





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: 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: Dec 4, 2025	Date amended (1):	Date amended (2):
Property address: 12301 Leesville Road; 7652 Leesville Road; 3321 Shady Grove Road		
Property PIN: 0778194493; 0778192609; 0778094678		
Deed reference (book/page): See attached		
Nearest intersection: Leesville Rd & Darling St		Property size (acres): 31.58
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):		

RECEIVED

By Metra Sheshbaradaran at 10:20 am, Dec 08, 2025

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
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</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: Dean Belk Steve Pettus Debra Pettus
Dean Belk (Dec 4, 2025 20:47:17 EST) Steve Pettus (Dec 4, 2025 20:22:55 EST) Debra Pettus (Dec 4, 2025 20:20:46 EST)

Printed Name: Dean Belk Steve Pettus Debra Pettus

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		

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>The FLUM designates the Durham County parcels as Office & Residential Mixed Use, with a small portion designated as Public Parks & Open Space. The FLUM designates the Wake County parcel as Office/Research & Development, with small portions designated as Public Parks & Open Space and Business & Commercial Services. The Office & Residential Mixed Use designation encourages a mix of residential and office use, and OX is the recommended zoning district. The OX base district is also supported by the Office/Research & Development designation. Further, Table LU-2 supports the requested height maximum of four stories in both the Office & Residential Mixed Use and Office/Research & Development FLUM designations.</p> <p>The proposed -PL frontage on the Wake County parcel is supported by the Urban Form Map guidance because the parcel is within a City Growth Center where an urban and/or hybrid frontage approach is recommended to encourage walkability.</p> <p>The rezoning request is consistent with the following Comprehensive Plan policies: LU 1.2 - Future Land Use Map and Zoning Consistency, LU 2.2 - Compact Development, LU 4.5 - Connectivity, LU 5.1 - Reinforcing the Urban Pattern, LU 6.1 - Composition of Mixed-Use Centers, LU 7.6 - Pedestrian-Friendly Development, H 1.8 - Zoning for Housing, PR 2.2 - Park Accessibility, UD 1.10 - Frontage, UD 2.1 - Building Orientation, and UD 3.7 - Parking Lot Placement.</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The proposed rezoning is reasonable because it is consistent with the policies set forth in the Comprehensive Plan and establishes zoning harmony with the surrounding context, providing much needed housing along the greenway system and adjacent to the Swing Raquet + Paddle development to the south, increasing the supply of housing having excellent access to health and recreational facilities.</p> <p>The proposed rezoning is in the public interest because it will complement surrounding residential and recreational uses; will improve aesthetic quality and the pedestrian realm; and will allow for a mix of uses to develop in proximity to major corridors and a designated City Growth Center. The development of the site will also contemplate the planned extension of TW Alexander Drive, thus advancing multimodal connectivity in the public interest.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	<div>OFFICE USE ONLY</div> <div>Rezoning case #</div> <div></div>
<p>The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.</p>	
Inventory of Historic Resources	
<p>List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.</p>	
<div>None</div>	
Proposed Mitigation	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p>	
<div>NA</div>	

Urban Design Guidelines Addendum

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Urban Design Guidelines

The Applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

Urban Form Designation: City Growth Center

Click [here](#) to view the Urban Form map.

1

All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.

Response: The proposed district of OX permits residential and non-residential uses, consistent with this policy.

2

Within all mixed-use areas, buildings that are adjacent to lower density neighborhoods should transition (height, design, distance, and/or landscaping) to the lower heights or be comparable in height and massing.

Response: Development will provide consistency with this guideline.

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major street. Preferred and discouraged street networks.

Response: Development will provide consistency with this guideline.

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Street Plan. Streets should connect adjacent developments.

Response: Development will provide consistency with this guideline.

5	New development should be composed of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.
	Response: Development will provide consistency with this guideline.
6	A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.
	Response: Development will provide consistency with this guideline.
7	Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.
	Response: Building placement will be provided consistent with the UDO.
8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
	Response: Building placement will be provided consistent with the UDO.
9	To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.
	Response: Development will provide consistency with the UDO.
10	New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.
	Response: Development will provide consistency with the UDO.
11	The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.
	Response: Development will provide consistency with the UDO.
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.
	Response: Development will provide consistency with the UDO.

