

NICHOLLS & CRAMPTON, P.A.

ATTORNEYS AT LAW

W. Sidney Aldridge†
Gregory B. Crampton††
Nicholas J. Dombalis II (1950-2020)
Adam M. Gottsegen
Emmett Boney Haywood†
Isabel Worthy Mattox
Steven C. Newton
F. Timothy Nicholls
John B. Ward
Louis E. Wooten, III
Thomas C. Worth, Jr. (Of Counsel)
† Certified Superior Court Mediator
†† Board Certified Specialist in Business

3700 Glenwood Avenue
Suite 500
Raleigh, North Carolina 27612

Mailing Address:
Post Office Box 18237
Raleigh, North Carolina 27619

(919) 781-1311
FAX (919) 782-0465

January 20, 2026

TO ALL ADDRESSEES:

RE: NOTICE OF MEETING Regarding Potential Rezoning of:

3470 Blue Ridge Road, (PIN 0795152818)

Dear Property Owners and Tenants:

You are receiving this letter because you are the owner or tenant of property located in the vicinity of the above described property (the "Rezoning Property") for which a rezoning is being considered. The applicant has filed a rezoning application (Z-52-2025) to rezone 3470 Blue Ridge Road which is now zoned Residential-4 (R-4) to Residential Mixed-Use – 3 – Conditional Use (RX-3-CU) (the "Rezoning Application").

In accordance with the requirements of the Raleigh Unified Development Ordinance, notice is hereby given to you as the owner or tenant of the Rezoning Property, or the owner or tenant of property within 1000 feet of the Rezoning Property, of a meeting to discuss the prospective rezoning to be held at **3808 Edwards Mill Road, Raleigh, NC 27612 on Monday, February 2 at 5:30 PM.**

To ensure that we can address as many questions as possible, please submit questions via email to dcody@nichollscrampton.com prior to the meeting. The meeting will include an introduction, explanation of rezoning request and process, answers to submitted questions, followed by a general question and answer session. To aid in your participation in the meeting, please find attached a GIS aerial photograph of the Rezoning Property, a zoning map of the Rezoning Property, and the first 2 pages of the filed rezoning application.

After the neighborhood meeting, the rezoning request will be referred to the Planning Commission for review. Information about the rezoning process is available online and can be accessed by visiting www.raleighnc.gov and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact Metra Sheshbaradaran, Raleigh Planning & Development, at (919) 996-2638 or metra.sheshbaradaran@raleighnc.gov or visit the City of Raleigh website at <https://raleighnc.gov/planning/rezoning-process>. You can also contact me directly with any questions.

Sincerely,

NICHOLLS & CRAMPTON, P.A.

Isabel Mattox

Isabel Worthy Mattox



0
100
200
400 ft
1 inch equals 200 feet

Disclaimer
Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.







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"/>	Text change to zoning conditions		
Existing zoning base district: R-4		Height:	Frontage:	Overlay(s):
Proposed zoning base district: RX		Height: 3	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: November 25, 2025	Date amended (1):	Date amended (2):
Property address: 3470 Blue Ridge Road		
Property PIN: 0795152818		
Deed reference (book/page): Book 19279, Page 2024		
Nearest intersection: Blue Ridge Road and Morningside Drive		Property size (acres): 1.61
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: The Forge at Blue Ridge, LLC 2821 Plaza Place, Suite 210 Raleigh, NC 27612		
Property owner email: jon@homesbydickerson.com		
Property owner phone: 919-847-4447		
Applicant name and address: Isabel Mattox 3700 Glenwood Avenue, Suite 500 Raleigh, NC 27612		
Applicant email: imattox@nichollsrampton.com		
Applicant phone: 919-828-7171		
Applicant signature(s):		
Additional email(s):		

The Forge at Blue Ridge, LLC

By: Homes by Dickerson Inc., its Managing Member

By: Jonathan Showalter

Name: Jonathan Showalter

Title: Vice President

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: November 25, 2025	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-3-CU	

Narrative of Zoning Conditions Offered

1. Residential density shall not exceed 20 dwelling units.
2. No retail uses shall be permitted on the property.
3. The apartment building type shall not be permitted on the property.

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.

The Forge at Blue Ridge, LLC

By: *Homes by Dickerson Inc.*, its Managing Member

By: *Jonathan Showalter*

Name: *Jonathan Showalter*

Title: Vice President