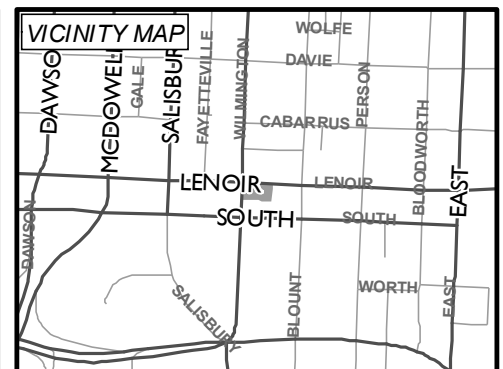


**Submittal
Date**

12/19/2014

Request:

**0.51 acres from
NB w/DOD & HOD-G
to DX-12-UG-CU**





Certified Recommendation

Raleigh Planning Commission

CR# 11646

Case Information: Z-42-14 – E. Lenoir/ S. Wilmington streets

| | |
|--|---|
| <i>Location</i> | E. Lenoir Street, south side, east from its intersection with S. Wilmington Street Addresses: 603 S. Wilmington Street, 112 & 114 E. Lenoir Street PINs: 1703763353, 1703764322, 1703764352 |
| <i>Request</i> | Rezone property from Neighborhood Business with Downtown Overlay and Historic Overlay District-General (NB w/ DOD & HOD-G) to Downtown Mixed Use-12 stories-Urban General-Conditional Use (DX-12-UG-CU) |
| <i>Area of Request</i> | 0.51 acre |
| <i>Property Owners</i> | Trustees of the General Baptist Convention of North Carolina/ 603 S. Wilmington Street/ Raleigh, NC 27601; Derrick L. & Heather Z. Scales/ PO Box 21521/ Winston-Salem, NC 27120 |
| <i>Applicant</i> | Mack Paul: Morningstar Law Group: (919) 590-0377; mpaul@morningstarlawgroup.com |
| <i>Citizens Advisory Council (CAC)</i> | Central -- Lonnnette Williams: flonnettewms@bellsouth.net |
| <i>PC Recommendation Deadline</i> | September 6, 2015 |

Comprehensive Plan Consistency

The rezoning case is ☐ Consistent ☒ Inconsistent with the 2030 Comprehensive Plan.

Future Land Use Map Consistency

The rezoning case is ☐ Consistent ☒ Inconsistent with the Future Land Use Map.

Comprehensive Plan Guidance

| | |
|-------------------------------------|--|
| <i>FUTURE LAND USE</i> | Central Business District |
| <i>URBAN FORM</i> | Center: Downtown Corridor: <i>None designated.</i> |
| <i>CONSISTENT Policies</i> | Policy UD 6.1 – Encouraging Pedestrian-Oriented Uses Policy LU 6.4 – Bus Stop Dedication Policy UD 7.3 – Design Guidelines Policy UD 2.1 – Building Orientation Policy T 4.15 – Enhanced Rider Amenities Policy DT 2.8 – Priority Pedestrian Streets Policy DT 3.2 – Ground Floor Uses on Secondary Retail Streets Policy AP-SP6 – South Park/ Downtown Overlay Overlap |
| <i>INCONSISTENT Policies</i> | Policy UD 1.1 – Protecting Neighborhood Identity Policy HP 1.12 – Cultural and Historic Resource Preservation Policy HP 2.4 – Protecting Historic Neighborhoods Policy HP 2.7 – Mitigating Impacts on Historic Sites |

| | |
|--|--|
| | Policy HP 3.2 – Retention Over Replacement Policy HP 4.7 – Mid-Century Modern Policy DT 1.13 – Downtown Transition Areas Policy AP-SP5 – South Park Historic Preservation |
|--|--|

Summary of Proposed Condition

1. Certain uses prohibited.
2. If building is 8 stories/ 100' or taller, 12' stepback between 3rd and 5th stories of east façade specified.
3. If building is 8 stories/ 100' or taller, 15' maximum blank wall area on east façade specified.
4. If building is 5 stories/ 75' or taller, gallery, awning or cornice required along adjoining streets.
5. Parking deck screening and cladding specified.
6. Transit easement and shelter offered.
7. Existing buildings at 112 & 114 E. Lenoir Street to be relocated; archaeological survey of site properties offered.

Public Meetings

| <i>Neighbor Meeting</i> | <i>CAC</i> | <i>Planning Commission</i> | <i>Committee of the Whole</i> | <i>City Council</i> | <i>Public Hearing</i> |
|-------------------------|---|---|--|--|-----------------------|
| 12/1/14 | 2/3/15; 3/3/15: Y - 30 , N - 0 | 3/10/15 (deferred); 4/28/15 (referred to Committee of the Whole); 5/12/15 (approved request to Council for 90-day extension); 6/9/15 (deferred); 6/23/15 | 5/5/15; 6/2/15 (referred back to commission; no recommendation) | 6/2/15 (granted 90-day extension); 7/7/15 | |

☐ **Valid Statutory Protest Petition**

Attachments

1. Staff report
2. Staff comments on conditions (per 6/12/15 amendments)

Planning Commission Recommendation

| | |
|-------------------------------|---|
| <i>Recommendation</i> | Approve with conditions. City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion. |
| <i>Findings & Reasons</i> | <ol style="list-style-type: none"> 1. While the proposal is inconsistent with the Future Land Use map and several policies of the Comprehensive Plan, it is consistent with the Urban Form map, and several other policies of the Comprehensive Plan. 2. The proposed rezoning is reasonable and in the public interest. The proposal could result in development |

| | |
|------------------------|--|
| | complementing Shaw University, provide economic stabilization, supply additional downtown hotel rooms, encourage the Baptist State Convention headquarters to remain downtown, and preserve two historic residences by relocating them to a less commercially-oriented area. |
| <i>Motion and Vote</i> | Motion: Braun Second: Buxton In Favor: Alcine, Braun, Buxton, Fluhrer, Hicks, Lyle, Schuster and Swink Opposed: |

