



Mr. Bill Meyer
City of Rock Hill
Planning Director
P O Box 11706
Rock Hill, SC 29731

Bill,

I am writing to request an amendment to the Project Standards Agreement for The Woodlands. We are requesting this change due to a fundamental shift that has occurred in the real estate housing market where homebuyers are moving away from townhomes in favor of detached homes on individual lots, thus drying up the demand for attached townhomes. Homebuyers now realize that with the decline in home values, they can buy a detached townhome on a 40 ft lot for the same money as an attached unit.

At the Woodlands, the first builder over a 3 year period sold the first 18 attached townhomes in three buildings as shown on the attached plat before abandoning that concept when the sales stopped. Basically the national builders everywhere are taking their plans for a typical townhouse unit and adding outside walls on each side to create a detached unit that is very similar to the original townhouse floor plan and front façade, but can now be built on a freestanding 40 ft lot.

In The Woodlands a new builder is now in the development, and they have requested the following change to the design of Phase 4:

1. Convert the remaining 96 townhome lots in Phase 4 of The Woodlands to 56 garden home lots thereby **reducing** the number of units in Phase 4 by 40 units.
2. The new 40 ft lots will be designed in accordance with the York County and DHEC lot development standards
3. The water and sewer connections for each lot will be converted based on an approved plan from RH Utilities.

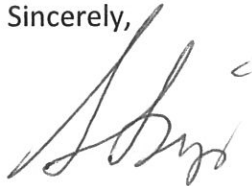
The attached plats show the original Phase 4 site plan for townhomes, as well as the new site plan approved by the County for the 56 detached garden home lots.

We have met with the homeowners of the single family homes as well as the townhome owners to explain this new product addition to the housing mix at the Woodlands. They asked good questions and were generally understanding and supportive of the renewed activity it will bring in the now dormant townhome phase of the development. They recognize that the garden homes that will be built on these 56 lots are a new product in the development that will not compete with the marketing of the existing housing stock. In essence, new construction activity is good for the overall development.

In summary, we are still building townhomes as originally approved in the Development Standards Agreement for Phase 4 in The Woodlands, but we are reducing the number by 40 units and detaching them so they can be built on 40 ft lots. The size of the units and the quality of the materials will be similar to those already approved.

Please let me know if you need additional information.

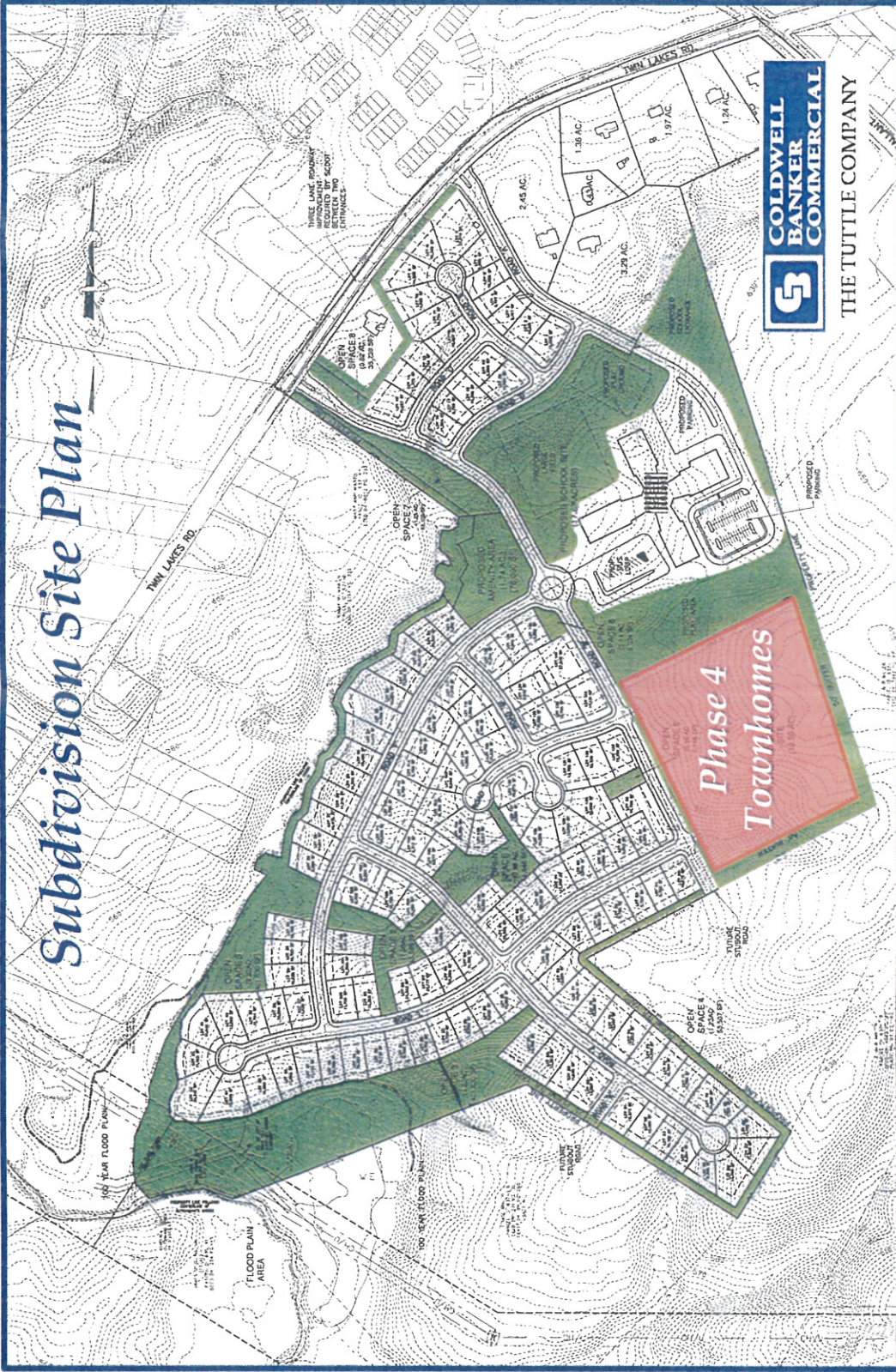
Sincerely,

A handwritten signature in black ink, appearing to read "Skip Tuttle", written in a cursive style.

