

Date: October 21, 2021

Re: Neighborhood Meeting regarding 108 & 112 Stronachs Alley and 521 & 529 S Wilmington St (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on Wednesday, **November 3, 2021, from 5pm to 7pm**. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

The purpose of this meeting is to discuss a potential rezoning of the Property, bounded by S. Wilmington Street, Stronachs Alley, E. Lenoir Street and S. Blount Street (PINs 1703764663, 1703763594, 1703765478 & 1703765632). This Property is currently zoned Downtown Mixed Use – up to 7 stories – Urban General frontage (DX-7-UG) & Downtown Mixed Use – up to 7 stories – Shopfront frontage (DX-7-SH) and is proposed to be rezoned to Downtown Mixed Use – up to 20 stories – Shopfront frontage (DX-20-SH). The purpose of the zoning request is to permit Downtown Mixed-Use development of the site at a maximum height of 20 stories with Shopfront frontage. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

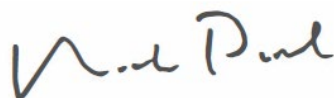
Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Carmen Kuan
Raleigh Planning & Development
(919) 996-2235
Carmen.Kuan@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Mack Paul
Morningstar Law Group
919-590-0377
mpaul@mstarlaw.com

Sincerely,



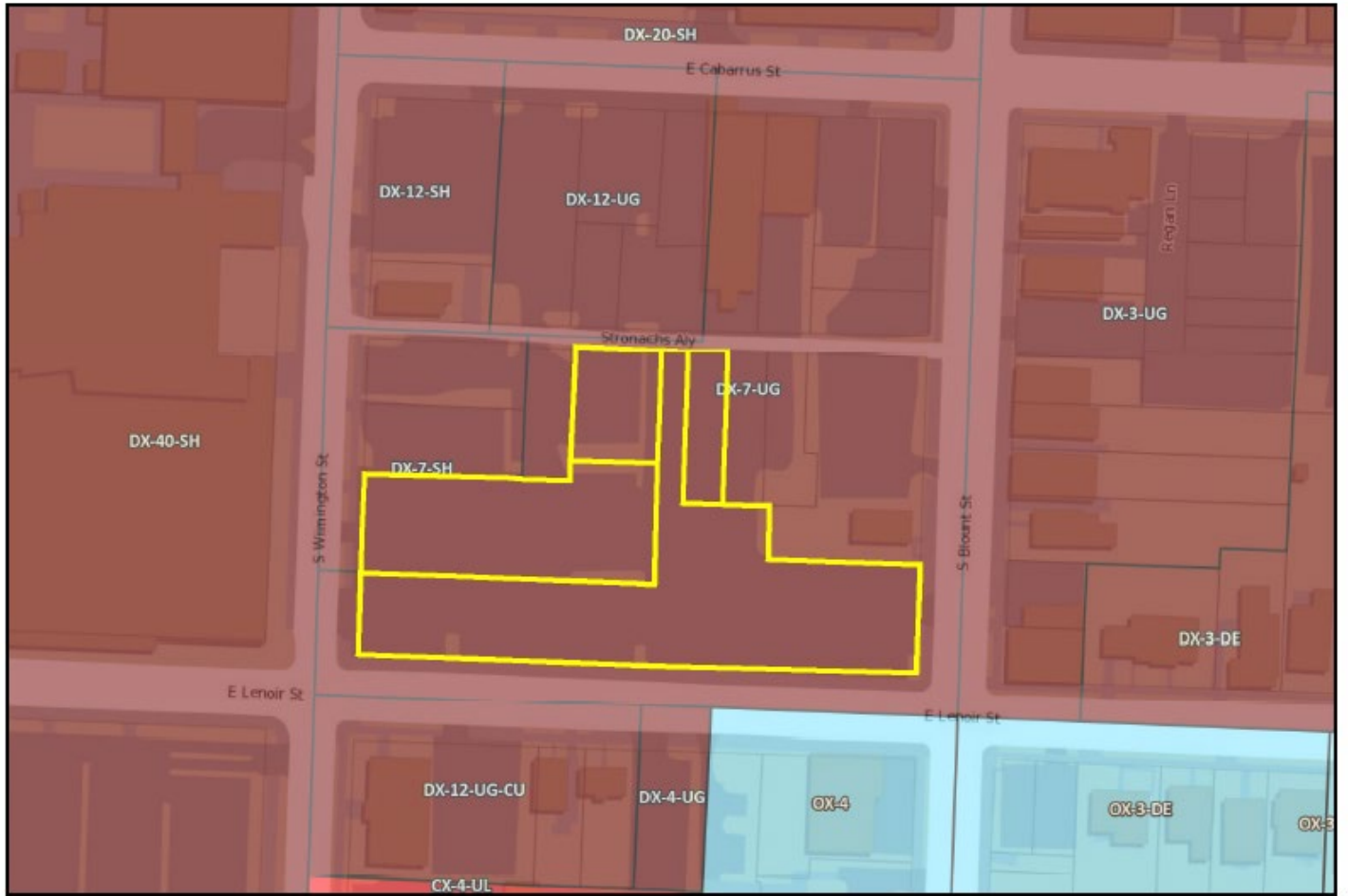
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial Photo



Zoning



How to Participate in the November 3, 2021 Neighborhood Meeting
Re: 108 & 112 Stronachs Alley and 521 & 529 S Wilmington St

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to morningstarlaw.group/11032021mtg to register for the meeting.
(Registration is necessary as we are required by the City of Raleigh to have a record of attendance.)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 312 626 6799
 - +1 929 436 2866
 - +1 301 715 8592
 - +1 346 248 7799
 - +1 669 900 6833
 - +1 253 215 8782
 - Enter Webinar ID: 811 1707 0176
 - Enter password: 639193
 - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

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). Please see page 18 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.

| Rezoning Request | | | | |
|--|----------------------------------|-------------------|-------------|------------------------------------|
| Rezoning Type | General Use | Conditional Use | Master Plan | Office Use Only Rezoning case # |
| | Text change to zoning conditions | | | |
| Existing zoning base district: DX | Height: 7 | Frontage: UG & SH | Overlay(s): | |
| Proposed zoning base district: DX | Height: 20 | Frontage: SH | Overlay(s): | |
| Helpful Tip: View the Zoning Map 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: | Date amended (1): | | Date amended (2): |
| Property address: See Attachment A | | | |
| Property PIN: See Attachment A | | | |
| Deed reference (book/page): See Attachment A | | | |
| Nearest intersection: See Attachment A | | Property size (acres): 1.45 | |
| For planned development applications only | Total units: | | Total square footage: |
| | Total parcels: | | Total buildings: |
| Property owner name and address: See Attachment A | | | |
| Property owner email: See Attachment A | | | |
| Property owner phone: See Attachment A | | | |
| Applicant name and address: Tidal Real Estate Partners, LP | | | |
| Applicant email: mpaul@morningstarlawgroup.com | | | |
| Applicant phone: 919-590-0377 | | | |
| Applicant signature(s): | | | |
| Additional email(s): | | | |

| Conditional Use District Zoning Conditions | | |
|--|---------------------------|---|
| Zoning case #: | Date submitted: | Office Use Only Rezoning case # _____ |
| Existing zoning: DX-7-UG & DX-7-SH | Proposed zoning: DX-20-SH | |

| Narrative of Zoning Conditions Offered |
|--|
| <p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center,jail, prison.</p> <p>2. Public facades of structured parking: Parking structure facades adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street shall comply with the following: Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.</p> <p>3.Lighting within structured parking: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:</p> <p style="padding-left: 40px;">a. Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to minimize such visibility.</p> <p style="padding-left: 40px;">b. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.</p> <p style="padding-left: 40px;">c. Lighting levels measured at the property line of privately-owned parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.</p> |

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.

Property Owner(s) Signature: _____

Printed Name(s): _____

| PIN | Address | Book/Page | Acreage | Nearest Intersection | Owner Name/Address | Owner Email | Current Zoning | Proposed Rezoning |
|---------------|---------------------|----------------|---------|--------------------------------|--|-------------|----------------|-------------------|
| 1703764663 | 108 Stronachs Aly | 13-E/2421 | 0.13 | Stronachs Ally/S Wilmington St | ADAMS, D CARLYLE JR HEIRS, PO BOX 20389, RALEIGH NC 27619-0389 | | DX-7-UG | DX-20-SH |
| 1703763594 | 521 S Wilmington St | 1348/101 | 0.41 | S Wilmington St / E Lenoir St | BARNES MOTOR & PTS CO, PO BOX 3283, WILSON NC 27895-3283 | | DX-7-SH | DX-20-SH |
| 1703765478 | 529 S Wilmington St | 15666/224 2 | 0.83 | S Wilmington St / E Lenoir St | 529 SOUTH WILMINGTON, LLC HANNER, SARAH BARBEE TRUSTEE, 380 MYSTIC RIDGE LN, ATLANTA GA 30342-2942 | | DX-7-UG | DX-20-SH |
| 1703765632 | 112 Stronachs Alley | 15666/224 2 | 0.08 | Stronachs Alley/ S. Blount St | 529 SOUTH WILMINGTON, LLC HANNER, SARAH BARBEE TRUSTEE, 380 MYSTIC RIDGE LN, ATLANTA GA 30342-2942 | | DX-7-UG | DX-20-SH |
| Total Acreage | | | 1.45 | | | | | |