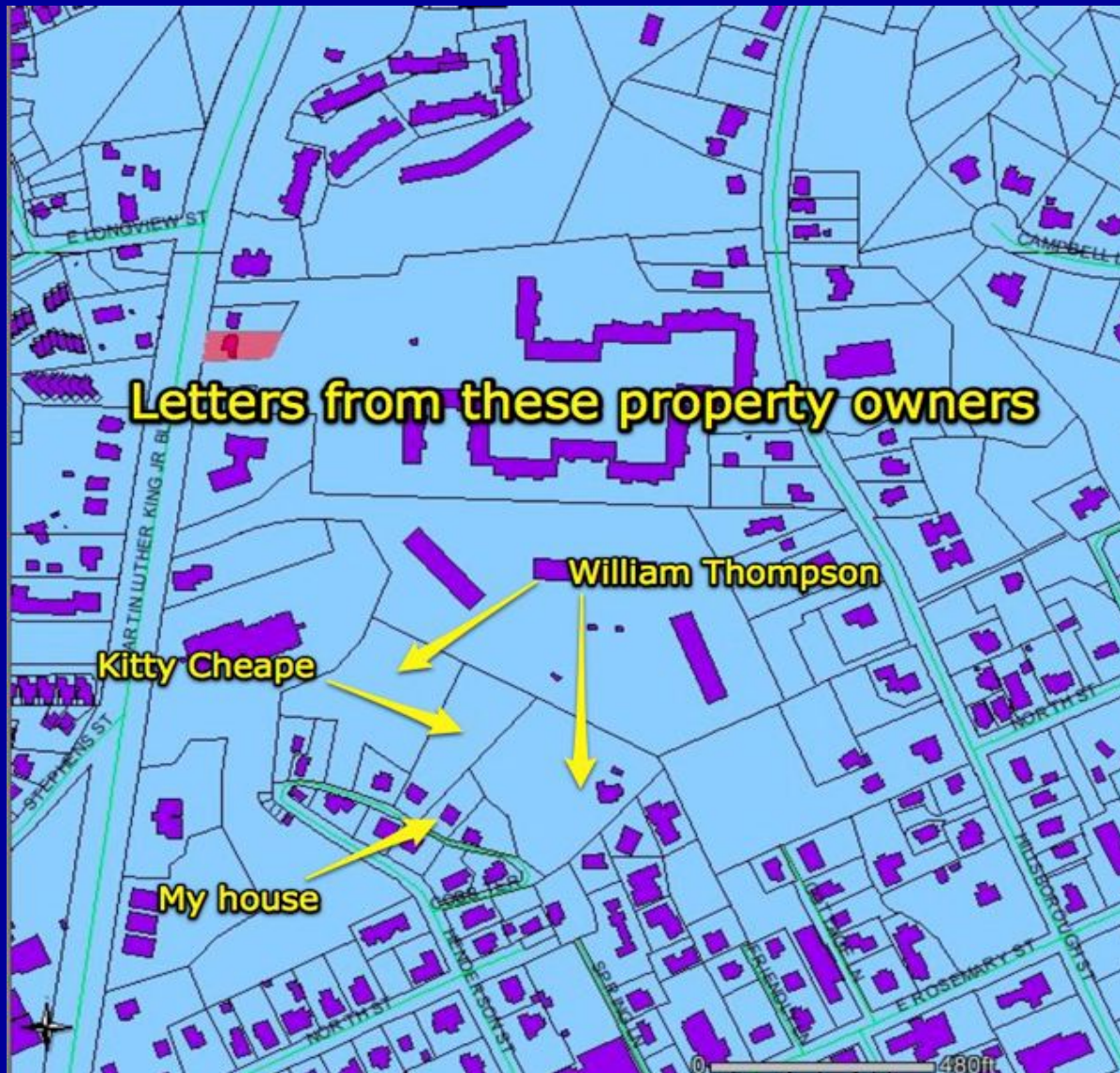
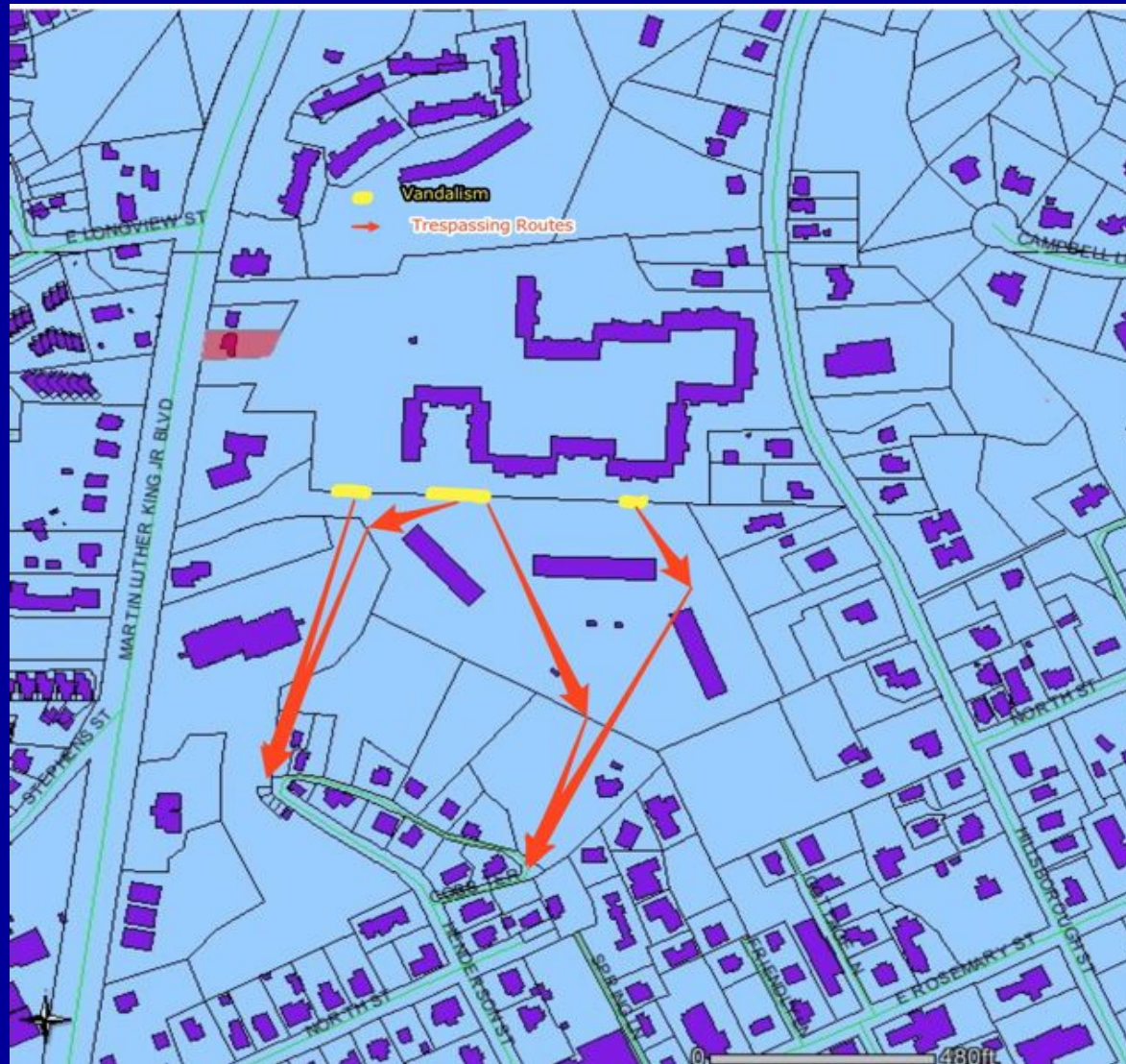




