

PREFACE

The following PUD application has been prepared as a result of a planning and design study by Wallace, McHarg, Roberts and Todd (WMRT) for the 324 undeveloped acres, plus 76 acres of golf course (1) of the 612-acre Pebble Creek Community. The study of the Pebble Creek site had three objectives: first, carry out a comprehensive ecological analysis of the site's opportunities and constraints for community development; second, establish a residential program and Master Land Use Plan that was responsive to the landscape tolerances of the site; third, propose a marketable residential program and an illustrative site plan. While incorporating these objectives, this PUD application to Greenville County, submitted under the provision of the Planned Unit Development Ordinance, includes all the requirements of that ordinance.

It is important to review the planning approach on this site, in order to see the need for PUD zoning. This application describes the planning steps leading to the transfer of development densities within the parcel as well as the clustering of residential uses to avoid the incursion into valuable areas of open space within Pebble Creek.

- (1) This includes the following holes of the Pebble Creek Golf Course: 3, 4, 6, 11, 12, 13, 14, 15, 16, 17, and 18.

06550

4328 RV-2