

Sharon Barker

From: sylvia.attny@gmail.com
Sent: Thursday, February 09, 2023 9:26 AM
To: Planning Department
Cc: Sylvia.attny@gmail.com; 'CHRISSEY BAYLESS'; 'Mary Mayes'
Subject: Submission of Testimony for 2-14-23 Planning Commission Meeting
Attachments: 021423 PC ltr from Board.docx

Dear Planning Commission,
The attached letter is being submitted as testimony for the February 14,
2023 Planning Commission Meeting on behalf of the Fairway Estates Homeowners
Association.

Thank you for your consideration,
Sylvia Duran, President
Fairway Estates at Sandpines Homeowners Association

February 9, 2023

City of Florence
Planning Commission

Re: RESOLUTIONS PC 21 39 SUB 03 and PC 21 40 PUD 02 – Fairway Estates Preliminary Planned Unit Development (PUD) and Tentative Subdivision and AR 21 21 SIR 14 (Site Investigation Report)

Dear Planning Department:

The proposed Phases 2-3-4 consist of 1 parcel of 10+ acres. This parcel was annexed into the current Phase 1 development in July 2022. A newly elected Homeowners Board of Directors took office on November 1, 2022 at a legally required turnover meeting which placed both developments under the oversight and purview of one Board. The Fairway Estates at Sandpines HOA Board respectfully submits the following concerns to be entered into the record at the February 14, 2023 Planning Commission Meeting regarding the above captioned development.

I. Emergency Exit requirements: According to a review by local authorities, current state and local regulations require a second emergency exit for Phase 2.

2 options are acceptable:

- 1) The first is to require sprinkler systems in all new Phase 2 homes.
- 2) The second is to create a second access road on the north end of the development of Phase 2. According to current code requirements, the simple gate between Royal St. George Drive (SP West) and Tournament Drive (Fairway Estates) is not an acceptable option as a second emergency exit due to remoteness.

We, the Board of Directors representing Fairway Estates at Sandpines HOA, are not in favor of the sprinkler system option as it does not serve any current Phase 1 homes and planned Phase 2 homes for egress in the event that all 80 (potential) homeowners are trying to exit the subdivision at the same time. Additionally, new homeowners will need to pay for the extra costs of flood insurance as required by many plans insurance coverage, due to risk of water damage from the sprinkler systems. This option will also considerably increase the overall housing prices if this option is selected.

Therefore, we request that the Planning Commission require a second access road on the north boundary of Phase 2 as a condition for approval of this project. As described to us, the access road would be a simple road from the north end of Phase 2 to another road currently on private property that leads out to Rhododendron Dr. According to the information we received from the Planning Director, the private property road has already been approved by the City.

II. Security: The City Planning Director has informed us that a park is planned for undeveloped city owned land directly north/northeast of Phase 2. The City is not planning to fence the area between the park boundary and the homes in Phase 2, thus leaving the entire Fairway Estates subdivision open to

public access. We request the Planning Commission require, as a condition of approval, that a fence similar to the one installed at the entrance of Phase 1, be erected around the entire boundary of Phase 2 and require that it connect to the future emergency exit access road. Additionally, we are requesting that an electronic gate for drive through and walk through be installed at the new emergency access road as a condition of approval. This is a private gated subdivision, and homeowners here bought into a gated community for security and safety. To leave a large area north of the existing P1 homes and future P2 homes open to public access would destroy the safety and security aspects of Fairway Estates. Most homeowners in Phase 1 purchased their lots and homes because of the security it provided.

III. Tract A. The developer is proposing an open space presented as Tract A. We request that the Planning Commission require the new Tract A open space in Phase 2 be covered with pea gravel (or similar material) to eliminate the blowing sand that will occur in this area from vacant lots, traffic traveling into both the new P2 lots as well as the existing P1 lots and general weather conditions.

Thank you for this opportunity to submit evidence regarding this proposed project. Your consideration of our requests is appreciated.

Sincerely,

Sylvia Duran, President

Chrissy Davis, Treasurer

Mary Mayes, Secretary

Fairway Estates at Sandpines HOA