



## Planning Commission

Wednesday, May 26, 2021 at 6:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.  
Council Chambers

### AGENDA

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. ADOPTION OF THE AGENDA

#### IV. ADOPTION OF MINUTES

1. April 28, 2021

#### V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\*

#### VI. OLD BUSINESS

1. **Belfair Towne Village (Certificate of Appropriateness – Highway Corridor Overlay District):** A request by Wallace Milling of Witmer Jones Keefer, Ltd, on behalf of David Carpio of Brixmor for approval of a Certificate of Appropriateness – HCOD. The project consists of the removal of trees located along the frontage buffer with US HWY 278. The Property is zoned Belfair Planned Unit Development a located northeast of the intersection of US HWY 278 and Simmonsville Road. (COFA-01-21-14930) (Staff- Will Howard)

#### VII. NEW BUSINESS

1. **New Riverside Park (Street Naming Application):** A request by Constance S. Clarkson on behalf of the Town of Bluffton for approval of a street naming application to name the newly constructed private drive that will serve Fire Station #31 and the Town of Bluffton New Riverside Park. The property is zoned New Riverside Planned Unit Development and identified by tax map number R610 036 000 1319 0000 located southwest of the intersection of Okatie Highway and New Riverside Road. STR 05-21-00000) (Staff – Will Howard)
2. **Parkers Kitchen – 5 Oliver Court (Preliminary Development Plan):** A request by Drayton-Park Companies, LLC on behalf of the owner, Wyatt Pringle, for the approval of a Preliminary Development Plan. The project consists of the construction of a +/- 5,200 square foot

convenience store and fuel station. The property is zoned Schultz Planned Unit Development and consists of approximately 1.88 acres identified by tax map number R610 031 000 0961 0000 located at 5 Oliver Court. (DP-02-21-015049) (Staff – Will Howard)

## **VIII. DISCUSSION**

1. Comprehensive Plan Update

## **IX. ADJOURNMENT**

---

*“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”*

*In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.*

*\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

# Planning Commission

Electronic Meeting

April 28, 2021

---

## I. PUBLIC COMMENT

Public comments will be received via conference line provided by staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

## II. CALL TO ORDER

## III. ROLL CALL

### ROLL CALL

PRESENT

Chairman Amanda Jackson Denmark

Commissioner Charlie Wetmore

Commissioner Kathleen Duncan

Commissioner Matthew Youst

Commissioner Ron Williams

Vice Chairman Terry Hannock

Commissioner Trey Griffin

## IV. ADOPTION OF THE AGENDA

Motion made by Commissioner Hannock, Seconded by Commissioner Williams.

Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan, Commissioner Youst, Commissioner Williams, Commissioner Hannock, Commissioner Griffin

## V. ADOPTION OF MINUTES - March 24, 2021

Motion made by Vice Chairman Hannock, Seconded by Commissioner Griffin.

Voting Yea: Chairman Jackson Denmark, Commissioner Duncan, Commissioner Youst, Commissioner Williams, Commissioner Hannock, Commissioner Griffin

Voting Abstaining: Commissioner Wetmore

## VI. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\*

## VII. EXECUTIVE SESSION

1. Receipt of legal advice related to the powers and duties of the Planning Commission and to approval of Preliminary Development Plan pursuant to (SC FOIA 30-4-70(a)(2)).

Commissioner Williams voted to go into Executive Session at 6:07pm. Vice Chairman Hannock seconded the motion. All were in favor and the motion passed.

Commissioner Wetmore voted to come out of Executive Session at 7:09pm. Vice Chairman Hannock seconded the motion. All were in favor and the motion passed.

**VIII. OLD BUSINESS**

- 1. Amend Order of March 24, 2021, Conditionally Approving May River Marketplace (Preliminary Development Plan):** Consideration of a motion to amend conditional approval of the Preliminary Development Plan (DP-01-21-14870) for May River Marketplace, as adopted on March 24, 2021, for the elimination of two of the conditions imposed by the Planning Commission as a condition of approval. These two conditions to be eliminated are that the Applicant (i) produce a “letter of support from the Woodbridge Property Owners Association” and (ii) present the Final Development Plan to Planning Commission. The project involves a commercial development located at 2 Parkside Drive and referred to as “May River Marketplace and consists of the construction of a restaurant and retail space with an outdoor pavilion, parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 12.9 acres identified by tax map number R610 000 000 0000 0000. (Staff)

Commissioner Youst recused himself from this item.

Vice Chairman Hannock motioned to approve the application with the following conditions:

1. At the time of Final Development Plan, the Applicant shall provide the final sound analysis report. Any additional recommendations provided in the final sound analysis. Any additional recommendation provided in the final sound analysis shall be incorporated into the Final Development Plan.
2. The Applicant shall coordinate construction efforts with Beaufort County Traffic Engineering for all improvements required by the Traffic Signal Warrant Study and Encroachment Permit for the access intersections with Buckwalter Parkway.

Commissioner Duncan seconded the motion. All were in favor and the motioned passed.

Vice Chairman Hannock stated that he has been concerned about the sound levels from the entertainment aspect of this project. Hannock stated that the Commission has heard several different things conflicting; how big the bands are going to be, a small group or an individual with a guitar. Hannock hopes that staff will be able to get a better definition from the Developer.

Chairman Jackson-Denmark asked Town Attorney, Richardson LaBruce, to explain why this project is coming back before the Commissioner for the record. LaBruce exclaimed that the Preliminary Development Plan that was considered at the March 24, 2021 Planning Commission meeting, there were two conditions imposed as part of that Development Plan. The first condition was the letter of support from the Woodbridge Property Owners Association (POA). The second condition was regarding the presenting of Final Development Plan to the Planning Commission. The second condition, by ordinance of the Town of Bluffton, Final Development Plan approval are at the decision of the Unified Development Ordinance (UDO) Administrator. Meaning, the Planning Commission does not have the authority to impose that condition. Requiring that a third party provide a letter of support could potentially create an issue from a legal standpoint.

Commissioner Wetmore then stated the he would still like to see the Final Development Plan come back before the Planning Commission for comments and suggestions to the Unified

Development Ordinance (UDO) Administrator. Wetmore then stated in agreeance with Vice Chairman Hannock, this project has made some of the Planning Commission nervous. The project itself may not be a bad thing but, we just want to make sure it is created as it has been presented to us. Wetmore also stated that he knows the Unified Development Ordinance (UDO) Administrator will appreciate more eyes on this for feedback purposes before a final decision is made.

All were in favor of removing conditions 3 & 4 from the approval given at the last meeting of the Planning Commission.

## IX. NEW BUSINESS

1. **Saint Gregory the Great (Initial Master Plan):** A request submitted by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston and Beaufort Jasper Water and Sewer Authority for Planning Commission Consideration, and Recommendation to Town Council for approving an Initial Master Plan for Saint Georgy the Great, in the Buckwalter Planned Unit Development Concept Plan and consists of approximately 61.093 Acres of land located at 323 Fording Island Road, Beaufort County Tax Map No. R600 022 000 0125 0000 and R600 022 000 1120 0000 subject to a new Saint Gregory the Great Land Use Tract to be established through a Buckwalter Planned Unit Development Text Amendment (MP-02-20-14050) (Staff – Kevin Icard)

Staff member Kevin Icard presented the information to the Commission which is incorporated into these minutes.

Commissioner Youst recused himself from this item.

Commissioner Wetmore asked if the only change being brought before the Commission today was a reduction in dwelling units. Staff member Icard confirmed the number of dwelling units has been reduced from 250 units to 110 units.

Commissioner moved to recommend to Town Council to approve the Initial Master Plan for St. Gregory the Great based on the review criteria presented in this report and as outlined in Section 3.9.3 Application Review Criteria in the Unified Development Ordinance.

Motion made by Commissioner Hannock, Seconded by Commissioner Griffin.

Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan, Commissioner Williams, Commissioner Hannock, Commissioner Griffin

Voting Abstaining: Commissioner Youst

2. **Lighthouse Lagoon Miniature Golf (Preliminary Development Plan):** A request by Ward Edwards Engineering on behalf of Lighthouse Lagoon Miniature Golf, for approval of a Preliminary Development Plan. The project consists of the construction of a miniature golf course with associated infrastructure and parking. The property zoned Buckwalter Planned Unit Development and identified by tax map number R610 030 000 2001 0000 located at 24 Innovation Drive. (DP-01-21-014882) (Staff- Will Howard)

Staff member Will Howard presented the information to the Commission which is incorporated into these minutes.

Commissioner Wetmore voiced his concern about patrons having to do a U-turn in order to park at the establishment. Wetmore stated that with the amount of traffic that is on that access road we would be setting ourselves up for a traffic nightmare unless that parking lot has a straight entrance into it. Chairman Jackson-Denmark stated that she is also concerned with the "dead end" parking.

Motion made by Commissioner Wetmore, Seconded by Commissioner Hannock.

Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan, Commissioner Youst, Commissioner Williams, Commissioner Hannock, Commissioner Griffin

## **X. DISCUSSION**

### **1. Historic Preservation Month (May)**

Staff member Kevin Icard let the Commission know that May is Historic Preservation Month.

### **2. Town of Bluffton Historic Preservation Symposium- May 27, 2021**

Staff member Kevin Icard stated that to celebrate a small portion of the history of Bluffton, the Town will be holding its sixth annual Historic Preservation Symposium. Icard also noted that seating will be limited due to COVID-19 and an RSVP is required.

## **XI. ADJOURNMENT**

### **ADJOURNMENT**

Commissioner Wetmore motioned to adjourn the April 28, 2021 meeting of the Planning Commission. Vice Chairman Hannock seconded the motion. All were in favor and the motion passed.

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	May 26, 2021
<b>PROJECT:</b>	Belfair Town Village – Certificate of Appropriateness – Highway Corridor Overlay (COFA-HCO)
<b>APPLICANT:</b>	Wallace Milling of Witmer Jones Keefer, Ltd
<b>PROJECT NUMBER:</b>	COFA-01-21-014930
<b>PROJECT MANAGER:</b>	Will Howard Principal Planner – Land Development

**REQUEST:** The Applicant, Wallace Milling of Witmer Jones Keefer, Ltd, on behalf of the owner, David Carpio, Brixmor, requests that the Planning Commission approve the following application:

1. **COFA-01-21-014930.** A Certificate of Appropriateness for the approval of the removal of trees located along the frontage buffer with US 278, and zoned Belfair PUD. (Attachment 1)

**APPLICATION UPDATE:** The application was originally presented at the Jan 27, 2021 meeting of the Planning Commission. The Planning Commission voted to “Table” the application until additional information could be provided, requesting specifically that the applicant provide and arborist’s assessment and tree mitigation plan for the trees proposed for removal.

An arborist’s assessment has been provided, recommending the removal of thirty-five (35) trees. Criteria considered for removal included tree species, tree structure, tree health and consequence of failure.

A tree mitigation plan and corresponding plant schedule was also provided for review. The applicant is proposing a mix of Live Oaks, Sabal Palmettos, Fringe Trees and Yaupon Holly to mitigate the trees removed and provide buffering of the parking area as required in Section 4.23.2.1.C.7. of the Beaufort County 1990/3 Zoning and Development Standards Ordinance.

**INTRODUCTION:** On July 24, 1995, Beaufort County Council approved a request for rezoning to a PUD District for 1,028 acres, located north of US 278, establishing the Belfair Planned Unit Development Zoning District. The majority of the development was approved for low intensity single family residential, with 33 acres approved for multifamily, and fifty acres for commercial development. (Attachment 2)

As part of the Buck Island Simmonsville Annexation of 2005, the commercial portion of the Belfair PUD was annexed into the Town of Bluffton and the Belfair PUD, as approved

by Beaufort County, was adopted by the Town of Bluffton as the official zoning for the property. (Attachment 3)

The Applicant has provided a tree removal plan and is requesting approval of a Certificate of Appropriateness – Highway Corridor Overlay (HCO) application for the alteration of the existing landscape plan to remove trees along the frontage buffer with US 278. (Attachments 4 & 5)

Being located along and visible from US 278, this property is located in the Highway Corridor Overlay and is subject to review by the Planning Commission. The Commission has review authority over the architectural, landscaping, and lighting design only. In this application, only the landscape design is being proposed for modification. (Attachment 6)

**BACKGROUND:** This application is for a Certificate of Appropriateness-Highway Corridor Overlay located within the Belfair PUD and is subject to the standards set forth in the Belfair PUD Concept Plan and the Belfair PUD Master Plan. The project consists of the removal of several trees adjacent to, not within, the highway buffer along the frontage with US 278. (Attachment 3)

**REVIEW CRITERIA & ANALYSIS:** Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.17.3 of the Unified Development Ordinance in assessing an application for a Certificate of Appropriateness- HCO. These criteria are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. Section 3.17.3.A. The proposed development must be in conformance with applicable landscaping, lighting, and architectural provisions provided in Article 5, Design Standards.

*Finding.* The project is located in the Belfair PUD. There are specific design standards established by the PUD and the Beaufort County 1990/3 Zoning and Development Standards Ordinance (ZDSO), which are attached to the PUD. As a result, Article 5 of the current Unified Development Ordinance does not apply to this proposal.

2. Section 3.17.3.B. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

The property is located in the Belfair PUD and the Belfair PUD Master Plan. As a result and as previously noted, the property is subject to the Beaufort County 1990/3 Zoning and Development Standards Ordinance. This Zoning and Development Standards Ordinance contains architectural, landscaping, and lighting design standards for properties located in the Highway Corridor Overlay District. As previously noted, only the landscaping design is being proposed for modification in this application; therefore, the architectural standards are not applicable.

- i. *Finding - Landscape Design. Section 4.23.2.1.C. of the Beaufort County 1990/3 Zoning and Development Standards Ordinance states that the*

*purpose of this subsection is to achieve at maturity a semi-continuous and semi-opaque vertical plane of tree canopy, understory trees and shrubbery coverage in order to soften the appearance of structures and parking lots visible from the highway, to screen headlight glare of and off site, and to mitigate commercial lighting as seen by neighboring properties and from the highway. Natural appearing landscape forms are encouraged.*

Staff finds that the proposed tree removal would significantly impact the buffer and would be in direct contrast to the intent of the above referenced section.

- ii. *Finding - Landscape Design. Section 4.23.2.1.C.7. of the Beaufort County 1990/3 Zoning and Development Standards Ordinance states where commercial parking areas would be visible from the highway, additional vegetation, walls, fences, berms, or some combination shall be used to screen those areas.*

Staff finds that the existing buffer exceeds the minimum requirement and was designed in order to satisfactorily screen the parking area from the highway.

- iii. *Finding - Landscape Design. Section 4.23.2.1.C.8. of the Beaufort County 1990/3 Zoning and Development Standards Ordinance states that trees and shrubs shall not be pruned in any manner that would significantly diminish the desired softening character of the buffer except in accordance with standard horticultural practice. Trees shall not be limbed-up from the ground more than six (6') feet to the lowest branches except as required within sight triangles at intersections or to provide adequate light for understory plantings.*

*Updated Finding - Staff finds that the proposed mitigation plan will provide sufficient screening and buffering of the parking areas to satisfactorily screen the parking area following tree removal.*

- 3. Section 3.17.3.C. The application must comply with applicable requirements in the Application Manual.

- a. *Finding. The application has been reviewed by Town Staff and has been determined to be complete.*

**PLANNING COMMISSION ACTION:** As granted by the powers and duties set forth in Section 2.2.6.C. of the Unified Development Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

County 1990/3 Zoning and Development Standards Ordinance, as approved as an attachment to the Belfair PUD Concept Plan.

**ATTACHMENTS:**

1. Application & Narrative
2. Zoning Map
3. Vicinity Map
4. Tree Removal Plan
5. Aerial Map
6. Highway Corridor Overlay Map
7. Arborist's assessment
8. Tree mitigation plan



# TOWN OF BLUFFTON TREE REMOVAL APPLICATION

Growth Management Custom

Section VI. Item #1.

20 Bridge Street

Bluffton, SC 29910

(843) 706-4522

www.townofbluffton.sc.gov

[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

Name: Wallace Milling, Witmer Jones Keefer, Ltd.		Name: David Carpio, Brixmor	
Phone: 843-757-7411		Phone: 770-360-8422	
Mailing Address: 23 Promende Street Suite 201 Bluffton, SC 29910		Mailing Address:	
E-mail: wallace@wjklt.com		E-mail: David.Carpio@brixmor.com	
Town Business License # (if applicable):			
Project Address: 63-145 Towne Drive, Bluffton, SC 29910			
Project Location: Belfair Towne Village			
Zoning District: Belfair PUD		Acreage: ±10 acres	
Tax Map Number(s): R610 031 000 0194 0000			
Tree Species and Diameter: See Plans			
Location of Tree to be Removed (flag tree in field prior to submitting): See Plans			
Reason for Tree Removal: Site Improvements; Removing Dead and/or Hazardous trees			
<input checked="" type="checkbox"/> 1. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 2. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. <input checked="" type="checkbox"/> 3. A tree survey/site plan indicating type and size of existing trees and those to be removed. <input checked="" type="checkbox"/> 4. A mitigation plan demonstrating compliance with applicable tree replacement standards.			
<b>Disclaimer:</b> The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 11-10-20	
Applicant Signature:		Date: 11-10-20	



## TOWN OF BLUFFTON TREE REMOVAL APPLICATION PROCESS NARRATIVE

Section VI. Item #1.

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

<b>Step 1. Application Submittal</b>	<b>Applicant</b>
The Applicant shall submit the Tree Removal Application and required submittal materials.	
<b>Step 2. Review by UDO Administrator</b>	<b>Staff</b>
If the UDO Administrator determines that the Tree Removal Application is complete, it shall be reviewed for compliance with the criteria and provisions in the UDO. The UDO Administrator may approve, approve with conditions, or deny the application.	
<b>Step 3. Issue Tree Removal Permit</b>	<b>Staff</b>
If Tree Removal Application is in compliance with the criteria and provisions in the UDO, the UDO Administrator shall issue the Tree Removal Permit.	



November 10, 2020

Will Howard  
Town of Bluffton

***RE: Belfair Towne Village tree removal narrative***

Dear Mr. Howard,

On behalf of the applicant, we are submitting the attached HC COA for Belfair Towne Village.

The proposed work consists of removing a variety of trees along the Highway 278 Frontage of the property, including Pine, Laurel oak, Gum, Hickorys and some Water oak species. The trees proposed to be removed are NOT specimen trees and are not part of the 25' Highway Corridor Overlay buffer requirement. There are a total of 56 trees proposed to be removed while there are 115 overstory trees to remain which more than meets to buffer requirement. The Understory vegetation will largely remain except for vines and invasive species and will be maintained to block views to parking. We believe there will still be ample buffer vegetation to screen the Belfair Town Village shopping center which recently improved its landscape by adding 42 Live Oak Trees and 97 Palmetto Trees among many other ornamental landscape plantings that soften the development from Hwy 278.

If you require additional submittal documents, please contact me.

Sincerely,  
Witmer♦Jones♦Keefer, Ltd.

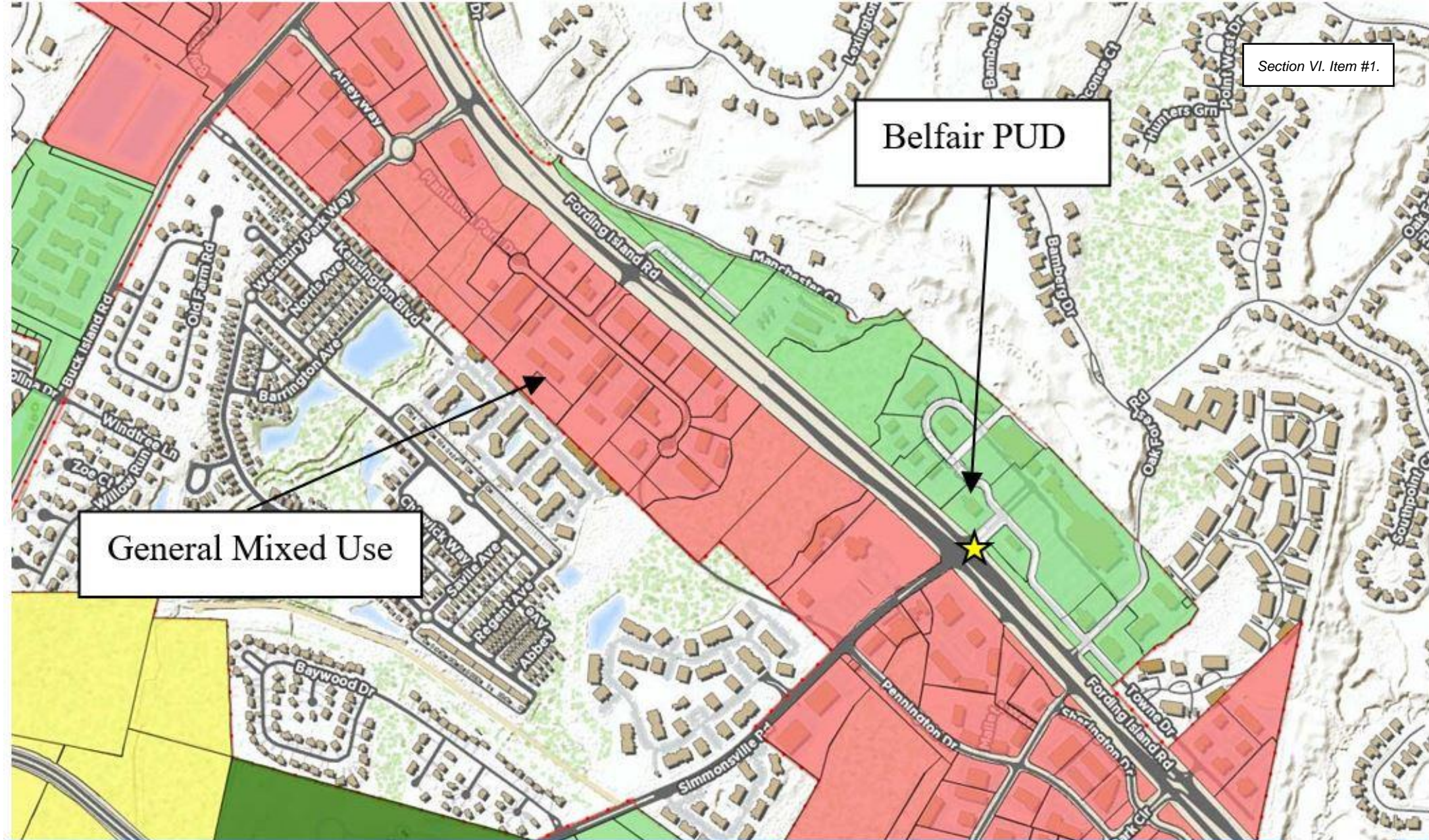
A handwritten signature in black ink, reading "W/T Milling". The signature is written in a cursive, flowing style.

