

NICHOLLS & CRAMPTON, P.A.

ATTORNEYS AT LAW

W. Sidney Aldridge†
Gregory B. Crampton††
Nicholas J. Dombalis II (1950-2020)
Adam M. Gottsegen
Emmett Boney Haywood†
Isabel Worthy Mattox
Steven C. Newton
F. Timothy Nicholls
John B. Ward
Louis E. Wooten, III
Thomas C. Worth, Jr. (Of Counsel)

† Certified Superior Court Mediator
†† Board Certified Specialist in Business

3700 Glenwood Avenue
Suite 500
Raleigh, North Carolina 27612

Mailing Address:
Post Office Box 18237
Raleigh, North Carolina 27619

(919) 781-1311
FAX (919) 782-0465

April 9, 2024

TO ALL ADDRESSEES:

RE: NOTICE OF MEETING Regarding Potential Rezoning of:

500 Rawls Drive, (PIN 1723179370)

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 considered. The applicant has filed a rezoning application (REZN-0007-2024) to rezone 500 Rawls Drive which is now zoned R-10 to RX-4-CU (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 **Tarboro Road Community Center, 121 N Tarboro Street, NC 27610 on Tuesday, April 23 at 5:30 PM.**

To ensure that we can 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.

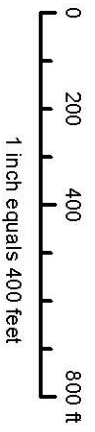
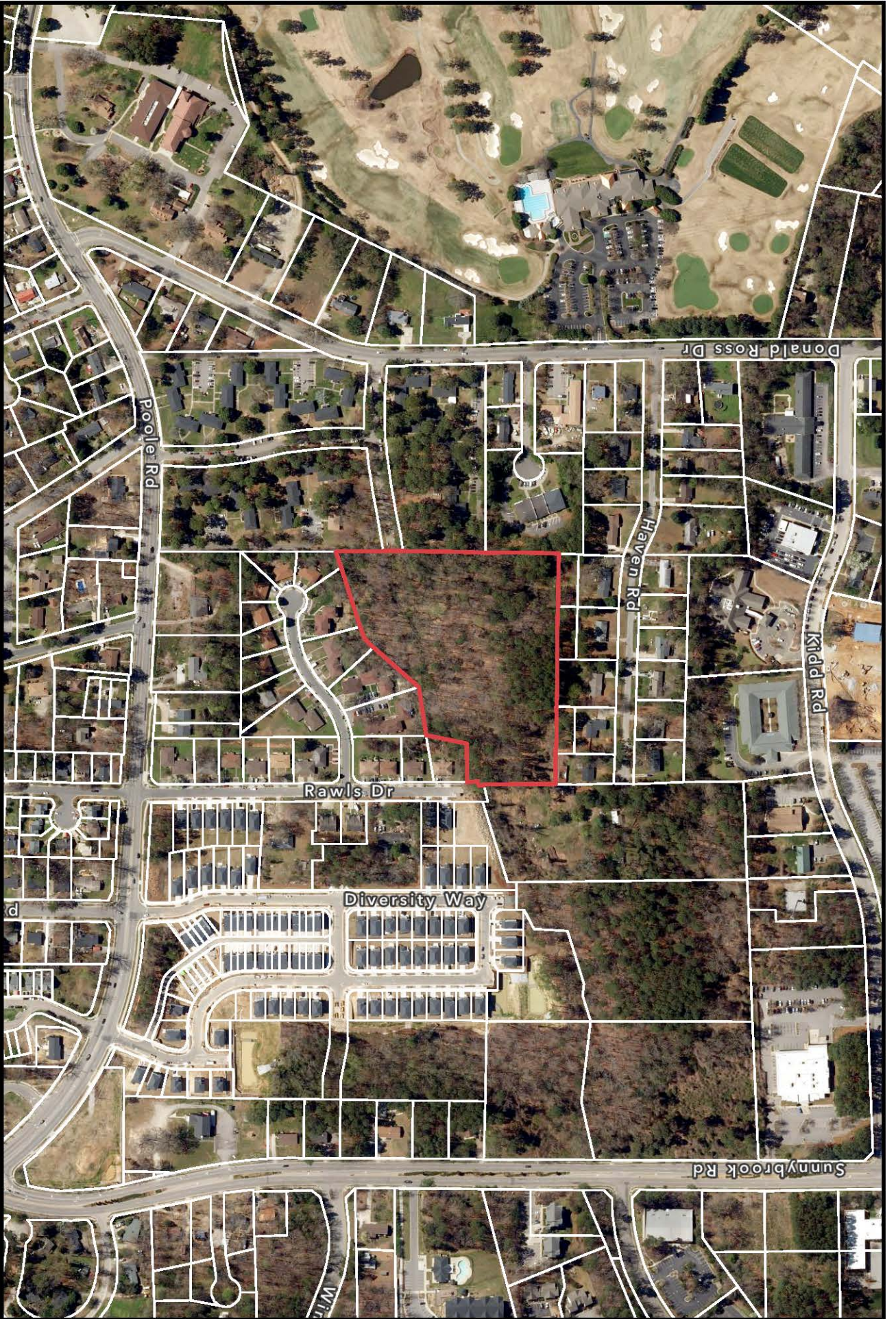
After the neighborhood meeting, the rezoning request will be referred to the Planning Commission for review. Information about the rezoning process is available online and can be accessed by visiting www.raleighnc.gov and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact Sarah Shaughnessy, Raleigh Planning & Development, at (919) 996-2234 or Sarah.Shaughnessy@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.

