



Molly M. Stuart, Partner  
434 Fayetteville Street, Suite 2200  
Raleigh, North Carolina 27601  
919-890-3318  
mstuart@morningstarlawgroup.com  
www.morningstarlawgroup.com

To: Neighboring Property Owners and Tenants  
From: Molly Stuart  
Date: April 17, 2026  
Re: Notice of meeting to discuss potential rezoning and annexation of certain property located at 12301 Leesville Road, Raleigh, NC & 7652 Leesville Road and 3321 Shady Grove Road, Durham, NC (collectively, the "Property") Z-54-25

We are counsel for Mill Creek Residential Trust ("Mill Creek"), which plans to rezone and annex to the City of Raleigh the above-captioned Property. Currently, the Property at 12301 Leesville Road (PIN 0778194493) is Industrial Mixed Use, three stories, Parkway Frontage, Airport Overlay District, Special Highway Overlay District (IX-3-PK-AOD-SHOD-2), 7652 Leesville Road (PIN 0778192609) is currently zoned Rural Residential, Airport Overlay above 65 LDN, Airport Overlay 60 to 65 LDN (RR-A65-A60), and 3321 Shady Grove Road (PIN 078094678) is currently zoned Rural Residential, Airport Overlay above 65 LDN (RR-A65). Mill Creek is considering rezoning the Property to Office Mixed Use, up to four stories, Conditional Use (OX-4-CU). The purpose of the zoning request is for residential and/or mixed-use development.

You are invited to attend a neighborhood meeting on **April 29, from 6:00 pm to 7:00 pm**. The meeting will be held at Laurel Hills Community Center, CC Meeting Room, 3808 Edwards Mill Rd, 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-54-25, and the annexation application is filed under case no. AX-44-25.

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

Matthew Burns, CZO  
Raleigh Planning & Development  
(919) 996-4641  
[matthew.burns@raleighnc.gov](mailto:matthew.burns@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](mailto:mstuart@mstarlaw.com)  
Sincerely,

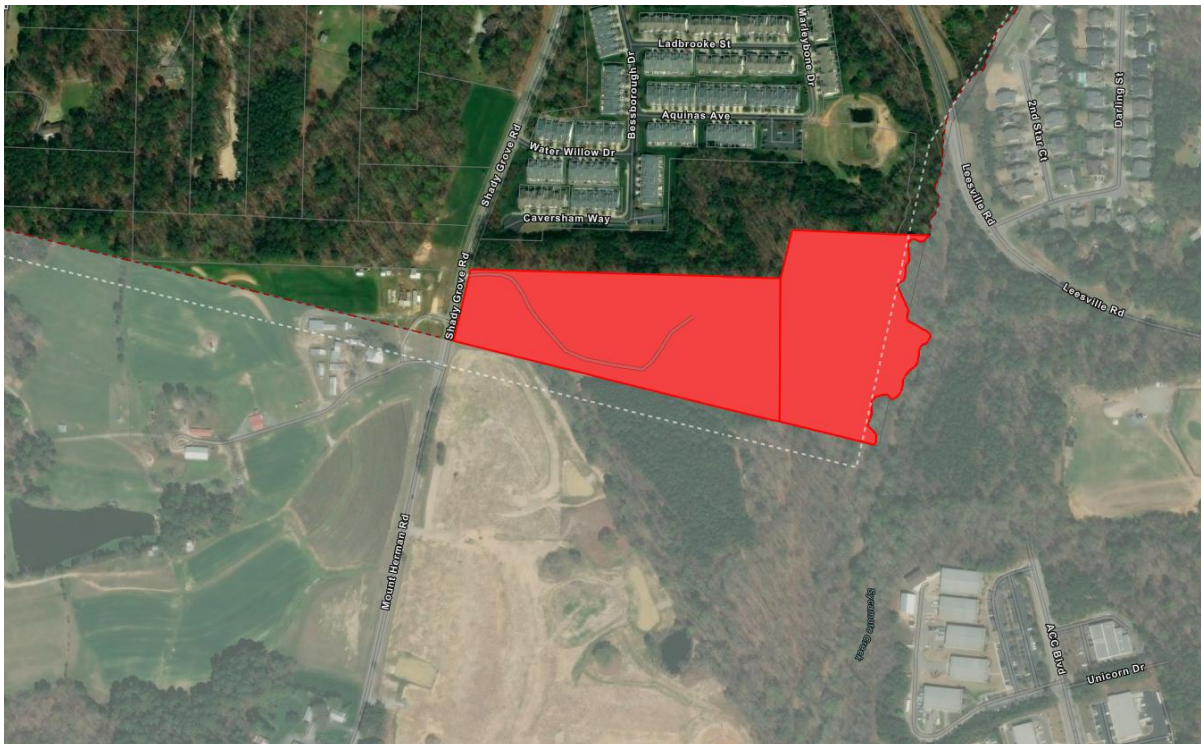
A handwritten signature in blue ink, appearing to read "MS", is located at the bottom of the letter.

