

PUBLIC HEARING NOTICE

DATE: Friday, March 13, 2015

TO: Property owner's w/in 500 ft. of 212 Townes St Ext.

FROM: Reid Hipp: Applicant/Representative

RE: Public Hearing Meeting for Application #SD15-183

This letter is to inform property owner's within 500 ft. of 212 Townes St Ext. that a hearing is scheduled for **Monday, March 23rd, 2015 at 6:00 p.m. at the Bobby Pearce Community Center located at 904 Townes St, Greenville, SC 29609.** The purpose of this meeting is to receive input regarding application #SD 15-138.

The parcels that are part of the proposed site plan are zoned R-6 and will remain so. The proposed "Cluster Subdivision" entry road originates at 212 Townes St Ext and continues east to a cul-de-sac. 5 home sites will be on the south side of the property and 3 home sites will be on the east side of the property for a total of 8. Exhibits A, B, C & D provide additional information.

Over the past several months I have met with some of the property owners in the neighborhood to discuss my intentions and listen to their concerns. The following language will be included in the HOA Covenants & Restrictions to address the concerns articulated at the meetings.

1. Rear building Setback Minimums: 10' from the green space area
2. Building Height Restrictions: 1.5 stories from the finished 1st floor elevation
3. Flood/ Security Lights: Are not permitted on a building's elevation that faces the rear property line of a home that has frontage on W. Mountainview Ave. or W. Hillcrest Dr.
4. Tree protection: A set of rules resembling the City of Greenville's tree ordinance

I propose creating an Architectural Review Committee for oversight during the construction phase of the project to reassure compliance of the HOA Restrictions & Covenants. Initially there will be 5 members of the committee. I will serve as the 1st member and chairperson, the 2nd & 3rd must live within 300' of the proposed homes, the 4th will be a licensed architect and the 5th member will be a licensed landscape architect.

The duties of the committee will be:

1. Review and approve architectural plans prior to applying for a building permit
2. Review and approve requested changes once construction has begun
3. Confirm work is completed per approved plans

Adjoining property owners and interested members of the public that would like to review the application, the staff report and related materials regarding application # SD 15-193 are available at the City Hall Planning Commission Office located at 260 S. Main St, 5th floor, Greenville, SC 29601 from 10-4 M-F or call (864) 467-4476.

Adjoining property owners and interested members of the public may submit written comments or evidence with respect to application # SD 15-183 prior to the public hearing may do so at the City Hall Planning Commission Office located at 260 S. Main St, 5th floor, Greenville, SC 29601 from 10-4 M-F or call (864) 467-4476.

PUBLIC HEARING NOTICE

Adjoining property owners and interested members of the public may appear at the scheduled public hearing to be heard, submit evidence and written comments with respect to application # SD 15-183.

The formal Planning Commission Hearing for Application #SD 15-138 is scheduled for April 16th, 2015 at 4 p.m. on the 10th floor of Council Chambers at City Hall located at 206 S. Main St, Greenville, SC 29601.

Sincerely,



Reid Hipp
PO Box 391
Greenville, SC 29602
reid@reidhipp.com
(864) 449-1779

Enclosed:

Exhibit A: Current lot #'s and acreage
Exhibit B: Current Lot Layout
Exhibit C: Cluster Subdivision Ordinance
Exhibit D: Proposed Site Plan

The best way to address the concerns articulated at the meetings is to incorporate the following language in the HOA Covenants & Restrictions.

S.C. 0000



CURRENT LOT LAYOUT

REFERENCES

1. PLAT 300K E, HIGHLAND TERRACE ADDITION, PREPARED MAY 7, 1913 AND RECORDED IN PLAT 300K E, PAGE 101.
2. PLAT UNLIMITED "PROPERTY OF LUCY L. HINDMAN, PREPARED JULY, 1945 BY W.J. RIDGEC, DEED BOOK 2003, PAGE 1315.
3. DEED BOOK 2003, PAGE 1315.

EXHIBIT C

19-5.2.11 Cluster subdivision

- (A) *General.* The developer of a residential subdivision having a minimum area of two acres may request that the planning commission approve a major subdivision as a cluster subdivision wherein the dimensional requirements of the lots may be reduced provided that:
 - (1) The total number of lots shall not exceed the total number of lots otherwise permitted in the district in which they are located; and
 - (2) The remaining land area not included within streets, easements, floodway, or recreational structures shall be dedicated to permanent open space.
- (B) *Dimensional requirements.* With the exception of building height, there are no minimum dimensional requirements (lot size, lot width, maximum lot coverage, and internal (within the development) setbacks). At locations adjoining uses external to the development, permitted uses shall comply with the otherwise-required setbacks. The preliminary and final plats shall reflect the proposed and approved dimensional requirements respectively.
- (C) *Open space requirements.*
 - (1) The land area offered for open space shall constitute a minimum of 25 percent of the total acreage of the tract (and not less than one-half acre).
 - (2) Ownership of the open space shall remain either with the developer or be conveyed to:
 - (a) A homeowners' association or other legal entity under the laws of South Carolina;
 - (b) The City of Greenville (upon approval of the city council);
 - (c) A public jurisdiction or agency (upon its approval); or
 - (d) A nonprofit or quasi-public organization whose purpose is the protection and conservation of open space (upon its approval).
 - (3) Maintenance of the land as permanent open space shall be ensured via the recordation of covenants or similar documents with the county registrar of deeds and noted (or referenced) on the final plat. This documentation shall also prescribe the nature and extent of continuing maintenance to the open space designed to preclude the creation of any nuisances.

[illegible]