

MATTOX LAW FIRM

Telephone (919) 828-7171

Isabel Worthy Mattox
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June 15, 2022

TO ALL ADDRESSEES:

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

A Portion of 5017 Forestville Road, (PIN 1746437162)

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 contemplated. The applicant has filed a rezoning application to rezone the property from R-4 to RX-3-CU. (the "Rezoning Application").

We have revised our application since our last neighborhood meeting and the revised conditions are attached. 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 **Hill Street Park, 2307 Hill Street Raleigh, NC 27604 on Monday, June 27, 2022 at 6:00 PM.**

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.

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 John Anagnost, Raleigh Planning & Development, at (919) 996-2638 or John.Anagnost@raleighnc.gov. You can also contact me directly with any questions.

Yours very truly,

Isabel Mattox

Isabel Worthy Mattox



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

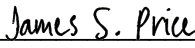
Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 8 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed 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	Office Use Only Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-4		Height:	Frontage:	Overlay(s):
Proposed zoning base district: RX-3-CU		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: April 27, 2022	Date amended (1):	Date amended (2):
Property address: A Portion of 5017 Forestville Road Raleigh, NC 27616		
Property PIN: 1746437162		
Deed reference (book/page): Book 18737 Page 25		
Nearest intersection: Forestville Road and Buffaloe Road		Property size (acres): 21.74
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: James S Price 5017 Forestville Road Raleigh, NC 27616		
Property owner email:		
Property owner phone:		
Applicant name and address: Isabel Worthy Mattox 127 W Hargett Street, Suite 500 Raleigh, NC 27601		
Applicant email: isabel@mattoxlawfirm.com		
Applicant phone: 919-828-7171		
Applicant signature(s):		
Additional email(s):		

Property Owner(s) Signature: _____

Printed Name(s) : James S Price

DocuSigned by:

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Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: April 27, 2022	Office Use Only Rezoning case # _____
Existing zoning: R-4	Proposed zoning: RX-3-CU	

Narrative of Zoning Conditions Offered
<ol style="list-style-type: none"> 1. A maximum of 350 dwelling units shall be developed on the property. 2. Commercial uses shall not be permitted as principal uses. 3. A ten (10) foot wide ADA accessible pedestrian connection shall be provided prior to issuance of any certificate of occupancy for the property to connect a paved surface on the rezoning site to the future park site located to the North (PIN 1746548112, Book 11043 Page 707). 4. There shall be a minimum principal building setback of no less than fifteen feet (15') as measured from either the existing or the future right-of-way boundary of both Forestville Road and Buffalo Road. This condition shall not apply to incidental accessory features such as mail kiosk, transit shelter, garden gazebo, fence, wall, entry monument, utility facilities, and similar support features. 5. The parking setback along both Forestville Road and Buffalo Road shall be no less than fifteen feet (15') as measured from either the existing or the future right-of-way boundary. 6. If the site is developed with multiple buildings, no more than fifty percent (50%) of "Multi-Unit" residential buildings shall contain more than twenty-eight (28) dwelling units per building. This condition shall not apply to any building with a recreational or club building use.

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.

