

March 7, 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)

Attn: Wendy Farley Campbell, Planning Director

In response to your our post meeting conversation on February 28, 2023, on behalf of the Fairway Estates Homeowners Association at Sandpines, I am providing specific details on our request to have fencing and gates required as a condition of approval for Phases 2, 3, and 4, as enumerated below:

Location: Beginning at the northwest intersection of Mariners Village and Phase 3 and proceeding east along the northern boundary of Phases 3 and 4 stopping at the end of the northeast boundary of Phase 4 which intersects with Florence Links Golf Course where fencing will end.

Gates: Gates should be constructed as part of the fencing to be completed on the northern boundary of Phases 3 and 4 at the end of the new second ingress/egress road as determined by the Planning Department. The end of the new second ingress/egress road should connect Phases 1, 2, 3 and 4 to the proposed city access road to be constructed into the future City Park. The vehicular and pedestrian gates will provide for electronic access for vehicles and a combination lock access for the gate for pedestrian traffic. The electronic vehicular access will operate by the use of a digital keypad and a remote control device, identical to the access provided at the entrance to Phase I at Rhododendron Drive. All residents of Phase 1, 2, 3 and 4 will be provided 2 remote controls per household as appropriate and timely for constructed and sold houses.

Gate Design: Both gates will eventually be viewed by the public once the proposed City Park and permanent access roads are in place. The gates should be consistent with the aesthetics of Fairway Estates and should mimic the design of the entrance gates at Rhododendron Drive. This includes the stone pillars that support both gates on either side of the entrance on Rhododendron Drive.

Description of Material: The fence should be a minimum of 6' tall, made of 6 gauge black vinyl coated chain link, exactly the same as the fencing and gates used at the current entrance to Fairway Estates on Rhododendron Drive.

Timeline: All fencing and gates need to be installed and operational prior to issuing the first Building Permit for Phase 3.

A simple map with our location markings is enclosed for reference.

Thank you for your time and efforts on our behalf.

Sylvia Duran, President, Chrissy Davis, Treasurer, Mary Mapes, Secretary

Fairway Estates Homeowners Association at Sandpines

(1) Enclosure - map

