

# 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](http://permitportal.raleighnc.gov)). Please see page 12 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](mailto:rezoning@raleighnc.gov).

| Rezoning Request                                                                                                                                 |                                                           |                                                     |                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------|----------------------------------------------|
| Rezoning Type                                                                                                                                    | <input type="checkbox"/> General use                      | <input checked="" type="checkbox"/> Conditional use | <input type="checkbox"/> Planned Development |
|                                                                                                                                                  | <input type="checkbox"/> Text Change to Zoning Conditions |                                                     |                                              |
| Existing zoning base district: R-1                                                                                                               | Height:                                                   | Frontage:                                           | Overlay(s):                                  |
| Proposed zoning base district: R-6-CU                                                                                                            | Height:                                                   | Frontage:                                           | Overlay(s):                                  |
| <b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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: 7/31/2026                                                                                | Date amended (1): | Date amended (2):           |
| Property address: 2512 Prince Dr, Raleigh, NC 27606                                            |                   |                             |
| Property PIN: 0772874213                                                                       |                   |                             |
| Deed reference (book/page): 020160/00548                                                       |                   |                             |
| Nearest intersection: PRINCE DR & JONES FRANKLIN RD                                            |                   | Property size (acres): 0.83 |
| For planned development applications only:                                                     | Total units:      | Total square footage:       |
|                                                                                                | Total parcels:    | Total buildings:            |
| Property Owner/Applicant*                                                                      |                   |                             |
| <b>Printed Property Owner Name and Title:</b>                                                  |                   |                             |
| Printed Name: <u>Ubeda Sawda</u>                                                               |                   |                             |
| Printed Name: _____                                                                            |                   |                             |
| <b>Property Owner Signature(s):</b>                                                            |                   |                             |
| Signature:  |                   |                             |
| Signature: _____                                                                               |                   |                             |
| <b>Applicant Signature (If different than Property Owner) *:</b>                               |                   |                             |
| Signature: _____                                                                               |                   |                             |
| Signature: _____                                                                               |                   |                             |



| Contact Information                          |                            |
|----------------------------------------------|----------------------------|
| Property Owner/Applicant*                    |                            |
| Name & Title:                                | Ubeda Sawda; Owner         |
| Email:                                       | agiletokservices@gmail.com |
| Phone:                                       | 4199086250                 |
| Name & Title:                                |                            |
| Email:                                       |                            |
| Phone:                                       |                            |
| Point of Contact (If different than above)** |                            |
| Point of Contact Name:                       |                            |
| Email:                                       |                            |
| Phone:                                       |                            |
| Point of Contact Name:                       |                            |
| Email:                                       |                            |
| Phone:                                       |                            |

| Conditional Use District Zoning Conditions |                           |                                    |
|--------------------------------------------|---------------------------|------------------------------------|
| Zoning case #:                             | Date submitted: 7/31/2026 | OFFICE USE ONLY<br>Rezoning case # |
| Existing zoning: R-1                       | Proposed zoning: R-6-CU   |                                    |

| Narrative of Zoning Conditions Offered                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Development of the property shall be limited to one (1) detached single-family dwelling and customary accessory uses permitted under the Raleigh Unified Development Ordinance.</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: [Redacted Signature]

Printed Name (and Title): Ubeda Sawda





| Rezoning Application Addendum #1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <p align="center"><b>Comprehensive Plan Analysis</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p align="center"><b>OFFICE USE ONLY</b></p> <p align="center">Rezoning case # _____</p> |
| <p align="center"><b>Statement of Consistency</b></p> <p>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.</p> <p>The proposed rezoning from R-1 to R-6 Conditional Use is consistent with the City's Comprehensive Plan by allowing a residential zoning district that remains compatible with the surrounding neighborhood while providing flexibility in site design. The subject property is surrounded by an established residential neighborhood, and a significant portion of the properties within approximately 500 feet are already zoned R-6. The proposed conditional zoning further limits development to one (1) detached single-family dwelling, ensuring that the future use remains consistent with the existing residential character of Prince Drive. The request does not introduce multifamily or higher-density development and is compatible with the surrounding land use and zoning pattern.</p> |                                                                                          |
| <p align="center"><b>Public Benefits</b></p> <p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p> <p>The proposed rezoning is reasonable and in the public interest because it enables the construction of a high-quality single-family residence that better utilizes the unique dimensions of the property while maintaining compatibility with neighboring homes. The conditional zoning restricts development to one single-family dwelling, ensuring that no multifamily or higher-density development can occur. The project will enhance an undeveloped residential lot, increase the local tax base, and contribute to the long-term stability and appearance of the neighborhood.</p>                                                                                                                                                                                                                                                                                                                                   |                                                                                          |