13	New public spaces should provide seating opportunities.
	Response: Development will provide consistency with the UDO.
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response: Parking will be provided consistent with the UDO.
15	Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.
	Response: Parking will be provided consistent with the UDO.
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would. Care in the use of basic design elements can make a significant improvement.
	Response: Parking will be provided consistent with the UDO.
17	Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
	Response: While no transit stop is currently available in this location, the planned extension of TW Alexander Drive will improve opportunities for transit, and the project would play a key role in completing the planned greenway connecting the site to mixed use and commercial areas.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response: See above.
19	All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.
	Response: Development will provide consistency with this guideline and implemented by the UDO.
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response: Development will comply with UDO stormwater and landscaping regulations implementing this guideline.

21	It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the city and should be scaled for pedestrians.
	Response: Development will comply with UDO regulations implementing this guideline.
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response: Development will comply with UDO regulations implementing this guideline.
23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree canopy, which shadows both the street and sidewalk and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
	Response: Development will comply with UDO regulations implementing this guideline.
24	Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.
	Response: Development will comply with UDO regulations implementing this guideline.
25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
	Response: Development will comply with UDO regulations implementing this guideline.
26	The ground level of the building should offer pedestrian interest along sidewalks. This includes windows, entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.
	Response: Buildings will comply with the architectural regulations in the UDO, including transparency and blank wall area standards.
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response: Development will comply with UDO regulations implementing this guideline.

Rezoning Checklist (Submittal Requirements)

To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's can grant power of attorney. This must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

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 Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

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

(NAME)

(CONTACT INFO)

Sincerely,



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

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:

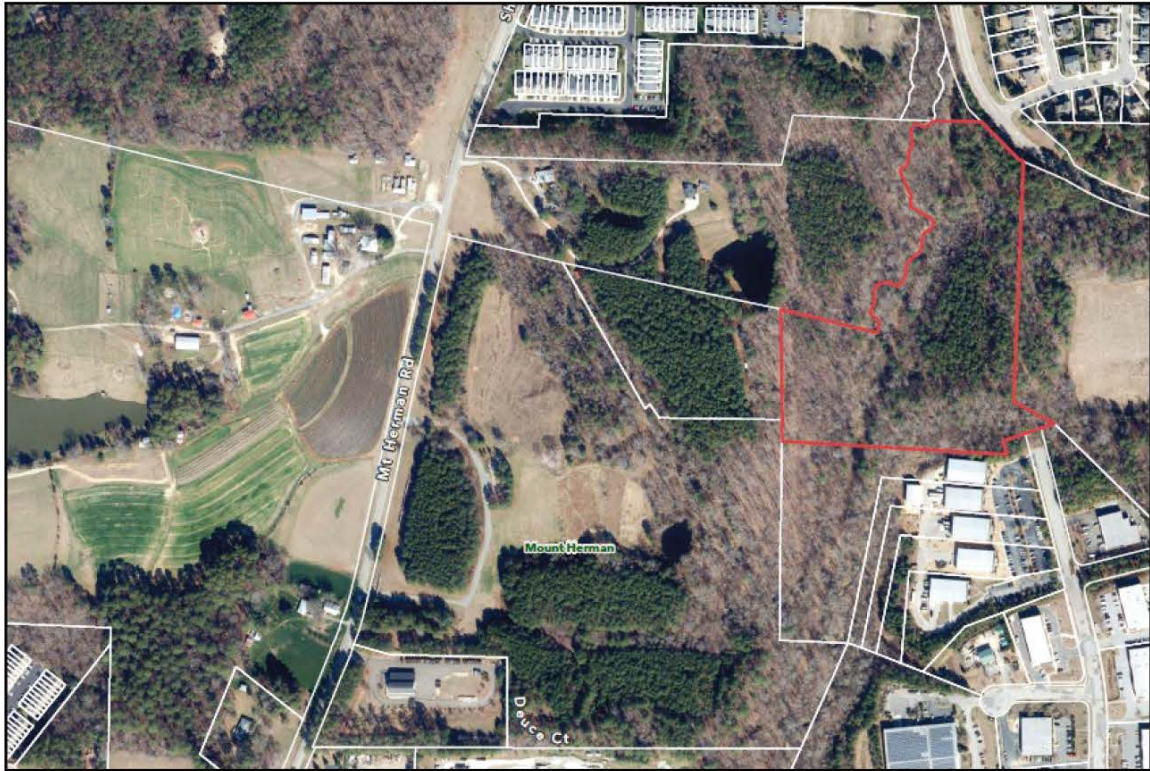
Molly Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com
Sincerely,

