTY BOARD OF ALCOHOLIC CONTROL, 1212 Wicker Dr, Raleigh NC 27604		
Applicant email: <a href="mailto:jbarron@morningstarlawgroup.com">jbarron@morningstarlawgroup.com</a>		
Applicant phone: 919-590-0371		
Applicant signature(s): <small>Signed by:</small>  <small>89D98FB947C463...</small>		
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
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:     Bryan Hicks

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
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.	
<p>1. The property is designated as Community Mixed Use on the Future Land Use Map, which allows for a mix of residential, office, and retail uses. The 2030 Comprehensive Plan provides that CX is the closest corresponding zoning district for this land use designation. Therefore, the rezoning request to have the CX-District apply is consistent with the future land use designation.</p> <p>2. The 2030 Comprehensive Plan further provides that heights in the Community Mixed Use land use category are generally in the 3 to 5 story range. Additional height up to 12 stories would be appropriate in a TOD area. The Urban Form Map shows the property lies within a Frequent Transit Area and Transit Station Area. Given the property's location within a transit-rich area, the request to rezone to 20 stories in height is appropriate.</p> <p>3. The rezoning request is consistent with the following Comprehensive Plan policies: LU 1.2 -Future Land Use Map and Zoning Consistency; LU 2.2 - Compact Development; LU 4.2 - Transportation in Support of Walkable Communities; LU 4.6 - Transit-oriented development; LU 4.7 - Capitalizing on Transit Access; LU 4.7 - Capitalizing on Transit Access; LU 4.8 - Station Area Land Uses; LU 5.1 (reinforcing the urban pattern); LU 7.1 - Encouraging Nodal Development; LU 11.4 Rezoning/Development of Industrial Areas; and Transit-Oriented Development; UD 1.10 Frontage</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The development will provide economic growth opportunities to an area ripe for development and redevelopment.</p> <p>The development will align the zoning with adjacent parcels and the future land use designation of community mixed use which will close gaps in network connectivity and prioritizing connection to public transportation, streets, sidewalks and other transportation corridors, improving pedestrian and bicycle connectivity.</p>	

<b>Rezoning Application Addendum #2</b>	
Impact on Historic Resources	<b>OFFICE USE ONLY</b> Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
<b>Inventory of Historic Resources</b>	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
None known	
<b>Proposed Mitigation</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

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 <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 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: Transit Station Area

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

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



# Urban Design Guidelines Addendum

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Urban Design Guidelines	
<p>The Applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:</p> <ul style="list-style-type: none"> <li>a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;</li> <li>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.</li> </ul> <p>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.</p>	
<p>Urban Form Designation: Transit Station Area <span style="float: right;"><i>Click <a href="#">here</a> to view the Urban Form map.</i></span></p>	
1	<p>All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.</p> <p><b>Response:</b> The proposed district of CX permits residential and non-residential uses, consistent with this policy.</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><b>Response:</b> Development will provide consistency with this guideline.</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 street. Preferred and discouraged street networks.</p> <p><b>Response:</b> Development will provide consistency with this guideline.</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 Street Plan. Streets should connect adjacent developments.</p> <p><b>Response:</b> Development will provide consistency with this guideline.</p>

5	<p>New development should be composed 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><b>Response:</b> Development will provide consistency with this guideline.</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><b>Response:</b> Development will provide consistency with this guideline.</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><b>Response:</b> Building placement will be provided consistent with the UDO.</p>
8	<p>If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.</p> <p><b>Response:</b> Building placement will be provided consistent with the UDO.</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><b>Response:</b> Development will provide consistency with the UDO.</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><b>Response:</b> Development will provide consistency with the UDO.</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><b>Response:</b> Development will provide consistency with the UDO.</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><b>Response:</b> Development will provide consistency with the UDO.</p>