Aerial Photo

Wake County

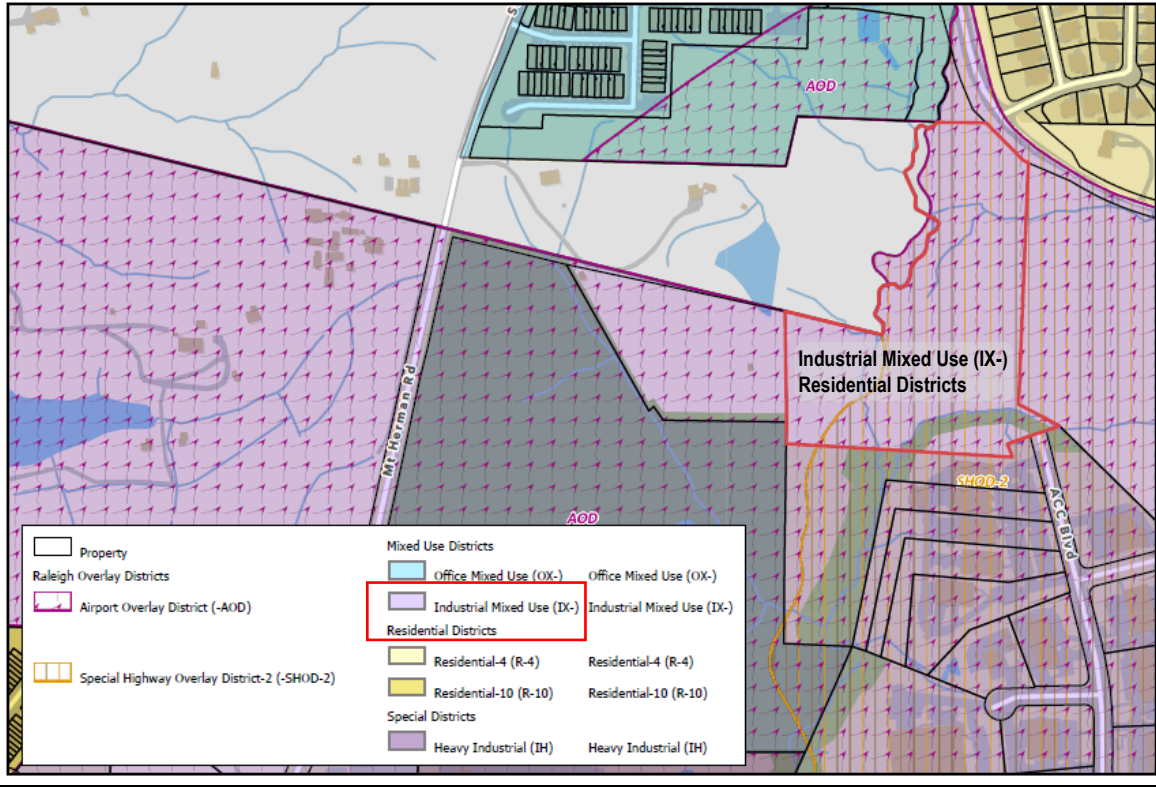


Durham County



# Zoning

## Wake County



## Durham County

