



TOWN OF CHAPEL HILL

February 18, 2004

To Whom it may Concern:

We, Loryn Barnes and Scott Simmons, hereby certify that on January 30, 2004, a notice of the public hearing for the proposed rezoning to create the proposed Northside Neighborhood Conservation District was mailed by first-class mail, postage pre-paid, to the owners of the property under consideration for rezoning and to all owners of real property within at least 1,000 feet of the proposed area for rezoning. The list of owners and addresses was prepared from Orange County tax records and is available for review at the Town of Chapel Hill Planning Department. The form of the notices is attached.

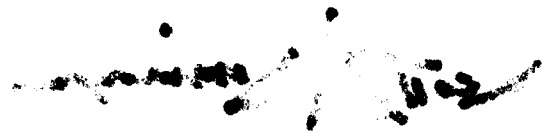
This certification is being submitted to the Town Council as part of the records of the rezoning proceedings.

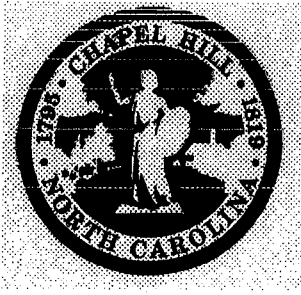
Certified:

  
Loryn Barnes  
Community Development Coordinator

  
Scott Simmons  
Senior Planning Graphics Specialist

Attachment: Copy of notices mailed to property owners





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## NOTICE OF PUBLIC HEARING FOR REZONING

### NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT PROPOSAL

We are notifying you because you are listed on the Orange County tax listing as owner of property in or near an area under consideration for rezoning as shown on the map below. We are also notifying residents within the area.

**The Town Council held a Public Hearing on January 21, 2004 on a proposal to create a Northside Neighborhood Conservation District, and recessed the hearing until February 23, 2004. On February 23, the Council will continue the Public Hearing and consider creating the Neighborhood Conservation District.**

The area within the boundaries of the proposed Neighborhood Conservation District is currently zoned Residential-4 (R-4), Residential-3 (R-3), Office/Institutional-1 (OI-1), and Town Center-2 (TC-2). The Neighborhood Conservation District would be an overlay district to the regular zoning districts. A conservation plan has been developed by the Planning Board and the Northside Neighborhood Conservation District Advisory Committee for review and approval by the Town Council. This conservation plan includes standards and dimensional regulations that would supercede the standards and regulations of the regular zoning districts.

By law, formal "Protest Petitions" may be filed against this rezoning. A formal Protest Petition meeting legal requirements would increase the votes needed to enact this rezoning. Information on protest petitions is available from the Planning Department. **The deadline for filing protest petitions is 5 p.m., Wednesday February 18, 2004. (Protest petitions filed prior to the January 21, 2004 hearing do not need to be re-filed for this hearing.)**

Upon request, with 5-day notice, the Town will provide an interpreter for the hearing-impaired or any other needed type of auxiliary aid. For more information, please call the Chapel Hill Planning Department at 968-2728.



See reverse side  
For information about  
an upcoming  
**Design Workshop**  
for Northside.



## Northside Neighborhood Design Workshop

A Committee of residents and other interested individuals appointed by the Council has established recommendations for a Neighborhood Conservation District that would guide future development in the Northside neighborhood. The next step in the Neighborhood Conservation District process is for the Committee to develop recommendations for design guidelines for development.

The Town of Chapel Hill will hold a workshop to allow the public the opportunity to creatively express their thoughts & ideas about design guidelines for development in the community.

Examples of design guidelines to be discussed include:

- site planning
- architecture
- landscaping
- rebuilding and expansion

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**WHERE:**      **Chapel Hill Town Hall**  
                    **Council Chamber**  
                    **306 North Columbia Street, Chapel Hill**

**WHEN:**      **Saturday, February 7<sup>th</sup>, 2004**  
                    **9:00 am to 12:30 pm**

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For more information contact the Town of Chapel Hill Planning Department  
at (919) 968-2728 or visit our website at  
[www.townofchapelhill.org/planning/HCD/index.htm](http://www.townofchapelhill.org/planning/HCD/index.htm)