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report.

| | | | |
|-------------------|------|---------------------------------|-----------------|
| | Date | | 6/23/15 Date |
| Planning Director | | Planning Commission Chairperson | |

Staff Coordinator: Doug Hill: (919) 996-2622; Doug.Hill@RaleighNC.gov



Zoning Staff Report – Case Z-42-14

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone three contiguous parcels on the south side of E. Lenoir Street, just east of S. Wilmington Street, to permit greater diversity of permitted site uses, increased density, and greater building height.

The three properties share the same zoning: Neighborhood Business, with Downtown Overlay District and Historic Overlay District-General. Current uses are office and residential. Existing buildings are 60 to 110 years old, status which in 2011 provided the basis for including them in Raleigh's most recently-designated local historic district--Prince Hall. The three properties collectively form the southwestern corner of the historic district.

The designation of the historic district was one of the goals of the "500 Block South Person/ South Blount Street Redevelopment Plan," adopted in 2000. Creating the district was pursued as a means of reducing development pressures on the neighborhoods southeast of the downtown core, while preserving their distinct history. The subject site is pivotal in that consideration; the Plan labels 603 S. Wilmington as "downtown commercial" regarding future use, but the two eastern properties are earmarked "historic mixed use."

The Comprehensive Plan's South Park Area Plan exhibits similar range in contemplating the site's future. On one hand, it states that where the Plan area overlaps with the Downtown Overlay District, "the intent of the Downtown Overlay District shall prevail" (Policy AP-SP 6). On the other, the Plan specifically mandates "protection of contributing historic elements" (Policy AP-SP 5). While the subject site anchors one corner of the Prince Hall Historic District, it is also fully within the boundaries of the South Park Area Plan, and the Downtown Overlay District.

Defining appropriate transition is the key issue concerning site use and built form. The Downtown Element of the Comprehensive Plan provides direct guidance, formally declaring the two easternmost properties to be within a Downtown Transition Area, in which redevelopment is specifically expected to "to reduce or blur a sharp delineation between areas of disparate development intensity, often through appropriate and accepted controls of use, height, scale, and building materials." The Downtown Element provides that the ultimate aim within Transition Areas is to "weave the downtown and these historic areas together into one continuous urban fabric." Procedurally, the Element adds that "Where existing zoning overlays are mapped, the height guidance in these districts should not be changed outside of an area planning process" (Policy DT 1.13).

In contrast to the rezoning's proposed 12 stories, existing development on the subject block and immediately nearby exhibits a decidedly low-rise scale. Historic properties just east of the site, many built as single-family houses but now serving as offices, are one or two stories in height. The only commercial use on the block--an eating establishment--is one story, with associated surface parking; an access drive to the parking area from E. Lenoir Street separates the subject site from parcels to the east. The entire block is zoned Neighborhood Business, with all properties but the two furthest southeast also in the Downtown Overlay. Those two properties,

and all on the south side of E. Lenoir Street, are within the Prince Hall Historic District. That on the corner of E. South and S. Blount streets—the Rogers-Bagley-Daniels-Pegues House—has been declared to be of state-wide historic significance.

The current edge of mid- and high-rise construction is the east side of Fayetteville Street at E. Lenoir Street (Charter Square office building), and north side of E. Cabarrus, east of S. Wilmington Street (6-story parking deck south of the Red Hat tower). The closest occupied building of more than 10 stories is the One Hannover tower, some 500 feet northwest. By contrast, the block just north of the site, between E. Lenoir and E. Cabarrus streets, is mostly occupied by at-grade parking, the only remaining structures being a small medical clinic, a commercial theater, and the Dr. M. T. Pope House, a Raleigh Historic Landmark.

To the southeast, south and southwest of the subject block are two major institutional complexes: the Shaw University campus and the Duke Power Center for the Performing Arts. While both contain multi-story buildings, few site structures are more than four stories in height. Their respective setbacks and surrounding green space further reinforce the sense of transition to adjacent historic resources and residential areas.

Outstanding Issues

| | | | |
|----------------------------------|--|------------------------------------|--|
| <p><i>Outstanding Issues</i></p> | <ol style="list-style-type: none"> 1. Issues identified in staff comments. 2. Sewer and fire flow matters may need to be addressed upon development. 3. Removal of HOD-G would eliminate protection of neighborhood character provided by COA process. 4. Scale and intensity is out of context with neighborhood character, and could affect long-term neighborhood stability | <p><i>Suggested Mitigation</i></p> | <ol style="list-style-type: none"> 1. Address issues identified in staff comments. 2. Address sewer and fire flow capacities at the site plan stage. 3. Retain HOD-G. |
|----------------------------------|--|------------------------------------|--|

