

How to Participate in the April 4, 2022 Neighborhood Meeting
Re: 107 Glenwood Ave, 117 Glenwood Ave, 123 Glenwood Ave, 125 Glenwood Ave

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to morningstarlaw.group/04042022mtg 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: 884 5966 2034
 - Enter password: 264729
 - *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 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.

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Molly M. Stuart | Partner
421 Fayetteville Street, Suite 530
Raleigh, NC 27601

919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owners and Tenants
From: Molly M. Stuart
Date: March 24, 2022
Re: Notice of virtual meeting to discuss potential rezoning of certain property located at 107, 117, 123 & 125 Glenwood Avenue (collectively, the "Property")

We are counsel for 107 Glenwood, LLC ("107 Glenwood"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Downtown Mixed-Use, up to seven floors, with Shopfront frontage and Office Mixed-Use, up to 3 floors, Detached frontage, Neighborhood Conservation Overlay District (DX-7-SH & OX-3-DE (NCOD)). 107 Glenwood is considering rezoning the Property to Downtown Mixed Use, up to 20 stories, with Shopfront frontage, Conditional Use (DX-20-SH-CU). The purpose of the zoning request is to permit mixed-use development of the site at a maximum height of 20 stories with retail on the main level.

You are invited to attend a neighborhood meeting on **Monday, April 4, 2022, from 7pm to 8pm**. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 7pm 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 7:20pm and 7:30pm. 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 8pm, and we will be happy to review the proposal or answer additional questions during this time. 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-14-22.

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

Matthew Klem
Raleigh Planning & Development
(919) 996-4637
matthew.klem@raleighnc.gov

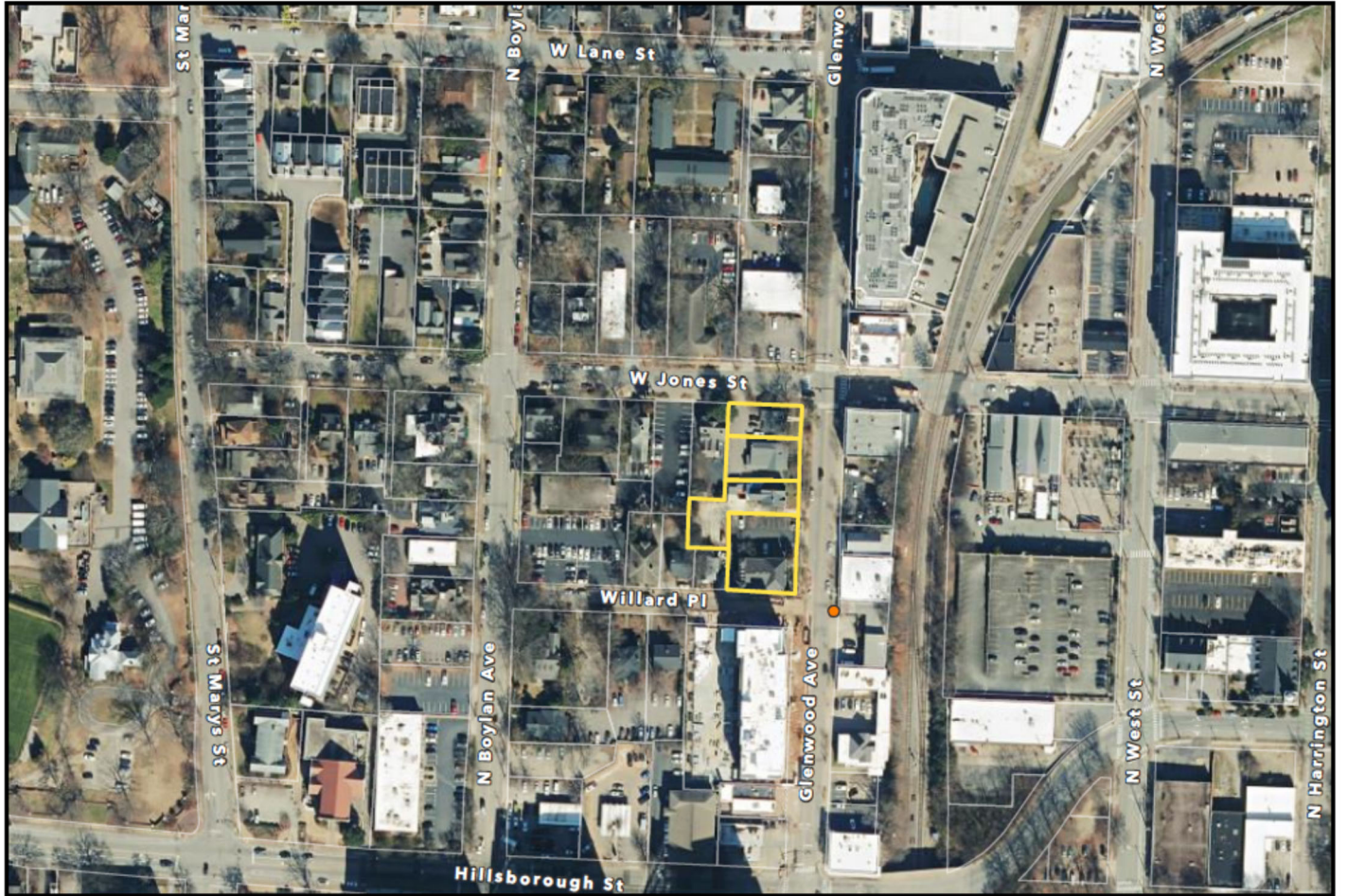
If you have any concerns or questions about this potential rezoning I can be reached at:

