



AGENDA
SOUTHERN CORRIDOR REVIEW BOARD
Wednesday, May 8, 2013
3:00 P.M.

Bluffton Library Large Meeting Room
120 Palmetto Way, Bluffton, SC 29910

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF MEETING MINUTES – April 17, 2013 ([backup](#))
4. NEW BUSINESS
 - A. **Beaufort County:** Target-Bluffton Mitigation Plan, 1050 Fording Island Rd, Bluffton, SC ([backup](#))
 - A. **Town of Bluffton COFA-2-13-5330.** A Certificate of Appropriateness to allow the development of a Parker's Convenience store consisting of a 3,875 SF building, 7 dual gas fueling stations, and associated site improvements on 1.71 acres of property located at the intersection of Buck Island Road and May River Road and zoned Neighborhood Core ([backup](#))
5. OLD BUSINESS: None
6. OTHER BUSINESS
 - A. Next Meeting: Wednesday, May 22, 2013, at 3:00 p.m. at the Bluffton Library Large Meeting Room, 120 Palmetto Way, Bluffton, SC 29910
7. ADJOURNMENT



SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
April 3, 2013, Hilton Head Island Library
11 Beach City Road, Hilton Head Island, SC

Members Present: Joe Hall, James Atkins, Daniel Ogden, Ed Pinckney, Pearce Scott

Staff Present: Robert Merchant, Beaufort County Long-range Planner

Guests: Jerry Parker; Bubba Gillis; William Court, Court Atkins Architects; Andy Harper, Court Atkins Architects; Mark Guenther, 2WT, LLC

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. MINUTES:
4. NEW BUSINESS:
 - A. **Parkers Seafood and Produce Stand.** Mr. Merchant gave the project background. He said that the applicant proposes to construct a 1,850 square foot open air structure that will house a produce stand, seafood market, and taco stand located on the west side of SC46, directly south of the Sherwin-Williams paint store and roughly across 46 from the Bluffton Post Office. He said that the site currently contains a taco stand that operates out of a mobile kitchen which is required to leave the premises each day after hours of operation. This operation is not in compliance with the County’s zoning ordinance due to the mobile kitchen remaining on site and addition of a canopy/dining area, and several sign violations. In addition to the taco stand, there is a seafood produce on the site. He said that in order to address the various violations on this site, the applicant proposed to construct a permanent open-air market structure accommodate both uses. The applicant also wishes to allow an ice machine on the north side of the building. He said that there was a power line easement extending 15 feet into the property from the highway right-of-way line which restricts the location of highway buffer vegetation within 10 feet of the proposed building. Parking will be provided in an informal gravel area that is connected to the Sherwin-Williams site. Mr. Merchant said that the Board would need to see any exterior lighting and a photometric layout. Also, a paved handicapped parking space is required for the site.

Jerry Parker, the property owner, presented for the applicant. He clarified that the violations were made by the tenants and not the property owner. He said that he was aware of the handicap parking space requirement and was in the process of revising the drawings. He said that outdoor lighting would be minimal, and that it would be at the rear of the building.

Mr. Pinckney said that there will need to be parking lot lighting to meet the ordinance requirements. Mr. Merchant said that Hillary Austin said that because the parking area is informal and unpaved, it would not need to meet the landscaping requirements of the CRB. Mr. Pinckney said that the walkway in front of the building should be at least 48" wide to allow for circulation. Mr. Parker said that he felt that there would be little foot traffic from SC46 because there was no on-street parking. Mr. Pinckney said that there should be sidewalks connecting the rear of the building to the parking area. Mr. Parker said that there would be a paved sidewalk connecting the handicapped parking space to the building entrance as required. Mr. Pinckney suggested having a door in the center of the front elevation to line up with the walkway connecting the street to the building. He suggested having double doors to aid circulation.

Mr. Scott said he was concerned about the proposed screening for the equipment on top of the ice machine. He suggested wood or siding to match the building. Mr. Pinckney suggested wood louvers. Mr. Atkins asked if the building would have restrooms. Mr. Parker said that there would be a full handicapped restroom. Mr. Atkins requested to see the location of the restroom on the plan as it would impact the location of windows on the exterior of the structure. He also requested to see where the vent stacks and other roof penetrations would occur.

Mr. Atkins commented that the ice machine is situated in a very prominent location, and that it is the weakest part of the overall building design. Mr. Parker said that the proposed location was important for visibility, if he was going to sell ice. Mr. Ogden suggested that having the ice machine under the roof of the structure would be a good long term solution to screen the rooftop equipment, especially if it would be there for a long time. Mr. Parker said that he would need to raise the entire roof to accommodate the ice machine. Mr. Pinckney asked if it was possible to move the rooftop equipment to the rear of the ice machine. Mr. Atkins suggested rotating the ice machine 180 degrees and moving it toward the rear of the property so that the area where ice is dispensed faces the front, and the rooftop equipment is toward the back of the building. This would allow the structure to extend over the ice dispensing area and serve the purpose of sheltering the customers and screening the rooftop equipment.

Mr. Pinckney suggested that if the roof had a greater pitch, it would be a better building. He complimented the changes that Mr. Parker made to the building.

Mr. Atkins motioned to table action on the project and requested that the applicant return with revised drawings that addressed the following comments:

- Rotate the ice machine 180 degrees and moving it toward the rear of the property so that the area where ice is dispensed faces the front, and the rooftop equipment is toward the back of the building.
- Show all roof penetrations (e.g. vent stacks, exhaust fans, etc.) on the architectural drawings.
- Indicate the location of the restroom on the architectural drawings.
- Provide details of the location, fixture type, and lighting levels of all exterior lighting.

- Provide a paved handicapped parking space, and a paved walkway that connects to the building entrance.
- Consider using live oaks instead of palmettos for the landscaping in front of the building.
- Provide a door at the center of the front elevation of the building. Consider double doors to aid circulation.
- Look at raising the roof pitch or adding a feature such as a cupola to better articulate the building.
- Provide material and color samples to the Board.

Mr. Scott seconded. Motion carried.

5. OLD BUSINESS:

A. **Parcel 5A Bluffton Parkway – Medical Office Complex, Final Review.** James Atkins recused himself. Mr. Merchant gave a brief project background. He said that the project is located on the south side of Bluffton Parkway between SC 46 and Burnt Church Road directly west of Bridge Pointe. He said that the applicant proposes to construct a 40,000 square foot medical office complex consisting of 4 buildings. This submittal consists of an 8,600 square foot building at the southwest corner of the site. He said that the project was last reviewed at the April 3, 2013 Corridor Review Board Meeting. At that time, CRB requested that the applicant return to the Board with revised plans that addressed the following issues:

- Provide the Board with a sample board that has larger material and color samples. Also provide a color architectural rendering that indicates where each material and color is proposed.
- Revise the photometric plan to incorporate the additional lighting levels provided by the exterior architectural lighting fixtures. Also, provide cutsheets of the site lighting fixtures.
- Indicate on the architectural drawings where each penetration through the roof (air exhaust fans, vents, etc.) will occur.
- Revise the site and landscaping plans to show the service yard. Also, clarify that the size of the proposed service yard is adequate to accommodate the HVAC and mechanical equipment.
- Indicate on the landscaping plan where sod is proposed along the entrance street.
- Clarify which hydrants will be installed as part of phase 1A.
- Minimize the clearance of vegetation along the entrance street. Where feasible, retain everything over 2” caliper.

He said that the applicant has resubmitted and has addressed the Board’s comments.

William Court presented for the applicant. He provided material and color samples to the Board. Mr. Ogden said that the service yard was shown on both the east and west elevations and asked for clarification that there was only one service yard. Mr. Court said that there was one service yard located on the west elevation. Mr. Pinckney offered

his objection to the stone siding stating that it was not an indigenous material. Mr. Hall commented that the proposed shingle was dark. He said that neighboring projects used lighter materials. Mr. Ogden said he was concerned about the overall number of different materials, however, he felt that the shingles would actually appear much lighter once installed due to the pitch of the roof. Mr. Guenther verified that one hydrant would be installed as part of Phase 1A.

Mr. Scott motioned to give the project final approval with the condition that the architectural elevations are revised to reflect that there is only one service yard. Mr. Ogden seconded. Motion carried.

6. OTHER BUSINESS:

A. Mr. Hall indicated that the next meeting was scheduled for Wednesday, May 1 at the Hilton Head Island Public Library.

7. ADJOURNMENT: The meeting was adjourned at 3:57 pm.

Target Buffer Violation – Mitigation Plan

Type of Submission:	Buffer Mitigation
Applicant:	Stafford Properties
Landscape Architect:	Michael Small, ASLA, Jackson and Small Associates
Location:	Target Shopping Center – 1050 Fording Island Road (US 278)
Zoning Designation:	Commercial Regional

Project Information: Earlier this year, Stafford Properties cleared all the shrubs and understory vegetation in the corridor buffer in front of the Target Shopping Center. The cleared area spans approximately 450 feet from the Enmark Station all the way to the new entrance and traffic signal on the east side of the Target site. When the Target Shopping Center was developed in 2000, the developer chose to leave the highway buffer in its natural state. It consisted of a healthy mixture of native vegetation with a considerable coverage of saw palmetto. In 2009, Stafford Properties illegally cleared the buffer to give the Target Shopping Center greater visibility. They were required at that time to plant back the vegetation. This is the second time that this buffer has been cleared illegally for the purposes of giving the site greater visibility from the highway.

A violation was issued to Stafford Properties and they were instructed to submit to the CRB a landscape plan that shows the remaining vegetation in the buffer plus new trees and shrubs that will be planted that will meet the required quantity of vegetation.

Staff Comment:

1. The mitigation plan is acceptable in that it exceeds the minimum planting requirements for highway buffers in the Corridor Overlay District. The highway buffer is required to have 4 broad-leafed overstory trees; 14 understory trees; and 30 shrubs per every 100 feet of highway buffer. Based on 450 feet of buffer, 18 overstory trees, 63 understory trees, and 135 shrubs are required. After the illegal buffer clearance, 66 trees remain varying in size from 4” caliper to 24” caliper. The landscaping plan only credits 51 of the existing trees toward the plant back requirements.
2. Staff supports a sustainable approach to planting back the highway buffer in front of Target that meets the minimum planting requirements of the Corridor Overlay District, but allows some visibility of the Target Shopping Center.

TOWN OF BLUFFTON



STAFF REPORT – SOUTHERN CORRIDOR REVIEW BOARD DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	May 8, 2013
PROJECT:	Parker’s Convenience Store – Certificate of Appropriateness – Highway Corridor Overlay
PROJECT MANAGER:	Erin Schumacher, Senior Planner

APPLICATION REQUEST: The Applicant, Gregory M. Parker, LLC, requests that the Southern Corridor Review Board approve the following application:

1. **COFA-2-13-5330.** A Certificate of Appropriateness to allow the development of a Parker’s Convenience store consisting of a 3,875 SF building, 7 dual gas fueling stations, and associated site improvements on 1.71 acres of property located at the intersection of Buck Island Road and May River Road and zoned Neighborhood Core.

INTRODUCTION: The Applicant is proposing the development of a Parker’s Convenience store with 7 dual gas fueling stations and the required site development. The site has private development restrictions in place that were established as a Declaration of Covenants by Eldon M. Bright in 2003. In 2008, for a different Applicant and separate application, the site was approved for a development plan which included a gas station/convenience store, as well as other commercial development known as Bluffton Station. This development included 9 buildings with a total of 15,322 square feet and contained a service station, market store/ car wash, retail space, and professional offices. A portion of the proposed utilities for an exfiltration trench, to treat water quality, were installed along with silt fence upon approval, but this project never moved to vertical constructions as a result of the economic recession. The property was eventually sold and under the control of the current Applicant.

The Applicant obtained approval from the Board of Zoning Appeals on 12/27/2012 to allow an increase of up to 14 gas fueling areas, rather than the permitted eight, under the condition that sidewalk connectivity or a fee-in-lieu be provided between May River and Buck Island Roads.

The Applicant is requesting approval of a Certificate of Appropriateness – Highway Corridor Overlay application. This application is subject to review by the Southern Corridor Review Board. The Board has review authority over the architectural, landscaping, and lighting design only. The Applicant has received Preliminary Development Plan approval and this Certificate of Appropriateness – Highway Corridor Overlay application is being reviewed concurrently with a Final Development Plan application subject to review and approval by the Town of Bluffton Development Review Committee.

SOUTHERN CORRIDOR REVIEW BOARD ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.F of the Unified Development Ordinance, the Southern Corridor Review Board 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 Southern Corridor Review Board 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.
 - a. *Finding.* Landscaping. Section 5.3.1 of the UDO requires a landscape design that preserves and enhances the local, native vegetation in order to maintain Bluffton's Lowcountry character. Town Staff finds that the current landscaping plan proposed for Parker's Convenience Store does not meet the following landscaping requirements necessary for approval. However, if the conditions noted below are fulfilled, the requirements will be met.
 - 1) *Landscape Materials*
 - A. Section 5.3.4.A. Regional appropriateness. The UDO states that native and regionally appropriate plant species are required. Currently, several of the types of proposed plant materials are not native or regionally appropriate and are not aligned with what is commonly found along the May River Scenic Byway. The use of Japanese Yew, Hollywood Juniper, and Indian Hawthorn are not suitable for use along on the site as these are not native species to the region. These materials must be replaced by the Applicant with native, regionally appropriate species.
 - B. Section 5.3.4.H. Diversity of species. The UDO requires that no more than 15 percent of plant material shall be of the same species. As proposed on the current landscape plan, Dwarf Yaupon Holly comprises 21 percent of the shrub plant material and Walter's Viburnum 'MSD' comprises 20 percent. For hardwoods, the Red Buds compose 27 percent, the Cathedral Oaks make up 36 percent, and the Bald Cypress comprises of 16 percent of the plant material. The amount used of these species

must be reduced by the Applicant and replaced with other native and regionally appropriate species.

2) *Installation Standards*

- A. Section 5.3.5.B. Lack of root barriers. The UDO states that root barriers shall be installed within tree lawns less than 7 feet between the back of the curb and the sidewalk to prevent root penetration and destruction of infrastructure. Currently, the plan does not provide this on Jennifer Court. The Applicant must revise the plan to provide root barriers.

3) *Landscaping Standards*

- A. Section 5.3.7.A.1. Street trees. The UDO requires that all roadways in which development is proposed shall include large canopy street trees that are planted no greater than 50 feet apart. The two street trees proposed for Buck Island Road do not meet this requirement as they are over 50 feet apart. The Applicant must provide more street trees along Buck Island with adequate spacing in order to meet this requirement.
- B. Section 5.3.7.B.1. Screening around transformer. The UDO requires that area buffer be provided to separate and screen incompatible land uses. The Applicant is proposing to locate a very large electrical transformer near the intersection of Buck Island Road and Jennifer Court. Currently, the transformer is not screened as per the landscape plan. The Applicant must provide adequate landscaping around the transformer in order to mitigate the visual impact.
- C. Sections 5.3.1 and 5.3.7.B.3. Formal style of planting. The landscape plan, as proposed, is formal in character and does not reflect the casual style of the May River Scenic Byway of which this site is a part, as well as a the entry gateway to Old Town Bluffton that this site serves. While a more formal landscape pattern can be appropriate to the interior of the site, the edges and required buffer must reflect the casual, informal context of the May River Scenic Byway. This formal landscape pattern is most evident by the sculpted use of sod throughout that does not fit with the Scenic Byway character. The Applicant must remove sod from the buffer, replacing it with appropriate over and understory plant material.

