



To: Neighboring Property Owner and Tenants  
From: Samuel Morris  
Date: November 10, 2023  
Re: Second Neighborhood Meeting for Rezoning of 1530 Varsity Drive (Z-50-23)

You are invited to attend an informational meeting to discuss Z-50-23, the proposed rezoning of 1530 Varsity Drive (with Property Identification Number (PIN) 0793472384). The meeting will be held on **November 20, 2023, from 5:30 PM until 6:30 PM**, at the following location:

**Carolina Pines Community Center  
Carolina Pines Large Club Room  
2305 lake Wheeler Road,  
Raleigh, NC 27603**

The property totals approximately 3.00 acres in size and is located at the intersection of Varsity Drive and Avent Ferry Road. The property is currently zoned Residential Mixed Use, 5 Stories, Green Frontage, Conditional Use with Special Residential Parking Overlay District (RX-5-GR-CU w/ SPROD). The proposed zoning is Residential Mixed Use, 7 Stories, Urban Limited Frontage, Condition Use (RX-7-UL-CU). The purpose of the rezoning is to allow a broader range of development options on the property.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 1000 feet of the property after filing the rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-780-5438 and [smorris@longleaflp.com](mailto:smorris@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planner Hannah Reckhow at 919-996-2622 or [hannah.reckhow@raleighnc.gov](mailto:hannah.reckhow@raleighnc.gov). If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning).

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

## CURRENT PROPERTY MAP



## CURRENT ZONING MAP

