

- C. More housing should be provided for families with low and moderate incomes.
- D. Planned Developments that include essential mixes of various housing, commercial and open spaces should be supported.
- E. Allowable housing densities should be increased to offset demand for land, energy and transportation.

In summary, more and more people are being attracted to the Greenville area by a desirable climate, lifestyle, and ever expanding job opportunities. These people are more affluent and are at an age when new households are forming and shelter is needed. They will, therefore, be seeking quality housing. The need for quality housing has been recognized by the Planning Commission, the Chamber of Commerce and others. The subject proposal represents an excellent opportunity to provide this housing through an efficient use of the land. The 41.4 acre parcel of land is located in a growing part of Greenville County. Close to the intersection of Highway 146 (the main traffic artery to the City of Greenville from this area) and Highway 14, the site is ideally situated between Greenville and Mauldin. All required utilities are presently available to the site as illustrated in the attached letters from pertinent officials. With the ever increasing cost of land and construction, it is important that the County move ahead with increasing density so that affordable individual housing can be provided. In short, the housing need exists. Southern U.S. Realty, through this planned development, will help fulfill this need. The citizens and government will benefit.

#### OPEN SPACES/GREEN AREAS/LAKES

Of the 41.4 acres, approximately 11.21 acres will be used as follows:

- A. Approximately 3.21 acres will be devoted to setbacks along the east, west, and north boundary lines. A 30' setback shall be provided in lieu of the required 25'. White Pines shall be planted in clusters directly behind units in which existing vegetation does not provide the proper screening effect.
- B. In excess of 4 acres along the south boundary line will be used for a 40' landscaped buffer, tennis courts, cabana, pool and passive recreation area. The landscaped buffer area (see Master Plan) will include Ligustrum or Red Tip Photinia, 30" to 36" in height, planted at approximately 4' to 5' centers. Every 150' to 200' on center, Pyracantha will be planted in clusters 30" to 36" in height and 3' to 4' on center.
- C. Approximately 4 acres shall be included in the lake/retention basin. Landscaping shall be scattered around the edge in conjunction with a jogging trail. Complete maintenance of the basin including dam, spillway, etc., shall be by the Property Owners Association.

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