D. Section 5.3.7.B.2. Adequate screening material. The UDO requires that the absence of adequate natural vegetation, additional landscaping shall be installed into the required buffer. The buffer needs to consist of a sufficiently multi-layered vertical and horizontal screening to achieve a consistent and visually dense buffer from the adjacent right-of-way. At present, the landscaping plan contains gaps in the upper canopy along May River Road. The identified gap appears as a result of an underground conduit for electrical service. This conduit can be relocated out of the required buffer or at a minimum planted over without an adverse impact to the provision of electrical service. The Applicant must provide additional plantings in this area.

4) *Lot Landscaping*

A. Section 5.3.7.D.1. 75 percent canopy coverage. Per the UDO, all lots shall contain sufficient landscaping, either existing or planted, to have a minimum of 75 percent lot coverage with tree canopy measured as the mature canopy, not including building rooftops. The proposed overstory that was provided in the canopy area plan falls just below this requirement, at 74.3% and does not comply with this standard. The Applicant must provide additional tree plantings to meet the minimum canopy coverage requirements.

b. *Finding.* Lighting. Section 5.12.1 of the UDO states that the intent of the lighting requirements in the UDO is to provide, in part, standards that minimize light pollution while maintaining a safe nighttime environment and to curtail the degradation of the nighttime visual environment. The Town Staff finds that the proposed lighting plan does not meet the following requirements necessary for approval. If the conditions noted below are fulfilled, the requirements will be met.

1) *General Standards*

A. Section 5.12.3.A.3. Minimize ambient lighting. The UDO requires that all exterior lighting visible from the corridor shall be generated from a concealed light source with low-level fixtures, and shall be of such design as to minimize the amount of ambient lighting perceptible from adjacent properties. The proposed lighting plan allows ambient lighting off of the site that does not meet this requirement. The Applicant must revise the lighting source, fixture locations, and/or provide shielding to eliminate all ambient light perceptible offsite.

B. Section 5.12.3.A.5. Interior lighting. The UDO states that all interior lighting shall be so designed as to prevent the light source or high levels of light from being visible from the corridor. The Applicant has not provided documentation necessary to evaluate this criterion. The Applicant must provide the documentation necessary to demonstrate this requirement is met.

2) *Light Standards*

A. Section 5.12.B.3. Consistency in lighting. The UDO states that the same type of lighting must be utilized for all fixtures and light sources on-site. The lighting proposal includes two different types of lighting, an LED light that emits a high temperature light and is white, and lower temperature high-pressure sodium lights that emits a soft yellow light. The Applicant must revise the lighting plan to be consistent with the type of lighting that is used on-site as well as the metal halide light used along May River Road. In order demonstrate that the lighting is consistent, the Applicant must include the Kelvin color temperature for each of the light sources.

c. *Finding*. Architectural Design Guidelines. Section 5.14.1 of the UDO states the intent of the design review is in part to promote the protection of architectural and historical heritage of the Town of Bluffton, enhancement of the cultural image, contribution to the sense of place and character in addition to promoting community unity. The proposed architecture of the building, canopy, and dumpster enclosure does not meet the intent of the Highway Corridor Overlay District. More specifically, the proposed design does respect the close proximity of the Bluffton Historic District, a locally and nationally recognized historic district, and it does not promote the sense of place as the western gateway to the Old Town, as identified in the Old Town Master Plan. Aside from the exterior skin of the building, vernacular features that are more in keeping with those found in the Bluffton Historic District or along the May River Scenic Byway were not included.

Further, the UDO states that all structures shall be unobtrusive and of a design, material and color that blend harmoniously with the natural surroundings, and the scale of the neighboring architecture, complying with the intent of this Section. Town Staff finds that the current architectural design proposal does not meet this intent or the following design requirements necessary for approval. However, by meeting the conditions noted below the application will be in conformance with the intent of this section and will satisfy the applicable review criteria.

1) *Exterior Materials and Architectural Elements*

- A. Section 5.14.3.B.1. Roofs. The UDO states that roof overhangs and pitched roofs shall be incorporated into all building designs. It also states that roofs with very low pitches and flat roofs are permitted provide there is a pediment. The configuration of the main building's roof is permitted because it each meets this requirement. On the other hand, the UDO prohibits long, unarticulated roofs. The canopy, spanning over 180 linear feet, with no undulation or articulation does not meet this standard. To more appropriately address this requirement, the canopy roof structure must be modified to incorporate pitched roofs and/or broken up into modules that are visually cohesive but differentiated from one another. This will also help to minimize the overall mass of the canopy and permit greater visibility of the structure behind. Additionally, since the building features a flat roof with a pediment, additional bracketed roof structures must be added along the aluminum store fronts and at the points of egress. This will incorporate roof overhangs and pitched roofs into the design and provide vernacular features meeting the design intent of this and other Sections of the UDO.
- B. Section 5.14.3.B.2. Sides of Buildings and Structures. Long, unarticulated, blank facades are not permitted. While the Applicant has provided architectural hierarchy in the front façade and made an attempt to articulate sides of the building by incorporating vegetative panels, the current design of the rear of the building, which faces Jennifer Court, does not meet this requirement. It is a long unarticulated façade where no attempt was made to step the building, differentiate the building materials, or add architectural features to articulate the facade. The rear façade, while being a service entrance will face whatever future development arises on the developable properties to the north. This façade must be redesigned with appropriate architectural detailing to break up the façade visually and/or physically to meet the intent of the review criteria and create an architecturally interesting elevation facing Jennifer Court.

In addition, and as noted previously, the front façade would be improved and more in keeping with the vernacular of the May River Scenic Byway and Bluffton Historic District, by adding additional bracketed roof structures above the aluminum storefront systems to further articulate the front façade with features common to the Lowcountry. As well, bracketed roof structures over the entry doors located at the side and rear, similar to

that proposed at the front entry, would add further articulation on the side and rear entrance of the structure. Finally, the use of a vertical siding material, such as board and batten, which creates vertical shadow lines providing a more dimensional material configuration, would help break up the long horizontal spans of the building exterior.

- C. Section 5.14.3.B.3. Colors. The predominant color design shall be compatible with Lowcountry or coastal vernacular palette. The colors of the proposed building do meet the requirements as they are white with accent colors of gray (metal finishes) from the metal roofing and aluminum storefront. If additional colors are proposed as a means of articulation, they should be of earth tones to correlate with the surrounding landscape.
- D. Section 5.14.3.B.4. Accessory Uses. The UDO states that the design of accessory buildings or structures shall reflect and coordinate with the general style of architecture inherent in the primary structure for the proposed development. As proposed, there is a visual disconnect between the style of architecture of the primary structure, that of the canopy structure, and that of the dumpster enclosure. The building takes on characteristics of other commercial structures found in the greater Bluffton area by incorporating a pediment surround to hide the flat roof behind, adding an entablature with decorative bracketing along the cornice, using typical materials like hardiplank siding and metal roofing, and incorporating a shed roof supported with wooden triangle knee braces at the entry. Meanwhile the canopy has a more refined appearance, using decorative brick plinths with hardiplank wrapped steel columns holding up a monolithic canopy that features an unsuitably thick entablature of aluminum composite panels. The only feature of the canopy that relates to the building is the application of hardiplank to the steel columns which is inappropriate from an architectural and constructability standpoint. Moreover, the entablature proportions between the two are visually unbalanced. The entablature of the building consists of a bracketed cornice over a frieze of the same width as the brackets. Conversely, the entablature of the canopy has a contoured cornice over a frieze that is nearly two and a half times the width of the cornice creating a visual disconnect which is only further magnified due to the length of the canopy. In the composite elevation, the

canopy entablature appears thick enough to completely cover the signage on the building face.

As the locale of Bluffton began as a collection of summer homes for nearby plantation owners which later evolved into a center of commerce for the area by way of water, the structures were simple and made of easily available materials such as wood siding, tabby, and metal or shake for roofing materials. Few instances of period brick structures exist and even fewer examples of high style architecture exist. Therefore, not only are the materials of the canopy inappropriate for this area of this location in such close proximity to the Bluffton Historic District, but so is the monolithic and grand proportions of the canopy profile. Therefore, the canopy should be redesigned to incorporate pitched roofs and broken into modules. If an entablature is used, the frieze should be narrowed to result in an entablature that is more in keeping with the dimensions of the entablature of the building. This would provide a better relationship between the two structures. Additionally, an alternative material, one that is simple and straightforward, such as post and beam construction, should be used for the posts or the post cladding and the plinths should be of an archetypal material such as tabby rather than brick.

As all the structures should coordinate, and as changes are made to the canopy, the dumpster enclosure should be modified accordingly. For example, if the brick on the canopy plinths is exchanged for tabby stucco, the dumpster enclosure material should likewise be replaced.

The integration of a covered porch, canopy, awning, or a trellis with pedestrian furniture in the outdoor seating area is also strongly encouraged. This will not only provide pedestrian amenity, but it will also provide an opportunity to better articulate that façade with an architectural feature that is part of the Lowcountry vernacular.

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.
 - a. *Finding.* Old Town Master Plan. The property is noted in the Old Town Master Plan as the western gateway to the Old Town on the Illustrative Master Plan. The Plan states that the area is envisioned as a mixed-use center serving local and regional needs. The function of the proposed development fits squarely within the envisioned use. Town

Staff finds that the architectural treatment does not evoke the sense of place as the western gateway into the Old Town Bluffton Historic District due to the items mentioned previously. The design must be revised to refine both the structure and the canopy structure to be more in keeping with the vernacular architecture, defined as a mode of building based on regional forms and materials, of the Bluffton Historic District and the May River Scenic Byway.

b. *Finding.* Board of Zoning Appeals. The property is located in the Neighborhood Core zoning district located in the Town of Bluffton. This zoning district allows for a fueling/service station including fuel pumps/Convenience Store as a conditionally permitted use. The conditional use standards for a fueling/service station require the following:

- 1) All pumps and any associated fuel canopy shall be set back at least 25 feet or the required setback of the applicable zoning district, whichever is greater, from the right-of-way line of the street;
- 2) Parking and/or service areas shall be separated from the adjoining residential properties by a planting screen, fence or wall at least six feet in height;
- 3) No open storage of any type, including the overnight storage of vehicles shall occur in conjunction with the operation;
- 4) No more than eight pumps (defined as fueling areas for an individual vehicle) shall be permitted;
- 5) All service bay doors shall not be oriented toward any public right-of-way.

A variance was brought before the Board of Zoning Appeals on 12/27/2012 to petition for additional fueling stations based on the size of the parcel. The additional fueling stations were approved with the condition that sidewalk connectivity, or a fee paid in-lieu of construction, be provided between Buck Island and May River Road so the project was granted 14 fueling spaces, 6 more than what is typically allowed.

The Applicant has provided sidewalks along Jennifer court in the proposed plan and easements along both Buck Island and May River Road should additional future connection be desired. As a result, Town Staff finds the requirements of the Board of Zoning Appeals have been met.

b. *Finding.* Preliminary Development Plan. When this project was initiated it required a development plan approval from the Town of Bluffton. The project was brought before the Development Review Committee and was approved for a Preliminary Development Plan on 1/9/2013. It is currently being reviewed for the issuance of a Final Development Plan approval. As part of the preliminary development plan review,

the Applicant was directed to provide a 20 foot rear setback. A 10 foot front setback, due to its frontage on Jennifer Court, would be granted provided the façade was articulated and given architectural detailing and definition as to not appear as a rear façade. Town Staff finds that the currently proposed rear façade does not meet this condition and must be revised in order to maintain the front setback being depicted.

- c. *Finding.* Deed Restrictions and Covenants for Bright Commercial Subdivision. The project is subject to the covenants for the Bright Commercial Subdivision dated February 20, 2003 and the subsequent amendment dated January 31, 2013. The covenants contain constraints on land uses, utilities, assessments for common expenses, building restrictions, right of repurchase, assignment of declarant rights, and general provisions. The application, as currently submitted, does not appear to meet the intent of the building restrictions section.

The covenants clearly state that "All buildings will be considered in the round, since buildings will be viewed from all sides (i.e. they cannot have a special treatment on the front or entry, but an architectural concept must be consistent throughout)." The current design as described previously does not meet this intent. The side and rear elevations require further architectural detailing to ensure that the building's architectural concept is carried through to all elevations in a consistent manner when viewed in the round.

The covenants also state that "any equipment placed or operated on the exterior of any structure, including air conditioning and heating units, must have appropriate screening of said equipment which is designed to blend in with the building architecture." The rear elevation does not provide a pediment or screening of the roof area where mechanical equipment is likely to be housed as there is a service access stair proposed. The re-design of the rear elevation must also take this private restriction into consideration by providing appropriate equipment screening.

In order to demonstrate compliance with these private restrictions, a letter from the Declarant stating that the design meets the covenants and restrictions established for the Bright Commercial Subdivision must be supplied to Town Staff before the Certificate of Appropriateness is issued.

1. 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, and that it meets all requirements of the Applications Manual.

TOWN STAFF RECOMMENDATION: Town Staff finds that with the conditions noted below, the requirements of Section 3.17.3 of the Unified Development Ordinance will be met and recommends that the Southern Corridor Review Board approve the application with the following conditions:

1. Landscaping.

- a. Per Section 5.3.4.A, in order to provide plant materials that are native or regionally appropriate, remove the Japanese Yew, Hollywood Juniper, and Indian Hawthorn species from the landscape plan and replace with appropriate vegetation as these are nonnative or regionally inappropriate plants.
- b. Per Section 5.3.4.H, in order to promote a diversity of species, reduce the amount of an individual plant material used so that there is no more 15% of the same species. Groundcovers are not included in this calculation.
- c. Per Section 5.3.5.B, provide for root barriers for the trees planted within the tree lawn along Jennifer Court.
- d. Per Section 5.3.7.A.1, provide more street trees along Buck Island Road to meet the requirement of providing a street tree not more 50 feet apart.
- e. Per Section 5.3.7.B.1, provide a landscape screen around the proposed electric transformer.
- f. Per Section 5.3.7.B.2, to provide adequate screening materials through the buffer area and to achieve a consistent, multi-layered, and visually dense buffer, add additional plantings in the buffer area, particularly in the opening where the underground electrical service is being install.
- g. Per Section 5.3.7.B.3, to promote a less formal landscape pattern along the edges of the site, especially in the May River Road buffer, consistent with the Bluffton Historic District and May River Scenic Byway, remove the sod proposed in the buffer and replace it with over and under-story vegetation that promotes a less formalized style of planting.
- h. Per Section 5.3.7.D.1, add additional tree plantings to increase the canopy coverage to the required 75 percent, at a minimum.

