



PLANNING DEPARTMENT  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705

phone (919) 968-2728 fax (919) 969-2014  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

April 26, 2007

To Whom It May Concern:

We, Gordon R. Sutherland, and Scott W. Simmons, hereby certify that on April 23, 2007, in compliance with North Carolina General Statute 160A-384, a notice of proposed rezoning and public hearing for the University Station property was mailed by first-class mail, postage pre-paid, to all owners of real property within the area proposed to be rezoned and all owners of real property abutting the parcels. The notice also was mailed to owners of property in Chapel Hill within at least 1,000 feet of the University Station property.

The notice stated that at 7 p.m. on Monday, May 7, 2007, the Town Council would hold a public hearing to receive citizen comments on a proposal to rezone the University Station property from the current zoning designation of Mixed Use Office/Institutional-1 (MU-01-I), Residential-3 (R-3) to Residential-1 (R-1). The notice included a map showing the area subject to the proposed rezoning; it included a statement that by law, formal "Protest Petitions" may be filed against the rezoning.

The form of the notice is attached. The mailing list is on file at the Planning Department.

In accordance with G.S. 160A-384, this certification is submitted to the Town Council as part of the records of the rezoning proceedings.

Certified:

A handwritten signature in black ink, appearing to be "G. Sutherland", written over a horizontal line.

Gordon R. Sutherland  
Principal Planner

A handwritten signature in black ink, appearing to be "Scott W. Simmons", written over a horizontal line.

Scott W. Simmons  
Graphics Specialist

Attachment: Copy of Notice



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April 20, 2007

## NOTIFICATION OF TOWN MEETING DATES

The following is a notice of a Town initiated proposed Zoning Atlas Amendment. The proposal is for review by the Chapel Hill Planning Board, and Chapel Hill Town Council. The Town is notifying you of the meetings because County tax rolls list you as the owner of property located within 1,000 feet of the proposed development (see area map on back).

### UNIVERSITY STATION ZONING ATLAS AMENDMENT (File No 9880-56-2680)

The Town Council has proposed rezoning the property between I-40 and Weaver Dairy Road identified as Orange County Parcel Identifier Number (PIN) 9880-56-2680 and known as University Station. The property is currently zoned Mixed-Use Office/Institutional-1 and Residential-3. The proposal is to rezone the site to Residential- 1.

### **\*\*\* Town of Chapel Hill Planning Board – May 1, 2007 at 7:00 PM \*\*\***

The Planning Board will review the proposed Zoning Atlas Amendment and the Town staff's recommendations at its meeting on **Tuesday, May 1, 2007 at 7:00 p.m.** The Planning Board is interested in hearing your comments on the proposal. Because the Planning Board must allow time for other business, it asks that you keep your comments brief and to the point, and avoid repetition. The Planning Board Agenda for the meeting can be viewed a few days prior to the meeting date at <http://www.townofchapelhill.org/ABC/agendas/planagenda.pdf>.

### **\*\*\* Town of Chapel Hill Council Public Hearing \*\*\***

**May 7, 2007 at 7:00 PM**

The Council's Public Hearing is tentatively scheduled to review this proposal on **Monday May 7, 2007 at 7:00 p.m.** **This meeting and the May 1<sup>st</sup> Planning Board meeting will be held in the Council Chambers of Town Hall at 405 Martin Luther King Jr. Boulevard.** The Council hearing will include presentation of the proposal and recommendations from Town staff and the Planning Board, and an opportunity for you to comment on the proposal. Council is required to consider this proposal much as a court considers a case. Therefore, the Council may consider only that evidence presented at the Public Hearing in making its decision on the proposal.

Opportunity for a protest petition to a proposed amendment to the Zoning Atlas is provided for under North Carolina Statutes. If a protest petition is filed with the Town Clerk at least two business days before the date established for a public hearing, the proposed rezoning shall not become effective except by favorable vote of not less than seven (7) members of the Town Council. Copies of protest petition forms and additional information are available from the Planning Department.

