

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

AMY C. CROUT
DIRECT DIAL: (919) 821-6694
E-Mail: acrout@smithlaw.com

August 9, 2024

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611
TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

Re: Notice of neighborhood meeting to discuss proposed rezoning of 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 August 19, 2024 at 6 p.m. in the Biltmore Hills Community Center, 2615 Fitzgerald Drive, Raleigh, NC 27610.

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 proposed zoning conditions for the development of the Property.

Prior to review by the Planning Commission, the City of Raleigh requires that a second neighborhood meeting be held for all property owners, residents, or tenants within 1,000 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. Anyone with an interest in the rezoning can submit written comments about the neighborhood meeting or the rezoning 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.

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:

Matthew Burns
Raleigh Planning & Development
(919) 996-4641
matthew.burns@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.

Sincerely,



Amy C. Crout

