

NICHOLLS & CRAMPTON, P.A.

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September 3, 2024

TO ALL ADDRESSEES:

RE: NOTICE OF MEETING Regarding Potential Rezoning of:

721 Chappell Drive, (PIN 0793451222)

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-0020-2024) to rezone 721 Chappell Drive which is now zoned R-10 with SRPOD to RX-3-CU with SRPOD (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 **Pullen Park Community Center, 408 Ashe Avenue Raleigh, NC 27606 on Monday, September 23 at 5:30 PM.**

To ensure that we can address as many questions as possible, please submit questions via email to dcody@nichollscrampton.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 Robert Tate, Raleigh Planning & Development, at (919) 996-2235 or robert.tate@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



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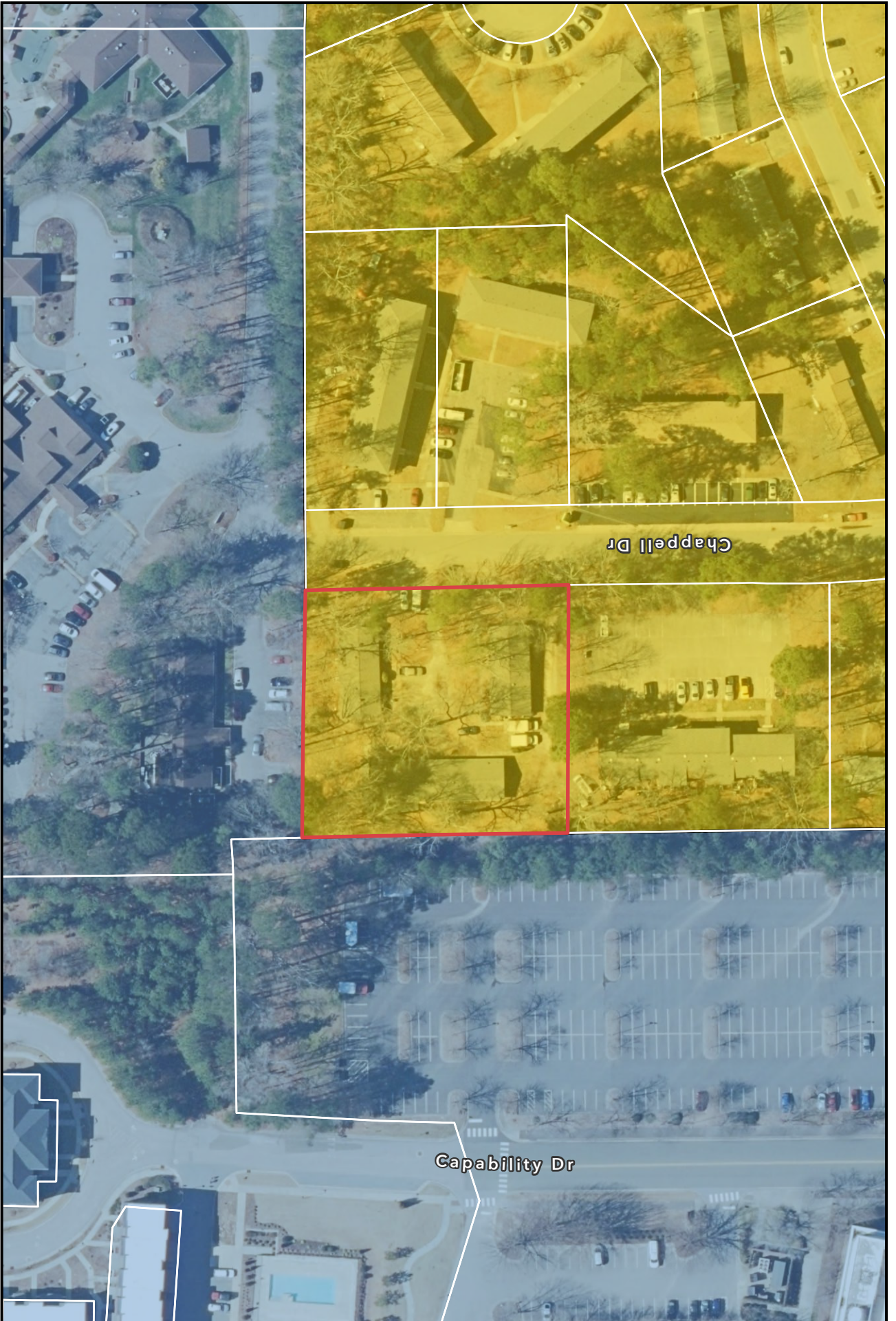
50

100

200 ft

1 inch equals 100 feet

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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	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	R-10	Height:	Frontage:	Overlay(s): SRPOD
Proposed zoning base district:	RX-3	Height:	Frontage:	Overlay(s): SRPOD
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: June 24, 2024	Date amended (1):	Date amended (2):
Property address: 721 Chappell Drive		
Property PIN: 0793451222		
Deed reference (book/page): Book 19325, Page 393		
Nearest intersection: Chappell Drive and Broadwell Drive		Property size (acres): .86
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Beaver Creek Land Holdings, LLC 2574 Corley Wood Drive Raleigh, NC 27606		
Property owner email:		
Property owner phone:		
Applicant name and address: Isabel Worthy Mattox 3700 Glenwood Avenue, Suite 500, Raleigh, NC 27612		
Applicant email: imattox@nichollscrampton.com		
Applicant phone: 919-781-1311		
Applicant signature(s):		
Additional email(s):		

Beaver Creek Land Holdings, LLC
a North Carolina limited liability company

By: Sammy Stephens
Name: Sammy Stephens
Title: Managing Partner

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: June 24, 2024	OFFICE USE ONLY Rezoning case #
Existing zoning: R-10	Proposed zoning: RX-3	

Narrative of Zoning Conditions Offered

1. Residential Density shall not exceed eighty (80) dwelling units

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.

Beaver Creek Land Holdings, LLC
a North Carolina limited liability company
By: Sammy Stephens
Name: Sammy Stephens
Title: Managing Partner