



Molly M. Stuart | Counsel  
421 Fayetteville Street, Suite 530  
Raleigh, NC 27601  
919-890-3318  
mstuart@morningstarlawgroup.com  
www.morningstarlawgroup.com

To: Neighboring Property Owner  
From: Molly Stuart  
Date: April 28, 2021  
Re: Notice of virtual meeting to discuss potential rezoning of certain property described in Attachment A (the "Property")

We are counsel for Dorothea Dix Development, LLC ("Dorothea Dix Dev"), which plans to rezone the above-captioned Property. Currently, the Property is zoned IX-3 and R-6. Dorothea Dix Dev is considering rezoning the Property to accommodate mixed-use development (CX-20-UL-CU). The purpose of the zoning request is to accommodate mixed-use development on the site.

You are invited to attend a neighborhood meeting on Wednesday, May 12, 2021 from 5pm to 7pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

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-60-20.

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

Hannah Reckhow  
Raleigh Planning & Development  
(919) 996-2622  
[Hannah.Reckhow@raleighnc.gov](mailto:Hannah.Reckhow@raleighnc.gov)

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

Molly M. Stuart  
Morningstar Law Group  
919-890-3318  
[mstuart@mstarlaw.com](mailto:mstuart@mstarlaw.com)

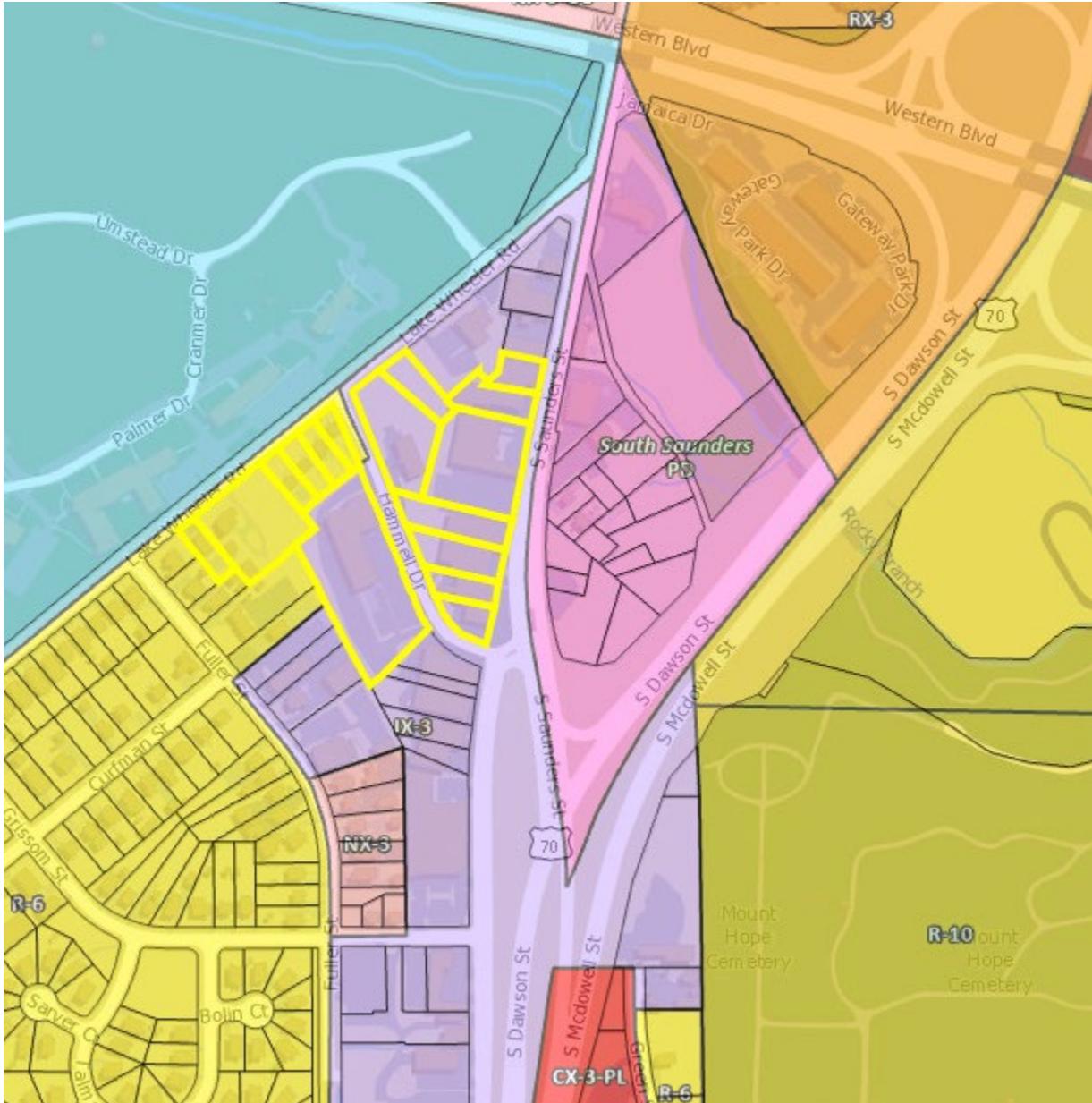
Sincerely,

A handwritten signature in blue ink, appearing to read "MST", is located below the typed name.

Aerial Photo



# Zoning



**Exhibit A**

<b>Property Address</b>	<b>Acreage</b>	<b>Owner</b>	<b>Owner Mailing Address</b>	<b>PIN</b>	<b>Current Zoning</b>	<b>Deed Book</b>	<b>Deed Page</b>
1008 Hammell Dr	1.84	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703347242	IX-3	17551	1707
1201 Lake Wheeler	0.14	CABA Properties 11, LLC	700 W. Jones Street, Raleigh, NC 27603	1703346585	R-6	16948	2693
1205 Lake Wheeler	0.17	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703346551	R-6	16442	1570
1209 Lake Wheeler	0.19	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703346427	R-6	16268	1864