2. Lighting.

- a. Per Section 5.12.3.A.3, revise the proposed lighting source, fixture locations, and/or provide shielding to minimize the amount of ambient lighting perceptible from adjacent properties.
- b. Per Section 5.12.3.A.5, update the lighting plan to include interior lighting, demonstrating that the light source or high levels of light are not visible from the corridor.
- c. Per Section 5.12.3.B.3, revise the proposed lighting to provide a consistent color and quality of light across the site that also matches the existing lighting characteristics found in Old Town Bluffton and the recently installed street lighting along May River Road.

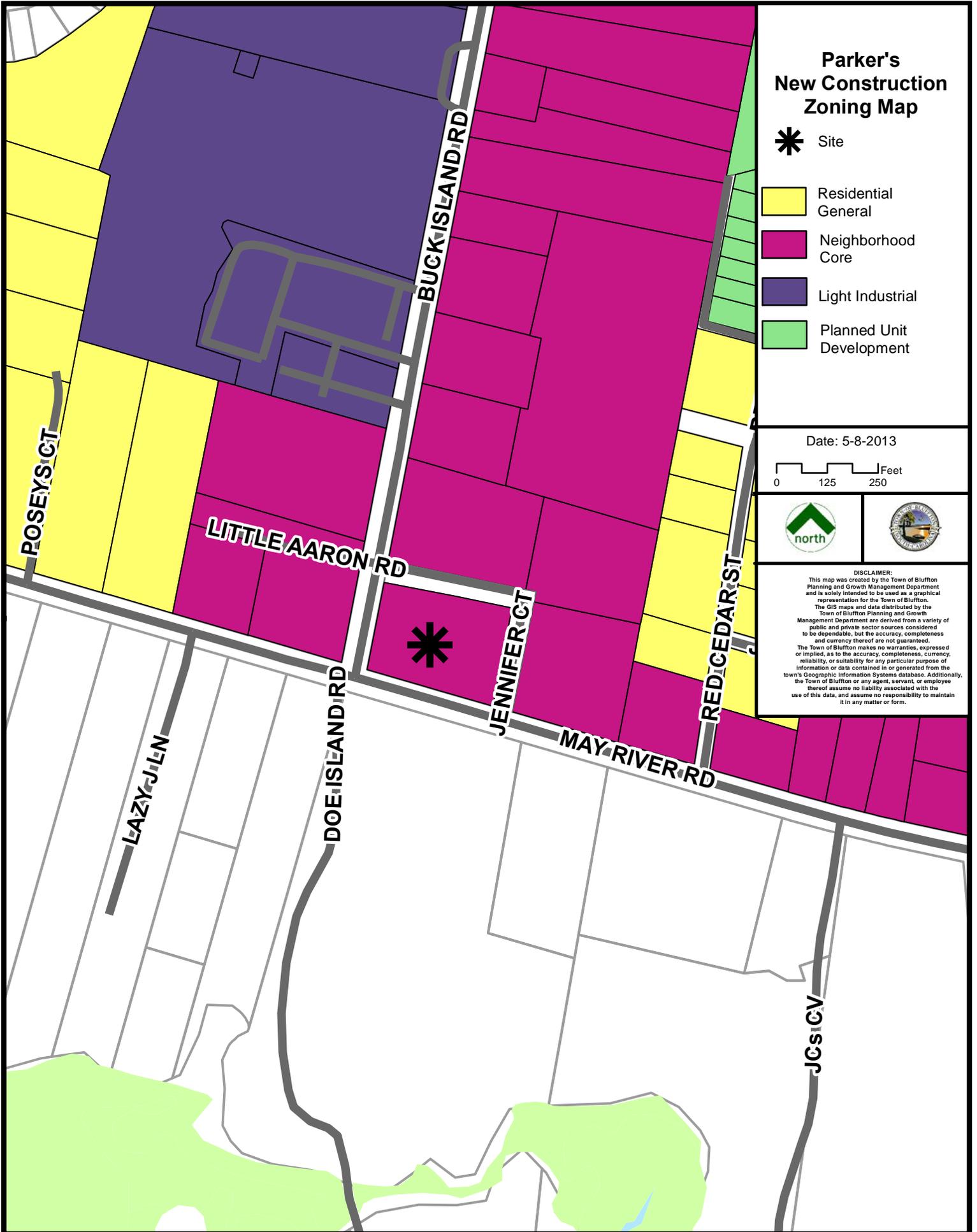
3. Architecture.

- a. Per Section 5.14.3.A.1, the architectural style of the building, canopy, and dumpster enclosure shall be revised to be more reflective of the unique Lowcountry character and vernacular architecture that is prominent in the Bluffton Historic District and along the May River Scenic Byway.
 - i. Per Sections 5.14.3.A.2 and 5.14.3.B.4, as the project includes multiple built structures, their building materials, architectural forms, scale, color, and textures shall be revised to be consistent and/or stylistically compatible with the primary building.
 - ii. Per Section 5.14.3.B.1, the roof structure of the canopy shall be revised to incorporate pitched roofs.
 - iii. Per Section 5.14.3.B.1.3, the long unarticulated roof of the canopy shall be broken down into several architectural modules that are visually cohesive but that differentiate the roof configuration along the span.
 - iv. Per Section 5.14.3.B.2.1, the long, unarticulated, blank façade of the rear and side elevations shall be articulated visually by changing the building materials and colors and/or physically by stepping the exterior of the building envelope or adding architectural features that provide visual depth such as bracketed roofs with knee braces over the aluminum store front glass systems and above the other points of egress on the building.
 - v. Per Section 5.14.3.B.3, as using color is one way to articulate the building façade, it is recommended that the color palette be revised to include additional earth tone colors that are more compatible with the surrounding setting and that will allow for greater compatibility with the neighboring Bluffton Historic District.
 - vi. Per Section 5.14.3.B.4, the integration of a covered porch, canopy, awning, or trellises, with pedestrian furniture in the outdoor seating area is strongly encouraged.
- b. A letter from the Declarant stating that the design meets the covenants and restrictions established for the Bright Commercial Subdivision shall be provided to Town Staff before the Certificate of Appropriateness is issued.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Narrative
4. Site Plan and Architectural Plans
5. Landscape Plan
6. Lighting Plan and Specifications





**PARKER'S CONVENIENCE
TOWN OF BLUFFTON, SOUTH CAROLINA**

**Project Narrative
J – 24234.0001
April 3, 2013**

Gregory M. Parker, Inc. (Applicant, proposes the development of a Parker's Convenience Store in the northeast quadrant of the intersection of S.C. Highway 46 and Buck Island Road in Bluffton, South Carolina. The proposed development consists of a +/- 3,875 SF convenience store, 7 duel gas fueling stations, a dumpster pad, vegetative BMP, infiltration BMP and associated parking. The subject site is approximately 1.72 acres having a tax map number of R610-039-000-0758-0000. The property was recently purchased from Dunston Properties, LLC (Previous Owner).

The property is presently zoned Neighborhood Core (NC) under the Town of Bluffton zoning jurisdiction. The applicant obtained approval from the Zoning Board of Appeals to allow up to 14 gas fueling areas under the condition that sidewalks or a fee-in-lieu be provided along May River and Buck Island roads. The location of the sidewalks is shown on the site development plans and is planned to wrap the interior of the property along Jennifer Court. The sidewalk along May River and Buck Island roads has been eliminated as requested by the Town. A ten foot sidewalk easement has been added for pedestrian access of the sidewalk around the perimeter of the property. The front and side setbacks for the project are ten feet. A 50 foot buffer is located on the southern side of the property adjacent to SC Highway 46.

The previous Property Owner obtained a previous approval for the site to construct a convenience store. A portion of the proposed utilities for an exfiltration trench, to treat water quality, were installed along with silt fence upon this approval. These items will need to be removed prior to construction of the site. The proposed site will incorporate newly designed BMPs to meet Town requirements.

The property is bounded to the west by Buck Island Road, to the north and east by Jennifer Court and to the south by SC Highway 46. Existing conditions on this site consist of a wooded lot with a mixture of hardwoods and pines. The existing elevations on the subject site range from elevation 22 to 24 (NAVD 88). The stormwater system, for detention, has been previously designed, approved and installed for the site and adjacent future development parcels. The system consists of an existing stormwater pond, located east of the site on an adjacent parcel with roadway inlets and piping to the proposed site. The existing pond contains a control structure, designed to attenuate runoff and is routed southward under SC Highway 46. The existing pond will be utilized as a wet detention BMP for the project. The system ultimately drains to the headwaters of the May River which flows to the Atlantic Ocean. Existing soil conditions on the site are predominately hydrologic soil group B/D with a small area of soil group C in the southwest corner. The subject site is located within Zone C FEMA Special Flood

Hazard Area (areas with minimal flooding). Water and sewer service is available to the site and will be owned and maintained by BJWSA.

The proposed convenience store will include a food service component and is approximately 3,875 square feet in area. There is one proposed gas canopy which will consist of 7 pump islands, 2 pumps each, for a total of 14 vehicle fueling positions. There are 22 total parking spaces provided for the store, one of which is ADA van accessible. Previous parking is provided for 6 of these spaces. Two underground gasoline storage tanks will be located adjacent to the parking area. The approximate location of the underground tanks is depicted on the site plan. Two access points are proposed along Jennifer Court.

Buffer/Setback Requirements

From our review of Town of Bluffton Unified Development Ordinance, we understand the following setbacks/buffer apply to the site:

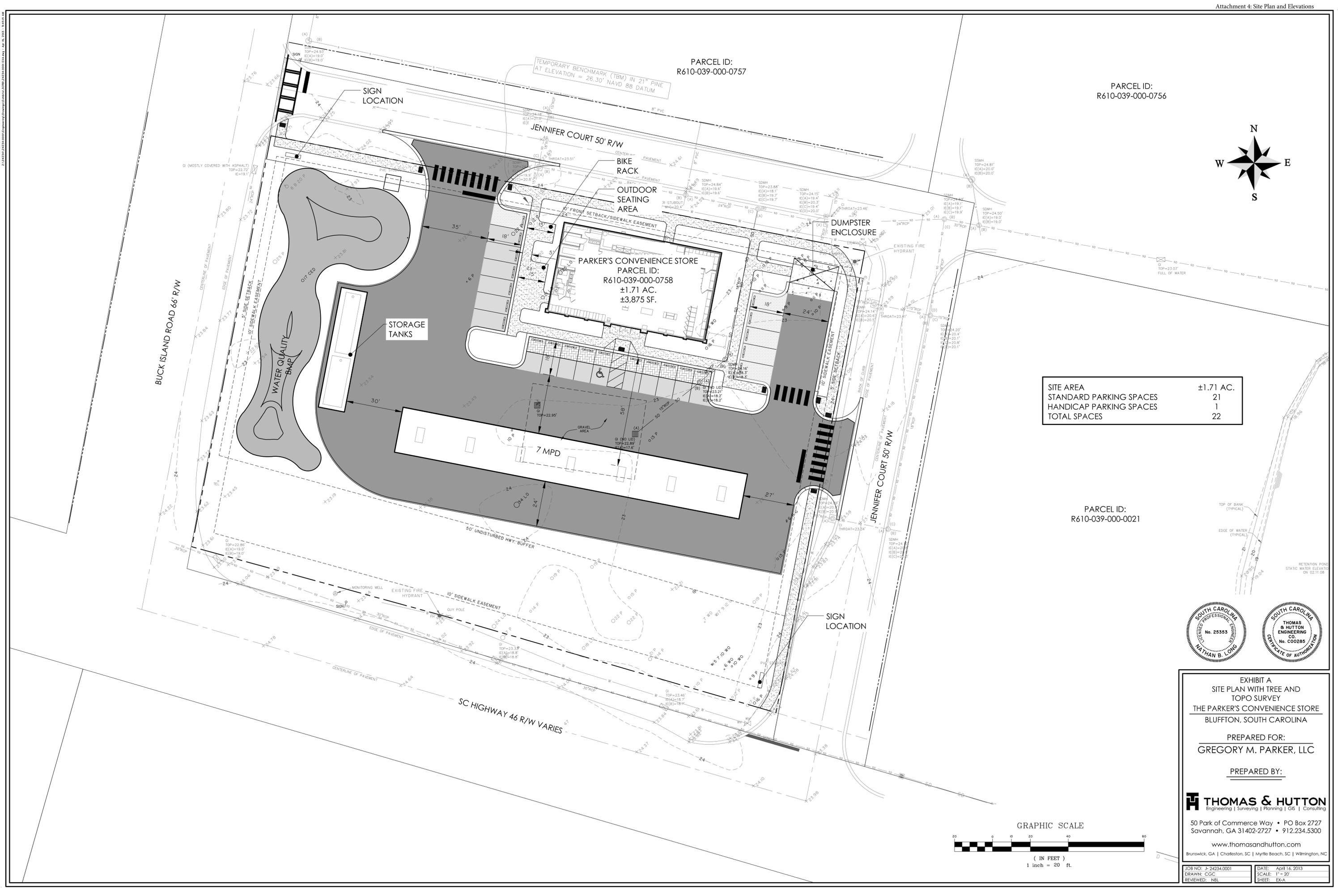
Side setbacks – 10'

Front setback – 10'

SC Highway 46 Highway Corridor Overlay District– 50' (Requires approval from the Southern Corridor Review Board (SCRB))

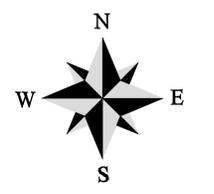
Parking Requirements

Pursuant to our review of the UDO, parking required appears to be a maximum of 4 parking space/1,000 sf which is equivalent to 16 spaces. The proposed plan provides 22 spaces, one of which will be ADA van accessible. The parking proposed is consistent with historical demands of Parker's Convenience stores in the area. Please see the parking study included with this submittal for additional information.



