

# WILLIAMS MULLEN

Thomas H. Johnson, Jr.  
Direct Dial: 919.981.4006  
tjohnson@williamsmullen.com

January 24, 2024

**RE: Notice of Second Neighborhood Meeting - Proposed Rezoning of Properties  
Located at 301 & 303 N. Boylan Avenue, 710 W. Lane Street  
(Wake County PINs: 1704400509, 1704400605, 1704309632)**

Dear Neighboring Property Owner and/or Tenant:

The purpose of this letter is to invite you to an informational neighborhood meeting to discuss the proposed rezoning of an assemblage of the three properties identified above and outlined in red on the enclosed vicinity maps ("Property"). The meeting will be held on **February 8, 2024** from **6:00 p.m. – 7:00 p.m.** in the **Glenwood Room** at the **Hampton Inn & Suites Raleigh Downtown, 600 Glenwood Avenue, Raleigh, NC 27603**. The purpose of the meeting is to provide neighboring property owners and tenants an opportunity to learn from the applicant more about the proposed rezoning and ask questions.

The Property is currently zoned Office Mixed Use, up to three stories, detached frontage requirement (OX-3-DE) within a Neighborhood Conservation Overlay District. The proposal is to rezone the Property to Office Mixed Use, up to twelve stories, Urban Limited frontage requirement with conditions (OX-12-UL-CU), and remove the Neighborhood Conservation Overlay designation. The purpose of the rezoning is to facilitate redevelopment of the Property with a mixed-use development that includes multifamily dwellings, office and retail space with parking incorporated into the structure, in accordance with the City's Unified Development Ordinance (UDO) requirements. The proposed zoning will allow for greater design flexibility to better balance the goals for mixed use development with existing site characteristics.

After the initial staff review, the City of Raleigh requires an applicant to hold a second neighborhood meeting and invite owners and tenants of property within 1,000 feet of the site proposed for rezoning. Following the meeting, the applicant will prepare a report summarizing items discussed at the meeting and the information will be included with the rezoning application.

Information about the rezoning process is available online at [www.raleighnc.gov](http://www.raleighnc.gov), and search for "Rezoning Process". If you have further questions about the rezoning process, please contact City of Raleigh Planning & Development Department at: 919-996-2682 (option 2); [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov); or Matthew Burns (Raleigh Planning Department) at 919-996-4641 or [matthew.burns@raleighnc.gov](mailto:matthew.burns@raleighnc.gov). If you have any questions about this proposed rezoning, please contact me at 919-981-4006 or [tjohnson@williamsmullen.com](mailto:tjohnson@williamsmullen.com). If you would like to submit written comments or questions after the neighborhood meeting, you may participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning).

If you have any questions, please let me know.

Very truly yours,

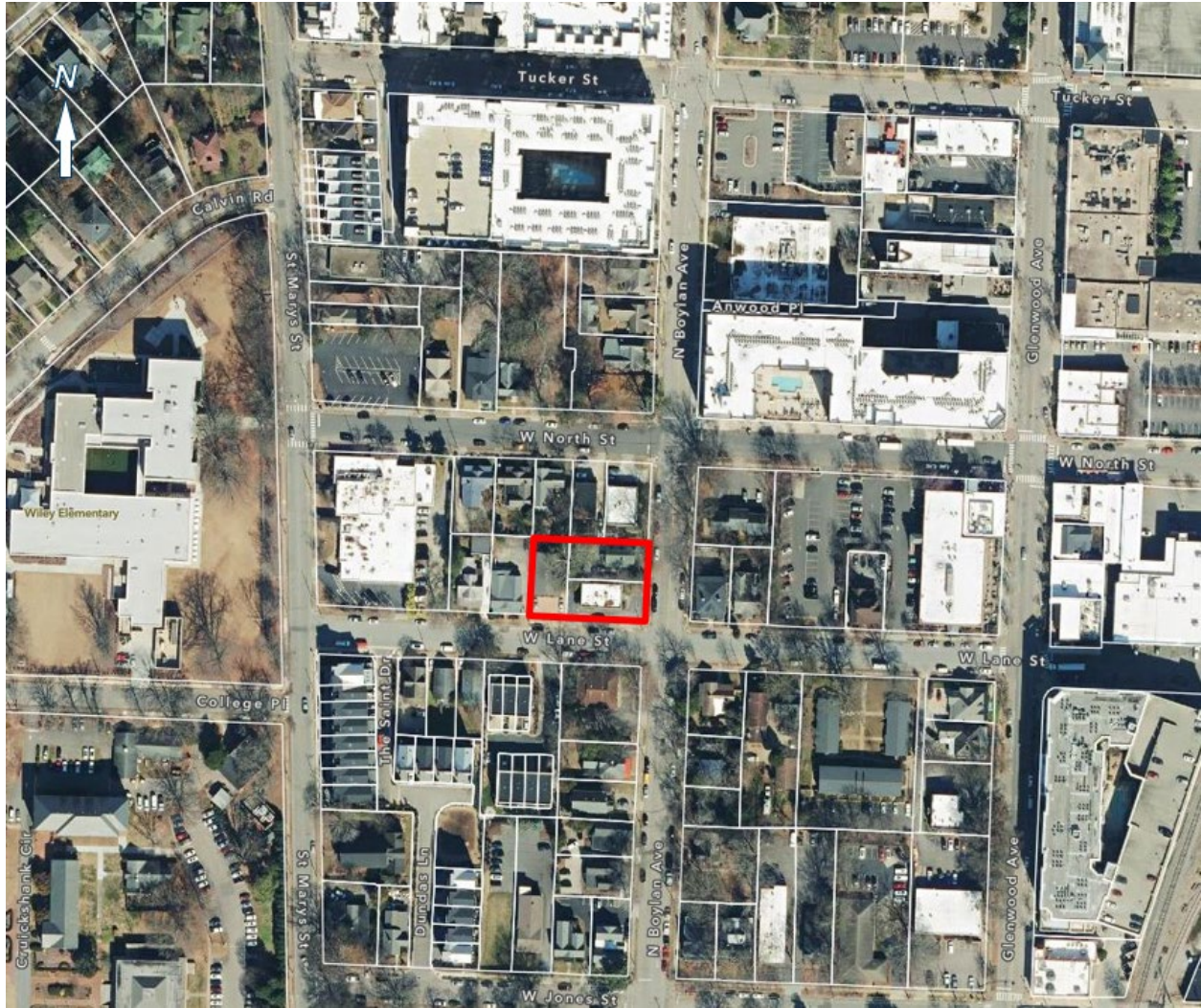
A handwritten signature in black ink, appearing to read "Thomas H. Johnson, Jr.", written in a cursive style.

