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To: Neighboring Property Owner
From: Mack Paul
Date: May 16, 2022
Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located at 501 Washington Street (the "Property").

We are counsel for HES and CS, LLC ("H&C"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Neighborhood Mixed Use, up to three stories (NX-3), and Residential Use (R-10). H&C is considering rezoning the Property to Neighborhood Mixed Use, up to three stories with conditions, (NX-3-CU). The purpose of the zoning request is to permit the existing use on the property, which includes a dance studio and temporary event space, to continue as a conforming use.

You are invited to attend a neighborhood meeting on **Thursday, May 26, 2022**, from 6pm to 7pm. The meeting will be held at 501 Washington Street, Raleigh, North Carolina, lower entrance. 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.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-15-22.

If you have further questions about the rezoning process, please contact:

Ira Mabel
Raleigh Planning & Development
(919) 996-2652
ira.mabel@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 dark ink that reads "Mack Paul".

Aerial Photo



Zoning