| Rezoning Application Addendum #2                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Impact on Historic Resources                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>OFFICE USE ONLY</b><br>Rezoning case # _____ |
| <p>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.</p>                                                    |                                                 |
| Inventory of Historic Resources                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |
| <p>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.</p> <p>There are no known historic resources, structures, landmarks, or contributing historic features located on the subject property. The property is not listed on the National Register of Historic Places and is not located within a City of Raleigh Historic Overlay District.</p> |                                                 |
| Proposed Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |
| <p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p> <p>No mitigation is required because no historic resources will be affected by the proposed rezoning.</p>                                                                                                                                                                                                                                    |                                                 |



### 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.

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>1</b> | <p>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.</p> <p><b>Response:</b> Not Applicable. The property is not located within a City Growth Center, Mixed-Use Center, Main Street, or Transit Emphasis Corridor as identified in the Raleigh 2030 Comprehensive Plan.</p>                                                 |
| <b>2</b> | <p>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.</p> <p><b>Response:</b><br/>Not Applicable</p>                                                                                                                                                                                                                                                                                        |
| <b>3</b> | <p>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.</p> <p><b>Response:</b><br/>Not Applicable</p>                                                                                                                      |
| <b>4</b> | <p>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.</p> <p><b>Response:</b><br/>Not Applicable</p> |
| <b>5</b> | <p>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.</p> <p><b>Response:</b><br/>Not Applicable</p>                                                                                                                                                                                   |
| <b>6</b> | <p>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.</p> <p><b>Response:</b><br/>Not Applicable</p>                                                                                                                                           |

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| 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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</p>                                                                                                                                                                                                        |
| 13 | <p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b><br/>Not Applicable</p>                                                                                                                                                                                                                                                                                                |



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| 14 | <p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>The proposed development will be designed to minimize impacts on the site's natural features and comply with all applicable City of Raleigh environmental, stormwater, and erosion control requirements. Existing vegetation and natural features will be preserved where practical, and any site disturbance will be limited to that necessary for construction of a single-family residence.</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><b>Response:</b><br/>The proposed development will utilize the existing public street frontage and provide safe vehicular and pedestrian access. Any driveway improvements and site access will be designed in accordance with City of Raleigh standards to maintain a pedestrian-friendly streetscape.</p>                                                                                                                                                                                                                                                                                          |



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| 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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>The primary entrance of the residence will be designed to provide a prominent front façade consistent with surrounding residential development.</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><b>Response:</b><br/>Not Applicable</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><b>Response:</b><br/>Not Applicable</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



