



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

919-890-318  
mstuart@morningstarlawgroup.com  
www.morningstarlawgroup.com

To: Neighboring Property Owners and Tenants  
From: Molly Stuart  
Date: January 16, 2023  
Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located at 2924 Computer Drive, Raleigh NC 27609 (the "Property")

We are counsel for Atlas Stark Holdings, LLC, ("Atlas"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Office Mixed Use up to three stories, with a Special Highway Overlay District-1 and Special Highway Overlay District-2, (OX-3(SHOD-1/SHOD-2)). Atlas is considering rezoning the Property to Office Mixed Use up to twelve stories, with a Special Highway Overlay District-2 (OX-12 (SHOD-2)), with zoning conditions limiting height to eight stories. The purpose of the rezoning is to increase the maximum height of the building to up to eight stories.

You are invited to attend a neighborhood meeting on **Thursday, January 26, 2023, from 7:00 pm to 8:00 pm**. The meeting will be held at Anne Gordon Center for Active Adults, Room 103 All, 1901 Spring Forest Road, Raleigh, NC 27615. 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-47-22.

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:

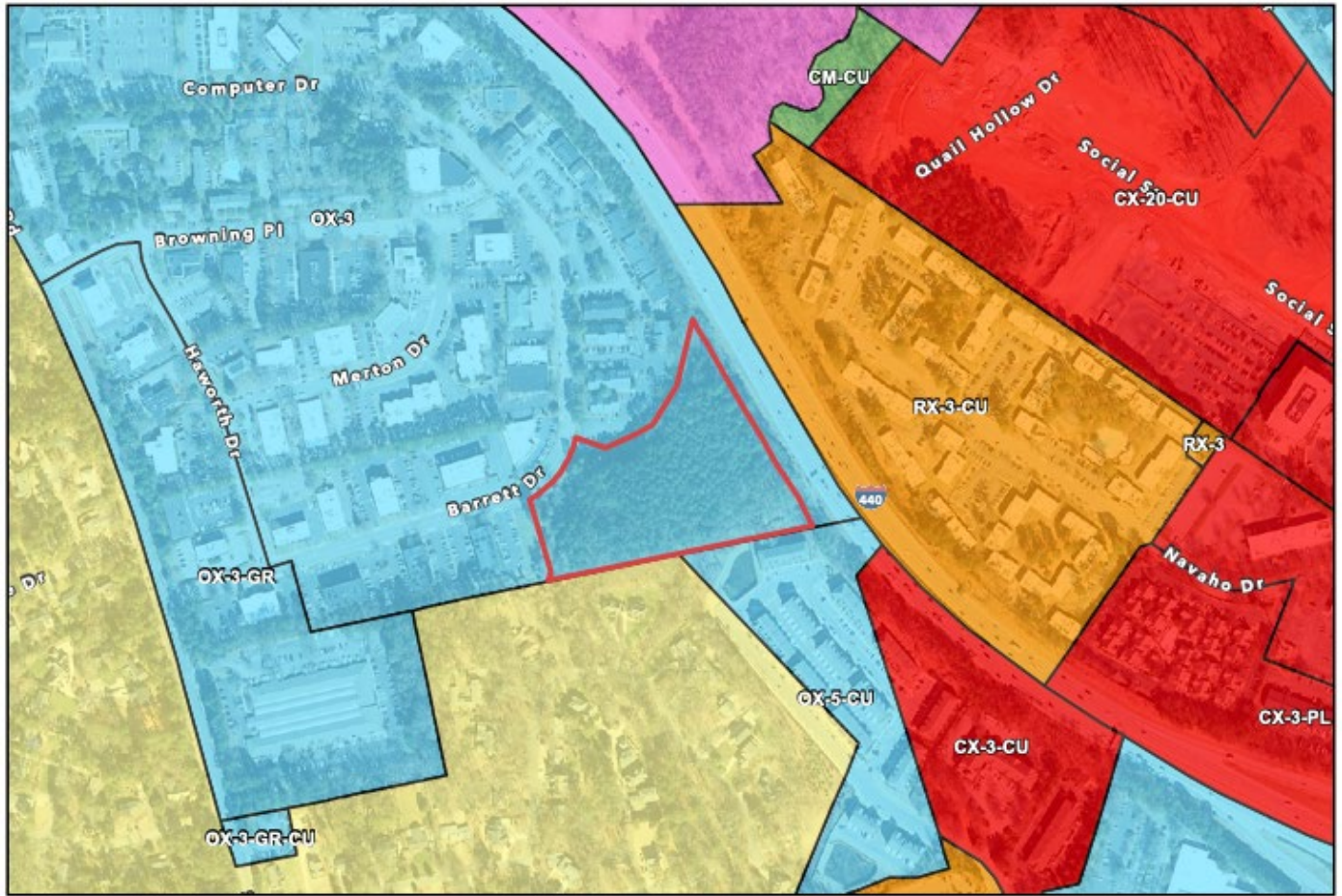
Molly Stuart  
Morningstar Law Group  
(919) 890-3318  
[mstuart@morningstarlawgroup.com](mailto:mstuart@morningstarlawgroup.com)

Sincerely,

A handwritten signature in blue ink, appearing to read "MS", is located at the bottom left of the page.









# 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](http://permitportal.raleighnc.gov)). Please see page 8 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](mailto:rezoning@raleighnc.gov).

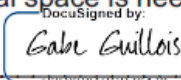
Rezoning Request			
Rezoning Type	<input type="checkbox"/> General Use	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: OX			Office Use Only Rezoning case #
Height: 3		Frontage:	Overlay(s): SHOD-1/SHOD-2
Proposed zoning base district: OX		Height: 12	Frontage:
		Frontage:	Overlay(s): SHOD-2
<b>Helpful Tip:</b> 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: 5/13/22	Date amended (1):	Date amended (2):
Property address: 2924 Computer Drive, Raleigh NC 27609		
Property PIN: 1705968769		
Deed reference (book/page): 003633/00823		
Nearest intersection: Computer Drive and Barrett Drive		Property size (acres): 4.66
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: 2924 Computer Drive LLC, 2020 Progress Ct Suite 130A Raleigh, NC 27608-2768		
Property owner email: <a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>		
Property owner phone:		
Applicant name and address: Atlas Stark Holdings, 2020 Progress Ct, Suite 130A Raleigh, NC 27608		
Applicant email: <a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>		
Applicant phone: (919) 890-3318		
Applicant signature(s): <i>Ebbe Gulltois</i>		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: <b>Z-47-22</b>	Date submitted: <b>11/14/22</b>	Office Use Only Rezoning case #
Existing zoning: <b>OX-3(SHOD-1/SHOD-2)</b>	Proposed zoning: <b>OX-12(SHOD)</b>	

Narrative of Zoning Conditions Offered
<p>1. No building shall be more than 8 stories in height.</p> <p>2. The following uses shall be prohibited: Outdoor sports or entertainment facility (≤250 seats); detention center, jail, prison.</p> <p>3. Not more than 150,000 gross square feet of office use, nor more than 31,000 gross square feet of retail use, shall be permitted on the site.</p> <p>4. Not less than 50% of one side of the frontage of any one new public right of way through the site, excluding any portion of such right of way located on a bridge, shall be occupied by a building facade located not more than 100' from such right of way boundary.</p> <p>5. A maximum of 2 bays of parking with a single drive aisle is permitted between the building and the street.</p> <p>6. At least one building entrance shall face any one new public right of way dedicated as part of development of the site. This requirement shall not be applicable to an existing street right of way that is widened as part of development of the site.</p>

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: 82D6B81BCB7E479...

Printed Name(s): Gabe Guillois