



City of Raleigh Rezoning Process



Rezoning Process Checklist

☐ **Pre-Application Conference**
Applicant & Staff

☐ **First Neighborhood Meeting ★¹**
Applicant & Neighbors within 500 feet

☐ **Receipt of Application**

☐ **Staff Review**
Once application is complete, scheduled for Planning Commission within 45 days

☐ **Second Neighborhood Meeting ★²**
Applicant & Neighbors within 1,000 feet

☐ **Planning Commission ★³**
Public Meeting(s)
Up to 90 days for review

☐ **Planning Commission Recommendation to Council**

☐ **City Council**
Must schedule a Public Hearing within 60 days

☐ **Public Hearing ★⁴**

☐ **Final Council Action**

★ Indicates opportunity for public input



What is zoning and rezoning?

Zoning regulates the use of land, building size, height, and setbacks. Zoning is intended to promote an orderly pattern of development and to separate land uses that are incompatible such as industrial uses and homes. The official zoning map illustrates the zoning by district for every parcel of land in the city's jurisdiction. The map is maintained by the Department of City Planning.

Rezoning is the act of amending the official zoning map. Any person may request a change to the zoning map. The rezoning process follows a legally required timetable and has four basic steps, as shown in the diagram on the reverse. The person requesting the rezoning is called "the applicant."

What is the process? When and how can I make my voice heard?

If you would like to voice your views about the rezoning request, you have multiple opportunities:



First Neighborhood Meeting

If you own property within 500 feet of the rezoning request, you will be invited to a meeting before the request is submitted to the city.



Second Neighborhood Meeting

If you own property within 1,000 feet of the rezoning request, you will be invited to a meeting after the staff review is complete and before the Planning Commission begins its review of the request.



Planning Commission Meeting(s)

The Planning Commission advises the City Council on future growth and development issues that affect the city. Composed of 10 members, nine appointed by the Raleigh City Council and one appointed by the Wake County Board of Commissioners.

During the meeting, the Commission will hear a presentation from the staff and the applicant. You and your neighbors, opposing and supporting, will have a total of 10 minutes for all speakers on each side. (The Planning Commission may choose to extend the time for additional input.) You can also share your opinion with the Planning Commission by email at any time during the process, Planning.Commission@raleighnc.gov.

Planning Commission may discuss a rezoning request during multiple meetings, depending on its complexity. After their discussion, they make a recommendation to the City Council.



City Council Public Hearing

During the hearing, the Council will hear a presentation from the staff and the applicant. The Council wants to hear from neighbors like you, too. This is your final in-person opportunity to share your opinion. You and your neighbors, opposing and supporting, will have a total of 8 minutes for all speakers on each side. (The Mayor may choose to extend the time for additional input.) You can also share your opinion with the City Council by email at any time during the process, CityCouncilMembers@raleighnc.gov.



Indicates opportunity for public input