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LAWYERS

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November 3, 2023

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Re: Notice of neighborhood meeting to discuss proposed rezoning of property located at 2339 Spring Forest Road, 0 Atlantic Avenue, and 5621 Atlantic Avenue, Raleigh, NC 27615 (PINs: 1716882877, 1716883960, and 1716884929) (the "Property")

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss proposed zoning changes to the Property. The neighborhood meeting will be held on November 15, 2023 at 6:00 p.m. at the Millbrook Exchange Community Center located at 1905 Spring Forest Road, Raleigh, North Carolina 27615.

The Property is currently zoned Commercial Mixed Use-3 with zoning conditions (CX-3-CU) and Commercial Mixed Use-3 with Parking Limited frontage and zoning conditions (CX-3-PL-CU). The Property is proposed to be rezoned so that the entire Property is zoned CX-3-CU. The enclosed maps show the location and current base zoning of the Property and surrounding parcels.


At the Neighborhood Meeting, we will discuss the proposed rezoning, including potential zoning conditions for the Property that would retain most of the existing zoning conditions that are currently in place on the bulk of the Property. One of the proposed zoning conditions will seek to revise a zoning condition currently on the Property that limits development on the Property to a maximum of 20,000 square feet of gross floor area. The proposed zoning change is being sought to facilitate the construction of commercial development on the Property with more than 20,000 square feet of gross floor area.

Prior to submitting the rezoning application to amend the Property's zoning conditions (referred to as a "Zoning Text Amendment"), the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the 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 and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Sean Stewart
Raleigh Planning & Development
(919) 996-2638
Sean.Stewart@raleighnc.gov

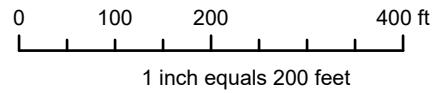
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,

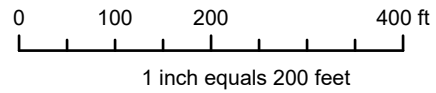
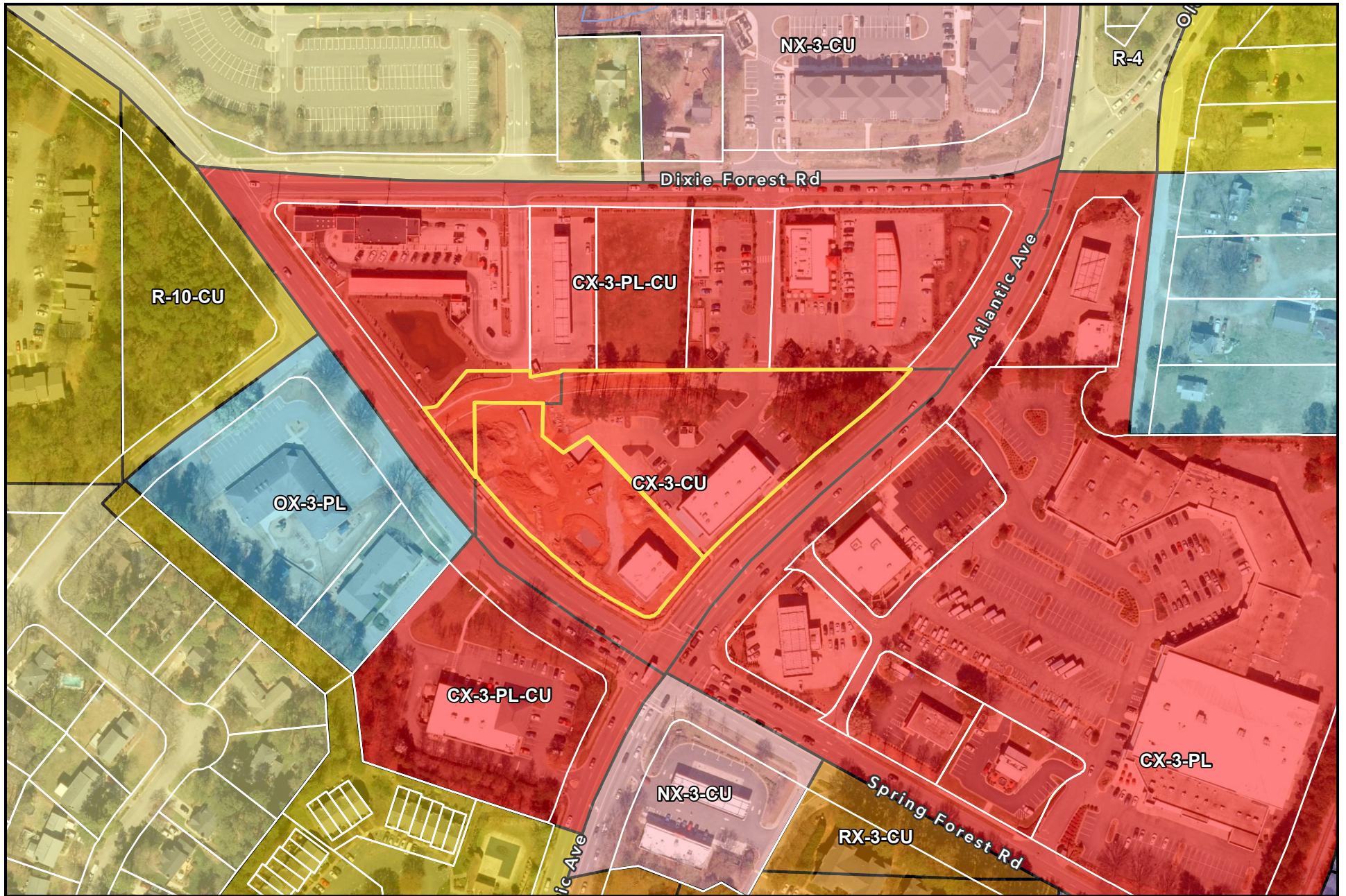


Toby R. Coleman

enclosures



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