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February 3, 2023

Re: Neighborhood Meeting regarding Rezoning of 1329 Kent Road; 1327 Kent Road; a portion of 1508 Stovall Drive (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on Wednesday, **February 16, 2023, from 7 pm to 8 pm**. The meeting will be held at Method Community Center, 514 Method Rd, Raleigh NC 27607.

The purpose of this meeting is to discuss a potential rezoning of the Property, located at 1329 Kent Road, 1327 Kent Road, and a portion of 1508 Stovall Drive. This Property is currently zoned Residential-10 with a Special Residential Parking Overlay District (R-10 w/SRPOD) and is proposed to be rezoned to Residential Mixed Use – 3 stories with a Special Residential Parking Overlay District (RX-3 w/SRPOD). The purpose of the zoning request is to permit affordable residential development of the site. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. 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.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Sarah Shaughnessy
Raleigh Planning & Development
(919) 996-2234
Sarah.Shaughnessy@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

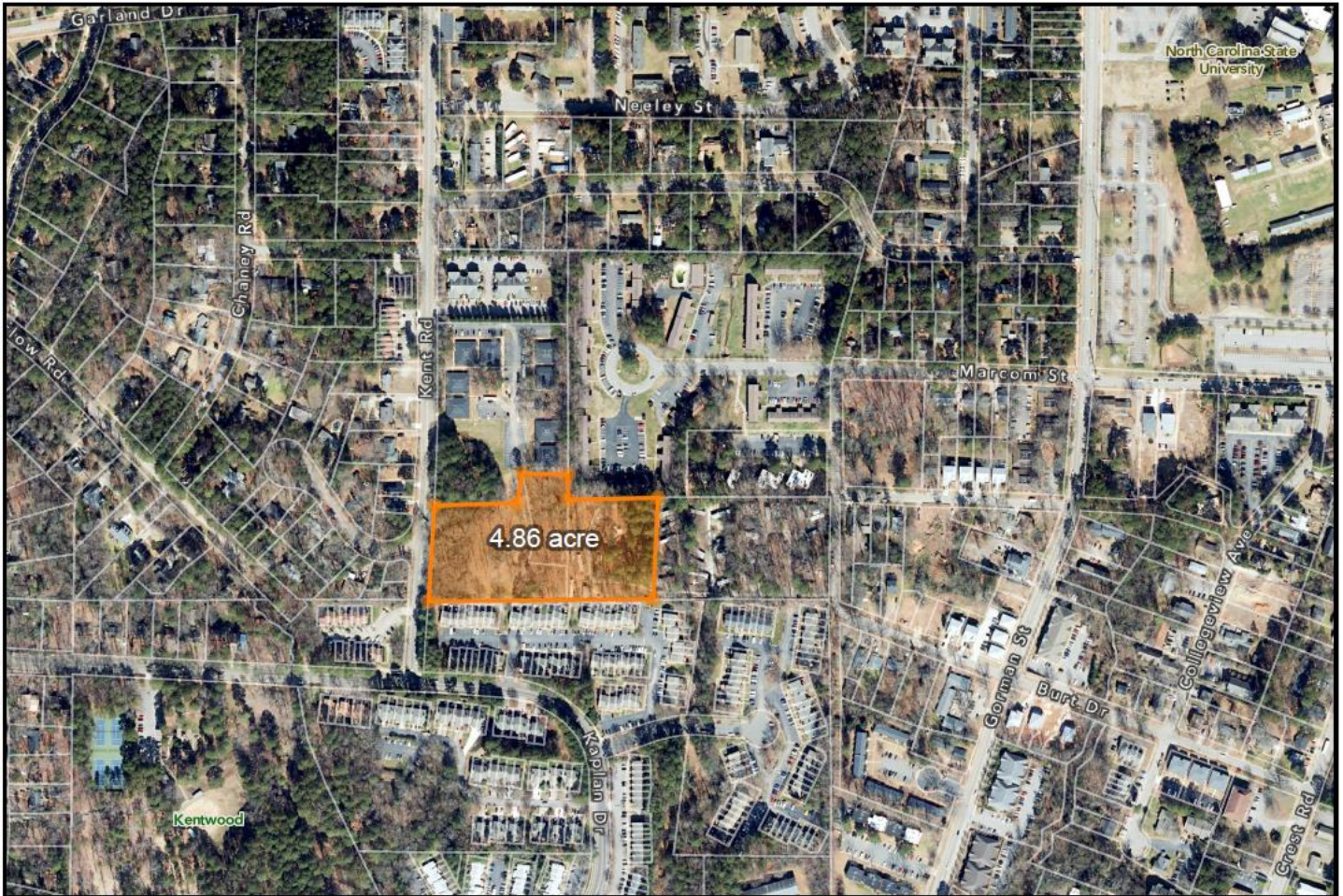
Sincerely,

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

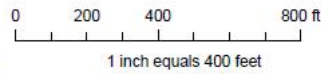
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial

