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April 26, 2024

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Re: Notice of neighborhood meeting to discuss proposed rezoning of lands located at 120 Rush Street, Raleigh, NC 27603 (PIN: 1702543840)

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the lands located at 120 Rush Street, Raleigh, NC 27603 (PIN: 1702543840) (the "Property").

The neighborhood meeting will be held on May 8, 2024 from 6:30 p.m. to 7:30 p.m. in the Carolina Pines Community Center located at 2305 Lake Wheeler Road, Raleigh, North Carolina 27603.

The Property is currently zoned Industrial Mixed Use, 3 Stories with Transit Overlay District (IX-3 with TOD) and is proposed to be rezoned to Office Mixed Use, 5 Stories with Transit Overlay District (OX-5 with TOD). 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.

Prior to submitting the rezoning application, 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](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor  
Raleigh Planning & Development  
(919) 996-4637  
[matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@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 919-821-6694 or via email at [acrout@smithlaw.com](mailto:acrout@smithlaw.com).

Sincerely,



Amy C. Crout

enclosures

## **MEETING AGENDA**

1. Meeting Welcome and Introductions of Speakers.
2. Project Presentation
3. Question and Answer