Existing Zoning Map

Z-42-2014

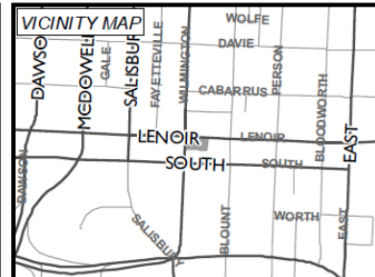


**Submittal
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**0.51 acres from
NB w/DOD & HOD-G
to DX-12-UG-CU**



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

| | Subject Property | North | South | East | West |
|---------------------------|--------------------------------------|---------------------------|---------------------------|--------------------------------------|---------------------------|
| <i>Existing Zoning</i> | Neighborhood Business | Business | Neighborhood Business | Residential Business | Business |
| <i>Additional Overlay</i> | Historic—General; Downtown | Downtown | Downtown | Historic—General; Downtown | Downtown |
| <i>Future Land Use</i> | Central Business District | Central Business District | Central Business District | Central Business District | Central Business District |
| <i>Current Land Use</i> | Office; Single-Unit Living | Surface Parking | Eating Establishment | Access drive; office | Surface parking |
| <i>Urban Form</i> | Downtown Center | Downtown Center | Downtown Center | Downtown Center | Downtown Center |

1.2 Current vs. Proposed Zoning Summary

| | Existing Zoning | Proposed Zoning |
|---|---|--|
| <i>Residential Density:</i> | 117 DUs/ acre (60 DUs max.) | 460 DUs/ acre (235 DUs max.) |
| <i>Setbacks:</i> <i>Front:</i> <i>Side:</i> <i>Rear:</i> | (Determined contextually, per provisions of Design Guidelines for Raleigh Historic Districts) | <i>Urban General build-to:</i> 70% w/n 0 to 20 feet 35% w/n 0 to 20 feet <i>Mixed Use Building type:</i> 0 or 6 feet |
| <i>Retail Intensity Permitted:</i> | 16,000 | 15,000 |
| <i>Office Intensity Permitted:</i> | 32,000 | 160,000 |

1.3 Estimated Development Intensities

| | Existing Zoning | Proposed Zoning* |
|------------------------------------|------------------------|-------------------------|
| <i>Total Acreage</i> | 0.51 | 0.51 |
| <i>Zoning</i> | NB w/ DOD & HOD-G | DX-12-UG-CU |
| <i>Max. Gross Building SF</i> | 51,000 | 180,000 |
| <i>Max. # of Residential Units</i> | 60 | 235 |
| <i>Max. Gross Office SF</i> | 32,000 | 160,000 |
| <i>Max. Gross Retail SF</i> | 16,000 | 15,000 |
| <i>Max. Gross Industrial SF</i> | -0- | -0- |
| <i>Potential F.A.R. (max.)</i> | 2.30 | 8.10 |

*The development intensities for the proposed zoning district were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

The proposed rezoning is:

☐ **Compatible** with the property and surrounding area.

☒ **Incompatible.**

Analysis of Incompatibility:

The rezoning could introduce redevelopment contrasting sharply with the existing built environment (12 proposed vs. 2 stories). The contextual requirements of the neighboring historic district suggest that low-rise design will continue to prevail on those properties. While an existing access driveway and parking area adjacent to the site on the east offer some transition, and the case is conditioned to provide a 12-foot stepback at some level between the third and fifth story if the building is 8 stories or taller, new site construction could rise above that stepback 100 feet clear, as no height transition angle would be required of the DX zoning next to the existing NB zoning on neighboring properties. If the building were seven stories or less, no stepback in the east façade would be required.

Future Land Use Map

Z-42-2014

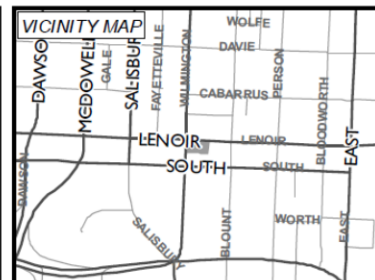


**Submittal
Date**

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NB w/DOD & HOD-G
to DX-12-UG-CU



Urban Form Map

Z-42-2014



**Submittal
Date**

12/19/2014

Request:

**0.51 acres from
NB w/DOD & HOD-G
to DX-12-UG-CU**



2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal is partially consistent with the Comprehensive Plan. However, key guidance regarding transitions of form and use to adjacent historic properties and the wider neighborhood remain to be fully addressed.

The Future Land Use map shows the site as being within the Central Business District, for which DX is identified as being the appropriate zoning district. The Urban Form Map of the Comprehensive Plan locates the site within the Downtown Center, for which the Plan prescribes "an urban approach to frontage." The Downtown Element of the Comprehensive Plan identifies the adjacent section of S. Wilmington Street as a Secondary Retail Street, as well as a Priority Pedestrian Street, both of which subsequent site redevelopment could be expected to support.

Regarding building height, while the site can be considered near "the core of a mixed-use center", its position more than a half-mile from a transit station and in proximity to a neighborhood suggests that the "General" area height standard—a maximum of 12 stories in DX—would be appropriate on the west. However, the Comprehensive Plan calls for reduced height adjoining historic properties and neighborhoods; the Future Land Use description for Central Business District prescribes that building heights should "taper down to meet the adjacent neighborhoods at a height of three to four stories."

The Downtown Element Plan specifically places the eastern portion of the site within a designated Downtown Transition Area, in which "sharp delineation between areas of disparate development intensity" is to be avoided. The S. Person/ S. Blount Redevelopment Plan underscores that outlook, associating the eastern Lenoir Street parcels with "historic mixed use," aimed at preserving neighborhood scale and character.

There is a 12-foot stepback conditioned on the eastern façade, where otherwise Code would require none. By contrast, though, the two parcels on the east side of the site, each containing a Historic District house, are built out to a maximum height of 2 stories. It is uncertain at what level, from the third to the fifth floor (50 to 75 feet above grade), the conditioned stepback would occur. UDO Sec. 3.3.3. would require both of the site's two street-facing facades to provide a single, 12-foot stepback--but between the third and seventh floor. Coordination of the vertical placement of the stepbacks is not addressed. In addition, if the building were less than eight stories/ 100 feet, no stepbacks would be required.

