

Applicant Provided Narrative Addressing PD Criteria, per SCLDC Sec. 30.8.5.3 (d)

- 1) How the proposed development addresses the goals of the Comprehensive Plan.

The proposed development is consistent with the Comprehensive Plan.

- 2) Why the proposed development cannot be achieved under an existing or conventional special zoning district.

This property currently has the HIP-TI land use designation with the Urban Centers and Corridors Overlay (UCCO). The proposed change to a PD Land Use is simply to avoid use limitations associated with the Urban Centers and Corridors Overlay. More specifically, the intended use of the first phase of this development is for the rental, sale, service, maintenance, test driving, charging, repair, delivery, paint, body repair and collision, and storage of new and pre-owned automobiles and energy products and related parts and accessories, and for general office purposes which is not currently allowed within the UCCO but is allowed within the HIP-TI land use.

- 3) How the proposed development provides an innovative approach to land development.

The proposed development is going to re-vitalize a blighted property that features a borrow pit from the early 60s. The PD zoning allows for shared infrastructure including a single driveway off of SR 46 and shared stormwater retention within the limits of the existing borrow pit.

- 4) A description of the benefits to the County that cannot be achieved under the existing provisions of this code.

The County is going to benefit by adding a world renowned, high-tech business that will add significant high-paying employment and convenience for County residents who widely use their products. This project will not be possible under the existing provisions of the code due to the Urban Centers and Corridors Overlay (UCCO).