

**Agenda Title:** Rezoning Z-38-25: Trailwood Drive, south of the intersection of Trailwood Drive and Avent Ferry Road (District D upon annexation)  
**Meeting Date:** May 5, 2026  
**Meeting Type:** City Council Meeting - First Tuesday - Afternoon & Evening Sessions  
**Department:** Planning and Development - Long Range  
**Sponsor:** Bynum Walter, Matthew Klem, Hannah Reckhow

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**Agenda Item Description:**

Bynum Walter, Planning and Development

This request would increase residential entitlement on the site. Provided conditions limit disturbances in the 100-year floodplain to 35,000 square feet, require a no-rise certification, require a minimum building façade frontage, require at least one street-facing pedestrian entrance, and require the installations of “Super Silt” fencing along any watercourse buffer.

Planning Commission recommends approval (7-3). Commissioners Bennett, Fox, and Omokaiye opposed approval of the request. They noted concerns that the request does not include sufficient floodplain protections and conditions do not fully address staff enforcement concerns.

**Recommended Action:** Conduct the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternately, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance approved shall be adopted this day and shall become effective five days following a favorable vote.

**Agenda Item Details:**

Rezoning Z-38-25: 1017, 1000, & 1100 Trailwood Drive; being Wake County PINs 0793144260, 0793134771, 0793240026.

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Current Zoning: Residential-6-Conditional Use (R-6-CU) and Residential-4 (R-4) both with Special Residential Parking Overlay District.

Requested Zoning: Residential Mixed-Use-3-stories (RX-3) and Residential-10-Conditional Use (R-10-CU).

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Approximately 13.8 acres are requested to be rezoned by Molly Suart on behalf of property owner Floresta, LLC. Proposed conditions would keep the total area of land mapped as 100-year flood plain to an amount no smaller than the amount approved under a previous site plan for the 1000 Trailwood parcel, require building frontage along Trailwood Drive, and require at least one street-facing entrance on the west side of Trailwood Drive.

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The request is inconsistent with the Future Land Use Map. The request is consistent with the 2030 Comprehensive Plan The request is inconsistent with the Urban Form Map.

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