PARCEL ID:
R610-039-000-0757

PARCEL ID:
R610-039-000-0756



SITE AREA	±1.71 AC.
STANDARD PARKING SPACES	21
HANDICAP PARKING SPACES	1
TOTAL SPACES	22

PARCEL ID:
R610-039-000-0021

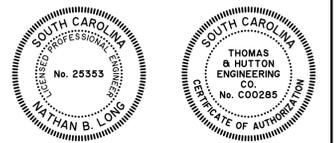


EXHIBIT A
SITE PLAN WITH TREE AND
TOPO SURVEY
THE PARKER'S CONVENIENCE STORE
BLUFFTON, SOUTH CAROLINA

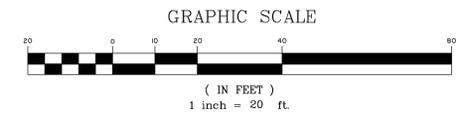
PREPARED FOR:
GREGORY M. PARKER, LLC

PREPARED BY:

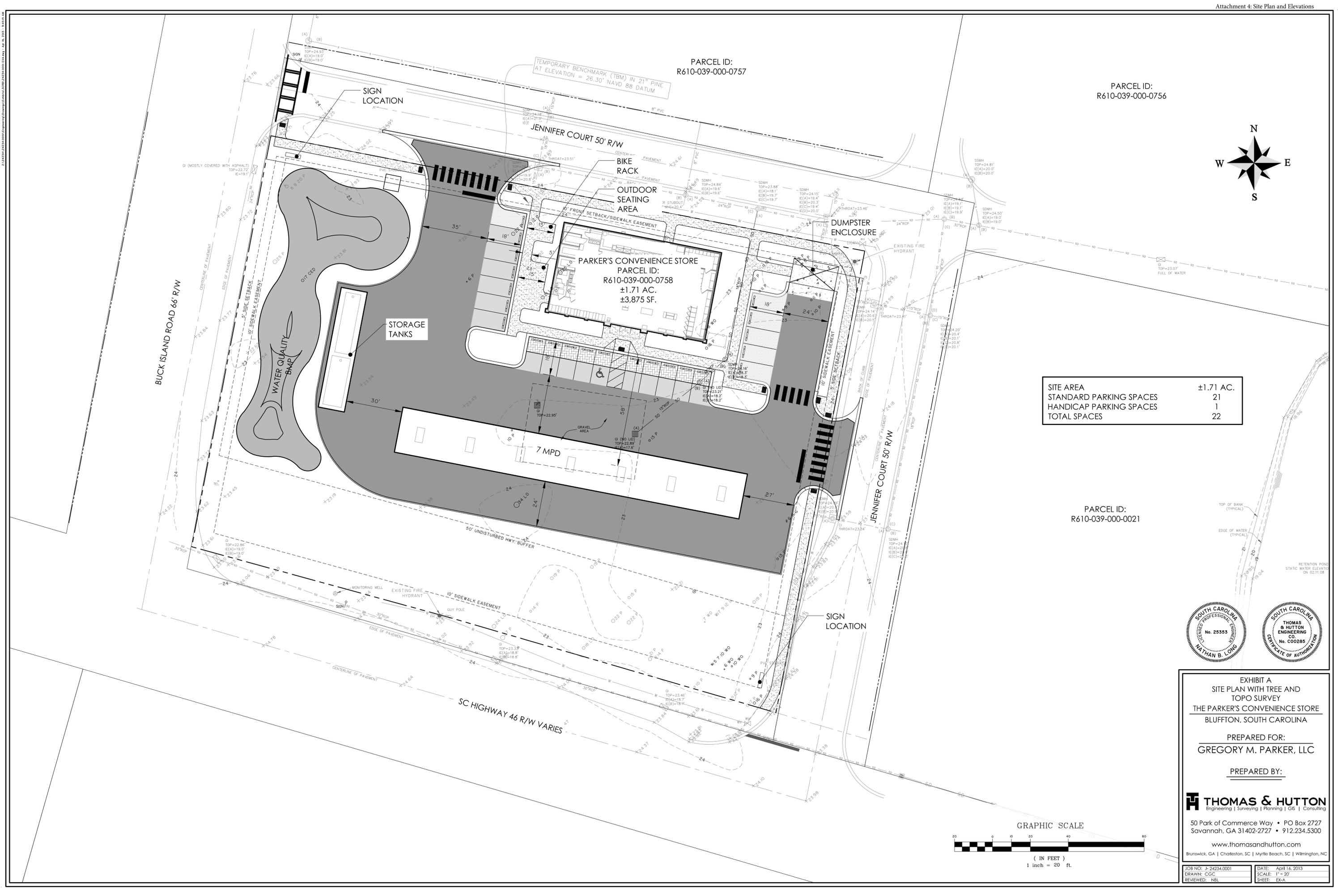


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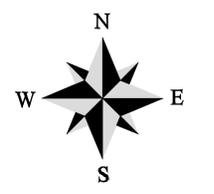


JOB NO: J-24234.0001	DATE: April 16, 2013
DRAWN: CGC	SCALE: 1" = 20'
REVIEWED: NBL	SHEET: EX-A



PARCEL ID:
R610-039-000-0757

PARCEL ID:
R610-039-000-0756



SITE AREA	±1.71 AC.
STANDARD PARKING SPACES	21
HANDICAP PARKING SPACES	1
TOTAL SPACES	22

PARCEL ID:
R610-039-000-0021

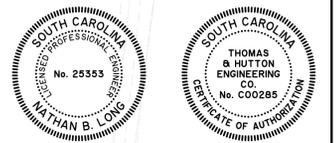


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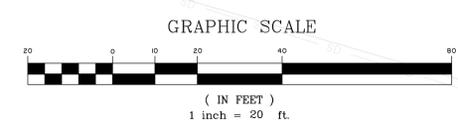
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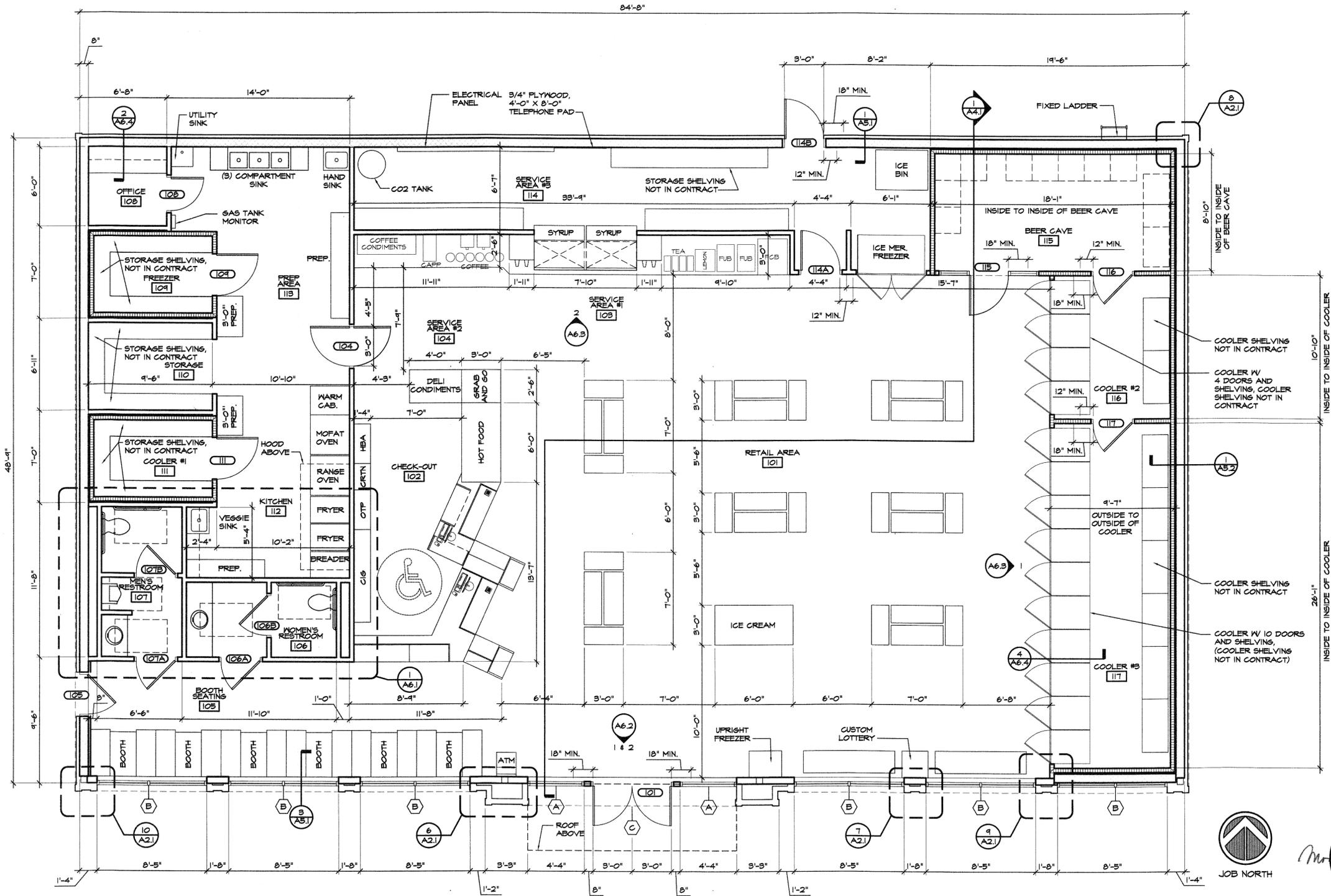
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REVIEWED: NBL	SHEET: EX-A



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FLOOR PLAN



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JOB NORTH



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ISSUE DATE: 04/11/2013
DRAWN: JLE

FLOOR PLAN
SCALE: 1/4"=1'-0"

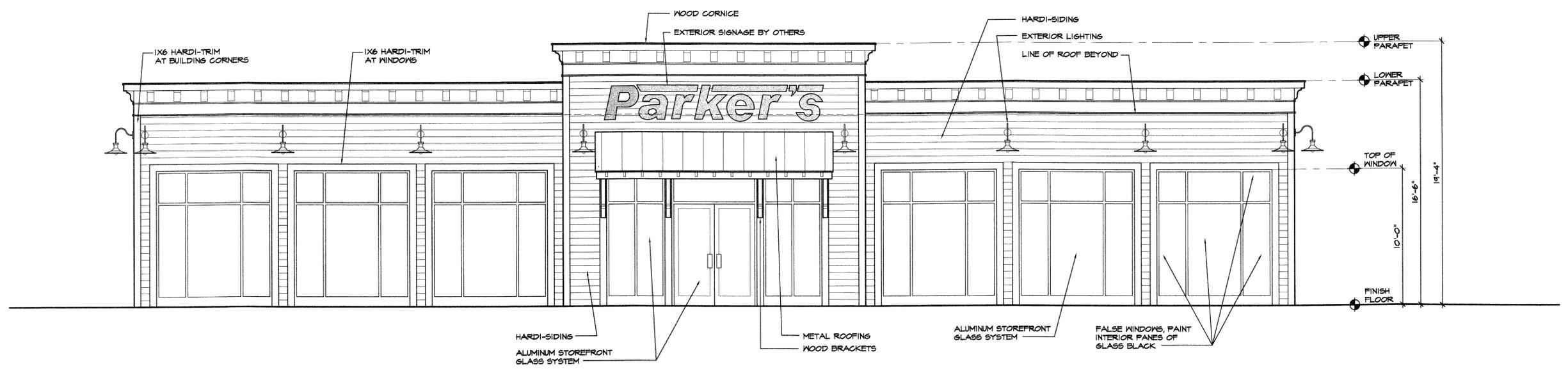
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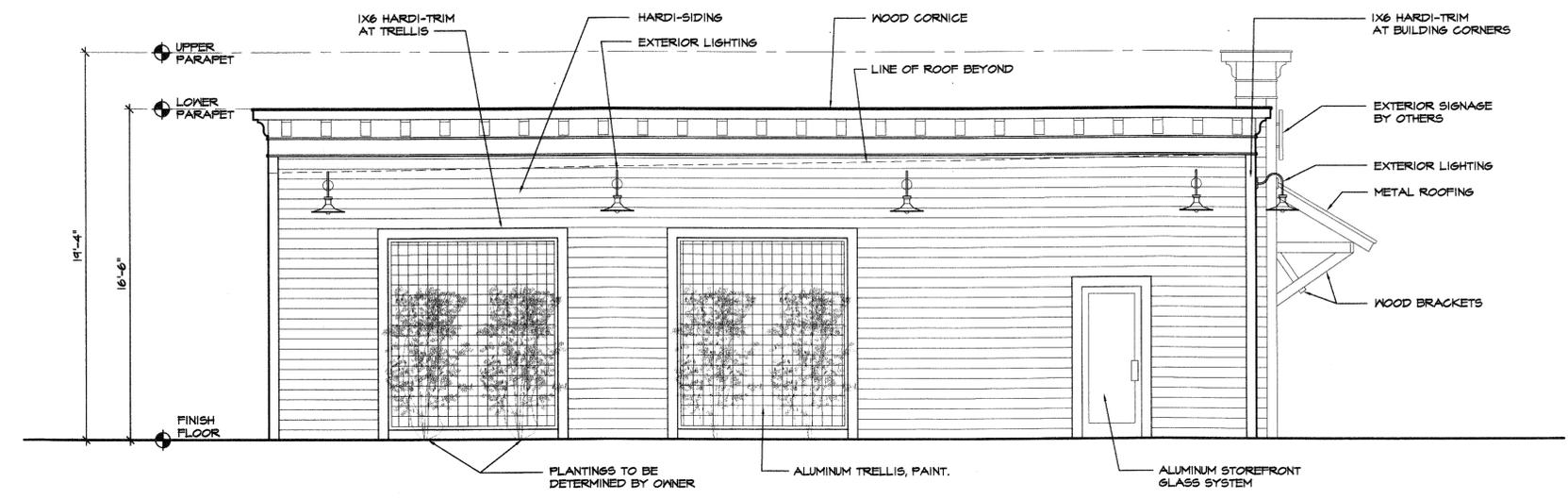
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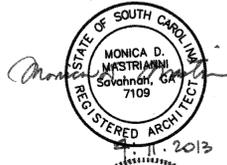
EXTERIOR ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 SIDE ELEVATION
SCALE: 1/4"=1'-0"



