



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: August 28, 2023  
Re: Notice of meeting to discuss potential rezoning of certain property located at 5201 & 5203 Creedmoor Road (the "Property")

We are counsel for Vista Residential Partners-NC, LLC ("Vista"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Residential-4 (R-4). Vista is considering rezoning the Property to a Planned Development District with a base district of Office Mixed Use, up to five stories, (OX-5). The purpose of the zoning request is to allow for multifamily residential use.

You are invited to attend a neighborhood meeting on **September 7, from 7 pm to 8 pm**. The meeting will be held at Magnolia Glen, 5301 Creedmoor Road, Raleigh, NC. 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-94-22.

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

Robert Tate  
Raleigh Planning & Development  
(919) 996-2235  
[Robert.Tate@raleighnc.gov](mailto:Robert.Tate@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)

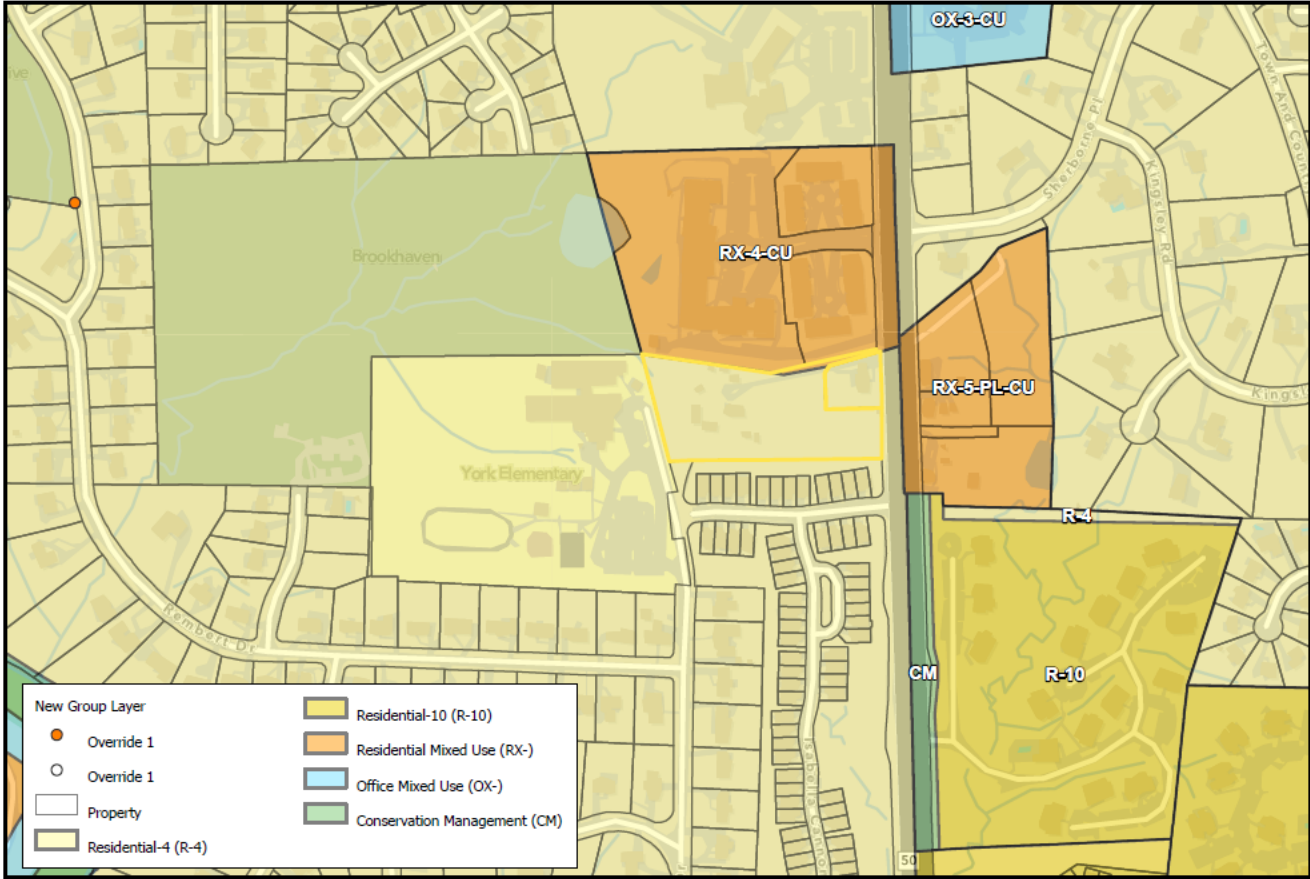
Sincerely,

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

Aerial Photo



# Zoning



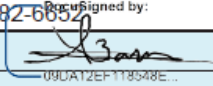


# Rezoning Application and Checklist

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](http://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](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input checked="" type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: <b>R-4</b>			Height: _____
Proposed zoning base district: <b>OX</b>			Height: 5
Frontage: none			Overlay(s): none
Frontage: PL			Overlay(s): none
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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: 5201& 5203 Creedmoor Road		
Property PIN: 0796455561; 0796452473		
Deed reference (book/page): 012538/02614		
Nearest intersection: Creedmoor Road and Manassa Pope Lane		Property size (acres): 4.81 acres
For planned development applications only:	Total units: 320	Total square footage: 560,000
	Total parcels: 1	Total buildings: 1
Property owner name and address: Willie Earl Wilson c/o Randolph L Worth Attorney at Law PO Box 20825 Raleigh, NC 27619-0825		
Property owner email: <a href="mailto:rlworth@worthlawnc.com">rlworth@worthlawnc.com</a>		
Property owner phone: 919-571-6464		
Applicant name and address: Vista Residential Partners-NC, LLC, 4000 Westchase Blvd Suite 310, Raleigh, NC 27607		
Applicant email: <a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>		
Applicant phone: (919)782-6852		
Applicant signature(s): 		
Additional email(s): _____		