

University Woods Homeowners Association
5520 McNeely Drive, Suite 100
Raleigh, NC 27612
Phone: (919) 782-1717 or (919) 755-0864

City of Raleigh Planning Commission
P.O. Box 590
One Exchange Plaza – 3rd floor
Raleigh, North Carolina 27601-0590

Dated: October 25, 2020

RE: REZONING CASE# REZN-49-2020

The 216 residents of University Woods located on University Woods Rd, Technology Woods, Wolfmill Dr, Wolftech Ln, Centennial Woods Dr and Pardue Woods Pl in Raleigh, NC, 27603, oppose the commercial rezoning application Case# REZN-49-2020 for the property located at 3624 Tryon Road (PIN 0782975817) submitted to the City of Raleigh Planning Department on October 9, 2020.

The property is currently zoned residential and advertised for sale with a residential home site (https://www.foundrycommercial.com/core/fileparse.php/2530/urlt/Tryon-Land_flyer_FOUNDRY.pdf). Our community has 216 owners that purchased homes with the knowledge that the adjacent property was zoned with a residential plan for the lot.

This lot has been vacant for several years. Over the past six years, it was leased to a tree service company. Concerned residents surrounding our community filed a complaint with the City of Raleigh and were informed that the property was not zoned for commercial use. The City of Raleigh took steps to notify the owner of 3624 Tryon Road to correct the violation and for the first time in years, we've had normal residential noise and improved home air quality, as expected in a residentially zoned area.

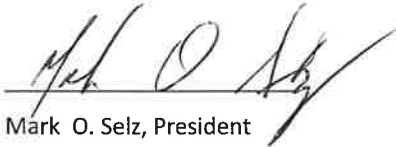
Our community received notice in September 2020 of the potential rezoning from Mattox Law Firm. On September 23, 2020, the potential rezoning meeting was hosted by Mattox Law Firm via Zoom, which provided the residents of University Woods of the Rezoning Property the intended commercial rezoning verbal plan with

no draft drawings. We were advised that the owner intends to sell the property to the tree company that was just removed from the property, contingent upon commercial rezoning approval.

The residents of University Woods do not support the commercial rezoning of this property for the proposed intended use. There is a history established of what this business operation does and we maintain our community concerns with noise, pollution, the commercial property proximity to residential homes, and property value concerns. During the six-year period of illegal commercial zoning use, the tree company kept all hours starting up loud construction size dump trucks as early as 6 am until midnight and emitting harsh pollutants in nearby communities.

An industrial commercial business within close proximity to residential properties is not in support of the City of Raleigh vision of Growing Successful Neighborhoods and Communities with efforts focused on Safe, Vibrant & Healthy Communities. We ask the Planning Commission and the Raleigh City Council to give serious consideration to our request and deny Case# REZN-49-2020 to commercially rezone the property located at 3624 Tryon Road (PIN 0782975817) and find ways to support the existing approved residential plan and alignment with the City of Raleigh Comprehensive 2030 plan.

Sincerely,



Mark O. Selz, President

10/26/2020

University Woods Homeowner's Association