

April 23, 2021

Chad W. Essick
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Dear Neighboring Property Owners:

We represent RBoys, LLC (“RBoys”). RBoys owns property located at 8304 and 8308 Falls of Neuse Road (collectively, the “Property”). Currently, 8304 Falls of Neuse Road is zoned NX-3-PL-CU and 8308 Falls of Neuse Road is zoned R-4. RBoys is considering a rezoning of the Property that would rezone the entire Property to NX-3-PL-CU to allow the same uses on both parcels under a single set of zoning conditions.

RBoys, LLC plans to file its rezoning petition with the City of Raleigh (“City”) in the near future. Prior to the submittal of any rezoning petition, the City requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning. We are writing to invite you to the neighborhood meeting to discuss this rezoning request. Due to the ongoing COVID-19 pandemic, the neighborhood meeting will be held virtually via Zoom on Wednesday, May 5, 2021, starting at 5:30 p.m. You may participate online or by telephone. To participate via computer, visit www.zoom.us/join, enter the **Meeting ID (939 7260 6310)** and click “Join.” The password for the meeting is **328384**

To participate via phone, please call 877-369-0926. This is a toll free number. When prompted, enter the Meeting ID (**939 7260 6310**). Again, the password for the meeting is **328384**. If prompted to enter a participant ID, just press #.

For your reference and convenience, enclosed as **Exhibit A** is an aerial photograph of the Property with the Property outlined in yellow. Enclosed as **Exhibit B** is a map showing the current zoning of the area, including the Property. Enclosed as **Exhibit C** is a draft of the rezoning petition that RBoys intends to file with the City.

Information about the rezoning process is available online. You can visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, you may contact JP Mansolf at 919-996-2180 or JP.Mansolf@raleighnc.gov.

If you have any questions about the neighborhood meeting or this potential rezoning, you can contact me at 919-783-2896 or cessick@poynerspruill.com.

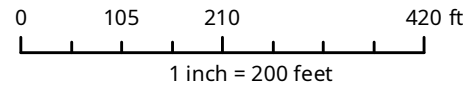
Sincerely,



Chad W. Essick
Partner



Exhibit A



Disclaimer

iMaps 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.

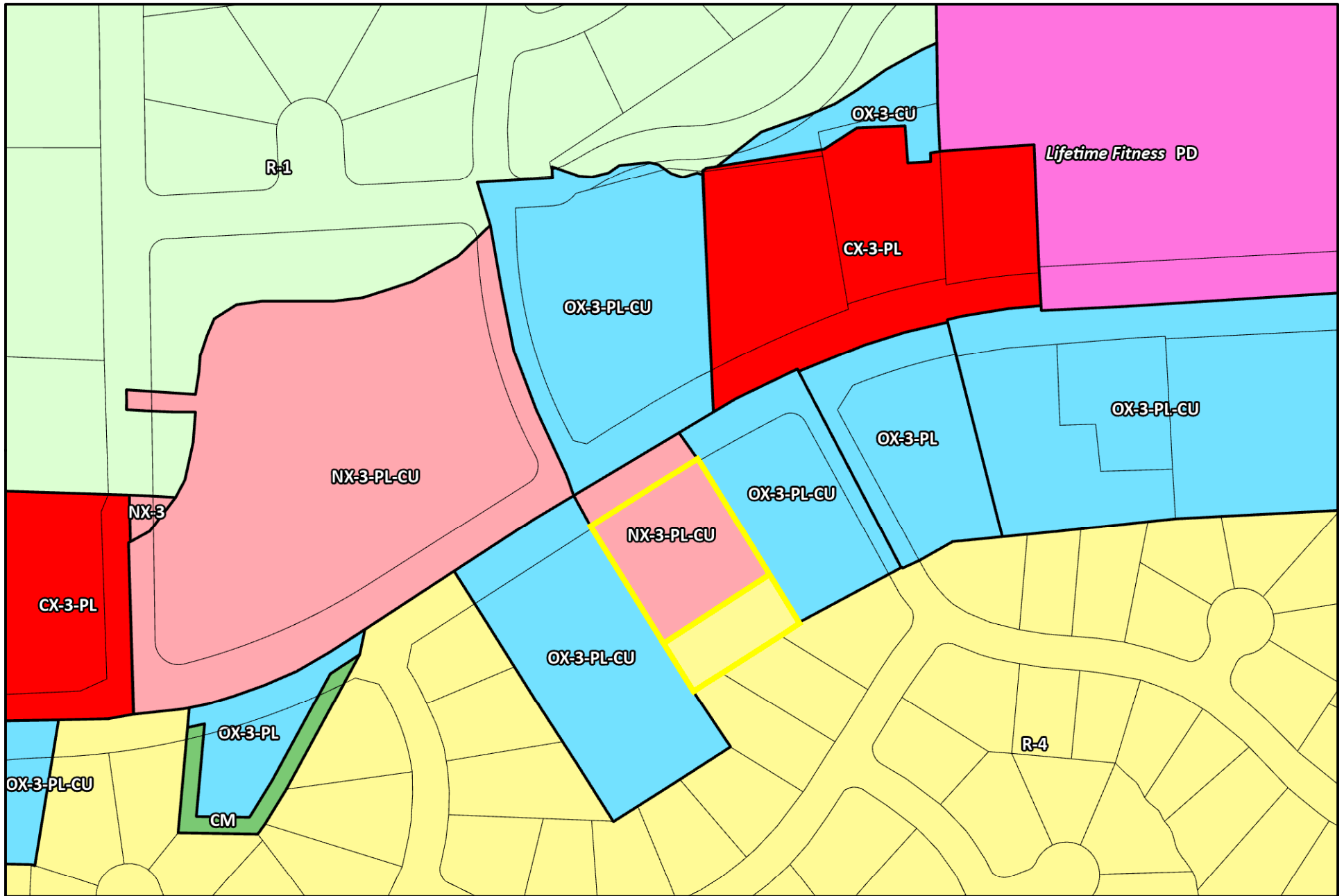
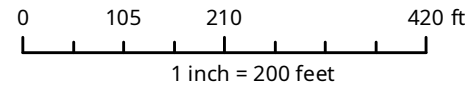


