

February 28, 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 28, 2023 Planning Commission Meeting regarding the above captioned development.

**The following are excerpts from our previous letter dated February 9, 2023. We did not see either of these addressed in your most recent report. We are therefore resubmitting our request that the following conditions be incorporated into your conditions of approval, specifically as conditions with assurances from the developer.**

**I. 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.

**II. 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