

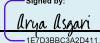


Rezoning Application and Checklist

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 type="checkbox"/> General use	<input checked="" 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:
Proposed zoning base district: R-10		Height:	Frontage:
			Overlay(s): -SRPOD
			Overlay(s): -SRPOD
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: August 26, 2025	Date amended (1):	Date amended (2):
Property address: 1116 and 1126 Trailwood Drive		
Property PIN: 0793-13-3561 and 0793-13-4482		
Deed reference (book/page): Book 19901, Page 1334, Wake County Registry		
Nearest intersection: Trailwood Drive and Avent Ferry Road		Property size (acres): 2.81
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Arya Asgari		
Property owner email: arya@clearconstructiongroup.com		
Property owner phone: (919) 434-9848		
Applicant name and address: Worth Mills, Longleaf Law Partners		
Applicant email: wmills@longleaflp.com		
Applicant phone: (919) 645-4313		
Applicant signature(s): <small>Signed by:</small>  <small>1E7D3BBBC3A2D411...</small>		
Additional email(s):		

REVIEWED

By Metra Sheshbaradaran at 4:17 pm, Sep 03, 2025

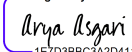
Conditional Use District Zoning Conditions		
Zoning case #: Z-29-25	Date submitted: August 26, 2025	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4-SRPOD	Proposed zoning: R-10-CU-SRPOD	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-10 district shall be prohibited: (i) Congregate Care; (ii) Continuing care retirement community; (iii) Rest home; (iv) School, public or private (K-12); (v) Day care center; (vi) Golf course; (vii) Outdoor sports or entertainment facility; and (viii) Parking Facility.</p> <p>2. The Apartment building type shall be prohibited.</p>

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature:

Signed by:


1570388C2A2D411...

Printed Name: _____

Rezoning Application Addendum #1**Comprehensive Plan Analysis**

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

OFFICE USE ONLY

Rezoning case #

Statement of Consistency

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

1. The Future Land Use Map designates the properties as Low Scale Residential, which recommends a range of housing type at a scale that follows the precedent established by existing development. The property is situated between an existing single-family neighborhood and a newly built apartment complex. The proposed rezoning to R-10-CU would permit a variety of housing types, but prohibits Apartment buildings. This helps to maintain the land use transition from the Arden Apartments nearest Avent Ferry Road, then transitioning to the proposed townhome community at 1000 and 1100 Trailwood Drive.
2. The Urban Form Map includes the properties within a Frequent Transit Area. The properties are within a 1/4 mile of both Gorman Street and Avent Ferry Road, which are both programmed for frequent bus service. While no frontage is requested with a R-10 zoning district, the intent to add denser infill housing near these bus routes is consistent with the City's Urban Form Map.
3. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.3 "Conditional Use District Consistency"; LU 2.2 "Compact Development"; LU 4.7 "Capitalizing on Transit Access"; LU 4.19 "Missing Middle Housing"; and LU 8.1 "Housing Variety".

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

1. The proposed rezoning would add new housing in an area that is served by high-frequency bus services and that includes nearby commercial uses.
2. The proposed rezoning would add housing variety along Trailwood Drive. Most of the lots along Trailwood Drive are within the Trailwood NCOD, which effectively limits housing types to single-family detached. These two properties are outside the NCOD and provide some of the only opportunities for new housing types along this Trailwood Drive.

Rezoning Application Addendum #2

Impact on Historic Resources

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

OFFICE USE ONLY

Rezoning case #

Inventory of Historic Resources

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no known historic resources on the property.

Proposed Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

Not applicable.

Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation:

Click [here](#) to view the Urban Form Map.

1

All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.

Response:

2

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

Response:

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

Response:

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

Response:

5

New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

Response:

6

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

Response:

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response:</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p>

Rezoning Checklist (Submittal Requirements)

To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's can grant power of attorney. This must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

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 Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

If you have any concerns or questions about this potential rezoning I (WE) can be reached at:
(NAME)
(CONTACT INFO)

Sincerely,

SUMMARY OF ISSUES

A neighborhood meeting was held on _____(date) to discuss a potential rezoning located at _____(property address). The neighborhood meeting was held at _____(location). There were approximately _____(number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

[illegible]

REZONING OF PROPERTY CONSISTING OF +/- 2.81 ACRES,
LOCATED ON THE WEST SIDE OF TRAILWOOD DRIVE AND SOUTH OF AVENT
FERRY ROAD, IN THE CITY OF RALEIGH'S PLANNING JURISDICTION

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
JUNE 30, 2025

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Monday, June 30, 2025, at 7:00 p.m. The property considered for this potential rezoning totals approximately 2.81 acres and is located on the west side of Trailwood Drive and south of Avent Ferry Road, in the City of Raleigh's planning jurisdiction, having Wake County Parcel Identification Numbers 0793-13-3561 and 0793-13-3561. This meeting was held at the Carolina Pines Community Center, located at 2305 Lake Wheeler Road, Raleigh, NC 27603. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner and Tenants
From: Worth Mills
Date: June 18, 2025
Re: Neighborhood Meeting for Rezoning of 1116 and 1126 Trailwood Drive

