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To: Neighboring Property Owner

From: Nil Ghosh

Date: February 17, 2023

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").

We are counsel for a developer which is considering rezoning the above-captioned Property to facilitate the development of a residential multifamily community. The entire assemblage is highlighted in red on the context map mailed with this notice, but the rezoning may encompass all or a portion of that entire area. The parcels highlighted in green on that map are within 1,000 feet of the Property. We have attempted to mail this notice to owners and occupants of those parcels within 1,000-ft of the Property.

Currently, the Property is zoned Residential Suburban 20 (RS-20). The developer is considering rezoning it to a Planned Development Residential (PDR) with a density that will allow a maximum of 150 dwelling units. The rezoning will facilitate the development of a residential multifamily community upon the Property.

We will hold a virtual neighborhood meeting on Monday, February 27, 2023, from 6:00 P.M. to 7:00 P.M. via Zoom. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and can inform us of their questions or comments. We hope this will help us understand how this project could impact you.

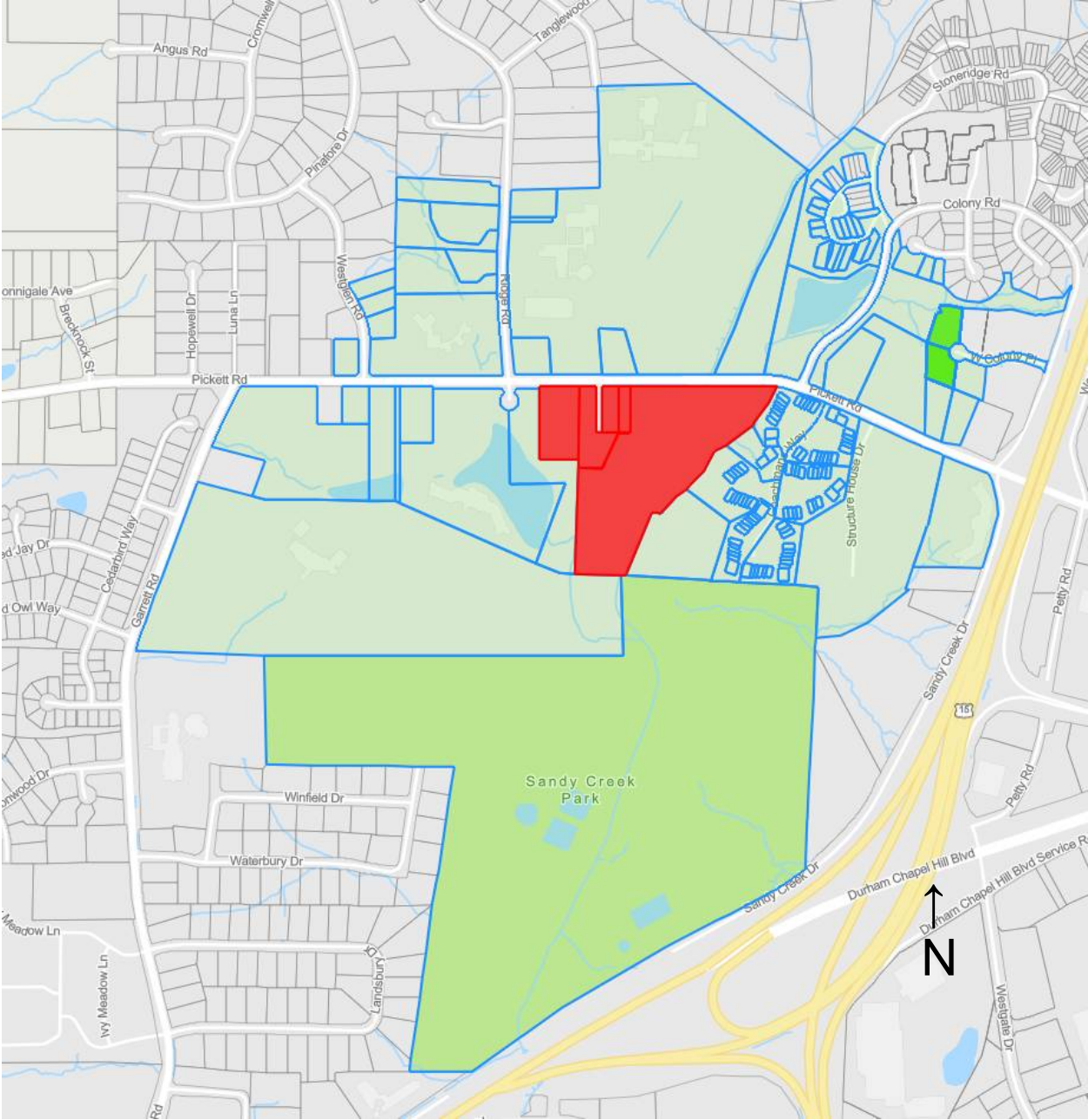
Instructions for registering for and joining the meeting are enclosed.

Please contact me directly if you have any questions. I can be reached at 919.590.0362 or nghosh@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit durhamnc.gov or contact the Durham City-County Planning Department at (919) 560-4137. To review active rezoning cases and provide comments you can go to the Planning Department's Social Pinpoint page at

<https://durham.mysocialpinpoint.com/growthmanagement#/sidebar/tab/about>

The case discussed in this letter is not yet active and therefore will not appear on the above website at this time

CONTEXT MAP



## How to Participate in the February 27, 2023 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
  - Go to <https://morningstarlaw.group/022723mtg> 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,
  - 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
    - +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: 837 6282 8890
  - Passcode: 439355
  - *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 [meetings@mstarlaw.com](mailto:meetings@mstarlaw.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 [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com). At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.