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To: Neighboring Property Owners and Tenants  
From: Molly Stuart  
Date: May 15, 2026  
Re: Notice of meeting to discuss potential rezoning of certain property located at 309 North Boylan Avenue, Raleigh (the "Property") Z-16-26

We are counsel for Mill & Oak LLC ("Mill & Oak"), which plans to rezone the above-captioned Property. Currently, the Property at 309 North Boylan Ave (PIN 01704400742) is zoned Office Mixed Use, Three Stories Maximum, Detached – Neighborhood Conservation Overlay District (OX-3-DE (NCOD)) and is proposed to be rezoned to Commercial Mixed Use, Twelve Stories Maximum, Urban Limited (CX-12-UL). The purpose of the zoning request is for commercial development.

You are invited to attend a neighborhood meeting on **May 27, from 5:30 pm to 6:30 pm**. The meeting will be held at 309 North Boylan Avenue, 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-16-26.

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

Jacob Hunt, AICP  
Senior Planner  
Raleigh Planning & Development  
(919) 996-6333  
[jacob.hunt@raleighnc.gov](mailto:jacob.hunt@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 below the typed name and contact information.

Aerial



# Zoning