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A3.1



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EXTERIOR ELEVATIONS

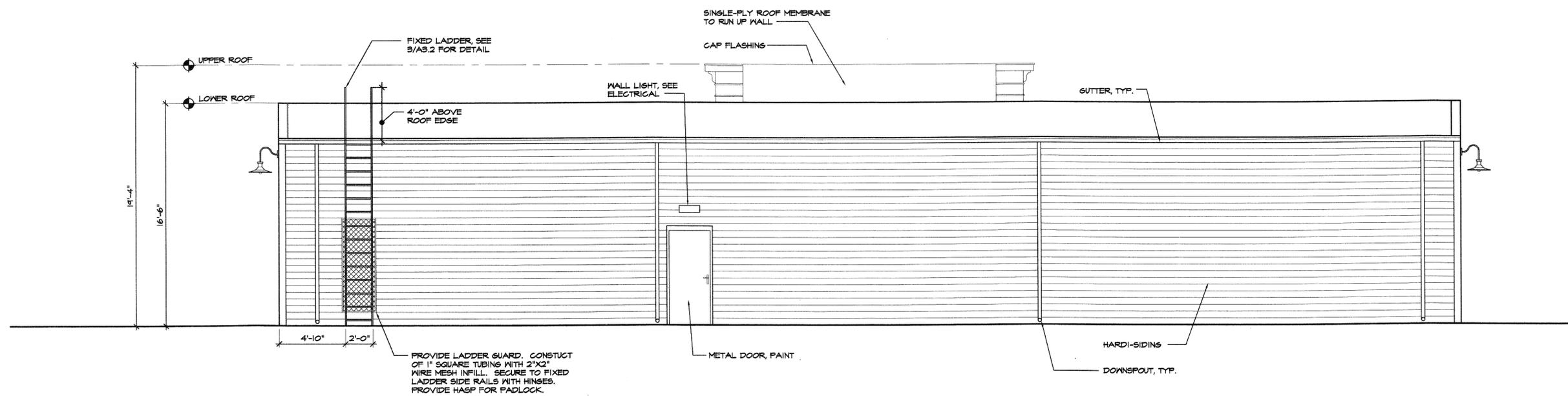
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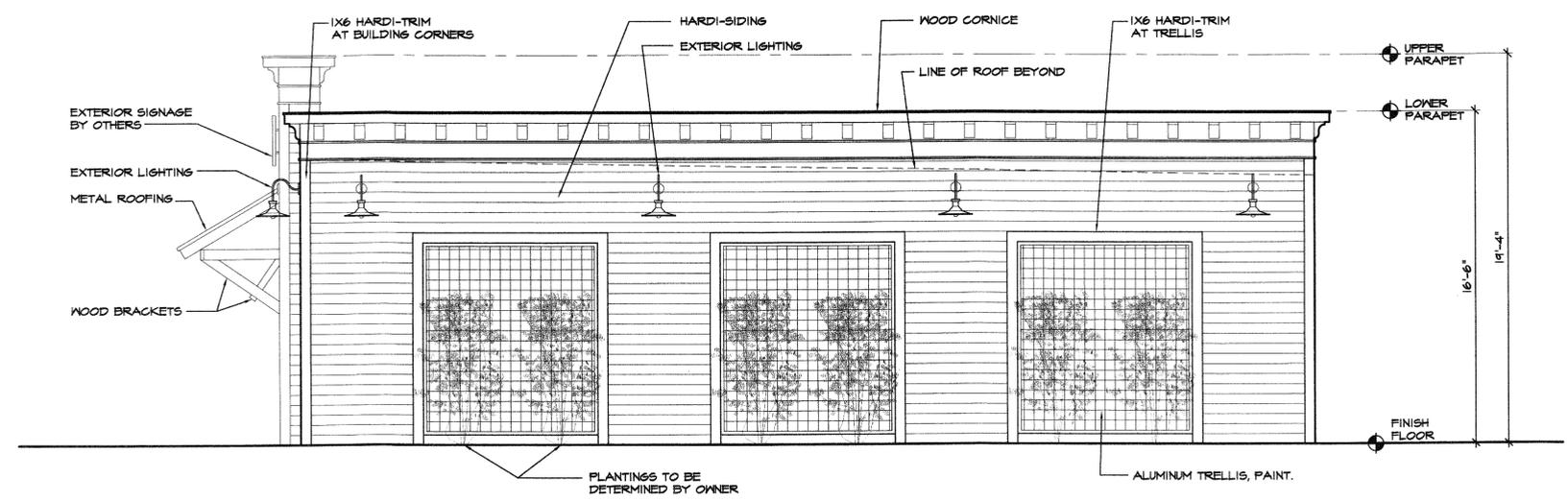
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ISSUE DATE: 04/11/2013
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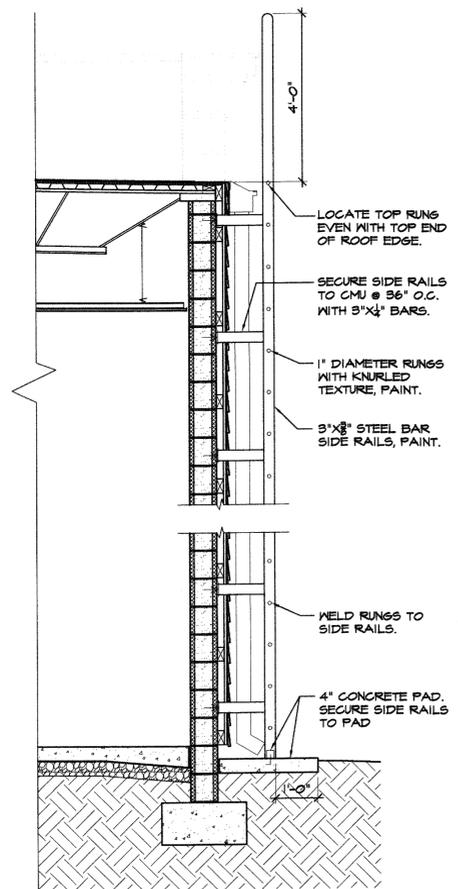
A3.2



1
A3.2 REAR ELEVATION
SCALE: 1/4"=1'-0"



2
A3.2 SIDE ELEVATION
SCALE: 1/4"=1'-0"



3
A3.2 FIXED LADDER DETAIL
SCALE: 1/4"=1'-0"





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GAS CANOPY ELEVATIONS

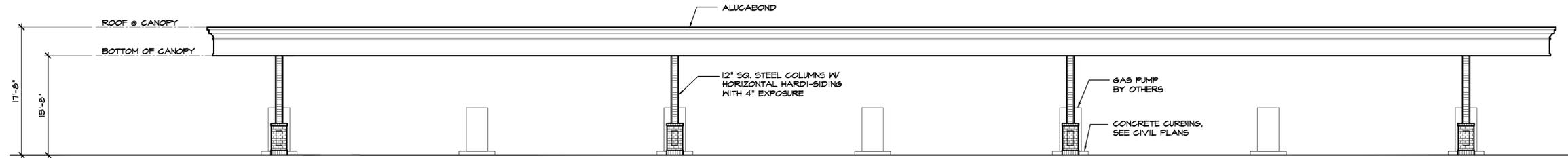
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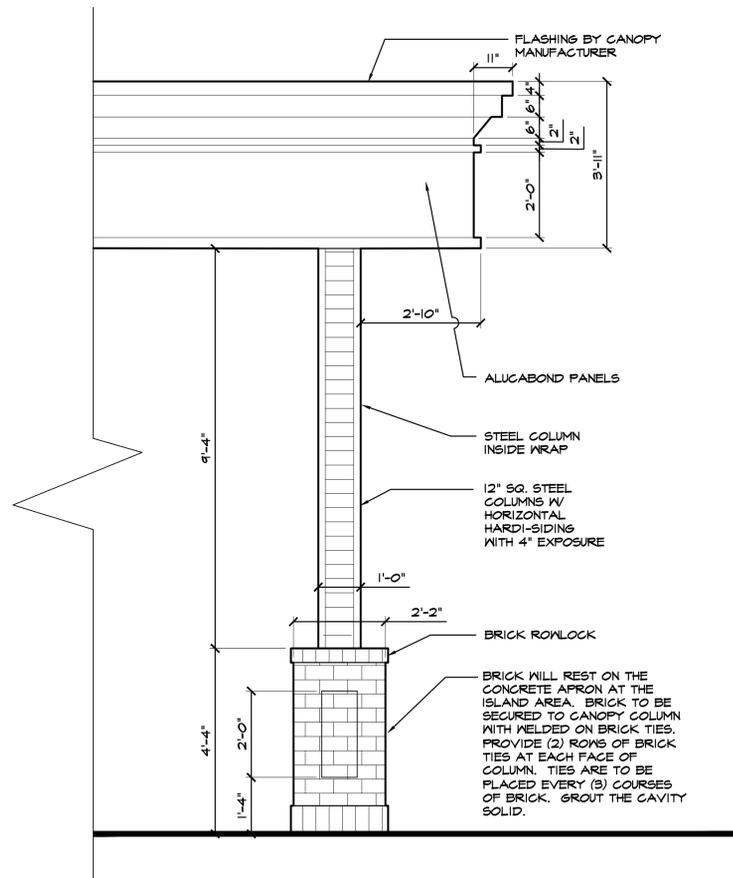
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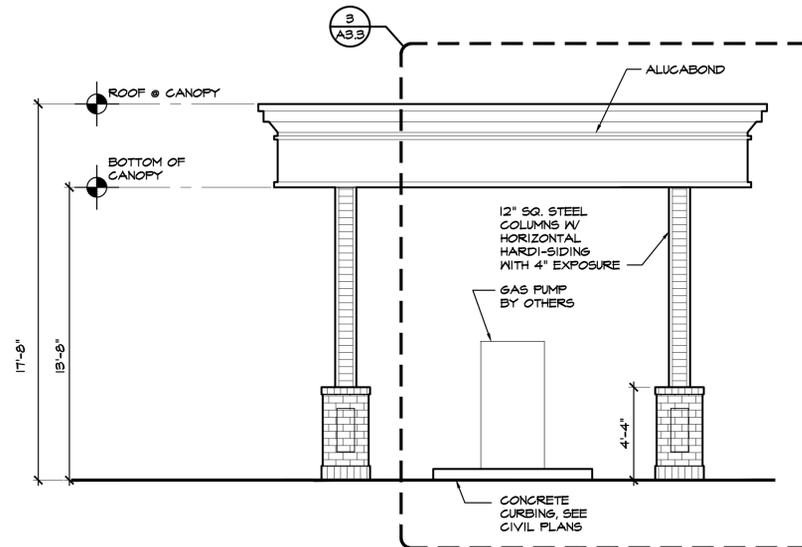
A3.3



1 OVERALL FRONT ELEVATION - GAS CANOPY (SHOWN FOR PRESENTATION ONLY)
SCALE: 1/8" = 1'-0"



3 PARTIAL ELEVATION - GAS CANOPY
SCALE: 1/2" = 1'-0"



2 SIDE ELEVATION - GAS CANOPY
SCALE: 1/4" = 1'-0"



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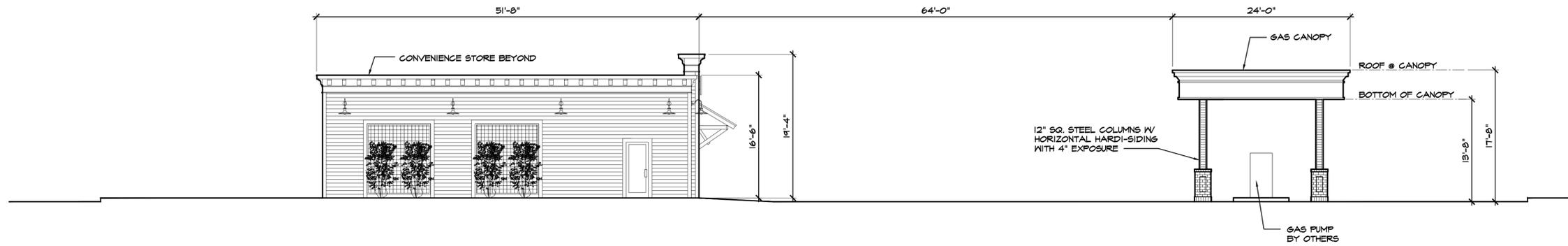
COMPOSITE
EXTERIOR
ELEVATIONS

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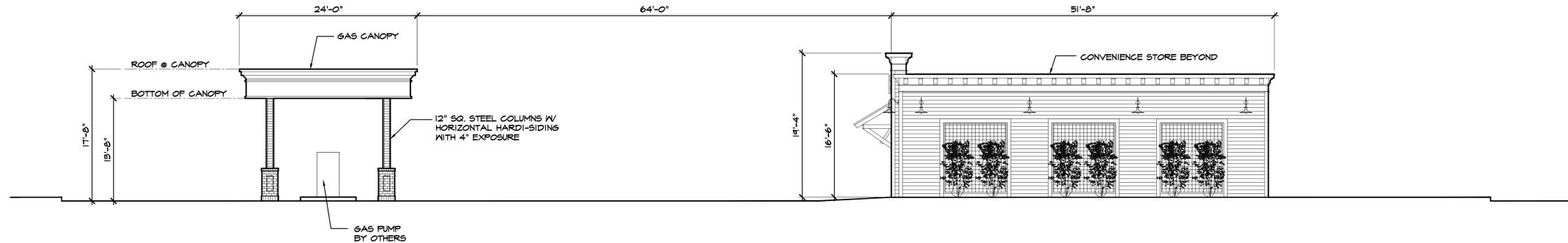
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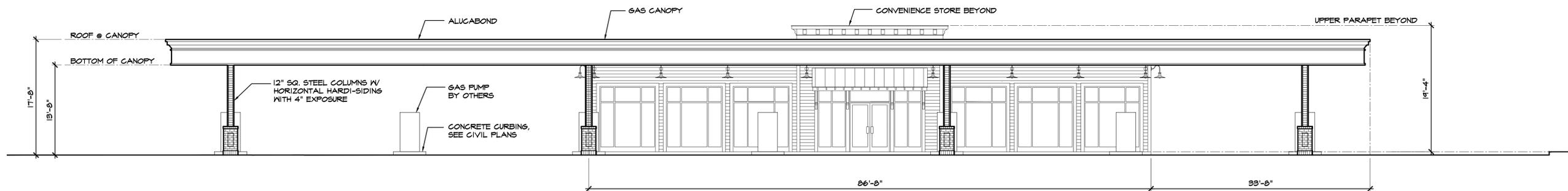
A3.4