You are invited to attend an informational meeting to discuss the proposed rezoning of 1116 and 1126 Trailwood Drive (with Property Identification Numbers (PINs) 0793-13-3561 and 0793-13-4482). The meeting will be held on **Monday, June 30, 2025, from 7:00 PM until 8:00 PM**, at the following location:

**Carolina Pines Community Center
Large Club Room
2305 Lake Wheeler Road
Raleigh, NC 27603**

The property totals approximately 2.81 acres in size and is located along the western boundary of Trailwood Drive. The property is currently zoned Residential-Four (R-4) and within the Special Residential Parking Overlay District (-SRPOD). The proposed zoning is Residential-Ten, conditional use (R-10-CU), and would retain the -SRPOD. The purpose of the rezoning is to facilitate a townhouse subdivision.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planner Matthew McGregor at 919.996.4637 or matthew.mcgregor@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP



EXHIBIT B – NOTICE LIST

CITY OF RALEIGH
PO BOX 590
RALEIGH NC 27602-0590

HRA CENTENNIAL VILLAGE LLC
PO BOX 20197
ATLANTA GA 30325-0197

CHURCHILL, THELMA A
1232 TRAILWOOD DR
RALEIGH NC 27606-3713

RALEIGH CITY OF
110 S MCDOWELL ST
RALEIGH NC 27601-1330

STATE OF NORTH CAROLINA
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1335

STATE OF NORTH CAROLINA
STATE PROPERTY OFFICE
1321 MAIL SERVICE CTR
RALEIGH NC 27699-1321

BARDEN, WILLIAM MARK BEACH, PATRICIA ANNE
1209 TRAILWOOD DR
RALEIGH NC 27606-3714

WANNAMAKER, PAUL DUCA, ALINA
1115 TRAILWOOD DR
RALEIGH NC 27606-3712

FLORESTA LLC
104 GREEN PARK LN
CARY NC 27518-9769

SREIT 3004 DORNER CIRCLE LLC
1601 WASHINGTON AVE STE 800
MIAMI BEACH FL 33139-3165

GILLAM, JAMES WENDELL TRUSTEE GILLIAM, SHIRLEY ANN
TRUSTEE
1129 TRAILWOOD DR
RALEIGH NC 27606-3712

BLUEROSE HOLDINGS LLC
PO BOX 12526
RALEIGH NC 27605-2526

HACHBY, ABDESSAMAD
309 N DAWSON ST STE 10
RALEIGH NC 27603-6196

BEARD, SHANNON BARRON CO-TRUSTEE BEARD,
MADISON WHITE CO-TRUSTEE
1126 TRAILWOOD DR
RALEIGH NC 27606-3711

TOTTEN, JOHN DAVID TOTTEN, ANNA NOEL
1132 TRAILWOOD DR
RALEIGH NC 27606-3711

"CURRENT RESIDENT OR TENANT"
1217 TRAILWOOD DR
RALEIGH, NC 27606

"CURRENT RESIDENT OR TENANT"
1203 TRAILWOOD DR
RALEIGH, NC 27606

"CURRENT RESIDENT OR TENANT"
1017 TRAILWOOD DR
RALEIGH, NC 27606

EXHIBIT C – ITEMS DISCUSSED

Applicant Presentation

1. An overview of the meeting agenda and purpose of the meeting
2. The property's location, existing conditions, and current zoning.
3. The existing Tree Conservation Area along Trailwood Drive and the southwest corner
4. The current Special Residential Parking Overlay district, and the nearby Trailwood Neighborhood Conservation Overlay District.
5. The City of Raleigh's rezoning process and estimated timeline.
6. The Future Land Use Map and its recommendations for future development.
7. The Urban Form Map, its impact on infill development, and recommended frontages for mixed-use zoning
8. Future neighborhood meetings and opportunities for comment at the Planning Commission and City Council.

Q&A

Comment. Neighbors in the Trailwood Community have an expectation that this area will remain heavily wooded with large lots and setbacks.

Comment. Neighbors would prefer the Applicant to develop under the current zoning and Frequent Transit Development Option (resulting in a potential 24 townhomes) than rezone the property to Residential-10, Conditional Use (which would likely result in more than 24 townhomes).

Comment. Neighbors are opposed to any development that adds traffic to Trailwood Drive, which already experiences delays when schools are in session.

Comment. The Applicant's attorney noted that the conditional rezoning process allows the Applicant to voluntarily offer written conditions of approval that can mitigate additional development and create a better outcome for neighbors than by-right zoning allows.

Comment. Traffic on Trailwood backs up during peak hours, especially when school is in session.

Comment. There is a hill creating a blind spot along Trailwood Drive, which adds to the neighbors' safety concerns for more traffic.

Question. Where does the Applicant expect to obtain City sewer connections?

