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September 11, 2026

Re: **CORRECTION**

Notice of neighborhood meeting to discuss a potential text change to conditional use zoning conditions of 1000 Trailwood Drive and 1100 Trailwood Drive, Raleigh, NC (PINs: 0793144260 and 0793134771)

Dear Neighbors:

I WRITE TO CORRECT THE SEPTEMBER 3, 2026 NEIGHBORHOOD MEETING NOTICE REGARDING THE PROPOSED ZONING TEXT CHANGE FOR 1000 TRAILWOOD DRIVE AND 1100 TRAILWOOD DRIVE, RALEIGH, NORTH CAROLINA (PINS: 0793144260 AND 0793134771) (THE “PROPERTY”).

THE SEPTEMBER 3 NOTICE INCORRECTLY DESCRIBED THE POTENTIAL ZONING CHANGE.

THE POTENTIAL ZONING CHANGE TO BE DISCUSSED AT THE SEPTEMBER 15 NEIGHBORHOOD MEETING WOULD NOT CHANGE THE RESIDENTIAL-6-CONDITIONAL USE (R-6-CU) ZONING DESIGNATION CURRENTLY ON THE PROPERTY. INSTEAD, THE POTENTIAL ZONING CHANGE TO BE DISCUSSED AT THE SEPTEMBER 15 NEIGHBORHOOD MEETING WILL MAINTAIN THE PROPERTY’S EXISTING R-6-CU ZONING DESIGNATION AND REVISE THE CONDITIONAL USE ZONING CONDITIONS ON THE PROPERTY, A TYPE OF ZONING CHANGE REFERRED TO BY THE CITY OF RALEIGH AS A “TEXT CHANGE TO CONDITIONAL USE ZONING CONDITIONS.”

For reference, enclosed are maps of the Property along with a copy of the conditional use zoning conditions that currently apply to the Property. We will discuss the potential changes to the existing zoning conditions in further detail at the September 15 neighborhood meeting.

The neighborhood meeting will be held on September 15, 2026 at 6:00 p.m. in the Pullen Park Community Center located at 408 Ashe Ave, Raleigh, NC 27606.

As specified in the September 3 neighborhood meeting notice, the Property is currently zoned R-6-Conditional Use with Special Residential Parking Overlay District (R-6-CU with SRPOD). As detailed in the correction above, the potential zoning change would retain the existing R-6-CU with SRPOD zoning on the Property but change certain conditional use zoning conditions currently applicable to the Property.

The September 15 neighborhood meeting is a “pre-application” neighborhood meeting, meaning that the application for the potential text change to the Property’s conditional use zoning conditions has not yet been submitted to the City. The City of Raleigh will not accept an application to change to the Property’s current conditional use zoning conditions until the City’s pre-application neighborhood meeting requirements are satisfied. As part of that process, the September 3 neighborhood meeting notice and this correspondence has been mailed to property owners, residents, and tenants within 500 feet of the Property.

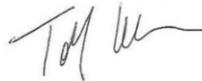
After the September 15 meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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

Diego Joao Murphy-Mendez
Raleigh Planning & Development
(919) 996-6759
Diego.Murphy-Mendez@raleighnc.gov

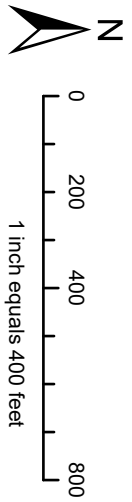
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6694 or via email at tcoleman@smithlaw.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Toby R. Coleman", with a stylized flourish at the end.

Toby R. Coleman

enclosures



Disclaimer
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ORDINANCE NO. (2024) 597 ZC 873

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That Part 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

- 1. Z-22-23 – 1000, 1100 Trailwood Drive**, located 1/4 mile east of the intersection of Gorman Street and Avent Ferry Road, being Wake County PINs 0793144260, 0793134771. Approximately 11.30 acres rezoned to Residential-6, with Conditions, with Special Residential Parking Overlay District (R-6-CU w/ SRPOD).

Conditions dated: January 12, 2024

- The following limits on development intensity shall apply on the property: Development intensity shall not exceed 40 residential units.
- 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 & 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.
- There shall be a minimum of six acres of undisturbed protected area as defined per UDO Section 12.2 (u), exclusive of the Greenway Connection per condition. Landscaping and plantings enhancements shall be permitted, and such approval(s) shall be obtained from the City of Raleigh Parks, Recreation Cultural Resources department.
- There shall be a minimum forty foot (40') building setback for any development on 1100 Trailwood Drive (Deed Book 019085, Page 02266) as measured from the property line of 1116 Trailwood Drive (Deed Book 017352, Page 02263).
- Prior to the issuance of a certificate of occupancy in conjunction with new development on 1100 Trailwood Drive (Deed Book 019085, Page 02266), the following plant material shall be installed within 40 feet of the southern property line along the property line measured east to west: ten (10) evergreen trees per 100 linear feet that are a minimum 3" caliper and 12' in height, five (5) understory trees per 100 linear feet that are a minimum 2" caliper and 8' in height, and twelve (12) evergreen shrubs per 100 linear feet that are a minimum of 24" in height. The sizes indicated for each plant type refer to the size at the time of installation.

6. Stormwater control measures for new development on site shall meet the standards set forth in UDO Section 9.2.2.E. Such stormwater treatment shall include green stormwater infrastructure measures. A minimum of 50% of stormwater runoff on site that is required to be treated shall be treated using green stormwater infrastructure. At least one of the following types of green stormwater infrastructure shall be included on any tier three administrative site review:
 - a. Bio-retention areas.
 - b. Permeable pavement systems.
7. In the event fill is permitted within the existing floodplain, any vehicular surface in such area shall utilize permeable pavement.
8. The Apartment Building Type is prohibited. Dwelling units located within any other building type shall be vertically separated by a party wall; no dwelling units shall be stacked.
9. Any occupiable rooftop space on the units situated immediately adjacent to the northern property line of 1116 Trailwood Drive (Deed Book 017352, Page 02263) shall contain screening so that such rooftop space does not have site lines to the property to the south.
10. Resident parking shall be limited to the footprint of the individual units (i.e., the first level and driveway); except for visitor parking which shall be limited to no more than seven spaces.