

I. DEVELOPMENT OBJECTIVES

The project is proposed as a Planned Development to provide for greater site design flexibility allowing mixed land use while preserving natural landscape features that might otherwise be disregarded during development under the existing zoning classification. The intent is to develop the project as a well integrated retail/office/service center. Sitework criteria includes the preservation of as many existing trees as possible, especially at the perimeter. All sides will be enhanced by additional landscape material with special attention given to the east property line and along Savage Road so as to provide an aesthet-ically pleasing buffer. Maximum exposure and visibility will be limited to the Orleans Road Connector and the Highway 61 Expressway.

II. LAND USE

The permitted land uses total approximately 73,000 square feet of building area. Permitted retail uses include appliance dealers, carpet showrooms, equipment retailers, home improvements and furnishings, building materials, mail order houses, vending machine sales, business supplies, direct selling organizations, antique shops, books/arts and crafts, architects/ engineering supplies, sporting and recreation goods, garden supplies, optical goods, photographic services and supplies, finance, insurance, real estate, advertising equipment, consumer/collection services, attorney or legal services, trading stamp stores, electrical/radio/T.V. sales and service, duplicating services, business consultants, retail food establishments, medical and health services, deli/sandwich shop, and office/service uses that have accessory enclosed multi-purpose uses such as warehousing and limited manufacturing. Potential users may include contractors, engineering and surveying companies; attorneys, physicians; office machine dealers; personnel consultants, interior designers, equipment suppliers, photographic services, printer, communication services, financial, insurance and real estate services, business services such as advertising and marketing, consumer credit, duplicating, mailing and stenographic, distributors, news syndicate services, employment services, research and development, business and management consulting, medical, architecture, legal and janitorial services, diaper services, health services, restaurant supply and food supply services and food warehousing, personal improvement services including gymnastic training.

Page 3 - Development Guidelines

III. SETBACKS AND HEIGHT REQUIREMENTS

- A. Front and Side setbacks for the project will be a minimum of 25' from all exterior property lines. A natural and landscaped 4' planter strip shall be included in the setback area on all sides of the property.
- B. Height Requirements for this project will remain the same as the existing zoning which is a 35' height limitation plus 1' of additional height over limitation per 1' of additional setback.

IV. OFF STREET PARKING

All parking spaces will be provided to meet Charleston County zoning Ordinance requirements (9' x 18' w/24' aisle width)

Parking spaces shall be provided as follows: 217 spaces total.

In addition to the above parking space designations, the site plan also provided for loading areas at the rear of the building.

Existing and future uses on the property shall comply with the current parking requirements contained in the Zoning and Land Development Regulations Ordinance (ZLDR).

V. SIGNAGE

All signs shall comply with the requirements of ZDLR Art. 9.11, with the following exceptions:

- a) Directory signs less than ten square feet in area shall be allowed and will be limited to names of establishments and building numbers and/or locations; and
- b) Permitted signs existing on the site at the time of approval of this amendment (March 10, 2015) shall be allowed to remain and letter/number/color changes to such signs shall be allowed.

Page 4 - Development Guidelines

VI. UTILITIES AND STORM DRAINAGE

Water and sewer service is available in the adjacent street rights-of-way. Storm drainage will be handled in a manner to eliminate the storm water runoff to Savage Road. In the post-development condition, we will divert all runoff from Savage Road and cause the site to drain to the ditches on the SCHED right-of-way to the north.

VII. ACCESS AND TRAFFIC

Access to the site is limited to Savage Road in two locations. The access drive closest to Orleans Road Connector will handle the truck and van traffic. The other access point in line with Amber Lane will provide a secondary access to the project and will be designated for passenger vehicles.

VIII. DEVELOPMENT SCHEDULE

All building construction has been completed.

IX. SUMMARY

It is the intent of this project to lessen the impact on the existing neighborhood through proper planning and engineering. The developer's intent is to continue with the theme of reduced general and professional office use with increased service/area use and a portion of the project devoted to a mixed retail use. This will accomplish a decrease in the services needed for the project, a lessening of storm drain impact on Savage Road and a lessening of traffic impact due to the service area nature of a portion of the project.

The approximately 73,000 square feet of gross leasable area is situated on 5.2 acres of property. This creates an approximate total building coverage of 35% of the site.

Page 5 - Development Guidelines

Storm drainage has been addressed so as to eliminate all storm drain runoff to Savage Road. The site drains all storm water to Savage Road in the existing condition. Eliminating this discharge will greatly improve the storm drainage handling capacity on Savage Road.

The landscape buffers created along Savage Road and the east property line will provide an aesthetic barrier of plantings that will assist in diminishing the visual impact of the project on the neighborhood.

- X. All matters not addressed in the PD shall comply with the current ZLDR in effect for the Office General Zoning District.