Harold P. "Skip" Tuttle

The Woodlands

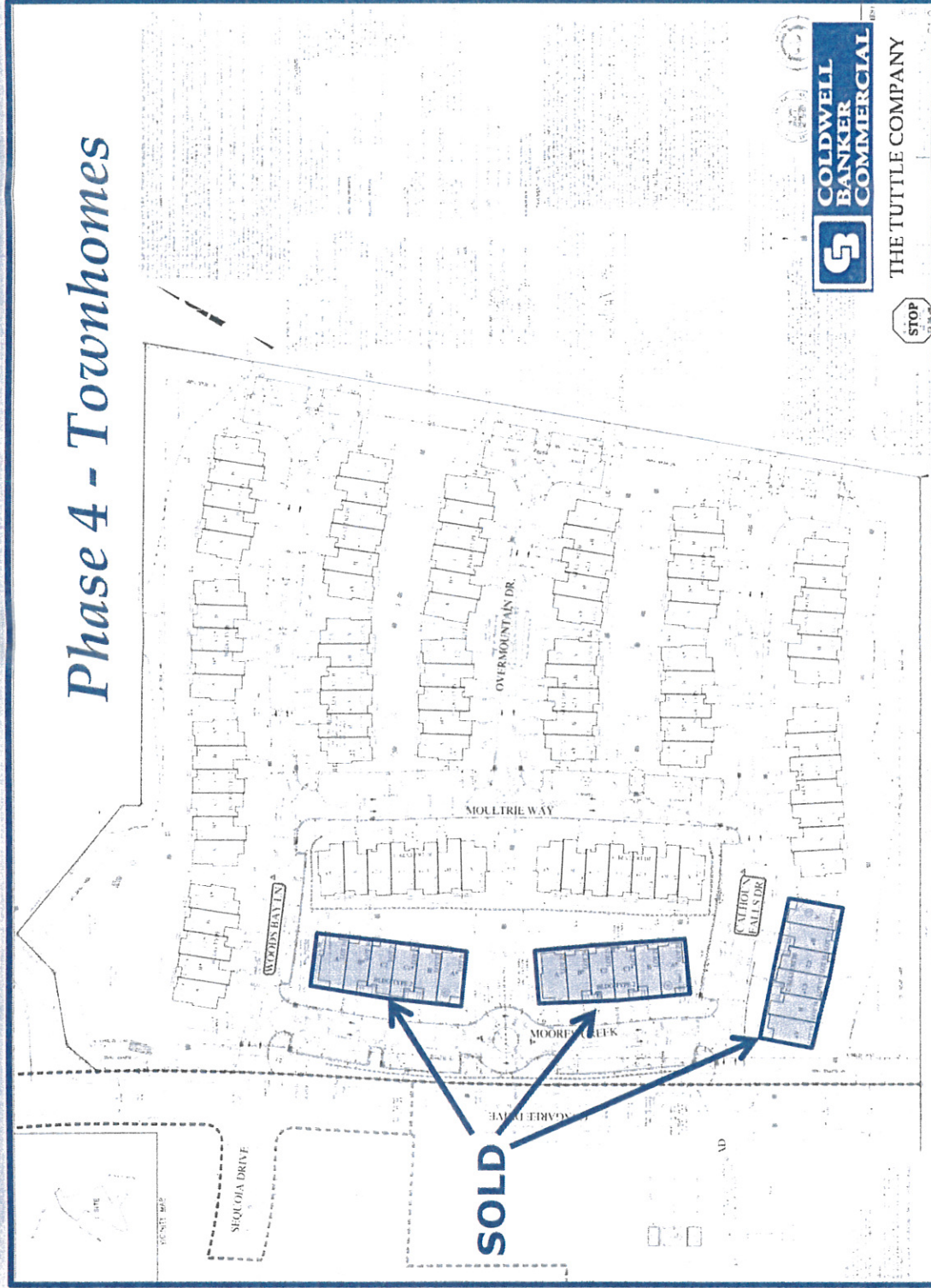
Subdivision Site Plan



For more information, contact: **BRYAN TUTTLE** * (803) 366-1158 * bryan@tuttleco.com * www.tuttleco.com

