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**LAWYERS**

July 26, 2023

**MAILING ADDRESS**  
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Re: Notice of neighborhood meeting to discuss proposed rezoning of 501 Hillsborough Street (PIN 1703498069) (the "Property"), Raleigh Rezoning Case Z-20-2023

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the above-referenced Property (Rezoning Case Z-20-2023), which encompasses the city block bounded by Hillsborough Street to the north, S West Street to the east, W. Morgan Street to the south, and the railroad tracks to the west.

The neighborhood meeting will be held on August 8, 2023 at 6:30 p.m. in the Jaycee Community Center located at 2405 Wade Avenue, Raleigh, North Carolina 27607.

The Property is currently zoned Mixed Use (DX-12-SH) and is proposed to be rezoned to DX-40-SH-CU. The enclosed maps show the location of the Property and the current zoning of the neighborhood.

At the neighborhood meeting, we will discuss the proposed rezoning, including the potential zoning conditions for the development of the Property.


The neighborhood meeting will be the second neighborhood meeting held on this proposed rezoning. The first neighborhood meeting was held in February. At the time of the first neighborhood meeting, the Property was divided into multiple parcels with the following addresses and PINs: 501, 509, 513, and 515 Hillsborough Street; 502, 510, 512 and 514 W. Morgan Street; and 10 S. West Street Raleigh, NC 27604 (PINS: 1703498193, 1703488949, 1703497166, 1703499156, 1703498135, 1703499022, 1703497096, 1703497057, 1703498033, 1703499059). The Property was recombined into a single parcel in recent months.

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 1,000 feet of the property requested for rezoning. 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 neighborhood meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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:

Alicia Thomas  
Raleigh Planning & Development  
(919) 996-2692  
[Alicia.Thomas@raleighnc.gov](mailto:Alicia.Thomas@raleighnc.gov)

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at [tcoleman@smithlaw.com](mailto:tcoleman@smithlaw.com).

Sincerely,  
  
Toby Coleman



