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LEGAL NOTICE

NOTICE OF PUBLIC HEARING

The Zoning Commission and Planning Board for the Proposed Chapel Hill Zoning District will hold a public hearing in the Town Hall, Chapel Hill, North Carolina, on Monday, February 14, 1955, at 7:30 o'clock p.m., relative to the proposed zoning ordinance for Chapel Hill and surrounding area. The public is invited.

This the 25th day of January, 1955.

Frank Umstead, Chairman,
Zoning Commission and
Planning Board for Pro-
posed Chapel Hill Zoning
District

1-27-55

NORTH CAROLINA

Orange COUNTY.

AFFIDAVIT OF PUBLICATION

Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared

Mabel Boggs, who being first duly sworn, deposes and says: that he (she) is

Bookkeeper

(Owner, partner, publisher, or other officer or employee authorized to

make this affidavit)

of News Leader Co., Inc.
(name of publishing concern)

engage in the publication of a newspaper known as

Chapel Hill News Leader
(name of newspaper)

published, issued, and entered as second class mail in the City of.....

Chapel Hill, in said County and State; that he (she) is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached hereto, was

published in... Chapel Hill News Leader
(name of newspaper)

on the following dates: 1-27-55; 2-3-55

and that the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

This 4th day of February, 1955

Mabel Boggs
(Signature of person making affidavit)

Sworn to and subscribed before me, this 4

day of Feb, 1955

Lucille B. Rans
Notary Public

My Commission expires: April 30, 1955

Name	Residence	Property Owner?	Renter?
Donald Hayman	52 Oakwood Drive	Yes	
K. E. Putnam	405 Ransom St.	Yes	
Frederick B. Connor	R. 3 Durham Rd.	Yes	
Helen Roberson Bowman	R.F.D. #1 Durham	No	
G. T. Cole	Chapel Hill	Yes	
Helen G. Roberson	R.F.D. #1 Durham, N. C.	Yes	
Dr. Foi Roberson	R.F.D. #1 Durham, N. C.	Yes	
R. H. McFarland		Yes	
O. L. McFarland		Yes	
Dr. A. P. H.	812 Woodland	Yes	
Arthur E. Fink	812 Woodland	Yes	
Kathleen B. Fink	Farrington Mill Rd.	Yes	
Kenneth Ness	Farrington Mill Rd.	Yes	
Clarence Heer	" " "	Yes	
Jean Heer	" " "	Yes	
C. R. Joyce	Mt. Bolus	Yes	
F. G. Gil	Mt. Bolus	Yes	
W. H. Baskin III	6 Mt. Bolus Rd.	Yes	
Roy M. Cole	1111 Roosevelt Ave.	Yes	
D. M. Crabtree	54 West	Yes	

Persons Signing Attendance Sheets

Public Hearing, February 14, 1955

on

Proposed Zoning for Chapel Hill and Surrounding Area

Name	Residence	Property Owner?	Renter?
James L. Godfrey	500 North Street	Yes	
Wm. Muirhead	Durham	Yes	
Hank Messick	161 Hamilton Rd.	No	Yes
Robert Gladstone	10 Audley Lane	No	Yes
Jacques Hardre	6 Mount Bolus Rd.	Yes	
Wm. L. Hunt	Kings Mill Rd., P.O.Box 637	Yes	No
Theodor M. Danziger	Box 717, Chapel Hill	Yes	No
J. S. Bennett	728 Gingham Rd.	Yes	No
Wm. S. Stewart	501 E. Franklin St.	No	No
P. E. Johnson	Chapel Hill, N.C., Rt. #3	Yes	
L. W. Sparrow	Chapel Hill, N.C., Rt. #3	Yes	
Ben Tripp	Chapel Hill, N. C., Rt. 3	Yes	
N. D. Williams	Chapel Hill, N. C., Rt. 3	Yes	
John Oakley	Chapel Hill, N.C., Rt. 3	Yes	
Mr. and Mrs. J. P. Harland	Chapel Hill, Laurel Hill Road	Yes	
W. G. Pritchard	Chapel Hill, West Univ. Drive	Yes	
Oliver K. Cornwell	Chapel Hill, N. C.	Yes	
Robt. F. Logan	Durham Rd., Town	Yes	
W. W. Ritter, Jr.	5 Mt. Bolus Rd.	No	
A. L. Muirhead	7 Douglas Rd.	Yes	Yes
N. Di Costanzo	2 Mt. Bolus Rd.	Yes	
Mrs. N. Di Costanzo	2 Mt. Bolus Rd.	Yes	
Mrs. Clarence R. Joyce	Maple Drive, Mt. Bolus	Yes	
John T. Manning	Mint Springs Rd.	Yes	Yes
Mrs. N. J. Demerath	715 Gingham	Yes	
N. J. Demerath	" "	Yes	
Mrs. J. D. Riebel	60 Oakwood Drive	Yes	
Mrs. Richmond Bond	101 Pine Lane	Yes	
M. J. Dawson	E. Franklin St.	Yes	
S. E. Lloyd	Durham Rd.	Yes	Yes
L. E. Wilson	R.F.D. #1	Yes	
Thos. R. Sparrow	R.F.D. 3	Yes	
John Canada	R.F.D. 1	Yes	
Junius Sparrow	R.F.D. 3	Yes	
N. W. Dollar	Rt. 1	Yes	
B. B. Sparrow	Chase Ave.	Yes	
E. T. Dollar		Yes	
R. L. Blackwood		Yes	
W. C. Partin		Yes	
J. C. Carter		Yes	
Martin Sparrow		Yes	
Victor Blair			Yes
H. R. Totten	Laurel Hill Road	Yes	
Mrs. C. D. Van Cleave	Greenwood	Yes	
A. T. Miller, Jr.	Greenwood	Yes	