3
A3.4
OVERALL WEST ELEVATION - GAS CANOPY/ CONVENIENCE STORE (SHOWN FOR PRESENTATION ONLY)
SCALE: 1/8"=1'-0"



2
A3.4
OVERALL EAST ELEVATION - GAS CANOPY/ CONVENIENCE STORE (SHOWN FOR PRESENTATION ONLY)
SCALE: 1/8"=1'-0"



1
A3.4
OVERALL SOUTH ELEVATION - GAS CANOPY/ CONVENIENCE STORE (SHOWN FOR PRESENTATION ONLY)
SCALE: 1/8"=1'-0"



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GAS CANOPY ELEVATIONS

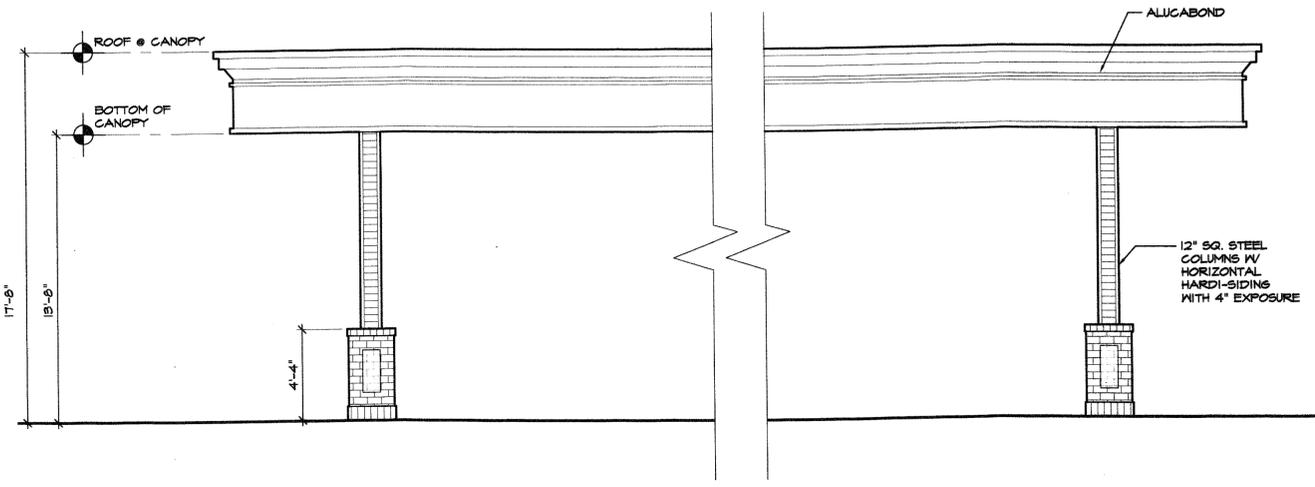
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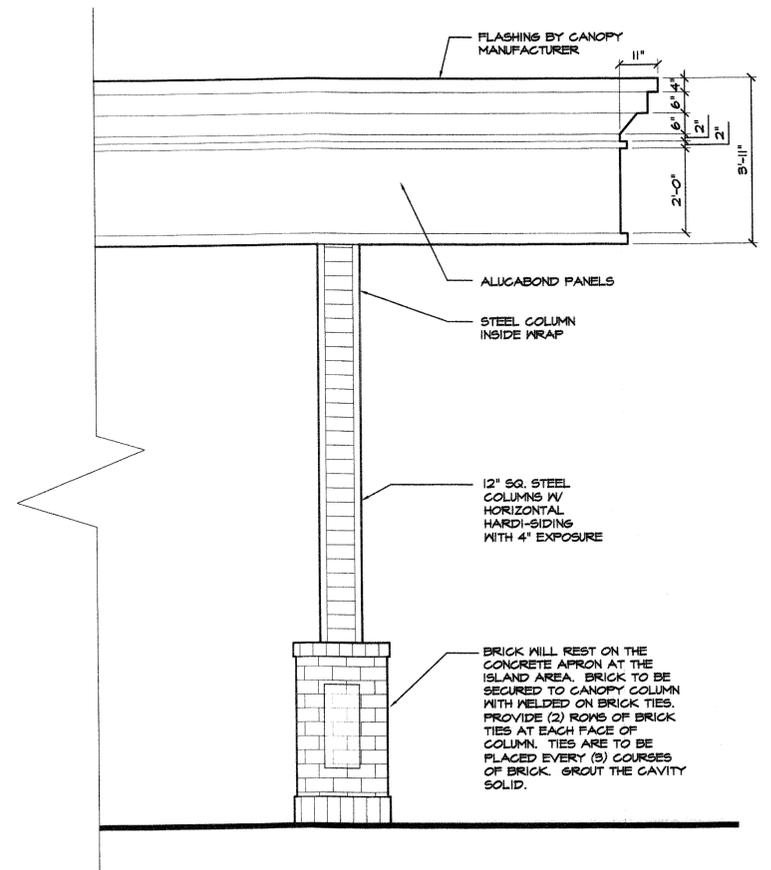
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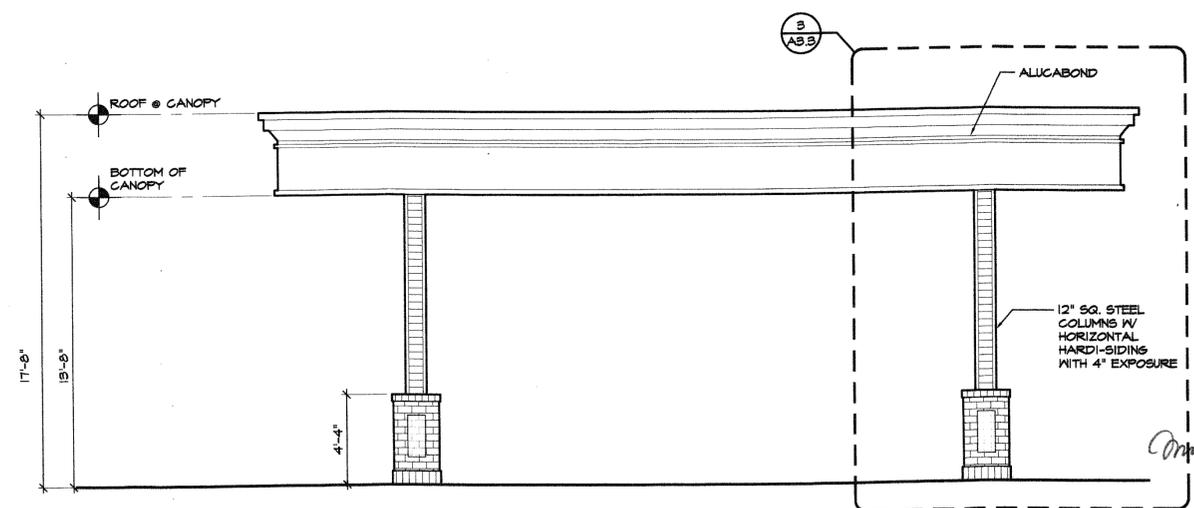
A3.3



1
A3.3 FRONT ELEVATION - GAS CANOPY
SCALE: 1/4" = 1'-0"



3
A3.2 PARTIAL ELEVATION - GAS CANOPY
SCALE: 1/2" = 1'-0"



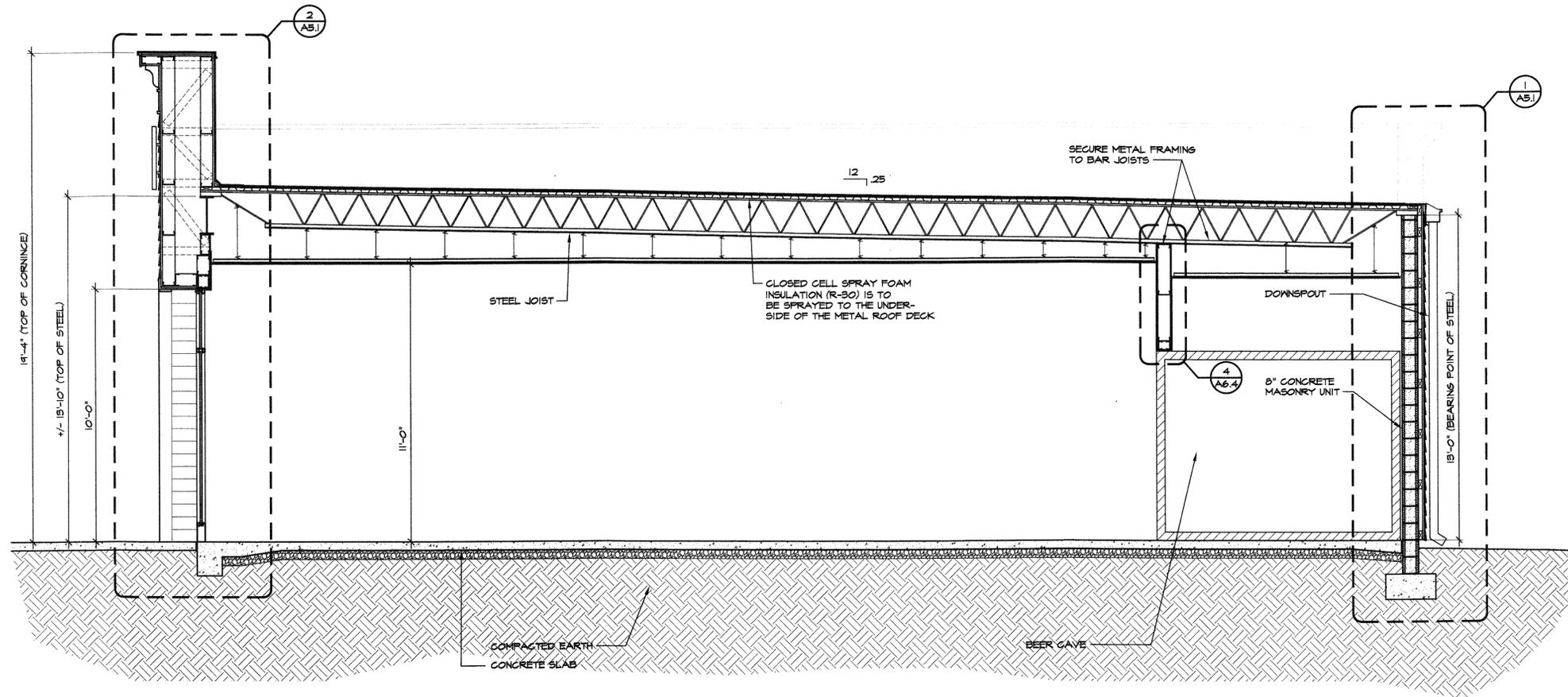
2
A3.3 SIDE ELEVATION - GAS CANOPY
SCALE: 1/4" = 1'-0"





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BUILDING SECTION

FOR CONSTRUCTION

JOB NO: 13.003
 ISSUE DATE: 04/11/2013
 DRAWN: JLE

1
 A4.1
 BUILDING SECTION
 SCALE: 3/8" = 1'-0"

A4.1



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WALL SECTION

REVISIONS

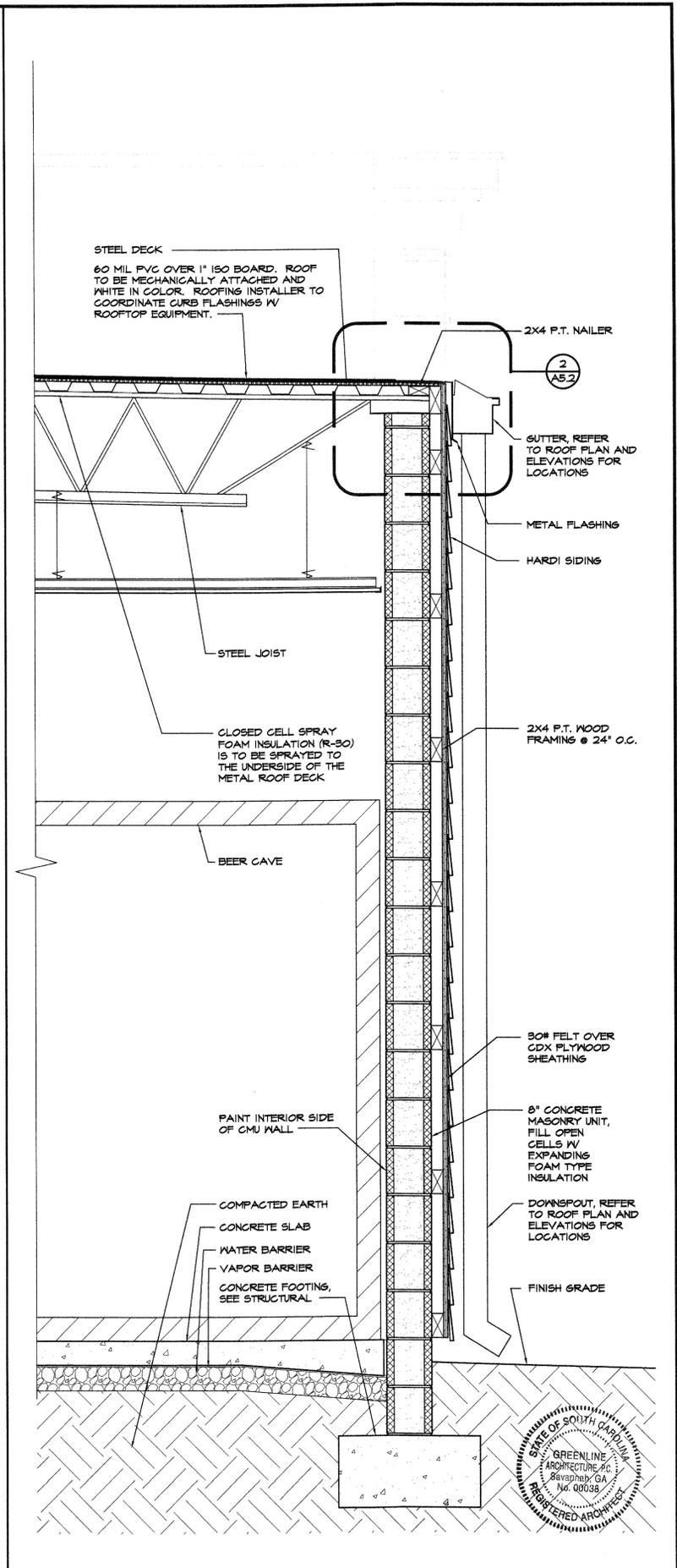
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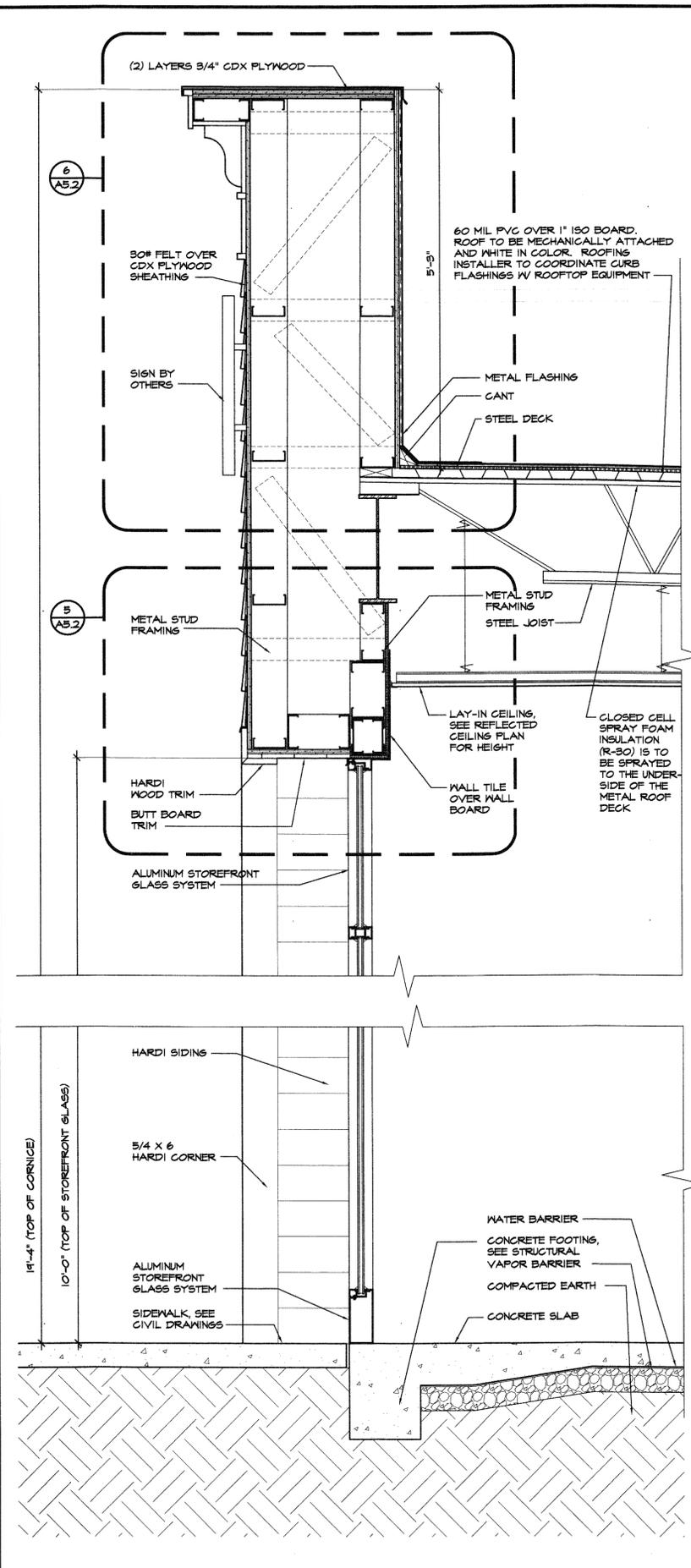
FOR CONSTRUCTION