13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b> Development will provide consistency with the UDO.</p>
14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b> Parking will be provided consistent with the UDO.</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><b>Response:</b> Parking will be provided consistent with the UDO.</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have 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><b>Response:</b> Parking will be provided consistent with the UDO.</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><b>Response:</b> Development will provide consistency with this guideline.</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><b>Response:</b> Development will provide consistency with this guideline.</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><b>Response:</b> Development will provide consistency with this guideline.</p>
20	<p>All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.</p> <p><b>Response:</b> Development will comply with the City's stormwater and landscaping regulations, consistent with this guideline.</p>

21	<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><b>Response:</b> Sidewalks and driveways will be provided in accordance with the UDO.</p>
22	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.</p> <p><b>Response:</b> Sidewalks will be provided in accordance with the UDO.</p>
23	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree 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 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.</p> <p><b>Response:</b> Streetscape improvements will be provided in accordance with the UDO.</p>
24	<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><b>Response:</b> Spatial definition of buildings will be provided in accordance with the UDO.</p>
25	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.</p> <p><b>Response:</b> Development will provide consistency with this guideline.</p>
26	<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><b>Response:</b> Buildings will comply with the architectural regulations in the UDO, including transparency and blank wall area standards.</p>
27	<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><b>Response:</b> Sidewalks will comply with the applicable UDO standards.</p>



Leticia Shapiro, Associate  
434 Fayetteville Street, Suite 2200  
Raleigh, North Carolina 27601  
919-590-0366  
tshapiro@morningstarlawgroup.com  
www.morningstarlawgroup.com

Date: October 18, 2024

Re: Neighborhood Meeting regarding the potential rezoning of 1220 & 1246 Wicker Drive (collectively the "**Properties**")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **October 28, 2024, from 5:30pm to 6:30pm**. The meeting will be held at the **Wake County ABC Commission, located at 1212 Wicker Drive, Raleigh, NC 27604**.

The purpose of this meeting is to discuss the proposed rezoning of the Property located at 1220 and 1246 Wicker Drive with Property Identification Numbers PINs 1714395527 and 1714392627. The Property is approximately 3.51 acres and is located near the intersection of Wicker Drive and Iron Works Drive. The property is currently zoned Industrial Mixed Use, three stories (IX-3) and is proposed to be rezoned to Commercial Mixed Use, twenty stories (CX-20). The purpose of the rezoning is to align the zoning with adjacent parcels and the future land use designation of Community Mixed Use. 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 within 500 feet of the area requested for rezoning.

Information about the 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, MGEO  
Raleigh Planning & Development  
(919) 996-4637  
[matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@raleighnc.gov)

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](mailto:tshapiro@morningstarlawgroup.com)  
Sincerely,

A handwritten signature in blue ink, appearing to be "Leticia Shapiro", is written over the typed name and contact information.