| Address                    | Owner                                                   | PIN        | Type and Use  | Mailing Address 1              | Mailing Address 2             | ZIP   | Attendance     |
|----------------------------|---------------------------------------------------------|------------|---------------|--------------------------------|-------------------------------|-------|----------------|
| 2529 PRINCE DR             | INTERNATIONAL BUDDHIST PROGRESS SOCIETY                 | 0772868929 | CHURCH        | 2529 PRINCE DR                 | RALEIGH NC 27606-4108         | 27606 | J.C.           |
| 5720 TRYON RD              | GUNG, LYUDAN                                            | 0772864577 | SINGLFAM      | PO BOX 37583                   | RALEIGH NC 27627-7583         | 27606 |                |
| 5568 NUR LN                | HAZHEER, HAFSA S                                        | 0772970131 | SINGLFAM      | 5568 NUR LN                    | RALEIGH NC 27606-4060         | 27606 |                |
| 5560 NUR LN                | SUN, LISHA                                              | 0772971124 | SINGLFAM      | 2900 WINTER CROP WAY           | APEX NC 27502-4409            | 27606 |                |
| 2408 SCHOOL CREEK PL       | HUANG, TANYA CHIEN-SHIN                                 | 0772879328 | SINGLFAM      | 5514 SOUTHERN CROSS AVE        | RALEIGH NC 27606-4014         | 27606 |                |
| 2501 PRINCE DR             | SEARS, JIMMY                                            | 0772876608 |               | 2212 DONNY BROOK RD            | RALEIGH NC 27603-8864         | 27606 |                |
| 2415 SCHOOL CREEK PL       | SALEH, RAED Y SALEH, MENAL                              | 0772971348 | SINGLFAM      | 2415 SCHOOL CREEK PL           | RALEIGH NC 27606-4054         | 27606 |                |
| 2416 SCHOOL CREEK PL       | CROSSROADS MASTER OWNERS ASSOC INC                      | 0772879277 |               | 3739 NATIONAL DR STE 101       | RALEIGH NC 27612-4817         | 27606 |                |
| 2505 JONES FRANKLIN RD     | RICHARDSON, PAUL D RICHARDSON, BETTY B                  | 0772874525 | SINGLFAM      | 2505 JONES FRANKLIN RD         | RALEIGH NC 27606-4033         | 27606 |                |
| 2532 PRINCE DR             | BATTS, ROYCE W BATTS, BRENDA Y                          | 0772865728 | SINGLFAM      | 2532 PRINCE DR                 | RALEIGH NC 27606-4109         | 27606 | J. A. B. B. B. |
| 2404 SCHOOL CREEK PL       | TRAHAN, JAMIE KWAK, CHRISTINA                           | 0772879415 | SINGLFAM      | 2404 SCHOOL CREEK PL           | RALEIGH NC 27606-4017         | 27606 |                |
| 2508 BRYARTON VILLAGE WAY  | ROBB, LOIS A AVENT, LOUISA K                            | 0772960935 | SINGLFAM      | 8117 RHODES RD                 | APEX NC 27539-7410            | 27606 |                |
| 2519 JONES FRANKLIN RD     | CARTER, PHILLIP E BAILEY, BARBARA K                     | 0772872369 | SINGLFAM      | 2519 JONES FRANKLIN RD         | RALEIGH NC 27606-4033         | 27606 |                |
| 2525 JONES FRANKLIN RD     | CAROLINA PROPERTIES DEVELOPERS LLC                      | 0772870135 | CONV STORE    | 200 PINNER WEALD WAY STE 202   | CARY NC 27513-2793            | 27606 |                |
| 2400 SCHOOL CREEK PL       | AVES, ALEXANDRA W PROSSER, BRADLEY                      | 0772878591 | SINGLFAM      | 2400 SCHOOL CREEK PL           | RALEIGH NC 27606-4017         | 27606 |                |
| 2401 JONES FRANKLIN RD     | MORGAN, HENRY D MORGAN, STELLA R                        | 0772877716 | SINGLFAM      | 2401 JONES FRANKLIN RD         | RALEIGH NC 27606-4031         | 27606 |                |
| 100 KUMAR CT               | ANIMAL CARE CENTER AT SWIFT CREEK CROSSING P L L C      | 0772863544 | VET CLIN      | H2 MANAGEMENT AND DESIGN       | 100 PARKWAY OFFICE CT STE 208 | 27606 |                |
| 5566 NUR LN                | GTS RENTALS LLC                                         | 0772970152 | SINGLFAM      | 11832 DOC ARNOLD DR            | RALEIGH NC 27614-7120         | 27606 |                |
| 2512 PRINCE DR             | SAWDA, UBEDA                                            | 0772874213 |               | 2085 FLORINE DR                | APEX NC 27502-8056            | 27606 |                |
| 2338 SCHOOL CREEK PL       | CHELLAPPA, ANANTH                                       | 0772878663 | SINGLFAM      | 10497 E PENSTAMIN DR           | SCOTTSDALE AZ 85255-2447      | 27606 |                |
| 2502 BRYARTON VILLAGE WAY  | ALSHAREF, ABDULLAH                                      | 0772970021 | SINGLFAM      | 2502 BRYARTON VILLAGE WAY      | RALEIGH NC 27606-4042         | 27606 |                |
| 2700 JONES FRANKLIN RD     | MACEDONIA UNITED METHODIST CHURCH OF CARY, NORTH C      | 0772764706 | CHURCH        | 2700 JONES FRANKLIN RD         | CARY NC 27518-9296            | 27518 |                |
| 2509 PRINCE DR             | QUEEN, DANNY J                                          | 0772877437 | SINGLFAM      | 2509 PRINCE DR                 | RALEIGH NC 27606-4108         | 27606 |                |
| 5520 MCKENNA PL            | BRYARTON TOWNHOMES ASSOCIATION, INC                     | 0772973052 | BATH HSE      | PINDELL-WILSON                 | PO BOX 20969                  | 27606 |                |
| 5637 YATES GARDEN LN       | PATEL, MANTHAN                                          | 0772970469 | SINGLFAM      | 5637 YATES GARDEN LN           | RALEIGH NC 27606-4011         | 27606 |                |
