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To: Neighboring Property Owners and Tenants
From: Molly M. Stuart
Date: May 13, 2022
Re: Notice of virtual meeting to discuss potential rezoning of certain property located at 3020, 3100, 2916, 3062, 3060, and 2816 Hodge Road and 7000 Poole Road (collectively, the "Property")

We are counsel for Mungo Homes of North Carolina, Inc. ("Mungo"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Residential - 30, (R-30). Mungo is considering rezoning the Property to Residential Mixed Use - Planned Development, R-10 - Planned Development, and Neighborhood Mixed Use - Planned Development, (RX-PD; R-10-PD; NX-PD). The purpose of the zoning request is to allow for a planned development with a variety of residential and small commercial uses.

You are invited to attend a neighborhood meeting on **Wednesday, May 25, 2022**, from 7pm to 8pm. The meeting will be held at Barwell Road Community Center, Meeting Room All, 5857 Barwell Park Drive, 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-16-20.

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

Donald R. Belk, AICP
Raleigh Planning & Development
(919) 996-4641
donald.belk@raleighnc.gov

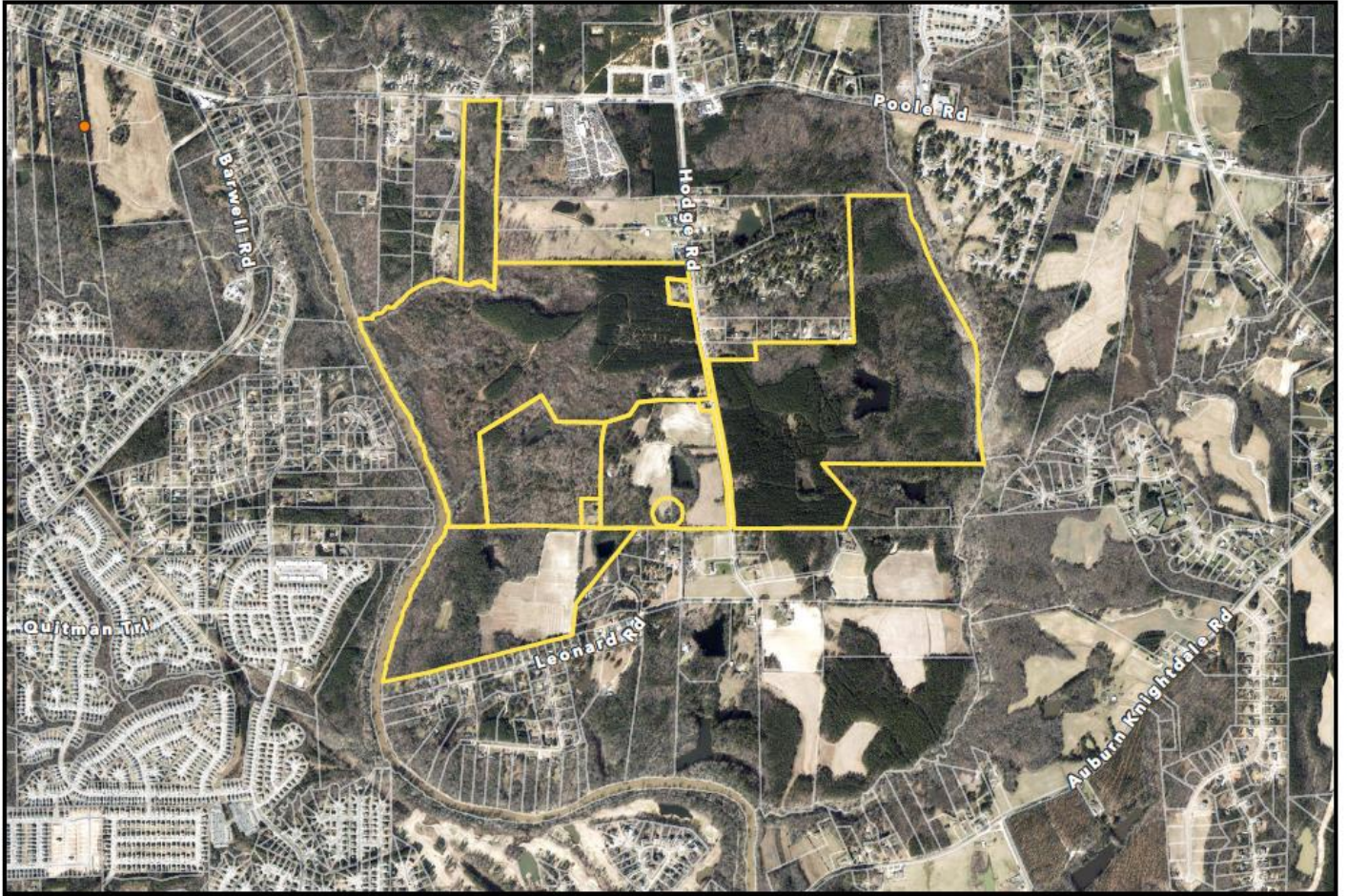
If you have any concerns or questions about this potential rezoning I can be reached at:

