

**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

October 1, 2025

TO ALL ADDRESSEES:

RE: NOTICE OF MEETING Regarding Potential Rezoning of:

2806 Gresham Lake Road, (PIN 1727167577)

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-0033-2025) to rezone 2806 Gresham Lake Road which is now zoned IH with SHOD-2 overlay to IX-3-CU with SHOD-2 overlay (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 **2806 Gresham Lake Rd, Raleigh, NC 27615 on Monday, October 20 at 5:30 PM.**

To ensure that we can 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, 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](http://www.raleighnc.gov) and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact Jacob Hunt, Raleigh Planning & Development, at (919) 996-6333 or [jacob.hunt@raleighnc.gov](mailto:jacob.hunt@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.

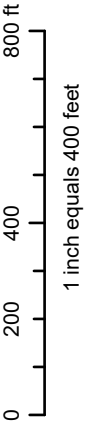
Sincerely,

NICHOLLS & CRAMPTON, P.A.

*Isabel Mattox*

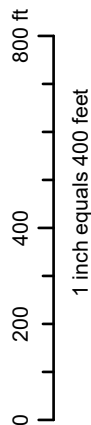
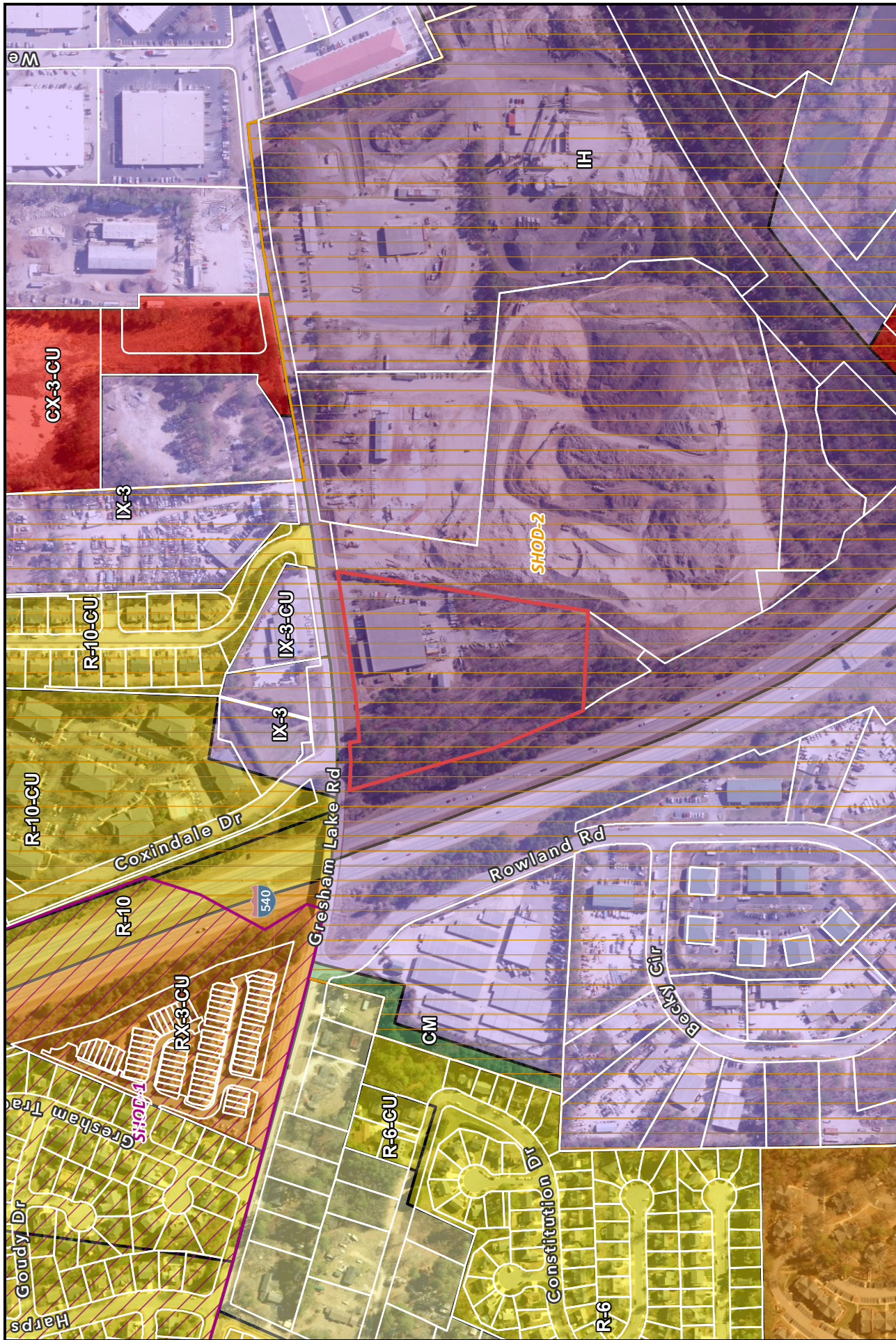
Isabel Worthy Mattox





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# 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](http://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](mailto: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: IH		Height:	Frontage:
Proposed zoning base district: IX		Height: 5	Frontage:
			Overlay(s): SHOD-2
			Overlay(s): SHOD-2
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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: August 8, 2025	Date amended (1):	Date amended (2):
Property address: 2806 Gresham Lake Road		
Property PIN: 1727167577		
Deed reference (book/page): Book 15832, Page 2646		
Nearest intersection: Gresham Lake Road and Coxindale Drive		Property size (acres): 7.81
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: RITD, LLC 2806 Gresham Lake Road Raleigh, NC 27615		
Property owner email: <a href="mailto:chris@clayda.com">chris@clayda.com</a>		
Property owner phone: (919) 480-0374		
Applicant name and address: Isabel Mattox 3700 Glenwood Avenue, Suite 500 Raleigh, NC 27612		
Applicant email: <a href="mailto:imattox@nichollscrampton.com">imattox@nichollscrampton.com</a>		
Applicant phone: 919-828-7171		
Applicant signature(s):		
Additional email(s):		

RITD, LLC

DocuSigned by:

By:

*Chris Mitscherlich*

Chris Mitscherlich, Manager


Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: August 8, 2025	OFFICE USE ONLY Rezoning case # _____
Existing zoning: IH with SHOD-2 overlay	Proposed zoning: IX-5-CU with SHOD-2 overlay	

Narrative of Zoning Conditions Offered
<div>1. Retail and resturants uses shall not exceed 10,000 square feet.</div> <div>2. No more than forty-two (42) play courts will be permitted.</div>

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.

RITD, LLC

DocuSigned by:

By: 

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Chris Mitscherlich, Manager