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LAWYERS

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September 18, 2026

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

Dear Neighbors:

We write to invite you to a Neighborhood Meeting to discuss a proposed rezoning of 1000 Trailwood Drive and 1100 Trailwood Drive, Raleigh, North Carolina (PINs: 0793144260 and 0793134771) (the "Property").

The neighborhood meeting will be held on October 1, 2026 at 6:00 p.m. in the Pullen Park Community Center located at 408 Ashe Ave, Raleigh, NC 27606.

The Property is currently zoned Residential-6-Conditional Use with Special Residential Parking Overlay District (R-6-CU with SRPOD). The Property is proposed to retain its existing R-6-CU with SRPOD zoning. The enclosed maps show the location of the Property and the current zoning of the neighborhood. The potential text change to zoning conditions would revise the current zoning conditions on the Property. A copy of the existing zoning conditions on the Property are enclosed.

The potential changes to the zoning conditions under consideration would be intended to facilitate single-family development on the Property by making it clear that zoning conditions requiring green stormwater infrastructure and permeable pavement would only apply to townhome developments on the Property, and would not apply to any single-family neighborhood built on the Property. Other potential changes to zoning conditions would eliminate the requirement to construct a greenway connection in the floodplain that City staff have indicated they no longer want, and to remove landscape buffer requirements and similar protections for 1116 and 1126 Trailwood Drive because those properties were recently upzoned to Residential-10 zoning and would be permitted to develop more densely than the Property subject to this potential request.

At the Neighborhood Meeting, we will discuss the proposed rezoning, including the potential changes to the zoning conditions on the Property.

Prior to submitting the application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the 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

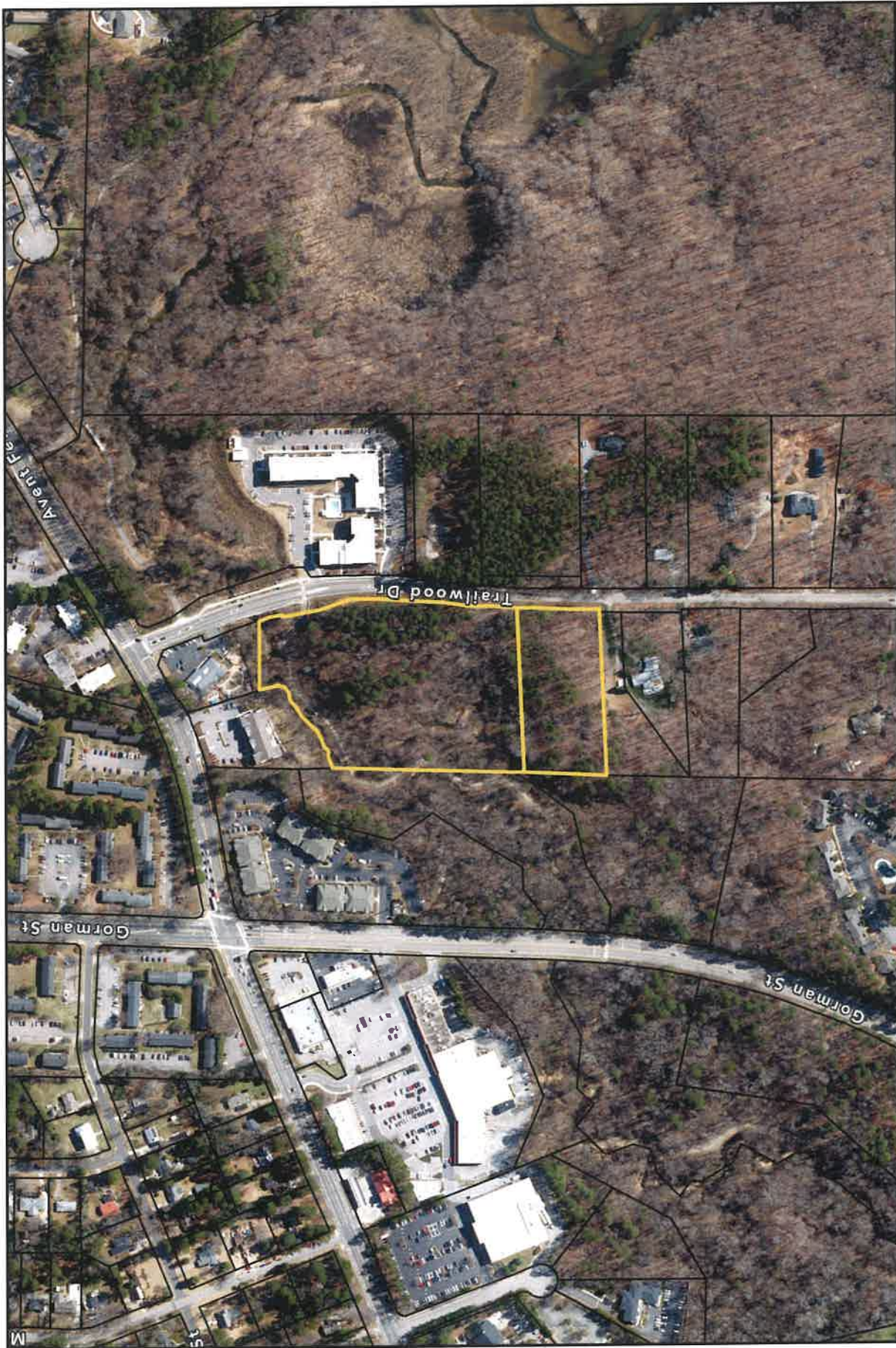
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6694 or via email at tcoleman@smithlaw.com.