| 2510 BRYARTON VILLAGE WAY  | KENNY, NICHOLAS KENNY, JENNIFER                         | 0772960933 | SINGLFAM      | 2510 BRYARTON VILLAGE WAY      | RALEIGH NC 27606-4042         | 27606 |                |
| 2410 JONES FRANKLIN RD     | MACEDONIA DEVELOPMENT VENTURES LLC                      | 0772871934 | SINGLFAM      | 3301 BENSON DR STE 103         | RALEIGH NC 27609-7332         | 27606 |                |
| 101 KUMAR CT               | GIRARD2711 LLC                                          | 0772860681 | CONV STORE    | 2025 W GIRARD AVE              | PHILADELPHIA PA 19130-1420    | 00000 |                |
| 5570 NUR LN                | SABO, THERESA R                                         | 0772970111 | SINGLFAM      | 5570 NUR LN                    | RALEIGH NC 27606-4060         | 27606 |                |
| 2512 BRYARTON VILLAGE WAY  | FALAH, GHAZAL GHORVEH, MOHSEN GHIASI                    | 0772960941 | SINGLFAM      | 142 WARDS RIDGE DR             | CARY NC 27513-9678            | 27606 |                |
| 2334 SCHOOL CREEK PL       | ABISHER, MARIAH ABISHER, ANDREW                         | 0772878760 | SINGLFAM      | 2334 SCHOOL CREEK PL           | RALEIGH NC 27606-4012         | 27606 |                |
| 2330 SCHOOL CREEK PL       | FLEMING, JUSTIN AUNSPACH, STEPHANIE                     | 0772878767 | SINGLFAM      | 2330 SCHOOL CREEK PL           | RALEIGH NC 27606-4012         | 27606 |                |
| 2524 PRINCE DR             | MITCHELL, MARK MURPHY, SARAH                            | 0772865949 | SINGLFAM      | 2524 PRINCE DR                 | RALEIGH NC 27606-4109         | 27606 |                |
| 2508 PRINCE DR             | TRIVETTE, DANIEL RAY TRIVETTE, BONNIE BRASWELL          | 0772874376 | SINGLFAM      | 120 SE 55TH ST                 | OAK ISLAND NC 28465-5011      | 27606 |                |
| 5564 NUR LN                | KIGER, CARMEN B KIGER, CARL J                           | 0772970173 | SINGLFAM      | 5564 NUR LN                    | RALEIGH NC 27606-4060         | 27606 |                |
| 2409 SCHOOL CREEK PL       | RAVICHANDER, USHA TRUSTEE RAGHAVAN, RAVICHANDER TRUSTEE | 0772971402 | SINGLFAM      | 2409 SCHOOL CREEK PL           | RALEIGH NC 27606-4054         | 27606 |                |
| 2342 SCHOOL CREEK PL       | RICE, KEVIN R. RICE, GRATIANA MARIA                     | 0772878577 | SINGLFAM      | 2342 SCHOOL CREEK PL           | RALEIGH NC 27606-4012         | 27606 |                |
| 2526 PRINCE DR             | SHAHIN, NOUR YACCOUB INAYA, YASMINE ZUHAIR-ISMAIL       | 0772865934 | SINGLFAM      | 2526 PRINCE DR                 | RALEIGH NC 27606-4109         | 27606 |                |
| 2520 PRINCE DR             | KEATON, JEFFERSON NICHOLAS                              | 0772875066 | SINGLFAM      | 2520 PRINCE DR                 | RALEIGH NC 27606-4109         | 27606 |                |
| 5572 NUR LN                | KIDANE, KIDAN BERHANE                                   | 0772879190 | SINGLFAM      | 5572 NUR LN                    | RALEIGH NC 27606-4060         | 27606 |                |
| 2818 MACEDONIA RD          | MACEDONIA APARTMENTS OWNER LLC                          | 0772772135 |               | 8045 ARCO CORPORATE DR STE 108 | RALEIGH NC 27617-2098         | 27518 |                |
| 2517 PRINCE DR             | SAUNDERS, STEVEN CHRIS JR TRUSTEE BO, YANG TRUSTEE      | 0772877355 | SINGLFAM      | 2517 PRINCE DR                 | RALEIGH NC 27606-4108         | 27606 | SCS/BS         |
| 2516 PRINCE DR             | ISLEEM, NASSER M ISLEEM, LIALA A                        | 0772874133 | SINGLFAM      | 3501 PROVOST ST                | RALEIGH NC 27603-3678         | 27606 | L. L. Lee      |
| 5574 NUR LN                | STPETER, JACOB                                          | 0772879170 | SINGLFAM      | 5574 NUR LN                    | RALEIGH NC 27606-4060         | 27606 |                |
| 2506 BRYARTON VILLAGE WAY  | MACNAUGHTON, KEVIN J MACNAUGHTON, CANDACE P             | 0772960937 | SINGLFAM      | 6905 MERE VIEW CT              | RALEIGH NC 27606-9023         | 27606 |                |
| 2703 JONES FRANKLIN RD 202 | SWIFT DREAM REALTY LLC                                  | 0772861899 | OFC GROSS     | 2703 JONES FRANKLIN RD STE 202 | CARY NC 27518-7172            | 27518 | J. B. B. B.    |
| 455 SWIFTSIDE DR 101       | CARALEIGH PROPERTIES LLC                                | 0772861899 | MED OFC GROSS | 5024 DILLWOOD LN               | RALEIGH NC 27606-4271         | 27518 |                |
| 2703 JONES FRANKLIN RD 201 | HIE VENTURES LLC                                        | 0772861899 | OFC GROSS     | 2703 JONES FRANKLIN RD STE 201 | CARY NC 27518-7172            | 27518 |                |
| 2703 JONES FRANKLIN RD 102 | JKB COMMERCIAL LLC                                      | 0772861899 | OFC GROSS     | 3622 SHANNON RD STE 104        | DURHAM NC 27707-3771          | 27518 |                |
| 2703 JONES FRANKLIN RD 206 | TRADEMARK CO LLC THE                                    | 0772861899 | OFC GROSS     | 2703 JONES FRANKLIN RD STE 206 | CARY NC 27518-7172            | 27518 |                |
| 2703 JONES FRANKLIN RD 105 | ROBLIN PROPERTIES LLC                                   | 0772861899 | OFC GROSS     | 5607 DA VINCI WAY              | SACRAMENTO CA 95835-2324      | 27518 |                |



