

Date: May 26, 2023

Re: Neighborhood Meeting regarding the rezoning of 3319 and 3315 Trawick Road (collectively, the “Property”)

Dear Neighbors:

You are invited to attend a neighborhood meeting on **June 7, 2023, from 7 pm to 8 pm**. The meeting will be held in the large conference room at the La Quinta Inn & Suites by Wyndham Raleigh at 2610 Westinghouse Blvd, Raleigh, NC 27604.

The purpose of this meeting is to discuss a potential rezoning of the Property, located on Trawick Road. **This Property is currently zoned Residential-4 (R-4) and is proposed to be rezoned to Residential-10 (R-10)**. The purpose of the zoning request is to facilitate residential uses on the site. 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 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:

Robert Tate
Raleigh Planning & Development
(919) 996-2235
Robert.Tate@raleighnc.gov

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

Keenan Conder
Morningstar Law Group
919-334-6905
kconder@morningstarlawgroup.com

Sincerely,



Neighborhood Meeting Agenda

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

Aerial

(Subject Property Outlined in Gold)



Zoning

(Subject Property Outlined in Gold)



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 checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-10	Height:	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: 5/24/2023	Date amended (1):	Date amended (2):
Property address: 3319 Trawick Road, 3315 Trawick Road		
Property PIN: 1725339164, 1725339381		
Deed reference (book/page): 011389/01758		
Nearest intersection: Trawick Road and Marsh Creek Road		Property size (acres): 1.84
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Hana and Shawkat Jabr, 9009 Deerland Grove Drive, Raleigh, NC, 27615-4178		
Property owner email: kconder@morningstarlawgroup.com		
Property owner phone: 919-334-6905		
Applicant name and address: Hana and Shawkat Jabr, 9009 Deerland Grove Drive, Raleigh, NC, 27615-4178		
Applicant email: kconder@morningstarlawgroup.com		
Applicant phone: 919-334-6905		
Applicant signature(s):		
Additional email(s):		