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To: Neighboring Property Owners and Tenants
From: Molly Stuart
Date: January 3, 2025
Re: Notice of meeting to discuss potential rezoning of certain property located at 4409 Creedmoor Road (the "Property")

We are counsel for AGS Crabtree LLC ("AGS"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Office Mixed Use – up to 4 stories (OX-4). AGS is considering rezoning the Property to Commercial Mixed Use – up to 7 stories – Conditional Use (CX-7-CU). The purpose of the zoning request is to rezone the property to allow for construction of a hotel.

You are invited to attend a neighborhood meeting on **January 14, from 6 pm to 7 pm**. The meeting will be held at Laurel Hills Community Center, CC Meeting Room, 3808 Edwards Mill Road, Raleigh, NC 27612. 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-35-24.

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

Matthew Klem
Raleigh Planning & Development
(919) 996-2676
Matthew.Klem@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 below the typed name and contact information.

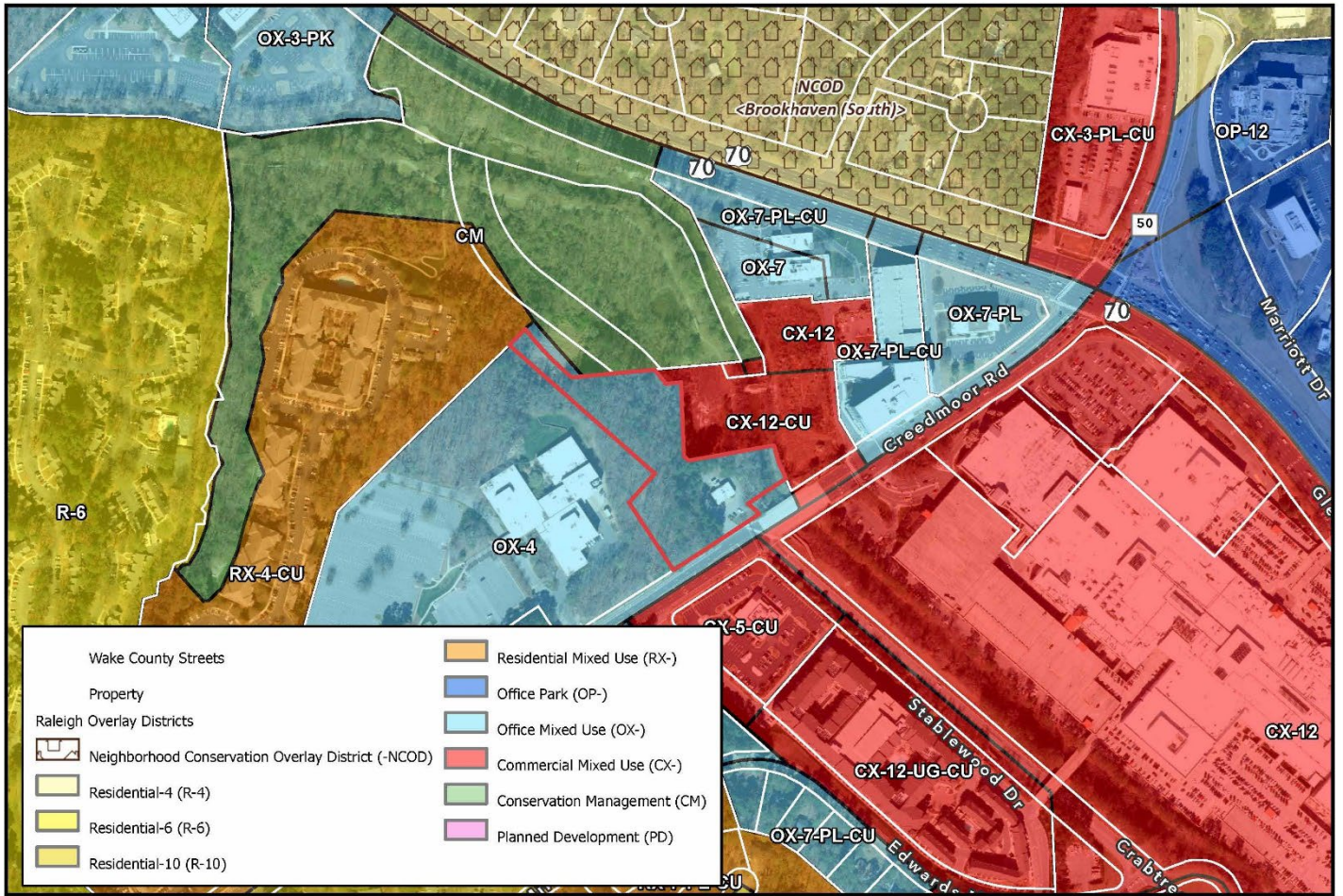
Aerial Photo



N1

Discipline

Zoning





Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-998-2500

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: OX			Height: 4
Proposed zoning base district: CX			Height: 7
Frontage:			Overlay(s):
Frontage:			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: 4409 Creedmoor Road		
Property PIN: 0796312398		
Deed reference (book/page): 019694/2442		
Nearest intersection: Creedmoor Rd/Crabtree Valley Ave		Property size (acres): 4.14
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: AGS Crabtree LLC, 12051 Retail Dr, Wake Forest, NC 27587		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919.890.3318		
Applicant name and address: AGS Crabtree LLC, 12051 Retail Dr, Wake Forest, NC 27587		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919.890.3318		
Applicant signature(s): <i>Harinder Singh</i>		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: Z-35-24	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: OX-4	Proposed zoning: CX-7-CU	

Narrative of Zoning Conditions Offered
<p>The following primary uses shall be prohibited: detention center, jail, prison; office.</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: SIGNED BY: Harinder Singh
4AF9D71A1783197...

Printed Name: Harinder Singh