Wallace Milling, Principal

23 Promenade Street, Suite 201  
Bluffton, SC 29910  
Tel: 843-757-7411

# Zoning Map

Attachment 2



Section VI. Item #1.

Belfair PUD

General Mixed Use

ZONING MAP

# Vicinity Map



SITE DEVELOPMENT PLANS  
FOR  
**BELFAIR TOWNE VILLAGE**  
BLUFFTON, SOUTH CAROLINA

DATE: Nov. 10, 2020  
PROJECT NO.: 17120.01  
DRAWN BY: WM  
CHECKED BY: WM

**PRELIMINARY  
SUBMITTAL PLAN,  
NOT FOR  
CONSTRUCTION**

REVISIONS:

DRAWING TITLE  
**KEY SHEET**

DRAWING NUMBER  
**L100**



**BUFFER REFINEMENT ZONE NOTES:**

- TOTAL BUFFER LINEAR FOOTAGE = 920
- REMOVE ALL THE FOLLOWING TREE SPECIES UNDER 6" CALIPER AT 4' "BREAST HEIGHT":
    - WATER OAK
    - LAUREL OAK
    - LOBLOLLY PINE
    - PIGNOT HICKORY
    - GUM
  - PRESERVE ALL GROUPINGS OF MATURE NATIVE SHRUBS SUCH AS WAX MYRTLE, BAY, ANISE, YAUPOIN, AND PALMETTO WITHIN THE 25' BUFFER SETBACK AND PRUNE DOWN TO A HEIGHT OF NO MORE THAN 4' TALL.
  - PRUNE ALL REMAINING OVERSTORY TREES TO A HEIGHT NO LESS THAN 6' FROM FINISHED GRADE
  - THE FOLLOWING MINIMUM QUANTITY OF BUFFER VEGETATION SHALL REMAIN WITHIN THE +/- 850 LF REFINEMENT ZONE:
    - 6 OVERSTORY TREES/ 100 LF = 56 TOTAL [SEE CHART 1.L1]
    - 7 UNDERSTORY TREES/ 100 LF = 65 TOTAL
    - 30 SHRUBS/ 100 LF = 276 TOTAL

**CHART 1.L1**

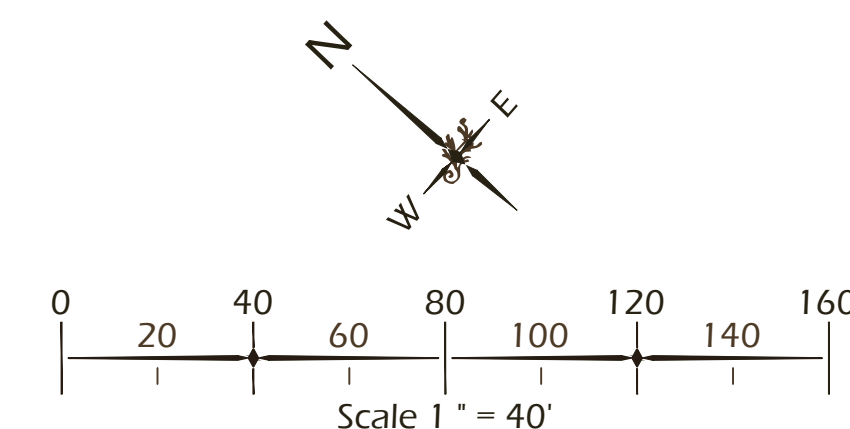
OVERSTORY TREES TO REMAIN																										
		SIZE																								
SPECIES	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	25	TOTAL					
BAY		1																			5					
G			1	1					2	1						1					6					
HIC		1	1	1	1			1													5					
LA		1		2	5	2	7	3	6	2	6		1	5		1	2	1		1	45					
LO									1												3					
MAG				2																	2					
P		1	2	2				2	4	2	5	6	3	5	2	1	3	1	1	1	41					
PLM								2													8					
TOTAL TREES TO REMAIN:																					115					

**NON-BUFFER REFINEMENT ZONE NOTES:**

- REMOVE ALL NON SPECIMEN TREES LISTED IN CHART 2.L1
- REMOVE ALL TREE SPECIES UNDER 6" CALIPER AT 4' "BREAST HEIGHT":
  - WATER OAK
  - LAUREL OAK
  - LOBLOLLY PINE
  - PIGNOT HICKORY
  - GUM
- UNDERBRUSH AND BUSH HOG UNDERSTORY VEGETATION AND APPLY MULCH AND OR SOD/ SEED.
- PRUNE ALL REMAINING OVERSTORY TREES TO A HEIGHT NO LESS THAN 15' FROM FINISHED GRADE

**CHART 2.L1**

OVERSTORY TREES TO BE REMOVED																					
		SIZE																			
SPECIES	6	7	8	9	10	12	13	14	15	16	17	18	19	20	29	TOTAL					
HIC	1															1					
LA				1	1											3					
P			3	3	2	2	5	3	9	7	2	6	2	4	1	49					
WO		1	1				1									3					
TOTAL TREES TO BE REMOVED:																56					



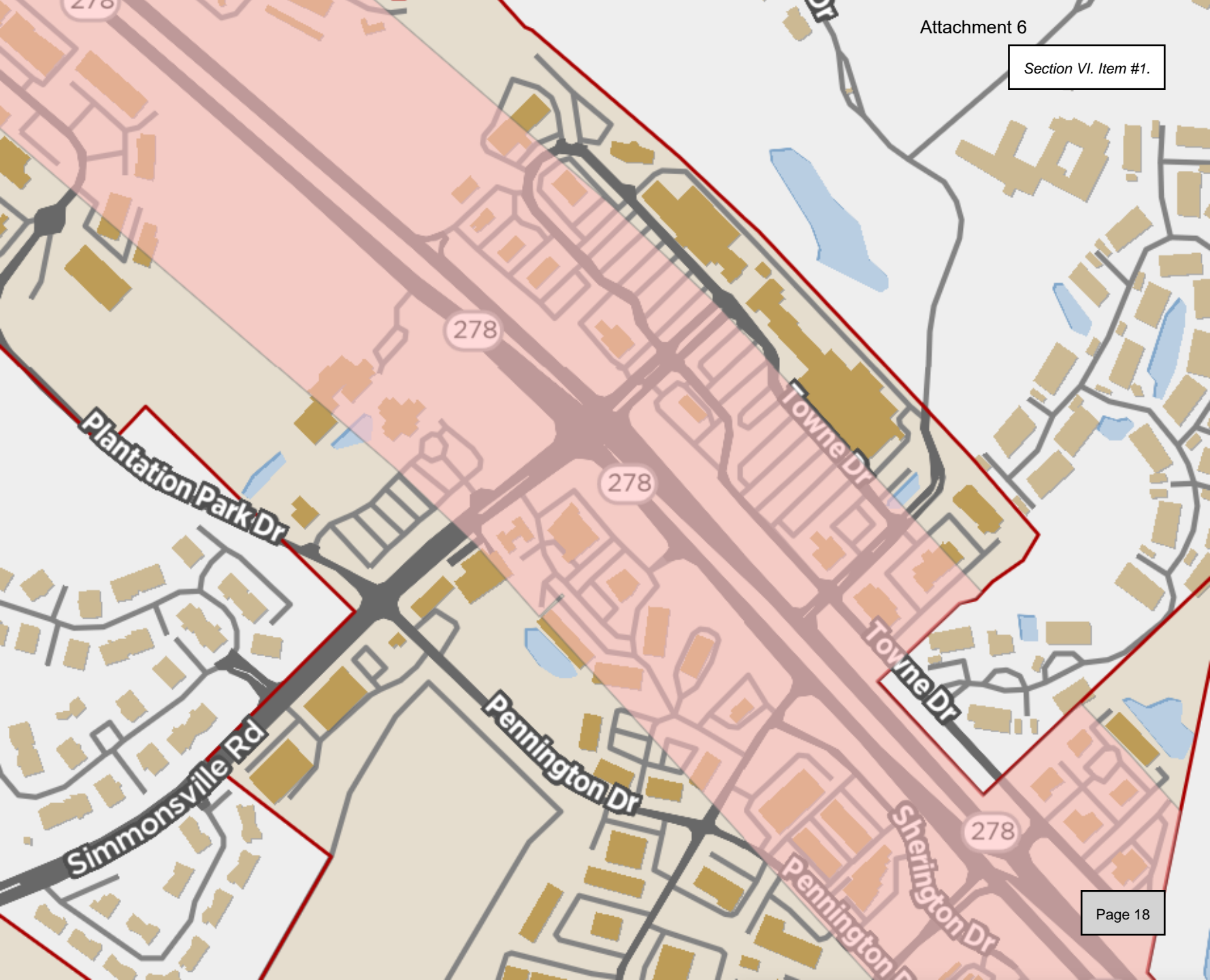
# Aerial Map



Atlas

Section VI. Item #1.

# Highway Corridor Overlay



# OSSABAW CONSULTING, LLC

---

P.O. Box 30012 ▪ Savannah, GA 31410 ▪ ossabawconsulting@gmail.com ▪ (912) 658 8833

## Arborist Site Report

Witmer-Jones-Keefer  
23Promenade Street, Ste. 201  
Bluffton, SC 29910

March 14, 2021

### Location:

Belfair Towne Center  
Bluffton, SC

### General Information:

The tree with the buffer area in front of the location were assessed to determine if removal is recommended. Criteria considered for removal included by was not limited to, tree species, tree structure, tree health, target, and consequence of failure. The trees were inspected on March 8, 2021 at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA).

### Detailed Findings and Recommendations\*:

The following trees should be considered for removal and criteria for removal has been provided:

- Tree No. 1: 10-inch Slash Pine, this tree has poor growth structure.
- Tree No. 2: 19-inch Slash Pine, this tree has included bark
- Tree No. 3: 15-inch Slash Pine, this tree has a canker.
- Tree No.4: 6-inch Sweetgum, this tree has poor growth structure and included bark.
- Tree No. 5: 9-inch Slash Pine, this tree has poor growth structure and removal of this tree will enhance the adjacent Laurel Oak and Sweetgum.
- Tree No. 6: 16-inch Slash Pine, this tree has a lean and a twisted trunk.
- Tree No. 7: 10-inch Slash Pine, this tree has poor growth structure and removal will enhance adjacent Southern Magnolia and Laurel Oak.

- Tree No. 8: 15-inch Slash Pine, removal of this tree will enhance the adjacent Laurel Oak.
- Tree No. 9: 9-inch Laurel Oak, this tree is rubbing against another.
- Tree No. 10: 6-inch Hickory, this tree has poor growth structure.
- Tree No. 11: 9-inch Laurel Oak, this tree has poor growth structure and is leaning.
- Tree No.12: 16-inch Slash Pine, this tree has a canker on the trunk.
- Tree No. 13: 7-inch Sweetgum, this tree has poor growth structure.
- Tree No. 14: 8-inch Slash Pine, this tree has poor growth structure.
- Tree No. 15: 8-inch Sweetgum, this tree has poor growth structure.
- Tree No. 16: 3-inch Laurel Oak, removal of this tree will enhance adjacent Laurel Oak.
- Tree No. 17: 20-inch Slash Pine, this tree has a canker on the trunk.
- Tree No. 18: multi-stem Laurel Oak, marked stems are decayed.
- Tree No. 19: 12-inch Laurel Oak, this tree is decayed.
- Tree No. 20: Laurel Oak, this tree is dead.
- Tree No. 21: 10-inch Laurel Oak, this tree has a prominent lean.
- Tree No. 22: 9-inch Slash Pine, this tree has poor growth structure.
- Tree. No. 23: 8-inch Slash Pine, this tree is dead.
- Tree No. 24: 13-inch Laurel Oak, this tree is decayed.
- Tree No. 25: 13-inch Water Oak, this tree is decayed.
- Tree No. 26: 13-inch Water Oak, this tree is decayed.
- Tree No. 27: 12-inch Slash Pine, 13-inch Water Oak, this tree is decayed, and removal of this tree will enhance adjacent Live Oak.
- Tree No. 28: 16-inch Slash Pine, this tree has poor growth structure and removal of this tree will enhance adjacent Live Oak.
- Tree No. 29: 21-inch Laurel Oak, this tree has included bark and mistletoe.
- Tree No. 30: 12-inch Slash Pine, this tree has poor growth structure and a lean.
- Tree No 31: 12-inch Water Oak, this tree is decayed.
- Tree No. 32: 17-inch Slash Pine, this tree has a lean
- Tree No. 33: 7/8/8-inch Laurel Oak, this tree has poor growth structure and is decayed.
- Tree No. 34: 11-inch Bay, this tree has a canker on the trunk.
- Tree No. 35: 20-inch Water Oak, this tree has included bark.

To compensate for any loss of canopy on the property, the property owner is encouraged to replant site appropriate trees. All trees that remain on site should be pruned to eliminate any hazardous limbs, improve overall safety and development tree structure. Pruning should be conducted under the supervision of an ISA Certified Arborist and should adhere to the most recent ANSI A300 standards and ISA Best Management Practices for tree pruning. It is also recommended that all remain be inspected annually by an ISA Certified Arborist to ensure the health and stability of the trees.

**Arborist's information:**

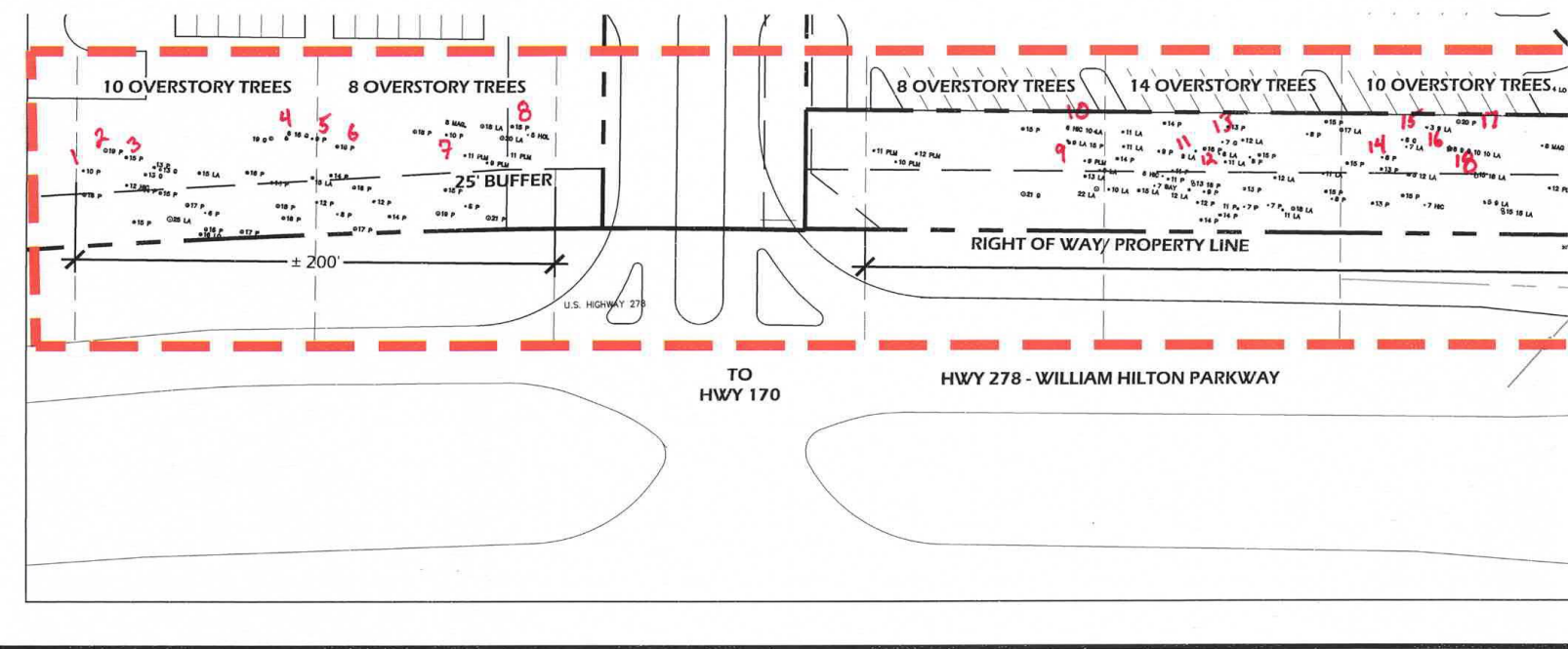
Michael W. Pavlis, BS, MS  
ISA Certified Arborist, SO-5588A  
ISA Tree Risk Qualification

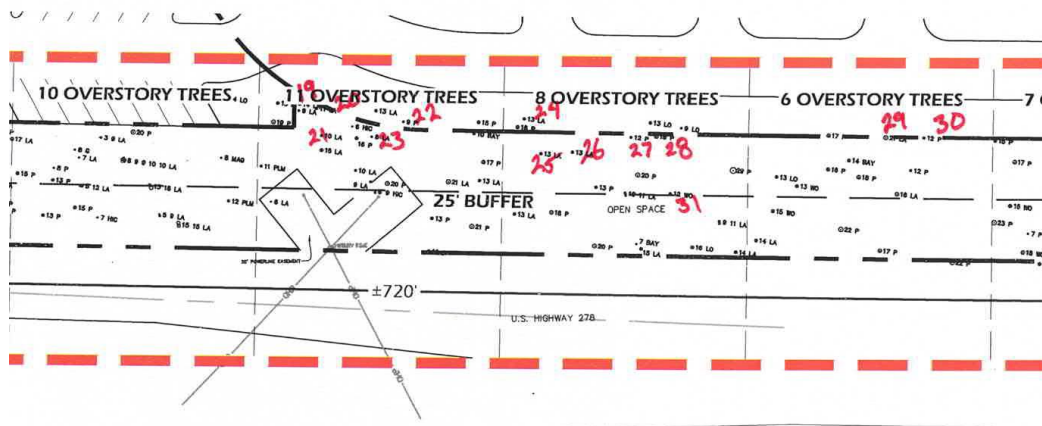
Thank you for your consideration and business,

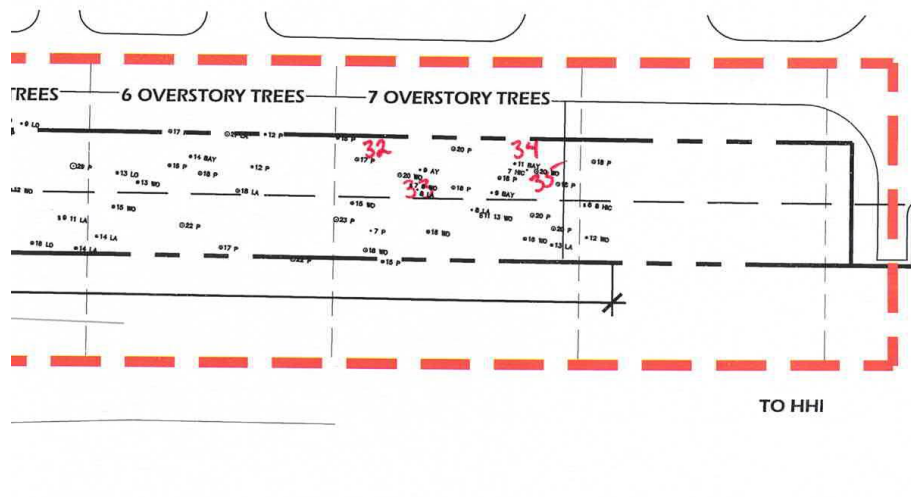


Michael W. Pavlis  
Ossabaw Consulting, LLC

\*Trees are a living organism and are undergoing constant change. Recommendations are based on current and ideal conditions. These conditions may change as time progresses. While we strive for complete diagnosis there some defects that are not visible and failure of in or of a tree may occur, unless otherwise stated by Ossabaw Consulting, LLC.