The Woodlands

Phase 4 - Townhomes

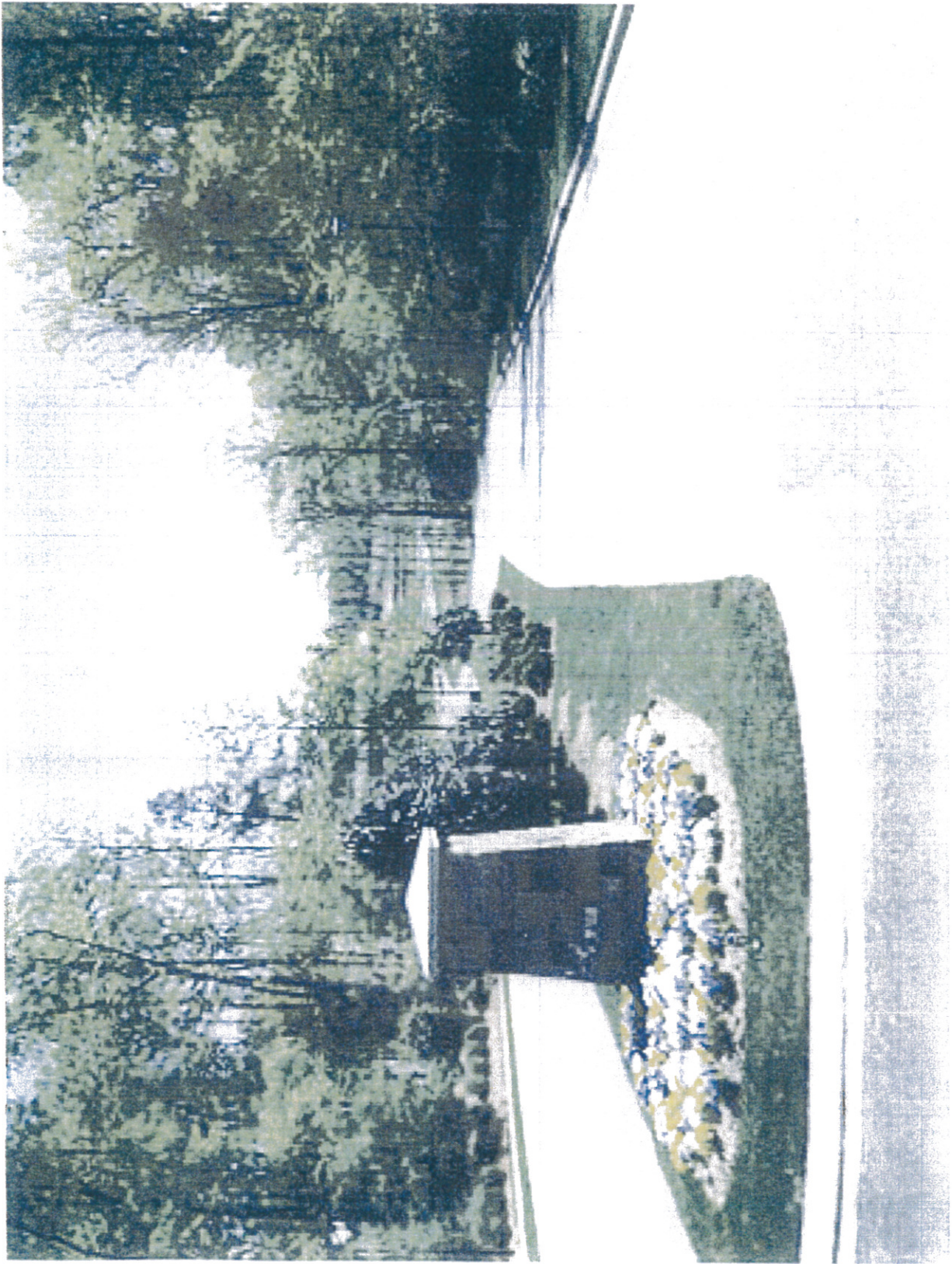


For more information, contact: **BRYAN TUTTLE** * (803) 366-1158 * bryan@tuttleco.com * www.tuttleco.com



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

	Project: THE WOODLANDS (PHASE 4 SF/MF HOMES) YORK COUNTY, SOUTH CAROLINA	
	Title: SITE EXHIBIT	
File # 04011-PATIO.DWG	Date: 7/27/10	Project Egr: CN
THE ISAACS Group CIVIL ENGINEERING DESIGN AND LAND SURVEYING		Design By: CNI Drawn By: CBH Scale: 1"=100'
8720 RED OAK BLVD., SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335		C1.0





YORK COUNTY GOVERNMENT

Planning & Development Services

Building & Codes Division
(803) 909-7200

Planning Division
(803) 909-7220

Zoning Division
(803) 909-7230

Administration
(803) 909-7240

Customer Service
(803) 909-7200

October 29, 2010

Mr. Skip Tuttle
Woodland Development, LLC
448 Lakeshore Parkway, Suite 205
Rock Hill SC 29730

RE: Variances for property located in The Woodlands, Phase 4, in the Rock Hill Community, tax map 6370101067-6370101077 & 6370101080-6370101085

Dear Mr. Tuttle,

During its meeting of October 14, 2010, the York County Zoning Board of Appeals granted Variance requests for The Woodlands, Phase 4 for the following:

1. Reduce the minimum front yard setbacks from 25 feet to 20 feet.
2. Reduce the minimum corner side yard setback from 25 feet to 15 feet.
3. Reduce the minimum interior side yard setback from 10 feet to 4 feet.
4. Reduce the minimum rear yard setback from 25 feet to 15 feet.
5. Reduce the minimum lot size from 7,500 square feet to between 4,000 and 4,800 square feet.
6. Reduce the minimum lot width from 65 feet to 40 feet measured at the road R-O-W.
7. Create 56 single-family residential lots on existing private streets.

As part of the approval the Zoning Board of Appeals passed the following site conditions as follows:

1. The total number of approved single-family lots within The Woodlands, Phase 4 not to exceed 56 lots.
2. The general layout of the balance of The Woodlands, Phase 4 follow Exhibit C, created by The Isaacs Group dated July 27, 2010.