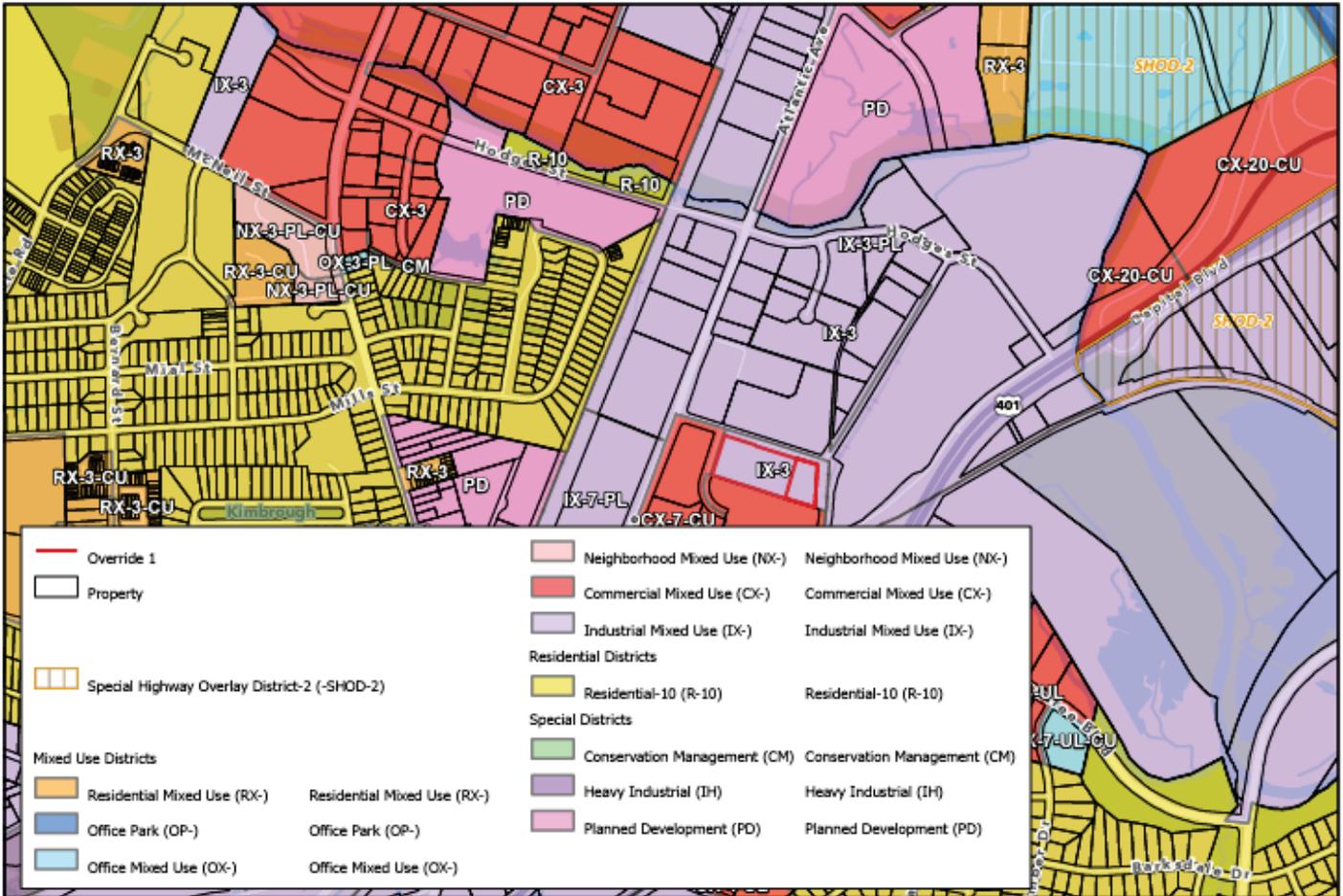
## **Neighborhood Meeting Agenda**

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial



## Zoning





# Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://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](mailto: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		
			<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning base district: IX	Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: CX	Height: 20	Frontage:	Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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 1246 Wicker Dr.		
Property PIN: 1714392627; 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: <a href="mailto:tshapiro@morningstarlawgroup.com">tshapiro@morningstarlawgroup.com</a>		
Property owner phone: 919-590-0366		
Applicant name and address: WAKE COUNTY BOARD OF ALCOHOLIC CONTROL, 1212 Wicker Dr, Raleigh NC 27604		
Applicant email: <a href="mailto:tshapiro@morningstarlawgroup.com">tshapiro@morningstarlawgroup.com</a>		
Applicant phone: 919-590-0366		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: IX-3	Proposed zoning: CX-20	

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: \_\_\_\_\_

### SUMMARY OF ISSUES

A neighborhood meeting was held on October 28, 2024 (date) to discuss a potential rezoning located at 1220 & 1246 Wicker Drive (property address). The neighborhood meeting was held at Wake County ABC Commission, located at 1212 Wicker Drive, Raleigh, NC 27604. (location). There were approximately 2 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Participant asked if property has been sold. Response: No. Participant asked if this project was in conjunction with the Iron works rezoning. Response: No.
Participant asked about the expansion of roads during a rezoning. Response: During rezoning there may be a traffic impact analysis required which correlates to street improvements.
Participant voiced concern over the impact of traffic on Wicker Drive to Laurelbrook. He is concerned about the future traffic that is not occurring now.. Participant voiced concern that road expansion will likely impact his property.
Participant also voiced concern about an easement on his property.