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

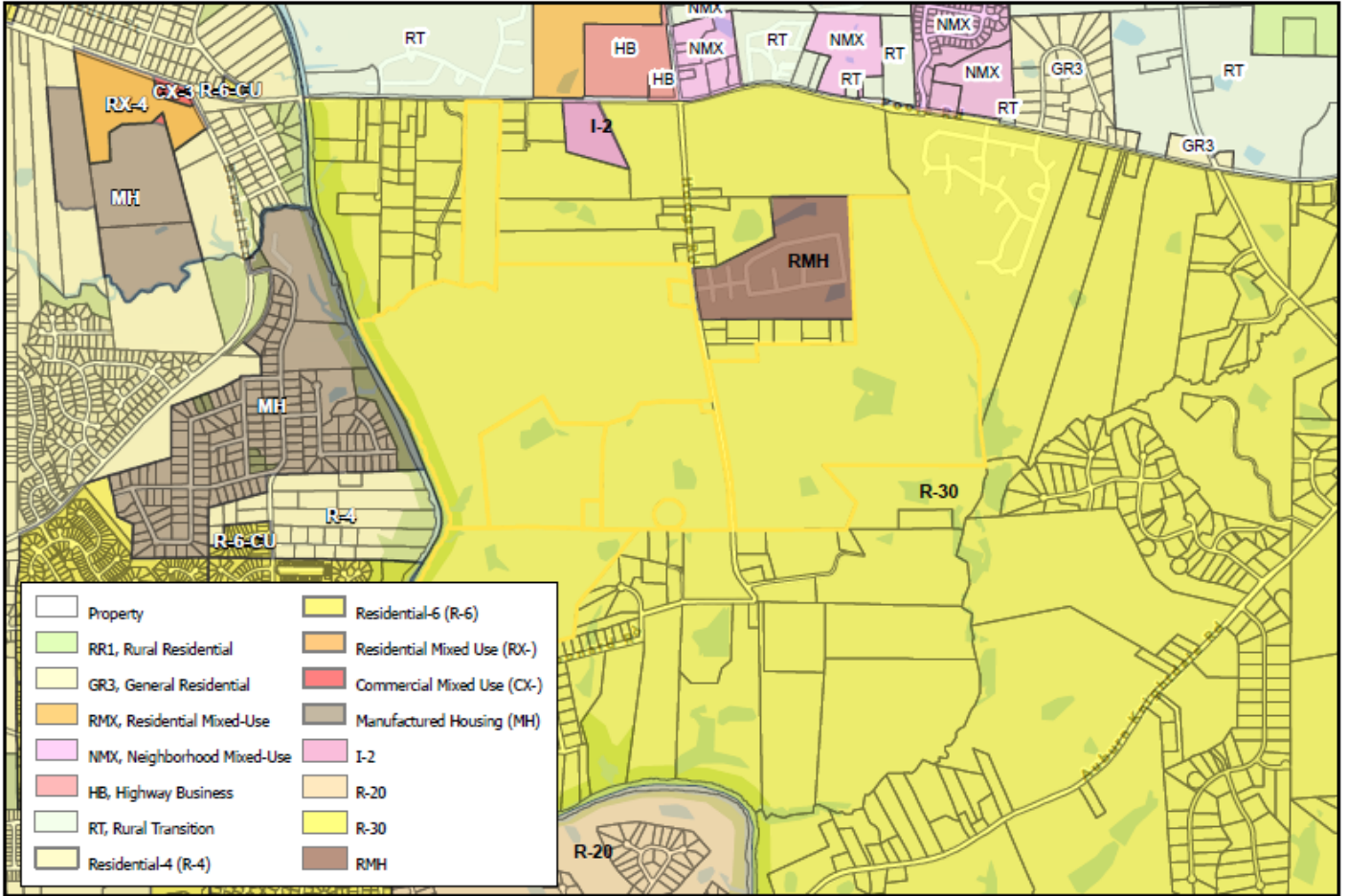
Sincerely,

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

Aerial Photo



Zoning



Rezoning Application and Checklist

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 11 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	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input checked="" type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	R-30	Height:	Frontage:	Overlay(s):
Proposed zoning base district:	R-10-PD & RX-PD	Height:	Frontage:	Overlay(s): SHOD-1
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: 06/29/2021	Date amended (1):	Date amended (2):
Property address: 3062, 3020, 3100, 2916, 3060, and 2816 Hodge and 7000 Poole Road		
Property PIN: 1742157514, 1742351442, 1742130839, 1742261807, 1742242873, 1742089748, and 1742373502		
Aerial reference (book/page): 18444/317-327 006654/00354 18444/317-328 014379/01784 17464/02364 08656/2078 16940/0573		
Nearest intersection: Hodge Rd/Leonard Rd		Property size (acres): 533.73
For planned development applications only:	Total units: 1850	Total square footage: 10,000
	Total parcels: TBD	Total buildings: TBD
Property owner name and address: <i>Delphine M. Upperman 2304 Sylvester St. Raleigh, NC 27610</i>		
Property owner email: <i>uppermansparkle@aol.com</i>		
Property owner phone: <i>919.332-3608</i>		
Applicant name and address: Brad Hart, WithersRavenel 115 MacKenan Dr. Cary NC		27511
Applicant email: <i>bhart@withersravenel.com</i>		
Applicant phone: <i>919-535-5614</i>		
Applicant signature(s): <i>Delphine M. Upperman</i>		
Additional email(s):		