

MATTOX LAW FIRM

Telephone (919) 828-7171

Isabel Worthy Mattox
Isabel@mattoxlawfirm.com

July 17, 2023

TO ALL ADDRESSEES:

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

A Portion of 5100 Forestville Road, (PIN 1746322322)

Dear Property Owners and Tenants:

We previously sent you a letter regarding a neighbor meeting and subsequently cancelled that meeting. We apologize for the inconvenience. We now wish to reschedule that meeting.

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 that portion of 5100 Forestville Road which is now zoned OX-3-CU with SHOD-1 to CX-3 with SHOD-1 (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 **Marsh Creek Community Center, 3050 N. New Hope Road Raleigh, NC 27604 on Monday August 7, 2023 at 5:30 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, 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. The Rezoning Property is only the small .60 acre triangular shaped parcel within a larger parcel.

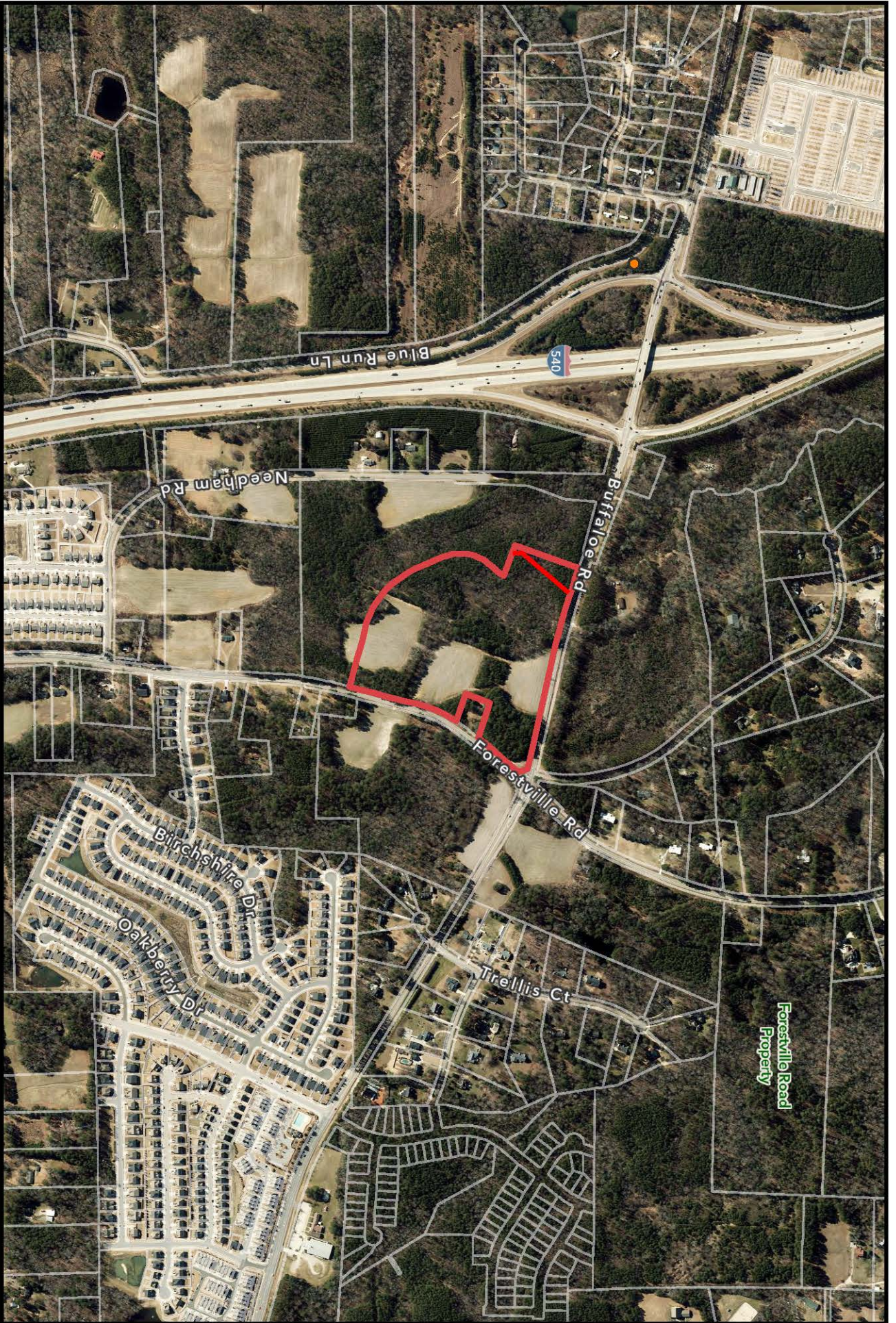
After the neighborhood meeting, the rezoning request will be referred to the Planning Commission for review. Information about the rezoning process is available online and can be accessed by visiting www.raleighnc.gov and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact Hannah Reckhow, Raleigh Planning & Development, at (919) 996-2622 or Hannah.Reckhow@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.

Again, we are sorry for any confusion caused by our prior letters and appreciate your patience.

