

**October 9, 2025**

**Re: Notice of Second Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a second neighborhood meeting on **October 22, 2025**, from **5:30-7:00pm in the One North Hills Tower located at 4000 Center at North Hills Street, Raleigh, NC 27609**. A map with driving directions to One North Hills Tower is attached. The purpose of the meeting is to discuss Z-34-25, the requested rezoning of a 9 parcels of land located at 4381 Lassiter at North Hills Avenue (PIN: 1705598812), 4220 Lassiter Mill Road (PIN: 1706506492), 4359 Six Forks Road (PIN: 1706509316), 4270 The Circle at North Hills Street (PIN: 1705692906), 0 Rowan Street (PIN: 1706503919), 4421 Six Forks Road (PIN: 1706506961), 0 Lassiter Mill Road (PIN: 1705591660), 4000 Center at North Hills Street (PIN: 1705593784), and 0 Lassiter Mill Road (PIN: 1706504760) (the “Site”).

The Site is currently zoned Commercial Mixed Use-12 Stories-Urban Limited Frontage- w/ Special Highway Overlay District-2 (CX-12-UL w/ SHOD-2) and Commercial Mixed Use-5 Stories-Parking Limited Frontage (CX-5-UL). This proposal would rezone the Site to Commercial Mixed Use-40 Stories-w/ Special Highway Overlay District-2- w/ Conditions (CX-40-CU w/ SHOD-2), Commercial Mixed Use-20 Stories- w/ Special Highway Overlay District-2-w/ Conditions (CX-20-CU w/ SHOD-2), and Commercial Mixed Use-12 Stories-w/ Conditions (CX-12-CU). During the meeting, the applicant will describe the nature of the request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; (2) a current zoning map of the subject area; and (3) an exhibit outlining the specific rezoning sites.

After the Rezoning Application has been filed, but prior to review by the Planning Commission, the City of Raleigh requires that a second neighborhood meeting be held for all residents and property owners within 1,000 feet of the area requested for rezoning. After the meeting, a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting, 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](http://www.raleighnc.gov) and search for “Rezoning Process.” If you would like to submit written comments or questions after the meeting, please participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning). If you have further questions about the rezoning process, or would like to submit written comments after the meeting, please contact:

Matthew Burns  
Raleigh Planning & Development  
(919) 996-4641  
[matthew.burns@raleighnc.gov](mailto:matthew.burns@raleighnc.gov)

If you have any questions about this request, please contact me at (919) 835-4529 or via email at [jamieschwedler@parkerpoe.com](mailto:jamieschwedler@parkerpoe.com).

Thank you,

Jamie S. Schwedler



## GARAGE PARKING DIRECTIONS

One North Hills: 4000 Center at North Hills St., Raleigh, NC 27609

- **FROM I-440 & SIX FORKS ROAD**
  - Enter Parking Deck via Ramp; Parking is free
  - Park Near **Light Blue [6]** Escalator Bank OR Grey [7] Elevator Bank
- **FROM LASSITER MILL ROAD**
  - Enter Parking Deck from traffic circle; Parking is free
  - Park Near **Light Blue [6]** Escalator Bank OR Grey [7] Elevator Bank



# GETTING TO THE ONE NORTH HILLS LOBBY

- **LIGHT BLUE [6] ESCALATOR BANK**
  - Take the Light Blue [6] Escalator Bank to Street Level
  - Cross to 4114 Center at North Hills Corner
  - Turn right and continue walking down to the Lobby
- **GREY [7] ELEVATOR BANK**
  - Take elevator directly to the Lobby





a portion of 4381 Lassiter at North Hills Ave; 4220 Lassiter Mill Rd;  
 4359 Six Forks Rd; 4270 The Circle at North Hills St; 0 Rowan St;  
 a portion of 4421 Six Forks Rd; 0 Lassiter Mill Rd;  
 a portion of 4000 Center at North Hills St; & a portion of 0 Lassiter Mill Rd



