

January 14, 2016



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City of Clemson – Planning and Codes Administration
1250 Tiger Boulevard, Suite 4
Clemson, SC 29631

Planning and Codes Administration:

As the owner of two homes (106 Colleton & 102 Colleton) within 200 feet of the property located at 611 Issaqueena Trail, thank you for allowing me to comment regarding the subdivision request for this property (File No.: 2015-S-50).

I am opposed to dividing this acreage in Ashley Estates into three separate parcels. In the fall of 2002 a request was made to re-zone this property and other Ashley Estates property that faced Issaqueena Trail to limited commercial development and/or multi-family housing. As I recall the intent at that time was to build a small apartment complex. After opposition by several homeowners who voiced concerns about property devaluation, possible violations of neighborhood restrictions, and the security and peacefulness of the neighborhood, the city denied the request.

The proposed subdivision that will allow two small houses to be placed in the “back yard” of the existing structure appears to simply be a way to bypass the intent of the current zoning regulations. Though it appears that each parcel will remain zoned as single-family, the result will be similar to having a three-unit apartment building on the current property, as I suspect the proposed dwellings will at some point in the future be rented, very likely to students. Thus, the original concerns voiced by homeowners in 2002 would still apply.

Other Ashley Estates property that has been sub-divided in recent years has all had road-front acreage that allowed for the construction of single-family houses that “fit” onto the acreage and into the neighborhood. That will not be the case with this proposed subdivision, as the new dwellings will be positioned at the back corners of the property in close proximity to adjacent homes with only a driveway access. I am doubtful that the city would permit this in other parts of our neighborhood.

I trust that the Planning and Codes Administration will make the proper decision concerning this matter. This property is part of the Ashley Estates neighborhood. The fact that the land on the other side of Issaqueena Trail continues to be commercially developed does not justify allowing this acreage to be developed in a manner that is not consistent with other properties in the neighborhood.

Thanks again for allowing me to comment on this request. If you have any questions, please contact me. I also would appreciate being informed of your decision concerning this matter.

Sincerely,

N. Mark Hosler
106 Colleton Ct.
Clemson, SC 29631
(864) 653-7472
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City of Clemson

PLANNING & CODES ADMINISTRATION

1250 Tiger Boulevard, Suite 4 • Clemson, SC 29631 • (864) 653-2050 • Fax (864) 653-2057

City of Clemson Planning & Codes Administration **NOTICE OF STAFF REVIEW** FOR PROPOSED MINOR SUBDIVISION

In accordance with Article III, section 305 of the Land Development Regulations, notice is hereby given to property owners within 200 feet of the property described below that the City of Clemson Planning & Codes Administration staff will review a minor subdivision request:

File No.: 2015-S-50
Property Location: 611 Issaqueena Trail
Area: 1.64 acres
Owner: Herbert David Leigh, III
Gloria Bonet-Leigh
PIN: 4064-13-14-8555
Current Zoning: R-20, Single-Family Residential

Documents related to the proposed subdivision request are available for public review at the Planning and Codes Administration Department.

The purpose of this subdivision is to divide 1.64 acres into three separate parcels, each greater than 20,000 square feet. A copy of the plat for this proposed subdivision can be found on the back of this notice.

If you wish to comment on the proposed subdivision request, you may file your comments in writing, providing your name and address. To be considered, written comments must be received by the Planning and Codes Administration Department by Monday, ~~September 7, 2015~~ 11/8/16.

Please mail/fax your letter to:
City of Clemson – Planning and Codes Administration
1250 Tiger Boulevard, Suite 4
Clemson, SC 29631

QUESTIONS/COMMENTS? Please call 864.653.2050 • fax 864.653.2057