



July 15, 2026

Property Owner or
Tenant

Womble Bond Dickinson (US) LLP

555 Fayetteville Street
Suite 1100
Raleigh, NC 27601

Via U.S. Mail

**Re: Rezoning of Mt Vernon Baptist Church Property
(7600 Falls of Neuse Rd) from R-4 to OX-3-PL-CU**

Preston M. Mitchell, AICP
Land Planner
Direct Dial: 919-755-2142
E-mail: Preston.Mitchell@wbd-us.com

Dear Neighboring Property Owner and Tenant:

You are invited to attend the 2nd neighborhood meeting on **JULY 29, 2026, at 6PM**. The meeting will be held in the sanctuary of MT VERNON BAPTIST CHURCH ("MVBC") and will begin at 6PM.

The purpose of this meeting is to continue the discussion and address any outstanding questions or concerns regarding the rezoning of the property located at **7600 FALLS OF NEUSE ROAD (PIN 1717087230)**. This site is currently zoned RESIDENTIAL-4 (R-4) and is **proposed to be rezoned to Office Mixed-Use – 3 – Parking Limited – Conditional Use ("OX-3-PL-CU")**. The OX-3 zoning is already found south of MVBC on a portion of the Hillel Preschool and Jewish Life Center, as well as north of MVBC on the medical and professional offices between MVBC and Salem Woods Drive.

Prior to submitting the rezoning application and review by the Planning Commission, the City of Raleigh required that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning. That initial meeting was held on January 27, 2026.

Following official filing of the rezoning application, the City requires a 2nd neighborhood meeting for all property owners within 1,000 feet of the area requested for rezoning *before* the Planning Commission meeting. The 2nd meeting is required for any property greater than 5 acres and/or any request to rezone from a Residential district to a Mixed-Use district.

After the neighborhood 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.



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, or would like to submit written comments after the meeting please contact:

Jacob Hunt, AICP
Raleigh Planning & Development
(919) 996-6333
jacob.hunt@raleighnc.gov

If you have any concerns or questions about this rezoning request, please do not hesitate to reach me by the email or phone in the heading above. I am a land planner (*not an attorney*) employed by Womble Bond Dickinson and have been retained by MVBC to assist with this rezoning request.

Very respectfully,
Womble Bond Dickinson (US) LLP

Preston M. Mitchell
Land Planner

cc: Mike DeVaughn, MVBC

