

MATTOX LAW FIRM

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Isabel Worthy Mattox
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UW HOA SHOULD FIGHT THIS
Right along Side
UW PACEL ON TYRON.
TRUCKS HEAVE EQUIPMENT IN A
RESIDENTIAL AREA, NOT AT ALL

September 11, 2020

CONDUICIVE TO STUDENT DAYTIME
STUDY. USE HOA LEGAL "STAFF"
9/23/20 WAS FIRST ZONING HEARING.

TO ALL ADDRESSEES:

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

3624 Tryon Road, Raleigh, NC 27606 (6.17 acres) (PIN 0782975817) Book 8584,
Page 1246, owned by NDH, LLC, a North Carolina limited liability company (the
"Rezoning Property")

Dear Property Owners:

You are receiving this letter because you are the owner of property located in the vicinity of the Rezoning Property for which a rezoning is being contemplated. The applicant plans to file a rezoning application to rezone the property to IX-3-CU with residential parking overlay or a similar district (the "Rezoning Application").

In accordance with the requirements of the Raleigh Unified Development Ordinance, notice is hereby given to you as the owner of the Rezoning Property, or the owner of property within 500 feet of the Rezoning Property, of a meeting to discuss the prospective rezoning to be held remotely via Zoom on **Wednesday, September 23, at 5:00 PM.**

You can join the meeting in any of the following ways:

1. Type the following URL into your internet browser: <https://us02web.zoom.us/j/85426239472>
2. Email Matthew Carpenter at Matthew@mattoxlawfirm.com and receive an e-mail invitation.
3. Call in to the meeting at 929-205-6099 and enter meeting ID: 85426239472.

To ensure that we are able to address as many questions as possible, please submit questions via email to Matthew@mattoxlawfirm.com prior to the meeting. The meeting will include an introduction, 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 a draft of the Rezoning Application.

If you plan to attend the meeting, please email Matthew Carpenter with your name and the address of your property. Your email response will assist us in assembling an accurate attendance roster.

All Addressees
September 11, 2020
Page 2 of 2

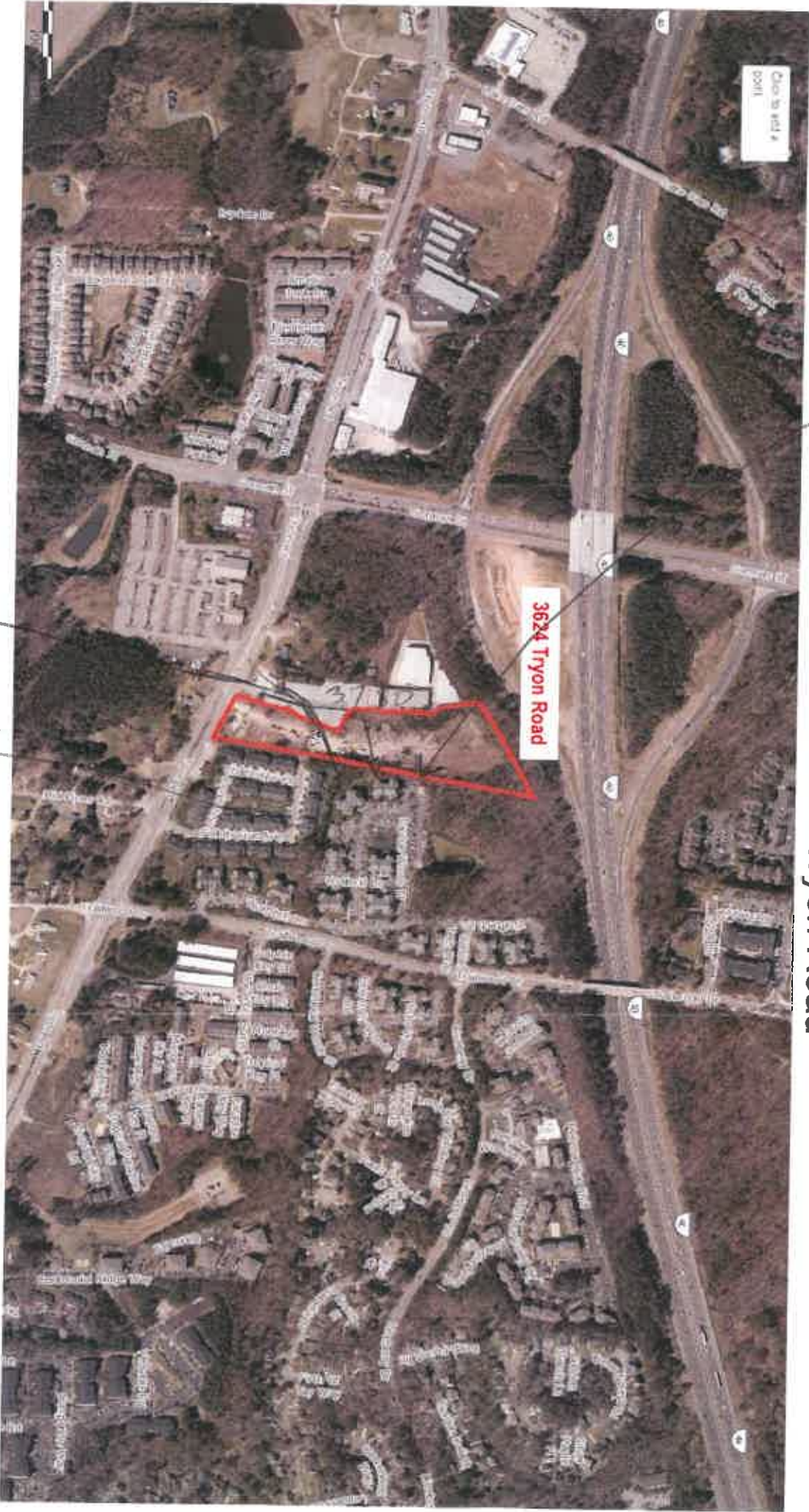
Once the Rezoning Application is filed, it will be vetted by City of Raleigh staff over the next few weeks and referred to the Planning Commission for review. Information about the rezoning process is available online and can be accessed by visiting www.raleighnc.gov and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact JP Mansolf, Raleigh Planning & Development, at (919) 996-2180 or JP.Mansolf@raleighnc.gov. You may also contact me directly if you have any questions about the proposed Rezoning Application, either before our meeting of September 23, 2020, or at any time after our meeting.

Yours very truly,

Isabel Mattox

Isabel Worthy Mattox

Enclosures



Aerial View – 3624 Tryon Road

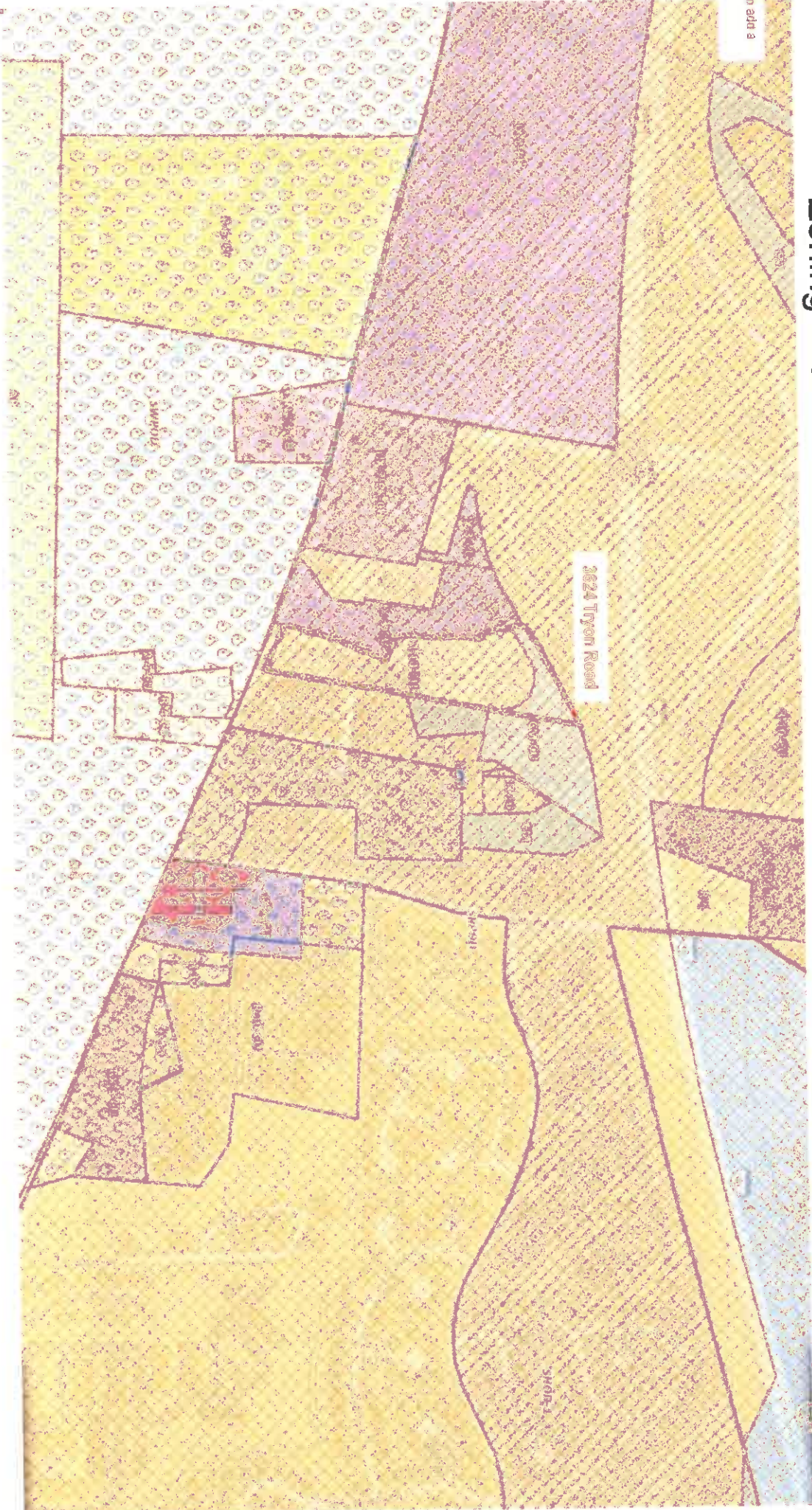
Dumpster

3624 Tryon Road

3730

Clubhouse

Zoning – R-10-CU with SHOD-1 and SRPOD – 3624 Tryon Road



CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning R-10-CU w/SHOD-1 & SRPOD Proposed Zoning CM and IX-3-CUD w/SHOD-1 and SRPOD	

Narrative of Zoning Conditions Offered

1. Access to Tryon Road shall be limited to a maximum of one access point.
2. No structure shall be constructed within the CM-CUD zoned portion of the rezoned Property, save and except for stormwater control structures and accessory structures thereto and utility services and accessory structures thereto, as may be allowed by the UDO.
3. No part of the CM-CUD-zoned portion of the rezoned Property shall be used for parking.

The property owner(s) hereby offers, consents to, and agrees to abide by, 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.

Property Owner(s) Signature **NDH, LLC,**
a North Carolina limited liability company

By: _____
Judy Coley, Managing Member