Existing community facilities and streets appear sufficient to accommodate the redevelopment possible under the proposed rezoning.

2.2 Future Land Use

Future Land Use designation: Central Business District

The rezoning request is:

☐ **Consistent** with the Future Land Use Map.

☒ **Inconsistent**

Analysis of Inconsistency:

While the proposed zoning district, DX, follows future land use guidance in principle, the abruptness of building form possible under the proposed building height is at odds with the Comprehensive Plan's call for contextual transition to the scale of adjacent parcels.

2.3 Urban Form

Urban Form designation: Downtown Center

☐ **Not applicable** (no Urban Form designation)

The rezoning request is:

☒ **Consistent** with the Urban Form Map.

The Comprehensive Plan prescribes "an urban approach to frontage" for properties within the Downtown Center. The proposal includes a request for Urban General frontage.

☐ **Inconsistent**

Analysis of Inconsistency:

(N/A)

2.4 Policy Guidance

The rezoning request is **inconsistent** with the following policies:

Policy HP 1.2 - Cultural and Historic Resource Preservation

Identify, preserve, and protect cultural and historic resources including buildings, neighborhoods, designed and natural landscapes, cemeteries, streetscapes, view corridors, and archaeological resources

Policy HP 2.4 - Protecting Historic Neighborhoods

Protect the scale and character of the City's historic neighborhoods while still allowing compatible and context-sensitive infill development to occur.

Policy HP 2.7 - Mitigating Impacts on Historic Sites

Development proposals adjacent to or including historic sites should identify and minimize or mitigate any negative development impacts on those sites.

Policy HP 3.2 - Retention Over Replacement

Encourage the preservation and rehabilitation of significant or contributing existing structures, favoring retention over replacement, especially in areas where other historic resources are present.

Policy HP 4.7 - Mid-Century Modern

Recognize and celebrate Raleigh's mid-century modern architecture. Promote the preservation and rehabilitation of these properties.

Policy UD 1.1 - Protecting Neighborhood Identity

Use Neighborhood Conservation Overlay Districts (NCOD), Historic Overlay Districts (HOD), or rezonings to retain the character of Raleigh's existing neighborhoods and strengthen the sense of visual order and stability.

The Comprehensive Plan places a premium on context-sensitive design, especially in relation to historic resources. The subject site contains three historic properties--two early-20th century houses, associated with the South Park neighborhood, and a one-story, mid-century Modernist office building. All would be removed if the site were redeveloped. Properties to the east, however, which likewise are within the Prince Hall Historic District, would remain.

Neighborhood Business zoning, underlying remaining historic properties, would preclude the UDO Neighborhood Transition setback and tapered building height that would be required of Mixed Use zoning abutting properties which have Residential zoning. A Mixed Use building of 12-stories, with but one 12-foot stepback, could thus be brought to the site's east lot line, creating the "sharp delineation between areas of disparate development" cautioned against by the site's location within a Downtown Transition Area. The historic district, by contrast, would be maintained as low-rise in character (through the Certificate of Appropriateness process). The transition of built form to the other historic structures on the same block, particularly in terms of height, stepback, and setback, needs to be further addressed.

Policy DT 1.13 - Downtown Transition Areas

In areas where the Downtown Element boundaries are located in proximity to established residential neighborhoods, residential densities should taper to be compatible with adjacent development. Non-residential uses with the greatest impacts—such as theaters, concentrated destination nightlife and retail, and sports and entertainment uses—should be directed away from these transition areas. Where existing zoning overlays are mapped, the height guidance in these districts should not be changed outside of an area planning process.

The requested zoning would permit nightlife, retail, and entertainment uses on site, as well as an estimated 4-fold increase in permitted density. Per this policy guidance, such non-residential uses, and potential high-density uses, should be positioned furthest from the site from nearby neighborhoods.

Additionally, as noted by the Policy, changes to this height guidance are possible only through an area-planning effort; height reductions and/ or stepbacks should be conditioned commensurate with the scale of the existing Historic Overlay District. The historic district properties are one and two stories. The lowest level at which the conditioned stepback would be positioned could be the three-story level (approx. 50 feet above grade), but it could be as high as five stories (75 feet above grade). Code requires provision of fenestration on street-facing building elevations, but not side walls (though changes in exterior materials are required, to break up blank wall areas). Consequently, the east wall of the building could rise 75 feet without a stepback, with fenestration optional, and then, above the 12-foot stepback, rise another 75 feet.

2.5 Area Plan Policy Guidance

The rezoning request is **inconsistent** with the following Area Plan policy:

Policy AP-SP 5 - South Park Historic Preservation

Emphasize the historic significance of the South Park neighborhood through the promotion and protection of contributing historic elements.

The proposal could result in the removal of three historic buildings, two of residential form and scale. While the proposal offers to relocate the two houses, as stated above introduction of a 12-story structure immediately adjacent to the rest of the historic district would adversely impact neighborhood character.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Introduction of density and intensity of uses that would complement the downtown core area, and contribute to efficient provision of goods and services.

3.2 Detriments of the Proposed Rezoning

- Potential loss of historic resources, which anchoring the southwest edge of the Prince Hall Historic District.
- Potential imposition of structures of form, scale, and massing incongruous with the adjacent historic district, and residential uses.

4. Impact Analysis

4.1 Transportation

The site is developed and lies within the Raleigh Downtown Overlay District. The City plans to convert Lenoir Street from its current one-way to two-way traffic flow. Full conversion is expected in autumn of 2015. Cross access to adjacent properties is not required.