# Concerned Cobb Terrace Residents



# Trespassing Routes



# Central Park Condominiums



# Fence Damage



# Fence Damage



# Fence Damage



# Central Park Northern Property Line





## Problems will be Exacerbated by the Size of the Ram Development

- 346 Townhouses and condos
- 517,151 square feet
- 1,000 or more residents (avg 3 per unit)

# Proposed Fence Location



## Support from Real Estate Professionals

- York Simpson Underwood
  - Fred Stevens, VP & Broker in Charge
- Re/Max
  - Lucia Cooke, Broker
- Coldwell Banker / Howard Perry Walston
  - Tommy Watts, CRS, GRI, Broker
  - Kelley Hunter, CRS, GRI, Broker

## *4.5.2 Standards and Findings of Fact*

No special use permit shall be recommended by the town manager or planning board for approval and **no special use permit shall be approved by the town council unless each of the following findings is made** concerning the proposed special use or planned development

(3) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity;

## Action Requested

1- Recommend that the SUP application be denied, or

2- Recommend approval of the SUP application **if, and only if**, the Applicant is required to install, and the Owner's Association required to maintain, a six foot high fence on the property lines shown in the previous slide.

# The Stipulation Should Address

- Height
- Location
- Maintenance
- Materials
- Timing
- Tree protection

# Proposed SUP Stipulation

21. Fence along South Property Line: That the applicant construct a six foot high fence of materials acceptable to the owners of the contiguous property along applicant's southern property line as shown in the attached diagram. That it be installed in a manner that protects and preserves existing trees along that property line. That the location be approved by the Town Manager prior to issuance of a Zoning Compliance Permit and the fence constructed prior to issuance of the first Certificate of Occupancy. That the Owners Association ("OA") of the Residences at Grove Park be required to maintain the fence in perpetuity. That, should the OA fail to provide the required maintenance, the contiguous property owner or the Town may do so at OA's expense. That this requirement, in wording approved by the Town Manager, be recorded on the deed to the property prior to the issuance of the first Certificate of Occupancy.