

February 17, 2024

Chad W. Essick
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Dear Neighboring Property Owners:

We represent Sambrick Management, LLC (“Sambrick”), which is considering a rezoning of the property located at 2210 Spring Forest Road (the “Property”). Currently, the Property is zoned R-10-CU. Sambrick has filed a petition with the City of Raleigh to rezone the Property to RX-3-CU to allow some additional flexibility for a proposed multifamily residential use.

Under certain circumstances, following the submittal of a rezoning petition, the City requires that a second neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. We are writing to invite you to the second neighborhood meeting to discuss the proposed rezoning. The neighborhood meeting will be held on **February 27, 2024, starting at 6 PM at Millbrook Exchange Park, located at 1905 Spring Forest Road.**

For your reference and convenience, enclosed as **Exhibit A** is an aerial photograph of the area with the Property outlined in red. Enclosed as **Exhibit B** is a map showing the current zoning of the area, including the Property. Enclosed as **Exhibit C** is a portion of the rezoning petition that Sambrick filed with the City. The City has assigned a case number of Z-61-23 to this rezoning case.

Information about the rezoning process is available online. You can visit www.raleighnc.gov and search for “Rezoning Process.” If you have any further questions about the rezoning process, you may contact Bronwyn Redus at (919) 996-2183 or bronwyn.redus@raleighnc.gov.

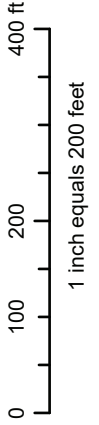
If you have any further questions about the neighborhood meeting or this potential rezoning, you may contact me at 919-783-2896 or cessick@poynerspruill.com.

Sincerely,



Chad W. Essick
Partner

Enclosures



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
A

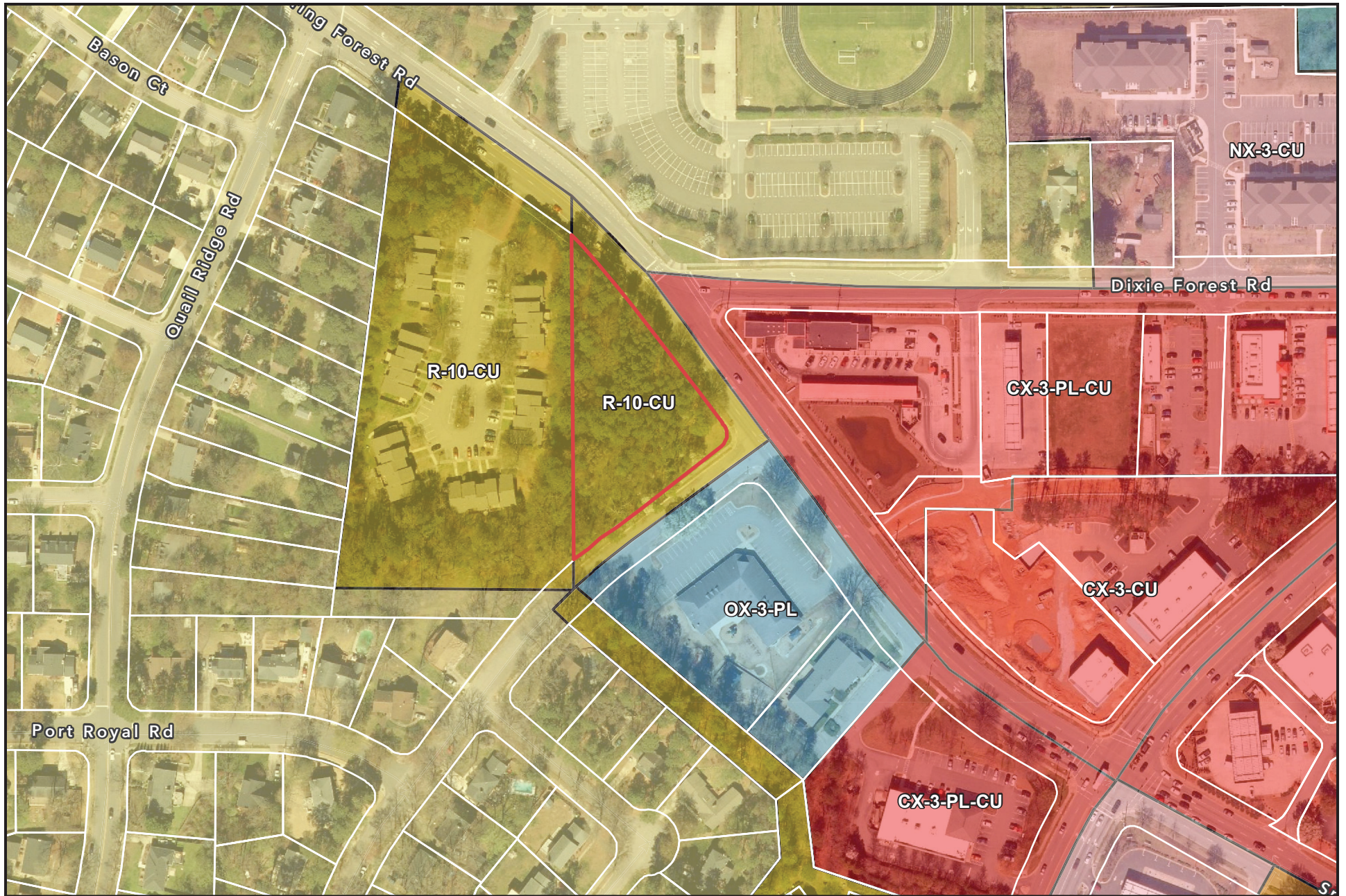
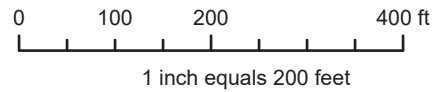


EXHIBIT
B



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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: R	Height: 10	Frontage:	Overlay(s):
Proposed zoning base district: RX	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: Z-27-1999			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 2210 Spring Forest Road		
Property PIN: 1716796168		
Deed reference (book/page): 11355/2417		
Nearest intersection: Spring Forest Road/Timber Ridge Dr.		Property size (acres): 1.56
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Austin Family Properties, LLC, 5003 Falls of Neuse Road, Raleigh, NC 27609		
Property owner email: see below	SYOUNG@hrdraleigh.com	
Property owner phone: see below	919 524 1356	
Applicant name and address: Sambrick Management, LLC c/o Chad W. Essick		
Applicant email: cessick@poynerspruill.com		
Applicant phone: 919-783-2896		
Applicant signature(s):		
Additional email(s): cessick@poynerspruill.com		

RECEIVED
DEC 1 2023
BY:



Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-10-CU	Proposed zoning: RX-3-CU	

Narrative of Zoning Conditions Offered

1. The following principal uses listed in Allowed Principal Use Table (UDO Sec. 6.1.4) shall be prohibited:

- a. Boardinghouse
- b. Dormitory, fraternity, sorority
- c. Telecommunication tower
- d. Bed and breakfast
- e. Hospitality house
- f. Eating establishment
- g. Retail sales

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: *Stephen H. Young* ✓

Printed Name: Austin Family Properties, LLC by Stephen H. Young, Manager