Transportation Planning staff waives any additional traffic study in case Z-42-14 due to the proposed DX zoning.

Impact Identified: None.

4.2 Transit

This section of S. Wilmington Street is currently served by the R-line and it is anticipated that Route 19 Apollo Heights will be rerouted along it in the near future. There are currently bus stops on Wilmington/ Cabarrus, Lenoir/ Wilmington and South/ Wilmington. Increasing density will create additional demand upon the transit system. The offer of a transit easement and a shelter is consistent with Policy LU 6.4 and T 4.15 and will mitigate this impact

Impact Identified: None.

4.3 Hydrology

| | |
|------------------------------|---|
| <i>Floodplain</i> | No FEMA Floodplain present |
| <i>Drainage Basin</i> | Walnut Creek |
| <i>Stormwater Management</i> | Subject to Stormwater Regulations under Article 9 of UDO. |
| <i>Overlay District</i> | (None.) |

Impact Identified: None.

4.4 Public Utilities

| | <i>Maximum Demand (current)</i> | <i>Maximum Demand (proposed)</i> |
|--------------------|---------------------------------|----------------------------------|
| <i>Water</i> | 3,187 gpd | 58,750 gpd |
| <i>Waste Water</i> | 3,187 gpd | 58,750 gpd |

The proposed rezoning would add approximately 55,563 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water main adjacent to the property.

Impact Identified: The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

The site is not adjacent to an existing or proposed greenway trail or greenway connector. Park services are provided by Chavis Park (0.6 miles). The nearest greenway trail is 0.4 miles.

Impact Identified: None.

4.6 Urban Forestry

The combined acreage of the three subject parcels is smaller than two acres. No sections of UDO Article 9.1. Tree Conservation will apply to these properties when they are redeveloped.

Impact Identified: No impact.

4.7 Designated Historic Resources

Subject properties contain and are in close proximity to multiple Raleigh historic resources. The site is within the Prince Hall Historic Overlay District and partially within the East Raleigh/South Park National Register Historic District. All three building on the property are contributing resources to one or both of the districts. They are the General Baptist State Convention of North Carolina Building at 603 S. Wilmington Street (one-story Modern Movement brick building; 1953), the late 19th century Victorian frame house at 112 E. Lenoir Street, and the Gorham House (two-story Victorian frame I-house; late 19th century; ca. 1930) at 114 E. Lenoir Street.

The HOD was placed on the Prince Hall Historic District in 2011 in part to fulfill the Comprehensive Plan Action Item HP 2.6. The district is representative of several facets of Raleigh's African American urban historic significance during the mid-nineteenth century

through the beginning of integration: architecture and neighborhood/community. The district contains buildings that are primarily residential in nature, peppered with a handful of small-scale commercial and institutional buildings throughout. Modest in size and scale, the buildings show a progression of architectural styles. It retains an urban residential feel with elements of commercial development. Historically this has been an affordable neighborhood within walking distance of Raleigh's urban core.

The designation put in place an important tool for achieving the goals outlined in the 2030 Comprehensive Plan and the *500 Block S. Person/S. Blount Area Redevelopment Plan*.

Pertinent objectives include:

1. Preserving the historic architecture and urban cultural landscapes that are significant to the city's history and development.
2. Retaining residential character in an area with significant development pressure threatening its still-affordable community.
3. Promoting infill development that respects and enhances the existing scale and density of the area.
4. Providing smaller commercial structures with lower overhead costs to serve small business needs in the neighborhood.

On the same block is the statewide-significant Raleigh Historic Landmark Rogers-Bagley-Daniels-Pegues House, which is also individually listed in the National Register of Historic Places. Within 1,000 feet of the subject site are four other Raleigh Historic Landmarks: Dr. M.T. Pope House (also National Register listed), Estey Hall (also National Register listed), Tupper Memorial Baptist Church, and Masonic Temple Building (also National Register listed).

Impact Identified: Removal of the HOD will eliminate the character protection for this portion of the Prince Hall district currently provided through the Certificate of Appropriateness process. This includes elimination of a potential 365-day demolition delay for removal of contributing historic resources and subsequent design review of any proposed new construction.

4.8 Community Development

The site is located within the area of the 500 Block South Person/South Blount Street Redevelopment Plan. The Plan seeks to focus commercial redevelopment along the Wilmington Street corridor while preserving existing neighborhoods to the east.

The Plan shows 112 and 114 Lenoir Street within an area designated "historic mixed use", noting that: "The need to strengthen measures to stabilize the eroding historic character of this area is seen as a vital component to maintaining the residential character of this area." The Redevelopment Plan recommended the creation of a local historic district, a status since realized in the designation of the Prince Hall Historic District, the boundaries of which take in the entire rezoning site.

The Plan shows 603 S. Wilmington Street within an area designated "downtown commercial", associating its Neighborhood Business zoning with the parcels to the north zoned Business, stating that "Areas directly adjacent to the commercial core along South Wilmington Street are proposed to remain Business, with a broad range of downtown commercial uses allowed under this zoning district."

Impacts Identified: The proposal departs from the area Redevelopment Plan in potentially introducing development of a scale and intensity out of context with the area's established historic character. The resulting impacts may also affect the long-term stability of neighboring residential areas.

4.9 Impacts Summary

- Sewer and fire flow matters may need to be addressed upon development.

- Removal of HOD-G would eliminate protection of neighborhood character provided by COA process.
- Scale and intensity is out of context with neighborhood character, and could affect long-term neighborhood stability.

