

and final detailed site designs, are "minor changes" as referred to in Section 5:12.13. Minor revisions may be requested such as an increase or decrease in the number of units planned for a development parcel (such request not to exceed 5% of the number of units for each Development Parcel as set forth in this application); an improvement in vehicular and pedestrian access or circulation; an alteration of building locations and/or shapes; relocation of improved and unimproved open space; relocation of parking spaces; and other such minor changes which improve the design of a particular Development Parcel, enhance the unified development of the PUD district and promote the health, safety and wellbeing of the residents and neighbors of the Pebble Creek Community.

In addition to such minor revisions in the Master PUD Plan and this application as may be dictated by actual site conditions which are determined by further preliminary and final detailed site design studies, the applicant hereby reiterates that market conditions may dictate revisions in the Master PUD Plan. Should the future market for cluster single family or townhouse (attached single family) sales not develop, the applicant hereby grants the Zoning Administration the authority to determine that revisions from cluster single family and/or townhouse development parcel areas to single family lot development areas are "minor changes" as referred to in the enabling PUD Ordinance. Any such revision will be designed to contain at least the minimum lot areas required by the R-10 zoning classification.

Further, the applicant hereby grants the Planning Commission the authority to approve any and all such minor changes as generally described above, and which in its determination are consistent with the intent of the application and the Master PUD Plan and which generally promotes the goals and objectives of the Planning Commission relative to sound land planning and orderly development within Greenville County.

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