



12/4/2024

Dear Property Owner or Resident:

You are invited to attend a neighborhood meeting. Your property or residence is within 500 feet of another property that is the subject of a potential rezoning.

Request	Rezoning the John P. "Top" Greene (JPTG) Community Center
Addresses	0, 401, 409 Martin Luther King Jr. Boulevard, 816, 820 S East Street
Applicant/Owner	City of Raleigh
Current Zoning	R-10 w/ Neighborhood Conservation Overlay District (South Park)
Requested Zoning	R-10 (remove NCOD)
Summary	This is a city-initiated request that would remove the NCOD from the JPTG property. The change in zoning is needed to facilitate the renovation and expansion project for the community center. The center will serve as the future trailhead for the South Park Heritage Trail. For more information on the project, visit: https://raleighnc.gov/projects/john-p-top-greene-community-center .

The request will be discussed at a neighborhood meeting.

When	December 19, 2024 at 7 p.m.
Where	John P. "Top" Greene Community Center, Banquet Room 401 Martin Luther King Jr. Blvd, Raleigh, NC 27601

If you have any questions, please contact the staff contact.

Staff Contact Hannah Reckhow: (919) 996-2622; hannah.reckhow@raleighnc.gov

What is a rezoning?

A property owner requests a rezoning to change the rules for how they can develop their land. This could mean land use (residential, commercial, industrial, etc.) and/or building characteristics (maximum building height, minimum front yard, etc.). Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

Does this apply to my property?

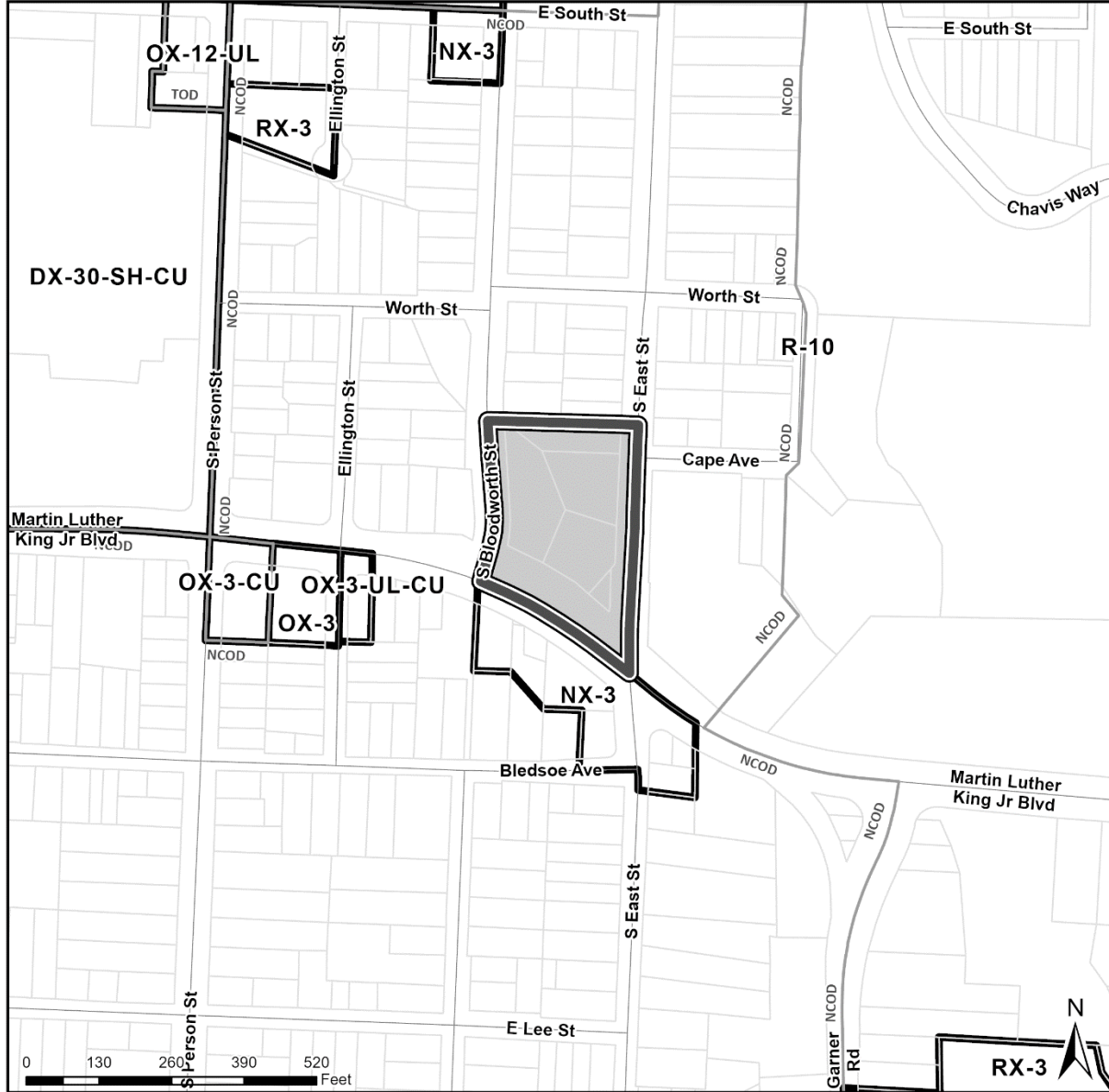
This request would only change the zoning to the city-owned property listed above. You're receiving this letter because you own or rent property nearby. A map of the properties requested for rezoning is enclosed.

How can I participate?

You can attend the listed neighborhood 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 Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

Detailed information on the upcoming neighborhood meeting can also be found on the city's website:
<https://raleighnc.gov/planning/services/rezoning-process/neighborhood-meetings>.

Existing Zoning



Property	John P. "Top" Greene Community Center (816 & 820 S East St; 401, 409, 0 Martin Luther King Jr Blvd)
Size	1.23 acres
Existing Zoning	R-10 w/ NCOD
Requested Zoning	R-10 (Remove NCOD)



Map by Raleigh Department of Planning and Development (francist). 12/5/2024