This is on an approximate 3.6- acre tract zoned Residential Development I District (RD-I).

Please be advised, that the granting of any Variance by the Board of Appeals does not imply a variance from any deed restrictions, protective covenants or other conditions associated with your property, nor does it constitute any site plan approvals, building plan approvals, or the issuance of any required permits needed to complete development of the site.

Notice is given that the violation of any approval, conditional approval, or denial by the York County Board of Appeals shall result in immediate action by the staff. This action may be in the form of citation, injunctive relief, seizure of property or equipment, and/or legal court action without prior notice.

If you have further questions concerning this or any other zoning matter, please do not hesitate to contact me at the number provided.

Sincerely,

A handwritten signature in black ink, appearing to read "Eddie Moore", with a long, sweeping horizontal flourish extending to the right.

Eddie Moore, AICP
Zoning & Development Standards Administrator

91 7108 2133 3938 7887 1531

FOR USE OF BOARD OF ZONING APPEALS ONLY

REQUESTED VARIANCE FOR: WOODLAND DEVELOPMENT, LLC TM #6370101067-6370101077 & 6370101080-6370101085

FOR: THE WOODLANDS, PHASE 4

REQUEST A VARIANCE: REDUCE THE LOT SIZE, SETBACKS AND LOT WIDTH.

1. ANY PREVIOUS REQUESTS FOR SAME VARIANCE: () YES (X) NO
IF "YES", APPEAL TAX REFERENCE NUMBER AND DATE: _____
2. PUBLIC HEARING SET FOR OCTOBER 14, 2010
3. ADVERTISED IN: THE HERALD DATE: SEPTEMBER 19, 2010
4. PUBLIC HEARING HELD: YORK COUNTY OFFICE COMPLEX DATE: OCTOBER 14, 2010
5. THE BOARD OF ZONING APPEALS HELD A PUBLIC HEARING ON OCTOBER 14, 2010 TO CONSIDER THE APPEAL OF WOODLANDS DEVELOPMENT, LLC. FOR A VARIANCE FROM THE STRICT APPLICATION OF THE ZONING ORDINANCE AFFECTING THE PROPERTY DESCRIBED ON THE APPLICATION FILED HEREIN. AFTER CONSIDERATION OF THE EVIDENCE AND ARGUMENTS PRESENTED, THE BOARD MAKES THE FOLLOWING FINDINGS OF FACT AND CONCLUSIONS.
6. THE BOARD CONCLUDES THAT THE APPLICANT HAS AN UNNECESSARY HARDSHIP BECAUSE THERE ARE EXTRODINARY AND EXCEPTIONAL CONDITIONS PERTAINING TO THE PARTICULAR PIECE OF PROPERTY BASED ON THE FOLLOWING FINDINGS OF FACT: LENDERS TODAY ARE VERY RELUCTANT TO FINANCE TOWNHOMES, MAKING THE MARKETING OF THE REMAINING TOWNHOME LOTS VIRTUALLY IMPOSSIBLE.
7. THE BOARD CONCLUDES THAT THESE CONDITIONS DO GENERALLY APPLY TO OTHER PROPERTY IN THE VICINITY BASED ON THE FOLLOWING FINDING OF FACT: THE BALANCE OF THE NEIGHBORHOOD IS ALREADY DEVELOPED AS SINGLE FAMILY LOTS.
8. THE BOARD CONCLUDES THAT BECAUSE OF THESE CONDITIONS, THE APPLICATION OF THE ORDINANCE TO THE PARTICULAR PIECE OF PROPERTY WOULD EFFECTIVELY PROHIBIT OR UNREASONABLY RESTRICT THE UTILIZATION OF THE PROPERTY BASED ON THE FOLLOWING FINDINGS OF FACT: PROPOSED CHANGE WILL REDUCE THE OVERALL DENSITY OF THE NEIGHBORHOOD BY 36 LOTS.
9. THE BOARD CONCLUDES THAT AUTHORIZATION OF THE VARIANCE WILL NOT BE OF SUBSTANTIAL DETRIMENT TO ADJACENT PROPERTY OR TO THE PUBLIC GOOD, AND THE CHARACTER OF THE DISTRICT WILL NOT BE HARMED BY THE GRANTING OF THE VARIANCE BASED ON THE FOLLOWING FINDINGS OF FACT: THE BALANCE OF THE NEIGHBORHOOD IS ALREADY DEVELOPED AS SINGLE FAMILY LOTS.

THE BOARD, THEREFORE, ORDERS THAT THE VARIANCE IS GRANTED WITH CONDITIONS.

NOTICE OF APPEAL TO CIRCUIT COURT MUST BE FILED WITHIN 30 DAYS AFTER DATE THIS ORDER WAS MAILED.