© 2020 WJK LTD.  
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.  
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS  
FOR  
**BELFAIR TOWNE VILLAGE**  
BLUFFTON, SOUTH CAROLINA

DATE: APR. 20, 2021  
PROJECT NO.: 17120.01  
DRAWN BY: WM/LW  
CHECKED BY: WM

**PRELIMINARY  
SUBMITTAL PLAN,  
NOT FOR  
CONSTRUCTION**

REVISIONS:

DRAWING TITLE  
**TREE MITIGATION PLAN**

DRAWING NUMBER  
**L100**



1 | EXISTING BUFFER PLANTINGS

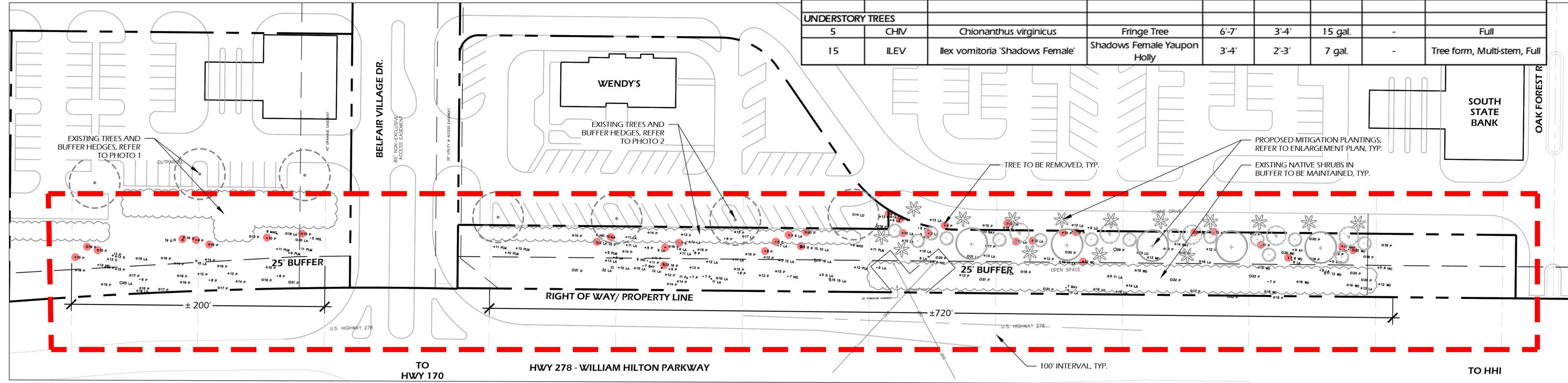


2 | EXISTING BUFFER PLANTINGS

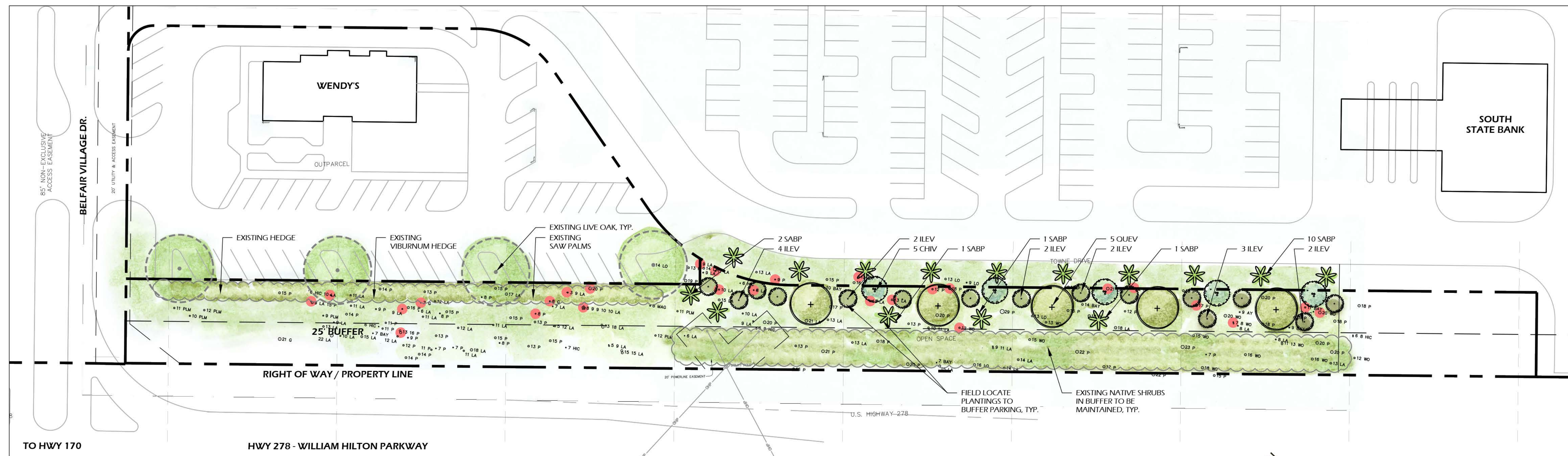
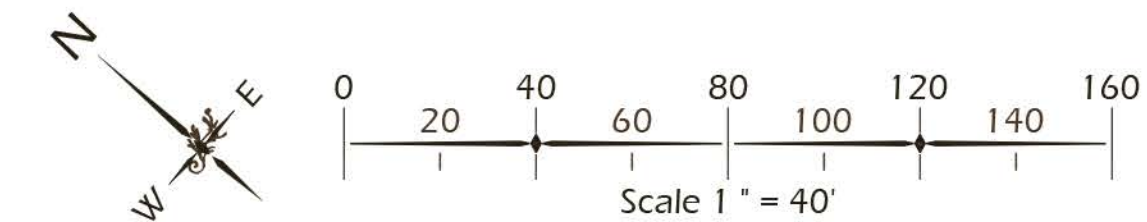
LEGEND		
SYM	QTY	DESCRIPTION
●	35	UNHEALTHY TREE PER ARBORIST REPORT

**PLANT SCHEDULE**

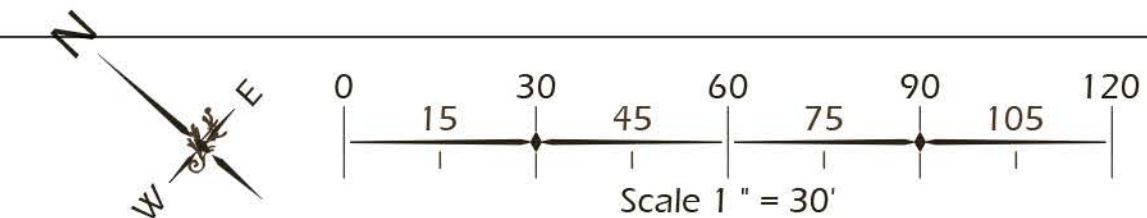
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal/Spacing	Notes
<b>TREES</b>								
5	QUEV	Quercus virginiana	Live Oak	7'-8'	3'-4'	Cont.	2.5'	Full
15	SABP	Sabal Palmetto	Cabbage Palm	12'-16"	6'-8'	Cont.	-	Refoliated
<b>UNDERSTORY TREES</b>								
5	CHIV	Chionanthus virginicus	Fringe Tree	6'-7'	3'-4'	15 gal.	-	Full
15	ILEV	Ilex vomitoria 'Shadows Female'	Shadows Female Yaupon Holly	3'-4'	2'-3'	7 gal.	-	Tree form, Multi-stem, Full



OVERALL PLAN



ENLARGEMENT PLAN



# PLANNING COMMISSION



## STAFF REPORT

### DEPARTMENT OF GROWTH MANAGEMENT

<b>MEETING DATE:</b>	May 26, 2021
<b>PROJECT:</b>	STR 05-21-15356 New Riverside Park - New Street Name Application
<b>PROJECT MANAGER:</b>	Will Howard – Principal Planner

**REQUEST:** A request by Constance S. Clarkson on behalf of the Town of Bluffton for approval of a Street Naming Application for the newly constructed driveway that will provide access to the New Riverside Park and the New Riverside Fire Station- # 31.

**INTRODUCTION:** The Applicant is requesting approval of the following new street name:

1. Red Barn Drive

**BACKGROUND:** This application is for approval of approval of new street name for newly constructed private driveway that will provide access to the New Riverside Park and the New Riverside Fire Station # 31. The property is zoned New Riverside Planned Unit Development and identified by tax map number R610 036 000 1319 0000 located southwest of the intersection of SC HWY 170 (Okatie Highway) and SC HWY 46 (May River Road)

**PLANNING COMMISSION ACTIONS:** As granted by the powers and duties set forth in Section 2.2.6.C.5 of the Unified Development Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

**REVIEW CRITERIA & ANALYSIS:** Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.15.3 of the Unified Development Ordinance in assessing an application for the New Street

Name. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.15.3.A Does not already exist within Beaufort County;
2. Section 3.15.3.B Are not street types with the same primary name, such as Smith Street and Smith Boulevard;
3. Section 3.15.3.C Are not name(s) which sound alike or which might be confused with one another;
4. Section 3.15.3.D Does not use frivolous or complicated words, or unconventional spellings;
5. Section 3.15.3.E Are not numbers (such as 1<sup>st</sup> Street) or alphabetical letters (such as A Street);
6. Section 3.15.3.F Could not be perceived as offensive;
7. Section 3.15.3.G Are simple, logical, easy to pronounce, clear and brief;
8. Section 3.15.3.H Are associated with the history of Bluffton or the character of the Lowcountry when possible;
9. Section 3.15.3.I May represent a common theme within residential developments; and
10. Section 3.15.3.J The application must comply with applicable requirements in the Applications Manual.

*Finding. Town Staff finds that the proposed new street name is acceptable and meets the requirements of Article 3 of the Unified Development Ordinance as stated above.*

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the New Street Name application as submitted by the Applicant.

**ATTACHMENTS:**

1. New Street Name Application
2. Site Plan

m21



# TOWN OF BLUFFTON

## NEW STREET NAME APPLICATION

Growth Management Commission

Section VII. Item #1.

 20 Bridge Street  
 Bluffton, SC 29910  
 (843)706-4522

[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)
[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

Applicant		Property Owner	
Name: Constance S. Clarkson		Name: Town of Bluffton	
Phone: 843-540-3575		Phone: 843-706-7825	
Mailing Address: Post Office Box 386 Bluffton SC 29910		Mailing Address: Post Office Box 386 Bluffton SC 29910	
E-mail: cclarkson@townofbluffton.com		E-mail: cclarkson@townofbluffton.com	
Town Business License # (if applicable): n/a			
Project Information			
Proposed Street Name (in order of preference):			
1. Red Barn Drive			
2. Red Barn Run			
3. Red Barn Way			
Street Location: West of New Riverside Road		Tax Map Number(s): R610 036 000 1319 0000	
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. One (1) original plat and digital file showing the streets, proposed name of each, and a list of the proposed street name(s). <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Disclaimer:</b> The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>[Signature]</i>		Date: 05/18/21	
Applicant Signature: CClarkson <small>Digitally signed by: CClarkson            DN: CN = CClarkson email = cclarkson@townofbluffton.com C = AD            Date: 2021.05.17 09:55:24 -0400</small>		Date: 5/17/21	
For Office Use			
Application Number: STR-05-21-015356		Date Received: 5/18/21	
Received By: <i>[Signature]</i>		Date Approved:	

This document and all reproducible copies of this document are the property of Thomas & Nelson. Reproduction of this document is not permitted without written consent of Thomas & Nelson unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN.

ROBERT K. MORAN, III  
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 26937

TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

prepared for  
NEW RIVERSIDE, LLC

DEAFORT COUNTY SC-ROD  
EX 153 Pg 42  
MSG# 2022060206 RCPT#1 000200  
DATE: 10/27/2023 03:42:45 PM  
REC FEES: \$29.00  
CONF ON 6784 ON TRNS ON


**THOMAS  
&  
HUTTON**

50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
[www.thomasandhutton.com](http://www.thomasandhutton.com)



plot	drawn	reviewed	fold	cre
02-11-2020	LPO	ROOM	FEB. 2020	8

Job 18534.0001/17000.6053

**S**

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEGINS	CH LENGTH	DELTA
C0	850.00'	58.77'	S 73°04'40" W	57.65'	3P 332.5'
C1	900.00'	405.50'	S 70°44'30" E	402.87'	3P 332.5'
C2	1403.00'	537.60'	S 33°33'30" E	533.32'	3P 372.0'
C3	1403.00'	537.60'	S 77°40'23" E	533.45'	3P 372.0'
C4	900.00'	513.35'	S 47°47'17" E	507.59'	4P 053.5'
C5	900.00'	455.68'	N 77°47'17" E	450.03'	5P 047.0'
C6	804.50'	517.42'	S 77°47'17" E	513.25'	3P 404.5'
C7	587.50'	514.00'	N 33°58'23" E	513.25'	3P 404.5'

LINE TABLE		
LINE	WAVELENGTH	FLUX DENSITY
L1	5.6872540 E	65.80
L2	5.6872545 E	7.00
L3	5.6872545 E	6.00
L4	5.6872545 E	55.00
L5	5.6872545 E	55.00
L6	5.6872545 E	179.80
L7	5.6872545 E	179.80
L8	5.6872545 E	179.80
L9	5.6872545 E	179.80
L10	5.6872545 E	179.80
L11	5.6872545 E	179.80
L12	5.6872545 E	179.80
L13	5.6872545 E	179.80
L14	5.6872545 E	179.80
L15	5.6872545 E	179.80
L16	5.6872545 E	179.80
L17	5.6872545 E	179.80
L18	5.6872545 E	179.80
L19	5.6872545 E	179.80
L20	5.6872545 E	179.80
L21	5.6872545 E	179.80
L22	5.6872545 E	179.80
L23	5.6872545 E	179.80
L24	5.6872545 E	179.80
L25	5.6872545 E	179.80
L26	5.6872545 E	179.80
L27	5.6872545 E	179.80
L28	5.6872545 E	179.80
L29	5.6872545 E	179.80
L30	5.6872545 E	179.80
L31	5.6872545 E	179.80
L32	5.6872545 E	179.80
L33	5.6872545 E	179.80
L34	5.6872545 E	179.80
L35	5.6872545 E	179.80
L36	5.6872545 E	179.80
L37	5.6872545 E	179.80
L38	5.6872545 E	179.80
L39	5.6872545 E	179.80
L40	5.6872545 E	179.80
L41	5.6872545 E	179.80
L42	5.6872545 E	179.80
L43	5.6872545 E	179.80
L44	5.6872545 E	179.80
L45	5.6872545 E	179.80
L46	5.6872545 E	179.80
L47	5.6872545 E	179.80
L48	5.6872545 E	179.80
L49	5.6872545 E	179.80
L50	5.6872545 E	179.80
L51	5.6872545 E	179.80
L52	5.6872545 E	179.80
L53	5.6872545 E	179.80
L54	5.6872545 E	179.80
L55	5.6872545 E	179.80
L56	5.6872545 E	179.80
L57	5.6872545 E	179.80
L58	5.6872545 E	179.80
L59	5.6872545 E	179.80
L60	5.6872545 E	179.80
L61	5.6872545 E	179.80
L62	5.6872545 E	179.80
L63	5.6872545 E	179.80
L64	5.6872545 E	179.80
L65	5.6872545 E	179.80
L66	5.6872545 E	179.80
L67	5.6872545 E	179.80
L68	5.6872545 E	179.80
L69	5.6872545 E	179.80
L70	5.6872545 E	179.80
L71	5.6872545 E	179.80
L72	5.6872545 E	179.80
L73	5.6872545 E	179.80
L74	5.6872545 E	179.80
L75	5.6872545 E	179.80
L76	5.6872545 E	179.80
L77	5.6872545 E	179.80
L78	5.6872545 E	179.80
L79	5.6872545 E	179.80
L80	5.6872545 E	179.80
L81	5.6872545 E	179.80
L82	5.6872545 E	179.80
L83	5.6872545 E	179.80
L84	5.6872545 E	179.80
L85	5.6872545 E	179.80
L86	5.6872545 E	179.80
L87	5.6872545 E	179.80
L88	5.6872545 E	179.80
L89	5.6872545 E	179.80
L90	5.6872545 E	179.80
L91	5.6872545 E	179.80
L92	5.6872545 E	179.80
L93	5.6872545 E	179.80
L94	5.6872545 E	179.80
L95	5.6872545 E	179.80
L96	5.6872545 E	179.80
L97	5.6872545 E	179.80
L98	5.6872545 E	179.80
L99	5.6872545 E	179.80
L100	5.6872545 E	179.80

R/F NEW LARD, LLC

Town of Plummer

OCT 05 2020

### Planning & Growth Memo

TOWN OF BLUFFTON  
APPROVED

### INTERNAL BUFFER

INTERNAL BUFFER

THE INTERNAL BUFFER SHOWN ON PARCEL 4A-2 WAS APPROVED ON SEPTEMBER 27, 2007 BY THE TOWN OF BLUFFTON PLANNING COMMISSION. ANY FUTURE APPROVAL DISTRICT CERTIFICATE OF APPROPRIATENESS FOR THE INTERNAL BUFFER SHALL BE A MINIMUM OF 60' WIDE. BUFFER WILL MAINTAIN MOST LARGE SPECIES TREES BUT WILL INCLUDE A MODERATE UNDERSTORY AND LOW VEGETATION. FINAL SHAPE OF INTERNAL BUFFER BOUNDARIES MAY VARY TO ACCOMMODATE FUTURE DEVELOPMENT.

**PARCEL NOTES**

STORM DRAINAGE FOR THIS PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE NEW RIVERSIDE STORMWATER MASTER PLAN LATEST VERSION AND THE NEW RIVERSIDE WETLAND PERMIT #2004-05-023. THE GENERAL LOCATION OF EXISTING DRAINAGE DITCHES HAVE BEEN SHOWN AS REQUIRED BY THE STORMWATER MASTER PLAN AND LOCAL, STATE AND FEDERAL REGULATIONS. THE DEVELOPMENT OF A PARCEL CANNOT ADVERSELY IMPACT THE DRAINAGE OF THE UPSTREAM OF DOWNSTREAM PROPERTIES.

2 ACCESS FROM PARCELS WITHIN NEW RIVERSIDE THAT ARE ADJACENT TO NEW RIVERSIDE ROAD TO THE PAVED NEW RIVERSIDE ROAD. ACCESS TO NEW RIVERSIDE ROAD (RIGHT-OF-WAY) SHALL BE CONSTRUCTED BY THE RESPECTIVE PARCEL OWNER WITH A MINIMUM OF EIGHT (8) INCHES OF BASE COURSE, TWO (2) INCHES OF SPIDER COURSE AND ONE AND ONE-HALF (1 1/2) INCHES OF SURFACE COURSE UPON COMPLETION AND ISSUANCE OF A FINAL CERTIFICATE OF COMPLIANCE. THE FORTH OF THE ROAD TO THE ACCESS WITHIN THE NEW RIVERSIDE ROAD RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE NEW RIVERSIDE ASSOCIATION INC. FOR OWNERSHIP AND MAINTENANCE.

3. BUFFER PARCELS LOCATED ADJACENT TO NEW RIVERSIDE ROAD RIGHT-OF-WAY IS GOVERNED BY THE COMMUNITY DESIGN CONCEPTS AND GUIDELINES FOR NEW RIVERSIDE. THIS BUFFER SHALL BE UNDERTAKEN UNLESS APPROVED BY NEW RIVERSIDE, LLC OR OTHER PARTY APPORTED BY NEW RIVERSIDE, LLC

4. PARCEL DEVELOPERS WITHIN NEW RIVERSIDE SHALL USE BEST EFFORTS TO LIMIT CONSTRUCTION TRAFFIC TO THE NEW RIVERSIDE ACCESS AT THE INTERSECTION OF S.C. HIGHWAY 46 AND S.C. HIGHWAY 170 LOCATION.

5 ACCESS TO PARCELS 4A-2 & 4A-3 SHALL BE AT THOSE POINTS IDENTIFIED AS THE PROPOSED FULL ACCESS AS SHOWN HEREON. ENTRANCEWAY IMPROVEMENTS, LANDSCAPING, SIGNAGE, LIGHTING, ETC., SHALL BE IN ACCORDANCE WITH THE COUNTY PUBLIC WORKS DEPT. SPECIFICATIONS FOR NEW RIVERSIDE AND CONTAINED WITHIN THOSE AREAS IDENTIFIED FOR A PLAT OF 1713 ACRES SHOWN ON NEW RIVERSIDE ROAD PREPARED BY THOMAS & HUTTON ENGINEERING COMPANY, INC. DATED JUNE 29, 2005 OR OTHERWISE APPROVED BY NEW RIVERSIDE, LLC OR PARTY APPOINTED BY NEW RIVERSIDE, LLC

6. REFER TO THE NEW RIVERSIDE CONCEPT PLAN AND THE NEW RIVERSIDE DEVELOPMENT AGREEMENT FOR ADDITIONAL LIMITATIONS WHICH MAY AFFECT AREAS SHOWN ON THIS PLAT.