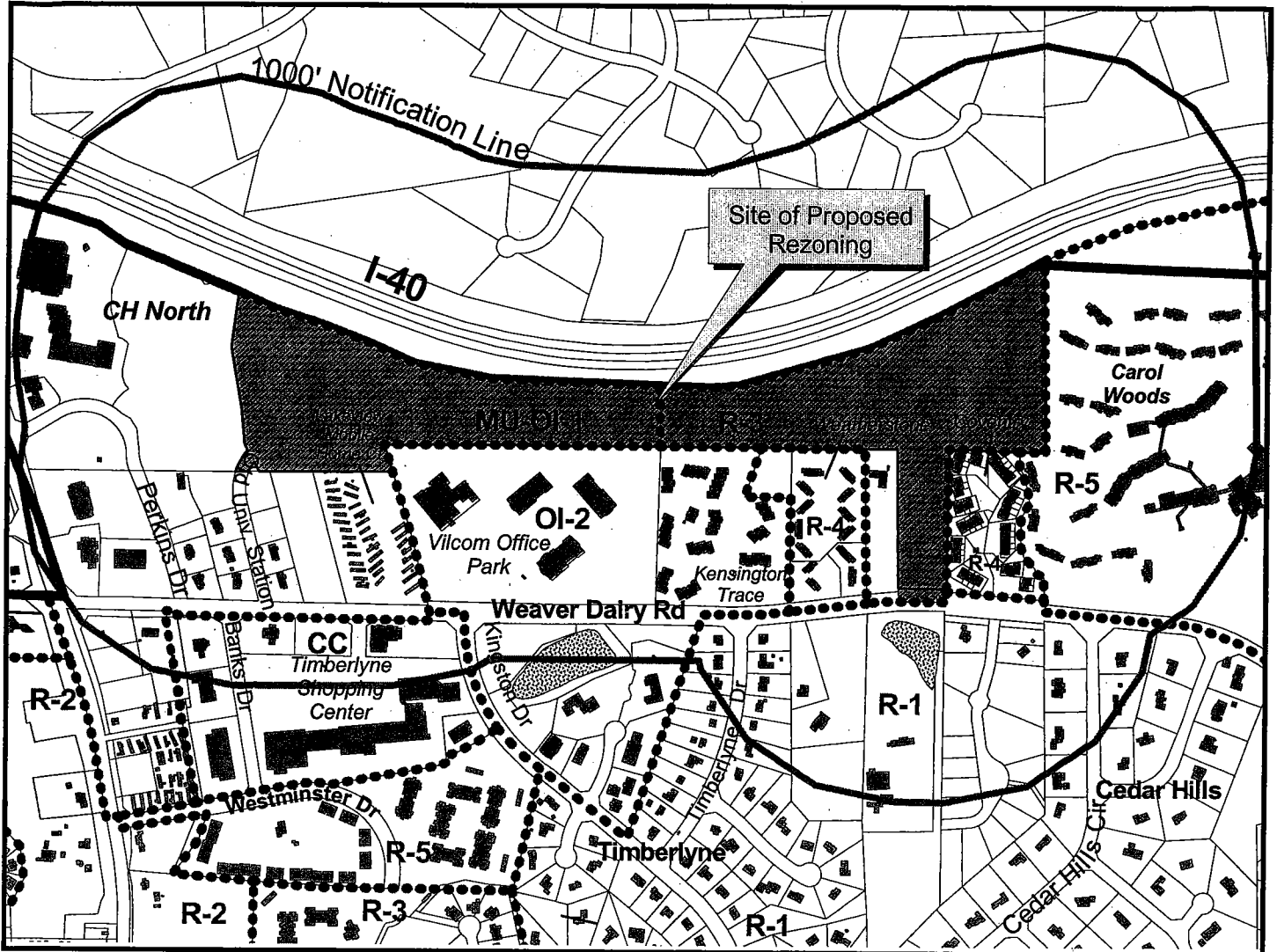
If you wish to submit your comments in written form, you must do so at the hearing and be available to answer questions about them. Upon request for the May 1, or May 7 meetings, with 5 days notice, the Town Clerk (919-968-2821) will provide an interpreter for the hearing-impaired or any other needed type of auxiliary aid. For more information, please call the Planning Department at (919) 968-2728.







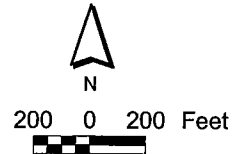


# Area Map

## Proposed University Station Zoning Atlas Amendment to Rezone to R-1 from MU-OI-1 & R-3



-  Proposed Rezoning of University Station Property & abutting R/W to R-1 from MU-OI-1 & R-3
-  Buildings
-  Chapel Hill City Limits
-  Existing Chapel Hill Zoning



GIS Map prepared by  
Chapel Hill Planning

April, 2007