RECORD OF VOTE

APPLICANT/OWNER: WOODLAND DEVELOPMENT, LLC

TAX MAP NUMBER: 6370101067-6370101077 & 6370101080-6370101085 (LOT DEVELOPMENT REQUIRMENTS)

<u>[Signature]</u>	<input checked="" type="checkbox"/> GRANT	<input type="checkbox"/> DENY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> DEFER	<input type="checkbox"/> WITHDRAW
<u>Anita [Signature]</u>	<input checked="" type="checkbox"/> GRANT	<input type="checkbox"/> DENY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> DEFER	<input type="checkbox"/> WITHDRAW
<u>[Signature]</u>	<input checked="" type="checkbox"/> GRANT	<input type="checkbox"/> DENY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> DEFER	<input type="checkbox"/> WITHDRAW
<u>Robert Jackson</u>	<input checked="" type="checkbox"/> GRANT	<input type="checkbox"/> DENY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> DEFER	<input type="checkbox"/> WITHDRAW
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DATE ISSUED: OCTOBER 14, 2010

ZONING BOARD OF APPEALS CHAIRMAN: Robert Jackson VP
~~CAROLYN ROGERS~~

DATE MAILED TO PARTIES IN INTEREST: 10/29/2010

ZONING ASSISTANT: CHANDA KIRKLAND Chanda Kirkland

DATE	REVISION #	UPDATED BY:
05/12/10	#1	LPS
07/21/10	#2	LPS
11/11/10	#3	LPS
04/19/11	#4	LPS

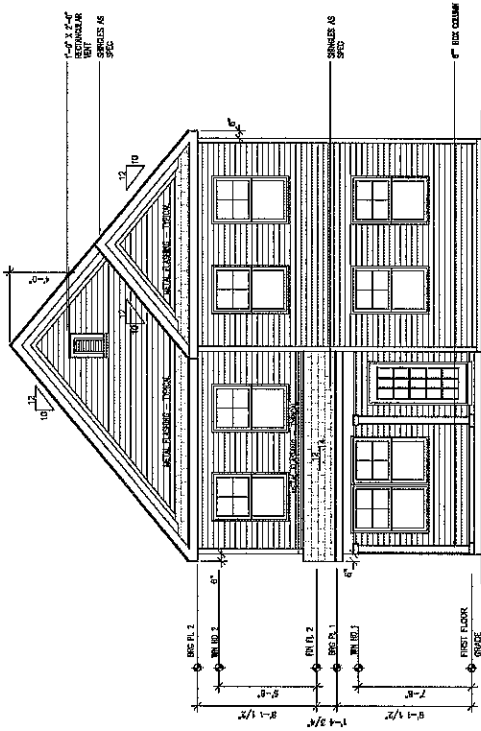
STONO RIVER
JDE # 2008

FRONT EXTERIOR
ELEVATION
"A" FRONT LOAD
GARAGE

DATE: 06/06/10
PROJECT NO:
SHEET NUMBER:

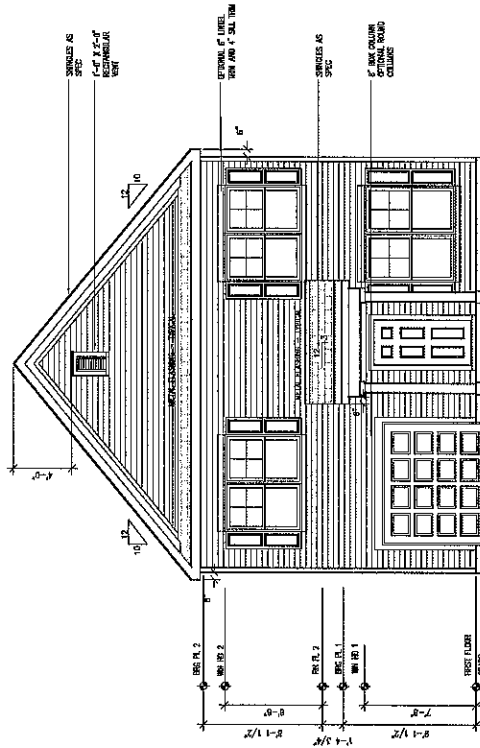
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JOB START DESCRIPTION	
DATE:	DATE:
DRAWN BY:	TOT #:
SUBMITTED:	REVISIONS:
REVISED:	REVISED:



REAR ELEVATION A FRONT LOAD GARAGE

SCALE: 1/8" = 1'-0"



FRONT ELEVATION A FRONT LOAD GARAGE

SCALE: 1/8" = 1'-0"

DATE	REVISION #	UPDATED BY:
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07/23/10	#2	LFS
11/11/10	#3	LFS
04/13/11	#4	LFS