Sincerely,

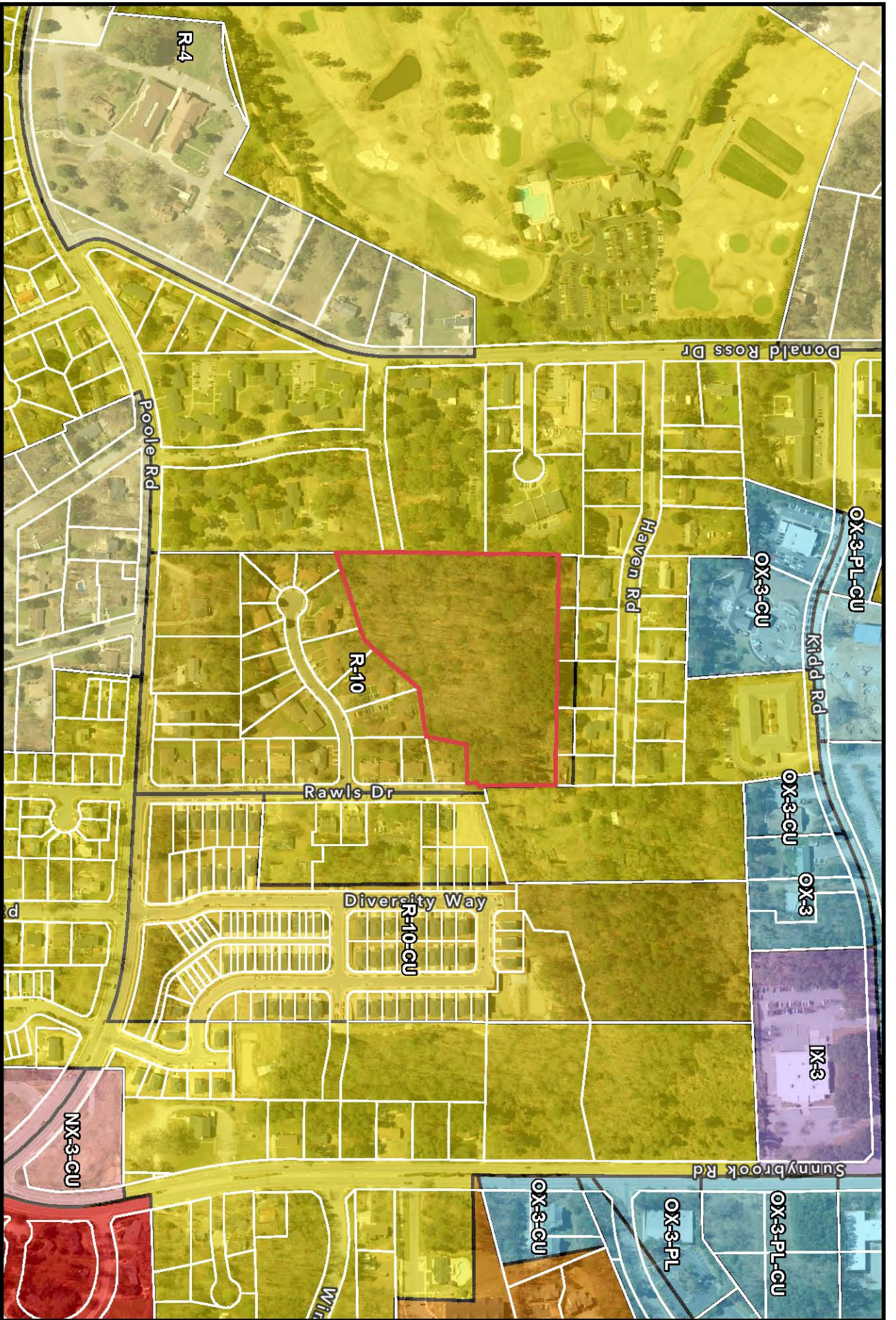
NICHOLLS & CRAMPTON, P.A.

Isabel Mattox

Isabel Worthy Mattox



Disclaimer
This map 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.



Disclaimer
 All maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for informational purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Rezoning Application and Checklist

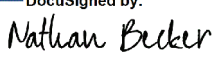
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

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	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	R-10	Height:	Frontage:	Overlay(s):
Proposed zoning base district:	RX-4-CU	Height:	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: February 5, 2024	Date amended (1):	Date amended (2):
Property address: 500 Rawls Drive Raleigh, NC 27610		
Property PIN: 1723179370		
Deed reference (book/page): Book 18672, Page 477		
Nearest intersection: Rawls Drive and Woodpecker Court		Property size (acres): 7.94
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Southern Purchasing Group, LLC P.O. Box 37086 Raleigh, NC 27627		
Property owner email: nathan@bigrealtyco.com		
Property owner phone: 919-889-0059		
Applicant name and address: Isabel Worthy Mattox		
Applicant email: isabel@mattoxlawfirm.com		
Applicant phone: 919-828-7171		
Applicant signature(s):		
Additional email(s):		

Southern Purchasing Group, LLC

DocuSigned by:

 1249C36178FC43A...
 By: Nathan Becker
 Title: Authorized Signatory

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: February 5, 2024	OFFICE USE ONLY Rezoning case #
Existing zoning: R-10	Proposed zoning: RX-4-CU	

Narrative of Zoning Conditions Offered

1. Residential density shall not exceed one hundred eighty (180) dwelling units.
2. No balconies connected to dwelling units which are oriented towards the north property line of the site shall be located within fifty (50) feet of the north line.

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.

DocuSigned by: _____ | Group, LLC
Nathan Becker
1249C36178FC43A...
By: Nathan Becker
Title: Authorized Signatory