



Hunter Winstead, Associate
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Date: October 3, 2025

Re: Neighborhood Meeting regarding 4804 & 4808 Spring Forest Road (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **October 15, 2025, from 6 pm to 7 pm**. The meeting will be held at Millbrook Exchange Community Center, CC Room 1, 1905 Spring Forest Road, Raleigh, NC 27615.

The purpose of this meeting is to discuss a potential rezoning of the Property located at 4804 & 4808 Spring Forest Road. This Property is currently zoned Residential-1 (R-1), and is proposed to be rezoned to Commercial Mixed Use, up to three stories, Conditional Use (CX-3-CU). The purpose of the rezoning request is to permit mixed-use 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 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 rezoning, I can be reached at:

Hunter Winstead
Morningstar Law Group
919-590-0396
hwinstead@mstarlaw.com

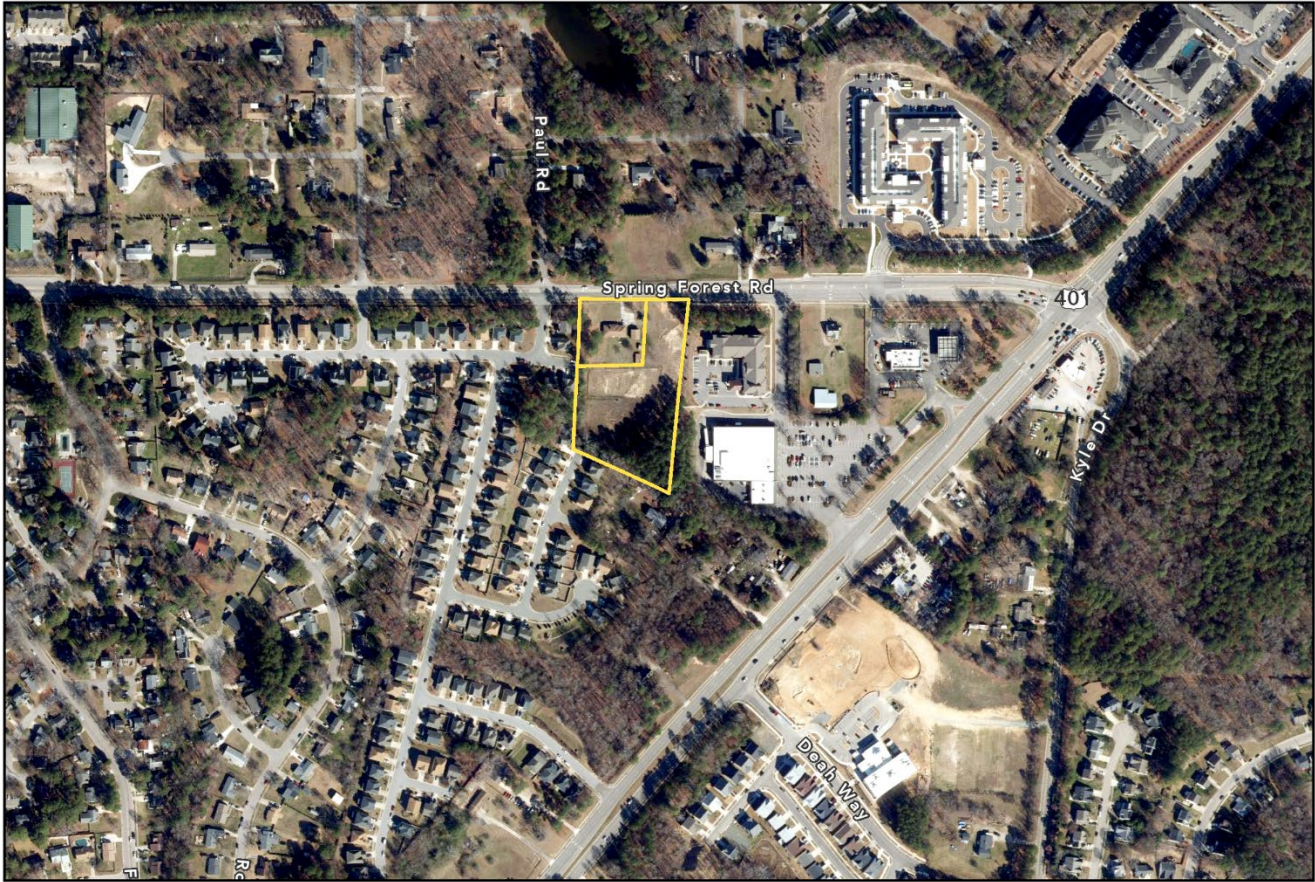
Sincerely,

A handwritten signature in black ink that reads "Hunter Winstead". The signature is written in a cursive, flowing style.