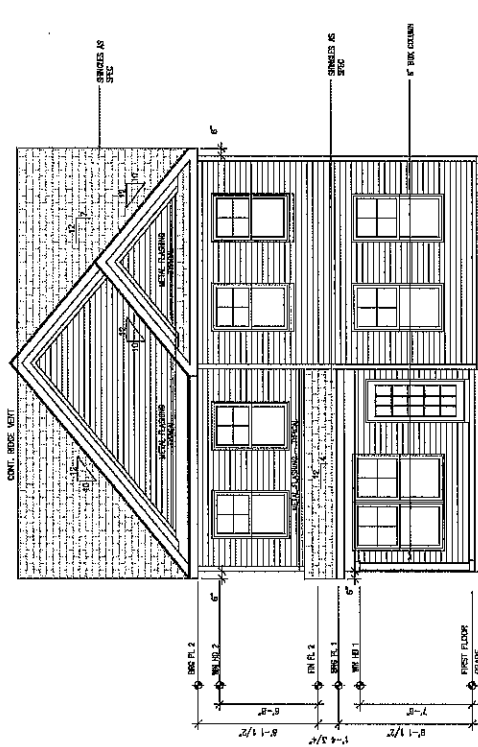
STONO RIVER
 JDE # 2008

FRONT EXTERIOR
 ELEVATION
 "B" FRONT & REAR
 LOAD GARAGE

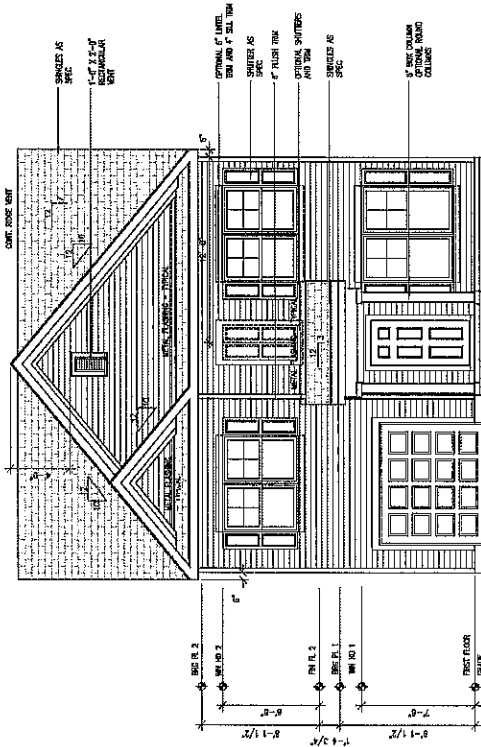
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 SHEET NUMBER:

1.3

JOB START DESCRIPTION	
EXP #	DATE
START DATE	LOT #
SUBTRACTOR	OFFICE



REAR ELEVATION "B" FRONT LOAD GARAGE
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION "B" FRONT LOAD GARAGE
 SCALE: 1/4" = 1'-0"

APPROVED FOR CONSTRUCTION

DATE: 10/29/2009

D. R. HORTON
America's Builder

ELEVATION C FRONT ELEVATION
 THE CAMERON

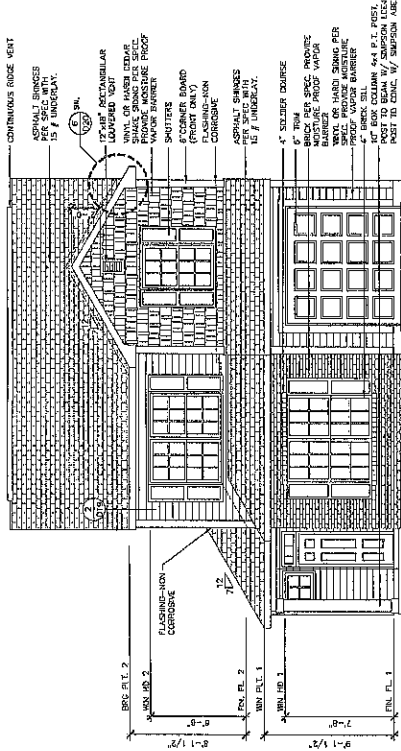
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PLAN NO.
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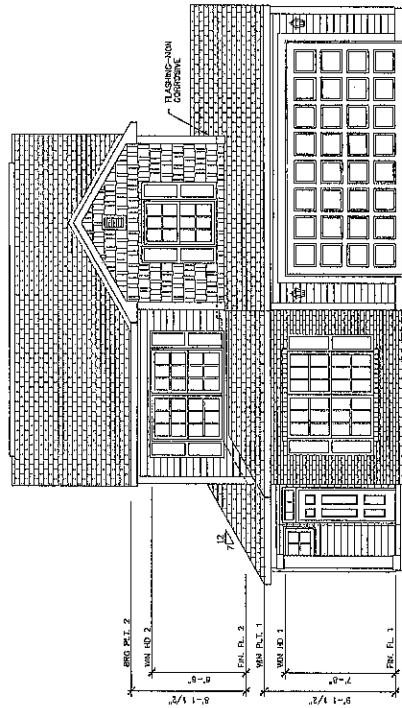
SHEET NO.
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APPROVED FOR CONSTRUCTION

APPROVED
Mecklenburg/Raleigh
 REVIEWED FOR COMPLIANCE WITH THE 2009 NC RESIDENTIAL CODE. THIS AUTHORIZATION SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATIONS OF LOCAL, STATE OR FEDERAL LAWS.
 Plan Examiner: John Faulkner
 Date: 10/29/2009
 Plan Approval ID: 303810

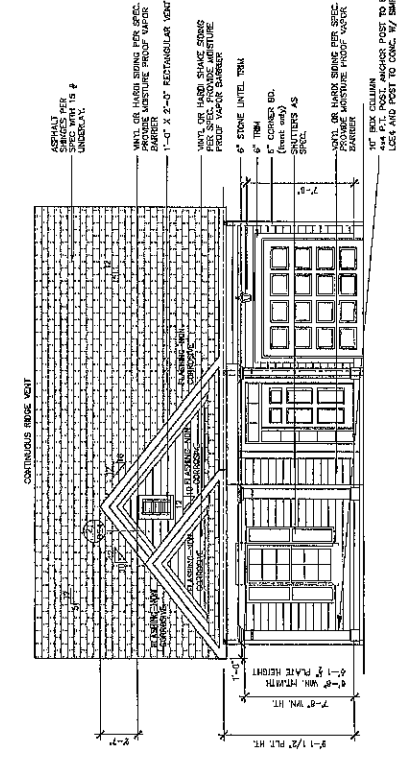


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



NOTE: WINDOW GRIDS VARY PER SUBDIVISION

ELEVATION C




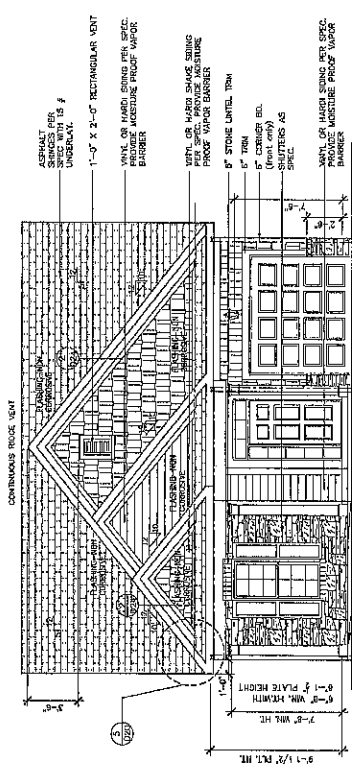
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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FEDERAL LAWS.
Plan Examiner: Kenneth Turull
Date: 4/19/2011
Plan Approval ID: 317923