Neighborhood Meeting Agenda

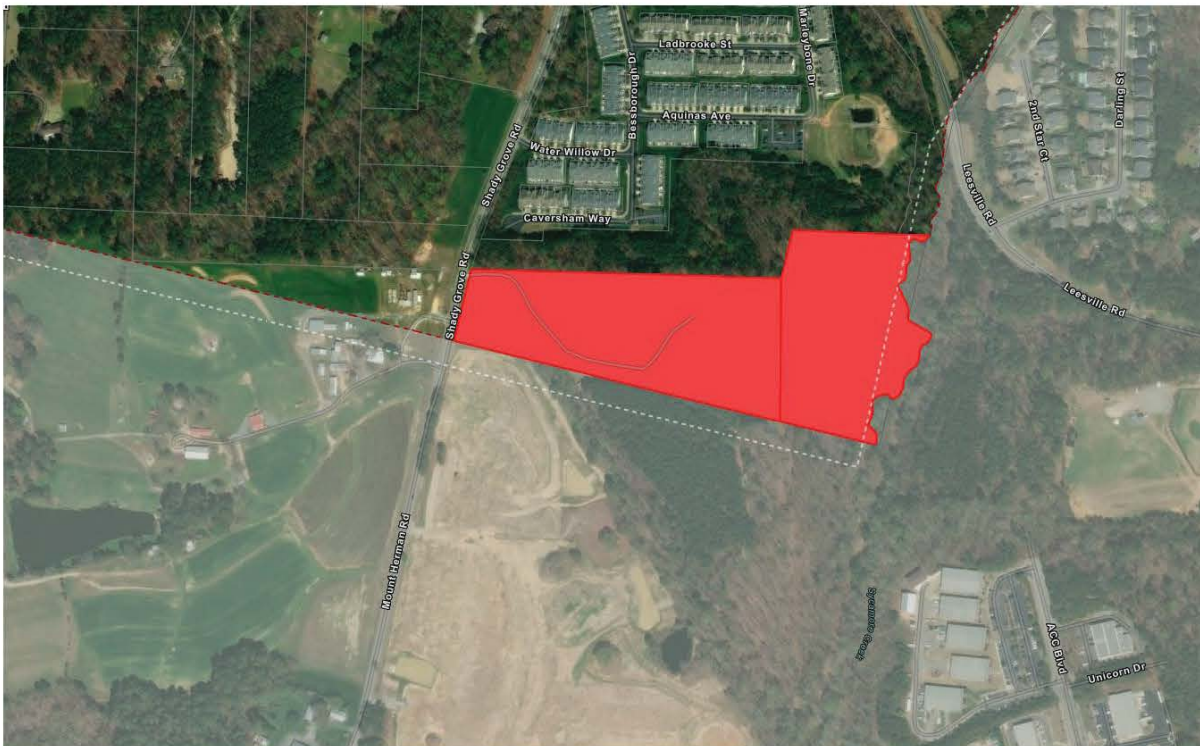
- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial

Wake County

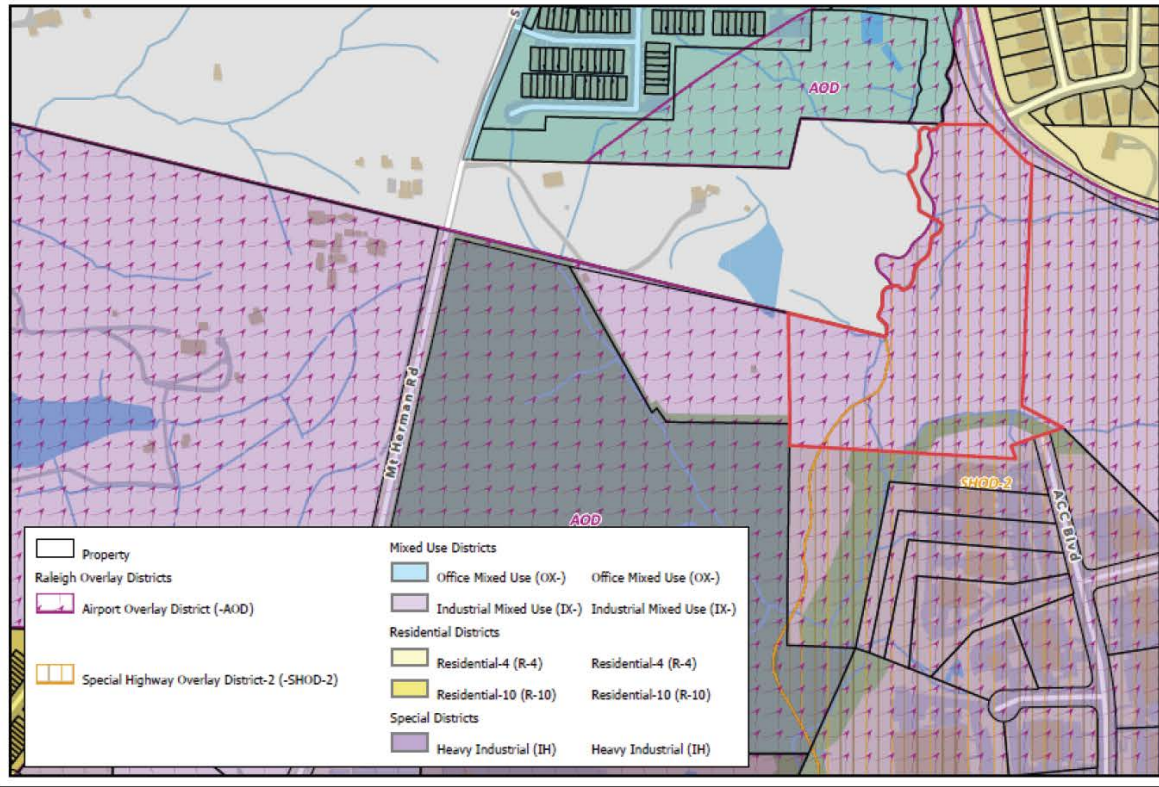


Durham County

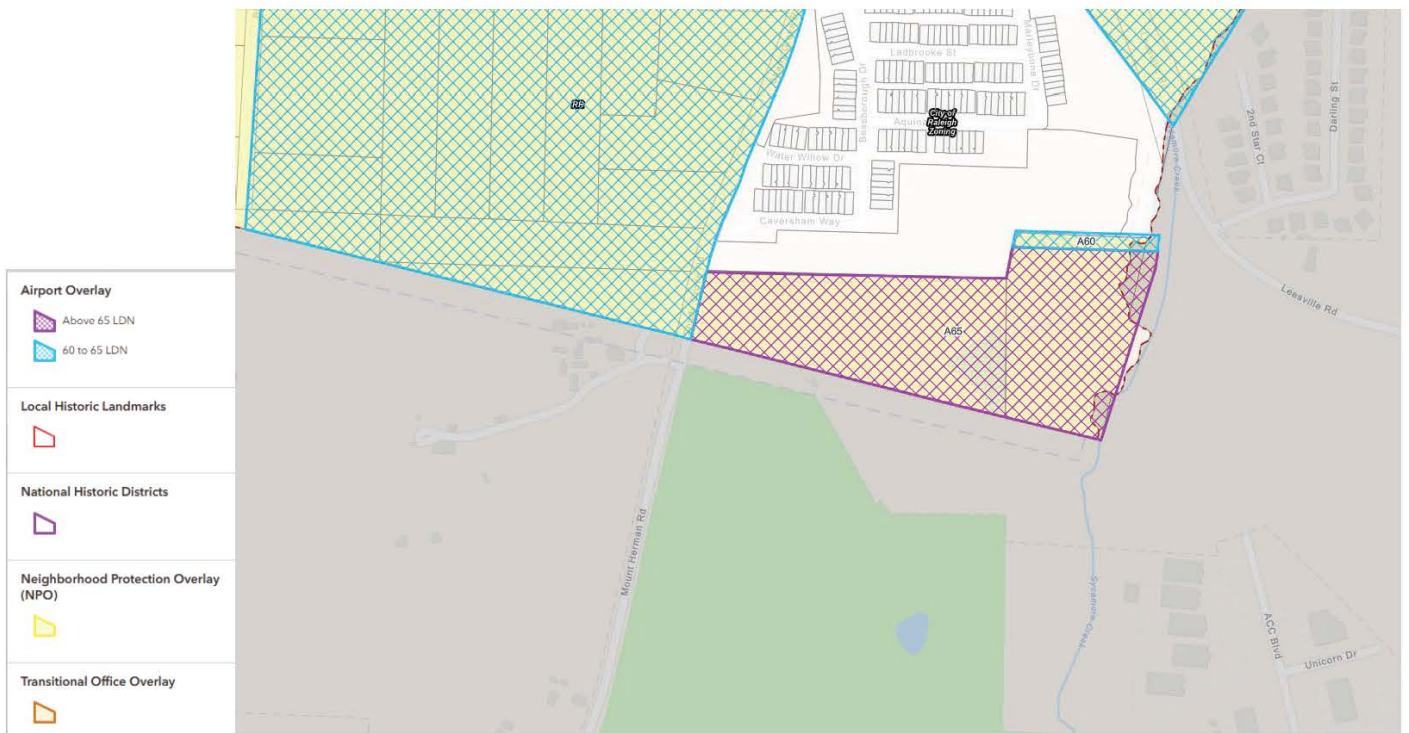


Zoning

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	<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:	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
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</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: _____

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		

SUMMARY OF ISSUES

A neighborhood meeting was held on December 3, 2025 (date) to discuss a potential rezoning located at 12301 & 7652 Leesville Road, Raleigh and 3321 Shady Grove Road, Durham (property address). The neighborhood meeting was held at Hampton Inn & Suites, Brier Creek/Airport, 8021 Arco Corporate Dr, Raleigh (location). There were approximately 20 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See attached

SHADY GROVE REZONING | FIRST NEIGHBORHOOD MEETING REPORT

The applicant introduced the development team and provided conceptual renderings for the potential buildings to be located on the site.

The applicant provided an overview of the rezoning process in the City of Raleigh.

The applicant explained the locational context of the site, noting that the site sits on the line of Wake and Durham Counties, but is subject to annexation by the City of Raleigh.

The applicant explained the City of Raleigh's existing corporate limits and the nature of the annexation agreement between Raleigh and Durham.

The applicant explained the relevant Future Land Use Map designations on the site.

The applicant explained the Future Street Plan, including the planned TW Alexander extension.

The applicant explained the current zoning, including the base district and applicable overlays.

The applicant explained the proposed rezoning for the site.

