

Dear Greenbrier Neighbors!

As we approach the end of summer 2017, your GB Board is taking the next step to execute a strong plan to maintain our neighborhood's unique character, stability and most importantly, property values.

**OVERVIEW:** Our 409- acre neighborhood is roughly divided into two parcels: 145 large residential lots averaging 1.2 acres; and 90 smaller residential lots averaging .42 acres. 15 Townhouses have been planned – though not all have been built -for Briercroft, located behind and to the right of the driving range, on 5.5 acres; the Golf Course itself covers about 170 acres.

**GOVERNMENT:** All Greenbrier homeowners understand that our neighborhood is a “deed-restricted” neighborhood, meaning the developers of this subdivision placed certain restrictions in the original plats meant to ensure and enhance a quality environment. These deed restrictions may be found on our website, [gb-ra.com](http://gb-ra.com); in the back of the Greenbrier Directories, and have frequently been referred to in our newsletters. All realtors with active listings in the subdivision are notified of these restrictions.

**ENFORCEMENT:** One of the Greenbrier Board's missions is to enforce the neighborhood's Deed Restrictions, and to this end, has sought the support of the LFUCG government on two occasions. In April 2003, the LFUCG Planning Commission adopted the Greenbrier Small Area Plan to maintain the distinct character of the neighborhood, effectively eliminating the possibility of subdividing large lots into three smaller plots, and recommending a Neighborhood Character Design Overlay (ND-1) zone that would provide specific standards to lot size and setbacks. The first Greenbrier ND-1 became effective in March, 2004.

The revised ND-1 became effective in March 2007, after we realized the Deed Restrictions had expired in the area of the neighborhood designated Units 3A & 3B (known on city maps as Area 2). This revised ND-1 covers the entire small lot properties as to lot size, setback, fencing, and accessory structures.

**GOING FORWARD:** The Board now seeks expanded ND-1 coverage approval from the LFUCG for all large lot properties in Greenbrier. This means the restrictions currently in place on units 3A & 3B will expand to ALL large lot properties (known on city maps as Area 1).

**GOALS:** The expanded ND-1 Overlay meant to cover Area 1 will create design standards that will protect the unique character of our neighborhood; ensure visual continuity in harmony with the surrounding area; discourage conflicts related to construction of chain link fencing, above ground pools, and accessory structures; enhance property values; and foster pride in our neighborhood's future.

**TIMELINE:** There are specific steps to requesting an ND-1 Overlay. The Board will prepare a petition, which we will send to ALL Greenbrier homeowners for informational purposes, although only those in Area 1 are affected. This Petition will be submitted to the LFUCG Planning Staff to be discussed by the Planning Commission or LFUCG Council. We will need to survey all included addresses (by website photos); prepare a property information map; and seek support from neighbors. The board will offer two informational meetings – one in the evening and one on a Saturday morning for all interested residents. Once all material has been gathered, the Planning Commission will send out post cards to those Greenbrier residents whose properties will be affected by the expanded ND-1 to gauge their interest in the zone policy. Based on the results of the post card survey, the Planning staff will prepare a presentation for the Council, post signs in Greenbrier making sure homeowners understand the policy, and hold a public hearing on this issue. The LFUCG Council may hold its own public hearing, and conduct two readings on the issue. The expanded ND-1 would become effective on the date of the second hearing.

**CONCLUSION:** Your Board is convinced this expanded ND-1 Overlay is a *working strategy* that will benefit the ENTIRE neighborhood. It does not depart from the Greenbrier Deed Restrictions put in place years ago: it shifts the enforcement to the LFUCG. It is important to remember there is NO policy change; rather, it allows for a policing change. Further, the proposed ND-1 Overlay coverage balances the fair and equitable enforcement of the restrictions currently protecting Area 2 – those smaller lot residences – with those of Area 1 – the larger lot homes, benefitting ALL Greenbrier homeowners. **The first informational opportunity will be on the agenda at our Fall Business Meeting, October 16<sup>th</sup>.** Details to follow as we get closer to the date.

THANKS FROM YOUR GREENBRIER BOARD!

**Area 1:**

2358-2584 Walnut Grove Lane  
2707-2739 Martinique Lane  
3778-3794 Katkay Drive  
3612-3701 Cayman Lane  
3776-3793 Jamaica Court  
3500-3520 Trinidad Court  
3184-3201 Tabago Court

2703-2728 Barbados Lane  
2170-2298 Bahama Road (even)  
2203-2299 Bahama Road (odd)  
1693-2033 Bahama Road (odd)  
1684-2026 Bahama Road (even)

**Area 2:**

3500-3637 Antilles Drive  
2101-2149 Marquesas Lane  
3500-3517 Caicos Court  
2101-2181 Antigua Drive  
3624-3665 Eleuthera Court  
3600-3609 Montego Court  
2042-2163 Bahama Road  
2179 Bahama Road



Area 2: Currently covered by ND-1 Overlay.

Area 1: Proposed expanded ND-1 Overlay.