



Molly M. Stuart, Partner
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

Date: December 23, 2025

Re: Neighborhood Meeting regarding 617 W Jones Street and 117 Glenwood Avenue (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **January 7, 2026, from 6:00 pm to 7:00 pm**. The meeting will be held at 107 Glenwood Avenue, 2nd Floor, Raleigh, NC.

The purpose of this meeting is to discuss a potential rezoning of the Property. This Property is currently zoned Office Mixed Use, up to 3 Stories, Detached, with Neighborhood Conservation Overlay District (OX-3-DE (NCOD) and Downtown Mixed Use, up to 20 Stories, Shopfront, Conditional Use (DX-20-SH-CU) and is proposed to be rezoned to Downtown Mixed Use, up to 20 Stories, Shopfront (DX-20-SH). The purpose of the zoning request is to for mixed use development. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

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

Molly Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

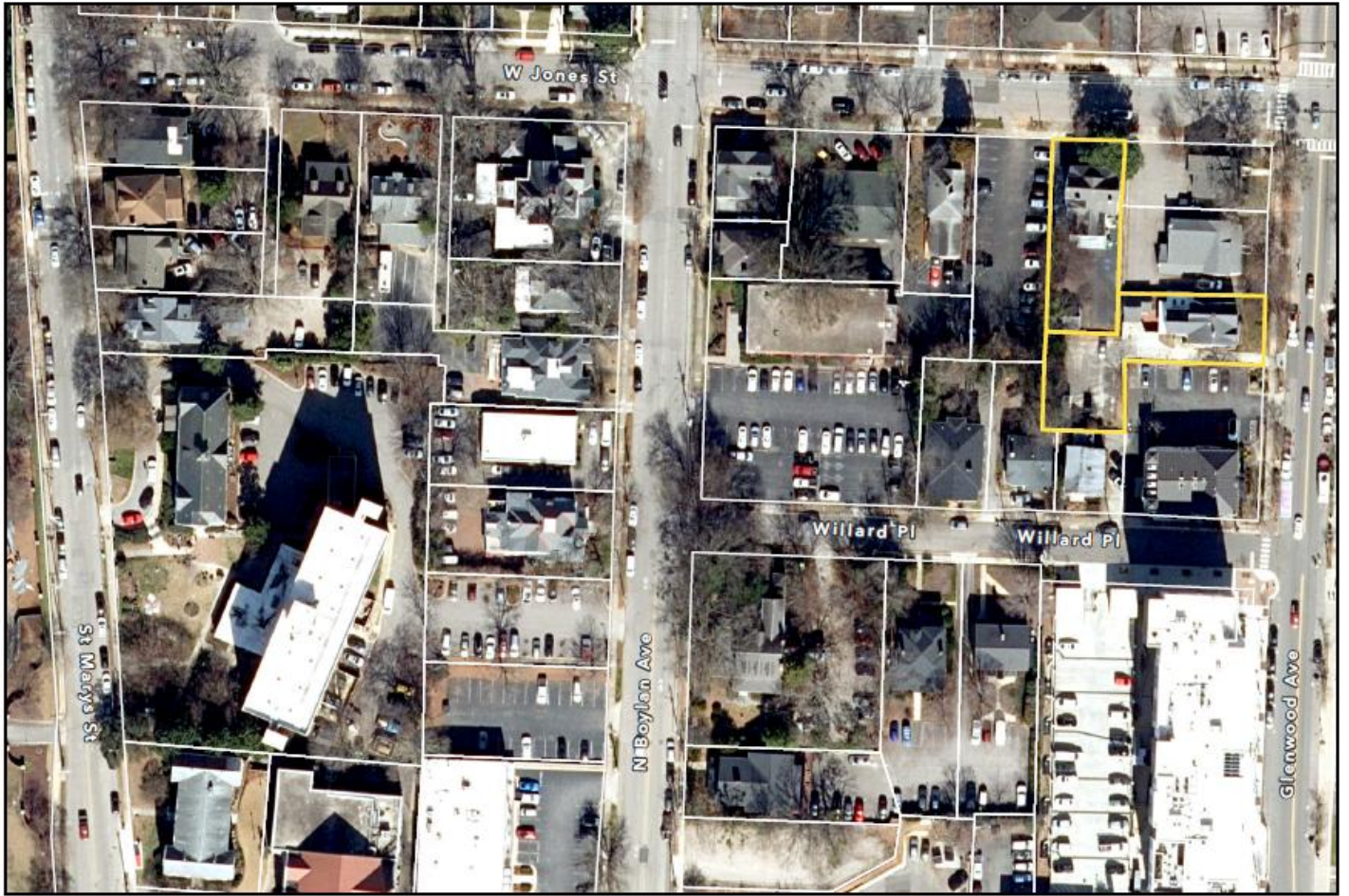
Sincerely,

A handwritten signature in blue ink, appearing to read "MS", is written below the typed name.

Neighborhood Meeting Agenda

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

Aerial



Zoning

