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Date: September 8, 2025

Re: Neighborhood Meeting regarding 2936 Hodge Road, Knightdale, NC (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **September 18, 2025, from 6:00 pm to 7:00 pm**. The meeting will be held at Barwell Road Community Center, Meeting Room 1, Raleigh, NC 27610.

The purpose of this meeting is to discuss a potential annexation and rezoning of the Property, located at 2936 Hodge Road, Knightdale. The Property is currently zoned Wake County Residential-30 (R-30) and is proposed to be rezoned to Residential-10-CU (Residential-10-Conditional Use). The purpose of the zoning request is for residential development. 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 annexation and rezoning I can be reached at:

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

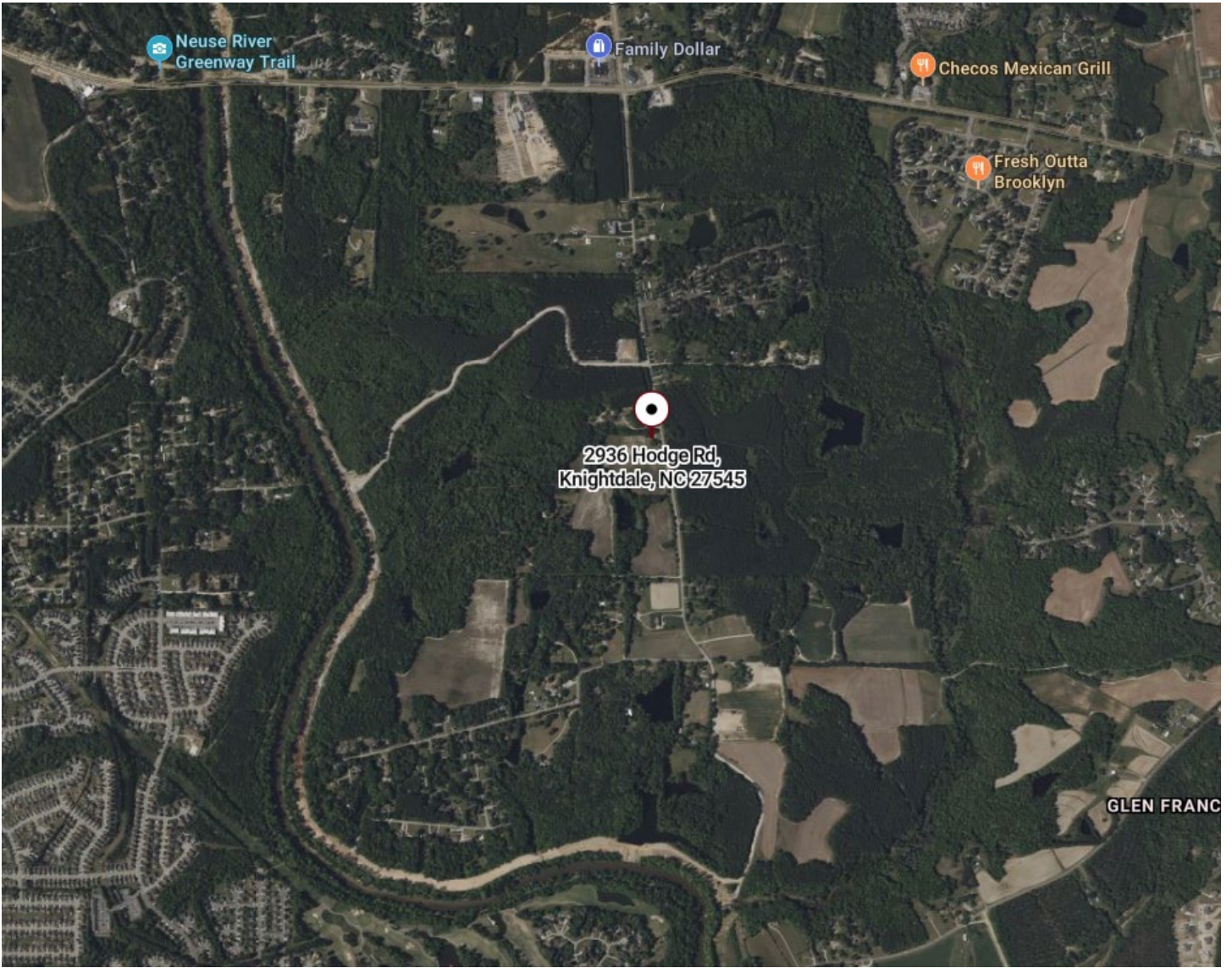
Sincerely,

A handwritten signature in blue ink, appearing to read "MS", is placed below the typed name.

