

# How to Know a Rezoning is Proposed

**The rezoning sign.** A posted sign on a property near you is the official notice that a rezoning has been filed. Take a photo of the case number; searching it on [raleighnc.gov](http://raleighnc.gov) brings up the full application, staff analysis, and hearing schedule.

**The neighborhood meeting notice.** Raleigh requires rezoning applicants to hold a meeting with nearby residents early in the process. If you receive a letter, go. This is the stage where zoning conditions get negotiated and your input has the most leverage, long before the council vote.

**Planning Commission agendas.** The Planning Commission reviews rezonings and makes recommendations to council. Its agendas, published on [raleighnc.gov](http://raleighnc.gov), are the early warning system for what is coming to your area.

**Text changes and plan amendments.** These do not come with a sign in a yard, which is exactly why they deserve attention. Watch the council and Planning Commission agendas for UDO text changes and comprehensive plan amendments; a single text change can affect every street in the city.

**The word affordable without a number.** Whenever a project or policy is described as affordable, look for the AMI percentage and the number of units. If those two numbers are missing, the word is marketing, not policy.

**Election season.** Council members decide all of the above, and municipal elections are decided by shockingly few votes. Knowing where candidates stand on housing is the highest-leverage twenty minutes of research a resident can do.

## Applying This To Your Own Neighborhood

**Find your zoning in five minutes.** Raleigh residents: search iMAPS (Wake County's free property map website, [maps.raleighnc.gov](http://maps.raleighnc.gov) or [maps.wake.gov](http://maps.wake.gov)) for your address, and the parcel report shows your zoning designation. Every Wake County town's zoning is viewable through iMAPS or the town's own map portal.

**Check the Future Land Use Map for your street.** On [raleighnc.gov](http://raleighnc.gov), search for the 2030 Comprehensive Plan and open the Future Land Use Map. What the city envisions for your area may surprise you, in either direction, and knowing it before a rezoning sign appears puts you ahead of the process.

**Learn whether your area has an area study.** If your neighborhood falls inside an adopted area plan (like Dix Edge), the recommendations in it are the script for what happens next. Search the plan name plus [raleighnc.gov](http://raleighnc.gov).

**Know your representatives.** Raleigh elects a mayor, two at-large council members, and five district members; find your district and their contact information at [raleighnc.gov](http://raleighnc.gov) under City Council. County residents can find their commissioner district at [wake.gov](http://wake.gov). State legislators for your address are at [ncleg.gov](http://ncleg.gov) under Find Your Legislators.



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