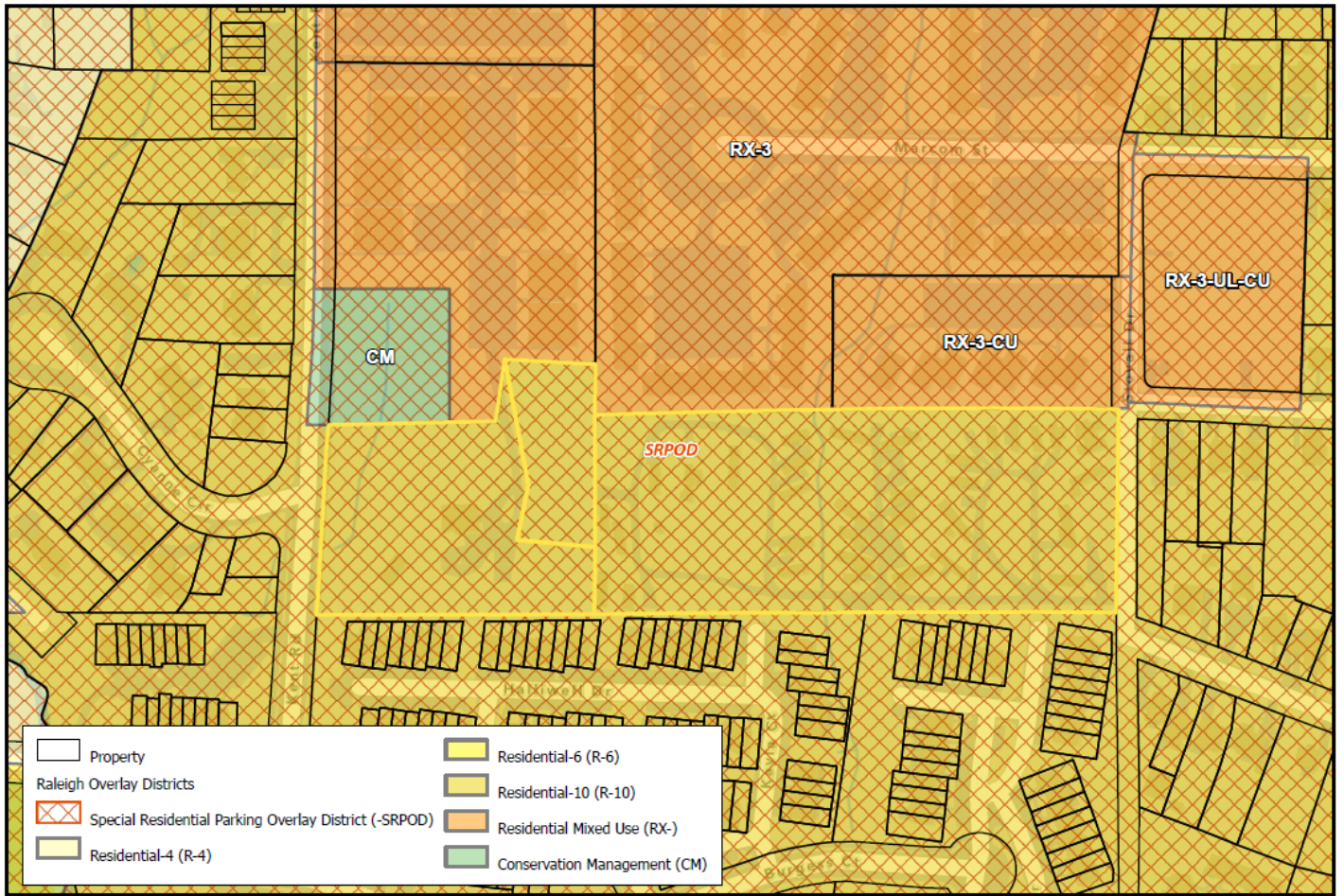


Kent Road/Stovall Drive



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Zoning





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 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 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: R	Height:	Frontage:	Overlay(s): SRPOD
Proposed zoning base district: R	Height: 3	Frontage:	Overlay(s): SRPOD
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: 1329 Kent Road; 1327 Kent Road; a portion of 1508 Stovall Drive		
Property PIN: 0793180200; 0793181370; 0793186220		
Deed reference (book/page): (019032/01929); (018719/00735); (018719/00729)		
Nearest intersection: Gyanne Circle and Kent Road		Property size (acres): 4.86
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: A SQUARED LLC 1410 HILLSBOROUGH ST RALEIGH NC 27605-1829; NEIGHBORHOOD REDEVELOPMENT GROUP LLC 51 KILMAYNE DR STE 100 CARY NC 27511-7719		
Property owner email:		
Property owner phone:		
Applicant name and address: Blue Ridge Atlantic Development, LLC 160 Mine Lake Ct Ste 200 Raleigh, NC 27615		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919-890-3318		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-10	Proposed zoning: RX-3	

Narrative of Zoning Conditions Offered
<p>1. Rental fees for dwelling units on the property shall be affordable for households earning an average of 60% of the area median income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy on the property. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.</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: _____

Printed Name: _____