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Date: March 14, 2025

Re: Neighborhood Meeting regarding 1203 Trailwood Drive (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **Wednesday, March 26, 2025, from 6:00 pm to 7:00 pm**. This meeting will be held at **Pullen Community Center, Pullen CC Classroom 126, 408 Ashe Ave., Raleigh NC 27606**.

The purpose of this meeting is to discuss the potential rezoning of the Property, located at 1203 Trailwood Drive. The property is currently zoned Residential-2 with the Trailwood Neighborhood Conservation Overlay District and a Special Residential Parking Overlay District (R-2 w/NCOD and SRPOD), and is proposed to be rezoned Residential-6 (R-6). The purpose of the zoning request is to permit Residential development of the site with increased flexibility for residential building types. 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.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the site prior to filing a rezoning application. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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:

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@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 "MS", is located below the typed name and contact information.

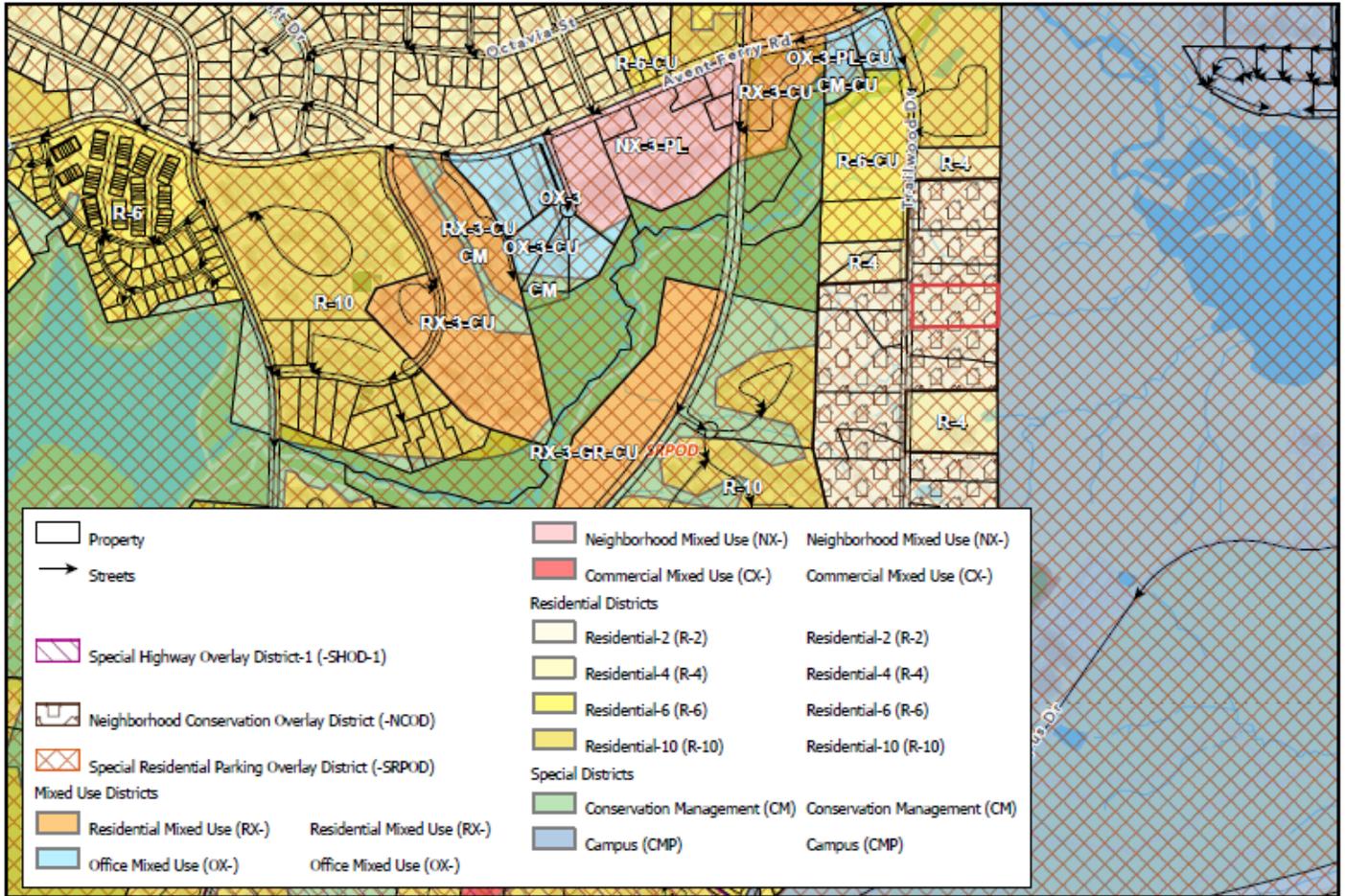
Neighborhood Meeting Agenda

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

Aerial



Zoning



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-998-2500



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-2 | Height: | Frontage: | OFFICE USE ONLY Rezoning case # |
| Proposed zoning base district: R-6 | Height: | Frontage: | Overlay(s): NCOD/SRPOD |
| 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: 1203 Trailwood Drive | | |
| Property PIN: 0793139290 | | |
| Deed reference (book/page): 019057/02451 | | |
| Nearest intersection: Trailwood Dr/Avent Ferry Rd | | Property size (acres): 2.94 |
| For planned development applications only: | Total units: | Total square footage: |
| | Total parcels: | Total buildings: |
| Property owner name and address: Abdessamad Hachby, 309 N. Dawson St., Ste. 10, Raleigh, NC 27603 | | |
| Property owner email: mstuart@mstarlaw.com | | |
| Property owner phone: 919-890-3318 | | |
| Applicant name and address: Abdessamad Hachby, 309 N. Dawson St., Ste. 10, Raleigh, NC 27603 | | |
| Applicant email: mstuart@mstarlaw.com | | |
| Applicant phone: 919-890-3318 | | |
| Applicant signature(s): | | |
| Additional email(s): | | |