

Date: November __, 2021

Re: Neighborhood Meeting regarding 601, 611 & 621 W South Street (the “Properties”)

Dear Neighbors:

You are invited to attend a neighborhood meeting on Monday, **December 6, 2021, from 5pm to 6pm** to be held at Hartwell, 620 W South Street, Raleigh, NC.

The purpose of this meeting is to discuss a potential rezoning of the Property. 601 W. South Street is currently zoned Neighborhood Mixed Use – up to 3 stories - Urban Limited with conditions (NX-3-UL) and is proposed to be rezoned to Residential Mixed Use – up to 7 stories - Urban Limited (RX-7-UL). 611 W. South Street is currently zoned Neighborhood Mixed Use – up to 4 stories - Urban Limited with conditions (NX-4-UL-CU) and is proposed to be rezoned to Residential Mixed Use – up to 4 stories - Urban Limited (RX-4-UL). 621 W. South Street is currently zoned Residential 10 (R-10) and is proposed to be rezoned to Residential Mixed Use – up to 3 stories (RX-3). The purpose of the zoning request is to facilitate a multifamily development. 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 a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

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.

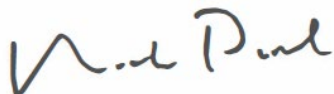
Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

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,



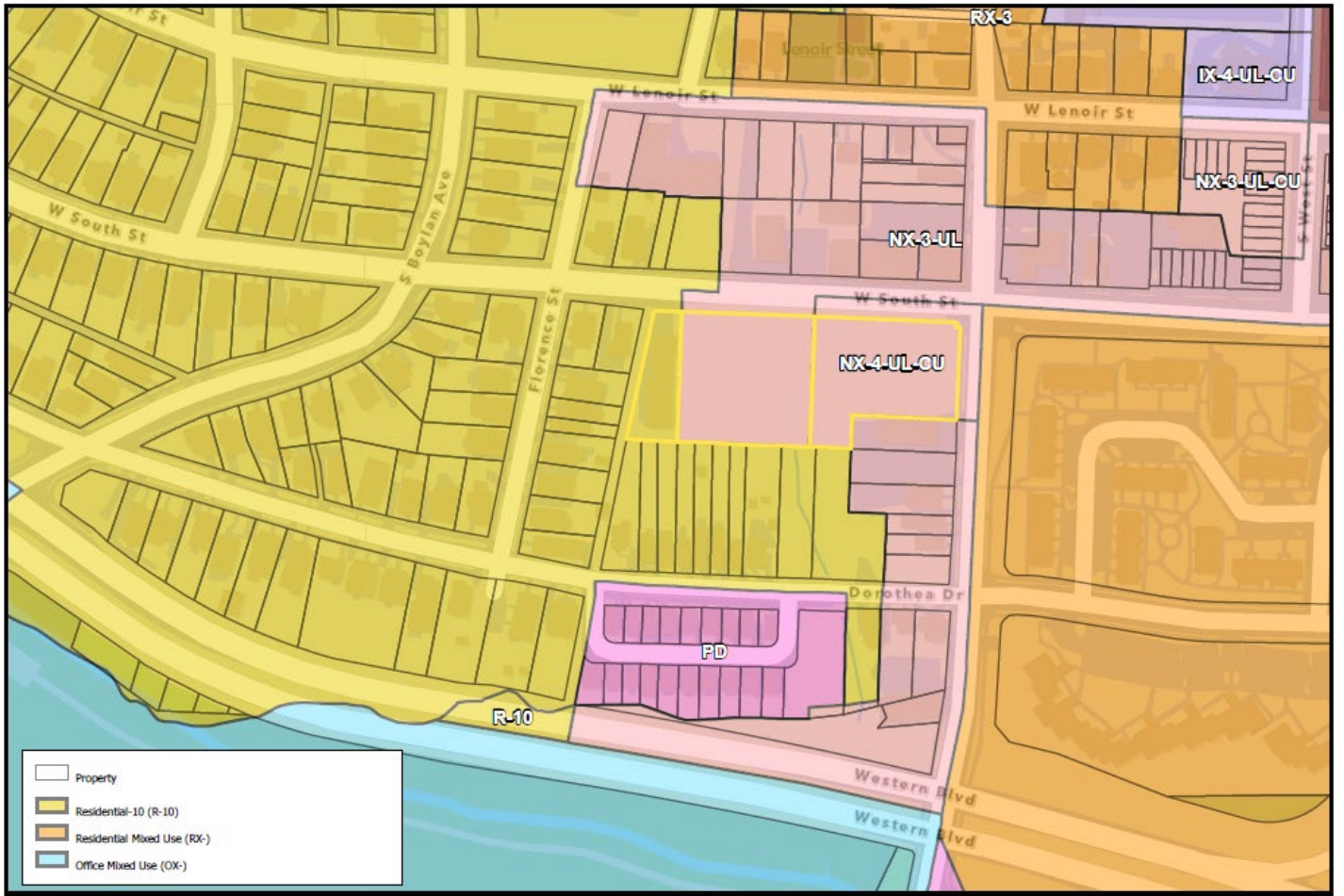
Neighborhood Meeting Agenda

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

Aerial Photo



Zoning





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	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: See	Height: Attachment	Frontage: A	Overlay(s):	
Proposed zoning base district: See	Height: Attachment	Frontage: A	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: 601, 611 & 621 W South Street			
Property PIN: 1703462163, 1703460162, 1703369133			
Deed reference (book/page): See Attachment A			
Nearest intersection: See Attachment A		Property size (acres): 1.99	
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: mpaul@morningstarlawgroup.com			
Property owner phone: (919) 590-0377			
Applicant name and address: Lambert Development South Street, LLC, et al			
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: See Attachment A	Proposed zoning: See Attachment A	

Narrative of Zoning Conditions Offered

The following uses are prohibited: dormitory, fraternity, sorority; boarding house; cemetery; and outdoor sports facility (>250 seats).

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): _____