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Date: November 21, 2025

Re: Neighborhood Meeting regarding 12301 Leesville Road, Raleigh, NC (PIN 0778194493) & 7652 Leesville Road (PIN 0778192609) and 3321 Shady Grove Road, Durham, NC (PIN 0778094679) (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **December 3, 2025, from 7:00 pm to 8:00 pm**. The meeting will be held at Hampton Inn & Suites, Brier Creek/Airport, Cape Lookout 1 Room, 8021 Arco Corporate Drive, Raleigh, NC 27617.

The purpose of this meeting is to discuss a potential annexation and rezoning of the Property, located at 7652 Leesville Road and 3321 Shady Grove Road, and rezoning of 12301 Leesville Road. The Property at 12301 Leesville Road is currently zoned Industrial Mixed Use, three stories, Parkway Frontage, Airport Overlay District, Special Highway Overlay District (IX-3-PK-AOD-SHOD-2) and is proposed to be rezoned to Office Mixed Use, up to four stories, Conditional Use (OX-4-PL-CU), 7652 Leesville Road is currently zoned in Durham County as Rural Residential, Airport Overlay above 65 LDN, Airport Overlay 60 to 65 LDN (RR-A65-A60), and 3321 Shady Grove Road is currently zoned in Durham County as Rural Residential, Airport Overlay above 65 LDN (RR-A65) and is proposed to be rezoned to Office Mixed Use, up to four stories, Conditional Use (OX-4-CU). 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. We are notifying all property owners and tenants within 1,000 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

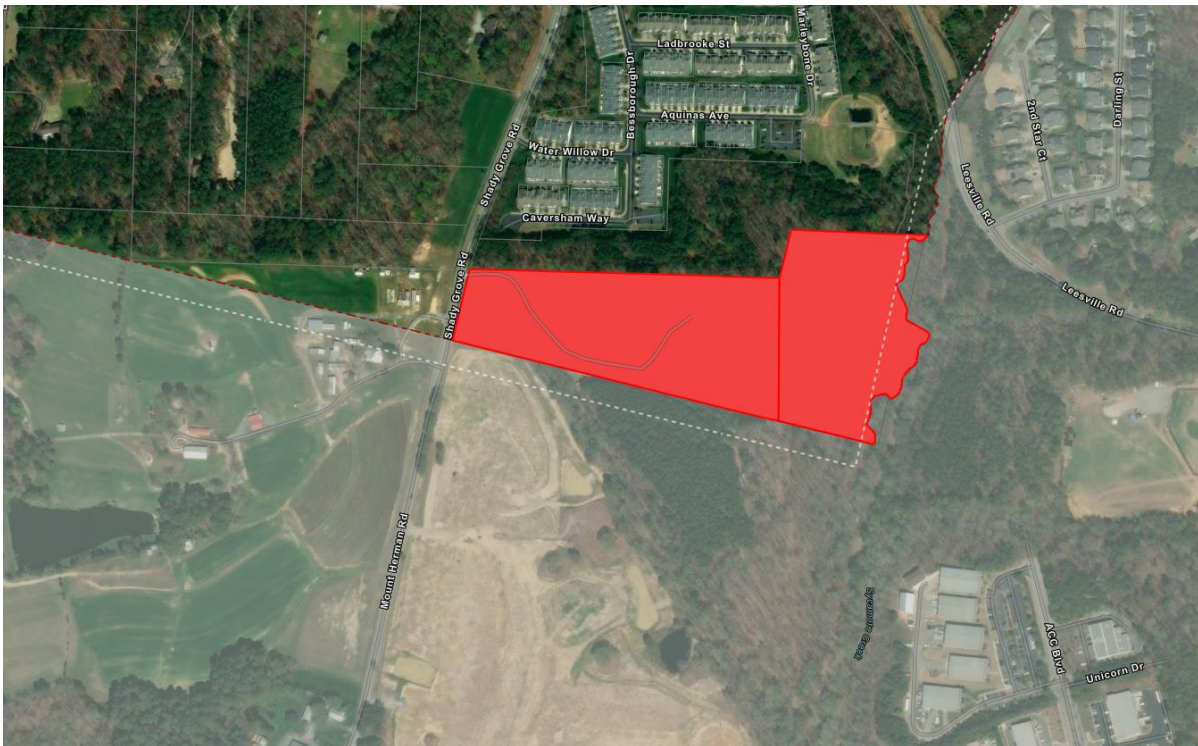
- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial

Wake County

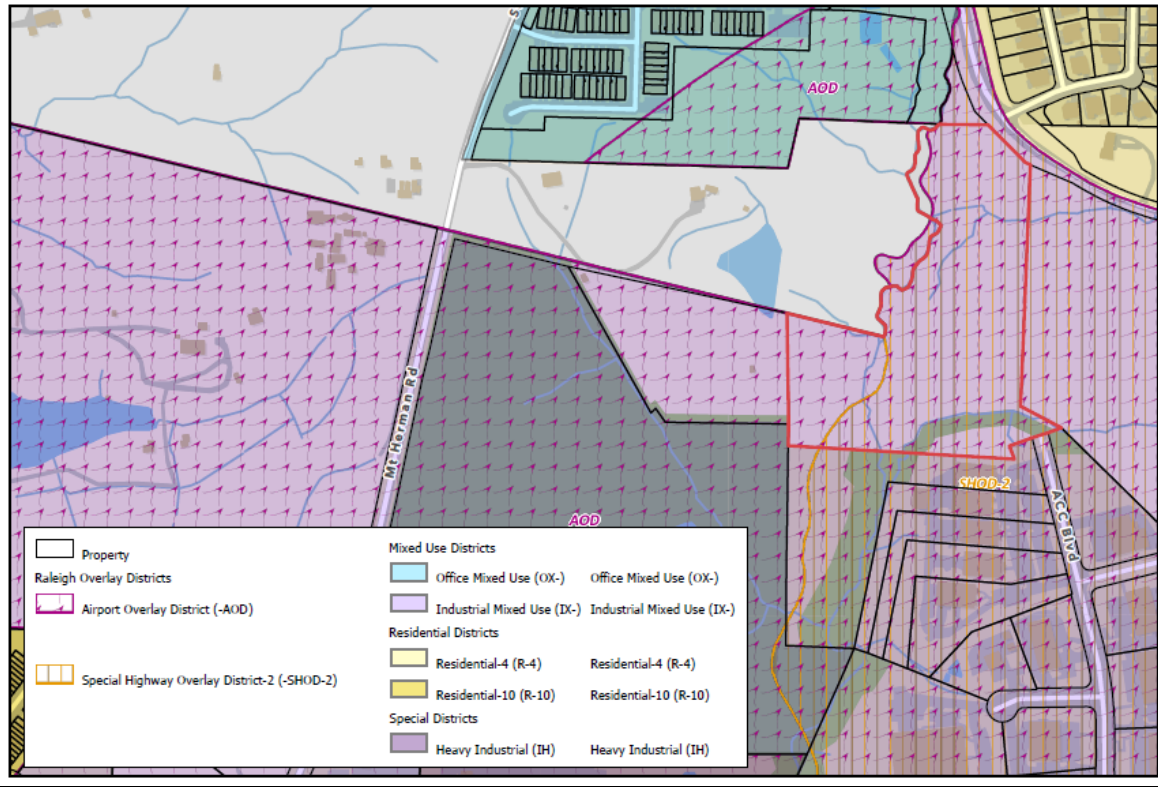


Durham County

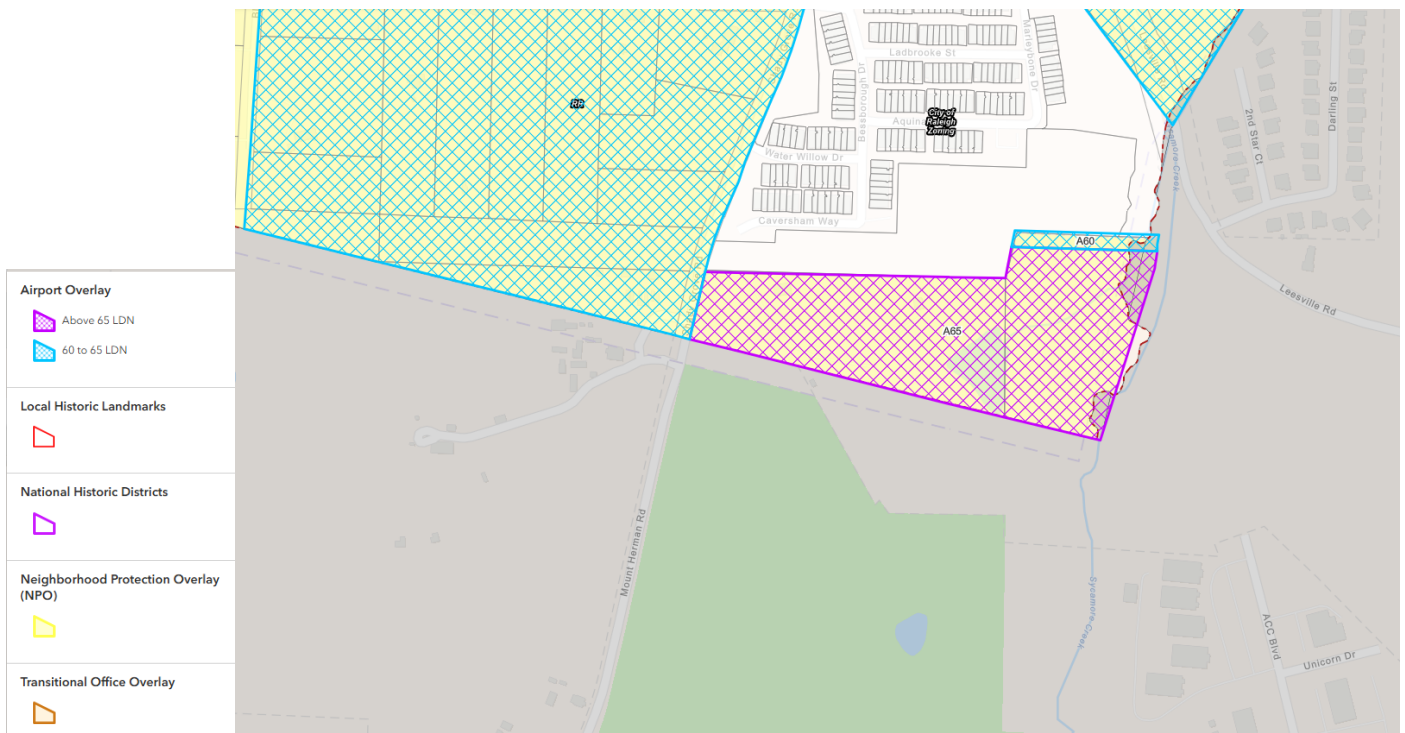


Zoning

Wake County



Durham County





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	☐ General use	☒ Conditional use	☐ Master plan	OFFICE USE ONLY Rezoning case #
	☐ Text change to zoning conditions			
Existing zoning base district:	See attached	Height:	Frontage:	Overlay(s):
Proposed zoning base district:	OX	Height: 4	Frontage: See attached	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: 12301 Leesville Road; 7652 Leesville Road; 3321 & 3325 Shady Grove Road		
Property PIN: 0778194493; 0778192609; 0778094678		
Deed reference (book/page): See attached		
Nearest intersection: Leesville Rd & Darling St		Property size (acres): 31.80
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attached		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919-890-3318		
Applicant name and address: Mill Creek Residential Trust, 702 Oberlin Rd, Suite 420, Raleigh, NC 27605		
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: See attachment	Proposed zoning: See attachment	

Narrative of Zoning Conditions Offered
1. Any recorded plat of the property shall include a notation that the property lies within the Raleigh Durham International Airport "composite 60 DNL noise contour" or the "composite 65 DNL noise contour, or both, as applicable, as projected in the RDU Airport's long range facility plan. 2. Prior to issuance of any building permit in connection with a Tier 3 site plan, the owner of the property shall record an avigation easement, which shall grant to the Raleigh Durham Airport Authority a perpetual right and easement for the free flight of aircraft over and in the vicinity of any portion of the property used for residential purposes. 