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To: Neighboring Property Owner  
From: Molly Stuart  
Date: August 25, 2023  
Re: Neighborhood Meeting regarding 309 and 327 Hillsborough Street (collectively, the "Property")

We are counsel for TFC Hillsborough LLC, which plans to rezone the above-captioned Property. The current zoning is Downtown Mixed-Use, up to 20 stories, Shopfront (DX-20-SH) and is proposed to be rezoned to Downtown Mixed-Use, up to 40 stories, Shopfront (DX-40-SH). The purpose of the zoning request is to increase the maximum number of stories allowed. You are invited to attend a neighborhood meeting on **September 12, 2023**, from 6pm to 7pm. The meeting will be held at 301 Hillsborough Street, 9th floor, Raleigh, NC.

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-34-23.

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

Margaret Tartala  
Raleigh Planning & Development  
(919) 996-2185  
[margaret.tartala@raleighnc.gov](mailto:margaret.tartala@raleighnc.gov)

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

Molly Stuart  
Morningstar Law Group  
919-890-3318  
[mstuart@morningstarlawgroup.com](mailto:mstuart@morningstarlawgroup.com)

Sincerely,

A handwritten signature in blue ink, appearing to read "Molly Stuart", is written over a horizontal line.

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](http://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](mailto: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: DX	Height: 20	Frontage: SH	Overlay(s):	
Proposed zoning base district: DX	Height: 40	Frontage: SH	Overlay(s):	
<b>Helpful Tip:</b> 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: 309 & 327 Hillsborough Street		
Property PIN: 1703594065 & 1703593172		
Deed reference (book/page): 17087 / 1046		
Nearest intersection: Hillsborough St & S Harrington St		Property size (acres): 0.79
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: TFC Hillsborough LLC, The Fallon Company, 1 Marina Park Dr, Boston, MA 02210-1832		
Property owner email: <a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>		
Property owner phone: 919.890.3318		
Applicant name and address: TFC Hillsborough LLC, The Fallon Company, 1 Marina Park Dr, Boston, MA 02210-1832		
Applicant email: <a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>		
Applicant phone: 919.890.3318		
Applicant signature(s):	DocuSigned by: <i>Brian Iwe</i> 21C54F681D5192...	
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: <b>DX-20-SH</b>	Proposed zoning: <b>DX-40-SH</b>	

Narrative of Zoning Conditions Offered
<p>1. If requested by the City of Raleigh, prior to, or as a part of, any subdivision or site plan for development of any portion of the property, the owner shall dedicate to the City an easement sufficient to accommodate a bikeshare station of up to 8 docks.</p> <p>2. Upon the development of the subject properties involving a tier three administrative site review, one public art installation shall be located upon the development of the properties and visible from the public right of way. The Raleigh Arts Commission through its Public Art Design Board shall be consulted on the scope of the public art project. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area, and, if a three-dimensional installation, no less than 10 feet in height or no less than 10 feet in width, not including any base or pedestal supporting such installation. If more than one public art installation is provided on the subject site, the applicant shall designate which art installation is the one required by this condition. The public art installation shall have received permitting or City approval (if required) prior to the issuance of a Certificate of Occupancy for any new principal structure.</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: DocuSigned by:  
*Brian Awe* \_\_\_\_\_  
21C54F6F01D5492...

Printed Name(s): Brian Awe