



AGENDA #3(a)1

To: Chapel Hill Town Council

From: Marc LaBranche

President, Coker Hills Neighborhood Association

March 7, 2005

Dear Chapel Hill Town Council,

Tonight I bring before you a petition from the residents of Coker Hills to establish our neighborhood as a Neighborhood Conservation District.

Coker Hills has historic significance through its ties to UNC's first botanist, Dr. William C. Coker, and his student, Dr. Henry R. Totten. The two, of course were instrumental in creating what has become known as the North Carolina Botanical Garden.

In 1960, Coker College for Women in South Carolina made available the tract of land where our neighborhood now is. The Coker connection comes from the fact that Dr. Coker was a son of the Coker College founder, while Dr. Totten served as agent for the college trustees in developing the land for home sites. Dr. Totten took prospective buyers on tours of the area, and served on the committee that reviewed building plans to ensure proper home placement on the terrain and building designs that were harmonious with others in the neighborhood. Even our neighborhood streets were all named after famous botanists.

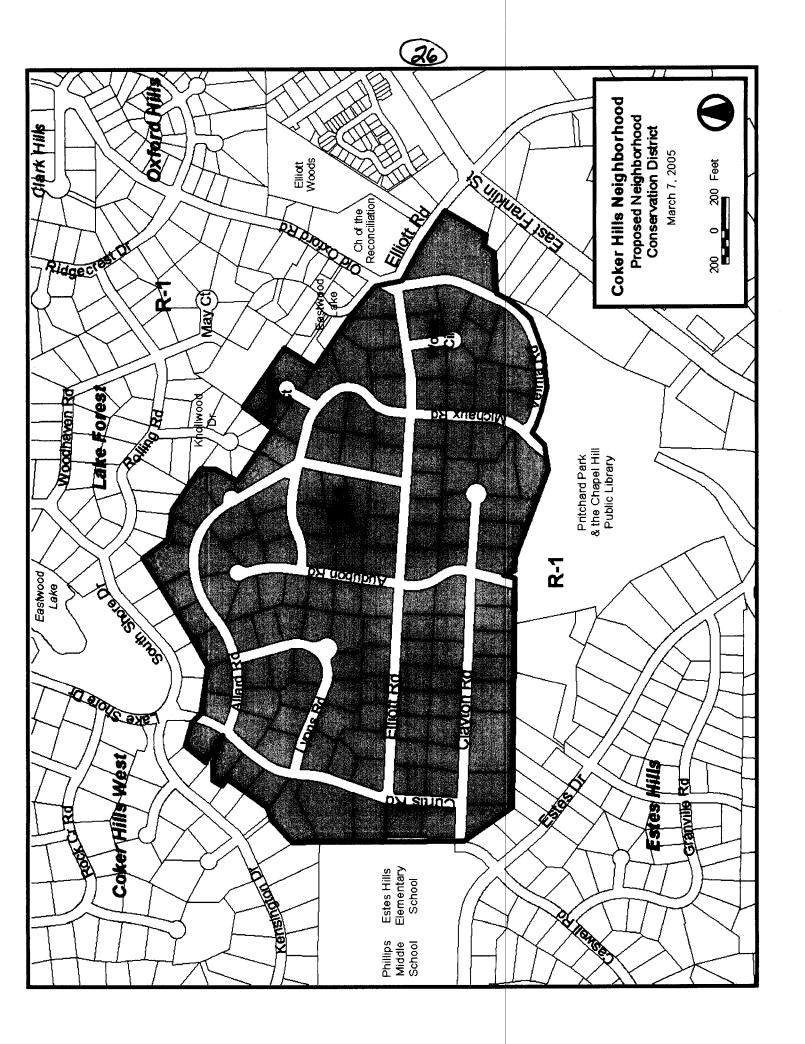
Coker College created a set of restrictive covenants for the neighborhood, some of which were different than the R-1 zoning we currently are under, particularly the minimum lot sizes and building setbacks. These covenants are the basis of the petition that we bring before you tonight.

To date, we have collected signatures representing 134 out of a possible 226 homeowners, or 59%. We are expecting additional signatures to continue to come in.

I thank you for your time and attention.

Sincerely,

Marc LaBranche President, Coker Hills Neighborhood Association



## **PETITION**



## A NEIGHBORHOOD CONSERVATION DISTRICT FOR COKER HILLS

We, the undersigned property owners, petition that Coker Hills be designated a Neighborhood Conservation District and that a neighborhood conservation plan be established through consultation between the Chapel Hill Planning Board and the property owners of Coker Hills. Some of the suggested features we would like to have incorporated into the NCD plan are outlined below: further changes may come in discussions between the Town and Coker Hills owners..

- 1. The minimum lot area shall be 0.6 acres.
- 2. Only one dwelling shall be placed upon each lot. Buildings in Coker Hills will be restricted to single-family dwellings. No duplex houses, apartments, commercial or industrial buildings shall be constructed in the area.
- 3. No structure shall be permitted nearer that 50 ft. to any road, nor nearer than 25 ft. to the side or rear lot lines.
- 4. No trailers are permitted. No nonresidential structures are permitted, excepting units used solely as garages, garden sheds, or tool sheds/workshops.
- 5. Owners may rent dwellings that they do not occupy only as single-family residences. Occupant owners may rent portions of their properties.
- 6. There shall be no home occupation or business use of a property other than by an owner residing in that property.

SIGNATURE	NAME	R Edwards	ADDRESS JIOS VERDEN Hills
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