

**September 5, 2025**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on September 16, 2025, from 7-8pm at the Pullen Park Community Center, located at 408 Ashe Avenue, Raleigh, NC 27606. The purpose of the meeting is to discuss an upcoming application to rezone 17 parcels of land located at 2615 Avent Ferry Road (PIN: 0793365128), 2617 Avent Ferry Road (PIN: 0793355939), 610 Chappell Drive (PIN: 0793366103), 616 Chappell Drive (PIN: 0793366071), 633 Chappell Drive (PIN: 0793450865), 635 Chappell Drive (PIN: 0793451712), 639 Chappell Drive (PIN: 0793451624), 650 Chappell Drive (PIN: 0793356894), 670 Chappell Drive (PIN: 0793358763), 703 Chappell Drive (PIN: 0793451526), 2604 Broadwell Drive (PIN: 0793357668), 2610 Broadwell Drive (PIN: 0793356663), 2618 Broadwell Drive (PIN: 0793355568), 2624 Broadwell Drive (PIN: 0793354784), 2714 Broadwell Drive (PIN: 0793352548), 610 Sure and Steadfast Court (PIN: 0793353623), and 611 Sure and Steadfast Court (PIN: 0793354651) (the "Site"). The Site is currently zoned Residential-10 w/ Special Residential Parking Overlay District (R-10 w/ SRPOD), Residential Mixed Use- 3 stories- w/ Special Residential Parking Overlay District (RX-3 w/ SRPOD), and Conservation Management w/ Special Residential Parking Overlay District (CM w/ SRPOD). This proposal would rezone the Site to Residential Mixed Use- 4 stories-w/ Conditions- w/ Special Residential Parking Overlay District (RX-4-CU w/ SRPOD). During the meeting, the applicant will describe the nature of the proposed rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcel; and (2) a current zoning map of the subject area.

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. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Metra Sheshbaradaran  
Raleigh Planning & Development  
(919) 996-2638  
[metra.sheshbaradaran@raleighnc.gov](mailto:metra.sheshbaradaran@raleighnc.gov)

If you have any questions about this rezoning, please contact me at (919) 835-4043 or via email at [ashleyterrazas@parkerpoe.com](mailto:ashleyterrazas@parkerpoe.com).

Thank you,

Ashley Honeycutt Terrazas



**2615/2617 Avent Ferry Road;  
610/616/633/635/639/650/670/703 Chappell Drive;  
2604/2610/2618/2625/2714 Broadwell Drive; &  
610/611 Sure and Steadfast Court**



0 100 200 400 ft  
1 inch equals 200 feet

## Vicinity Map

### Disclaimer

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## Zoning Map

**Current Zoning: R-10 w/ SRPOD;  
RX-3 w/ SRPOD; &  
CM w/ SRPOD**

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