Neighborhood Meeting Agenda

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

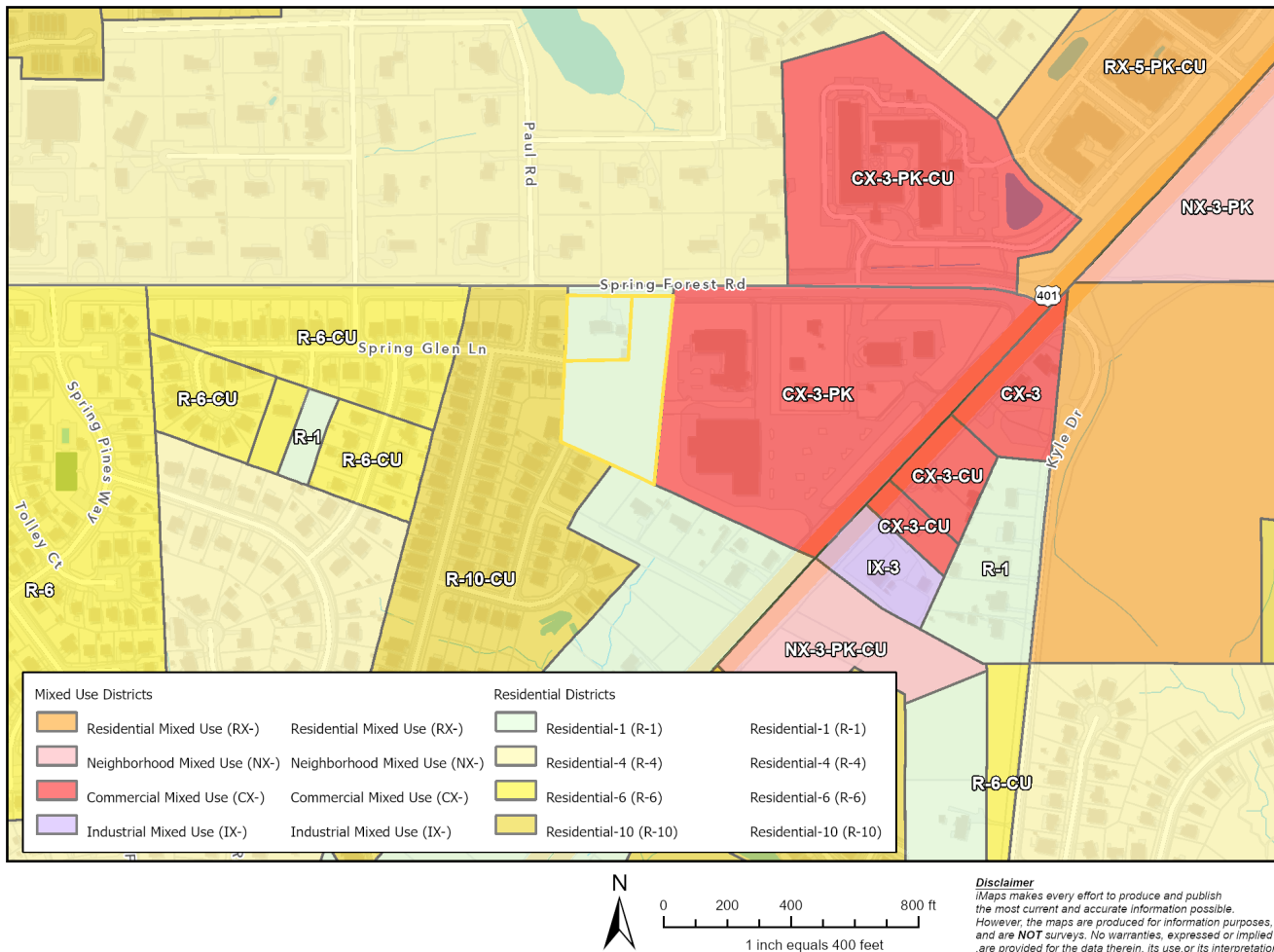
Aerial



0 200 400 800 ft
1 inch equals 400 feet

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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
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-1	Height:	Frontage:	Overlay(s):
Proposed zoning base district: CX	Height: 3	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: Z-38-1973			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 4804 & 4808 Spring Forest Road		
Property PIN: 1736064615; 1736064465		
Deed reference (book/page): 25-E/230		
Nearest intersection: Spring Forest Rd & White Bark Rd		Property size (acres): 3.93
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: HUBERT L NORWOOD HEIRS, MARK JOHNSON, 6504 SPARKLING BROOK DR, RALEIGH NC 27616		
Property owner email: hwinstead@morningstarlawgroup.com		
Property owner phone: 919-590-0396		
Applicant name and address: Moss Construction & Design, LLC, 710 Mary Dee Ct, Raleigh, NC 27613		
Applicant email: hwinstead@morningstarlawgroup.com		
Applicant phone: 919-590-0396		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: <input type="text"/>	Date submitted: <input type="text"/>	OFFICE USE ONLY Rezoning case # <input type="text"/>
Existing zoning: R-1	Proposed zoning: CX-3-CU	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX- district shall be prohibited:</p> <ul style="list-style-type: none"> (i) Rest home (ii) Cemetery (iii) Adult establishment (iv) Detention center, jail, prison

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: