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To: Neighboring Property Owner
From: Molly Stuart
Date: December 15, 2025
Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located at 1017, 1000, & 1100 Trailwood Drive, hereinafter, (the "Property").

We are counsel for Floresta LLC, which plans to rezone the above-captioned Property. This Property is currently zoned Residential-4-Special Residential Parking Overlay District and Residential-6-Conditional Use-Special Residential Parking Overlay District (R-4 (SRPOD) & R-6-CU (SRPOD)) and is proposed to be rezoned to Residential Mixed Use - 3 - Conditional Use (RX-3-CU). The purpose of the zoning request is for residential uses. You are invited to attend a neighborhood meeting on **January 8, 2026**, from 6pm to 7pm. The meeting will be held at Pullen Community Center, Classroom 126, 408 Ashe Avenue, Raleigh, NC 27610. This meeting was originally scheduled for December 1, 2025, but was cancelled due to unforeseen maintenance issues at Pullen Community Center.

After the meeting, a report will be submitted to the Raleigh Planning and Development Department. 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.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-38-25.

If you have further questions about the rezoning process, please contact:

Jacob Hunt
Raleigh Planning & Development
(919) 996-6333
Jacob.Hunt@raleighnc.gov

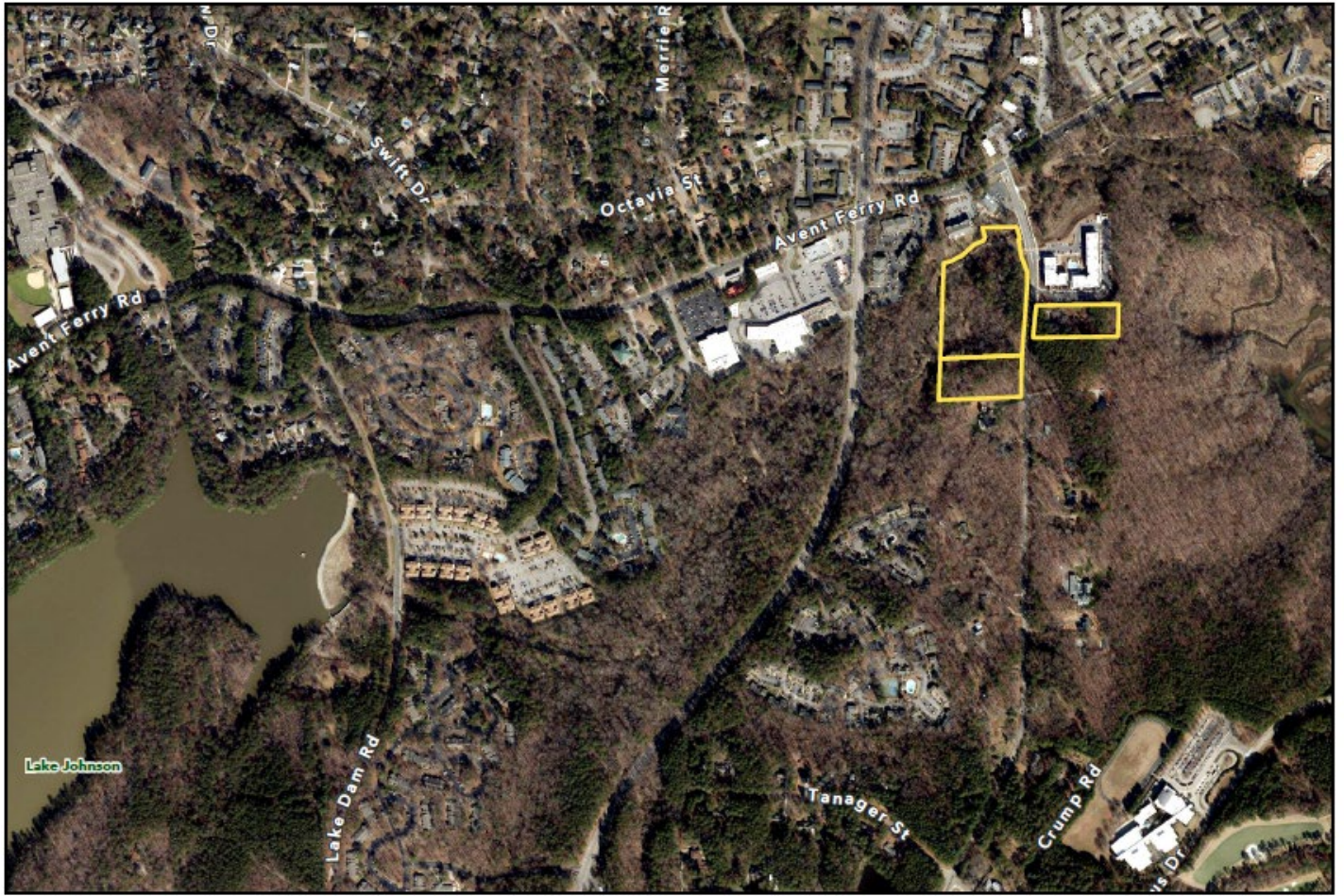
If you have any concerns or questions about this potential rezoning, I can be reached at:

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

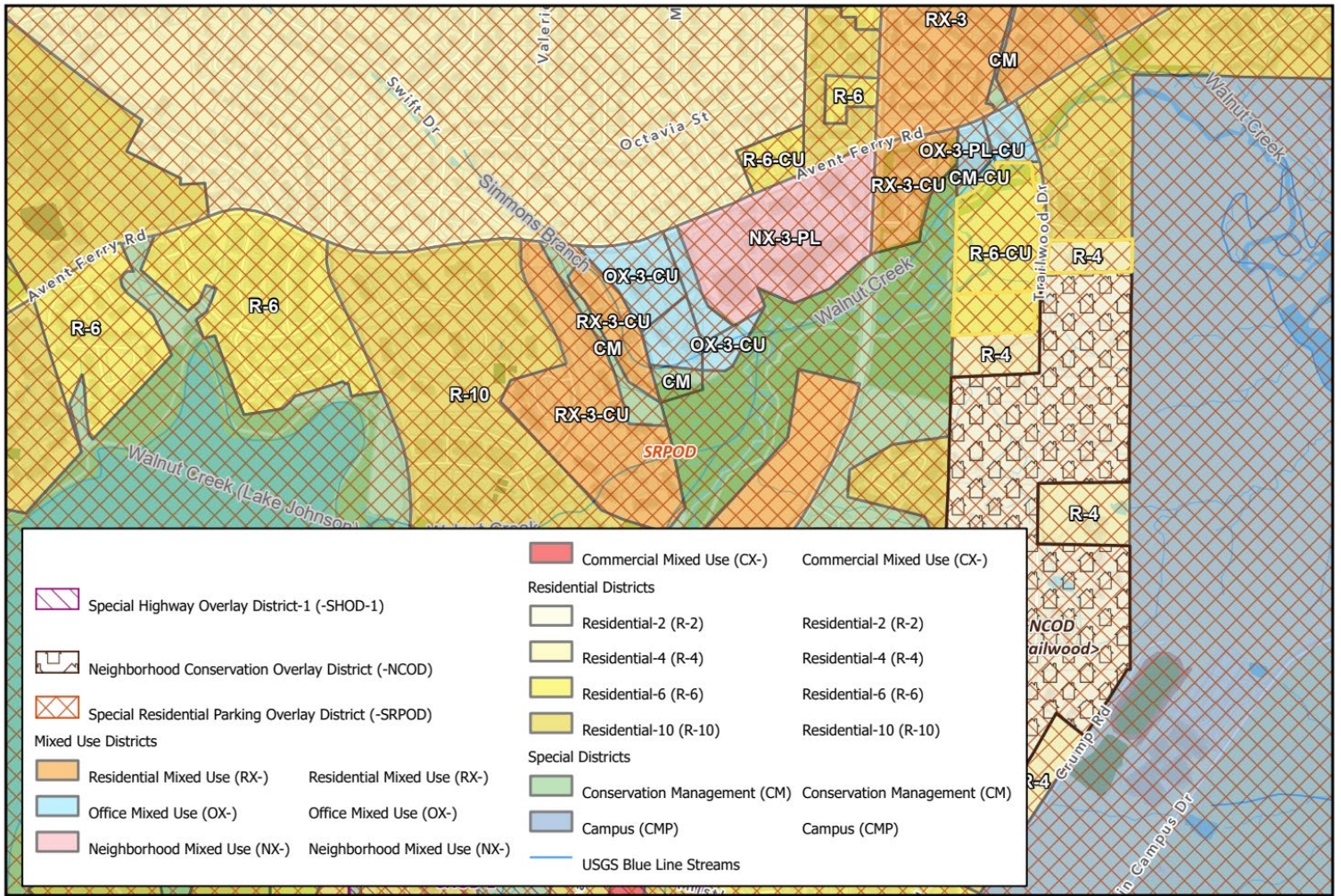
Sincerely,

A handwritten signature in blue ink, appearing to read "M82", is written below the typed name.

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
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4/R-6-CU	Height:	Frontage:	Overlay(s): SRPOD
Proposed zoning base district: RX	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:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 1017, 1000, and 1100 Trailwood Drive		
Property PIN: 0793240026; 0793144260, 0793134771		
Deed reference (book/page): 019632/01545; 018986/00363		
Nearest intersection: Trailwood Drive and Avent Ferry Road Property size (acres): 13.8		
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Floresta, LLC, 104 Green Park Ln, Cary NC 27518		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: (919) 890-3318		
Applicant name and address: Floresta, LLC, 104 Green Park Ln, Cary NC 27518		
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-4/R-6-CU	Proposed zoning: RX-3-CU	

Narrative of Zoning Conditions Offered
<p>1. Prior to the issuance of a certificate of occupancy for the first residential unit, the developer will construct a privately-maintained, multi-use path ("Greenway Connection"). The Greenway Connection will provide at least one direct pedestrian connection from the internal sidewalk system within the development to the existing greenway trail along the northern boundary of the subject property. The Greenway Connection will be at least 400 linear feet in total length. The Greenway Connection will be designed and constructed to City of Raleigh Greenway Standards and publicly accessible. Any portions of the Greenway Connection outside of the existing City of Raleigh Greenway Easement on the subject property shall be placed in a Bicycle and Pedestrian Access Easement.</p> <p>2. For apartment-type buildings located in whole or in part within 50 feet of Trailwood Drive, parking shall not be permitted between the building and Trailwood Drive.</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: _____