Name                      Address                      Email

JACOBS Kimberly	IZUOGU Izuogu	cbeyondautomotive@gmail.com jkogadi@gmail.com
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REZONING OF PROPERTY CONSISTING OF +/- 3.51 ACRES  
LOCATED AT 1220 & 1246 WICKER DRIVE  
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON  
May 15, 2025

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Thursday, May 15, 2025, at 6:00 p.m. The property considered for this potential rezoning totals approximately 3.51 acres and is located at 1220 & 1246 Wicker Drive, in the City of Raleigh, having Wake County Parcel Identification Numbers 1714392627 and 1714395527. This meeting was held virtually. All owners and occupants of property within 1000 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**. Attached hereto as **Exhibit C** is a summary of the items discussed at the meeting and attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



Leticia Shapiro, Associate  
434 Fayetteville Street, Suite 2200  
Raleigh, North Carolina 27601  
919-590-0366  
tshapiro@morningstarlawgroup.com  
www.morningstarlawgroup.com

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](mailto: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](mailto:tshapiro@morningstarlawgroup.com)  
Sincerely,

A handwritten signature in blue ink, appearing to be "Leticia Shapiro", is located below the typed name and contact information.







# 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](http://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](mailto: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		
Existing zoning base district: IX	Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: CX	Height: 20	Frontage: UL	Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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 1246 Wicker Dr.		
Property PIN: 1714392627; 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: <a href="mailto:jbarron@morningstarlawgroup.com">jbarron@morningstarlawgroup.com</a>		
Property owner phone: 919-590-0371		
Applicant name and address: WAKE COUNTY BOARD OF ALCOHOLIC CONTROL, 1212 Wicker Dr, Raleigh NC 27604		
Applicant email: <a href="mailto:jbarron@morningstarlawgroup.com">jbarron@morningstarlawgroup.com</a>		
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
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: Bryan Hicks