**HIGHWAY CORRIDOR OVERLAY DISTRICT**

1. **CONFORM OVERLAY DISTRICT:** THE CONFORM OVERLAY DISTRICT WAS APPROVED ON SEPTEMBER 27, 2006 BY THE TOWN OF BLUFFTON PLANNING COMMISSION HIGHWAY CORRIDOR OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS (WAS NOTED, THE 500' WIDE HCOB BUFFER WILL REMAIN UNDISTURBED IN ITS NATURAL STATE)
2. **AS APPROVED DURING THE TOWN OF BLUFFTON PLANNING COMMISSION HCOB CERTIFICATE OF APPROPRIATENESS REVIEW, THE PLANS FOR THE 500' WIDE HCOB BUFFER WILL BE THINNED OF ANY REDUNDANT TREES. THIS SECTION ALLOW FOR FILTERED VIEWS. OVERMATURE TREES WILL REMAIN THROUGHOUT THIS PORTION OF THE BUFFER.**
3. **ARCHITECTURAL REVIEW STANDARDS APPLY TO AREAS WITHIN 500' OF THE HIGHWAY CORRIDOR AND ROADWAY. ADDITIONAL REVIEW PROCESS BY THE TOWN OF BLUFFTON PLANNING COMMISSION.**




## NOTES

- 1 TAX MAP NO 0042 (PARENT TRACT): 44-2- RECD 036 000 CTS GOOD. 44-3- RECD 036  
2 000 325 CTS GOOD & RECD 040 000 CTS GOOD  
3  
4 ACCORDS TO FIRM MAP NO 450025, PARCEL GOOD. REVISED 9-29-86. THE  
5 PROPERTY SHOWN ON THIS MAP IS LOCATED IN ZONE C  
6  
7 COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH  
8 CAROLINA STATE PLAT SYSTEM READINGS DISTANCES SHOWN ARE  
9 GROUND DISTANCES, NOT GRID DISTANCES  
10  
11 THIS SURVEY IS VALID ONLY IF THE POINT OF SAME HAS THE ORIGINAL SIGNATURE  
12 AND EMBOSSED SEAL OF THE LAND SURVEYOR  
13  
14 A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERS CO AT  
15 THE TIME OF THIS SURVEY  
16  
17 THE PROPERTY PLATTED HEREIN IS SUBJECT TO ALL EASEMENTS AND  
18 RESTRICTIONS OF RECORD  
19  
20 ARMY CORPS OF ENGINEERS PERMIT #2004-06-023  
21 REQUIRES RESTRICTIVE  
22 COVENANTS OR EASEMENTS AND WELL-ADJUDICATED  
23  
24 PLAY SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION IT IS THE OWNER'S  
25 RESPONSIBILITY TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS THE  
26 FEMA FLOOD INSURANCE MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS  
27 SHOWN HEREON  
28  
29 PER AGREEMENT OF EASEMENT AGREEMENT, INTERNAL BUFFER SHALL BE A MINIMUM OF  
30 60 FEET WIDE. BUFFER WILL MAINTAIN MOST LARGE DECIDUOUS TREES AND SHALL  
31 ALSO INCLUDE MINIMUM UNDERSTORY AND LOW VEGETATION REQUIREMENTS FILL  
32 SHAPE OF INTERNAL BUFFER BOUNDARY MAY VARY TO ACCOMMODATE FUTURE  
33 DEVELOPMENT  
34  
35 REFERENCE: PG M7 PAGE 137, PG 65, PAGE 66, OR 2500, PAGE 1763-1768

PARCEL	UPLAND	WETLAND BUFFER	PRESERVED WETLAND	WETLAND PERMIT IMPACTS	TOTAL	* UPLAND TOTAL
66-2	33.66	1.69	1.43	1.54	38.32	35.47
66-3	3.00	0.00	0.00	0.00	3.00	3.00
BUFFER	1.64	0.00	0.00	0.00	1.64	1.64
TOTAL	36.88	1.69	1.43	1.54	41.54	39.01

\* NOTE:  
1. UPLAND TOTAL INCLUDES UNDISTURBED WETLAND BUFFER, PERMITTED WETLANDS  
TO BE IMPACTED, AND EASEMENTS

### LEGEND

- MEASURER POINT (NO MOVEMENT)
  - CONCRETE MOVEMENT (FOUND)
  - CONCRETE MOVEMENT (SET)
  - IRON PIPE (FOUND)
  - IRON PIPE (SET)
  - IRON REBAR (FOUND)
  - IRON REBAR (SET)
-  MCOO - HIGHWAY CORRIDOR  
OVERLAY DISTRICT BUFFER
-  MCOO BUFFER REQUIREMENT  
MODIFICATIONS - REFER TO NOTES
-  INTERNAL BUFFER - REFER TO NOTES

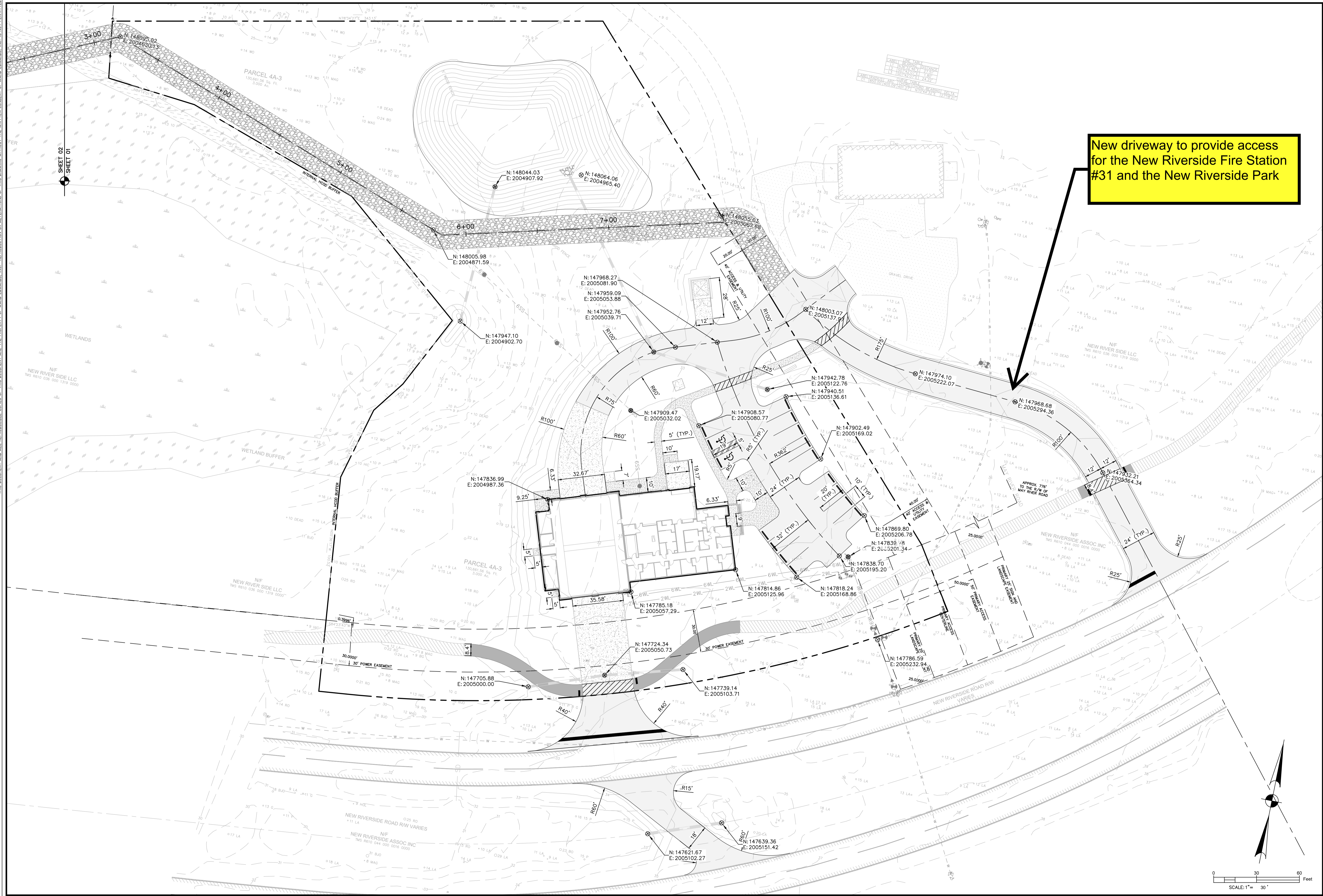
### WETLAND LEGEND



**PRESERVED WETLAND**

WETLAND BUFFER

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Professional Engineer Seal for Carol A. Lesslow, License No. 22816, State of North Carolina. The seal is circular with the text 'CAROL A. LESSLOW', 'LICENSED PROFESSIONAL ENGINEER', 'STATE OF NORTH CAROLINA', and 'LICENSE NO. 22816'.

NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		

**Ward Edwards Engineering**  
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910  
PH (843) 837-5750 / FAX (843) 837-2556  
WWW.WARDEDWARDS.COM

**NEW RIVER PUD FIRE & EMS STATION**  
TOWN OF BLUFFTON, SOUTH CAROLINA  
**FRASER CONSTRUCTION COMPANY**  
BLUFFTON, SOUTH CAROLINA  
**SITE LAYOUT PLAN**

VERTICAL DATUM:  
NGVD29

PROJECT #:	1702678
DATE:	03/25/20
DESIGNED BY:	BCR
CHECKED BY:	PRM

**SHEET C401**

NOT FOR CONSTRUCTION

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	May 26, 2021
<b>PROJECT:</b>	Parker's Kitchen #91
<b>APPLICANT:</b>	Drayton-Parker Companies, LLC
<b>PROJECT NUMBER:</b>	DP-02-21-015049
<b>PROJECT MANAGER:</b>	Will Howard Principal Planner – Land Development

**REQUEST:** A request by Drayton-Parker Companies, LLC, for approval of a Preliminary Development Plan. The project consists of the construction of a 5,214 square foot convenience store with six (6) fuel dispensers with associated parking and infrastructure (See Attachments 1 and 2).

**INTRODUCTION:** The property is zoned Shultz Tract Planned Unit Development (PUD) within Bluffton Park Business Park designated area of the Bluffton Park Tracts B, C & D Master Plan and identified by tax map number R610 031 000 0961 0000 consisting of approximately 1.88 acres located at 5 Oliver Court (See Attachment 3).

**BACKGROUND:** This application is for a Preliminary Development Plan within the Shultz Tract PUD and is subject to the design standards set forth in the Shultz Tract Development Agreement, Concept Plan and Bluffton Park Tracts B, C and D Master Plan.

The Applicant is proposing the construction of a 5,214 square foot convenience store and six (6) fuel dispensers with associated parking and infrastructure. Access to the proposed site will be from two access drives off Oliver Court. The southern access is a right-out only, while the northern access point is full access. Thirty-nine (39) parking spaces are provided to satisfy the parking requirement of the Shultz Tract PUD (See Attachment 4).

Conceptual landscape and lighting plans have also been provided (See Attachments 5 & 6). The final plans will be reviewed against the Bluffton Park Design Guidelines at time of Final Development Plan submittal.

The Development Review Committee (DRC) requested revisions to the Preliminary Development Plan at its April 7, 2021 meeting (See Attachment 7).

**REVIEW CRITERIA & ANALYSIS:** The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided

below followed by Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.10.3.A.1.** Conformance with the applicable provisions provided in Article 5, Design Standards.

*Finding.* The project lies within the Shultz Tract PUD and is not subject to the design standards found in the Unified Development Ordinance (UDO).

2. **Section 3.10.3.A.2.** The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

*Finding:* The proposed development lies within the Shultz Tract PUD and the Business Park designated area of the Bluffton Park Tracts B, C & D Master Plan. The Business Park area is designated for approximately 200 acres of commercial development. In Section VI. Architectural Controls of the approved Master Plan it states, "Owner agrees to use its best efforts to coordinate its planning and its building designs to reflect and complement the character of Bluffton, and to work with the Town to preserve that character."

3. **Section 3.10.3.A.3.** If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at development plan submittal.

*Finding:* A Traffic Impact Analysis was included with the Shultz Tract PUD Development Agreement as well as the Bluffton Park Tracts B, C and D Master Plan. Additionally, the Applicant submitted their own Traffic Impact Analysis. The proposed plans were sent to the Beaufort County Traffic Engineer with a request for comment and no comments were provided, despite multiple attempts to request feedback. The property is located at the intersection of Bluffton Parkway and Oliver Court which is an existing full access intersection (unsignalized).

*Finding:* The Applicant submitted a Traffic Impact Analysis (Attachment 8) which analyzed the Bluffton Parkway/Oliver Court intersection and found that the current level of service is "F". The same analysis states that "queues from the unsignalized intersection of Bluffton Parkway at Oliver Court will extend past/across the southern access and will likely result in vehicles stacked within the site waiting to make the right-turn onto Oliver Court towards the Bluffton Parkway". The Traffic Impact Analysis also states that the signalization of Oliver Court and Bluffton Parkway is not probable given that it does not meet federal signal minimum requirements and does not correlate with the Bluffton Parkway signalization plan to maintain the efficiency of the corridor.

4. **Section 3.10.3.A.4.** The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

*Finding:* The Applicant has noted that the required utilities including electrical, telephone, water and sewer are available to the site. Letters from the agencies providing these services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5.** The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.

*Finding:* The proposed development will be completed as a single phase.

6. **Section 3.10.3.A.6.** The application must comply with applicable requirements in the Applications Manual.

*Finding:* The application has been reviewed by Town Staff and has been determined to be complete.

**PLANNING COMMISSION ACTION:** The Planning Commission has the authority to take the following actions with respect to the recommendation of the application to the UDO Administrator:

1. Approve the application as submitted;
2. Approve the application with conditions;
3. Table the application; or
4. Deny the application as submitted.

**NEXT STEPS:**

1. If approved, the applicant will submit their stormwater plans to Watershed Management for MS4 approval.
2. The applicant must submit their landscape, lighting, and architectural plans to the Bluffton Park Commercial POA and provide proof of approval upon submitting for Final Development Plan. Plans will be in compliance with the Bluffton Park Design Guidelines.
3. Applicant may submit for Final Development Plan once approval is obtained from Watershed Management for the MS4 review and the Bluffton Park Commercial POA.
4. Upon issuance of approval for the Final Development Plan, the applicant may schedule a Pre-Construction Meeting and start construction.

**ATTACHMENTS:**

1. Application
2. Project Narrative
3. Vicinity Map
4. Site Plan
5. Landscape Plan
6. Lighting Plan
7. DRC Comments
8. Traffic Impact Analysis



# TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center  
20 Bridge Street  
Bluffton, SC 29910  
(843) 706-4522  
www.townofbluffton.sc.gov  
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Drayton-Parker Companies, LLC (Daniel Ben-Yisrael)		Name: Matthews, LLC (Walter Pringle)	
Phone: (912) 677-0593		Phone: (843) 384-6060	
Mailing Address: 17 W. McDonough Street Savannah, GA 31404		Mailing Address: P.O. Box 1635, Bluffton, SC 29910	
E-mail: dbenyisrael@Parkersav.com		E-mail: wpringle2@gmail.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Parker's Store #91	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: 5 Oliver Court	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: Schultz PUD	Acreage: 1.88-ac		
Tax Map Number(s): R610 031 000 0961 0000			
Project Description: 5,198 s.f. C-store with 6 fuel dispensers on 1.88-acre lot.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.</b>			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>[Signature]</i>		Date: 02/23/2021	
Applicant Signature: Daniel Ben-Yisrael		Date: 02/23/2021	
<small>Digitally signed by Daniel Ben-Yisrael DN: cn=US, e=dbenyisrael@parkersav.com, o=The Parker Companies, ou=Parker's Kitchen, cn=Daniel Ben-Yisrael Reason: I agree to the terms defined by the placement of my signature on this document Date: 2021.02.23 15:46:47 -0500</small>			
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



## TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION PROCESS NARRATIVE

Attachment

Section VII. Item #2.

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

<b>Step 1. Pre-Application Meeting</b>	<b>Applicant &amp; Staff</b>
Prior to the filing of a Preliminary Development Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
<b>Step 2. Application Check-In Meeting - Preliminary Development Plan Submission</b>	<b>Applicant &amp; Staff</b>
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Preliminary Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
<b>Step 3. Review by UDO Administrator &amp; Development Review Committee</b>	<b>Staff</b>
If the UDO Administrator determines that the Preliminary Development Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
<b>Step 4. Development Review Committee Meeting - Preliminary Development Plan Review</b>	<b>Applicant &amp; Staff</b>
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments. Preliminary Development Plan Application approval shall authorize the Applicant to prepare a Final Development Plan Application for administrative review and approval.	
<b>Step 5. Application Check-In Meeting - Final Development Plan Submission</b>	<b>Applicant &amp; Staff</b>
The Applicant shall submit the completed Final Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
<b>Step 6. Review by UDO Administrator &amp; Development Review Committee</b>	<b>Staff</b>
If the UDO Administrator determines that the Final Development Plan application is complete, it shall be forwarded to the DRC. The DRC shall review the application and prepare written comments for review with the Applicant.	
<b>Step 7. Development Review Committee Meeting – Final Development Plan Review</b>	<b>Applicant &amp; Staff</b>
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments.	
<b>Step 8. Issue Final Development Permit</b>	<b>Staff</b>
If the application is in compliance with the UDO, DRC Staff Report, Preliminary Development Plan approval, and, if all comments are addressed, the UDO Administrator shall issue the Final Development Permit.	



# TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Attachment

Section VII. Item #2.

In accordance with the Town of Bluffton [Unified Development Ordinance \(UDO\)](#), the following information shall be included as part of a Development Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Prelim Plan	Final Plan	<b>NOTE:</b> Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
<b>General Information.</b>		
<b>x</b>	<b>x</b>	1. Name and address of property owner(s) and applicant.
<b>x</b>	<b>x</b>	2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
<b>x</b>	<b>x</b>	3. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
<b>x</b>	<b>x</b>	4. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
<b>x</b>	<b>x</b>	5. An explanation of why any items on this checklist are not included with the application materials.
<b>x</b>	<b>x</b>	6. Project name and/or name of development.
<b>x</b>	<b>x</b>	7. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
<b>x</b>	<b>x</b>	8. Vicinity map.
<b>x</b>	<b>x</b>	9. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
<b>x</b>	<b>x</b>	10. Signature over seal of registered engineer or landscape architect licensed to practice in South Carolina.
<b>x</b>	<b>x</b>	11. Phasing plan if the development is proposed to be developed in phases.
	<b>x</b>	12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project): <ul style="list-style-type: none"> <li>a) United States Army Corp of Engineers;</li> <li>b) South Carolina Department of Health &amp; Environmental Control;</li> <li>c) South Carolina Department of Transportation;</li> <li>d) Beaufort County Engineering;</li> <li>e) Beaufort County EMS;</li> <li>f) Beaufort County School District;</li> <li>g) Bluffton Township Fire District;</li> <li>h) Beaufort Jasper Water Sewer Authority;</li> <li>i) Town of Bluffton;</li> <li>j) Electric Provider;</li> <li>k) Natural Gas provider; and</li> </ul>



# TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Attachment

Section VII. Item #2.

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
		l) Cable, telephone, and data provider.
<b>Site and Existing Conditions Documentation.</b>		
x	x	1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.
x	x	2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
x	x	3. Location of all property lines.
x	x	4. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
x	x	5. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the site boundaries.
x	x	6. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
x	x	7. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
x	x	8. Existing topography and land cover of project site and adjacent and nearby sites that are impacted. Contours shall be shown in intervals of 1 foot or less.
x	x	9. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
x	x	10. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other manmade objects located on the development property.
x	x	11. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
	x	12. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
	x	13. Existing deed covenants, conditions, and restrictions, including any requirements from a POA or ARB.
	x	14. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
	x	15. Legal documents for proposed public dedications.
<b>Lot and Building Pattern.</b>		
x		1. Schematic layout and design indicating overall site configuration; roadway design, building location(s), building size(s); general setbacks, and building orientation(s).
	x	2. Detailed layout and design indicating site layout, building location(s), building type(s)/ use(s), building orientation(s), conceptual building elevations, and setbacks.
	x	3. If a PUD, subdivision, office complex, or shopping center, a Master Sign Plan providing unity in sign design and describing the location, types, materials, shapes, sizes, and compatibility with the architecture of the development.
<b>Parking.</b>		
x		1. General location and ingress/egress of parking areas on the site.
	x	2. Location, layout, number of spaces, bicycle parking, and ensuring design shows ADA accessibility compliance.
	x	3. Location of proposed ingress/egress, circulation, loading, parking and pedestrian circulation elements, and ensuring design shows ADA accessibility compliance.



# TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Attachment

Section VII. Item #2.

Prelim Plan	Final Plan	<b>NOTE:</b> Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	<b>x</b>	4. A parking study documenting the reasons for any increase in the maximum amount of parking or a similar study documenting the ability of the site to accommodate a reduction of 20% or more to the maximum parking requirements.
	<b>x</b>	5. A parking study documenting the ability of a site(s) to accommodate a shared parking arrangement. A shared parking easement must also be provided.
	<b>x</b>	6. Detailed engineering information identifying the location of vehicular and bicycle parking facilities and the construction specifications, geometrics, arrangement, character, width, grade, circulation/maneuvering facilities and areas, landscape islands, loading areas, and including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
<b>Transportation Networks.</b>		
<b>x</b>		1. General layout of transportation networks including access to the site, internal roadways, and access to adjacent properties.
<b>x</b>	<b>x</b>	2. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
	<b>x</b>	3. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	<b>x</b>	4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
	<b>x</b>	5. Proposed access indicating any access management plans, connectivity, roadway extensions, proposed stub roads, dead-end roadways, and roadway names including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	<b>x</b>	6. Emergency access provisions.
	<b>x</b>	7. A Traffic Assessment demonstrating adherence to MUTCD standards and/or other applicable requirements.
	<b>x</b>	8. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
	<b>x</b>	9. Engineering plan of proposed traffic mitigation measures, including assessment of individual phase, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
	<b>x</b>	10. Vehicular and pedestrian signage plan including crosswalk and pavement marking details.
	<b>x</b>	11. Shared access agreements.
	<b>x</b>	12. Detailed engineering information identifying the location, construction specifications, typical sections, geometrics, arrangement, character, width, and grade of existing and proposed roadways and non-motorized vehicle facilities including detailed dimensions and calculations as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
<b>Natural Resources, Tree Conservation, Planting, and Landscaping.</b>		
<b>x</b>	<b>x</b>	1. Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.
<b>x</b>	<b>x</b>	2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.



# TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Attachment

Section VII. Item #2.

Prelim Plan	Final Plan	<b>NOTE:</b> Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	<b>x</b>	3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.
	<b>x</b>	4. Location and table summarizing trees that have a significant characteristic such as, but not limited to, allees and hedgerow trees, trees of unique character such as those with unique or unusual growth habitat, endangered species, or species rarely found in the area.
	<b>x</b>	5. Location and table summarizing trees designated as protected to be removed.
	<b>x</b>	6. The location and description of existing and proposed landscaping, screening, buffering, and tree preservation areas, including setbacks from natural resource areas.
	<b>x</b>	7. Graphic illustration of the existing tree canopy and mature tree canopy of the proposed tree plantings including a table summarizing the mature canopy of each tree species planted, canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage (all calculations are excluding rooftop area).
	<b>x</b>	8. Detailed landscaping information containing the scientific and common names, quantity and size of each plant species to be planted, typical installation and maintenance drawings/notes, and location and description of irrigation systems.
	<b>x</b>	9. Tree protection zones (TPZ) and tree protection fencing and signage locations and installation specifications.
	<b>x</b>	10. Habitat management plan.
	<b>x</b>	11. Proposed topographic features, including basic contours at one foot or less intervals.
	<b>x</b>	12. Bank stabilization and erosion control measures.
	<b>x</b>	13. If applicable, a Forest Management Plan.
<b>Open Space.</b>		
<b>x</b>	<b>x</b>	1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
	<b>x</b>	2. Proposed public lands and methods of dedication and access.
	<b>x</b>	3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
	<b>x</b>	4. Proposed use for all portions of dedicated open space.
<b>Stormwater Management.</b>		
<b>x</b>	<b>x</b>	1. Acknowledgement of compliance with Bluffton Stormwater Design Manual.
<b>x</b>	<b>x</b>	2. Description of proposed methods and general layout of stormwater drainage.
<b>x</b>	<b>x</b>	3. Proposed drainage system layouts.
<b>x</b>	<b>x</b>	4. Proposed methods to remove pollutants.
<b>x</b>	<b>x</b>	5. Soil types and permeability characteristics from National Resource Conservation Service.
	<b>x</b>	6. Stormwater Drainage Plan with drainage easements.
	<b>x</b>	7. Location and area of proposed impervious coverage.
	<b>x</b>	8. Pre- and post-development runoff volumes, velocities, hydrographs, with Watershed Maps and Link Node Diagrams.
	<b>x</b>	9. Methods to record and report installation and maintenance activities.
	<b>x</b>	10. Stormwater quality monitoring program and pre-development pollutant loading calculations.
	<b>x</b>	11. Notarized Operation and Maintenance Agreement signed by responsible party.
<b>Utilities and Services.</b>		
<b>x</b>		1. Statement by the Applicant/ Engineer/ Design Professional confirming that they believe the site can be supplied with adequate utilities.
	<b>x</b>	2. Proposed water system layout, or individual well locations.
	<b>x</b>	3. Proposed sewer system layout, or individual septic tank locations.



