



CITY OF DURHAM | DURHAM COUNTY
City-County Planning Department
101 CITY HALL PLAZA | DURHAM, NC 27701
919.560.4137

<http://DurhamNC.gov>



October 9, 2017

Dear Property Owner and/or Resident:

In response to a request from the Old West Durham Neighborhood Association (OWDNA), the Planning Department has been working with Old West Durham residents to develop a Neighborhood Protection Overlay (NPO). A NPO is a zoning tool that helps preserve the established character of an existing neighborhood. It builds upon current zoning standards by overlaying additional zoning protections desired by that neighborhood.

NOTE: You are receiving this letter because you either live/own property within the NPO project area OR you own property adjacent to the NPO project area. Please view the enclosed map to determine whether your property is within the project area and may be affected by this project.

On January 31st and May 23rd of 2017, two public workshops were held at E.K. Powe Elementary School to discuss development of a NPO for Old West Durham. At these meetings, residents expressed support for developing a NPO and identified various regulatory tools for exploration. Based upon feedback heard at these public meetings and other neighborhood outreach efforts, the OWDNA (with technical support from the City-County Planning Department) developed draft regulations for discussion by the neighborhood.

To this end, the OWDNA and the Planning Department will be co-hosting a third Community Workshop on **Wednesday, November 8th** from **7:00pm to 8:30pm** at **E.K. Powe Elementary School** in the **Media Center (Second Floor)**. The purpose of this third Community Workshop is to:

- Provide a status update of the NPO project;
- Review draft regulations authored by the OWDNA;
- Identify any concerns about the draft regulations and gauge neighborhood support for different proposals; and
- Outline next steps for the project, including the public hearing and adoption process.

OWDNA members and Planning staff will be on hand to present information, answer questions, and hear any comments or concerns. Copies of the draft regulations will be provided at the meeting. They will also be posted on the project website the week prior to the workshop: <https://durhamnc.gov/3006/Old-West-Durham-Neighborhood-Protection->.

A map of the NPO project area is enclosed in this envelope for your reference. Again, please consult the map to determine whether your property falls within the project area. Please do not hesitate to contact me if you have further questions or need additional information. I can be reached at (919) 560-4137, ext. 28271 or via email at matthew.filter@durhamnc.gov.

I hope to see you at the meeting on November 8th!

Sincerely,

Matthew Filter
Senior Planner, Policy and Urban Design
City-County Planning Department

SUMMARY

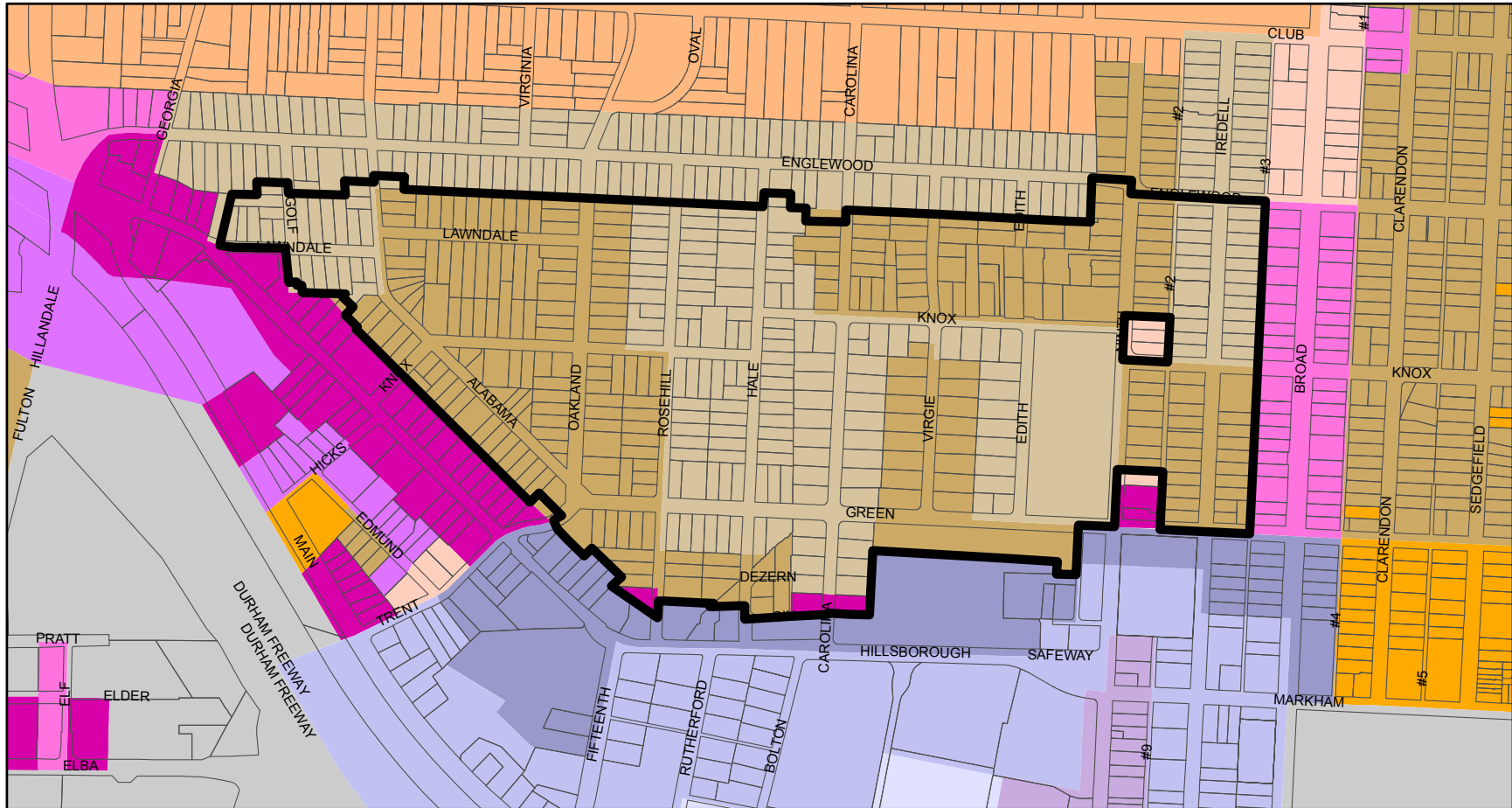
WHAT: Community Workshop #3 - Old West Durham Neighborhood Protection Overlay Project

WHEN: Wednesday, November 8th, 2017 from 7:00pm – 8:30pm















WHERE: E.K. Powe Elementary School – Media Center (Second Floor)
913 Ninth Street
Durham, NC 27705

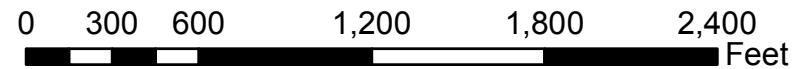
WHY: Review the draft NPO proposal

Old West Durham - NPO Project Area Current Zoning



Legend

	Area Boundary		CD-S1
	RS-8		CD-S2
	RS-M		CN
	RU-5		OI
	RU-5(2)		CG
	CD-C		IL
	CD-P		UC



Planning

