



Molly M. Stuart, Partner  
434 Fayetteville Street, Suite 2200  
Raleigh, North Carolina 27601  
919-890-3318  
[mstuart@morningstarlawgroup.com](mailto:mstuart@morningstarlawgroup.com)  
[www.morningstarlawgroup.com](http://www.morningstarlawgroup.com)

Date: May 9, 2025

Re: Neighborhood Meeting regarding 3653, 3713, 3717, 3719, and 3725 Tarheel Club Road (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **May 21, 2025, from 6 pm to 7 pm**. The meeting will be held at Marsh Creek Community Center, Marsh Creek CC Classroom Room, 3050 N New Hope Road, Raleigh, NC 27604.

The purpose of this meeting is to discuss a potential rezoning of the Property located on Tarheel Club Road. This Property is currently zoned Residential-4 (R-4), Conservation Management with Special Highway Overlay Districts CM (SHOD-1) and Agriculture Productive (AP) and is proposed to be rezoned to Residential use (R-10). The purpose of the zoning request is to permit residential development of the site. 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](http://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](mailto:matthew.mcgregor@raleighnc.gov)

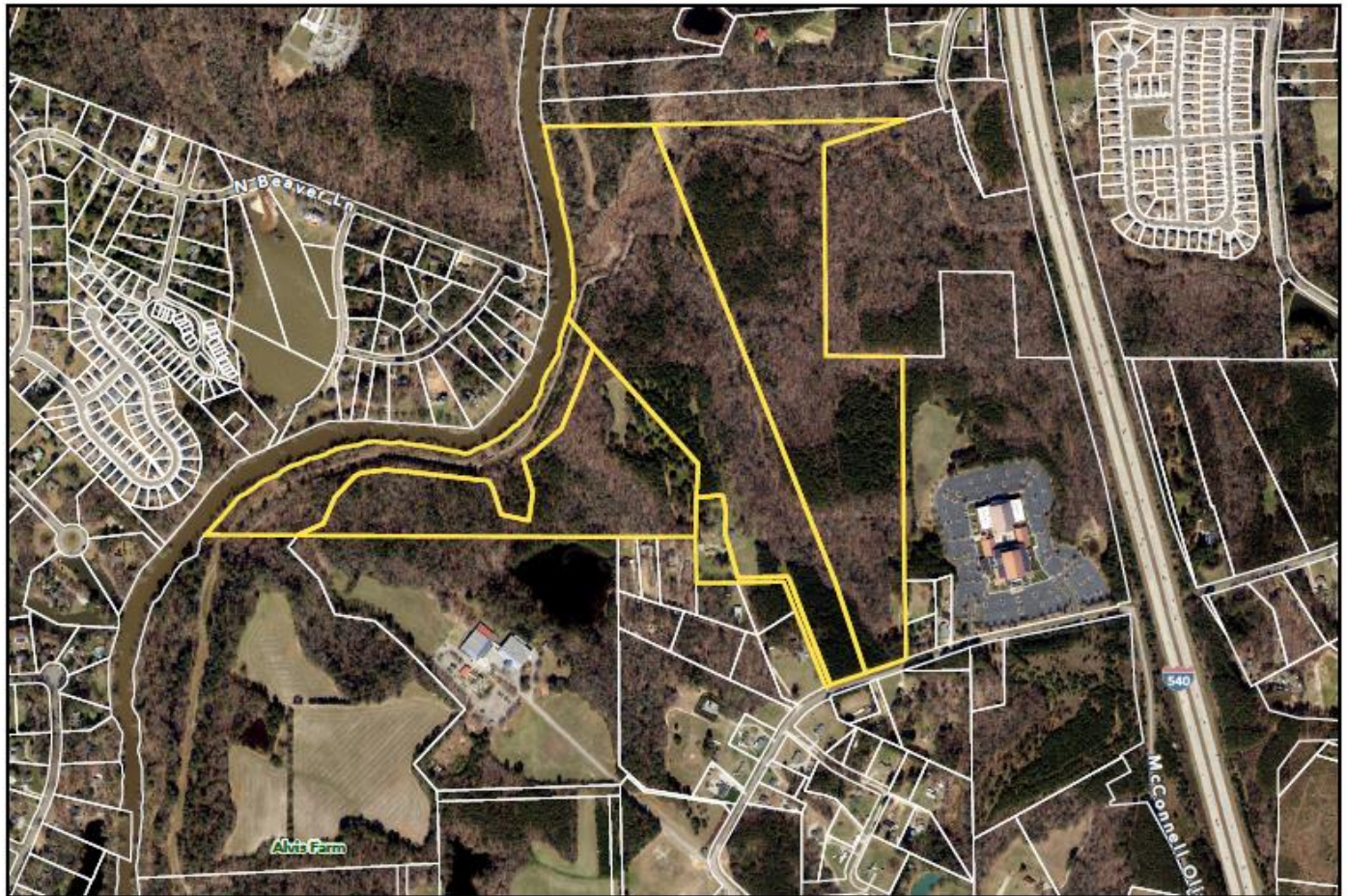
If you have any concerns or questions about this potential rezoning I can be reached at:

Molly Stuart  
Morningstar Law Group  
919-890-3318  
[mstuart@mstarlaw.com](mailto:mstuart@mstarlaw.com)  
Sincerely,

## **Neighborhood Meeting Agenda**

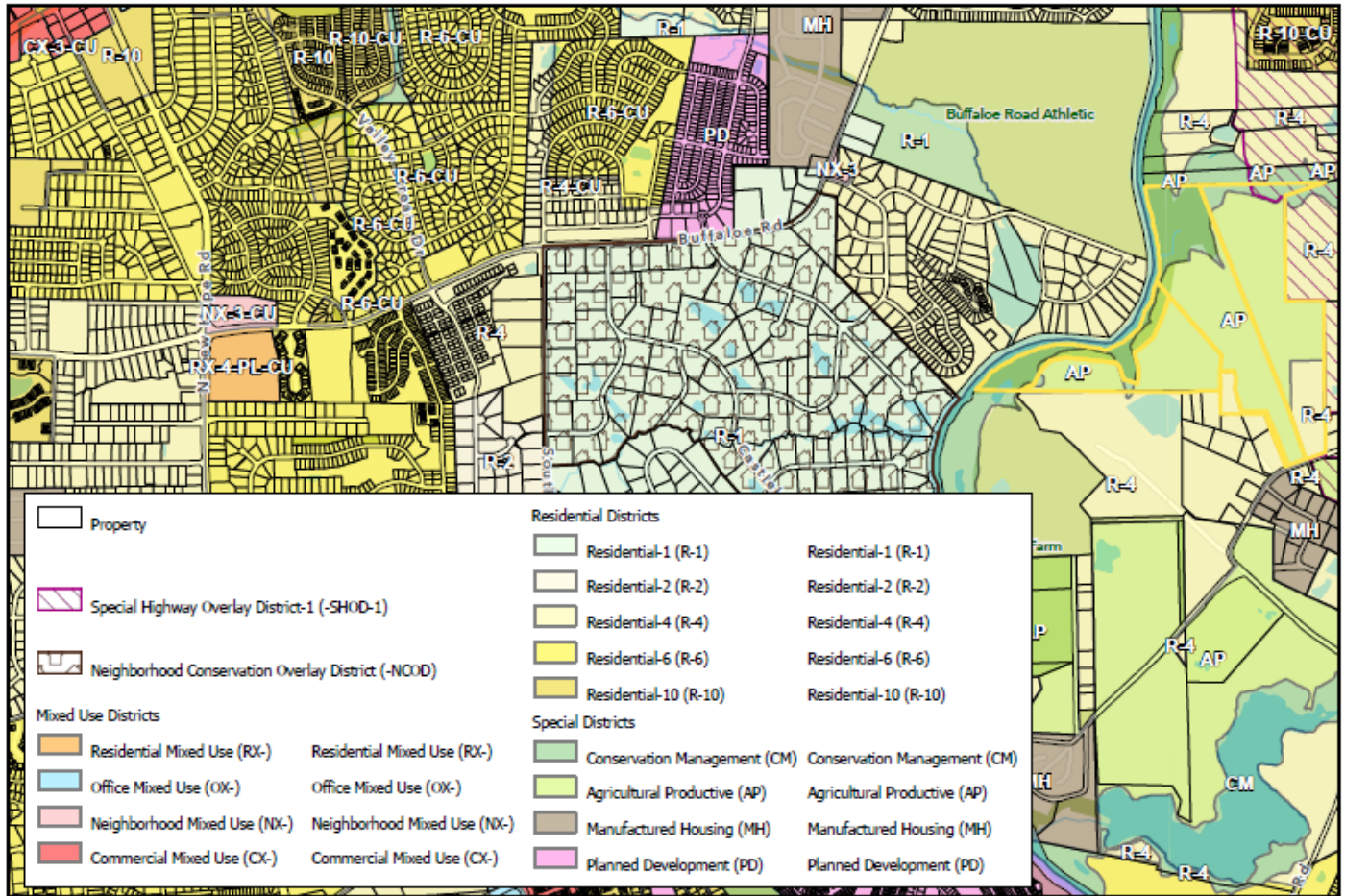
- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

## 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](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 checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4, AP, CM	Height:	Frontage:	Overlay(s): SHOD-1
Proposed zoning base district: R-10	Height:	Frontage:	Overlay(s):
Helpful Tip: <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: 3653, 3713, 3717, 3719, and 3725 Tarheel Club Road		
Property PIN: 1735876429, 1745060938, 1735874253, 1735988127, 1745084302		
Deed reference (book/page): 17-E/2680, 011928/02314, 17-E/2680, 011928/02311, 21-E/3881		
Nearest intersection: Tarheel Club Road and Holly Lake Trail		Property size (acres): 142.30
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attached list		
Property owner email: <a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>		
Property owner phone: 919-890-3318		
Applicant name and address: Mungo Homes		
Applicant email: <a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>		
Applicant phone: 919-890-3318		
Applicant signature(s):		
Additional email(s):		