## EXHIBIT B – NOTICE LIST

Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
1020 MILLS ST	*CURRENT RESIDENT*	1020 MILLS ST	RALEIGH, NC 27808	
2210 CAPITAL BLVD	*CURRENT RESIDENT*	2210 CAPITAL BLVD	RALEIGH, NC 27804	
2220 CAPITAL BLVD	*CURRENT RESIDENT*	2220 CAPITAL BLVD	RALEIGH, NC 27804	
2233 CAPITAL BLVD	*CURRENT RESIDENT*	2233 CAPITAL BLVD	RALEIGH, NC 27804	
1080 MILLS ST	*CURRENT RESIDENT*	1080 MILLS ST	RALEIGH, NC 27808	
2307 LAURELBROOK ST	*CURRENT RESIDENT*	2307 LAURELBROOK ST	RALEIGH, NC 27804	
2226 CAPITAL BLVD	*CURRENT RESIDENT*	2226 CAPITAL BLVD	RALEIGH, NC 27804	
2415 ATLANTIC AVE	*CURRENT RESIDENT*	2415 ATLANTIC AVE	RALEIGH, NC 27804	
2319 LAURELBROOK ST	*CURRENT RESIDENT*	2319 LAURELBROOK ST	RALEIGH, NC 27804	
2441 CRABTREE BLVD	*CURRENT RESIDENT*	2441 CRABTREE BLVD	RALEIGH, NC 27804	
2315 LAURELBROOK ST	*CURRENT RESIDENT*	2315 LAURELBROOK ST	RALEIGH, NC 27804	
2236 CAPITAL BLVD	*CURRENT RESIDENT*	2236 CAPITAL BLVD	RALEIGH, NC 27804	
2400 ATLANTIC AVE	*CURRENT RESIDENT*	2400 ATLANTIC AVE	RALEIGH, NC 27804	
2315 ATLANTIC AVE	*CURRENT RESIDENT*	2315 ATLANTIC AVE	RALEIGH, NC 27804	
2305 LAURELBROOK ST	*CURRENT RESIDENT*	2305 LAURELBROOK ST	RALEIGH, NC 27804	
2202 CAPITAL BLVD	*CURRENT RESIDENT*	2202 CAPITAL BLVD	RALEIGH, NC 27804	
2121 ATLANTIC AVE	*CURRENT RESIDENT*	2121 ATLANTIC AVE	RALEIGH, NC 27804	
2405 ALWIN CT	*CURRENT RESIDENT*	2405 ALWIN CT	RALEIGH, NC 27804	
2400 ALWIN CT	*CURRENT RESIDENT*	2400 ALWIN CT	RALEIGH, NC 27804	
1841 CAPITAL BLVD	*CURRENT RESIDENT*	1841 CAPITAL BLVD	RALEIGH, NC 27804	
2114 ATLANTIC AVE	*CURRENT RESIDENT*	2114 ATLANTIC AVE	RALEIGH, NC 27804	
1053 E WHITAKER MILL RD	*CURRENT RESIDENT*	1053 E WHITAKER MILL RD	RALEIGH, NC 27804	
2407 ALWIN CT	*CURRENT RESIDENT*	2407 ALWIN CT	RALEIGH, NC 27804	
2300 ATLANTIC AVE	*CURRENT RESIDENT*	2300 ATLANTIC AVE	RALEIGH, NC 27804	
1235 WICKER DR	*CURRENT RESIDENT*	1235 WICKER DR	RALEIGH, NC 27804	
1101 E WHITAKER MILL RD	*CURRENT RESIDENT*	1101 E WHITAKER MILL RD	RALEIGH, NC 27804	
2201 IRON WORKS DR	*CURRENT RESIDENT*	2201 IRON WORKS DR	RALEIGH, NC 27804	
2324 ATLANTIC AVE	*CURRENT RESIDENT*	2324 ATLANTIC AVE	RALEIGH, NC 27804	
1121 E WHITAKER MILL RD	*CURRENT RESIDENT*	1121 E WHITAKER MILL RD	RALEIGH, NC 27804	
2401 ATLANTIC AVE	*CURRENT RESIDENT*	2401 ATLANTIC AVE	RALEIGH, NC 27804	
2409 ALWIN CT	*CURRENT RESIDENT*	2409 ALWIN CT	RALEIGH, NC 27804	
1300 HODGES ST	*CURRENT RESIDENT*	1300 HODGES ST	RALEIGH, NC 27804	
1024 MILLS ST	*CURRENT RESIDENT*	1024 MILLS ST	RALEIGH, NC 27808	
2020 PROGRESS CT	*CURRENT RESIDENT*	2020 PROGRESS CT	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 102	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 106	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 110	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 112	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 114	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 118	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 122	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 126	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 130	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 150	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 180	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 185	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 170	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 200	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 220	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 230	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 235	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 240	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 250	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 280	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 270	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 280	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	1101 E Whitaker Mill Rd STE 290	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2200 Atlantic Ave	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2211 Iron Works Dr	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2020 Progress Ct STE 101	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2020 Progress Ct STE 102	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2020 Progress Ct UNIT 100	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2020 Progress Ct UNIT 110	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2020 Progress Ct UNIT 120	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2020 Progress Ct UNIT 130	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2020 Progress Ct UNIT 140	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2020 Progress Ct UNIT 145	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2020 Progress Ct UNIT 150	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2020 Progress Ct UNIT 155	RALEIGH, NC 27808	
	*CURRENT RESIDENT*	2020 Progress Ct UNIT 180	RALEIGH, NC 27808	
2300 ATLANTIC AVE	1240 WICKER LLC	3700 GLENWOOD AVE STE 430	RALEIGH NC 27612-5530	
2315 ATLANTIC AVE	2315 ATLANTIC LLC	3700 GLENWOOD AVE STE 430	RALEIGH NC 27612-5530	
2415 ATLANTIC AVE	ATLANTIC AVE - PHASE II LLC	2825 SOUTH BLVD STE 300	CHARLOTTE NC 28209-1920	
2401 ATLANTIC AVE	ATLANTIC AVE - RALEIGH LLC	2825 SOUTH BLVD STE 300	CHARLOTTE NC 28209-1920	
2319 LAURELBROOK ST	BANDIT LLC	GARY HOOVER	3300 KIRKS GROVE LN	RALEIGH NC 27603-6153
2233 CAPITAL BLVD	BLD ONE LLC	PO BOX 28448	RALEIGH NC 27611-6448	
2409 ALWIN CT	CHAUCER INVESTMENTS LLC	3111 GLENWOOD AVE	RALEIGH NC 27612-5008	
1002 MILLS ST	CND-MILLS LLC	1111 N POST OAK RD	HOUSTON TX 77065-7310	

