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TOWN OF CHAPEL HILL

October 9, 2002

To Whom it may Concern:

We, Than Austin and Scott Simmons, hereby certify that on September 16, 2002, a notice of the public information meeting and public hearing for the proposed rezoning of the Colonial Heights area 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. A second notice of the public hearing, in the form of a postcard, was mailed to the same property owners on October 2, 2002. 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:

Than Austin
Long Range Planner

Scott Simmons
Senior Planning Graphics Specialist

Attachment: Copy of notices mailed to property owners



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TOWN OF CHAPEL HILL

NOTICE OF PUBLIC MEETINGS FOR REZONING PROPOSAL

COLONIAL HEIGHTS AREA

We are notifying you because you are listed on the Orange County tax listing as owner of property in or near the area under consideration for rezoning as shown on the map on the reverse side of this notice. On April 8, 2002, the Town Council decided to consider this rezoning after receipt of a petition by owners of property in the area.

This rezoning proposal would change the zoning for the parcels generally located in the Colonial Heights and Pinebrook Estates neighborhoods (see map on back) from the current zoning designation of Residential 2 (R-2) to Residential 1 (R-1). Among the differences between R-2 and R-1 zones is that lots in R-2 zones have a minimum lot size of 10,000 square feet, whereas lots in R-1 zones have a minimum lot size of 17,000 square feet.

A Public Information Meeting of this proposal is scheduled for **MONDAY, SEPTEMBER 30, 2002, FROM 4:00 TO 6:00 p.m.** in the Council Chamber of the Town Hall, 306 N. Columbia Street. The informal meeting will include presentation of the proposal and an opportunity for questions and comments. The Planning Board is scheduled to review this proposal on **TUESDAY, OCTOBER 15, 2002, at 7:00 p.m.** in the Council Chamber of the Town Hall. The meeting will provide opportunity for public comment on the proposal.

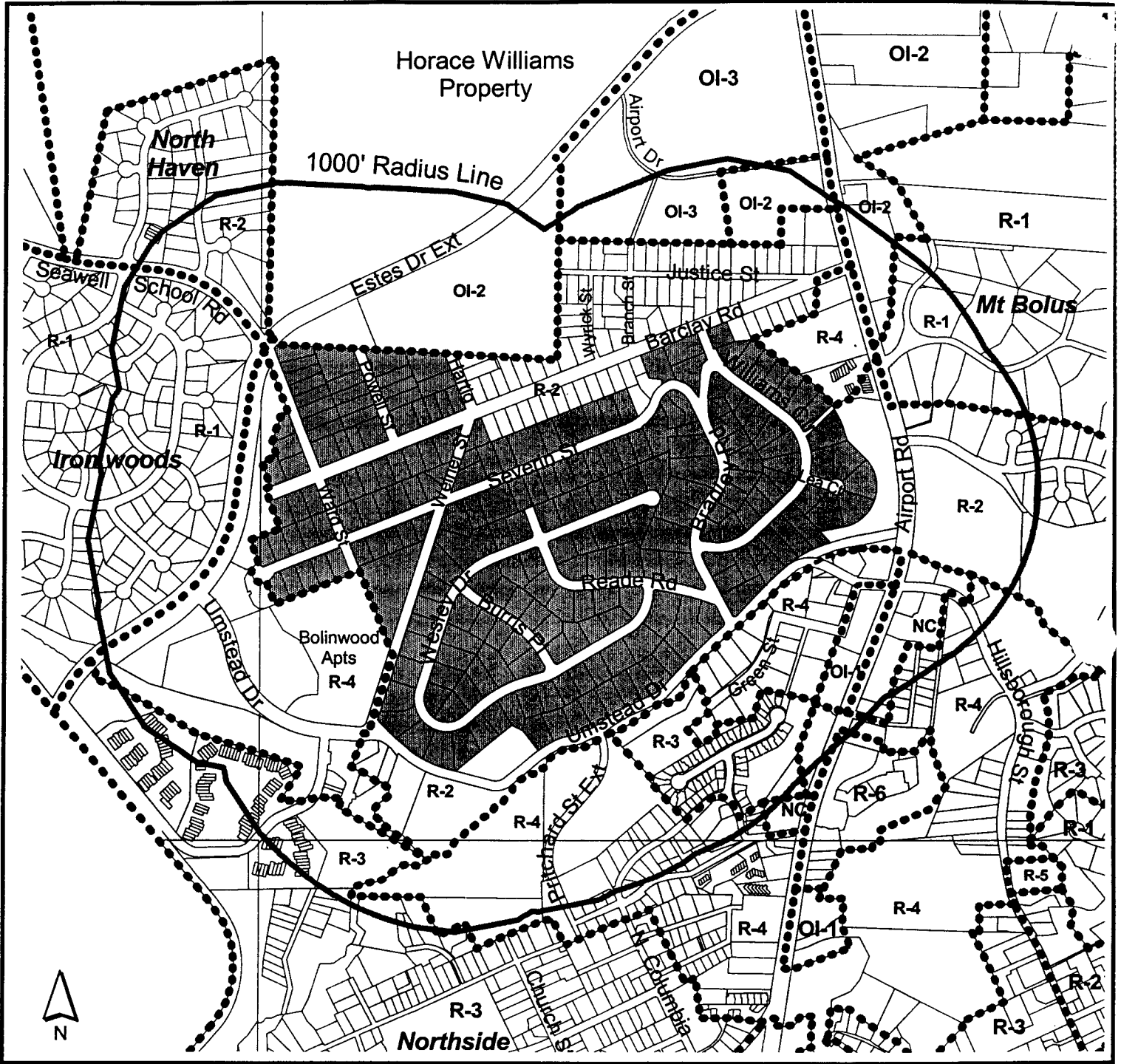
The Town Council is scheduled to hold a public hearing on the proposal on **WEDNESDAY, OCTOBER 16, 2002, at 7:00 p.m.** in the Council Chamber of Town Hall. The purpose of the public hearing is to hear citizen comments.




Upon request, with 5-day notice, the Town will provide an interpreter for the hearing-impaired or any other needed type of auxiliary aid.


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. Protest petitions must be filed by 5 p.m., Friday, October 11, 2002.

For more information, please call the Chapel Hill Planning Department at 968-2728.

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Colonial Heights - Pinebrook Estates Area
Proposed Area for Rezoning to R-1



	Property (with right-of-way) proposed for Rezoning from Residential-2 to Residential-1
	Existing Chapel Hill Zoning
	1000' Notification Radius Line

200 0 200 400 Feet


GIS Map Prepared
 by Chapel Hill Planning

Public Hearing
 October 16, 2002

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PUBLIC HEARING NOTICE

Dear Property Owner:

On Wednesday, October 16, 2002, the Town Council of the Town of Chapel Hill will hold a public hearing to hear citizen comments on a proposal to rezone the Colonial Heights and Pinebrook Estates neighborhoods from the current zoning designation of Residential 2 (R-2) to Residential 1 (R-1). The Council may also consider applying the R-2A zoning district to this area. The area is generally bounded on the east by Airport Road, on the south by Umstead Drive, on the west by Estes Drive Ext., and on the north by University property and Barclay Road. The meeting will begin at 7:00 p.m. in the Council Chamber at Town Hall, 306 North Columbia Street.

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 or the Town Clerk's Office. Protest petitions must be filed by 5 p.m., Friday, October 11, 2002.

For information and map: Town of Chapel Hill Planning Department, 968-2728