The applicant explained the Parking Limited frontage requirements of the UDO.

The applicant opened the floor for questions.

Participant Question: Is there a 100 year flood plain around the creek?

Response: Yes, there are environmental protections around the creek that will not change with the rezoning.

Participant Question: Is this where the driving range is located?

Response: Not on our site, but it is nearby.

Participant Question: Do you have any information on the TW Alexander extension?

Response: We know that it is not funded, so there is no published timeline.

Participant Question: Will this development plan use the TW Alexander planned street?

Response: No, this plan cannot rely on the planned extension.

Participant Question: Is the planned street reserved meaning it can't be developed?

Response: Yes, it would be dedicated as part of the site plan process.

Participant Question: The portion of Leesville fronting the site is a very dangerous. Will you connect to Leesville?

Response: Our main access will come from Shady Grove, and this is planned as our only entry. We are not planning to have any roads crossing the creek.

Participant Question: Will all of the trees come down on the site?

Response: No, the minimum tree conservation for the site is 10%, and there is a possibility the tree conservation will be a higher percentage.

Participant Question: We are concerned about rentals entering the area because it may lower property values.

Response: Thank you.

Participant Question: Will the cell tower go away.

Response: It is on a long term lease, so it will be there for a long period.

Participant Question: Is there any future plan for the widening of Mount Hermon road?

Response: There are some road improvements planned related to the Swing project.

Participant Question: Why develop this location?