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District in the table of Section 3; (3) insertion of a provision for expansion of existing cemeteries as a use permissible on appeal to the Board of Adjustment in the list of such uses in the RA-20 District of the Table in Section 3; (4) elimination of ambiguity in paragraph C, Section 1 so as not to give the impression that "all restrictions shall apply to all land in every district"; (5) Insertion in Paragraph D, Section 8, of a stipulation that use permits apply only to the list of uses permissible on appeal to the Board of Adjustment as set forth in the table in Section 3; Insertion in Section 10 of a 30-day limit of time in which the Planning Board ~~has to~~ make a recommendation before the Board of Aldermen may proceed with action on an amendment; and (7) elimination of the words "and equipped with power not to exceed one-half rated horsepower" in the definition of a home occupation in Section 12. This action included authorization for the two chairmen to prepare and transmit a final report to the Board of Aldermen covering the map and text as amended above.

There being no further business the meeting was adjourned.

F. S. Chapin, Jr., Sec'y

Chapel Hill, North Carolina
February 15, 1955

The Board of Aldermen
Town of Chapel Hill
Chapel Hill, North Carolina


Gentlemen:

In accordance with the requirements of Section 160-177 of Chapter 160 of the General Statutes of North Carolina and Chapter 527 of the Session Laws of 1953, the Planning Board for the Proposed Chapel Hill Zoning District hereby submits by this letter its final report on a proposed ordinance for zoning Chapel Hill and surrounding areas as described in said Chapter 527.

The Board held an officially advertised public hearing on February 14 as provided for in the said Chapter 160. The attached text and map of the proposed zoning ordinance, as amended since the Board's preliminary report was submitted on January 24, reflects due consideration of suggestions, comments and reactions received at this public hearing. By unanimous vote of the Board on February 14, the accompanying text and map of the proposed zoning ordinance was recommended for consideration and, after a public hearing, adoption by the Board of Aldermen.

As pointed out in the Board's preliminary report, this proposed ordinance is based on comprehensive planning studies made over a period of years by this and previous Planning Boards. In preparing this ordinance, we have endeavored to provide practical and forward-looking guides for the sound growth and development of the larger community as a whole. We believe this proposed ordinance fits the needs and objectives of the community viewed as a whole.

Very truly yours,


Frank G. Umstead, Chairman
Planning Board for the Proposed
Chapel Hill Zoning District


Frederic N. Cleaveland, Chairman
Chapel Hill Town Planning Board

February 14, 1955

MINUTES

Town Planning Board
and

Planning Board for the Proposed Chapel Hill Zoning District

According to Chapter 160 of the General Statutes of North Carolina and Chapter 527 of the Session Laws of 1953, an advertised public hearing on a proposed ordinance for zoning Chapel Hill and surrounding areas was held on this date from 7:30 to 10 p.m. All members of the Planning Boards were in attendance except for Messrs. Lowe and Strowd. Sixty-five names of persons attending the hearing were entered on a circulated roll of attendance (copy attached and made a part of these minutes).

Chairman Umstead opened the meeting with an introduction of Planning Board members, a general statement of the purpose of the hearing, the legislative background for proposed zoning ordinance, an identification of the boundaries of the area proposed for zoning and a statement of the general requirements, particularly as they applied to suburban portions of the area. He then opened the meeting for questions concerning provisions of the proposed ordinance, followed later by statements of opinion.

Upon adjournment of the public hearing, the Boards held a special meeting to review suggestions, comments and revision proposals received at the public hearing. The following actions with respect to the map were taken:

1. On motion of Mr. Cleaveland, seconded by Mr. McClamroch, it was voted unanimously to expand the proposed suburban commercial zone on the south side of N.C. 54 to extend eastward to Ayr Road and southward to a line paralleling and 100 feet north of Prestwick Road.

2. On motion of Mr. Hobbs, seconded by Mr. Chapin, it was voted unanimously to insert a suburban commercial zone on the Airport Road (east side) 150 feet in depth and to extend from the intersection of Hillsboro Street and Airport Road along the east side of Airport Road in a southerly direction for a distance of 800 feet. A letter received by the Boards from William L. Hunt and Theodor M. Danziger concerning this area is attached and made a part of these minutes.

3. On motion of Mr. Hobbs, seconded by Mr. Chapin, it was voted unanimously to rescind the Board action of February 10 as it affected the previously proposed extension of the RA-10A zone and to recommend an enlargement of this zone to include an area bounded on the west by Hillsboro Street, bounded on the south by Franklin Street, bounded on the east by a line paralleling and 300 feet east of the eastern right-of-way line of Hillsboro Street, and bounded on the north by a line paralleling Rosemary Street and 200 feet to the north of the north right-of-way line of Rosemary Street.

4. On motion of Colonel Royall, seconded by Mr. Cleaveland, it was voted unanimously to change the zone on both sides of Rogerson Drive from Douglas Road to its northern end from the presently proposed RA-20 to RA-10.

On motion of Colonel Royall, seconded by Mr. Cleaveland, it was voted unanimously to recommend the map of proposed zones as amended above to the Board of Aldermen.

On motion of Mr. Cleaveland, seconded by Mr. Conner, it was voted unanimously that the text of the ordinance as submitted to the Board of Aldermen in its preliminary report on January 24 be recommended in a final report to the Board of Aldermen when it meets on February 15 with the following changes: (1) elimination of the ambiguity in the term "single ownership" in the definition of "Lot" in Section 12 and wherever it appears elsewhere in the ordinance; (2) elimination of the words "and other public & quasi-public uses" in the list of Permitted Uses of the RA-20

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