# **TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST**

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. Location of solid waste/trash disposal units/dumpsters.
	x	5. Location of proposed water, sewer, electric, telephone, cable, data, and gas service layouts, and proposed easements and connections.
	x	6. Location of proposed fire lane, hydrant location(s), FDC(s), and apparatus access to the site and building(s).
	x	7. Location of service and meter areas.
	x	8. Location of mail delivery boxes.
	x	9. Capacity and service studies and/or calculations.
	x	10. Detailed engineering information identifying the location, construction specifications, typical sections, service connections, meters, valves, manholes, inverts, transformers, service pedestals/boxes, and any other utility information.
<b>Lighting.</b>		
x		1. Narrative or plan notes describing the proposed exterior lighting scheme for the property.
	x	2. Location, specifications, and details for existing and proposed exterior site and building light fixtures including the total lumen output, type of lamp, method of shielding, pole and mounting height, and verification that there are no conflicts between lighting and landscaping.
	x	3. Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles) including existing and proposed lighting. Photometric calculations must consider all exterior lighting including building lighting.
	x	4. Notes describing lighting limitations, prohibitions, and methods of enforcement.

## **SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

Wyatt Pringle

Printed Name

Date

02/23/2021

## Project Narrative

---

To: Town of Bluffton  
From: Joshua Cox  
Date: 2/23/2021  
RE: Project Narrative to Accompany Preliminary Development Plan

To Whom It May Concern,

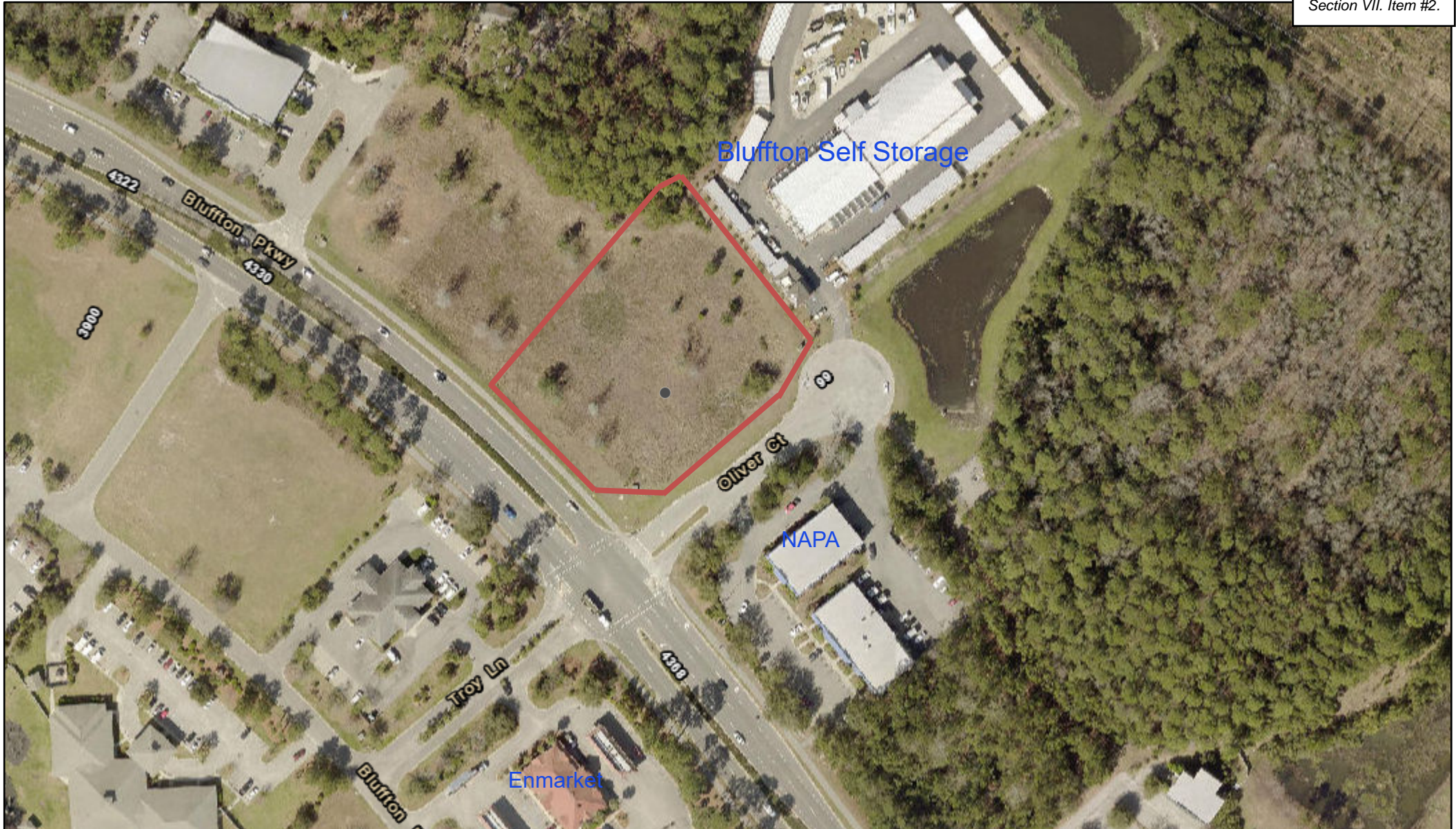
This application is being made for a Preliminary Development Plan review in accordance with Article 3 of the Town of Bluffton Unified Development Ordinance. A Pre-Application Meeting was held on 12/15/20. Buckel Design Group will be the civil engineering design firm for this project, and I will be the design professional sealing the civil plans. Drayton-Parker Companies, LLC ("Parker's") is the authorized agent that has the property under contract from the owner, Matthias, LLC.

The existing site is Lot 3 within the Bluffton Park Business District, having a street address of 5 Oliver Court, Bluffton. It is within the Schultz PUD. The site is 1.88-acres. It is currently vacant and appears to have been cleared of trees and other significant vegetation. The applicant seeks to develop a 5,198 s.f. Parker's Kitchen convenience store with six fuel dispensers (12 fueling positions) under a canopy. They are proposing 35 parking spaces, and 3 curb cuts (two on Oliver Court and one on Bluffton Parkway). A traffic impact study has been performed and is included on the attached CD, along with the drawings and other documents.

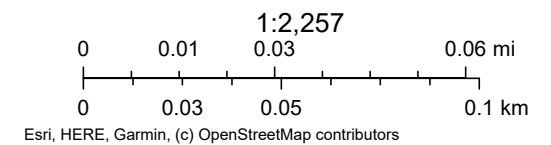
We look forward to working with the Township on this project. Please do not hesitate to contact me if anything else is required for this Preliminary Development application.

Thank you,



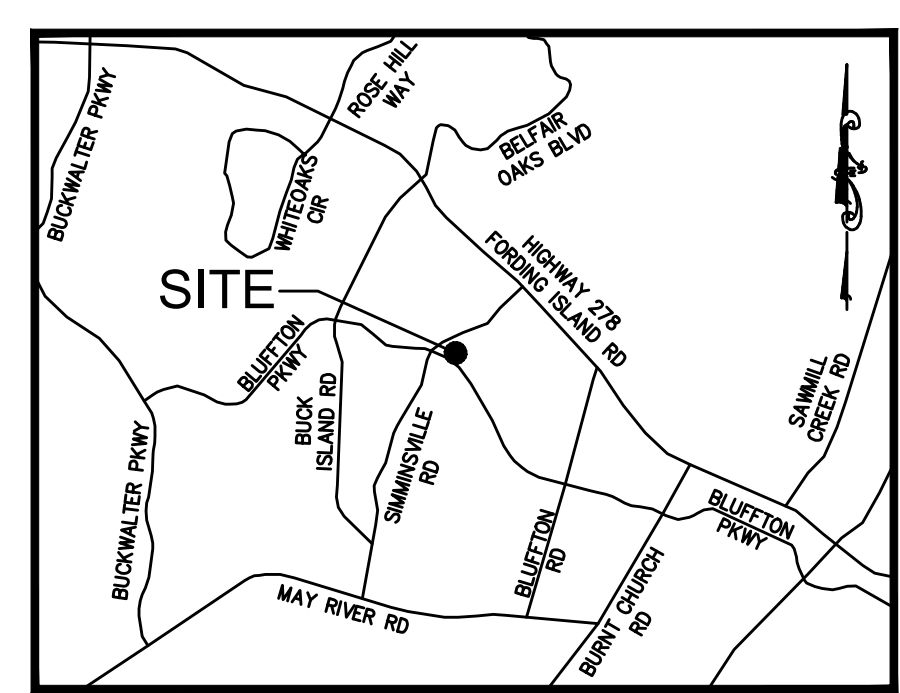
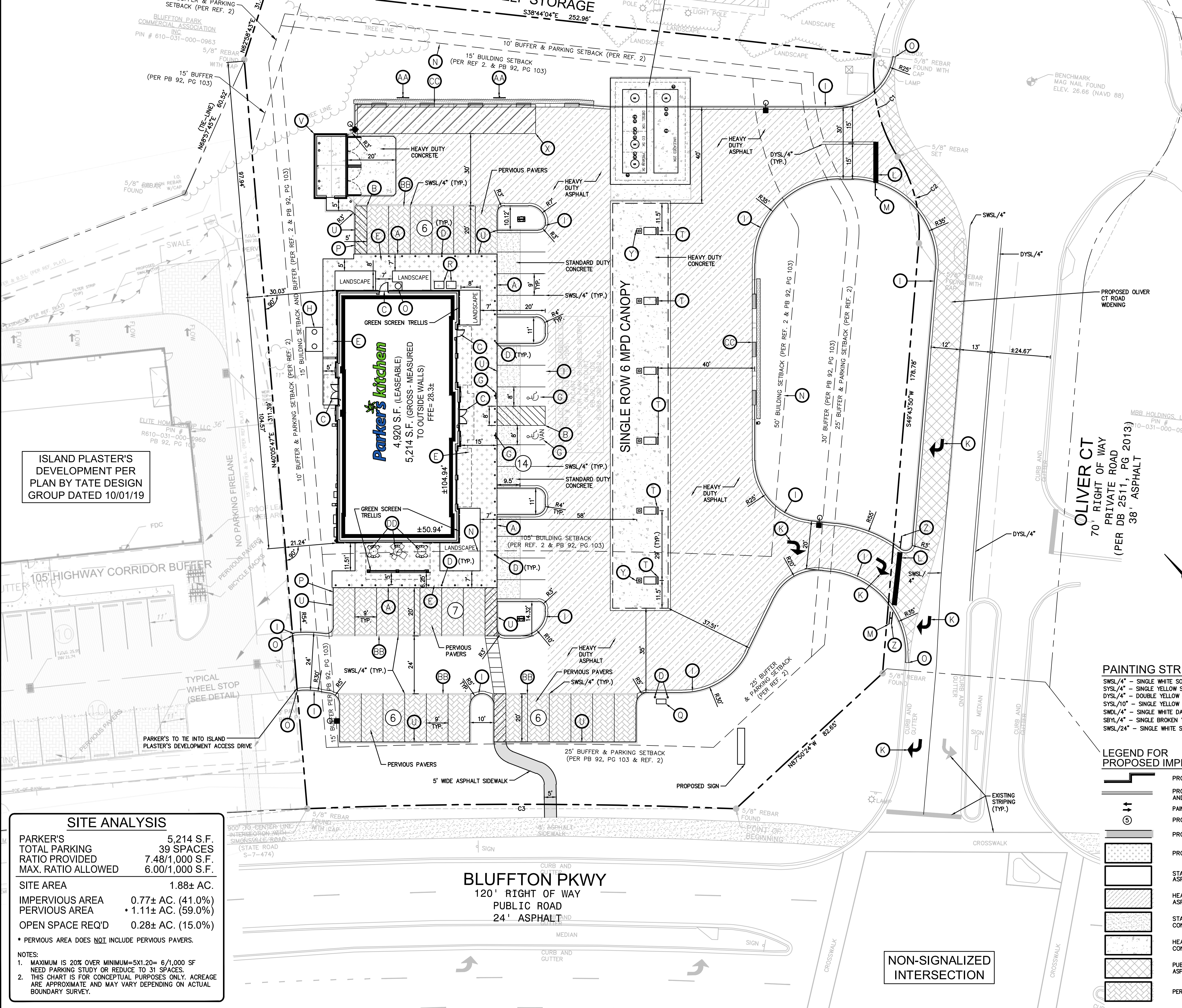


5/18/2021, 2:40:23 PM





Know what's below  
Call before you dig



### SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE SPECIFICATIONS.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY RP & ASSOCIATES LAND SURVEYING AND DRAFTING, LLC, DATED 2/18/21.
9. TOTAL LAND AREA IS 1.882± ACRES.
10. NO WETLANDS WERE PRESENT ON THIS SITE AS INDICATED BY THE LETTER FROM THE U.S. ARMY CORP OF ENGINEERS LETTER DATE 1/27/21 (REFERENCE).
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
12. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
15. THIS PROPERTY IS LOCATED IN ZONE "C" BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 45002500850, AND THE DATE OF SAID MAP IS 9/29/86. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
16. THE CURRENT ZONING OF ALL PROPERTY SHOWN FOR DEVELOPMENT IS "PUD". ADJACENT PROPERTY ZONED AS SHOWN.
17. ALL PARKING LOT LIGHTING POLES & FIXTURES WITH LAMPS & REQUIRED PAINT WILL BE PROVIDED BY \_\_\_\_\_ & INSTALLED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY CERTIFICATE. ALL INCURRED COSTS FOR RECEIVING, UNWRAPPING OF FACTORY PAINTED POLES, STORAGE, LIABILITY, & WARRANTY SHALL BE INCLUDED IN THE INSTALLATION CONTRACT PRICE.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR WIDENING OF ALL ROADWAYS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS & SHALL BE APPROVED BY SUCH.
19. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
20. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
21. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
22. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
23. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.

### SITE LEGEND

- (A) FLUSH SIDEWALK.
- (B) AREA STRIPED AT SWSL/4" AT 45° @ 2'-0" O.C.
- (C) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION.
- (D) 6" DIA. PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (E) PROPOSED SIDEWALK. REFER TO PLAN FOR WIDTH. SEE DETAIL SHEET.
- (F) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (G) ACCESSIBLE PARKING SPACE TYPICAL. SEE PLAN FOR ACCESSIBLE PARKING SPACE SIZE AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE). HANDICAP SIGNS SHALL BE MOUNTED ON STEEL PIPE IN BOLLARD DIRECTLY IN FRONT OF HANDICAP PARKING SPACE.
- (H) 1,500 GALLON GREASE TRAP.
- (I) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET.
- (J) 24" CONCRETE CURB AND GUTTER. SEE DETAIL SHEET.
- (K) PAINTED DIRECTIONAL ARROWS TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
- (L) STOP BAR. SEE DETAIL SHEET.
- (M) "STOP" SIGN (R1-1, 36"x36"). SEE DETAIL SHEET.
- (N) BUILDING SETBACK LINE PER ORDINANCE.
- (O) MATCH EXISTING CURB GRADE AND ALIGNMENT.
- (P) TRANSITION CURB HEIGHT FROM 0" AT SIDEWALK (FLUSH) TO 6" HIGH.
- (Q) AIR/VAC.
- (R) PROPANE TANK STORAGE.
- (S) OIL TANK.
- (T) FUEL PUMP BOLLARD.
- (U) 6" HIGH HEADER CURB. SEE DETAIL SHEET.
- (V) DUMPSTER ENCLOSURE. REFER TO ARCH. PLANS FOR DETAIL.
- (W) 5' WIDE CONCRETE CURB BACKING. SEE DETAIL SHEET.
- (X) 12'x75' LOADING ZONE.
- (Y) HOSE BIBB ON BRICK COLUMN (WATER LINE LOCATED INSIDE BRICK COLUMN). SEE DETAIL SHEET.
- (Z) "ONE WAY - DO NOT ENTER" SIGN. SEE DETAIL SHEET.
- (AA) "NO PARKING - LOADING ZONE" SIGN. SEE DETAIL SHEET.
- (BB) FLUSH CONCRETE HEADER CURB BAND BETWEEN PERVIOUS PAVERS AND ASPHALT. SEE DETAIL SHEET.
- (CC) SLOTTED CURB W/ STONE DIAPHRAGM. SEE DETAIL SHEET.
- (DD) PATIO TABLE. REFER TO ARCHITECTURAL PLANS.

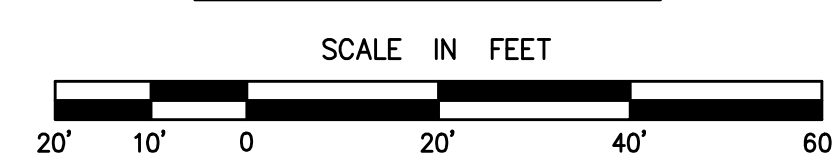
### PAINTING STRIPING LEGEND

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SBVL/4" - SINGLE BROKEN YELLOW LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

### LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PAINTED TRAFFIC DIRECTION ARROW
- PROPOSED PARKING SPACES
- PROPOSED ASPHALT SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PUBLIC ROADWAY ASPHALTIC PAVEMENT
- PERVIOUS PAVERS

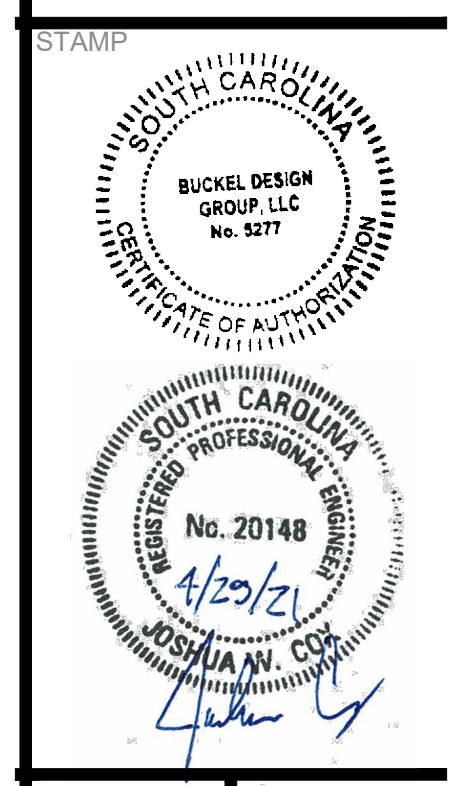
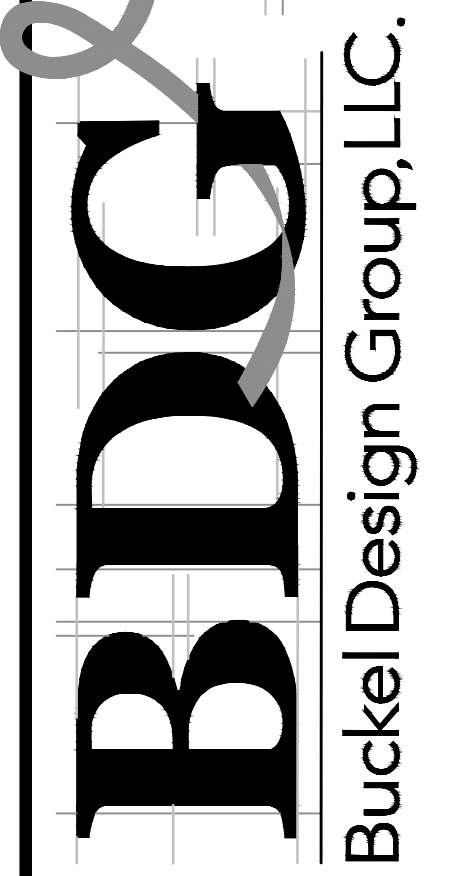
## SITE PLAN



### SITE ANALYSIS

PARKER'S TOTAL PARKING RATIO PROVIDED	5,214 S.F. 39 SPACES 7.48/1,000 S.F.
MAX. RATIO ALLOWED	6.00/1,000 S.F.
SITE AREA	1.88± AC.
IMPERVIOUS AREA	0.77± AC. (41.0%)
PERVIOUS AREA	• 1.11± AC. (59.0%)
OPEN SPACE REQ'D	0.28± AC. (15.0%)
* PERVIOUS AREA DOES NOT INCLUDE PERVIOUS PAVERS.	
NOTES: 1. MAXIMUM IS 20% OVER MINIMUM=5X1.20= 6/1,000 SF NEED PARKING STUDY OR REDUCE TO 31 SPACES. 2. THIS CHART IS FOR CONCEPTUAL PURPOSES ONLY. ACREAGE ARE APPROXIMATE AND MAY VARY DEPENDING ON ACTUAL BOUNDARY SURVEY.	

