



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

Date: September 19, 2025

Re: Neighborhood Meeting regarding 1415 & 1507 Trailwood Drive and 0 Crump Road (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **October 1, 2025, from 6:00 pm to 7:00 pm**. The meeting will be held at Method Road Community Center, PB Large Room, 514 Method Road, Raleigh, NC 27607.

The purpose of this meeting is to discuss a potential rezoning of the Property. This Property is currently zoned Residential-2-Neighborhood Conservation Overlay District and Special Residential Parking Overlay District (R-2 (NCOD) (SRPOD)) and Residential-4-Special Residential Parking Overlay District (R-4(SRPOD)) and is proposed to be rezoned to Residential – 10 – Conditional Use (R-10-CU). The purpose of the zoning request is to 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 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 annexation and rezoning I can be reached at:

Molly Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com
Sincerely,

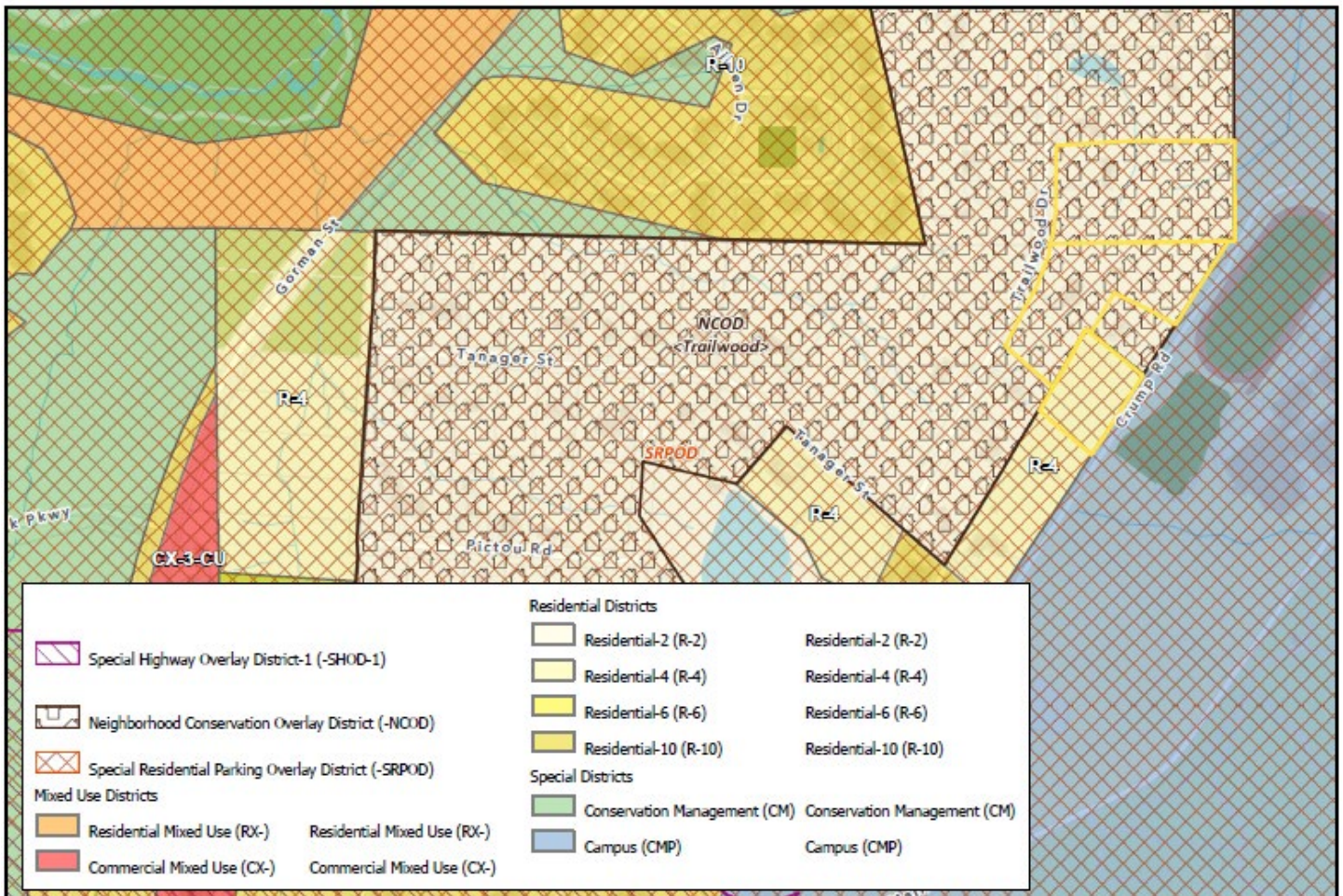
Neighborhood Meeting Agenda

- 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). 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 type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	R-2 & R-4	Height:	Frontage:	Overlay(s): NCOD&SRPOD
Proposed zoning base district:	R-10	Height:	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: 1415 & 1507 Trailwood Drive & O Crump Road		
Property PIN: 0793119751; 0793118434; 0793118101		
Deed reference (book/page): 019521/01824; 019373/02681; 018744/00941		
Nearest intersection: Trailwood Drive & Tanager Street		Property size (acres): 7.95
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attachment A		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919-890-3318		
Applicant name and address: LDG Development, LLC, 545 South 3rd Street, Louisville, KY 40202		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919-890-3318		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-2&R-4(NCOD)(SRPOD)	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered
<p>1. Minimum lot size shall be 20,000 square feet.</p> <p>2. Minimum lot frontage shall be 100 feet.</p> <p>3. Average (mean) rents for dwelling units shall be affordable for households earning 60% area median income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department.</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: _____

Attachment A
Property Information

Address	PIN	Book/Page	Acreage	Owner Name & Address
1415 Trailwood Dr	0793119751	019521/01824	3.79	HAMID J SADEGHI, 30030 VILLAGE PARK DR, CHAPEL HILL NC 27517-8493
1507 Trailwood Dr	0793118434	019373/02681	3.06	DAVID SADEGHI, 30030 VILLAGE PARK DR, CHAPEL HILL NC 27517-8493
0 Crump Rd	0793118101	018744/00941	1.10	ROSS & LAURA ZAMBANINI, 1512 PINEVIEW DR, RALEIGH, NC 27606-2562
			7.95	