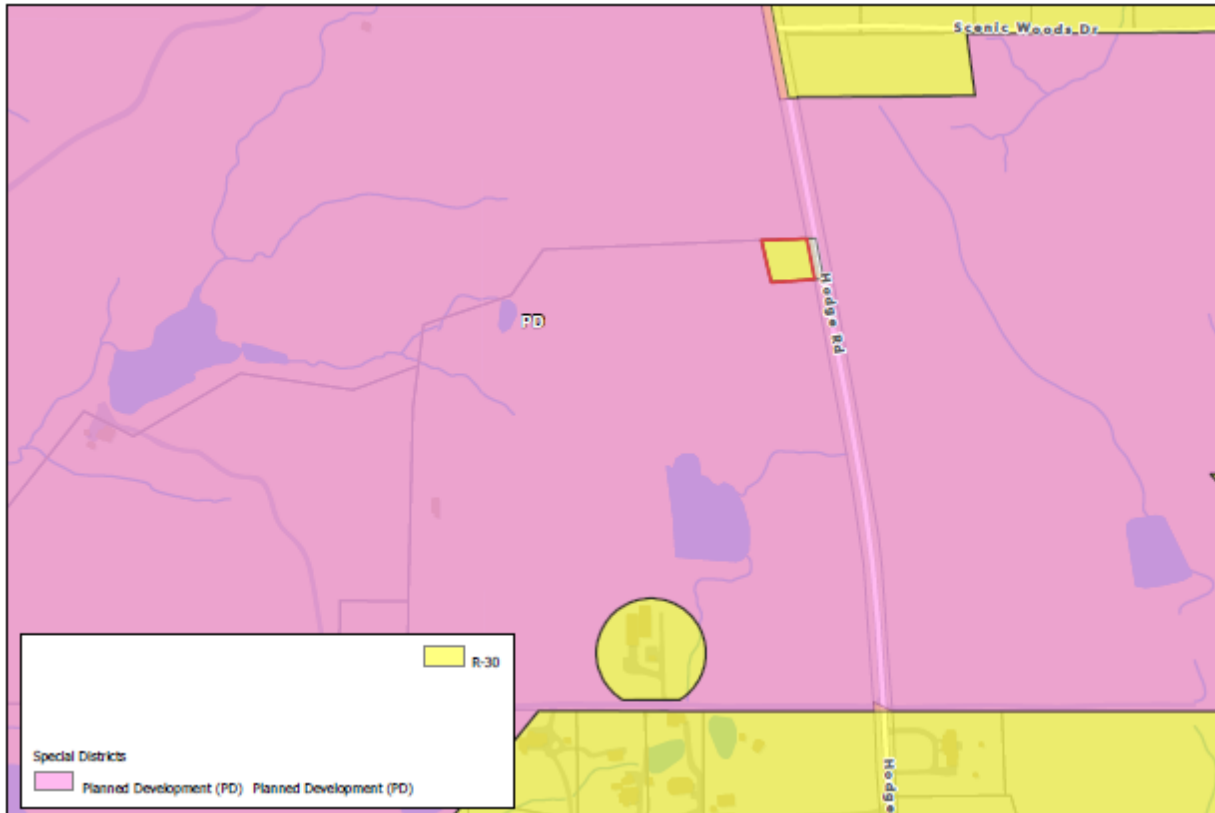
## **Neighborhood Meeting Agenda**

- 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-30		Height:	Frontage:
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: 2936 Hodge Road		
Property PIN: 1742386156		
Deed reference (book/page): 017698/00168		
Nearest intersection: Hodge Rd and Scenic Woods Dr		Property size (acres): 0.48
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Eleanor A Seymour, 2936 Hodge Rd, Knightdale		
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 of North Carolina, 2521 Schieffelin Rd, Suite 116, Apex, NC 27502		
Applicant email: <a href="mailto:kprevoznak@mungo.com">kprevoznak@mungo.com</a>		
Applicant phone: (919) 548-9381		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-30	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered
<p>Townhouse and apartment building types shall be prohibited.</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: \_\_\_\_\_

Printed Name: \_\_\_\_\_