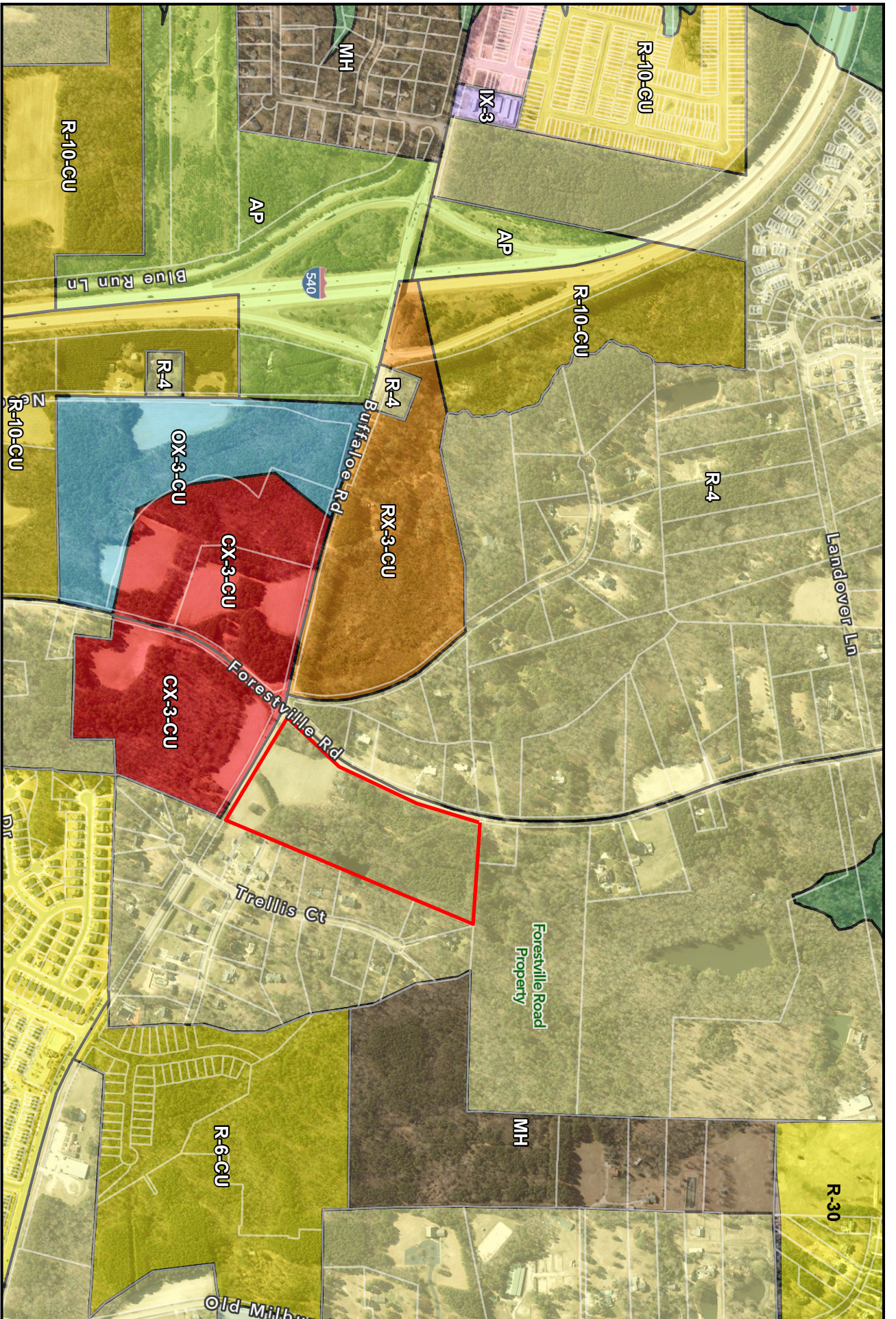
Property Owner(s) Signature: _____

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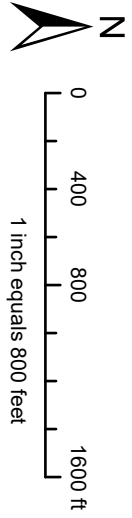
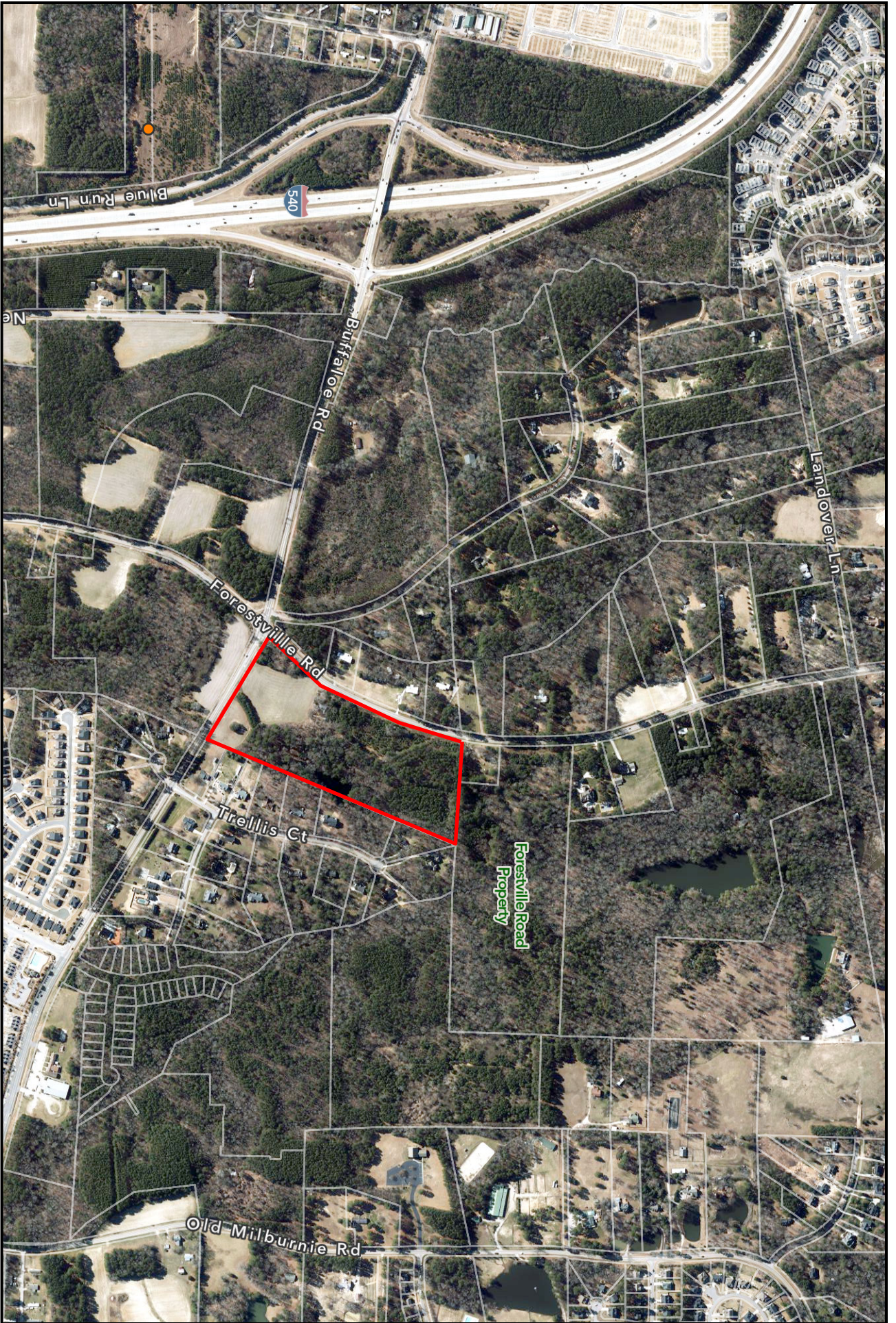
James S. Price

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Printed Name(s): James S Price



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