3471 DONAVILLE ST  
DULUTH, GA 30096  
PHONE: 404-567-5701  
FAX: 404-567-5703  
WWW.BDGSE.COM  
SC COA NUMBER: 5277



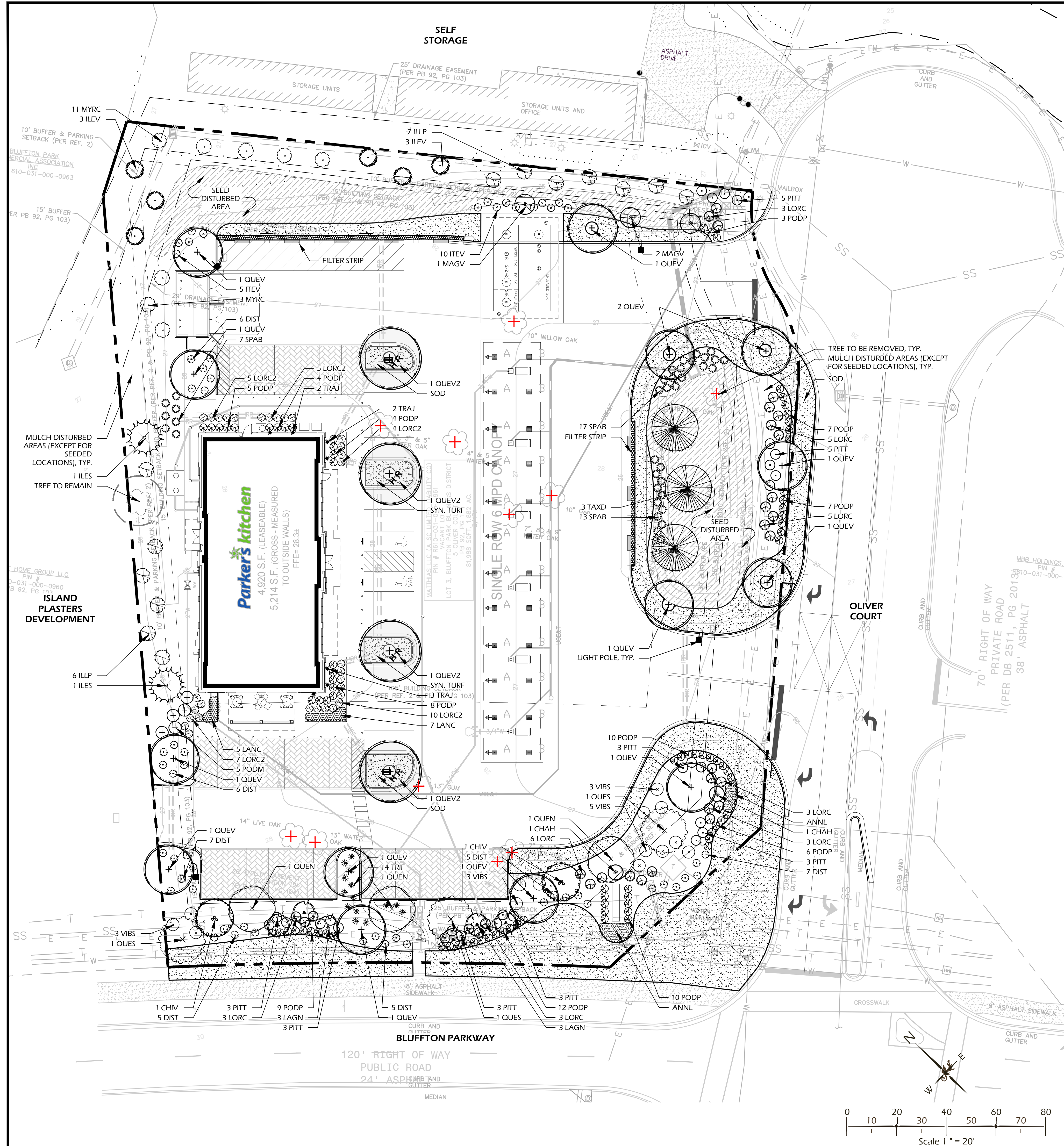
PROPOSED: **Parker's kitchen**  
BLUFFTON, BEAUFORT CO., SC  
FOR: DRAYTON-PARKER COMPANIES, LLC  
SAVANNAH, GA 31401

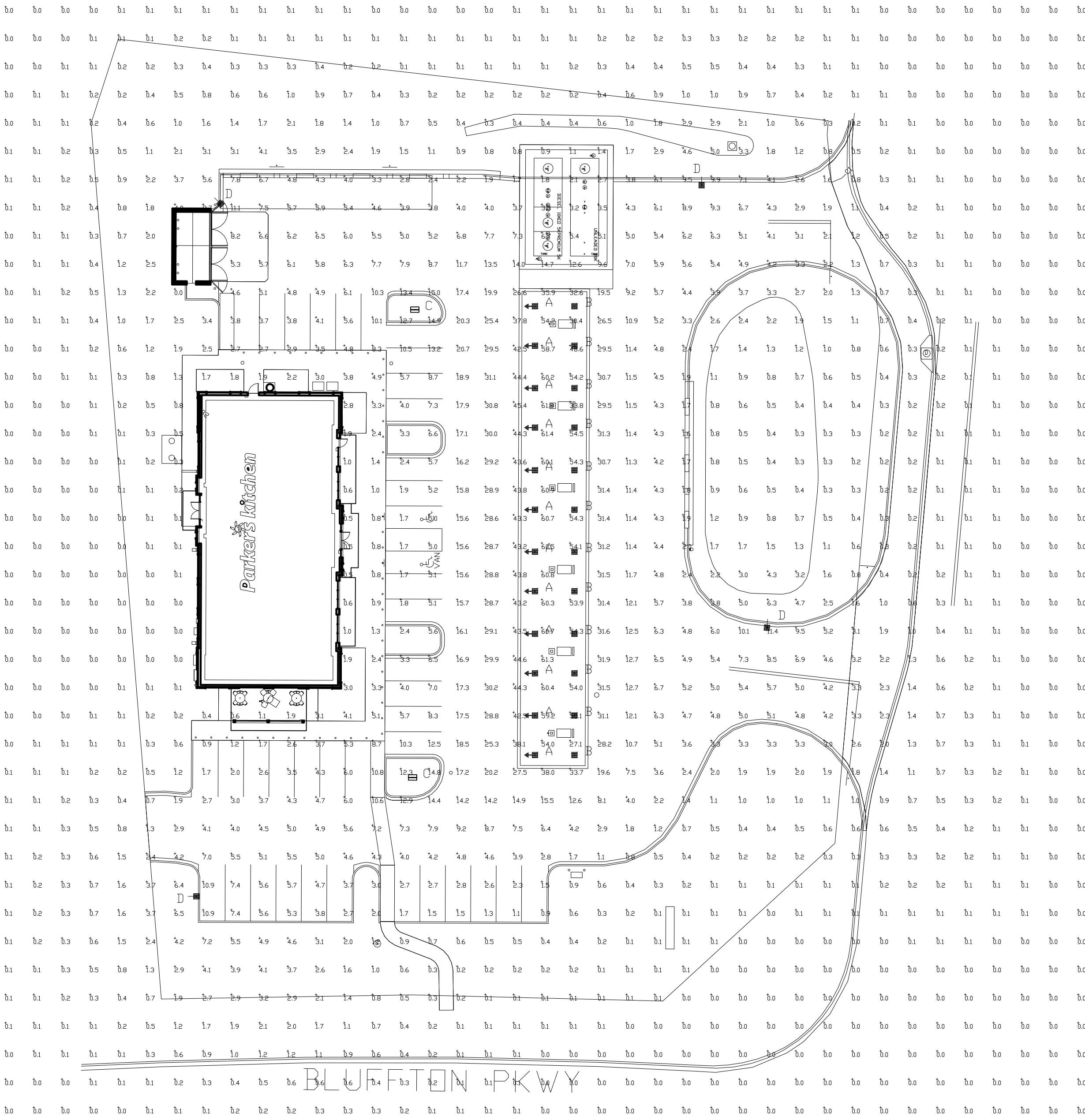
REVISION	BY
REVISION #1, UPDATES PER DRC COMMENTS 4/29/21	JWC
REVISION #2, DRIVEWAY CHANGES 5/13/21	JWC

DRAWN SC	CHECKED ADB
ISSUED DATE 4/14/2021	ISSUED FOR PRELIM. DEV. PLAN REVIEW
PROJECT NO. 20-161	FILE 20-161 Main
SHEET C-1	

Seasonal Color Plant Selections	
Summer	Winter
Vinca	Viola/Pansies
Caladium (Red Flash) - Shade	Ornamental Cabbage/Kale
Coleus - Sun	
Pentas	

\*Final specifications to be approved by landscape architect





Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts	
	12	A	SINGLE	SCV-LED-23L-SCFT-50 MTD @ 15'	1.000	1.000	1.000	23101	188	
	12	B	SINGLE	SCV-LED-15L-SC-50 MTD @ 15'	1.000	1.000	1.000	14963	102	
	2	C	SINGLE	MPH-LED-35L-SIL-5W-50-70CRI-14'POLE+2'BASE	1.000	1.000	1.000	38036	294	
	4	D	SINGLE	MRM-LED-30L-SIL-FT-50-70CRI-SINGLE-20'POLE+2'BASE	1.000	1.000	1.000	32656	247	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	4.16	61.8	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	52.24	61.8	27.1	1.93	2.28
INSIDE CURB	Illuminance	Fc	10.30	45.4	0.8	12.88	56.75

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts  
Total Watts = 5056



LIGHTING PROPOSAL LD-153336-1

PARKER'S #91  
BLUFFTON PKWY & OLIVER CT  
BLUFFTON, SC

BY: MVE DATE: 8-25-21 REV: 4-23-21 SHEET 1 OF 1

SCALE: 1"=30'



# PLAN REVIEW COMMENTS FOR DP-02-21-015049

Attachment 7

Section VII. Item #2.

Town of Bluffton  
Department of Growth Management  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone 843-706-4522  
BLUFFTON PARK PHASE C-1

**Plan Type:** Development Plan **Apply Date:** 02/25/2021  
**Plan Status:** Active **Plan Address:** 5 Oliver Ct Court  
BLUFFTON, SC 29910  
**Case Manager:** William Howard **Plan PIN #:** R610 031 000 0961 0000  
**Plan Description:** The applicant is requesting approval of a development plan to construct a +/- 5,200 SF convenience store and fuel station on 1.88 acres located at 5 Oliver Ct.

## Technical Review

**Submission #: 1** Recieved: 02/25/2021 Completed: 04/01/2021

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	04/01/2021	William Howard	Revisions Required

### Comments:

1. Provide a copy of the Approval Letter from the Bluffton Park Commercial ARB.
2. The grease trap is located within the buffer on the northwest side of the parcel and will need to re-located out of the buffer.
3. Per the design guidelines of the Bluffton Park Master Plan provide a pedestrian connection to the multi use path on Bluffton Parkway.
4. Update the plans to provide wheelstops for parking spaces.
5. The lighting plan provided shows light poles are 22'-24' in height. Per the Bluffton Park design guidelines lighting poles shall be 14' and 20' depending on fixture type. Update the lighting plan accordingly.

Transportation Department Review	04/01/2021	William Howard	Revisions Required
----------------------------------	------------	----------------	--------------------

### Comments:

1. Staff is awaiting comments and feedback from Beaufort County Traffic Engineering on the Traffic Impact Analysis (TIA) provided. The TIA identifies the Bluffton Parkway/Oliver Court intersection as a Level of Service F. With the additional trips generated by construction of the convenience store additional review of the TIA will be necessary.
2. Per the TIA provided, left turn movement into the southern entrance from Oliver Court is not allowed and the driveway exiting to Oliver Court shall be limited to right turn only. Update the site plan accordingly.
3. At the time of Final Development plan, an encroachment permit from Beaufort County will be required for any improvements to the intersection of Bluffton Parkway and Oliver Court.

Beaufort Jasper Water and Sewer Review	04/01/2021	James Clardy	Approved with Conditions
--	------------	--------------	--------------------------

### Comments:

1. Pending formal submittal and approval of water and sewer design.

Fire Department Review	04/01/2021	Dan Wiltse	Approved with Conditions
------------------------	------------	------------	--------------------------

### Comments:

1. No comments at this time.

Planning Commission Review	04/01/2021	Aubrie Giroux	Approved with Conditions
----------------------------	------------	---------------	--------------------------

### Comments:

1. Once DRC comments have been satisfied the Preliminary Development Plan shall be presented to the Planning Commission for approval.

Police Department Review	04/01/2021	Adam Barberio	Approved
--------------------------	------------	---------------	----------

Watershed Management Review  
DRC

04/01/2021

William Baugher

Approved

Attachment 7

Section VII. Item #2.

Planning Review - Address

03/15/2021

Nick Walton

Approved

Building Safety Review

03/08/2021

Richard Spruce

Approved

**Plan Review Case Notes:**

## **TRAFFIC IMPACT AND ACCESS STUDY**

---

### **PARKERS KITCHEN GAS/CONVENIENCE-STORE BLUFFTON PARKWAY AT OLIVER COURT BLUFFTON/BEAUFORT COUNTY, SOUTH CAROLINA**

*Prepared for:*

**The Parkers Company  
Savannah, GA**

**Submitted  
January, 2021**

*Prepared by:*



**EPC, LLC**

*2404 Taylor Road  
Cayce, SC 29033*

*(803) 794 7018  
(803) 794 9216 Fax*

January 13, 2021

Mr. Daniel Ben-Yisrael, Real Estate Development Manager  
**The Parkers Company**  
17 W. McDonough St.  
Savannah, GA 31401

**Phone:** 912 677 0593  
**E-Mail:** dbenyisrael@parkersav.com

**RE: Traffic Impact and Access Study  
Parkers Gas/Convenience Store  
Bluffton Parkway at Oliver Court  
Bluffton/Beaufort County, SC**

Dear Mr. Ben-Yisrael:

As requested, Encroachment Permit Clearinghouse, LLC (EPC) has completed an assessment of the traffic impacts associated with the development of a new Parkers Gas Station/Convenience Store (c-store) to be located at the intersection of Bluffton Parkway at Oliver Court in Beaufort County, South Carolina. The following provides a summary of this study's findings:

## **PROJECT DESCRIPTION**

The project site is located in the northwest quadrant of the intersection of the Bluffton Parkway at Oliver Court/Bluffton Park Crescent and totals approximately 1.9-acres.

The project proposal is to construct a gas-station/c-store which will provide 12-fueling positions along with a 4,920 square-foot c-store. This facility does not provide a separate diesel fueling area for heavy vehicles. As scheduled this project is planned to be constructed and fully operational by 2022. **Figure 1** depicts the site location in relation to the regional roadway system (Figures located at end of report).

As planned, direct access to/from the site will be provided to/from Oliver Court via two access drives, no direct access to/from the Bluffton Parkway is planned. **Figure 2** depicts the current development plan proposal.

## **EXISTING CONDITIONS**

A comprehensive field inventory of the project study area was conducted which included a field inventory, collection of geometric data, traffic control and general information pertaining to the roadway system within the study area. The following sections detail the current traffic conditions and include a description of roadways/intersections serving the site and traffic flow in close proximity to the project.

## **Project Study Area**

The intersection of Bluffton Parkway at Oliver Court has been required to be analyzed in order to determine project impacts on the surrounding roadway network. **Figure 3** illustrates the existing geometrics and traffic control for the study area intersection and surrounding roadways.

## **Traffic Volumes**

In order to determine the existing traffic volume flow patterns within the study area, manual turning movement counts were performed in the second week of January 2021 while schools were in session. Weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak period turning movement specific counts were conducted at the above referenced existing study area intersection. Although school is currently in session it was decided that traffic volumes are lower than average due to Covid-19. As per recommendation from the SCDOT District #6, (September 29, 2020 memorandum) all traffic volumes were increased by 19-percent during the AM peak-hour and 13-percent for the PM peak-hour to reflect more accurate volumes. **Figure 4** graphically depict the respective Existing (2021) AM and PM peak-hour traffic volumes at the study area intersections. Summarized count sheets are included in the Appendix of this report.

## **FUTURE CONDITIONS**

Traffic analyses for future conditions have been conducted for two separate scenarios: first, 2022 No-Build conditions, which include an annual normal growth in traffic, all pertinent background development traffic, and any pertinent planned roadway/intersection improvements; and secondly, 2022 Build conditions, which account for all No-Build conditions PLUS traffic generated by the proposed development.

### **Future No-Build Traffic Conditions**

#### **Planned Roadway Improvements & Background Development**

Based on discussions with SCDOT district staff, there are currently no known roadway improvements or background developments planned within the study area.

#### **Annual Growth Rate**

SCDOT permanent count station #556 located on Bluffton Parkway between Buck Island Road and Simmonsville Road was reviewed in order to gain an understanding of growth in traffic in the area of the site. Over the last three years, growth in traffic along this roadway has been increasing at an annual rate of 8-percent per year. The anticipated 2022 No-Build AM and PM peak-hour traffic volumes, which reflect the annual 8-percent growth rate, are shown in **Figure 5**.

### **Site-Generated Traffic**

Traffic volumes expected to be generated by the proposed project were forecasted using the Tenth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. After reviewing the size of the project and prospective services provided, Land-Use Code #960 (Super Gas/Service with Convenience Store) was selected to estimate the specific site-generated traffic. **Table 1** depicts the anticipated site-generated traffic.

**Table 1**  
**PROJECT TRIP-GENERATION SUMMARY<sup>1</sup>**  
*Parkers Gas/C-Store*  
*SC 46 Bluffton, SC*

<b>Time Period</b>	<b>12 Fuel Position Gas/C-Store 4,920 sf (a)</b>	<b>60 Percent Pass-By<sup>2</sup> (b)</b>	<b>Total New Trips (a-b)</b>
<b>Weekday Daily</b>	4,100	2,460	1,640
<b>AM Peak-Hour</b>			
Enter	169	101	68
<u>Exit</u>	<u>169</u>	<u>101</u>	<u>68</u>
Total	338	202	136
<b>PM Peak-Hour</b>			
Enter	138	83	55
<u>Exit</u>	<u>138</u>	<u>83</u>	<u>55</u>
Total	276	166	110

<sup>1</sup> ITE *Trip Generation* manual, 10th Ed. 2017, LUC 960 (Super Convenience Store/Gas-Station).

Variable used is fueling positions.

<sup>2</sup> Sixty percent pass-by assumed based on ITE Handbook methodologies and the two-way volume of traffic on both N . Rhett and Tanner Ford.

The proposed development will be composed of a 4,920-sf C-store and 12-positions of fueling service. Using the ITE reference, the project can be expected to generate a total of 4,100 two-way daily trips of which a total of 338 trips (169 entering and 169 exiting) are expected during the AM peak-hour. During the PM peak-hour, a total of 276 trips (138 entering, 138 exiting) are expected.

Typically, the majority of vehicle trips generated by these of land-use types draw from existing traffic passing on the adjacent street referred to as *pass-by* or *impulse* trips. Pass-by trips are trips made to the proposed development as intermediate stops on the way from an origin to a primary trip destination. It is important to note that pass-by trips do not reduce the amount of traffic generated by the site, and the “total trips” generated are expected to enter and exit the site no matter what percentage of pass-by trips is used. Pass-by trips are simply that portion of the site-generated traffic that are not a function of the land uses in the area, but are only a function of the type of use proposed on the site and the volume of traffic on the adjacent roadways. For this particular project, a *pass-by* reduction of 60-percent has been used report based on ITE methodologies and the high volume of peak-hour traffic flow on Bluffton Parkway.

Once the pass-by reduction was applied to the anticipated external trips, the proposed development can be expected to generate 1,640 *new* external trips on a weekday daily basis, of which a total of 136 *new* trips (68 entering, 68 exiting) can be expected during the AM peak-hour. During the PM peak-hour, 110 *new* trips (55 entering, 55 exiting) can be expected.

### **Distribution Pattern**

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing travel patterns. Bluffton Parkway is expected to account for 100-percent of the pass-by and nearly all of the new trips generated while Bluffton Park Crescent is expected to account for 2-percent. These anticipated patterns are shown in **Table 2**. This distribution pattern has been applied to

the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area intersections illustrated in **Figure 6**.

**Table 2**  
**TRIP DISTRIBUTION PATTERN**  
*Parkers Gas/C-Store*  
*SC 46 Bluffton, SC*

<b>Roadways</b>	<b>Direction To/From</b>	<b>Percent Enter/Exit</b>
Bluffton Parkway	West	49
	East	49
Bluffton Park Crescent	South	2
<b>Total</b>		<b>100</b>

Note: Based on the existing traffic patterns.

### **Future Build Traffic Conditions**

The site-generated traffic, as depicted in Figure 6, have been added to the respective 2022 No-Build traffic volumes shown by Figure 5. This results in the peak-hour Build traffic volumes, which are graphically depicted in **Figure 7**. These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

## **TRAFFIC OPERATIONS**

### **Analysis Methodology**

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the Level-of-Service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of Levels-of-Service depending on the time of day, day of week, or period of a year.

### **Analysis Results**

As part of this TIAS, capacity analyses have been performed at the study area intersections under both Existing and Future (No-Build & Build) conditions. The results of these analyses are summarized in **Table 3**.

**Table 3**  
**LEVEL-OF-SERVICE SUMMARY<sup>1</sup>**  
*Parkers Gas/C-Store*  
*SC 46 Bluffton, SC*

<b>Unsignalized Intersection</b>	<b>Time</b>	<b>2021 EXISTING</b>		<b>2022 NO-BUILD</b>		<b>2022 BUILD</b>	
	<b>Period</b>	<b>Delay<sup>2</sup></b>	<b>LOS<sup>3</sup></b>	<b>Delay</b>	<b>LOS</b>	<b>Delay</b>	<b>LOS</b>
Bluffton Parkway at Oliver Court	AM	>300.0	F	>300.0	F	>300.0	F
	PM	>300.0	F	>300.0	F	>300.0	F

1. Calculations completed using the HCM 6th Edition.

2. Delay in seconds-per-vehicle.

3. LOS = Level-of-Service.

**GENERAL NOTES:**

1. For unsignalized intersections, Delay is representative of critical movement/lane group/approach.

As shown in Table 3, under each condition and peak-hour analyzed, operations at the unsignalized intersection of Bluffton Parkway at Oliver Court are operating at a LOS F with significant delays. These delays are on the minor street approaches of Bluffton Park Crescent and Oliver Court and occur under 2021 Existing conditions through Build. The reasoning for this is due to the heavy volume of through traffic on the Bluffton Parkway which total over 2,000 vehicles during the AM peak-hour and over 3,000 vehicles during the PM peak-hour.

With these levels of peak-hour volumes, any left-turn movements from either minor street approaches will result in delays which is way the Bluffton Parkway was planned with spaced signalized intersections as well as planned median breaks to accommodate U-turn movements. Opportunities for U-turns are available at adjacent intersections to the west (Simmons Road-signalized) and to the east (Persimmon Street-unsignalized or Red Cedar-signalized).