Exhibit B



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Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District <u>B-4/NX</u> Height <u>3</u> Frontage <u>PL</u> Overlay(s) <u>N/A</u> Proposed Zoning Base District <u>NX</u> Height <u>3</u> Frontage <u>PL</u> Overlay(s) <u>N/A</u> <i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			OFFICE USE ONLY Rezoning Case #
If the property has been previously rezoned, provide the rezoning case number: <u>Z-19-11 (8304 Falls of Neuse Road)</u>			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address <u>8304 and 8308 Falls of Neuse Road</u>			
Property PIN <u>1718205794; 1718206671</u>		Deed Reference (book/page) <u>Book 17718, Page 1183; Book 18096, Page 1571</u>	
Nearest Intersection <u>Falls of Neuse Road and Walton Commons Drive</u>			
Property Size (acres) <u>1.28</u>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <u>RBoys, LLC</u> <u>816 Ivanhoe Road</u> <u>Raleigh, NC 27615</u>		Phone <u>See below</u>	Fax <u>See below</u>
		Email <u>See below</u>	
Applicant Name/Address <u>Chad W. Essick</u> <u>Poyner Spruill LLP</u> <u>301 Fayetteville Street, Suite 1900</u> <u>Raleigh, NC 27601</u>		Phone <u>919.783.2896</u>	Fax <u>919.783.1075</u>
		Email <u>cessick@poynerspruill.com</u>	
Applicant* Signature(s)		Email	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Exhibit C

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning NX-3-PL-CU and R-4 Proposed Zoning NX-3-PL-CU	
Narrative of Zoning Conditions Offered	
<p>1. The following uses shall be prohibited: cemetery; college, community college, university; school; telecommunication tower; adult establishment; funeral home; shooting range (indoor or outdoor); movie theater (indoor or outdoor); golf course; outdoor sports or entertainment facility; riding stables; bed and breakfast; hotel, motel, inn; animal boarding; animal shelter; kennel/cattery; tattoo parlor, body piercing; taxidermist; wedding chapel; heliport; vehicle fuel sales; vehicle sales/rental; detention center, jail, prison; vehicle repair (minor).</p> <p>2. Construction shall be limited to two stories with a square footage of no more than 11,000 square feet and a building height no higher than 30 feet.</p> <p>3. All exterior refuse containers shall not be within 30 feet of (DB 14121; P 1194; Wake County P.I.N. 1718207435), (DB 16629, P 1614, Wake County P.I.N. 1718207583), or (DB 1244, P 0-E-, Wake County P.I.N. 1718208670).</p> <p>4. Vehicular access to Falls of Neuse Road shall be limited to no more than two access points, with no access to other roads.</p> <p>5. Freestanding light poles shall not have lights affixed that exceed 16 feet (16') in height. The light fixtures shall be of full cutoff design.</p> <p>6. For any Neighborhood Transition Area, the following shall apply:</p> <ul style="list-style-type: none"> a. Zone A shall consist of a Type 2 protective yard. b. Zone B shall prohibit the following permitted activities: outdoor dining; service area; park, playground. 	

The property owner(s) hereby offers, consents to, and agrees to abide by, 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 _____ Print Name _____