

**September 24, 2021**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on October 5, 2021 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone two parcels located at 10909 Leesville Road (PIN 0778987715) and 10913 Leesville Road (PIN 0778981618) (collectively, the “Property”). The Property is currently zoned R-4 and this proposal would rezone it to RX-3-CU.

At the meeting, the applicant will describe the proposed rezoning and field any questions from the public. Enclosed are: (1) an aerial photograph of the Property (2) a vicinity map showing the location of the Property; (3) a zoning map of the Property; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	854 9990 4424
Enter the following password:	676071

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	854 9990 4424 #
Enter the Participant ID:	#
Enter the Meeting password:	676071 #

The City of Raleigh requires a neighborhood meeting involving the residents and property owners within 500 feet of the Property prior to the submittal of any rezoning application. For this meeting, notice is being provided to all neighbors within 1,000 feet of the Property. Any landowner who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Carmen Kuan  
Raleigh Planning & Development  
(919) 996-2235  
[Carmen.Kuan@raleighnc.gov](mailto:Carmen.Kuan@raleighnc.gov)

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at [colliermarsh@parkerpoe.com](mailto:colliermarsh@parkerpoe.com).

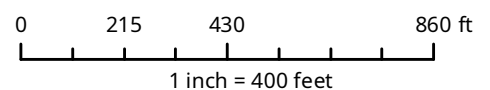
Thank you,

Collier Marsh



10909 & 10913 Leesville Road

Aerial Map



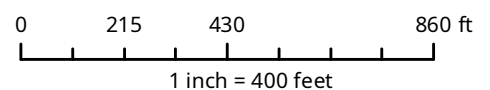
**Disclaimer**

*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.*



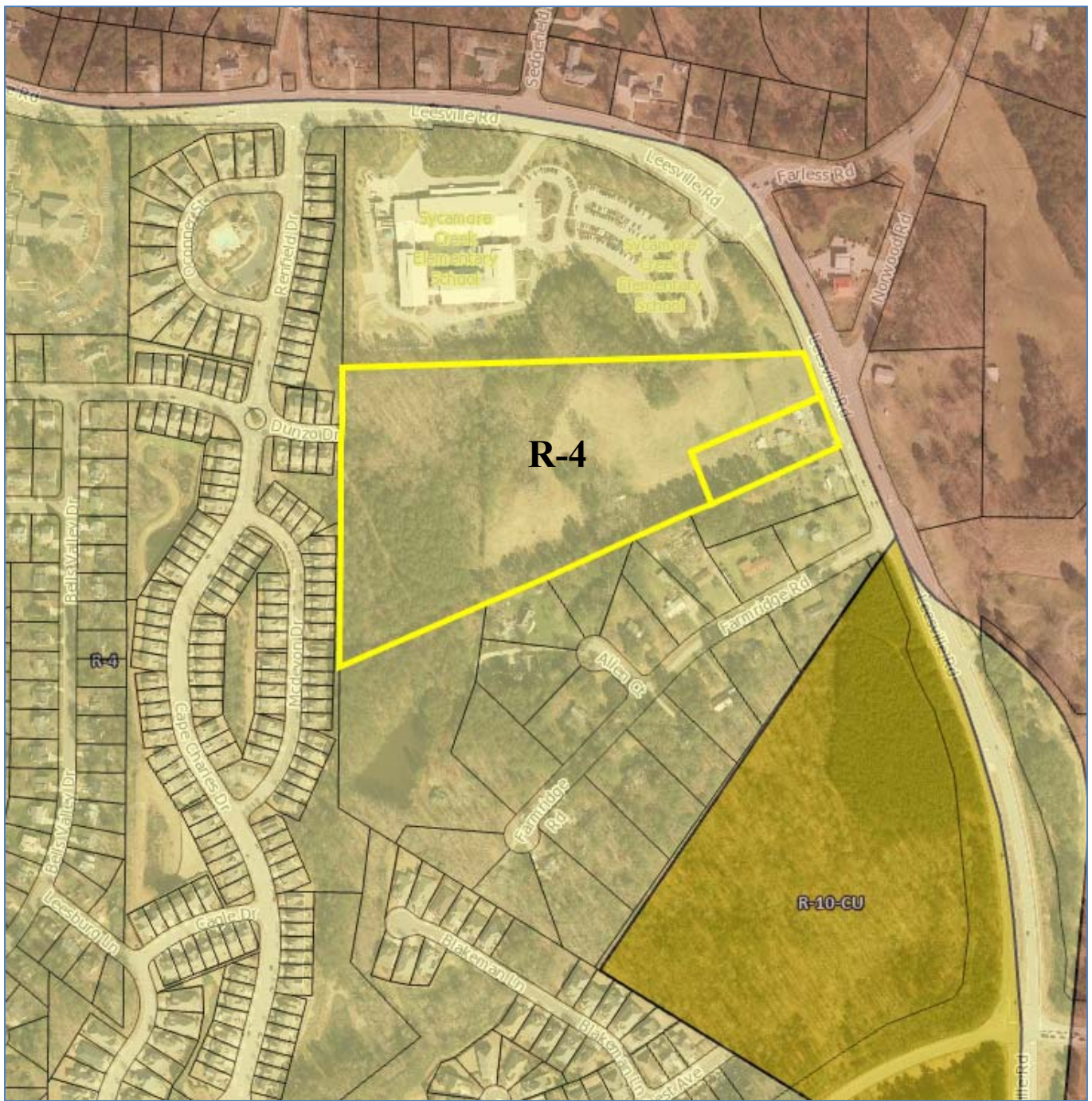
10909 & 10913 Leesville Road

Vicinity Map



**Disclaimer**

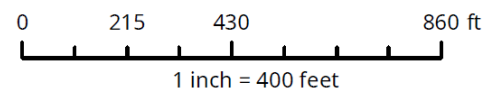
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10909 & 10913 Leesville Road

## Zoning Map

Current Zoning: R-4



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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](http://permitportal.raleighnc.gov)). Please see page 18 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	General Use	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: R-4	Height: N/A	Frontage: N/A	Overlay(s): N/A	
Proposed zoning base district: RX	Height: 3	Frontage: N/A	Overlay(s): N/A	
<b>Helpful Tip:</b> 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:	Date amended (1):	Date amended (2):	
Property address: 10909 and 10913 Leesville Road			
Property PIN: PIN 0778987715 and PIN 0778981618			
Deed reference (book/page): Book 016864, Page 00657 (PIN 0778987715); Book 016864, Page 00661 (PIN 0778981618)			
Nearest intersection: Leesville Road and Norwood Road		Property size (acres): 17.59	
For planned development applications only	Total units: N/A		Total square footage: N/A
	Total parcels: N/A		Total buildings: N/A
Property owner name and address: Berry Family, LLC, 1951 Clark Ave., Raleigh, NC 27605			
Property owner email:			
Property owner phone:			
Applicant name and address: Collier Marsh; Parker Poe 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>			
Applicant phone: 919-835-4663			
Applicant signature(s):			
Additional email(s): <a href="mailto:lauragoode@parkerpoe.com">lauragoode@parkerpoe.com</a>			

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: <b>R-4</b>	Proposed zoning: <b>RX-3-CU</b>	

Narrative of Zoning Conditions Offered
<p>1. Principle Uses shall be limited to Single-Unit Living, Two-Unit Living and Multi-Unit Living. All other uses shall be prohibited.</p> <p>2. Apartment building types shall be prohibited.</p> <p>3. The total number of residential units shall not exceed 130 units.</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: \_\_\_\_\_

Printed Name(s): \_\_\_\_\_