## Attendance

[illegible]



## SUMMARY OF ISSUES

A neighborhood meeting was held on July, 7th, 2026 (date) to discuss a potential rezoning located at 2512 Prince Dr, Raleigh, NC 27606 (property address). The neighborhood meeting was held at 2305 Lake Wheeler Road, Raleigh, NC 27603 (location). There were approximately 12 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Neighbors asked questions about whether the proposed rezoning would allow development that was inconsistent with the City's zoning and planning objectives or with the character of the surrounding neighborhood. Questions were also raised regarding the future use of the property, the type and scale of development, and whether the proposed rezoning could allow higher-density residential uses. It was explained that the proposed conditional rezoning limits the property to a maximum of one detached single-family home, ensuring that future development remains compatible with the surrounding neighborhood.

Neighbors discussed various aspects of the annexation process and the costs associated with connecting to City utilities. Several neighbors shared their personal experiences with utility connection fees and provided estimates of the costs they had been quoted for water, sewer, and other utility services.

Neighbors discussed drainage patterns, rainwater absorption, and stormwater flow within the area, including the property's location within the SWPOD (Swift Creek Watershed Protection Overlay District). They shared their experiences with stormwater management in the neighborhood and discussed how drainage conditions have been addressed on their properties.

## ATTENDANCE ROSTER

| NAME                                                              | ADDRESS                                       |
|-------------------------------------------------------------------|-----------------------------------------------|
| Two representatives of<br>International Buddhist Prograss Society | 2529 Prince Dr, Raleigh 27606                 |
| Royce & Branda Batts                                              | 2532 Prince Dr, Raleigh 27606                 |
| Mark Murphy                                                       | 2524 Prince Dr, Raleigh 27606                 |
| Chris & Yang                                                      | 2517 Prince Dr, Raleigh 27606                 |
| Laiala Isleem                                                     | 2515 Prince Dr, Raleigh 27606                 |
| Owner/Resident                                                    | 2703 Jones Franklin rd ste 202, Cary NC 27518 |
| Owner/Resident                                                    | 2508 Prince Dr, Raleigh 27606                 |
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