

INTRODUCTION

A partnership has been formed by John A. Bolen and P. C. Aughtry, III to develop Shadow Oak Commons - a planned residential community consisting of 60 units of attached single family housing units. This development is proposed to be located on 14.86 acres of heavily wooded property on Pelham Road, east of the City of Greenville.

This planning report is offered for 4 primary reasons. These are:

1. To support a requested change of Zone to allow the proposed development.
2. To submit a detailed description of the proposed development pursuant to the rules and regulations of the Greenville County Zoning Ordinance.
3. To ensure that the environmental impact on the site and surrounding properties will be minimal.
4. To ensure that the proposed development plan is feasible and will have no fiscal impact on existing and proposed land uses.

REQUEST

The applicants request a change of zone from the R-15 Single Family Zoning classification to the PUD-R Planned Unit Development-Residential.

0031

4328 RV2