

# 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

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

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

January 13, 2025

TO ALL ADDRESSEES:

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

3300 Avert Ferry Drive, (PIN 0793042731)

3304 Avert Ferry Drive, (PIN 0793041646)

3308 Avert Ferry Drive, (PIN 0793040651)

3312 Avert Ferry Drive, (PIN 0783949652)

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 plans to file a rezoning application to rezone the above referenced properties which are now zoned R-4 and R-6-CU to R-6-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 500 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, January 27 at 5:30 PM.**

As some of you may recall, we originally filed a case including a property location at 3321 Octavia Street. We have decided to remove that property from the case and add other parcels on Avert Ferry which were rezoned in 2020. This will allow us to create a single unified rezoning case for the four Avert Ferry parcels.

To ensure that we are able to address as many questions as possible, please submit questions via email to [dcody@nichollscrampton.com](mailto: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 and a zoning map of the Rezoning Property.

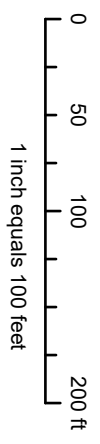
Once the Rezoning Application is filed, it will be vetted by City of Raleigh staff over the next few weeks and referred to the Planning Commission for review. Information about the rezoning process is available online and can be accessed by visiting [www.raleighnc.gov](http://www.raleighnc.gov) and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact Raleigh Planning & Development, at (919) 996- 2682 or [planning@raleighnc.gov](mailto:planning@raleighnc.gov). You can also contact me directly with any questions.

Sincerely,  
NICHOLLS & CRAMPTON, P.A.

*Isabel Mattox*

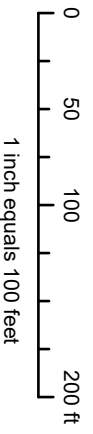
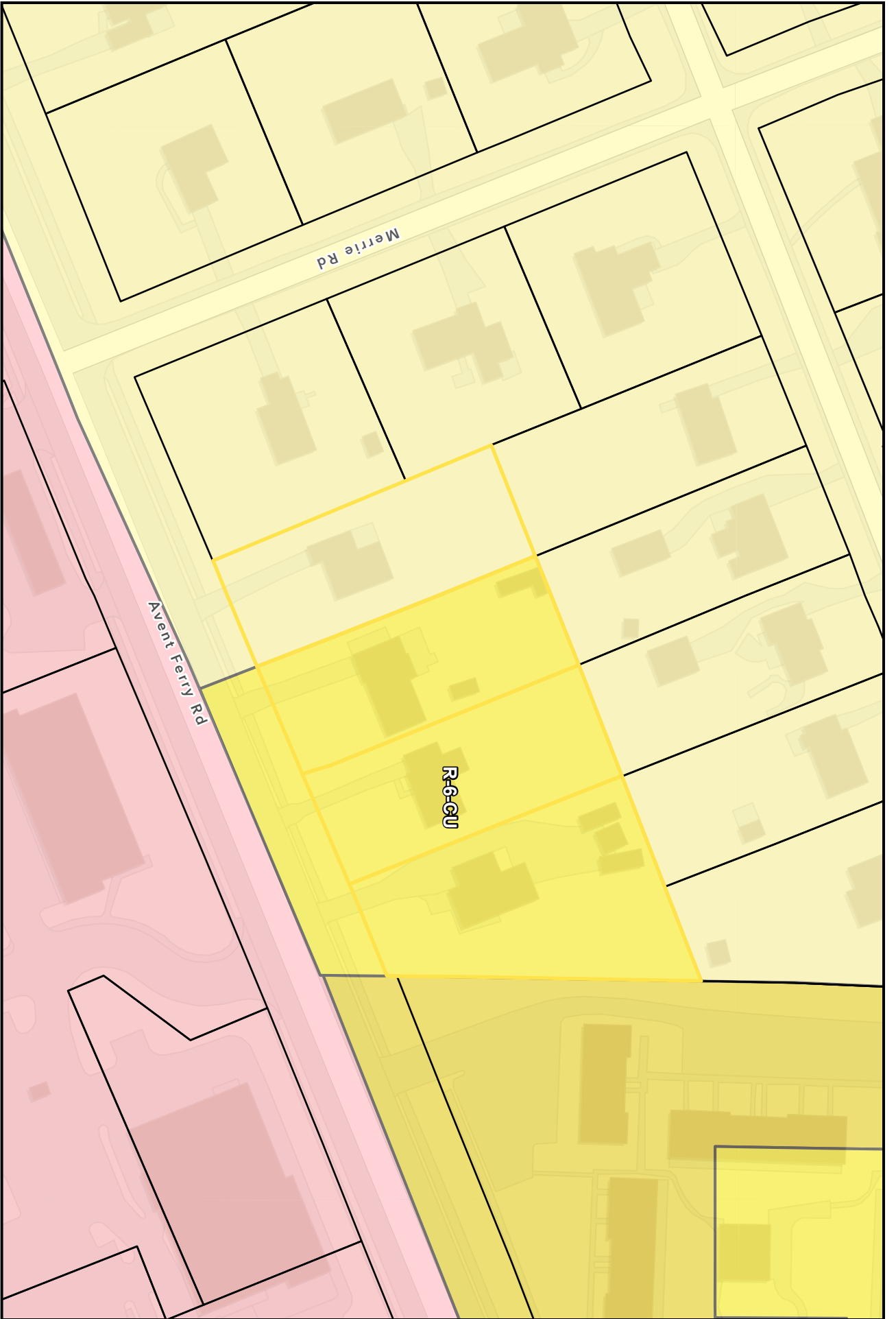
Isabel Worthy Mattox





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