Sincerely,

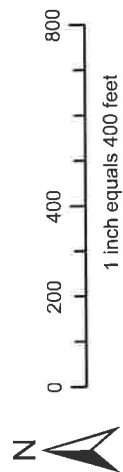


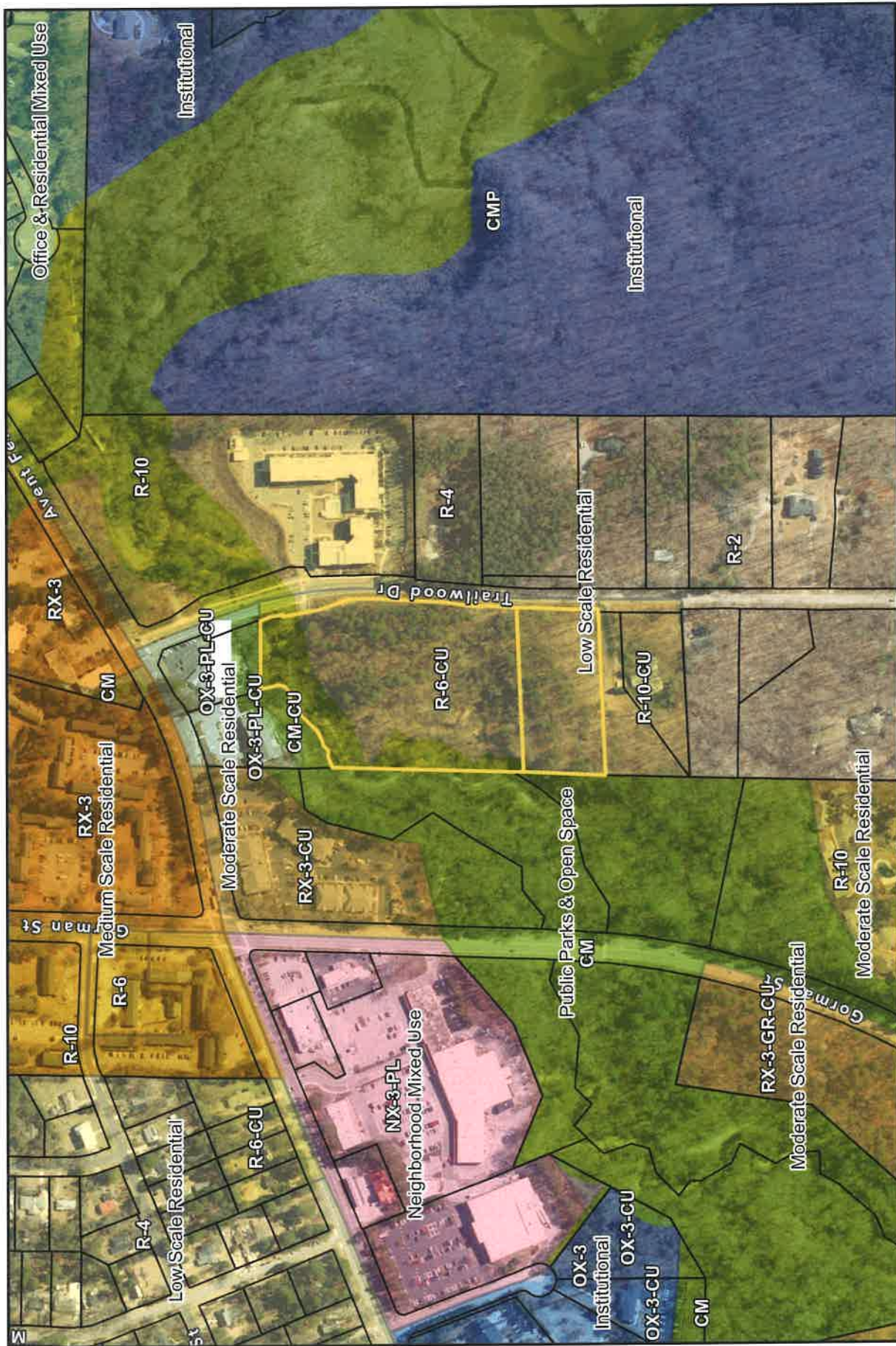
Toby R. Coleman

enclosures



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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 is 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.