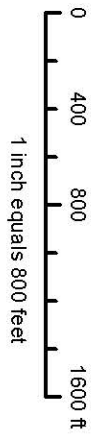
Yours very truly,

Isabel Mattox

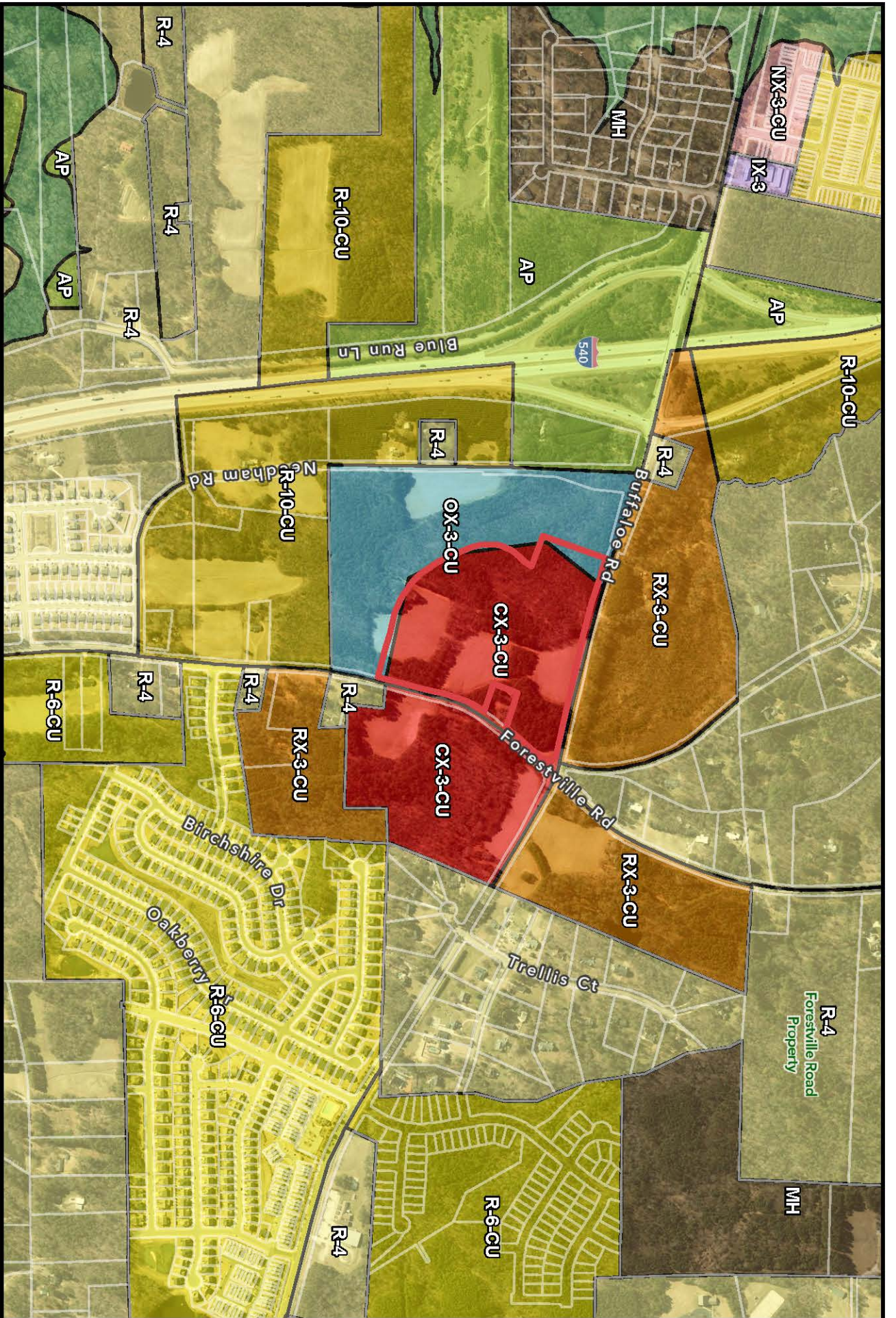
Isabel Worthy Mattox



Forestville Road
Property



Disclaimer
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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 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.

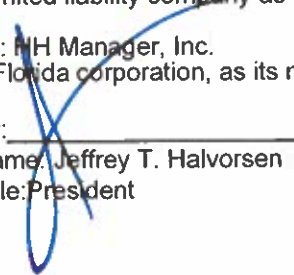
Rezoning Request					
Rezoning Type	X	General Use	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions				
Existing zoning base district: OX-3-CU	Height:	Frontage:	Overlay(s): SHOD-1		
Proposed zoning base district: CX-3	Height:	Frontage:	Overlay(s): SHOD-1		
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: <u>May 12, 2023</u>	Date amended (1):	Date amended (2):
Property address: A portion of 5100 Forestville Road		
Property PIN: 1746322322		
Deed reference (book/page): Book 19051, Page 2113		
Nearest intersection: Buffalo Road and Forestville Road		Property size (acres): Approximately .6 acres
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: HEPRAL, LLC c/o Ezon Inc. 9132 Strada Pl. Suite 210 Naples, FL 34108		
Property owner email: <u>Tom@halvorsenholdings.com</u>		
Property owner phone: <u>(561) 367-9200</u>		
Applicant name and address: Isabel Worthy Mattox 127 W Hargett Street Raleigh NC 27601		
Applicant email: <u>isabel@mattoxlawfirm.com</u>		
Applicant phone: 919-828-7171		
Applicant signature(s):		
Additional email(s):		

HEPRAL, LLC
a Florida limited liability company

By: Halvorsen Holdings, LLC
a Florida limited liability company as its managing member

By: MH Manager, Inc.
a Florida corporation, as its managing member

By: 
Name: Jeffrey T. Halvorsen
Title: President

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: <i>May 12, 2023</i>	Office Use Only Rezoning case # _____
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

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.

HEPRAL, LLC
a Florida limited liability company
By: Halvorsen Holdings, LLC
a Florida limited liability company as its managing member
By: HH Manager, Inc.
a Florida corporation, as its managing member

By: _____
Name: Jeffrey T. Halvorsen
Title: President

REVISION 07.20.21