NOTE: WINDOW GRIDS
VARY PER SUBDIVISION

NOTE: NON-CORROSIVE FLASHING
REQUIRED IF IN CONTACT WITH MASONRY.

	ELEVATION H FRONT ELEVATIONS THE BIRCH THE BIRCH	1468 SHEET NO.	1h
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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Plan Approval ID: 317923

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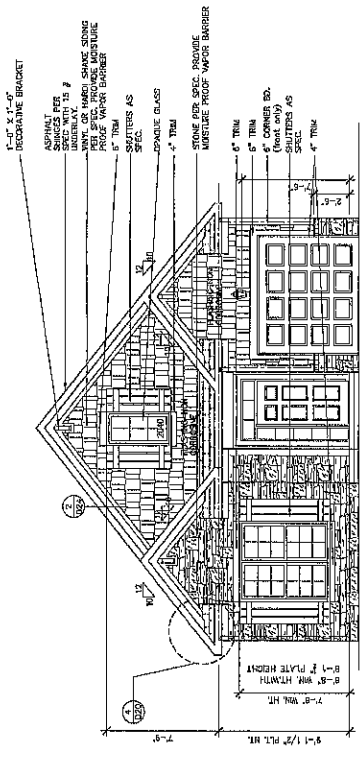
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THE BIRCH
THE BIRCH

DATE: 4/19/2011
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: [blank]
SHEET NO: 1468

SHEET NO: 19

ELEVATION G

APPROVED
Mecklenburg/Raleigh
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 Plan Examiner: Kenneth Turull
 Date: 4/19/2011
 Plan Approval ID: 3177923



FRONT ELEVATION
 SCALE 1/4" = 1'-0"

NOTE: WINDOW GRIDS
 VARY PER SUBDIVISION

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 REQUIRED IF IN CONTACT WITH MASONRY.

	THE BIRCH ELEVATION F FRONT ELEVATIONS	DR. NO. 1468 DATE: 04/19/11 SHEET NO. 1f	SHEET NO. 1f
	THE BIRCH ELEVATION F FRONT ELEVATIONS	DR. NO. 1468 DATE: 04/19/11 SHEET NO. 1f	SHEET NO. 1f

ELEVATION F



AMERICAN'S BUILDERS
 11111 W. HARRIS BLVD.
 SUITE 100
 CHARLOTTE, NC 28227
 (704) 582-1111

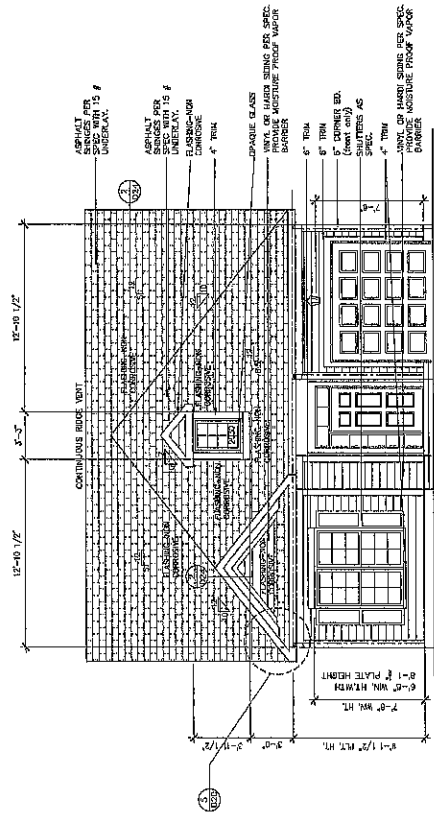
D. RHORTON
America's Builders
 11111 W. HARRIS BLVD.
 SUITE 100
 CHARLOTTE, NC 28227
 (704) 582-1111

ELEVATION E FRONT ELEVATIONS
 THE BIRCH
 THE BIRCH

DATE: 4/19/2011
 DRAWN BY: KENNETH TURALLI
 CHECKED BY: KENNETH TURALLI
 PROJECT NO.: 1468

SHEET NO.: 1e

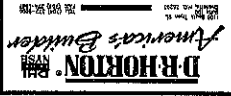
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 Plan Examiner: Kenneth Turalli
 Date: 4/19/2011
 Plan Approval ID: 317923



FRONT ELEVATION
 SCALE 1/4" = 1'-0"

