

MATTOX LAW FIRM

Telephone (919) 828-7171

Isabel Worthy Mattox
Isabel@mattoxlawfirm.com

June 4, 2021

TO ALL ADDRESSEES:

RE: **NOTICE OF MEETING** Regarding Potential Rezoning of:

A 3.67 acre portion of 3900 Sumner Boulevard, Raleigh, NC 27610 (entire parcel contains 28.99 acres) (PIN 1726682647) Book 17685, Page 2207, owned by Triangle Town Center Holding LLC.

Dear Property Owners and Tenants:

You are receiving this letter because you are the owner or renting of property located in the vicinity of the Rezoning Property for which a rezoning is being contemplated. The applicant plans to file a rezoning application to rezone the property from IX-3-PK to CX-5-CU to allow for development of an apartment community (the "Rezoning Application").

In accordance with the requirements of the Raleigh Unified Development Ordinance, notice is hereby given to you as the owner of the Rezoning Property, or the owner of property within 1000 feet of the Rezoning Property, of a meeting to discuss the prospective rezoning to be held remotely **via Zoom on Monday, June 14, 2021 at 5:00 PM.**

You can join the meeting in any of the following ways:

1. Type the following URL into your internet browser:
<https://us02web.zoom.us/j/89797233575?pwd=cWRTcWFaeERjeFN0Q2gxNkk3TW5Ydz09>
2. Email Isabel Mattox at darby@mattoxlawfirm.com and receive an e-mail invitation.
3. Call in to the meeting at 929-205-6099 and enter meeting ID: 897 9723 3575

To ensure that we are able to address as many questions as possible, please submit questions via email to darby@mattoxlawfirm.com prior to the meeting. The meeting will include an introduction, 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 a draft of the Rezoning Application.

Once the Rezoning Application is filed, it will be vetted by City of Raleigh staff over the next few weeks and 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

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Process.” If you have further questions about the rezoning process, please contact JP Mansolf, Raleigh Planning & Development, at (919) 996-2180 or **JP.Mansolf@raleighnc.gov**. You can also contact me directly with any questions.