It should be noted that queue lengths for the major street (Bluffton Parkway) left-turn movements were reviewed and found that the existing separate turning lane storage lengths are more than adequate to accommodate the projected traffic volumes.

**MITIGATION**

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. The following describes measures necessary to mitigate the project's impact.

**Site Access Drives**

As planned, access to/from the site will be provided via two drives to/from Oliver Court. The specific geometric and traffic control requirements for each proposed access driveway are discussed in detail below:

### **Northern Site Access**

This access is located approximately 300-feet northeast of the Bluffton Parkway (150-feet east of the site access closest to Bluffton Parkway) within the cul-de-sac perimeter of Oliver Court. This access should provide a two-lane cross-section with one lane entering the site and one lane exiting the site and operate under STOP sign control.

### **Southern Site Access**

This access is located approximately 80-feet north of the Bluffton Parkway. Based on operations of the adjacent unsignalized intersection with the Bluffton Parkway and expected queuing, this intersection will basically serve right-turn movements exiting the site. Entering left-turn traffic should be prohibited and forced to utilize the access referenced above only 150-feet to the north. This access could allow right-turn movements entering the site from Oliver Court but this access would be redundant and the movement likely not utilized. This access would operate as a single exiting lane from the site and be for right-turn movements under STOP sign control. It should be noted that queues from the unsignalized intersection of Bluffton Parkway at Oliver Court will extend past/across this access and will likely result in vehicles stacked within the site waiting to make the right-turn onto Oliver Court towards the Bluffton Parkway.

### **Bluffton Parkway at Oliver Court/Bluffton Park Crescent**

This adjacent intersection operates poorly under all conditions (Existing through future Build). Separate turning lanes are provided on both eastbound and westbound approaches of the Bluffton Parkway and both minor street approaches have separate turning lanes.

Presented service levels are for both the minor street approaches of Oliver Court and Bluffton Park Crescent and represent the left-turn and through movements. Operations for the Bluffton Parkway movements are all acceptable; LOS C or better. This is typical of unsignalized intersections with multi-lane arterials where priority is given to the major roadway and delays occur on the minor street approach.

Signalization of this intersection is not probable as federal signal warrants met would be the peak-hour only and neither the four or eight-hour warrants would exceed the minimum requirements. Additionally, when the Bluffton Parkway was planned, spacing of traffic signals was completed which maintain the efficiency of the corridor to serve east/west through traffic thereby aiding in the demand placed on US 278. Spacing from the Simonsville Road signalized intersection is approximately 1,100-feet which does not meet typical separation standards.

This intersection was planned as a full-movement intersection to allow Bluffton Parkway U-turn movements in both eastbound and westbound directions which are currently taking place. Site traffic making a left-turn from Oliver Court has this option at the signalized Simonsville Road intersection and can take advantage of this movement especially during peak hours of traffic flow on the Bluffton Parkway. During off-peak hours when volumes are not as heavy on the Bluffton Parkway, left-turn movements will likely not have such high delays.

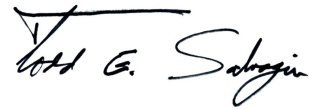
## SUMMARY

EPC has completed an assessment of the traffic impacts associated with the development of a new Parkers gas/c-store, to be located at the intersection of Bluffton Parkway at Oliver Court in Beaufort County, South Carolina.

As planned, a new gas-station facility will be constructed which will provide 12-fueling positions along with an approximately 4,920-sf c-store. The access for this new development is planned via two access drives located along Oliver Court. Recommendations have been made for each of the site access drives which include cross-section, traffic control and the limitation of the access closest to the Bluffton Parkway to right-turn exiting movements only.

If you have any questions or comments regarding any information contained within this report, please contact me at (803) 361 3265.

Regards,

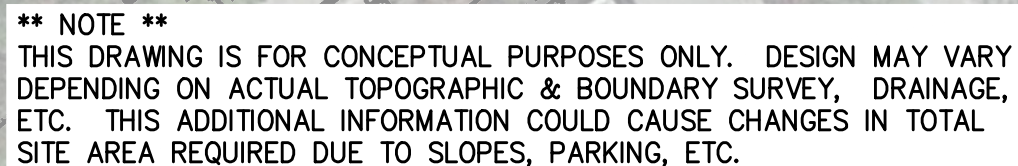
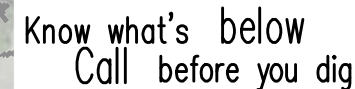


Todd E. Salvagin  
EPC, LLC

Attachments







DUE DILIGENCE NOTES	
	DESCRIPTION
AUTHORITY HAVING JURISDICTION	TOWN OF BLUFFTON
ZONING	
CURRENT ZONING	PLANNED UNIT DEVELOPMENT (SCHULTZ PUD)
IS PROPOSED USE A PERMITTED USE?	REFER TO PUD MASTER PLAN
PROPOSED ZONING	—
LAND USE AMENDMENT REQ?	—
ZONING OF ADJACENT PROPERTIES	
NORTH	PUD
SOUTH	R/W
EAST	R/W
WEST	PUD
BUILDING SETBACKS	LOT IS OVER 200' WIDE= LARGE COMMERCIAL LOT
FRONT	105' BUILD TO LINE
SIDE	15' AND 50'
REAR	15'
PARKING REQUIREMENTS	
60 DEGREE STALL DIMENSIONS	10' CURB LENGTH, 19' STALL DEPTH
90 DEGREE STALL DIMENSIONS	9'x20'
TWO WAY DRIVE AISLE DIMENSIONS	22' MIN, 24' MAX.
ONE WAY DRIVE AISLE DIMENSIONS	20'
MINIMUM PARKING RATIO REQUIRED	20% REDUCTION WITHOUT PARKING STUDY
MAXIMUM PARKING RATIO ALLOWED	5/1000 GROSS SF, 20% INCREASE WITHOUT PARKING STUDY
BIKE PARKING	1/15 VEHICULAR PARKING SPACES REQ'D
LANDSCAPE REQUIREMENTS	
% OF PARKING LOT	75% LOT COVERAGE WITH TREE CANOPY
INTERIOR ISLAND SPACING	12 PARKING SPACES IN A ROW MAX. (10' WIDTH MIN.)
ARE END CAP ISLANDS REQUIRED?	YES (12' WIDTH MIN.)
MINIMUM ISLAND SIZE	—
MAXIMUM IMPERVIOUS AREA	75% LOT COVERAGE MAX.
OPEN SPACE REQUIRED	15%
BUFFERS/LANDSCAPE STRIPS	
FOUNDATION PLANTING	8' WIDE AROUND STR. EXCLUDES SERVICE AND DELIVERY AREA NOT VISIBLE FROM ROAD.
UNDISTURBED BUFFER REQUIRED	—
PLANTED BUFFER REQUIRED	25' FRONT, 15' WEST SIDE, 30' EAST SITE, 15' REAR
LANDSCAPE STRIP REQUIRED	MAY BE REQ'D BETWEEN ADJACENT USE AFTER REVIEW
STREETSCAPE REQUIRED	LARGE CANOPY TREES NO MORE THAN 50' APART
MISCELLANEOUS ITEMS	
MAXIMUM BUILDING HEIGHT	5 STORIES
FAR REQUIREMENTS	—
MAXIMUM DENSITY	DENSITY BASE UPON APPROVED PUD
MAXIMUM LIGHT POLE HEIGHT	20'
OUTDOOR SALES PERMITTED?	—
OUTDOOR STORAGE PERMITTED?	—
OVERLAY DISTRICT?	NO
VARIANCES	—
SIGNS	
MONUMENT OR Pylon?	—
NUMBER OF SIGNS ALLOWED	2 (200' APART, OR 1/ STREET FRONTAGE)
MAXIMUM HEIGHT	12' IF SIGN FACE EXCEEDS 60 SF
MAXIMUM SQUARE FEET	160 SF. SEE CODE FOR GAS PRODUCT SIGN SPECIFICS.
SETBACK	10' FROM R/W, AND OUT OF VISION TRIANGLES.

Not For Construction

# CONCEPTUAL SITE PLAN

SCALE IN FEET

A horizontal scale bar with alternating black and white segments. Below the bar, the following distances are marked from left to right: 50', 25', 0, 50', 100', and 150'.

**BDG**  
Buckel Design Group, LLC.

PROPOSED:  **Parkers** *kitchen*  
BLUFFTON, BEAUFORT COUNTY, SC

FOR: DRAYTON-PARKER COMPANIES, LLC  
SAVANNAH, GA 31401

[illegible]

DRAWN SC
CHECKED ADB
ISSUED DATE 11/30/2020
ISSUED FOR CONCEPTUAL REVIEW
PROJECT NO. 20-161
FILE 20-161 P-3
SHEET  P-3

# AM PEAK-HOUR

Attac

Section VII. Item #2.

NOT TO SCALE

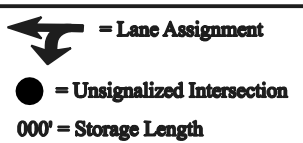
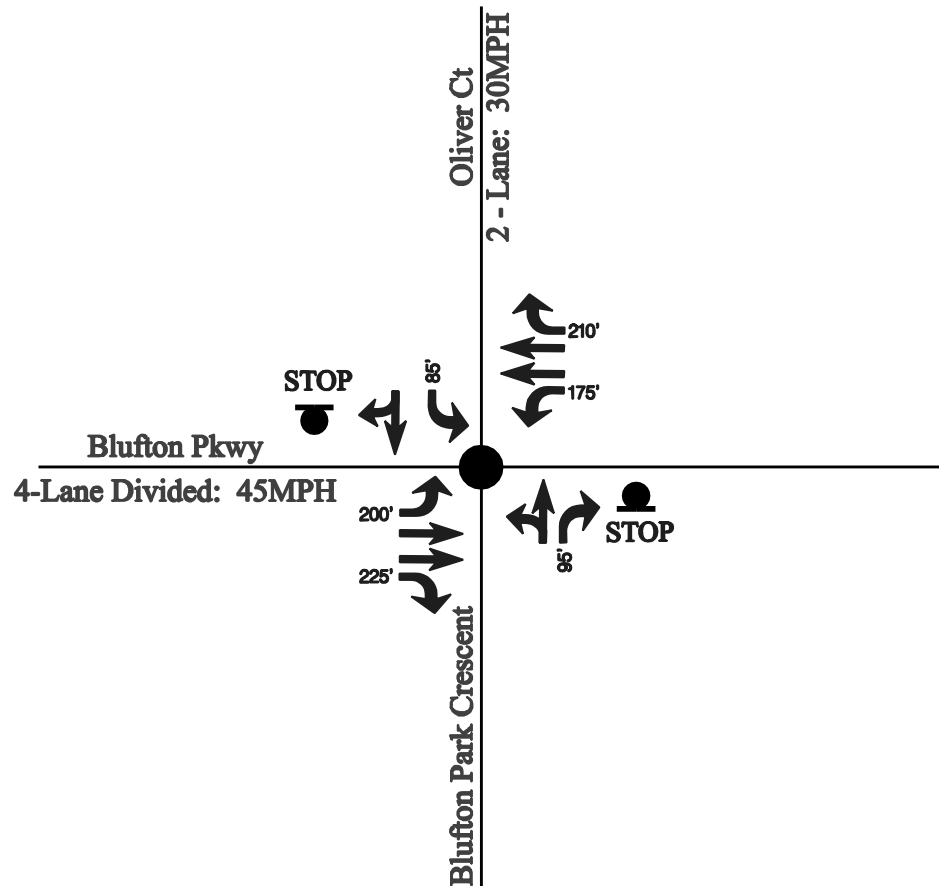


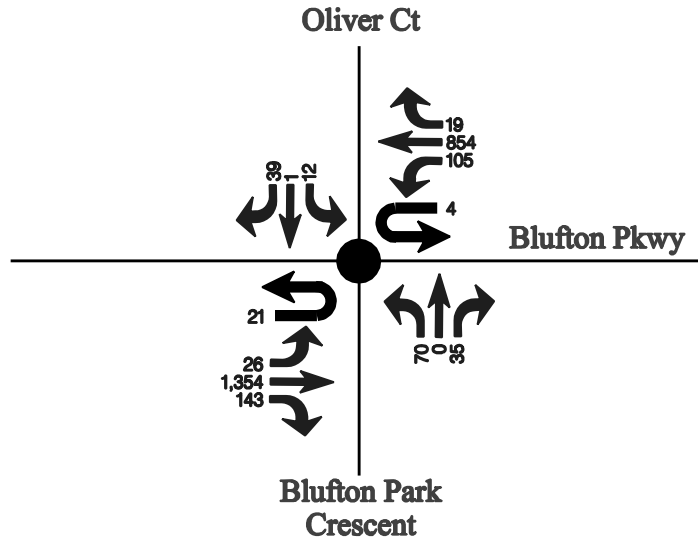
Figure 3

## EXISTING GEOMETRY AND TRAFFIC CONTROL

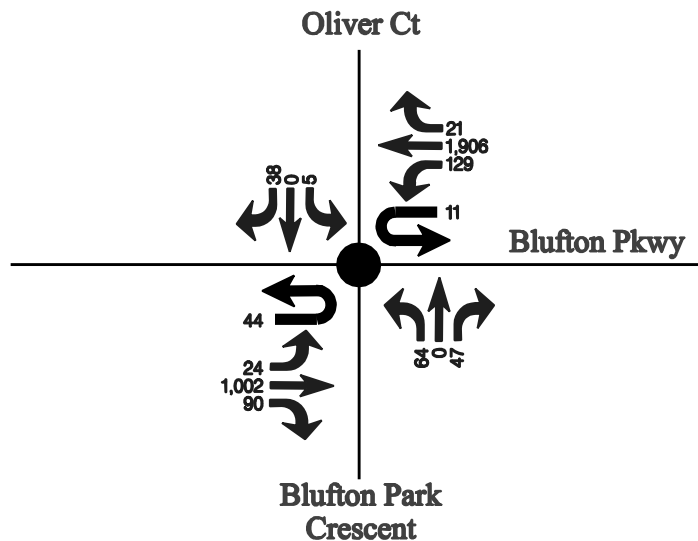
Parkers Gas/C-Store: Blufton/BeaufortCounty, SC



## AM PEAK-HOUR



## PM PEAK-HOUR



● = Unsignalized Intersection

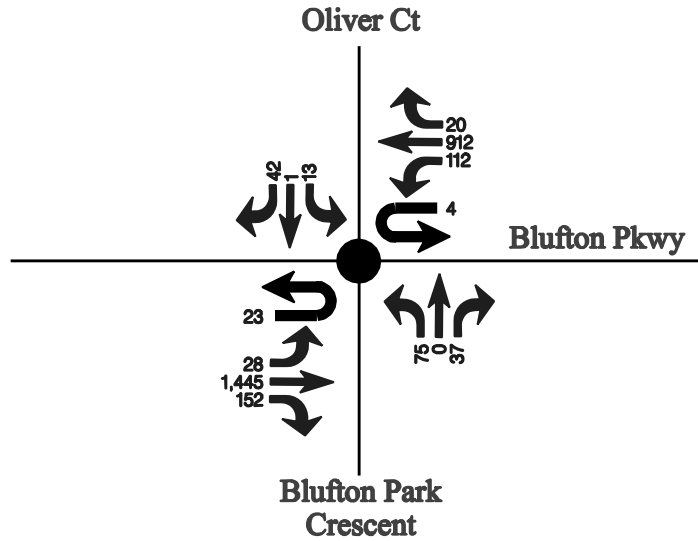
*Figure 4*

## 2020 EXISTING PEAK HOUR TRAFFIC VOLUMES

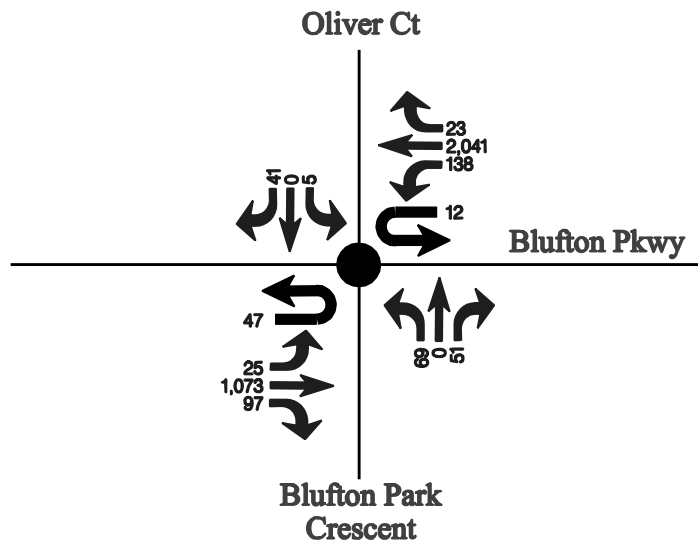
*Parkers Gas/C-Store: Blufton/Beaufort County, SC*



## AM PEAK-HOUR



## PM PEAK-HOUR



● = Unsignalized Intersection

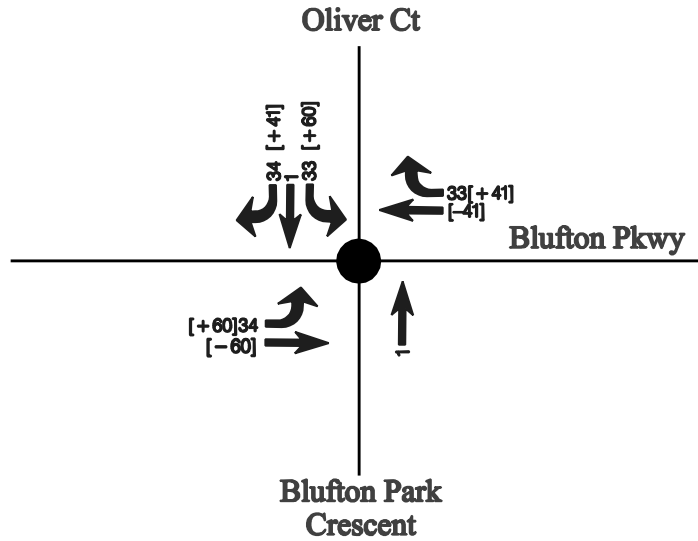
*Figure 5*

## 2022 NO-BUILD PEAK HOUR TRAFFIC VOLUMES

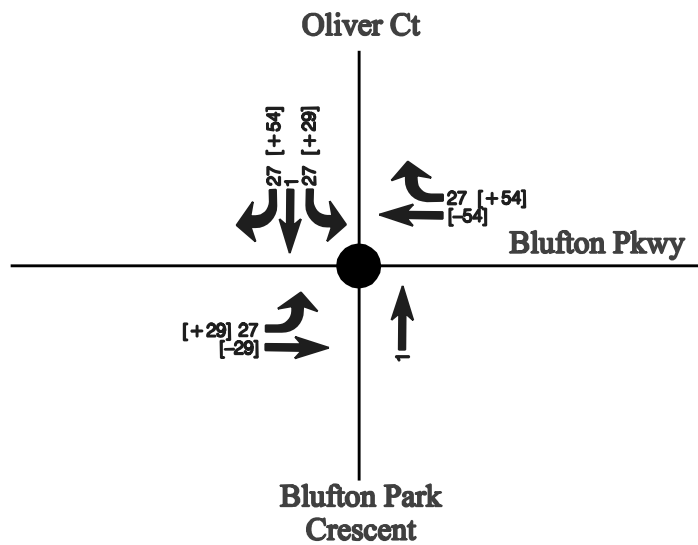
*Parkers Gas/C-Store: Blufton/BeaufortCounty, SC*

NOT TO SCALE

## AM PEAK-HOUR



## PM PEAK-HOUR



● = Unsignalized Intersection  
[##] = Pass-By Volume

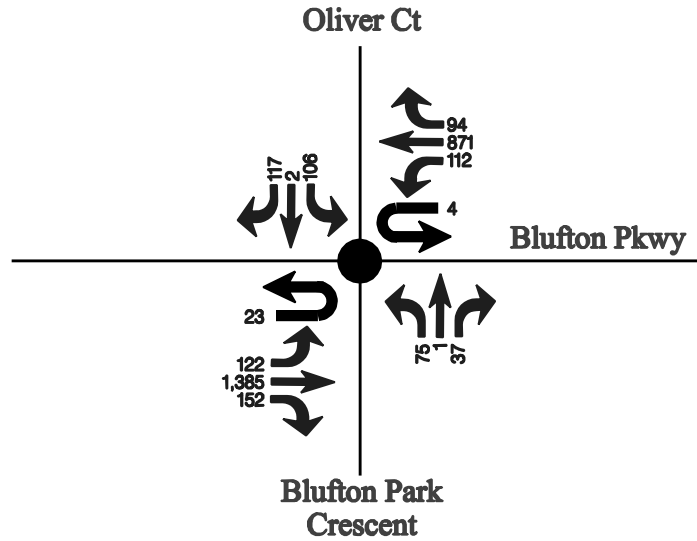
Figure 6

## SITE GENERATED PEAK HOUR TRAFFIC VOLUMES

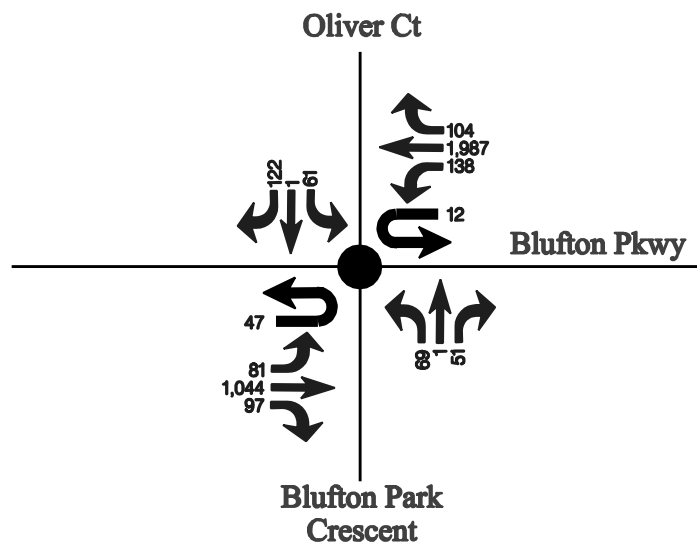
Parkers Gas/C-Store: Blufon/Beaufort County, SC