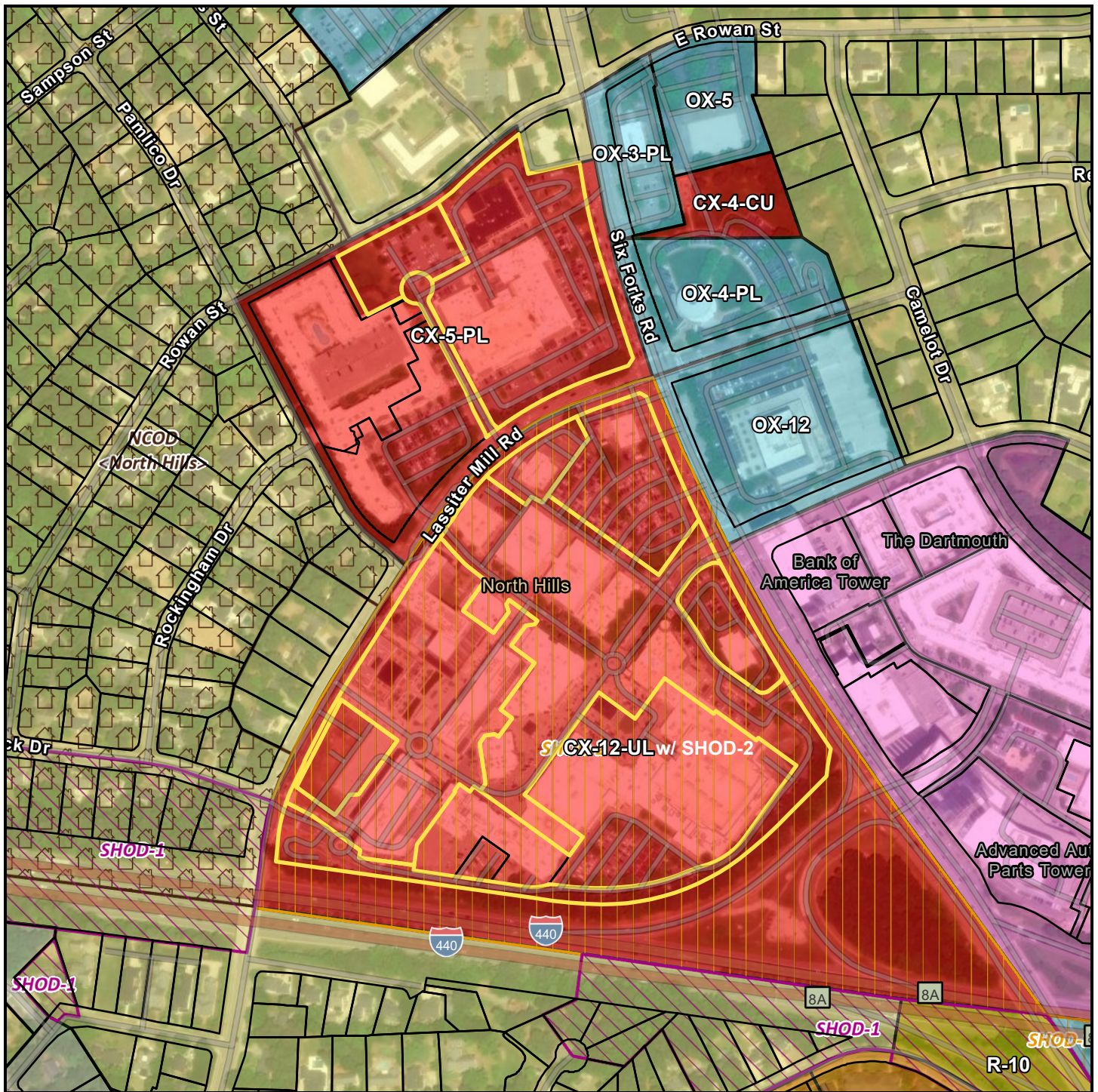
0 200 400 800 ft  
 1 inch equals 400 feet

## Vicinity Map

### Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





*a portion of 4381 Lassiter at North Hills Ave; 4220 Lassiter Mill Rd;  
 4359 Six Forks Rd; 4270 The Circle at North Hills St; 0 Rowan St;  
 a portion of 4421 Six Forks Rd; 0 Lassiter Mill Rd;  
 a portion of 4000 Center at North Hills St; & a portion of 0 Lassiter Mill Rd*

## Zoning Map

**Current Zoning: CX-12-UL- w/ SHOD-2 and CX-5-PL**

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This is an aerial photograph of an industrial and commercial district. Four specific sites are highlighted with red shading. The sites are labeled with text boxes: 'Lassiter District Site CX-12-CU' (top left), 'Six Forks & Lassiter Site CX-40-CU w/ SHOD-2' (center left), 'Six Forks Site CX-40-CU w/ SHOD-2' (center right), and 'Main District Expansion Phase 2 Site CX-20-CU w/ SHOD-2' (bottom right). The map shows various industrial buildings, parking lots, and roads. Labeled roads include Reynolds, Six Forks Rd, Lassiter Mill Rd, Roman St, and Pamlico Dr. Highway shields for 440 are visible on the right side of the map.

**Lassiter District Site  
CX-12-CU**

**Six Forks &  
Lassiter Site  
CX-40-CU w/ SHOD-2**

**Six Forks Site  
CX-40-CU w/ SHOD-2**

**Main District  
Expansion Phase 2 Site  
CX-20-CU w/ SHOD-2**