

KENSINGTON PLACE  
A Planned Development Community

Dee A. Smith and Westminster Company have joined together to develop Kensington Place, a planned residential community consisting of 30 attached single family units. This development is to be located on 8.26 acres of property located on Pelham Road, north of the intersection of Pelham Road and Muddy Ford Road (Blacks Road), east of the City of Greenville, South Carolina.

The applicants request a change of zoning from R-20 single family to PD-R Planned Development Residential.

LOCATION

The site is located on Pelham Road approximately 3 miles east of the intersection of Pelham Road and Haywood Road.

SIZE

The property contains 8.26 acres, having 621.39 feet of road frontage on Pelham Road and an average depth of 600 feet.

TOPOGRAPHY

The topography of the site is gently sloping away from Pelham Road with drainage of the property to the right rear corner (NE Corner) and having no other areas of concern in the ground slope.

VEGETATION

Native vegetation on the site includes a mixture of hardwood and pine near the rear of the site, (approximately 35%), with the remaining area of shrubs, briers and native grasses.

EXISTING UTILITIES

An 8" sanitary sewer line exists from Pelham Road and preliminary engineering levels indicate line extensions are feasible.

Water Service will be provided by the Greenville Water System. A 20" water main exists on Pelham Road at this location.

Electrical Service will be provided via Duke Power Company utilizing a complete underground system.

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