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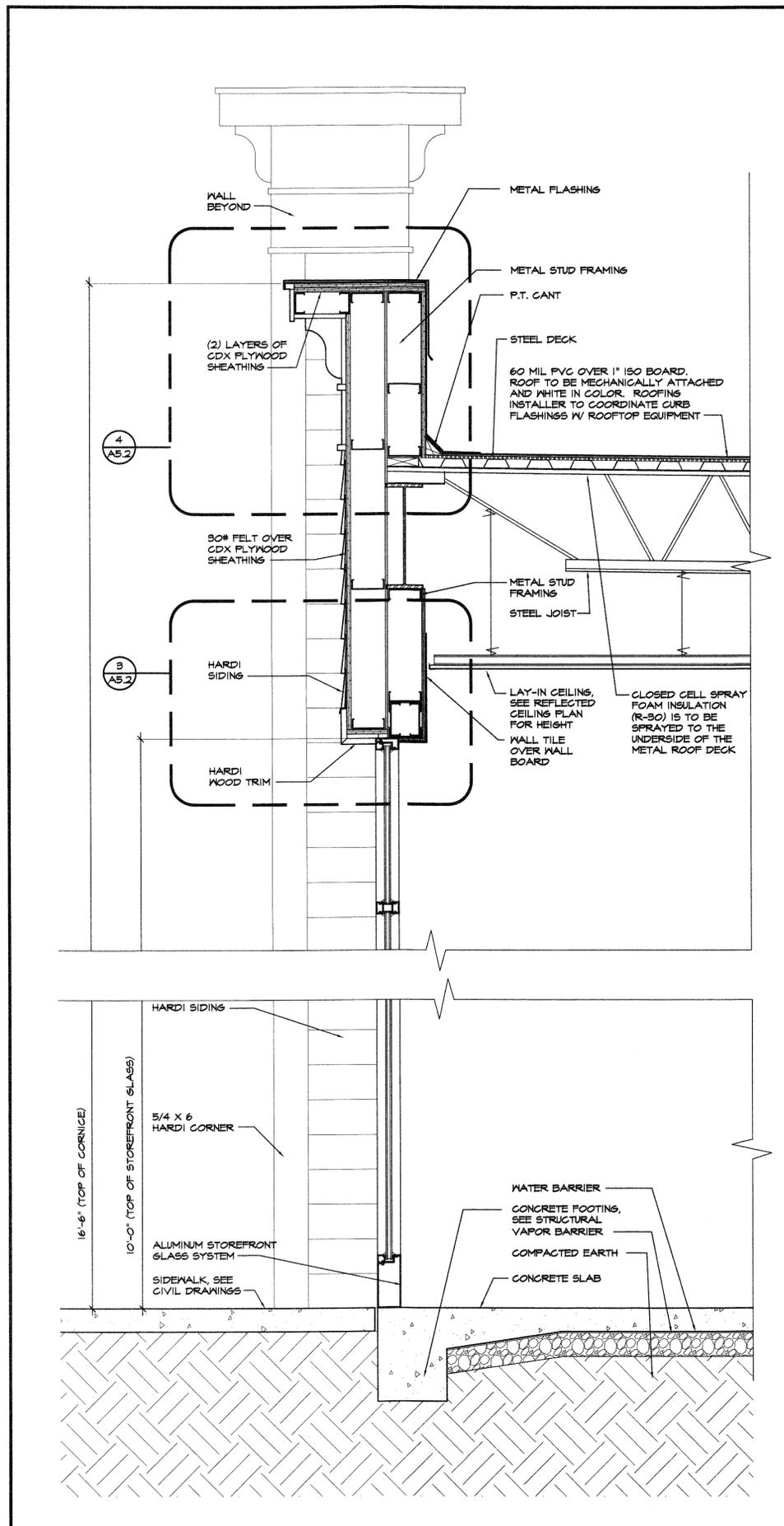
A5.1



1 WALL SECTION
SCALE: 1"=1'-0"



2 WALL SECTION
SCALE: 1"=1'-0"



3 WALL SECTION
SCALE: 1"=1'-0"



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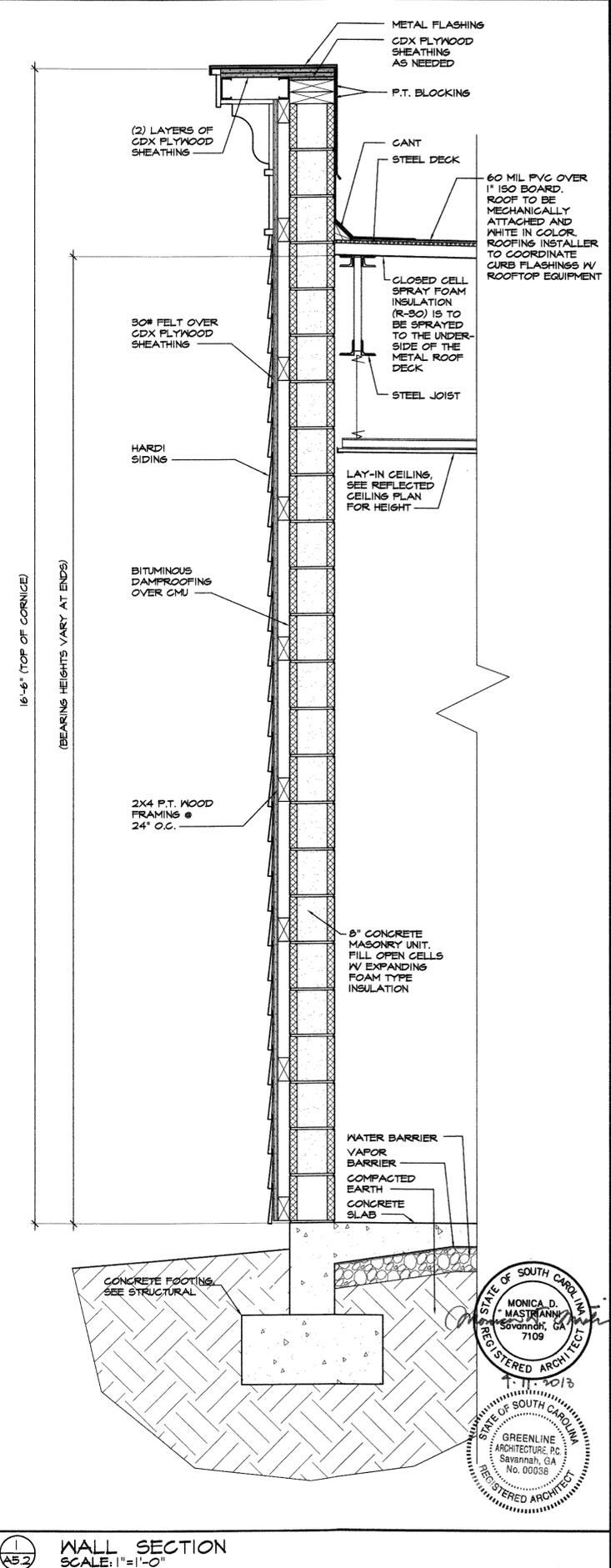
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SECTION DETAILS

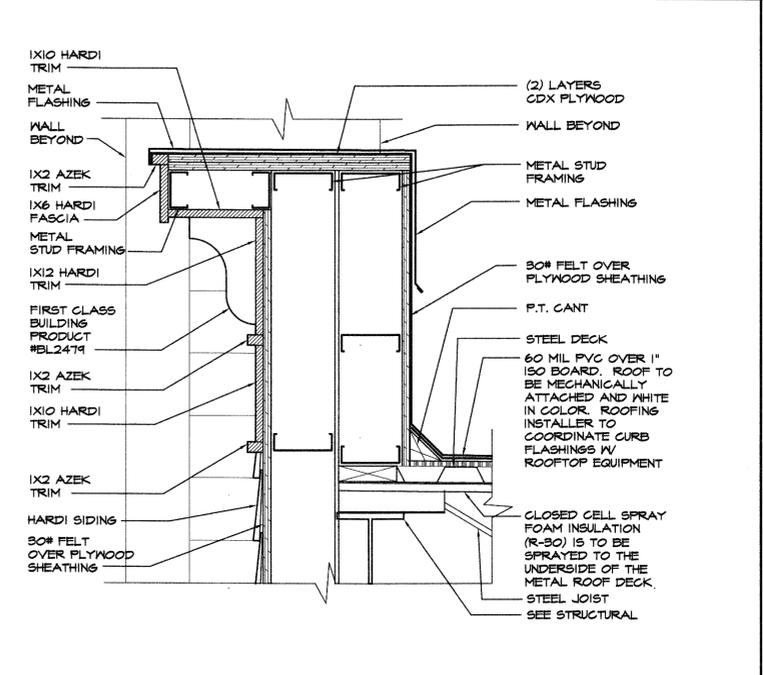
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 3. Do not scale dimensions from prints. Plans and details are not always drawn to scale. Use dimensions given or consult the Architect for further clarification.

FOR CONSTRUCTION
JOB NO: 13.003
ISSUE DATE: 04/11/2013
DRAWN: JLE

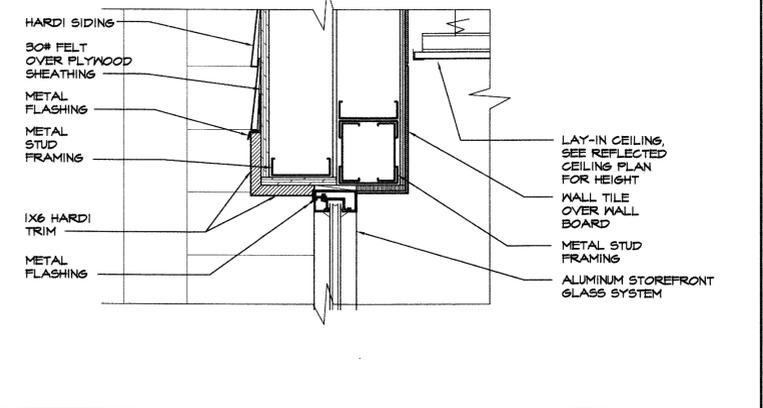
A5.2



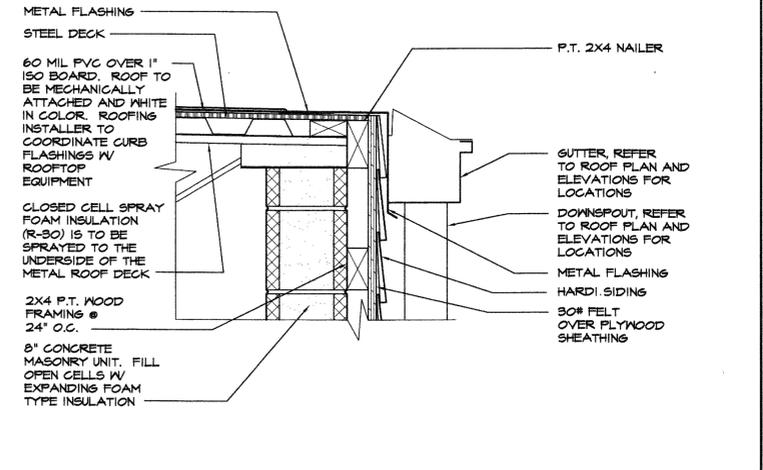
16'-6" (TOP OF CORNICE)
(BEARING HEIGHTS VARY AT ENDS)



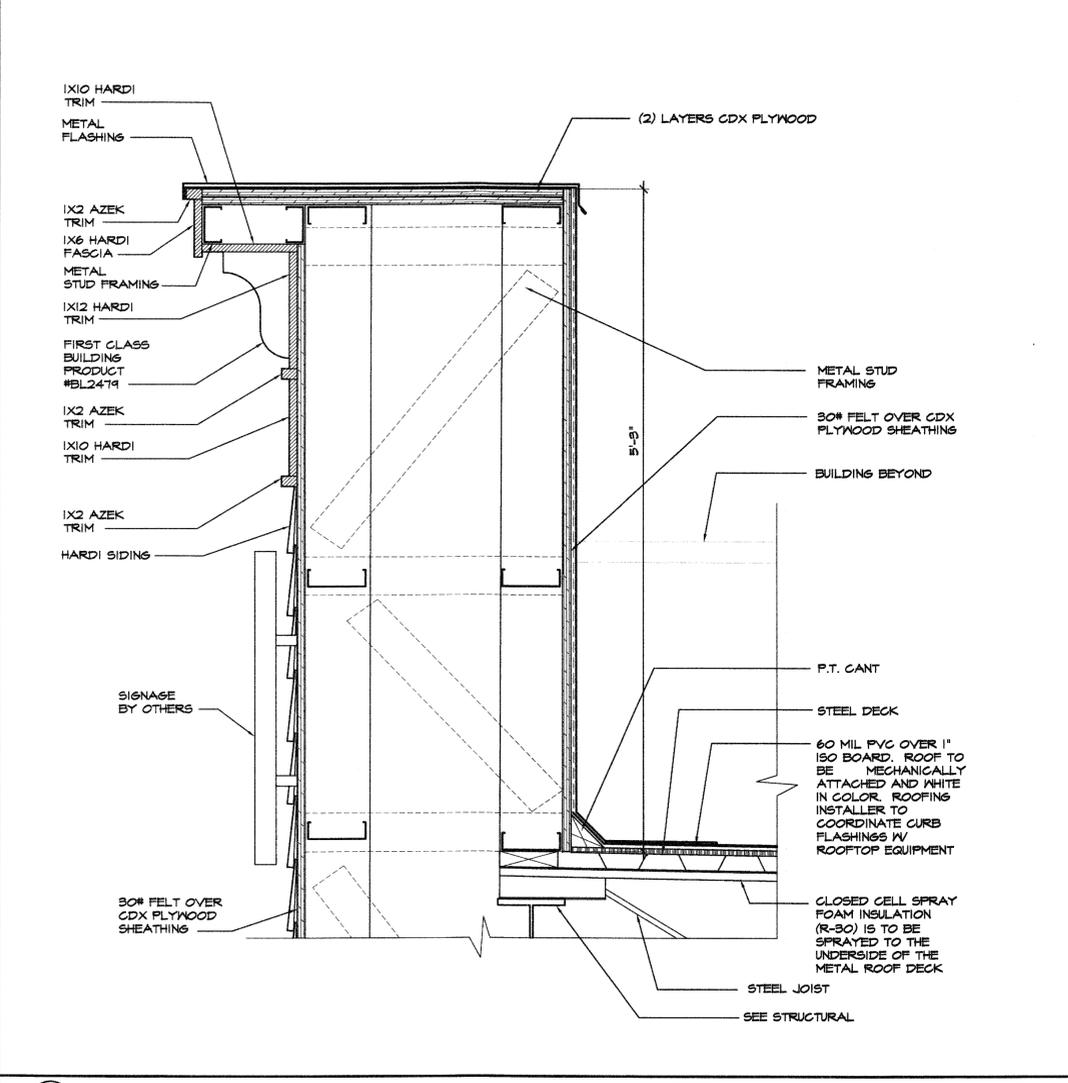
4 ENLARGED SECTION DETAIL
SCALE: 1/2"=1'-0"



