

October 15, 2024

**RE: Virtual Neighborhood Meeting – Instructions**

Dear Neighboring Property Owner,

We will be hosting a virtual neighborhood meeting via Zoom. The meeting will be held on Tuesday, October 29, 2024 and run from 6-7 pm (Organizaremos una reunión vecinal virtual a través de Zoom. La reunión se llevará a cabo el Martes, 29 de Octubre de 2024 y se llevará a cabo a partir del 6-7 pm).

To attend the meeting via computer, mobile device, or iPad, type in the following link in your internet browser (Para asistir a la reunión a través de una computadora, dispositivo móvil o iPad, escriba el siguiente enlace en su navegador de Internet):

- To participate by PC, Mac, iPad, iPhone or Android device,
  - Go to <https://morningstarlaw.group/10292024> to register for the meeting. *(Registration is necessary as we are required by the City of Durham to have a record of attendance.)*
  - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone (Para asistir a la reunión por teléfono, puede marcar por,
  - Dial one of the following numbers:
    - +1 309 205 3325
    - +1 312 626 6799
    - +1 646 931 3860
    - +1 929 436 2866
    - +1 301 715 8592
    - +1 305 224 1968
    - +1 669 444 9171
    - +1 669 900 6833
    - +1 689 278 1000
    - +1 719 359 4580

Registration QR Code





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- +1 253 205 0468
- +1 253 215 8782
- +1 346 248 7799
- +1 360 209 5623
- +1 386 347 5053
- +1 507 473 4847
- +1 564 217 2000
- Webinar ID: 838 2264 0287
- Passcode: 112357
- *For attendance purposes as required by the City of Durham, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at [nghosh@morningstarlawgroup.com](mailto:nghosh@morningstarlawgroup.com) or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at [nghosh@morningstarlawgroup.com](mailto:nghosh@morningstarlawgroup.com). At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

Sincerely,

Nil Ghosh

After this neighborhood meeting, the proposal will be presented to the Planning Commission, which is tentatively scheduled for the November 12 public hearing. Any resident is able to speak at these meetings and more information about how to participate may be found on the [Durham Planning Commission Website](#). After the Planning Commission's advisory vote, this proposal will be heard by City Council for a final decision to approve or deny the proposal. The City-County Planning Department will issue a follow-up letter to property owners within 1,000 feet of the application site before the Planning Commission and City Council meetings. This letter will inform them of the scheduled public hearings and provide detailed instructions on how to participate.

**Contact Information:**

Please do not hesitate to contact Nil Ghosh, Morningstar Law Group  
[nghosh@morningstarlawgroup.com](mailto:nghosh@morningstarlawgroup.com).

**Additional Learning Resources:**

For more information about Planning cases, please visit the [City-County Planning Department's Website](#), email [Growth@DurhamNC.gov](mailto:Growth@DurhamNC.gov), or call at (919) 560-4137.

The proposal has been submitted to the City-County Planning department. You will be able to stay engaged virtually in the project from the time of application submittal to the time it is heard and voted on by our elected officials using the [Durham Rezoning Explorer](#).

***Frequently Asked Questions******What is zoning?***

Zoning refers to a series of laws that regulate the density, location, size, use, and type of buildings allowed on parcels of land.

***What is rezoning?***

A *Zoning Map Change (ZMC)* or "rezoning" refers to the process by which an application has been submitted to change the zoning designation for a particular parcel (or set of parcels) of land, often resulting in a different set of uses, densities, intensities, and other site characteristics than those currently allowed. A rezoning is a legislative decision, meaning the governing board makes the final decision to approve or deny.

***What is annexation?***

Annexation is the process by which land is legally incorporated into the City of Durham, typically involving changes in governmental services and regulations including solid waste, emergency management, and police. An annexation is also a legislative decision.



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To: Neighboring Property Owner  
From: Nil Ghosh  
Date: October 15, 2024  
Re: Notice of meeting to discuss potential rezoning of a portion of five parcels, located southeast of the intersection of Ridge Road and Pickett Road, containing approximately 16 acres, and having Durham County Parcel Identification Numbers 138783 (3117 Pickett Road); 138786 (3121 Pickett Road); 138788 (3127 Pickett Road); 138784 (3107 Pickett Road); and 138789 (3123 Pickett Road) (the "Property").

Dear Resident(s) and Property Owner(s),

We are writing to inform you about an upcoming neighborhood meeting regarding the application submittal for the potential rezoning of the Property referenced above.

**Purpose of Meeting:**

The purpose of the neighborhood meeting is to ensure that nearby property owners are informed about the proposed project and its potential impact, and to gather resident input on the proposal. We submitted rezoning request Z2400001 earlier this year. The project has now completed the staff review process and is scheduled to be heard by the Durham City-County Planning Commission at its regularly scheduled November meeting. The Property is highlighted in red on the context map included with this mailing. The other parcels highlighted on the context map represent property owners that the applicant is required to notify about this proposal.

**Current Zoning and Proposed Changes:**

Currently, the Property is zoned Residential Suburban 20 (RS-20). We are requesting a Planned Development Residential district with a density that will allow a maximum of 140 dwelling units (PDR-36.175). The rezoning will facilitate the development of a residential multifamily community upon the Property.

**Community Meeting Details:**

We will host a virtual neighborhood meeting on **Tuesday, October 29, 2024, from 6-7 pm via Zoom**. Instructions for registering for and joining the meeting are enclosed.

**Next Steps After the Meeting:**



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[www.morningstarlawgroup.com](http://www.morningstarlawgroup.com)

***What does the rezoning and/or annexation process look like?***

The rezoning process is typically initiated by the property owner or the owner's agent who are considered the applicant. The applicant schedules a Pre-Submittal Meeting with planning staff to gather essential information on site specific conditions and departmental input. Following this, the applicant submits all application materials and then hosts a Neighborhood Meeting to inform residents and receive feedback on the proposed changes. Next, the application undergoes an iterative multi-departmental review until all comments are resolved. After all comments have been addressed, the applicant is required to host a second neighborhood meeting with the finalized proposal. Subsequently, it moves to the Planning Commission for a public hearing and advisory recommendation that is shared with the corresponding governing board (either City Council or Board of County Commissioners) who will hear the proposal.

The final decision to approve or deny rezoning or annexation requests ultimately lies with the City Council (for properties being rezoned or seeking annexation into the City's jurisdiction) or the Durham Board of County Commissioners (for properties seeking rezoning in the County's jurisdiction). Anyone interested can speak at the public hearing (virtually or in-person). The City-County Planning Department will send property owners within 1,000 feet of the application site a letter notifying them of upcoming public hearings and how they may participate.

**Translation and/or Interpretation Requests (Solicitudes de Traducción y/o Interpretación)**

Persons requiring language assistance to effectively participate in this event may contact the applicant at: Nil Ghosh at [nghosh@morningstarlawgroup.com](mailto:nghosh@morningstarlawgroup.com) to request interpretation and/or translation services as soon as possible but no later than 48 hours before the event or deadline date. (Las personas que requieran asistencia con el idioma para participar efectivamente en este evento pueden comunicarse con el solicitante a: Nil Ghosh at [nghosh@morningstarlawgroup.com](mailto:nghosh@morningstarlawgroup.com) para solicitar servicios de interpretación y/o traducción lo antes posible, pero a más tardar 48 horas antes del evento o la fecha límite.)

