

URGENT!

Low-income housing planned nearby

Public hearing set for 5 p.m. Wednesday at Town Hall

A developer wants to build a 49-unit townhouse complex for low-income families next to Ivy Hall.

The project would be built on a 6.2-acre parcel located off Gregorie Ferry Road adjacent to the planned Carol Oaks community (see map below). Access to the townhouse development would be via Gregorie Ferry Road only.

Eligible buyers would have to qualify based on their income levels. Prices for 1- to 4-bedroom units would range from \$111,000 to \$164,000, according to estimates by the town's planning staff. Current townhouse prices in Mt. Pleasant typically start above \$200,000.

The developer, Tom Gibbs (the same developer of Carol Oaks), says the units would be "deed restricted" so that

buyers would be prohibited from reselling at a higher price.

What: Public hearing on impact of proposed zoning changes; held during the town's regular monthly Planning Commission meeting

When: 5 p.m. Wednesday, Aug. 24th

Where: Municipal Complex, 100 Ann Edwards Lane (next to the police station)

More info: www.ivyhall.org

In order for the project to get off the ground, the zoning on most of the property must be changed from Economic Development (ED) to Residential Town House (RTH). The proposed density is 7.9 units

per acre. The density in Ivy Hall is 2.9 homes per acre.

The Ivy Hall POA Board objects to this proposed development on grounds that the higher density will negatively affect home values in our neighborhood. The board will voice this concern at Wednesday's 5 p.m. public hearing at the municipal complex at 100 Ann Edwards Lane.

Ivy Hall property owners are strongly encouraged to attend and speak on their own behalf.

For more information, go to the Ivy Hall Web site at www.ivyhall.org or call the town's planning department at 884-1229.

Thank you!

Ivy Hall POA Board

