

Councilman John L. Baker  
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In addition to the above revealing figures, our proposed homes will sell for a price equal to or above the average price of homes in the area. This is meaningful in protection of surrounding property values as well as a great increase in tax base over the property being developed under its current zoning. We have facts which substantiate, that our development will, in no way, detract from surrounding property values. Sugar Creek is an excellent example of this and sales data is covered in our IMPACT STATEMENT.

The last area of concern appears to be precedent. PUD-R is not a specific zoning district as is a R-15, RM, etc. PUD is a process under which you contract with the county to develop a piece of property under a specified master plan. Each case must be reviewed in and of itself because no one is alike. This is the case only with PUD and not with any of the specific zoning districts. The Planning Staff concurs with this position from a professional planning interpretation. The county attorney, Joe Earle, has given us a letter stating that, from a legal standpoint, PUD establishes no precedent.

Our proposal has a number of features which you could not expect to find if the property were developed as zoned, R-15. Some are as follows:

1. Right-turn lanes off Pelham.
2. Birming and substantial landscaping along Pelham.
3. 100' construction set-back from center line of Pelham.
4. Dual entrances to split traffic.
5. Buffer strips, exceeding codes, through out the property.
6. Two retention ponds.
7. Extensive green areas designated and to be maintained as such.

Examples of well planned, attached housing developments are prevalent in the best residential areas of cities such as Charlotte, Columbia and Atlanta. We propose a low-density, attached development which has equal to or less impact on the area than the property developed under its current zoning, has the development and safety features aforementioned, yet puts 62% more households in a nice residential area, convenient to shopping and employment bases.

A reasonable attitude towards planned growth demands that this project be approved.

If you should have any questions or wish to view the slides of the proposed project, please call me.

Respectfully Submitted,

THE AUGHTRY COMPANY

  
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cc: Carol Deretchin  
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