4.10 Mitigation of Impacts

- Address sewer and fire flow capacities at the site plan stage.
- Retain HOD-G.

5. Conclusions

The proposal is consistent with the Urban Form map and several pertinent policies of the Comprehensive Plan. However, key guidance related to transitions of form and use to adjacent historic properties and the wider neighborhood remain to be fully addressed, along with issues identified by staff related to the proposed conditions.

Staff Comments: Z-42-14 Conditions *(as amended 6/12/15)*

Condition 1

- Consistent with Policy 1.13 (Downtown Transition Areas), consider restricting certain high-impact uses, as named in the policy but otherwise allowed in DX zoning, on the site properties located within the Downtown Transition Area.

Condition 2

- The Future Land Use description for the Central Business District prescribes that building heights should "taper down to meet the adjacent neighborhoods at a height of three to four stories." The amended conditions place a single 12-foot stepback within that height range, toward the historic properties and neighborhoods to the east. Above that stepback, however, site buildings could rise an uninterrupted 75 to 100 feet (i.e., 7 to 9 stories). UDO Sec. 3.5.5.B outlines further specific measures for mitigating height. Consider adopting such options as condition language.
- Add following sentence: "The setback required by this condition shall be in addition to any other stepback required by UDO Section 3.3.3."

Condition 7

- Include 603 S. Wilmington Street within the area subject to the conditioned archaeological survey.



Planning & Development

Development Services Customer Service Center

One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

12/19/14 3:58

Rezoning Application

| Rezoning Request | OFFICE USE ONLY |
|--|--------------------|
| <input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan | Transaction Number |
| Existing Zoning Classification: NB with DOD and HOD-G Proposed Zoning Classification Base District: DX Height: -12 Frontage: -UG Overlay District: None | 411290 |
| If the property has been previously rezoned, provide the rezoning case number: Z-12-05 (DOD); Z-21-11 (HOD) | |
| Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 411290 | 2-42-14 |

| GENERAL INFORMATION | | |
|---|--|-------------------------------------|
| Property Address: 603 S. Wilmington Street, 112 and 114 E. Lenoir Street | | Date |
| Property PIN: 1703-76-3353, 1703-76-4322 and 1703-76-4352 | Deed Reference (Book/Page): Book 0957, Page 581; Book 12123, Page 1737; Book 12123, Page 1759. | |
| Nearest Intersection: S. Wilmington Street and E. Lenoir Street | | Property size (in acres) 0.51 acres |
| Property Owner/Address: Trustees of the General Baptist State Convention of North Carolina 603 S. Wilmington Street Raleigh, NC 27601 Derrick L. and Heather Z. Scales PO Box 21521 Winston-Salem, NC 27120 | Phone 919-821-7466 | Fax 919-836-0061 |
| | Email GBSCGRAY@BELLSOUTH.NET | |
| Project Contact Person/Address: Mack Paul, Morningstar Law Group 630 Davis Drive, Suite 200 Morrisville, NC 27560 | Phone: 919.590.0377 | Fax |
| | Email: mpaul@morningstarlawgroup.com | |
| Owner/Agent Signature <i>Raywood C. May</i> | Email BAPTISTREV1@GMAIL.COM | |

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.




Planning & Development

Development Services Customer Service Center

One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application

| Rezoning Request | OFFICE USE ONLY |
|--|--------------------|
| <input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan | Transaction Number |
| Existing Zoning Classification: NB with DOD and HOD-G Proposed Zoning Classification Base District: DX Height: -12 Frontage: -UG Overlay District: None | |
| If the property has been previously rezoned, provide the rezoning case number: Z-12-05 (DOD); Z-21-11 (HOD) | |
| Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 411290 | 2-42-14 |

| GENERAL INFORMATION | | |
|---|--|-------------------------------------|
| Property Address: 603 S. Wilmington Street, 112 and 114 E. Lenoir Street | | Date |
| Property PIN: 1703-76-3353, 1703-76-4322 and 1703-76-4352 | Deed Reference (Book/Page): Book 0957, Page 581; Book 12123, Page 1737; Book 12123, Page 1759. | |
| Nearest Intersection: S. Wilmington Street and E. Lenoir Street | | Property size (in acres) 0.51 acres |
| Property Owner/Address: Trustees of the General Baptist State Convention of North Carolina 603 S. Wilmington Street Raleigh, NC 27601 Derrick L. and Heather Z. Scales PO Box 21521 Winston-Salem, NC 27120 | Phone 336-529-7895 | Fax 336-448-1096 |
| | Email | |
| Project Contact Person/Address: Mack Paul, Morningstar Law Group 630 Davis Drive, Suite 200 Morrisville, NC 27560 | Phone: 919.590.0377 | Fax |
| | Email: mpaul@morningstarlawgroup.com | |
| Owner/Agent Signature  | Email dhhholdings1@yahoo.com | |

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



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1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
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Fax 919-516-2685

| Conditional Use District Zoning Conditions | | OFFICE USE ONLY |
|--|-------------------------------|--------------------|
| Zoning Case Number: Z-42-14 | | Transaction Number |
| Date Submitted June 12, 2015 | | |
| Existing Zoning: NB with DOD and HOD-G | Proposed Zoning: DX-12-UG-CUD | |

