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November 14, 1980

Councilman John L. Bauer  
Route 2, Wellesley Way  
Greenville, S.C. 29607

RE: Shadow Oak Commons  
60 Attached Single-Family Units  
Pelham Road

Dear Councilman Bauer:

As you are aware, the above rezoning case is coming before the Public Service, Planning and Zoning Committee of County Council on November 20. The case has received a good deal of publication and, therefore, close scrutiny. Before you make a decision as to your position, there are a number of facts which you should be aware.

The proposal calls for 60 homes to be located on a 15 acre wooded parcel of land adjoining Shadow Oaks Racquet Club. The project consists of 15 two-bedroom townhouses, 15 three-bedroom townhouses, 15 two-bedroom garden residence and 15 three-bedroom garden residence.

Those residents in the area who oppose this change do so because of the following: (1) traffic increases, (2) school children generation, (3) a fear of precedent set by the change in zoning. The vast majority does not oppose our project in terms of design, density or concept. In fact, they feel it is good in and of itself. This was borne out at the public hearing.

The current zoning is R-15. The following chart compares the impact of our proposed development with R-15 as well as R-12 and R-10.

	<u>Proposed PUD-R</u>	<u>R-15</u>	<u>R-12</u>	<u>R-10</u>
Car trips per day	366 <sup>3</sup>	365 <sup>3</sup>	460 <sup>3</sup>	560 <sup>3</sup>
School-age children	23 <sup>1</sup>	35 <sup>2</sup>	44 <sup>2</sup>	53 <sup>2</sup>
Additional Bedrooms	150 <sup>2</sup>	129 <sup>2</sup>	161 <sup>2</sup>	196 <sup>3</sup>

NOTE: It should be pointed out that the above "School-age children" figures are a change from those shown in our IMPACT STATEMENT which was previously submitted to you. The reason for the change was that our source at that time, only had data on Townhouse Apartments and none on Townhouse and Garden Residence.

<sup>1</sup>Source for Townhouse residence, "URBAN LAND" January, 1979, a publication of the Urban Land Institute. Source for Garden residence; HOUSING DEVELOPMENT AND MUNICIPAL COSTS published by the Center for Urban Policy Research of Rutgers University.

<sup>2</sup>"URBAN LAND" Assumes 3 1/2 bedrooms per residence.

<sup>3</sup> PRACTICE OF LOCAL GOVERNMENT PLANNING.

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