Response: If you zoom out, just about all of the other land has been developed. This development is happening later because these sites are difficult to develop and the Owners have now decided to sell. The City encourages filling in these areas rather than creating sprawl.

Participant Question: How large is the site?

Response: 30 acres or so.

Participant Question: How many units are you planning?

Response: There could be several hundred.

Participant Question: How many buildings?

Response: We are unsure at this point.

Participant Question: Will there be another lane on Shady Grove?

Response: That evaluation will happen at Site Plan.

Participant Question: When can we raise our concerns publicly?

Response: There are several opportunities. The neighborhood meetings, planning commission and direct communications with Councilmembers.

Participant Question: What is the timeframe for breaking ground?

Response: Probably starting construction in 2027.

Participant Question: Would this rezoning allow first floor commercial?

Response: Yes.

Participant Question: If this rezoning did not happen, what could happen? Could there be a warehouse?

Response: Potentially, yes, there could be a warehouse developed by right.

Participant Question: This rezoning would then help our property values because I would rather have apartments than warehouses. This would help affordability as well. I would have loved to live in an apartment here.

Response: Thank you.

Participant Question: Would there be enough parking on site for the apartments?

Response: The City does not regulate parking for these uses, but lenders will not lend if the proposed use is not sufficiently parked. The design team recommends 1.5 spaces per unit.

Participant Question: How will stormwater be regulated?

Response: The focus is on the runoff impact, and the runoff must be detained on site. We cannot increase runoff onto other sites.

Participant Question: How does the Airport Overlay impact the site?

Response: It restricts residential use.

Participant Question: When will we receive the full application?

Response: You will be able to see the full application online once we file it.

Participant Question: Is there a preliminary site plan?

Response: Not at this time, but we will provide one once we get to the site plan approval process.

Participant Question: Is there a TIA for this project?

Response: Once we file, the City will conduct that analysis and inform us if we must conduct a TIA based upon the estimated trips generated by the site.

Participant Question: How can we follow the progress?

Response: There are three main ways: (1) the City's website, (2) the notification mailings, (3) and directly contacting us.

Participant Question: How many communities have you developed?

Response: Around 50,000 homes over the last 15 years.

The applicant thanked the attendees for their participation and closed the meeting.

Print Name	Address	Phone and/or Email Address
Michael Schneider	7238 Aquinas Ave	.
Sarah Page	6220 Mt Vernon Rd	
Sarah Page	2222 Heathrose PL.	sarah14page@gmail.com
Jaime Peto	10009 Darling St	
JENNIFER PIERCE	7219 Aquinas Ave	mmay.j.pierce@gmail.com
Amber Maser	7217 Aquinas Ave	amber.l.e.maser@gmail.com
F. Gritzinger	17314 Caversham Way	MULBERRY PARK.
S. McIngrum	7322 Water Willow	SandvaM1949@outlook.com
TAMMY SPEELMAN MARILYN COBLE	10005 Sycamore Rd	tspellnc@gmail.com
DONOVAN PATTERSON	10001 SYCAMORE RD	DONOVAN K PATTERSON@GMAIL.COM
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DAN BARNES	12304 Leesville Rd	DBARNES106@GMAIL.COM
Martha Parker	10151 Bessborough Dr	maparker592000@yahoo.com
Kenneth Kimberly Smith	10001 Darling St	
Linda Hincelis	7324 Caversham	
Julie Kennedy	7326 Caversham	Julie3211@gmail.com / 919.605.9212
Geoffrey Krumm	7008 Water Willow N	
Erin Pandallo	7133 Crested Iris Pl	terheel202018@gmail.com
Elizabeth Tran	10009 Darling St.	elizabeth.shoat@gmail.com
Rick Jones	7215 Terraces Drive	Southridge@smile.com


RezoningApplication_Leesville Road

Final Audit Report


2025-12-05


Created:	2025-12-04
By:	Hunter Winstead (hwinstead@morningstarlawgroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3Lw6bcGQFgECO8Q_3nVLD69HInjaDRa0


"RezoningApplication_Leesville Road" History

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2025-12-04 - 10:21:52 PM GMT


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2025-12-04 - 10:22:02 PM GMT


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Signature Date: 2025-12-04 - 10:34:10 PM GMT - Time Source: server

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