

**SUMMARY OF  
PLANNING BOARD ACTION**

Subject: Review of Neighborhood Conservation District Proposal for the Greenwood Neighborhood

Meeting Date: March 7, 2006

Present: Tim Dempsey (Acting Chair), Margaret Campion, George Cianciolo, Tom Jensen, Nancy Milio, Gene Pease

Absent: Ruby Sinreich (Chair), Rebecca Boyles, James Stroud

Overall Vote: The Board agreed by consensus to forward the recommendation below following separate votes on individual items.

Recommendation: That the Town Council adopt the following regulations for a Neighborhood Conservation District for the Greenwood Neighborhood:

<b>Land Use Regulation</b>	<b>Planning Board Recommendation</b>	<b>Planning Board Vote</b>
Boundary	Include property on Indian Springs Road and eight UNC-owned properties on Greenwood Road	unanimous
Minimum Lot Size	1 acre	unanimous
Minimum Street Setbacks for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	50 feet	unanimous
Minimum Interior Setbacks for Single-Family Dwelling (or Single-Family dwelling with Accessory Apt)	20 feet	unanimous
Maximum Floor Area Ratio for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	.15	unanimous
Maximum Building Height	Maximum primary building height of 29 feet, maximum secondary height of 35 feet	unanimous
Maximum Percent of Front		

Yard Used for Parking	25%	unanimous
<b>Land Use Regulation</b>	<b>Planning Board Recommendation</b>	<b>Planning Board Vote</b>
Accessory Apartments	No additional minimum lot size requirement	unanimous
Fences	Fences located in the front yard and taller than 2.5 feet shall be no more than 50% opaque. All fences located in the front yard, with street frontage, shall have a maximum fence height of 4 feet (with a Christopher Road exception).	unanimous
Zoning Compliance Permit Notification	No required notification (No change to current regulations)	unanimous
Tree Protection	No new requirement	4-2 to recommend no change the current regulations (Nays: Tom Jensen, Margaret Campion)

Issues Raised:

- The Planning Board voted 4-2 to recommend no change to the existing Tree Protection regulations for single family homes. Those that voted for this recommendation believe that the whole Town needs the same level of tree protection, and believe the Town Council is scheduled to look at this aspect. Those that voted against the recommendation did so because they do not want to wait for the Council to address this issue and would like to start protecting more trees now.
- Planning Board members agreed unanimously to recommend include the property on Indian Springs Road because it was part of the view shed.
- The Planning Board requested that the Town Attorney review the current ordinance language for nonconforming properties and the language recommended by Clarion Associates.

Prepared by: Tim Dempsey, Chapel Hill Planning Board  
Loryn Clark, Staff