

*Rec'd 3:57pm
4/29/15 mm*

ROBERT F. FULLER
ATTORNEY AT LAW
1728 MAIN STREET, SUITE 207
COLUMBIA, SOUTH CAROLINA 29201
Email: lease@downtownexecutivesuites.com

TELEPHONE
(803) 256-3557
FAX
(803) 256-3560

MAIL ADDRESS
P.O. Box 441
COLUMBIA, SC 29202

April 29, 2015

Mr. Mark Williams
City Administrator, Forest Acres
5209 North Trenholm Road
Forest Acres, SC 29206

**RE: REVISED PDD APPLICATION
BELMONT PLACE**

Dear Mark:

Delivered herewith is a revised application package, drafted into the PDD Ordinance requirements form/grid with Descriptive Statement attached. I have attached as exhibits the latest revisions of the Development Plan, Conceptual Stormwater Management Study and the Traffic Study, all dated April 27, 2015.

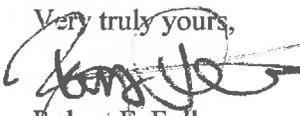
The significant changes: Assisted Living has been deleted from the plan and replaced with additional residential, in the form of town homes in 4/5 unit connected buildings and small cottage lots (9 and 14), conversion of the larger residential tract (22 lots @ 11,625 sq. ft. minimum area) to a private road community with gates. Retention of the Memory Care institutional use with mixed density/character and elimination of noncompliant cul-de-sacs should remove the points of technical disqualification raised to the PDD classification.

By utilization of the gate system, we have eliminated the need for the lengthy cul-de-sac, but retain a measure of moderation and control over the objection of creating a "cut through" road from Sunnyside to Belmont. It also enables more definitional ability to consider the whole property as a single planned development within the purview of the PDD objectives.

The Development Plan is significantly more detailed to show buffers and other elements described in the descriptive narrative. The Descriptive Statement and the Plan note the "grave site" and reference is made to the existence of portions of the property being in the City of Columbia. As is always the case, the Phasing Plan is tenuous at best. I have also acknowledged in the statement the pending Forest Acres buffer ordinance, which will very likely be in effect before approval of the PDD application. Between Planning Commission consideration and City Council, in conjunction with Ordinance preparation, we may be in better position to solidify any hanging matters of detail that you or Danny Crowe perceive the council members may want addressed.

Thank you for your patience and assistance. I do not think there is anything more we can do until there is some indication that a PDD may be a political possibility on this property.

Very truly yours,


Robert F. Fuller

RFF/ff