1040 MILLS ST	CROOK, JONATHAN L	1040 MILLS ST	RALEIGH NC 27608-1834	
2114 ATLANTIC AVE	DFILP ATLANTIC AVE LLC	AUBURNDALE PPROPERTIES	50 TICE BLVD STE 320	WOODCLIFF LAKE NJ 07677-7803
1012 MILLS ST	EDMONDSON, CATHY A	1012 MILLS ST	RALEIGH NC 27608-1834	
2220 CAPITAL BLVD	EXTRA SPACE PROPERTIES FORTY FIVE LLC	PO BOX 71870	SALT LAKE CITY UT 84171-0870	
1833 CAPITAL BLVD	FISHER, THOMAS O	1833 CAPITAL BLVD	RALEIGH NC 27604-2144	
2121 ATLANTIC AVE	HARRISPARK ATLANTIC LLC	608 GASTON ST STE 200	RALEIGH NC 27603-1258	
2441 CRABTREE BLVD	HB CRABTREE LLC	REAL ESTATE ASSESSMENTS	PO BOX 32547	CHARLOTTE NC 28232-2547
2315 LAURELBROOK ST	HOBBY, COLON W	3024 BUCKINGHAM WAY	APEX NC 27502-8009	
1008 MILLS ST	HUBBARD, BENJAMIN BRYAN HUBBARD, MEREDITH WOODS	1008 MILLS ST	RALEIGH NC 27608-1834	
2301 LAURELBROOK ST	IZUOJU, JACOBS IZUOJU, KIMBERLY	2301 LAURELBROOK ST	RALEIGH NC 27604-1429	
2228 CAPITAL BLVD	J T HOBBY & SON INC	PO BOX 18506	RALEIGH NC 27619-8506	
1056 MILLS ST	JENNINGS, MARY LYNN	1056 MILLS ST	RALEIGH NC 27608-1834	
2305 LAURELBROOK ST	LAURELBROOK PARTNERS LLC RH TWO LLC	2475 WENDELL BLVD	WENDELL NC 27591-8903	
1048 MILLS ST	LAWSON, MELANIE RAYNOR LAWSON, DOUGLAS WAYNE	1048 MILLS ST	RALEIGH NC 27608-1834	
2202 CAPITAL BLVD	LOW TIDER PROPERTIES LLC	5211 LACY AVE	RALEIGH NC 27609-5597	
2410 ATLANTIC AVE	MANSFIELD, LARRY ANTHONY HILL MANSFIELD, ELIZABETH ANN	2410 ATLANTIC AVE	RALEIGH NC 27604-1410	
1028 MILLS ST	MATTHEWS, MARTY D MATTHEWS, MARTA T	1028 MILLS ST	RALEIGH NC 27608-1834	
2238 CAPITAL BLVD	MIP VISIONS REALTY LLC	105 SUSAN CIR	GOLDSBORO NC 27530-9519	
2400 ATLANTIC AVE	MR ATLANTIC PROPERTIES, LLC	2538 GLENWOOD AVE	RALEIGH NC 27608-1002	
1032 MILLS ST	FLOWMAN, STEVEN V FRINK, LEIGH ANN	1032 MILLS ST	RALEIGH NC 27608-1834	
2020 PROGRESS CT	PROGRESS CT PHASE 1 OWNER LLC	SLI CAPITAL, LLC	2020 PROGRESS CT STE 1308	RALEIGH NC 27608-2788
1052 MILLS ST	PRUDEN, BRANT WINGFIELD MURRAY	1052 MILLS ST	RALEIGH NC 27608-1834	
1020 MILLS ST	PURINGTON, ABE JR PURINGTON, LILIA D	148 BOILING SPRINGS CIR	SOUTHERN PINES NC 28387-3306	
1010 MILLS ST	REES, DAVID M. REES, MARY LEE	1010 MILLS ST	RALEIGH NC 27608-1834	
1121 E WHITAKER MILL RD	RW 2 LP	3700 GLENWOOD AVE STE 430	RALEIGH NC 27612-5530	
2319 ATLANTIC AVE	RW 2319 ATLANTIC LP	2319 ATLANTIC AVE	RALEIGH NC 27604-1407	