Yours very truly,

Isabel Mattox

Isabel Worthy Mattox

Enclosures
cc: Mark Tipton
Harrison Ellinwood
Ken Thompson



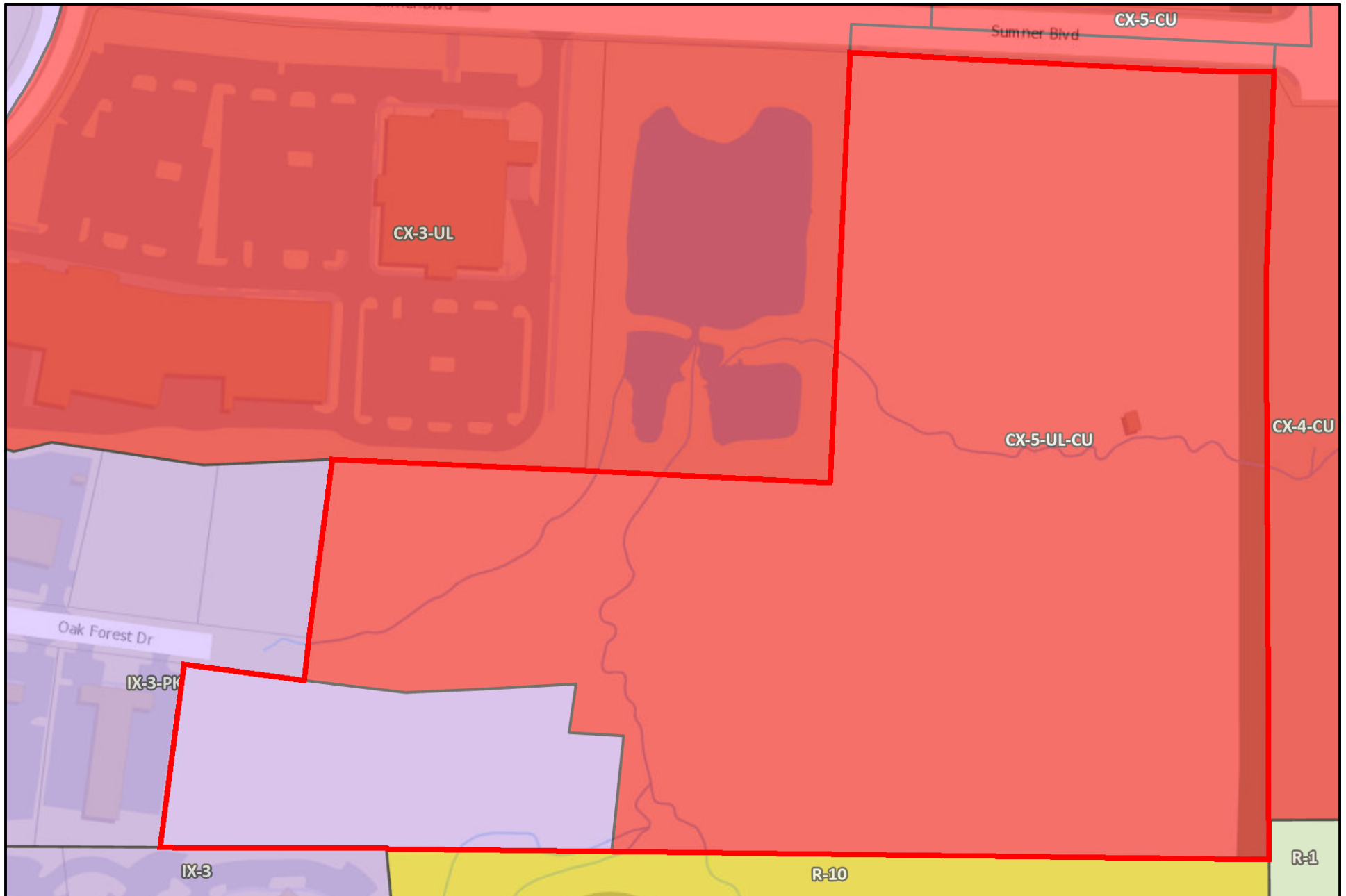
Aerial View with Marked Portion- 3900 Sumner Boulevard



0 105 210 420 ft
1 inch = 200 feet

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.*



Zoning-3900 Sumner Boulevard



0 105 210 420 ft
1 inch = 200 feet

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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: IX	Height: 3	Frontage: Parkway	Overlay(s): None
Proposed zoning base district: CX	Height: 5	Frontage:	Overlay(s): None
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: April ____, 2021	Date amended (1):	Date amended (2):
Property address: A Portion of 3900 Sumner Boulevard		
Property PIN: 1726682647		
Deed reference (book/page): Book 17685, Page 2207		
Nearest intersection: Sumner Blvd. and Triangle Town Blvd.		Property size (acres): 3.67
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Triangle Town Center Holding LLC 2013 Rolling Rock Rd. Wake Forest, NC 27587		
Property owner email: c/o Isabel Mattox @ Isabel@mattoxlawfirm.com		
Property owner phone: c/o Isabel Mattox @ 919-828-7171		
Applicant name and address: Isabel Worthy Mattox, Mattox Law Firm, 127 W. Hargett Street, Suite 500, Raleigh, NC 27601		
Applicant email: Isabel@mattoxlawfirm.com		
Applicant phone: (919) 828-7171		
Applicant signature(s): See Property Owner's Signature Below		
Additional email(s):		

Property Owner's Signature

Triangle Town Center Holding LLC

By: 

Name: MARK ELLIS THIPTON

Title: Manager

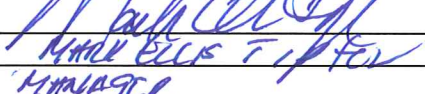
Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-3-PK	Proposed zoning: CX-5-CU	

Narrative of Zoning Conditions Offered
<p>1. All other uses than those listed below are limited to a maximum height of four stories and 62 feet:</p> <p>a. Hotel, motel, inn (UDO section 6.4.6.D)</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:

Triangle Town Center Holding LLC

By: 
 Name: MARK ELLIS
 Title: MANAGER

REVISION 10.27.20