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

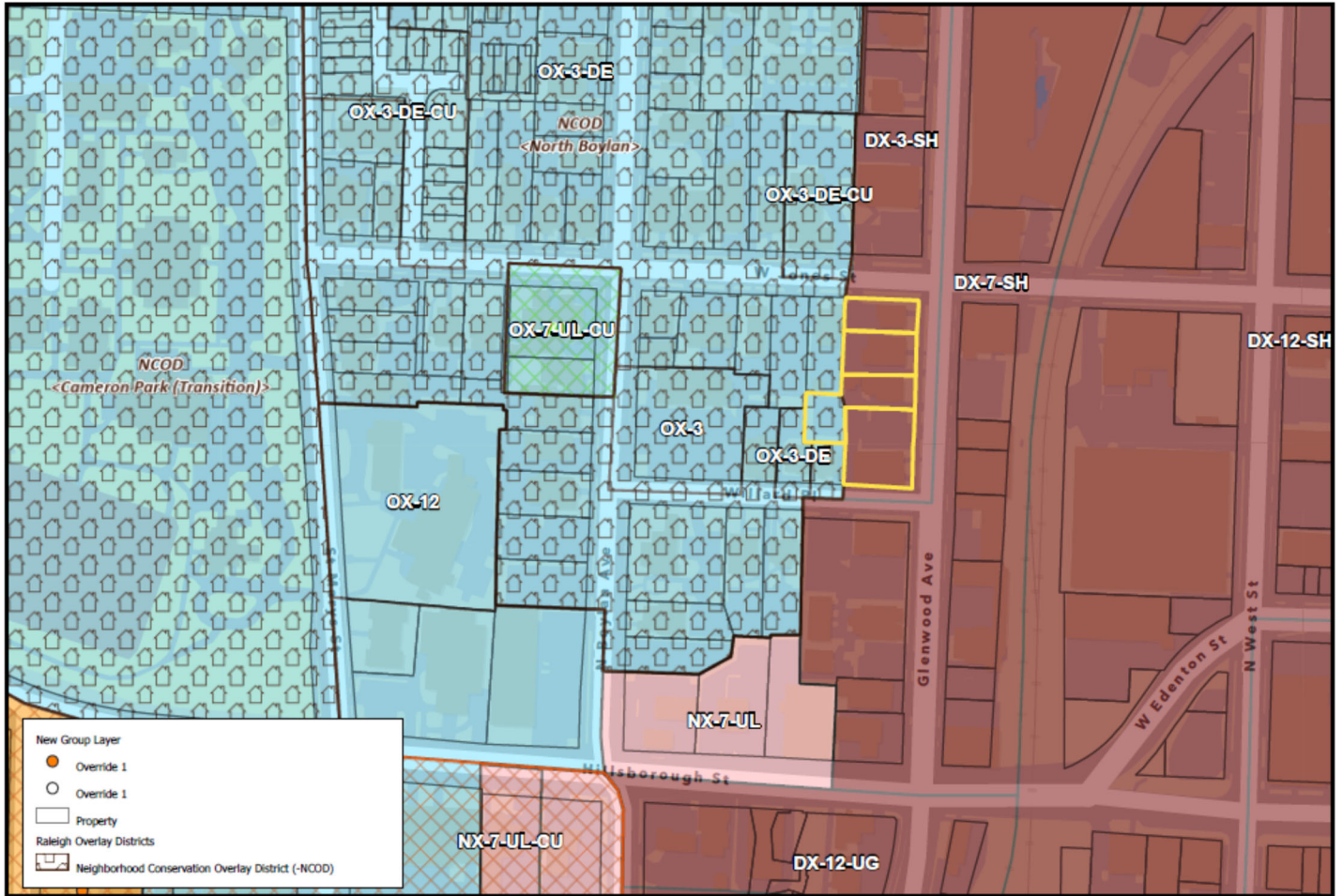
Sincerely,

A handwritten signature in blue ink, appearing to read "MST", is located at the bottom of the letter.

Aerial Photo



Zoning



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Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General Use	X Conditional Use	Master Plan	Office Use Only Rezoning case # _____
	Text change to zoning conditions			
Existing zoning base district: See Attachment A	Height: See Attachment A	Frontage: See Attachment A	Overlay(s): See Attachment A	
Proposed zoning base district: DX	Height: 20	Frontage: SH	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See Attachment A		
Property PIN: See Attachment A		
Deed reference (book/page): See Attachment A		
Nearest intersection: See Attachment A		Property size (acres): 0.80
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See Attachment A		
Property owner email: shervin@TuscanyConstruction.com		
Property owner phone: (919) 571-9196		
Applicant name and address: 107 Glenwood, LLC, 712 W. Johnson Street, Raleigh, NC, 27603		
Applicant email: shervin@TuscanyConstruction.com		
Applicant phone: (919) 571-9196		
Applicant signature(s):	DocuSigned by:  90B2795F317F4FF...	
Additional email(s):		

Attachment A

Property List

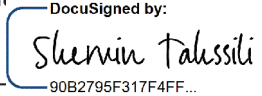