1053 E WHITAKER MILL RD	RW DOCK 1053 L.P. LIMITED PARTNERSHIP	3700 GLENWOOD AVE STE 430	RALEIGH NC 27612-5530	
1101 E WHITAKER MILL RD	RW PLAN OF STEEL LP	3700 GLENWOOD AVE STE 430	RALEIGH NC 27612-5530	
2307 LAURELBROOK ST	ROBINSON, VICKI J	8400 CAMELLIA DR	RALEIGH NC 27613-1318	
1080 MILLS ST	SAAD, ADAM M	222 GLENWOOD AVE APT 318	RALEIGH NC 27603-1488	
1901 CAPITAL BLVD	SALVATION ARMY THE	215 S PERSON ST	RALEIGH NC 27601-1423	
2210 CAPITAL BLVD	SKY HUNT LLC	2730 BLUE POND RD	CLAYTON NC 27520-7493	
1038 MILLS ST	SMITH, CHRISTINE	1038 MILLS ST	RALEIGH NC 27608-1834	
1044 MILLS ST	STERLING, KIMBERLY J	1044 MILLS ST	RALEIGH NC 27608-1834	
1853 CAPITAL BLVD	THE GREEN CHAIR PROJECT INC	1853 CAPITAL BLVD	RALEIGH NC 27604-2185	
1024 MILLS ST	TO, LOAN	9209 PALM BAY CIR	RALEIGH NC 27617-7779	
1246 WICKER DR	WAKE COUNTY BOARD OF ALCOHOLIC CONTROL	1212 WICKER DR	RALEIGH NC 27604-1428	
2405 ALWIN CT	WHITAKER MILL SUREFIRE LLC	2700 GRESHAW LAKE RD	RALEIGH NC 27615	
2407 ALWIN CT	WHITAKER MILL SUREFIRE LLC	2700 GRESHAW LAKE RD	RALEIGH NC 27615-4215	
2408 ALWIN CT	WILDERS INC	2408 ALWIN CT	RALEIGH NC 27604-1402	
1841 CAPITAL BLVD	WILLIAMS, J CROSS JR TRUSTEE WILLIAMS, JOEL T C TRUSTEE	3111 GLENWOOD AVE	RALEIGH NC 27612-5006	
1016 MILLS ST	WOOD, CAMPBELL MAUNEY, SARAH	1016 MILLS ST	RALEIGH NC 27608-1834	

## EXHIBIT C – ITEMS DISCUSSED

1. Discussed rezoning process.
2. Discussed Zoning Map and the current zoning.
3. Discussed applicant is seeking height change.
4. Discussed urban frontage.
5. Discussed future land use map and its guidance.
6. Discussed comprehensive plan.
7. Discussed current revised conditions.
8. Participant asked if this project would provide an outlet to Capital Blvd.  
**Response: No.**
9. Participant asked if there are any current plans to improve Laurelbrook Street.  
**Response: There are no current plans to improve Laurelbrook Street. The future development on Wicker Drive would not cause the City to improve Laurelbrook Street. Participant asked about Disadvantaged Business Enterprise participation goal for subcontractors during the construction process.**
10. Participant asked about next steps.  
**Response: We will be turning in a neighborhood meeting report and will likely be scheduled for Planning Commission in the next few months.**

