



Molly M. Stuart, Partner
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Date: March 28, 2025

Re: Neighborhood Meeting regarding 319 Heck Street (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **April 8, 2025, from 6 pm to 7 pm**. The meeting will be held at Tarboro Road Community Center, Tarboro Road CC Meeting Room 1, 121 N. Tarboro Street, Raleigh, NC 27610.

The purpose of this meeting is to discuss a potential rezoning of the Property, located at 319 Heck Street. This Property is currently zoned Residential-10 with Neighborhood Conservation Overlay District (R-10 (NCOD)) and is proposed to be rezoned to Residential Mixed Use-3 (RX-3). The purpose of the zoning request is to add townhome residences to the property. 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 and tenants 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:

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@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 placed below the "Sincerely," text.

Neighborhood Meeting Agenda

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

Aerial



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 checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-10	Height:	Frontage:	Overlay(s): NCOD
Proposed zoning base district: RX	Height: 3	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: 319 Heck Street, Raleigh, NC 27601		
Property PIN: 1714102600		
Deed reference (book/page): 012287 / 00655		
Nearest intersection: Oakwood Ave		Property size (acres): 0.504
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: 319 HECK STREET LLC, 319 SEAWELL AVE RALEIGH NC 27601-1255		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919-890-3318		
Applicant name and address: Molly Stuart, Esq., 434 Fayetteville St, Suite 2200, Raleigh, NC 27601		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919-890-3318		
Applicant signature(s):		
Additional email(s): hinstead@morningstarlawgroup.com		