Response. The existing City sewer lines end near the southern boundary of the Arden apartment complex. If the Trailwood Townhomes project immediately north moves forward, then the development will have closer access to City sewer?

Question. Who pays for the sewer extension?

Response. The developer would pay for the sewer extension.

Question. Would a Traffic Impact Analysis (TIA) be required for this rezoning?

Response. Based on the relatively small increase in development potential, it is unlikely that a TIA will be required for this rezoning.

Question. Would a TIA account for future development?

Response. Yes. TIAs will use the existing traffic plus any traffic anticipated by a development currently approved or under City review.

Comment. This rezoning and development would essentially create more student housing. Even if the townhomes are for-sale, investors will buy them and rent them to students.

Question. Does the Applicant anticipate the homes would be rentals or for-sale?

Response. We anticipate for-sale homes, but we cannot offer that as a zoning condition. We cannot regulate ownership.

Question. How many homes could be built today?

Response. Under current zoning, the Applicant could build 24 market-rate townhomes.

Comment. If the Applicant builds more units, then he has less room for buffering and screening.

Comment. Townhomes are not a great addition to the neighborhood.

Comment. Trailwood Drive is a single-family neighborhood.

Comment. The existing zoning along Trailwood (R-2 for the NCOD, R-4 for these properties, and R-6-CU to the north) is an effective land use transition.

Question. What are the screening options to adjacent properties?

Response. The Applicant could incorporate a fence or wall, and could supplement with understory or shade trees to create a layered screen from adjacent properties.

Comment. The wooded nature of the community today provides peace, buffers and cooling. Neighbors note that the neighborhood is typically cooler during the summer because of the tree cover.

Question. What are the vacancy rates for new apartment projects like in The Village District or Smoky Hollow?

Response. We don't have that information today, but can try to find the latest data and send to neighbors.

Question. Why doesn't the Applicant set the maximum number of townhomes at 24 and move forward with the R-10-CU zoning?

Response. We will take that under consideration.

Question. What is the benefit of rezoning to R-10-CU rather than keeping the existing R-4 zoning?

Response. The R-10-CU zoning would allow the Applicant to subdivide individual townhome lots, while the current R-4 zoning would require either a condominium scheme or rental homes.

Comment. The City helped the Trailwood neighbors to downzone their property and establish the NCOD years ago. This rezoning would be incompatible with those previous actions.

Question. Does the Frequent Transit Area trump the NCOD regulations.

Response. No. The NCOD regulations must be adhered to, even within a Frequent Transit Area.

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Arya Asgari (Applicant)
3. Suzanne Prince (Community Connector)
4. Patricia Beach
5. Mark Barden
6. Lucy Reid
7. Anuj N. Mittal
8. Jeff Bruton
9. Danielle Pender
10. Anna Totten
11. John Totten
12. Jimmy Sumerell

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$2,400.00**Parcel Identifier No. **0416915 & 0010756**

Verified by _____ County on the ____ day of _____, 20__ By: _____

Mail/Box to: **Grantee**This instrument was prepared by: **City of Oaks Law**Brief description for the Index: **LOT 1 & 2 SCHAUDER**THIS DEED made this **28** day of **April**, 20**25**, by and between

GRANTOR

Shannon Barron Beard and Madison White Beard, Co-Trustees of The Beard Family Trust, dated January 18, 2024

Mailing Address:

316 Chestnut Knob Road, Boone, NC 28607

GRANTEE

Arya Asgari, unmarried

Mailing Address:

1116 & 1126 Trailwood Drive, Raleigh, NC 27606

Property Address:

1116 & 1126 Trailwood Drive, Raleigh, NC 27606

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of **Raleigh**, **Swift Creek** Township, **Wake** County, North Carolina and more particularly described as follows:

BEING all of Lots 1 and 2, "Tree Conservation Area, Right-of-Way Dedication and Schauder Subdivision Plat" recorded in Book of Maps 2009, Page 1084, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book **019520** Page **002268**. All or a portion of the property herein conveyed ____ includes or **X** does not include the primary residence of a Grantor. A map showing the above described property is recorded in Map Book **2009** Page **1084**.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Beard Family Trust

:

Shannon Barron Beard (SEAL)
Shannon Barron Beard, Trustee

Madison White Beard (SEAL)
Madison White Beard, Trustee

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Shannon Barron Beard, Trustee of the Beard Family Trust personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28 day of April, 2025.

My Commission Expires: 05/13/2027
(Affix Seal)

DEANNA M. LISTER
NOTARY PUBLIC
HARNETT COUNTY, NC
My Commission Expires 05-13-2027.

Deanna M. Lister
Deanna M. Lister Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Madison White Beard, Trustee of the Beard Family Trust personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28 day of April, 2025.

My Commission Expires: 05/13/2027
(Affix Seal)

DEANNA M. LISTER
NOTARY PUBLIC
HARNETT COUNTY, NC
My Commission Expires 05-13-2027.

Deanna M. Lister
Deanna M. Lister Notary Public
Notary's Printed or Typed Name