

April 7, 2025

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on April 17, 2025, from 7:00-8:00pm at the Abbott's Creek Community Center located at 9950 Durant Road, Raleigh, NC 27614. The purpose of the meeting is to discuss an upcoming application to rezone two parcels of land located at 0 Ponderosa Service Road (PIN: 1739465393) and a portion of 10801 Ponderosa Service Road (PIN: 1739375114) (the "Site").

The Site is currently zoned Highway District (HD) (Wake Co) and Residential-30 (R-30) (Wake Co), and this proposal would rezone the Site to Residential-10- w/ Conditions- w/ Urban Watershed Protection Overlay District (R-10-CU- w/ UWPOD). A corresponding annexation petition will be filed in conjunction with the rezoning application. During the meeting, the applicant will describe the nature of the request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

The applicant previously held an initial neighborhood meeting for this annexation and rezoning request on April 25, 2024. Due to the amount of time that has passed since that meeting, the applicant is holding a second meeting prior to filing its annexation petition and rezoning application. Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all neighbors within 1000 feet of the Site. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

If you have any questions about this request, please contact me at (919) 835-4043 or via email at ashleyterrazas@parkerpoe.com.

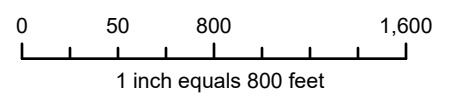
Thank you,

Ashley Honeycutt Terrazas



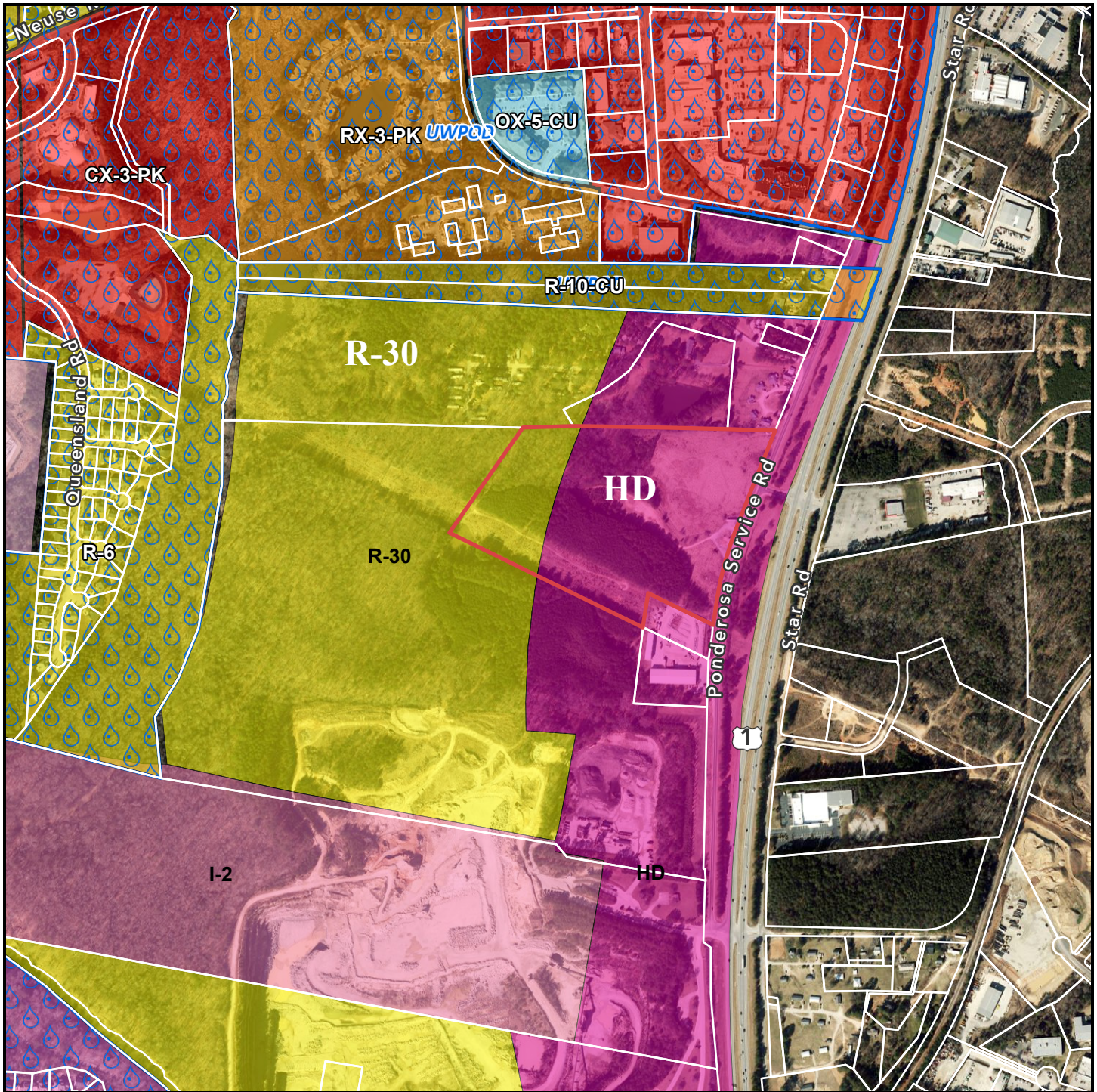
0 and "a portion of" 10801 Ponderosa Service Road

Vicinity Map



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0 and "a portion of" 10801 Ponderosa Service Road

Zoning Map

Current Zoning: HD (Wake Co.) & R-30 (Wake Co.)

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