



Molly M. Stuart, Partner
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owners and Tenants

From: Molly Stuart

Date: January 9, 2026

Re: Notice of meeting to discuss potential rezoning of certain property located at 319 Heck Street (the "Property")

We are counsel for 319 Heck Street L.L.C. ("Heck Street"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Residential-10 with Neighborhood Conservation Overlay District (R-10 (NCOD)). Heck Street is considering rezoning the Property to Residential Mixed Use-3-Conditional Use (RX-3-CU). The purpose of the zoning request is to rezone the property to allow for construction of additional residences.

You are invited to attend a neighborhood meeting on **January 21, from 6 pm to 7 pm**. The meeting will be held at Tarboro Road Community Center, Tarboro Road CC Meeting Room 2, 121 N. Tarboro Street, Raleigh, NC 27610. 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 or the 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.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-39-25.

If you have further questions about the rezoning process, please contact:

Metra Sheshbaradaran, MCRP
Raleigh Planning & Development
(919) 996-2638
Metra.Sheshbaradran@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com
Sincerely,

A handwritten signature in blue ink, appearing to read "M. Stuart".

Aerial Photo



Zoning

