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P.O. Box 6959
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Councilman Marshall L. Cason
134 Tanglewood Drive
Greenville, S.C. 29611

RE: PUD-12
SHADOW OAK COMMONS
PELHAM ROAD

Dear Councilman Cason:

I am writing concerning the above reference rezoning request and the upcoming County Council meeting to vote on that request.

As you know from the public hearing our request is for 60 single-family attached homes to be located on approximately 15 acres of land. This equates to some four units per acre.

In designing our project, we were extremely sensitive to impact on the surroundings. We are fortunate to have a heavily wooded site that provides heavy, natural internal and external screening. As can be seen on the attached plan, we have agreed to a 100 foot landscaped buffer from the center line of Pelham Road. The closest home will be some 175 feet from this center line. In addition, we have agreed to a birme along Pelham to increase privacy. We have further agreed to a 100 foot buffer along the southeastern corner of our property, at the only point of juncture with existing single-family, detached subdivisions. We also plan a natural wooden fence at this point and have committed to install a drainage ditch to help these residents with an existing water problem which they have, created by run-off from property to the north of them. Other design characteristics include right turn lanes at both proposed entrances, minimal site disturbance (less than would be created by single-family detached), heavy landscaping throughout, vast green areas, and the like. This type of extensive planning has not been seen in any traditional single-family detached developments in the area. Features such as the turn lanes and the drainage ditch are problem solutions you could not expect under traditional development plans. They are good precedents, but only the PUD requires approval of such plans.

One of the most important aspects of our development is the impact on the surrounding area.

Our traffic generation, based on PRACTICE OF LOCAL GOVERNMENT PLANNING, will be 366 trips per day. R-15 (current zoning) would generate 365 per day. R-12 would generate over 450 per day.

Amendments: Buffer, setbacks, fence,
etc.

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