Thomas H. Johnson, Jr.

Enclosures: Vicinity maps (aerial and existing zoning)  
Draft proposed rezoning application

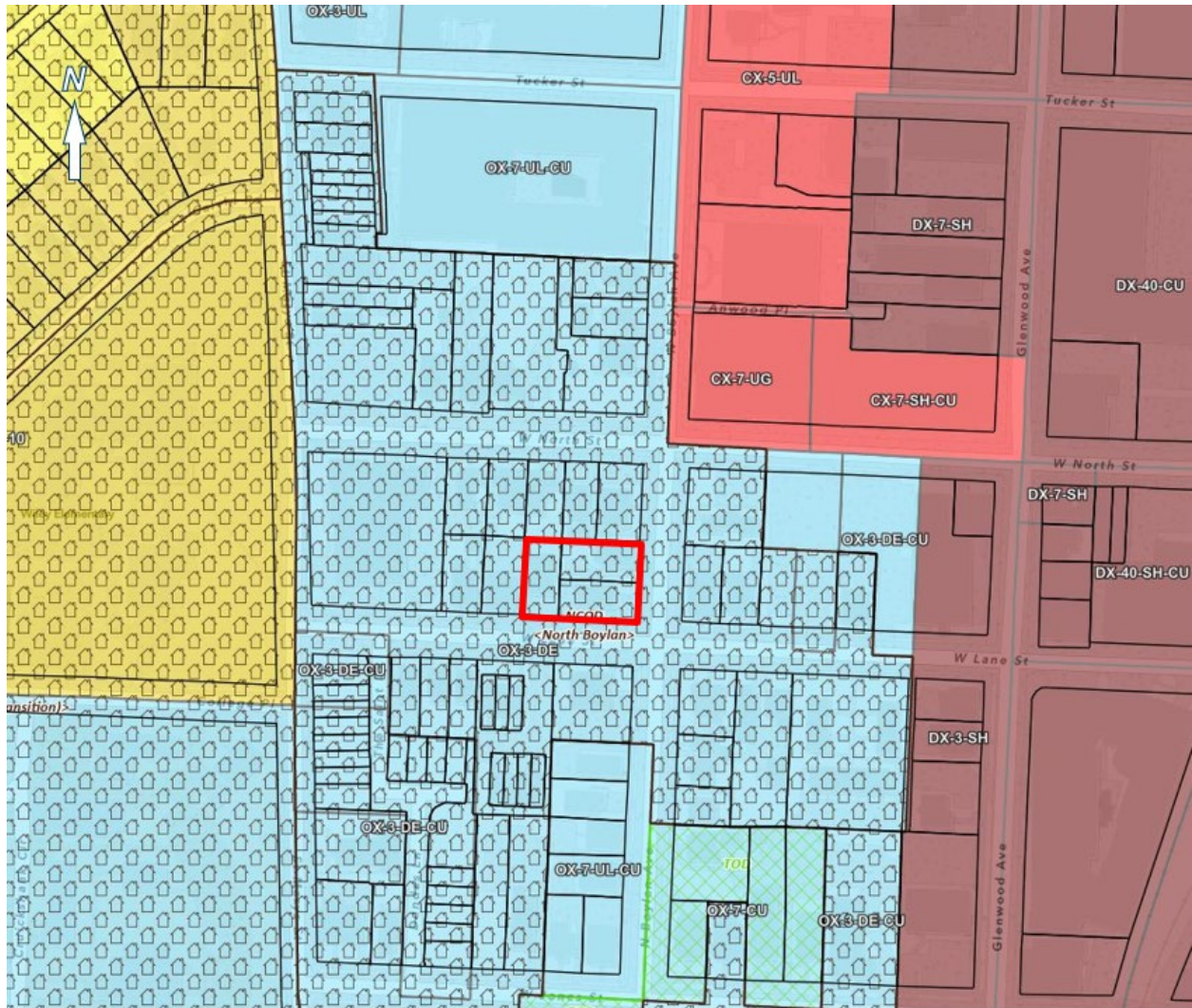
cc: Jane Harrison, Raleigh City Council - District D (by email: [Jane.Harrison@raleighnc.gov](mailto:Jane.Harrison@raleighnc.gov))  
Byrd-Cannon Holdings LLC (applicant)

### VICINITY MAP (Aerial Image)



*(aerial image and parcel boundary source: Wake County GIS and Raleigh GIS iMAPS)*

### VICINITY MAP (Existing Zoning)



(zoning map/information and parcel boundary source: Wake County GIS and Raleigh GIS iMAPS)