



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

To: Neighboring Property Owners and Tenants
From: Molly Stuart
Date: March 20, 2026
Re: Notice of meeting to discuss potential rezoning of certain property located at 617 W Jones Street and 117 Glenwood Avenue (the "Property")

We are counsel for 617 West Jones Street LLC ("Jones"), which plans to rezone the above-captioned Property. Currently, the Property is 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). Jones is considering rezoning the Property to Downtown Mixed Use, up to 20 Stories, Shopfront (DX-20-SH). The purpose of the zoning request is to rezone the property to allow for mixed use development.

You are invited to attend a neighborhood meeting on **April 1, from 6 pm to 7 pm**. The meeting will be held at 107 Glenwood Avenue, 2nd Floor, Raleigh, NC. 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 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-3-26.

If you have further questions about the rezoning process, please contact:

Hiram J. Marziano, II, MPA CFM CZO
Raleigh Planning & Development
(919) 996-6370
hiram.marziano@raleighnc.gov

If you have any concerns or questions about this potential 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.

Aerial Photo