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ELEVATION E



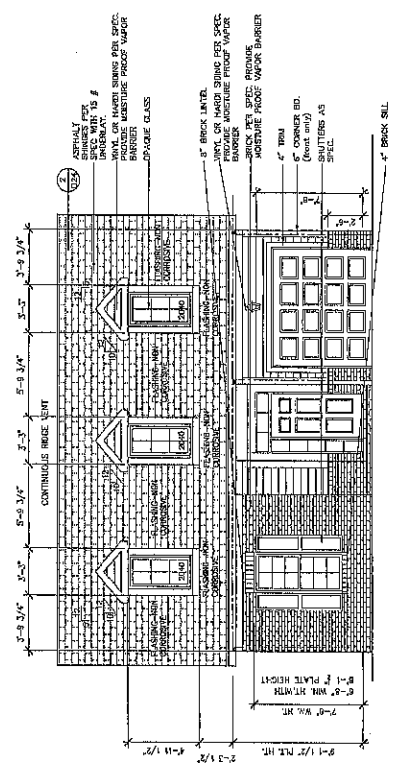
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THE BIRCH
THE BIRCH

DATE: 04/19/2011
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SCALE: [blank]
SHEET NO: 1468

SHEET NO: 1d

APPROVED
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Plan Examiner: Kenneth Tunell
Date: 4/19/2011
Plan Approval ID: 317923

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FRONT ELEVATION
SCALE 1/4" = 1'-0"

ELEVATION D



1468

THE BIRCH
ELEVATION C FRONT ELEVATIONS

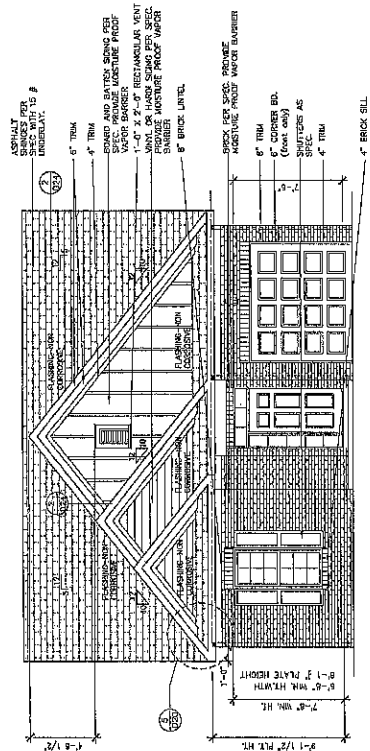
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TEMPERATURE

1468

1C

ELEVATION C

APPROVED
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FRONT ELEVATION
SCALE 1/4" = 1'-0"

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D-R-HORON, INC.
 ARCHITECTURAL
 1000 W. HARRIS STREET
 RALEIGH, NC 27601
 (919) 876-1234
 FAX (919) 876-1235

America's Builders
 THE 2009 NC RESIDENTIAL CODE
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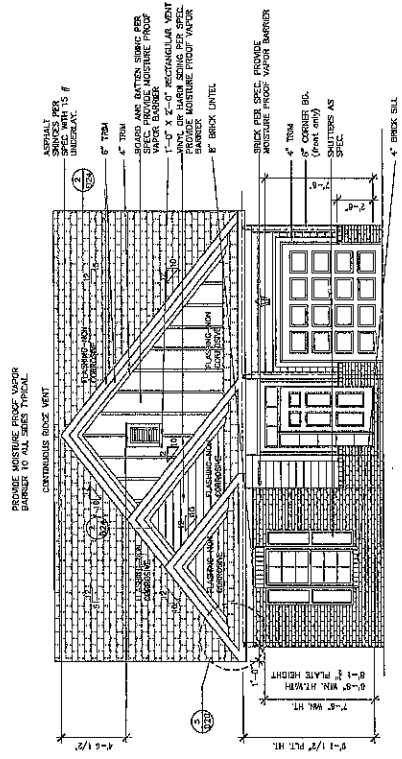
ELEVATION B FRONT ELEVATIONS
 THE BIRCH
 THE BIRCH

DATE: 4/19/2011
 PROJECT NO.: 1468
 SHEET NO.: 1b

SHEET NO.: 1b

ELEVATION B

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FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE: WINDOW GRIDS
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FOR THE ARCHITECT'S USE ONLY
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 PERMISSION OF D. HORTON

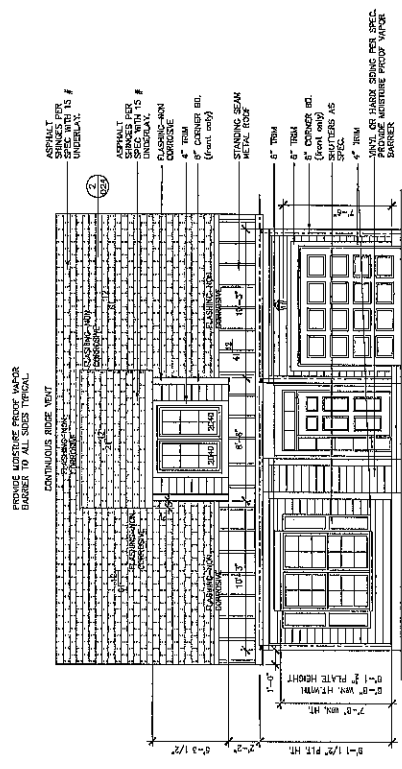
D. HORTON
 America's Builder
 10000 W. 10th Street
 Overland Park, KS 66211
 TEL: 913-339-7200

ELEVATION A FRONT ELEVATIONS
 THE BIRCH
 THE BIRCH

DATE: 6/29/11
 DRAWN: [Name]
 CHECKED: [Name]
 PROJECT NO.: [Number]
 DWG. NO.: **1468**

SHEET NO.
1a

APPROVED
Mecklenburg/Raleigh
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ELEVATION A