NARRATIVE OF ZONING CONDITIONS OFFERED

| | |
|----|---|
| 1. | The following uses shall be prohibited: emergency shelter – all types; adult establishment; outdoor recreation – all types; passenger terminal – all types; food truck; pawn shop; vehicle sales/rental – all types; detention center, jail, prison; light manufacturing – all types; self-service storage – all types; vehicle repair – all types; vehicular fuel sales; vehicle parts/accessories; remote-parking facility; any drive-thru or drive-in facilities not including a porte cochere in connection with a hotel |
| 2. | Any building on the property at least eight (8) stories or one hundred feet (100') in height shall incorporate on that eastern-most building facade facing that adjoining parcel described in that deed recorded in Book 14479, Page 2287 and with the address of 118 E. Lenoir Street a twelve foot (12') building setback above the second story and below the fifth story. |
| 3. | The maximum blank wall area on that eastern-most building facade facing that adjoining parcel described in that deed recorded in Book 14479, Page 2287 and with the address of 118 E. Lenoir Street below the setback required in Condition 2 shall be fifteen feet (15') for any building on the property at least eight (8) stories or one hundred feet (100') in height. |
| 4. | After the effective date of this rezoning ordinance, any building on the property at least five (5) stories or seventy-five feet (75') in height shall provide one or more of the following: a gallery, awning, or cornice along a minimum of 50% of those building faces adjoining S. Wilmington Street and E. Lenoir Street. |
| 5. | Any visible portion of an exterior elevation of a parking structure above the ground level shall be clad with the same building materials as the principal building and, except for such exterior treatment as prescribed by the UDO, shall include a solid wall at least forty-two inches (42") in height as measured from the top of each parking surface. If the parking structure is above grade, then the open area between the top of the solid wall measuring at least forty-two (42") in height and the next level of parking shall be screened with a wall, louver or similar screening. |
| 6. | Prior to issuance of a building permit for new development, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed fifteen feet (15') in depth and twenty feet (20') in width) and location of the easement along Wilmington Street shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office. Prior to issuance of a certificate of occupancy and at the request of the Public Works Department, a transit shelter shall be constructed upon the transit easement. In lieu of deeding an easement and construction of a transit shelter, with the consent of the Public Works Department and subject to the approval of the Raleigh City Council or NC Department of Transportation, a transit shelter may be constructed in the public right-of-way at the sole expense of the owner of the rezoned land in satisfaction of this condition. |
| 7. | The existing building located at 112 E. Lenoir Street and the two story portion of existing building located at 114 E. Lenoir Street shall be relocated and a subsequent archaeological survey conducted at those sites in direct consultation with the Raleigh Historic Development Commission prior to any excavation on the subject properties, demolition of any building or portion thereof on the subject property, or any activity allowed by subsections g. and h. of UDO Section 10-2.7.A.2. |

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

| | |
|--|------------|
| Owner/Agent Signature | Print Name |
| Trustees of the General Baptist State Convention of North Carolina By: _____ Name: _____ Title: _____ | |



Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application Addendum

| Comprehensive Plan Analysis | OFFICE USE ONLY |
|--|--------------------|
| The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest. | Transaction Number |
| | Zoning Case Number |

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.

1. The properties are designated "Central Business District" on the Future Land Use Map. This category supports high-intensity uses, including retail, office and visitor-serving uses, and notes that DX is the primary district for the downtown core area. The rezoning request for DX is consistent with the Future Land Use Map.
2. The Recommended Height Designations table recommends up to 40 stories in the Core/Transit area and a maximum of 12 stories in the General area. The properties are located within the Downtown Center on the Urban Growth Map, just outside the ½ mile transit buffer area. The rezoning request for 12 stories in height is consistent with the Recommended Height Designations table guidance.
3. The properties are located within the South Park area plan boundaries. Policy AP-SP 6 states that the intent of the Downtown Overlay District shall prevail where the South Park area plan overlaps with areas zoned with the Downtown Overlay District. The properties are currently zoned with the Downtown Overlay District, which supports retail, office and other commercial uses and higher building heights. The rezoning request is consistent with this area plan guidance.
4. The rezoning request is consistent with the following Comprehensive Plan policies:
Policy LU 1.2 – As stated above, the proposed rezoning is consistent with the Central Business District designation.
Policy LU 1.3 – The condition offered as part of this rezoning is consistent with the Comprehensive Plan.
Policy UD 2.1 – Building Orientation – The proposed rezoning will facilitate a development that will create an active and engaging public realm.
Policy UD 3.4 – Enhanced Streetwalls – The proposed rezoning will encourage a high standard of storefront design and architectural detail in the Downtown area.
Policy T 6.8 – Parking Lot Design – The proposed rezoning will encourage parking strategies that will not conflict with pedestrians
Policy ED 6.1 – Cultural and Entertainment Hub – The proposed rezoning will allow the site to be developed with uses that will support the downtown as a destination for conventions, the performing arts, sports, and special events.
Policy DT 1.2 – Vertical Mixed Use – The rezoning will facilitate vertical mixed-use development in the downtown area.
Policy DT 3.2 – Ground Floor Uses on Primary Retail Streets – The proposed rezoning will encourage ground floor development that will take advantage of retail opportunities

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. The proposed rezoning will facilitate a redevelopment of the site with an appropriate density and mix of allowable uses which will promote the success of the downtown areas as a center for culture and business.
2. The proposed rezoning allows for a density and intensity of uses that will compliment the downtown area and result in the more efficient provision of goods and services downtown.

URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

1. *All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.*
Response: The proposed rezoning permits a mix of uses, consistent with this guideline.
2. *Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.*
Response: The property is not adjacent to lower density neighborhoods, so this guideline does not apply.
3. *A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.*
Response: No new streets are anticipated as part of this development, and the property has sufficient access to the road network.
4. *Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.*
Response: No new streets are anticipated as part of this development.
5. *New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.*
Response: The property is located along block faces that meet this guideline.
6. *A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.*
Response: It is anticipated that the building will line the public street, consistent with this guideline.
7. *Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.*
Response: It is anticipated that the building will be located close to the pedestrian-oriented street, consistent with this guideline.
8. *If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.*
Response: It is anticipated that the building will be located at the corner of Lenoir and Wilmington, consistent with this guideline.
9. *To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.*
Response: Open space will be provided in accordance with the UDO.
10. *New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.*
Response: Open space will be provided in accordance with the UDO.
11. *The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.*
Response: Open space will be provided in accordance with the UDO.
12. *A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.*
Response: Open space will be provided in accordance with the UDO.
13. *New public spaces should provide seating opportunities.*
Response: Open space will be provided in accordance with the UDO.
14. *Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.*
Response: It is anticipated that the building, rather than the parking lot, will front along the pedestrian-oriented street.
15. *Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.*
Response: It is anticipated that parking lots will not occupy more than 1/3 of the frontage, consistent with this guideline.

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| 16. | <p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response: It is anticipated that the parking structure, if any, will comply with this guideline.</p> |
| 17. | <p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response: The property is located within walking distance of transit stops, consistent with this guideline.</p> |
| 18. | <p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response: The property fronts along the public right-of-way, which includes a sidewalk providing access to transit stops.</p> |
| 19. | <p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>Response: The property does not contain any sensitive landscape areas.</p> |
| 20. | <p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response: No new streets are anticipated as part of this development.</p> |
| 21. | <p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response: The sidewalk long the property's frontage on Lenoir is consistent with this guideline.</p> |
| 22. | <p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response: A streetscape will be provided in accordance with the UDO.</p> |
| 23. | <p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response: It is anticipated that the proposed building will comply with this guideline.</p> |
| 24. | <p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response: It is anticipated that the proposed building will comply with this guideline.</p> |
| 25. | <p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response: It is anticipated that the proposed building will provide pedestrian interest near the sidewalk along Lenoir.</p> |
| 26. | <p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response: It is anticipated that the proposed development will comply with this guideline.</p> |

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON DECEMBER 1, 2014

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Monday, December 1, 2014, at 5:30 p.m. The property considered for rezoning totals approximately 0.51 acres, and has the addresses of 603 S. Wilmington Street, 112 E. Lenoir Street and 114 E. Lenoir Street, with Wake County Parcel Identification Numbers 1703-76-3353, 1703-76-4322 and 1703-76-4352. This meeting was held at the Baptist Headquarters office building located at 603 S. Wilmington Street, Raleigh, NC 27601. All owners of property within 100 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A

NEIGHBORHOOD MEETING NOTICE



Mack Paul | Partner
630 Davis Drive, Suite 200
Morrisville, NC 27560

919-590-0377
mpaul@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Mack Paul

Date: November 14, 2014

Re: Notice of meeting to discuss potential rezoning of property located in southeast quadrant of S. Wilmington Street and E. Lenoir Street, containing approximately 0.51 acres, with the addresses of 603 S. Wilmington Street, 112 E. Lenoir Street and 114 E. Lenoir Street, and having Wake County Parcel Identification Number 1703-76-3353, 1703-76-4322 and 1703-76-4352 (the "Property").

We are counsel for Narsi Properties, Inc., a developer that is considering rezoning the Property. The Property is currently zoned Neighborhood Business with a General Historic Overlay District and Downtown Overlay District. The proposed zoning district is Downtown Mixed Use (DX).

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Monday, December 1, 2014 at 5:30 p.m. This meeting will be held at the Baptist Headquarters building located at 603 S. Wilmington Street, Raleigh, NC 27601.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the owners to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at (919) 590-0377 or mpaul@morningstarlawgroup.com.

EXHIBIT B

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

SHAW UNIVERSITY
118 E SOUTH ST
RALEIGH NC 27601-2341

CHARTER SQUARE DEVELOPMENT & PUBLIC PARKING OWNER'
CITY OF RALEIGH
222 W HARGETT ST
RALEIGH NC 27601-1316

CITY OF RALEIGH
222 W HARGETT ST
RALEIGH NC 27601-1316

PR III DRP CHARTER LLC
700 SPRING FOREST RD STE 121
RALEIGH NC 27609

YOUNG, GOLDA G GURLEY, WORTH P JR
EDWARD WILLS - EMMYY INC
1028 DELTA RIVER WAY
KNIGHTDALE NC 27545-7326

MCDONALDS REAL ESTATE CO
PO BOX 182571
COLUMBUS OH 43218-2571

GENERAL BAPTIST STATE CONVENTION
WERTZ L W REV.
603 S WILMINGTON ST
RALEIGH NC 27601-2338

BARNES MOTOR & PTS CO
PO BOX 1207
WILSON NC 27894-1207

SCALES, DERRICK L SCALES, HEATHER Z
PO BOX 21521
WINSTON SALEM NC 27120-1521

529 SOUTH WILMINGTON, LLC
HANNER, SARAH BARBEE TRUSTEE
380 MYSTIC RIDGE LN
ATLANTA GA 30342-2942

EXHIBIT C

SUMMARY OF DISCUSSION ITEMS

On Monday, December 1, 2014, at 5:30 p.m., the applicant held a neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning. The following items were discussed:

1. Proposed use
2. Proposed building height
3. Number of hotel rooms
4. Location of parking
5. Location of driveways
6. Ground floor retail uses
7. Impact of historic overlay district
8. Impact of construction process on operation of nearby businesses

EXHIBIT D

NEIGHBORHOOD MEETING ATTENDEES

1. Edward Wills
2. Cleon Pierce
3. Haywood Gray
4. Wallace Green