## AM PEAK-HOUR



## PM PEAK-HOUR



● = Unsignalized Intersection

*Figure 7*

## 2022 BUILD PEAK HOUR TRAFFIC VOLUMES

*Parkers Gas/C-Store: Blufton/BeaufortCounty, SC*

## COUNT DATA

Turning Movement Count Report																														
Report Generated Using Turning Movement Count for Android by PortableStudies.com																														
Study Information																														
Study Summary	Count Name							Notes	U = U Turn      L = Left Turn      T = Thru      R = Right Turn P1 = Pedestrian Direction 1      P2 = Pedestrian Direction 2 Veh = Total Vehicles for Approach														Peak Hour Volume							
	Bluffton Parkway at Oliver Ct AM PK																						2255							
	Location																						% Bank 1	% Bank 2						
	Bluffton SC, Not Available																						95.4%	4.6%						
	Performed By																						% Bank 3	% Bank 4						
	Scott Brewer																						0.0%	0.0%						
	Date																						Pedestrians Volume							
	Wednesday, January 6, 2021																						0							
Peak Hour Data																														
Time Period	Bluffon Park Crest EB							WB Oliver Ct							NB Bluffton Pkwy (Away HHI)							SB Bluffton Pkwy (To HHI)							Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
7:30 AM	0	13	0	7	0	0	20	0	2	1	9	0	0	12	1	22	159	7	0	0	189	3	5	291	30	0	0	329	550	0
7:45 AM	0	19	0	7	0	0	26	0	3	0	9	0	0	12	0	25	183	4	0	0	212	3	5	280	30	0	0	318	568	0
8:00 AM	0	15	0	6	0	0	21	0	2	0	10	0	0	12	0	19	185	3	0	0	207	10	6	265	36	0	0	317	557	0
8:15 AM	0	12	0	9	0	0	21	0	3	0	5	0	0	8	2	22	191	2	0	0	217	2	6	302	24	0	0	334	580	0
Vehicle Movement Summary																														
Movement / Details	Bluffon Park Crest EB							WB Oliver Ct							NB Bluffton Pkwy (Away HHI)							SB Bluffton Pkwy (To HHI)							Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	59	0	29	0	0	88	0	10	1	33	0	0	44	3	88	718	16	0	0	825	18	22	1138	120	0	0	1298	2255	0
PHF	-	0.78	-	0.81	-	-	0.85	-	0.83	0.25	0.83	-	-	0.92	0.38	0.88	0.94	0.57	-	-	0.95	0.45	0.92	0.94	0.83	-	-	0.97	0.97	-
% Bank 1	0.0%	86.4%	0.0%	89.7%				0.0%	80.0%	100.0%	81.8%				100.0%	88.6%	96.5%	87.5%				100.0%	90.9%	97.2%	88.3%				Need a custom report?  Contact: support@portablestudies.com	
% Bank 2	0.0%	13.6%	0.0%	10.3%				0.0%	20.0%	0.0%	18.2%				0.0%	11.4%	3.5%	12.5%				0.0%	9.1%	2.8%	11.7%					
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%												
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%												











Turning Movement Count Report																														
Report Generated Using Turning Movement Count for Android by PortableStudies.com																														
Study Information																														
Study Summary	Count Name							Notes	U = U Turn      L = Left Turn      T = Thru      R = Right Turn P1 = Pedestrian Direction 1      P2 = Pedestrian Direction 2 Veh = Total Vehicles for Approach														Peak Hour Volume							
	Bluffton Parkway at Oliver Ct PM Peak																						2995							
	Location																						% Bank 1	% Bank 2						
	Bluffton SC, Not Available																						98.5%	1.5%						
	Performed By																						% Bank 3	% Bank 4						
	Scott Brewer																						0.0%	0.0%						
	Date																						Pedestrians Volume							
	Tuesday, January 5, 2021																						0							
Peak Hour Data																														
Time Period	Bluffon Park Crest EB							Oliver Ct							NB Bluffton Pkwy (Away HHI)							SB Bluffton Pkwy (To HHI)							Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
4:45 PM	0	21	0	7	0	0	28	0	3	0	6	0	0	9	2	27	382	4	0	0	415	9	2	213	17	0	0	241	693	0
5:00 PM	0	14	0	10	0	0	24	0	0	0	6	0	0	6	4	31	409	8	0	0	452	9	7	232	17	0	0	265	747	0
5:15 PM	0	12	0	14	0	0	26	0	1	0	16	0	0	17	3	25	473	5	0	0	506	10	10	227	20	0	0	267	816	0
5:30 PM	0	10	0	12	0	0	22	0	0	0	6	0	0	6	1	31	423	2	0	0	457	11	2	215	26	0	0	254	739	0
Vehicle Movement Summary																														
Movement / Details	Bluffon Park Crest EB							Oliver Ct							NB Bluffton Pkwy (Away HHI)							SB Bluffton Pkwy (To HHI)							Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	57	0	43	0	0	100	0	4	0	34	0	0	38	10	114	1687	19	0	0	1830	39	21	887	80	0	0	1027	2995	0
PHF	-	0.68	-	0.77	-	-	0.89	-	0.33	-	0.53	-	-	0.56	0.63	0.92	0.89	0.59	-	-	0.90	0.89	0.53	0.96	0.77	-	-	0.96	0.92	-
% Bank 1	0.0%	98.2%	0.0%	95.3%				0.0%	100.0%	0.0%	97.1%				100.0%	97.4%	99.2%	94.7%				100.0%	90.5%	98.0%	93.8%				Need a custom report?  Contact: support@portablestudies.com	
% Bank 2	0.0%	1.8%	0.0%	4.7%				0.0%	0.0%	0.0%	2.9%				0.0%	2.6%	0.8%	5.3%												
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%													
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%													

## **CAPACITY ANALYSIS**

- **2021 Existing**
- **2022 No-Build**
- **2022 Build**












PARKERS OLIER CT BEAUFORT  
5: Bluffton Park Crescent/Oliver Ct & Bluffton Pkwy

01/11/2021

Intersection														
Int Delay, s/veh	64.9													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	18	22	1138	120	3	88	718	16	59	0	29	10	1	33
Future Vol, veh/h	18	22	1138	120	3	88	718	16	59	0	29	10	1	33
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	Free	-	-	-	Free	-	-	None	-	-	None
Storage Length	-	200	-	225	-	175	-	210	-	-	95	85	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	9	3	12	2	12	4	13	14	2	11	20	2	18
Mvmt Flow	22	27	1396	147	4	108	881	20	72	0	36	12	1	40
Major/Minor	Major1			Major2			Minor1			Minor2				
Conflicting Flow All	881	881	0	-	1396	1396	0	0	2159	2599	698	1901	2599	441
Stage 1	-	-	-	-	-	-	-	-	1494	1494	-	1105	1105	-
Stage 2	-	-	-	-	-	-	-	-	665	1105	-	796	1494	-
Critical Hdwy	6.44	4.28	-	-	6.44	4.34	-	-	7.78	6.54	7.12	7.9	6.54	7.26
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	6.78	5.54	-	6.9	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	6.78	5.54	-	6.9	5.54	-
Follow-up Hdwy	2.52	2.29	-	-	2.52	2.32	-	-	3.64	4.02	3.41	3.7	4.02	3.48
Pot Cap-1 Maneuver	396	720	-	0	184	437	-	0	~ 23	24	363	34	24	522
Stage 1	-	-	-	0	-	-	-	0	115	185	-	196	285	-
Stage 2	-	-	-	0	-	-	-	0	388	285	-	310	185	-
Platoon blocked, %			-				-							
Mov Cap-1 Maneuver	506	506	-	-	415	415	-	-	~ 15	16	363	23	16	522
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	~ 15	16	-	23	16	-
Stage 1	-	-	-	-	-	-	-	-	104	167	-	177	208	-
Stage 2	-	-	-	-	-	-	-	-	260	208	-	253	167	-
Approach	EB			WB			NB			SB				
HCM Control Delay, s	0.4			1.9			\$ 1499.8			79				
HCM LOS							F			F				
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	WBL	WBT	SBLn1	SBLn2						
Capacity (veh/h)	15 363		506	-	415	-	23	270						
HCM Lane V/C Ratio	4.825 0.098		0.097	-	0.269	-	0.533	0.154						
HCM Control Delay (s)	\$ 2229.1		16	12.9	-	16.8	-	277	20.8					
HCM Lane LOS	F		C	B	-	C	-	F	C					
HCM 95th %tile Q(veh)	9.9		0.3	0.3	-	1.1	-	1.6	0.5					
Notes														
~: Volume exceeds capacity		\$: Delay exceeds 300s			+: Computation Not Defined				*: All major volume in platoon					

PARKERS OLIER CT BEAUFORT  
8: Bluffton Park Crescent/Oliver Ct & Bluffton Pkwy

01/12/2021

Intersection														
Int Delay, s/veh	737.4													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	39	21	887	80	10	114	1687	19	57	0	42	4	0	34
Future Vol, veh/h	39	21	887	80	10	114	1687	19	57	0	42	4	0	34
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	200	-	225	-	175	-	210	-	-	95	85	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	1	2	7	2	3	2	6	2	2	5	2	2	3
Mvmt Flow	48	26	1089	98	12	140	2072	23	70	0	52	5	0	42
Major/Minor	Major1			Major2			Minor1			Minor2				
Conflicting Flow All	2072	2095	0	0	1089	1187	0	0	2577	3636	545	3069	3711	1036
Stage 1	-	-	-	-	-	-	-	-	1237	1237	-	2376	2376	-
Stage 2	-	-	-	-	-	-	-	-	1340	2399	-	693	1335	-
Critical Hdwy	6.44	4.12	-	-	6.44	4.16	-	-	7.54	6.54	7	7.54	6.54	6.96
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.52	2.21	-	-	2.52	2.23	-	-	3.52	4.02	3.35	3.52	4.02	3.33
Pot Cap-1 Maneuver	66	263	-	-	291	578	-	-	~ 13	5	475	5	4	227
Stage 1	-	-	-	-	-	-	-	-	186	246	-	35	66	-
Stage 2	-	-	-	-	-	-	-	-	161	64	-	400	221	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	77	77	-	-	528	528	-	-	~ 1	0	475	~ 1	0	227
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	~ 1	0	-	~ 1	0	-
Stage 1	-	-	-	-	-	-	-	-	~ 8	11	-	~ 2	47	-
Stage 2	-	-	-	-	-	-	-	-	94	46	-	15	10	-
Approach	EB			WB			NB			SB				
HCM Control Delay, s	10.7			1			\$ 21862.1			\$ 805.1				
HCM LOS							F			F				
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2				
Capacity (veh/h)	1 475		77	-	-	528	-	-	1	227				
HCM Lane V/C Ratio	70.011 0.109		0.957	-	-	0.288	-	-	4.913	0.184				
HCM Control Delay (s)	\$ 37961.1		13.5	182.9	-	-	14.6	-	\$ 7440.8	24.4				
HCM Lane LOS	F B		F	-	-	B	-	-	F	C				
HCM 95th %tile Q(veh)	11 0.4		5.1	-	-	1.2	-	-	1.6	0.7				
Notes														
~: Volume exceeds capacity		\$: Delay exceeds 300s			+: Computation Not Defined				*: All major volume in platoon					

PARKERS OLIER CT BEAUFORT  
5: Bluffton Park Crescent/Oliver Ct & Bluffton Pkwy

01/11/2021

Intersection														
Int Delay, s/veh	97.9													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↕	↕		↔	↕	↕		↔	↕	↕	↕	↕
Traffic Vol, veh/h	18	22	1138	120	3	88	718	16	59	0	29	10	1	33
Future Vol, veh/h	18	22	1138	120	3	88	718	16	59	0	29	10	1	33
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	Free	-	-	-	Free	-	-	None	-	-	None
Storage Length	-	200	-	225	-	175	-	210	-	-	95	85	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	9	3	12	2	12	4	13	14	2	11	20	2	18
Mvmt Flow	24	29	1490	157	4	115	940	21	77	0	38	13	1	43

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	940	940	0	-	1490	1490	0	0	2305	2774	745	2029
Stage 1	-	-	-	-	-	-	-	-	1596	1596	-	1178
Stage 2	-	-	-	-	-	-	-	-	709	1178	-	851
Critical Hdwy	6.44	4.28	-	-	6.44	4.34	-	-	7.78	6.54	7.12	7.9
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	6.78	5.54	-	6.9
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	6.78	5.54	-	6.9
Follow-up Hdwy	2.52	2.29	-	-	2.52	2.32	-	-	3.64	4.02	3.41	3.7
Pot Cap-1 Maneuver	363	683	-	0	160	401	-	0	~ 18	19	337	27
Stage 1	-	-	-	0	-	-	-	0	99	165	-	175
Stage 2	-	-	-	0	-	-	-	0	365	263	-	286
Platoon blocked, %			-				-					
Mov Cap-1 Maneuver	469	469	-	-	379	379	-	-	~ 11	12	337	17
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	~ 11	12	-	17
Stage 1	-	-	-	-	-	-	-	-	88	147	-	156
Stage 2	-	-	-	-	-	-	-	-	227	180	-	226












Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	2.1	\$ 2272.8	119.3
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	WBL	WBT	SBLn1	SBLn2
Capacity (veh/h)	11	337	469	-	379	-	17	227
HCM Lane V/C Ratio	7.022	0.113	0.112	-	0.314	-	0.77	0.196
HCM Control Delay (s)	\$ 3381.6	17	13.6	-	18.8	-	\$ 440.9	24.7
HCM Lane LOS	F	C	B	-	C	-	F	C
HCM 95th %tile Q(veh)	10.9	0.4	0.4	-	1.3	-	2	0.7

Notes			
~: Volume exceeds capacity	\$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

PARKERS OLIER CT BEAUFORT  
8: Bluffton Park Crescent/Oliver Ct & Bluffton Pkwy

01/11/2021

Intersection														
Int Delay, s/veh	7.2													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	39	21	887	80	10	114	1687	19	57	0	42	4	0	34
Future Vol, veh/h	39	21	887	80	10	114	1687	19	57	0	42	4	0	34
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	200	-	225	-	175	-	210	-	-	95	85	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	1	2	7	2	3	2	6	2	2	5	2	2	3
Mvmt Flow	51	28	1167	105	13	150	2219	25	75	0	55	5	0	45
Major/Minor	Major1				Major2				Minor1				Minor2	
Conflicting Flow All	2219	2244	0	0	1167	1272	0	0	2761	3895	584	3287	3975	1110
Stage 1	-	-	-	-	-	-	-	-	1325	1325	-	2545	2545	-
Stage 2	-	-	-	-	-	-	-	-	1436	2570	-	742	1430	-
Critical Hdwy	6.44	4.12	-	-	6.44	4.16	-	-	7.54	6.54	7	7.54	6.54	6.96
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.52	2.21	-	-	2.52	2.23	-	-	3.52	4.02	3.35	3.52	4.02	3.33
Pot Cap-1 Maneuver	53	230	-	-	259	536	-	-	~ 9	3	447	~ 4	3	202
Stage 1	-	-	-	-	-	-	-	-	164	223	-	27	54	-
Stage 2	-	-	-	-	-	-	-	-	140	52	-	374	199	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	61	61	-	-	486	486	-	-	-	0	447	-	0	202
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	0	-	-	0	-
Stage 1	-	-	-	-	-	-	-	-	164	0	-	27	36	-
Stage 2	-	-	-	-	-	-	-	-	~ 72	35	-	-	0	-
Approach	EB				WB				NB				SB	
HCM Control Delay, s	18.9				1.1									
HCM LOS									-				-	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2				
Capacity (veh/h)	-	447	61	-	-	486	-	-	-	202				
HCM Lane V/C Ratio	-	0.124	1.294	-	-	0.336	-	-	-	0.221				
HCM Control Delay (s)	-	14.2	323.1	-	-	16.1	-	-	-	27.8				
HCM Lane LOS	-	B	F	-	-	C	-	-	-	D				
HCM 95th %tile Q(veh)	-	0.4	6.7	-	-	1.5	-	-	-	0.8				
Notes														
~: Volume exceeds capacity		\$: Delay exceeds 300s				+: Computation Not Defined				*: All major volume in platoon				

# PARKERS OLIER CT BEAUFORT

## 5: Bluffton Park Crescent/Oliver Ct & Bluffton Pkwy

### Intersection

Int Delay, s/veh 335.3

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↕	↕		↔	↕	↕		↔	↕	↕	↕	
Traffic Vol, veh/h	23	122	1385	152	4	112	871	94	75	1	37	87	2	136
Future Vol, veh/h	23	122	1385	152	4	112	871	94	75	1	37	87	2	136
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	Free	-	-	-	Free	-	-	None	-	-	None
Storage Length	-	200	-	225	-	175	-	210	-	-	95	85	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	9	3	12	2	12	4	13	14	2	11	20	2	18
Mvmt Flow	24	126	1428	157	4	115	898	97	77	1	38	90	2	140

Major/Minor	Major1			Major2			Minor1			Minor2				
Conflicting Flow All	898	898	0	-	1428	1428	0	0	2416	2864	714	2151	2864	449
Stage 1	-	-	-	-	-	-	-	-	1728	1728	-	1136	1136	-
Stage 2	-	-	-	-	-	-	-	-	688	1136	-	1015	1728	-
Critical Hdwy	6.44	4.28	-	-	6.44	4.34	-	-	7.78	6.54	7.12	7.9	6.54	7.26
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	6.78	5.54	-	6.9	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	6.78	5.54	-	6.9	5.54	-
Follow-up Hdwy	2.52	2.29	-	-	2.52	2.32	-	-	3.64	4.02	3.41	3.7	4.02	3.48
Pot Cap-1 Maneuver	386	710	-	0	176	424	-	0	~ 14	16	354	~ 22	16	516
Stage 1	-	-	-	0	-	-	-	0	81	142	-	187	275	-
Stage 2	-	-	-	0	-	-	-	0	376	275	-	224	142	-
Platoon blocked, %			-				-							
Mov Cap-1 Maneuver	574	574	-	-	401	401	-	-	~ 5	8	354	~ 11	8	516
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	~ 5	8	-	~ 11	8	-
Stage 1	-	-	-	-	-	-	-	-	~ 60	105	-	138	193	-
Stage 2	-	-	-	-	-	-	-	-	190	193	-	146	105	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.3	2.1	\$ 5400.9	\$ 1523.7
HCM LOS			F	F












Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	WBL	WBT	SBLn1	SBLn2
Capacity (veh/h)	5	354	574	-	401	-	11	269
HCM Lane V/C Ratio	15.67	0.108	0.26	-	0.298	-	8.154	0.529
HCM Control Delay (s)	\$ 8022.3	16.4	13.5	-	17.8	\$ 3889.1	32.5	
HCM Lane LOS	F	C	B	-	C	-	F	D
HCM 95th %tile Q(veh)	11.7	0.4	1	-	1.2	-	12.5	2.9

### Notes

~: Volume exceeds capacity    \$: Delay exceeds 300s    +: Computation Not Defined    \*: All major volume in platoon

# PARKERS OLIER CT BEAUFORT

## 8: Bluffton Park Crescent/Oliver Ct & Bluffton Pkwy

Intersection																			
Int Delay, s/veh	27.7																		
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR					
Lane Configurations																			
Traffic Vol, veh/h	47	81	1044	97	12	138	1987	104	69	1	51	61	1	122					
Future Vol, veh/h	47	81	1044	97	12	138	1987	104	69	1	51	61	1	122					
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop					
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None					
Storage Length	-	200	-	225	-	175	-	210	-	-	95	85	-	-					
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-					
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-					
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	92	92					
Heavy Vehicles, %	2	1	2	7	2	3	2	6	2	2	5	2	2	3					
Mvmt Flow	51	88	1135	105	13	150	2160	113	75	1	55	66	1	133					
Major/Minor	Major1				Major2				Minor1			Minor2							
Conflicting Flow All	2160	2273	0	0	1135	1240	0	0	2820	4012	568	3332	4004	1080					
Stage 1	-	-	-	-	-	-	-	-	1413	1413	-	2486	2486	-					
Stage 2	-	-	-	-	-	-	-	-	1407	2599	-	846	1518	-					
Critical Hdwy	6.44	4.12	-	-	6.44	4.16	-	-	7.54	6.54	7	7.54	6.54	6.96					
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-					
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-					
Follow-up Hdwy	2.52	2.21	-	-	2.52	2.23	-	-	3.52	4.02	3.35	3.52	4.02	3.33					
Pot Cap-1 Maneuver	58	224	-	-	272	552	-	-	~ 8	3	458	~ 3	3	212					
Stage 1	-	-	-	-	-	-	-	-	145	202	-	~ 30	58	-					
Stage 2	-	-	-	-	-	-	-	-	146	50	-	323	180	-					
Platoon blocked, %			-	-			-	-											
Mov Cap-1 Maneuver	57	~ 57	-	-	501	501	-	-	-	0	458	-	0	212					
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	0	-	-	0	-					
Stage 1	-	-	-	-	-	-	-	-	145	0	-	~ 30	39	-					
Stage 2	-	-	-	-	-	-	-	-	~ 36	34	-	-	0	-					
Approach	EB				WB				NB			SB							
HCM Control Delay, s	81.5				1														
HCM LOS									-			-							
Minor Lane/Major Mvmt	NBLn1		NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2								
Capacity (veh/h)	-		458	~ 57	-	-	501	-	-	-	212								
HCM Lane V/C Ratio	-		0.121	2.441	-	-	0.325	-	-	-	0.631								
HCM Control Delay (s)	-		13.9\$	807.9	-	-	15.6	-	-	-	47.2								
HCM Lane LOS	-		B	F	-	-	C	-	-	-	E								
HCM 95th %tile Q(veh)	-		0.4	14	-	-	1.4	-	-	-	3.7								
Notes																			
~: Volume exceeds capacity    \$: Delay exceeds 300s    +: Computation Not Defined    *: All major volume in platoon																			