3. Any new residential dwelling on the property shall be constructed with material and in a manner sufficient to assure a 25 dB reduction of A-weighted aircraft sound levels reaching the interior of the dwelling resulting in interior sound levels not exceeding 42 dB. A written certification by an architectural acoustician accredited by the Acoustical Society of America, or state licensed engineer or architect shall be deemed to satisfy this condition. 4. The maximum block perimeter for that portion of the property lying north of the planned TW Alexander Drive extension shall be 7,000 linear feet, and the maximum block perimeter for that portion of the property lying south of the planned TW Alexander Drive extension shall be 40,500 linear feet.

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: _____

Property Information Attachment

Address	PIN	County	Owner	Book/Deed	Acreage	Current Zoning	Proposed Zoning
12301 Leesville Road	0778194493	Wake	The Angus Barn Properties, LLC 9401 Glenwood Ave Raleigh NC 27617-7514	011309/01643	14.79	IX-3-PK-AOD-SHOD-2	OX-4-PL- CU
7652 Leesville Road	0778192609	Durham	The Angus Barn Properties, LLC 9401 Glenwood Ave Raleigh NC 27617-7514	5034/171	7.07	RR-A65-A60	OX-4-CU
3321 Shady Grove Road	0778094678	Durham	Pettus Family 3321 Shady Grove Rd Raleigh, NC 27617	9112/656	9.94	RR-A65	OX-4-CU
Total Acres					31.80		