



**Greenville
County**

VARIANCE REQUEST APPLICATION

APPLICANT:

NAME: David + Cheryl Williams + Ed Williams

DATE: November 1, 2014

ADDRESS: 40 Flatwoods Road

CITY/ST/ZIP: Travelers Rest, SC 29690

PHONE: 864 630 6047

EMAIL: TRWILLIAMS51VE@GMAIL.COM

PROPERTY ADDRESS: 1750 Jackson Hollow Trail, Travelers Rest, SC

PIN/TAX MAP #: 0501.04-01-016.23

Nature of Variance: (write below or attach)

See Attached

Attached: Site Plan / GIS Map Printout

Variance Number: <u>VA-2014-152</u>	Fee Paid: <u>\$100</u>	Date: <u>11-3-14</u>
Taken By: <u>SD</u>	Council District: _____	





ATTACHMEMNT TO VARIANCE REQUEST APPLICATION
DAVID & CHERYL WILLIAMS AND EDWIN WILLIAMS
1750 JACKSON HOLLOW TRAIL, TRAVELERS REST
TAX MAP #0501.04-01-016.23

The above owners are requesting that our 10 acre lot be approved to split into two 5 acre lots as permitted in the Covenants and Restriction of Jackson Hollow Phase II filed with the Count of Greenville.

The 10 acre lot was purchased by David & Cheryl Williams and Edwin & Ann Williams (parents of David) in 2002. The plan was for David & Cheryl to build a home with a downstairs apartment and repay Edwin and Ann for 50% of the lot to help with their retirement income. Due to some family changes (adoption of a 3 year girl with special needs from the country of Belarus by David & Cheryl in 2004 and the death of Ann Williams in 2004), the plans to build were postponed and eventually abandoned.

In 2010, the full 10 acre lot was put up for sale. The proceeds of the sale to go towards paying down a significant recession investment loss and debt of David & Cheryl and towards retirement income for Edwin.

There was only 1 reasonable offer for the full 10 acres since 2010 and the offer was accepted, however, the prospective buyer ultimately canceled the offer. There have been multiple interests in only 5 acre lots. The decision was made in September of this year to list the property as two 5 acre lots. Offers were received and there are 2 signed contracts for sale now for each 5 acre lot contingent on approval to split the 10 acres.

We were not aware of the county limitation on driveways in the subdivision when the lot was purchased.

There are currently 10 lots in the subdivision including 1 additional lot that was granted a variance to be split by owners Ben & Julie Styles. Two of the lots (1 & 9) front Jackson Grove Road and their drives access Jackson Grove and they do not utilize Jackson Hollow Rd. One lot (6) now has access to Robertson Road for a possible future driveway. Eight of the lots now have homes constructed on them so there is no expectation of any additional driveways.

Jackson Hollow Trail was constructed as a private road with the intention of maintaining it as a private road. It was graded and paved in 2007. It is 20 feet wide with a total 50 feet easement with a large cul de sac. It is a straight road with very little elevation change and in 7 years has not needed any repairs. It is large enough for easy emergency vehicle access and due to the large size of the lots and limited number of lots it receives limited traffic.

Thank you for your consideration of this variance request.