

Date: May 6, 2022

Re: Property Located at 118, 121, 125, 212-14, 218-20, and 226 East South Street; 301 East South Street also known as 600 South Bloodworth Street; 130 and 302 Martin Luther King Jr. Boulevard; 222 and 317 East Lenoir Street; 521 and 525 South Person Street; 600, 757, and 760 South Blount Street; 800 South Wilmington Street

Neighboring Property Owners:

We are counsel for Shaw University, (“Shaw”), which is considering rezoning the above-captioned Property, a context map of which appears on the back side of this notice. The current zoning and Shaw’s proposed zoning are described below. The purpose of this rezoning is to provide greater zoning flexibility and height to facilitate the growth and sustainability of Shaw University and its connection with the new development of the surrounding downtown area.

Street Name	Current Zoning	Proposed Zoning
118 E SOUTH STREET	Office Mixed Use up to 5 stories, (OX-5)	Downtown Mixed Use, up to 30 stories (DX-30)
121 E SOUTH ST	Office Mixed Use up to 4 stories, (OX-4)	Downtown Mixed Use, up to 30 stories with Shopfront frontage (DX-30-SH)
125 E SOUTH ST	Office Mixed Use up to 4 stories, (OX-4)	Downtown Mixed Use, up to 30 stories with Shopfront frontage (DX-30-SH)
301 E. SOUTH ST aka 600 S BLOODWORTH	Office Mixed Use up to 5 stories, (OX-5)	Downtown Mixed Use, up to 7 stories with Shopfront frontage (DX-7-SH)
130 MLK JR	Office Mixed Use up to 3 stories, (OX-3)	Downtown Mixed Use, up to 30 stories with Shopfront frontage (DX-30-SH)
222 E. LENOIR ST	Office Mixed Use up to 3 stories, (OX-3)	Downtown Mixed Use, up to 7 stories with Shopfront frontage (DX-7-SH)
317 E LENOIR ST	Office Mixed Use up to 3 stories, (OX-3)	Downtown Mixed Use, up to 7 stories with Shopfront frontage (DX-7-SH)
521 S PERSON ST	Office Mixed Use up to 3 stories, with detached frontage (OX-3-DE)	Downtown Mixed Use, up to 7 stories with Shopfront frontage (DX-7-SH)
525 S PERSON ST	Office Mixed Use up to 3 stories, with detached frontage (OX-3-DE)	Downtown Mixed Use, up to 7 stories with Shopfront frontage (DX-7-SH)
600 S BLOUNT ST	Office Mixed Use up to 4 stories, (OX-4)	Downtown Mixed Use, up to 30 stories with Shopfront frontage (DX-30-SH)
212-14 E. SOUTH ST	Office Mixed Use up to 12 stories, (OX-12)	Downtown Mixed Use, up to 40 stories with Shopfront frontage (DX-40-SH)
218-20 E. SOUTH ST	Office Mixed Use up to 12 stories, (OX-12)	Downtown Mixed Use, up to 40 stories with Shopfront frontage (DX-40-SH)

226 E. SOUTH ST	Office Mixed Use up to 12 stories, (OX-12)	Downtown Mixed Use, up to 40 stories with Shopfront frontage (DX-40-SH)
757 S BLOUNT ST	Office Mixed Use up to 12 stories, (OX-12)	Downtown Mixed Use, up to 40 stories with Shopfront frontage (DX-40-SH)
760 S BLOUNT ST	Office Mixed Use up to 12 stories, (OX-12)	Downtown Mixed Use, up to 40 stories with Shopfront frontage (DX-40-SH)
800 S WILMINGTON ST	Office Mixed Use up to 5 stories, (OX-5)	Downtown Mixed Use, up to 40 stories (DX-40)
302 MLK JR	Residential, (R-10)	Office Mixed Use up to 3 stories, (OX-3)

The following is a list of properties included in the rezoning site that are situated within the Prince Hall Historic Overlay District. The proposed rezoning request includes the removal of this historic overlay:

121 E. SOUTH ST.
125 E. SOUTH ST.
222 E. LENOIR ST.
317 E. LENOIR ST.
521 S. PERSON ST.
525 S. PERSON ST.
600 S. BLOUNT ST.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding neighbors on **Monday, May 16, 2022, from 6:00 p.m. to 7:00 p.m.** This meeting will be held at Shaw University, Estey Hall Auditorium, 1st Floor, 118 E. South Street, Raleigh, NC 27601.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the site prior to filing a rezoning application. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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.

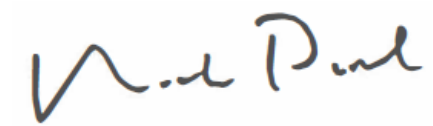
Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Sarah.Shaughnessy@raleighnc.gov
Raleigh Planning & Development
(919) 996-2234
Sarah.Shaughnessy@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,

A handwritten signature in black ink that reads "Mack Paul". The signature is written in a cursive style with a large, stylized "M" and "P".

Neighborhood Meeting Agenda

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

Aerial Photo



Zoning