1213 Lake Wheeler	0.18	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703345483	R-6	16268	1864
1215 Lake Wheeler	0.93	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703344394	R-6	16268	1834
1217 Lake Wheeler	0.18	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703343287	R-6	17577	311
1036 S Saunders	0.43	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703349335	IX-3	17549	1631
1040 S Saunders	0.40	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703349257	IX-3	17549	1628
1044 S Saunders	0.21	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703349179	IX-3	17549	1628
1048 S Saunders	0.20	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703349192	IX-3	17549	1628
1030 S Saunders	1.09	Investisniff, LLC	2304 Milburnie Road, Raleigh, NC 27610	1703440428	IX-3	15452	920
1018 S Saunders	0.30	College Paint, LLC	301 Fayetteville Street, #2808, Raleigh, NC 27601	1703440642	IX-3	17166	15
1022 S Saunders	0.19	College Paint, LLC	301 Fayetteville Street, #2808, Raleigh, NC 27601	1703441629	IX-3	17166	15
1123 Lake Wheeler	0.27	MOTAPARTHY PROPERTIES, LLC	105 Cashwell Drive, Goldsboro NC 27534	1703348676	IX-3	17081	8
1009 Hammell Dr	0.80	MG Willard, LLC	436 N Harrington St Ste 110, Raleigh NC 27603	1703348546	IX-3	15055	2645

**How to Participate in the May 12, 2021 Neighborhood Meeting Re: Property Between Lake Wheeler Road and South Saunders Street**

- To participate by PC, Mac, iPad, iPhone or Android device,
  - Go to [bit.ly/mlg05122021mtg](https://bit.ly/mlg05122021mtg) to register for the meeting. (*Registration is necessary as we are required by the City of Raleigh to have a record of attendance.*)
  - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
  - Dial one of the following numbers:
    - +1 312 626 6799
    - +1 929 436 2866
    - +1 301 715 8592
    - +1 346 248 7799
    - +1 669 900 6833
    - +1 253 215 8782
  - Enter Webinar ID: 963 3913 9065
  - Enter password: 923965
  - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com) or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com). At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.