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Date: March 6, 2026

Re: Neighborhood Meeting regarding 309 North Boylan Avenue (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **March 18, 2026, from 5:30 pm to 6:30 pm**. The meeting will be held at 309 Boylan Avenue, Raleigh, NC.

The purpose of this meeting is to discuss a potential rezoning of the Property, located at 309 North Boylan Avenue. The Property is currently zoned Office Mixed Use, Three Stories Maximum, Detached – Neighborhood Conservation Overlay District (OX-3-DE (NCOD)) and is proposed to be rezoned to Commercial Mixed Use, Twelve Stories Max, Urban Limited (CX-12-UL). The purpose of the zoning request is for commercial 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 located below 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