PIN	Address	Deed Book/Page	Nearest Intersection	Acreage	Owner Nam/Address	Currently Zoned	Proposed Rezoning
1703494746	107 Glenwood Ave	018777 / 01518	Glenwood Ave / Willard Place	0.28	107 Glenwood, LLC, 712 W. Johnson Street, Raleigh, NC , 27603 shervin@TuscanyConstruction.com 919-571-9196	DX-3-SH	DX-20-SH-CU
1703493883	117 Glenwood Ave	017913 / 00089	Glenwood Ave / Willard Place	0.23	TAHSSILI REAL ESTATE VENTURES LLC, SHERVIN TAHSSLIL, 712 W JOHNSON ST, RALEIGH NC 27603 shervin@TuscanyConstruction.com 919-571-9196	DX-3-SH & OX-3-DE (NCOD)	DX-20-SH-CU
1703494972	123 Glenwood Ave	016463 / 01864	Glenwood Ave / West Jones St	0.16	123 GLENWOOD LLC 712 W JOHNSON ST RALEIGH NC 27603 shervin@TuscanyConstruction.com 919-571-9196	DX-3-SH	DX-20-SH-CU
1703494977	125 Glenwood Ave	015525 / 00381	Glenwood Ave / West Jones St	0.13	COCO PROPERTY & INVESTMENT LLC, 125 GLENWOOD AVE, RALEIGH NC 27603-1703 shervin@TuscanyConstruction.com 919-571-9196	DX-3-SH	DX-20-SH-CU
Total Acreage				0.80			

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: DX-7-SH & OX-3-DE (NCOD)	Proposed zoning: DX-20-SH	

Narrative of Zoning Conditions Offered

1. Buildings on that portion of 117 Glenwood Avenue (PIN 1703493883) previously zoned OX-3-DE (NCOD), as shown on Exhibit A, shall be limited to 12 stories in height.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature:  _____
DocuSigned by: Shervin Tahssili
90B2795F317F4FF...

Printed Name(s): Shervin Tahssili