

Comments to SC QAP Draft #2

1. Request that “clothing” be removed from the requirement for a “Shopping” category. It is likely that residents will either choose to purchase their clothing items from their preferred brand retailers (Old Navy, Eddie Bauer, etc.) with a limited number of locations that serve a greater overall geographic area and are typically located in shopping malls or outlet centers, or they will just choose to purchase clothing from online sellers and have clothing shipped to them from any of a variety of sellers.
2. Remove the new limitation which limits a single establishment to be used for no more than two categories and either go back to initial language of allowing “multiple” or increase the number of categories to not more than three. If the intent is to make sure that the referenced services are located within a reasonable distance of the development site, it should not matter that 3 of the services are all located in one store (grocery, shopping and pharmacy). As you are aware, many stores are utilizing “superstore” models where one store contains all of the above services (Publix, Kroger, Walmart, Target, etc.). The “one stop shop” model provides convenience for the customers and serves to keep other, smaller shops out of the area as they would have difficulty competing with the big box stores.
3. Modify the requirement that a service provider must be open for business as of the date of the preliminary application to allow points for service providers that are under construction and scheduled to open prior to placed-in-service date. In growing areas, many services (e.g., hospitals) have long construction periods and a site located next to these services which are under construction and will be available to residents of the apartment community when it opens should receive credit for the service.