



PLANNING  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
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November 3, 2009

**NOTICE OF TOWN REVIEW OF A ZONING ATLAS AMENDMENT (REZONING) AND  
SPECIAL USE PERMIT APPLICATIONS**

This is a notice of applications for a Zoning Atlas Amendment (rezoning) and Special Use Permit for review by the Chapel Hill Planning Board and the Town Council, for the development described below. You are being notified because County records list you as owner of property located within 1,000 feet of this proposal (see map on back).

**BRIDGEPOINT REZONING AND SPECIAL USE PERMIT**

(File No. 9870-91-4489)

The Town has received a request for a Zoning Atlas Amendment (rezoning) from The Design Response to rezone a 9.2 acre site located at 2300 Homestead Road from Residential-2 (R-2) to Residential-5-Conditional (R-5-C). Accompanying the rezoning application is a Special Use Permit application to demolish two existing single family homes and construct 77,567 square feet for two office/retail buildings and 23 townhomes. Parking for 134 vehicles is also proposed. The proposed development is located on the north side of Homestead Road, just to the west of Weaver Dairy Road Extension. Access to the site is proposed from Homestead Road and Weaver Dairy Road Extension. The site is located in the Residential-2 (R-2) zoning district and partially within the Resource Conservation District. The site is identified as Orange County Parcel Identifier Numbers 9870-91-4489 and 9870-91-9528.

The Planning Board meeting is scheduled for **Tuesday, November 17 at 7:00 p.m.** to review these applications and the Town's staff's recommendations. The Planning Board is interested in hearing your comments on these applications. A copy of the Planning Board meeting agenda can be viewed several days prior to the meeting on the Town's web page at: <http://www.townofchapelhill.org/index.aspx?page=1210>. An email attachment or paper copy of the staff reports will also be available from the Planning Department (919-968-2728) about a week before the meeting.

The Town Council's public hearing of these applications is tentatively scheduled for **Monday, February 15, 2010 at 7:00 p.m.** You may wish to check the Town's web page at <http://www.townofchapelhill.org/index.aspx?page=110> approximately one week before the tentative Council meeting to confirm whether the applications are on the meeting's agenda. Copies of the staff reports to Council are available via this web page link on the Friday before the Council meeting. The hearings will include presentation of the applications and recommendations from Town staff and advisory boards, and an opportunity for you to comment on the applications. Council is required to consider the Special Use Permit application 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 Special Use Permit application. 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.

Opportunity for a protest petition to the proposed amendment to the Zoning Atlas (rezoning) is provided for under North Carolina Statutes. Additional information on a protest petition can be found at: <http://www.townofchapelhill.org/modules/ShowDocument.aspx?documentid=466>

The Planning Board and Council meeting will be held in the **Council Chamber of the Town Hall at 405 Martin Luther King Jr. Blvd.** Upon request, with five days notice, the Town's Communication and Public Affairs Office (919/969-2743) will provide an interpreter for the hearing-impaired or other needed type of auxiliary aid. These applications are on file in the Chapel Hill Planning Department and may be viewed weekdays between 8:30 a.m. and 5:00 p.m. An appointment with Planning Department staff is recommended to ensure staff availability to answer your questions.