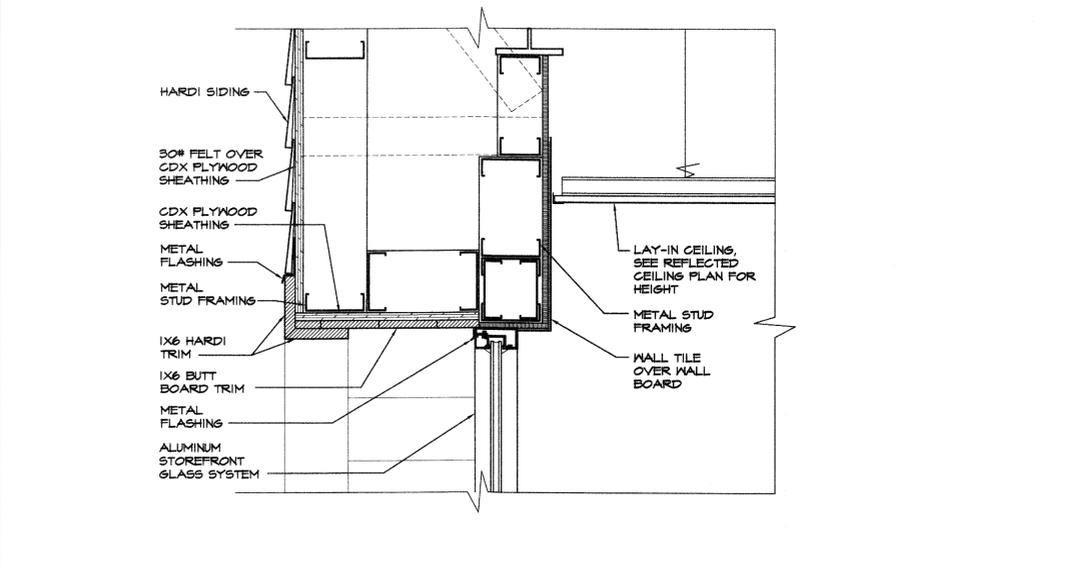
3 ENLARGED SECTION DETAIL
SCALE: 1/2"=1'-0"



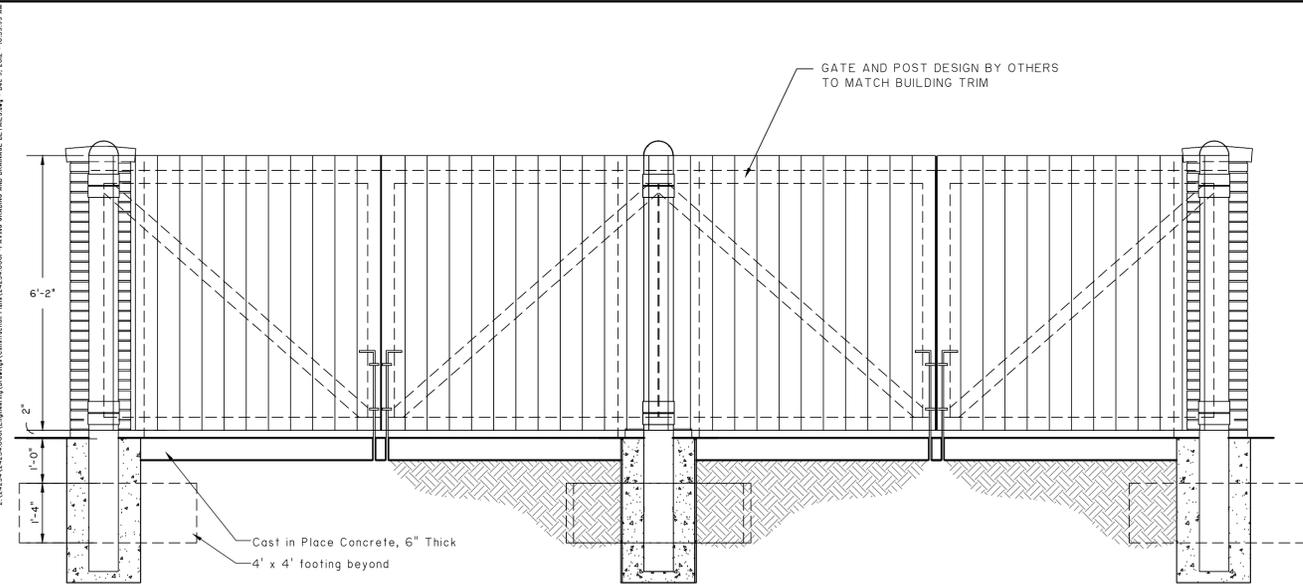
2 ENLARGED SECTION DETAIL
SCALE: 1/2"=1'-0"



6 ENLARGED SECTION DETAIL
SCALE: 1/2"=1'-0"

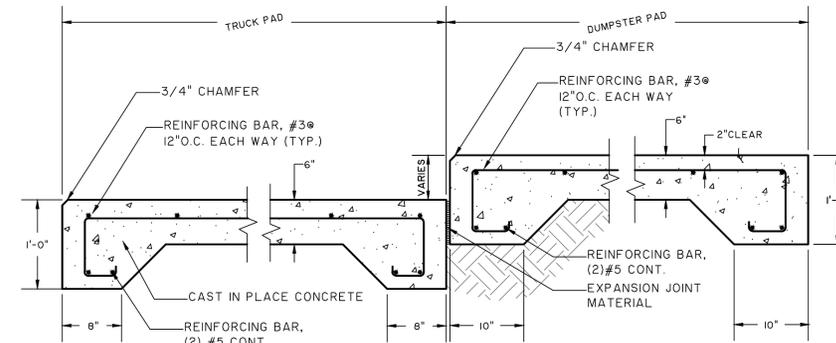


5 ENLARGED SECTION DETAIL
SCALE: 1/2"=1'-0"



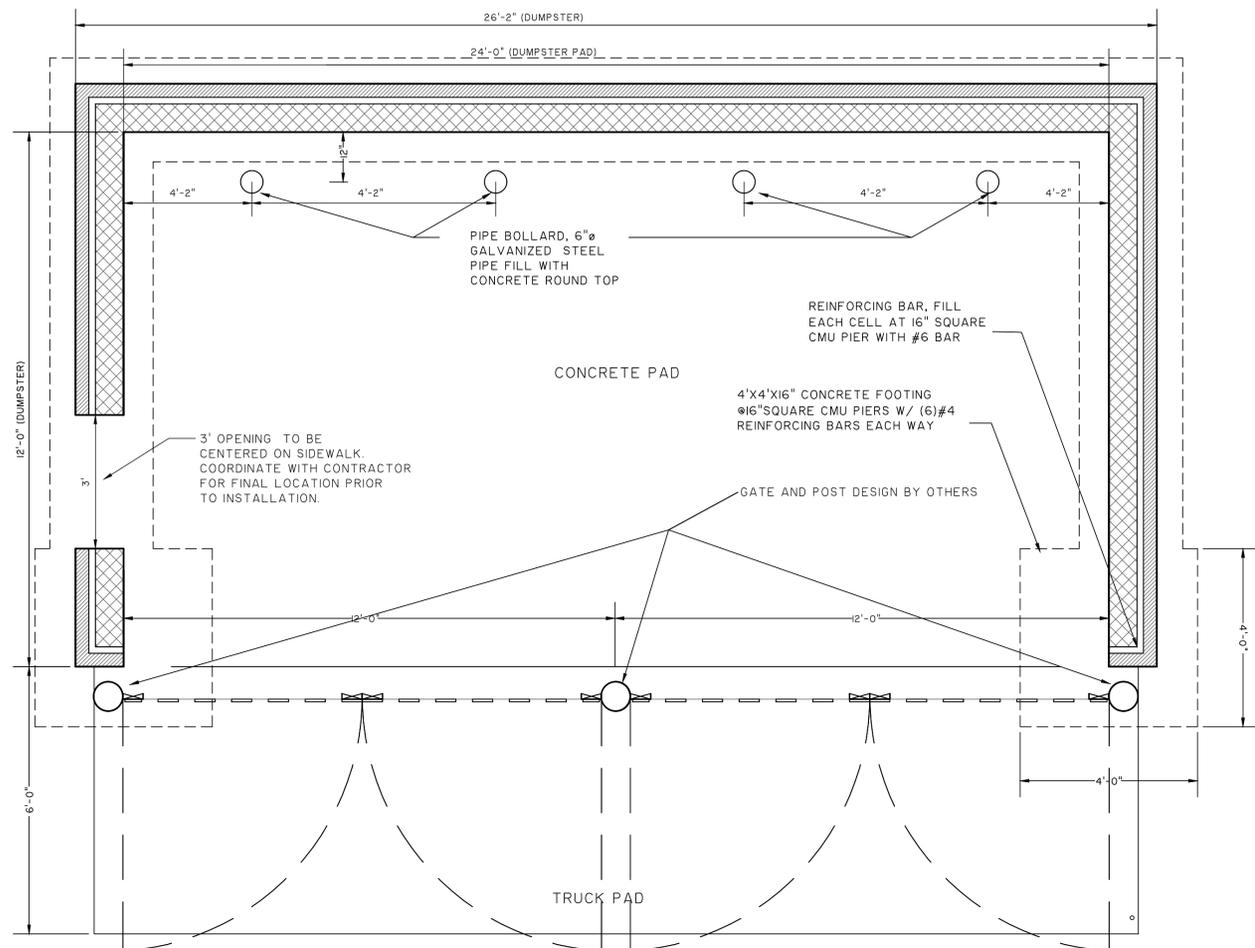
GATE ELEVATION

NOT TO SCALE



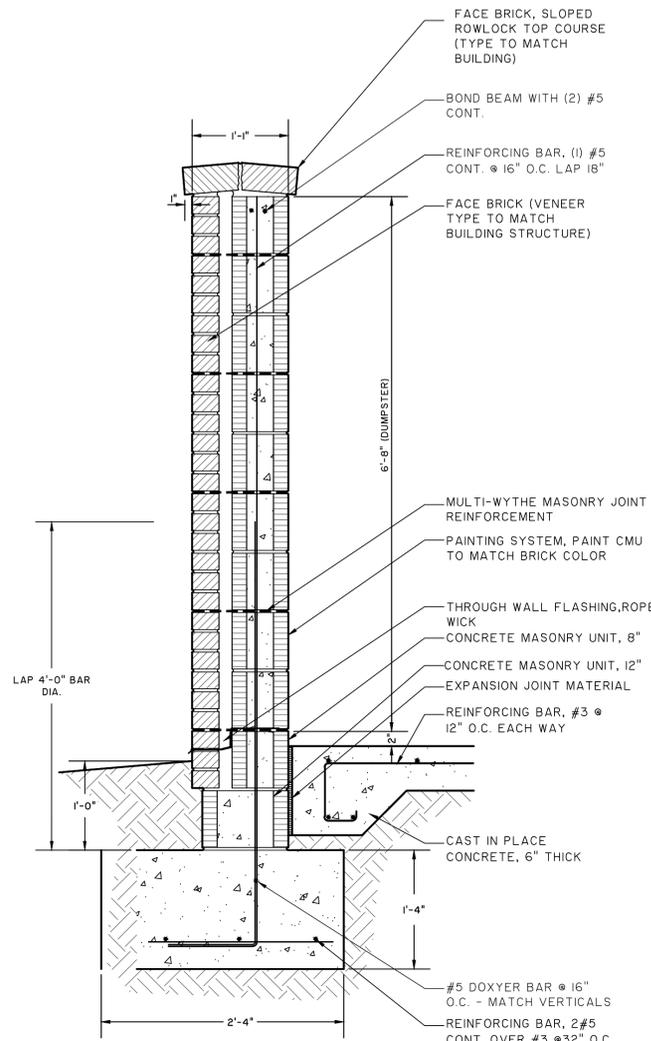
**SLAB SECTION
(DUMPSTER ONLY)**

NOT TO SCALE



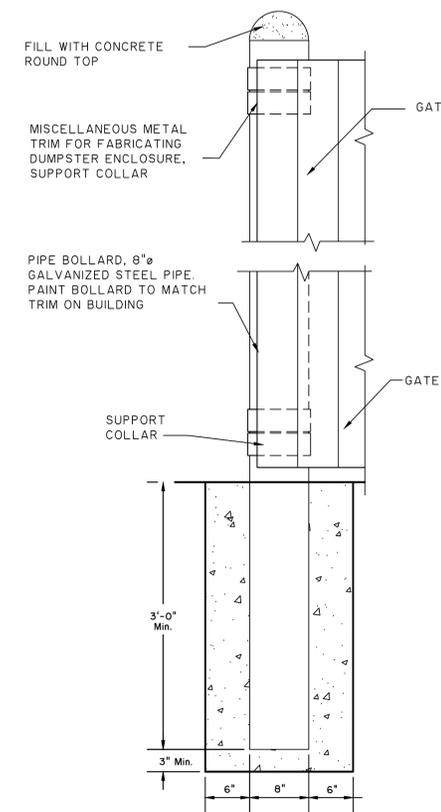
DUMPSTER ENCLOSURE PLAN

NOT TO SCALE



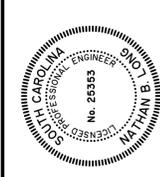
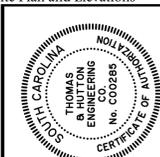
WALL SECTION

NOT TO SCALE



POST SECTION

NOT TO SCALE



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting
 50 Park of Commerce Way • PO Box 2727
 Savannah, GA 31402-2727 • 912.234.5300
 www.thomasandhutton.com
 Bluffton, SC | Myrtle Beach, SC | Wilmington, NC

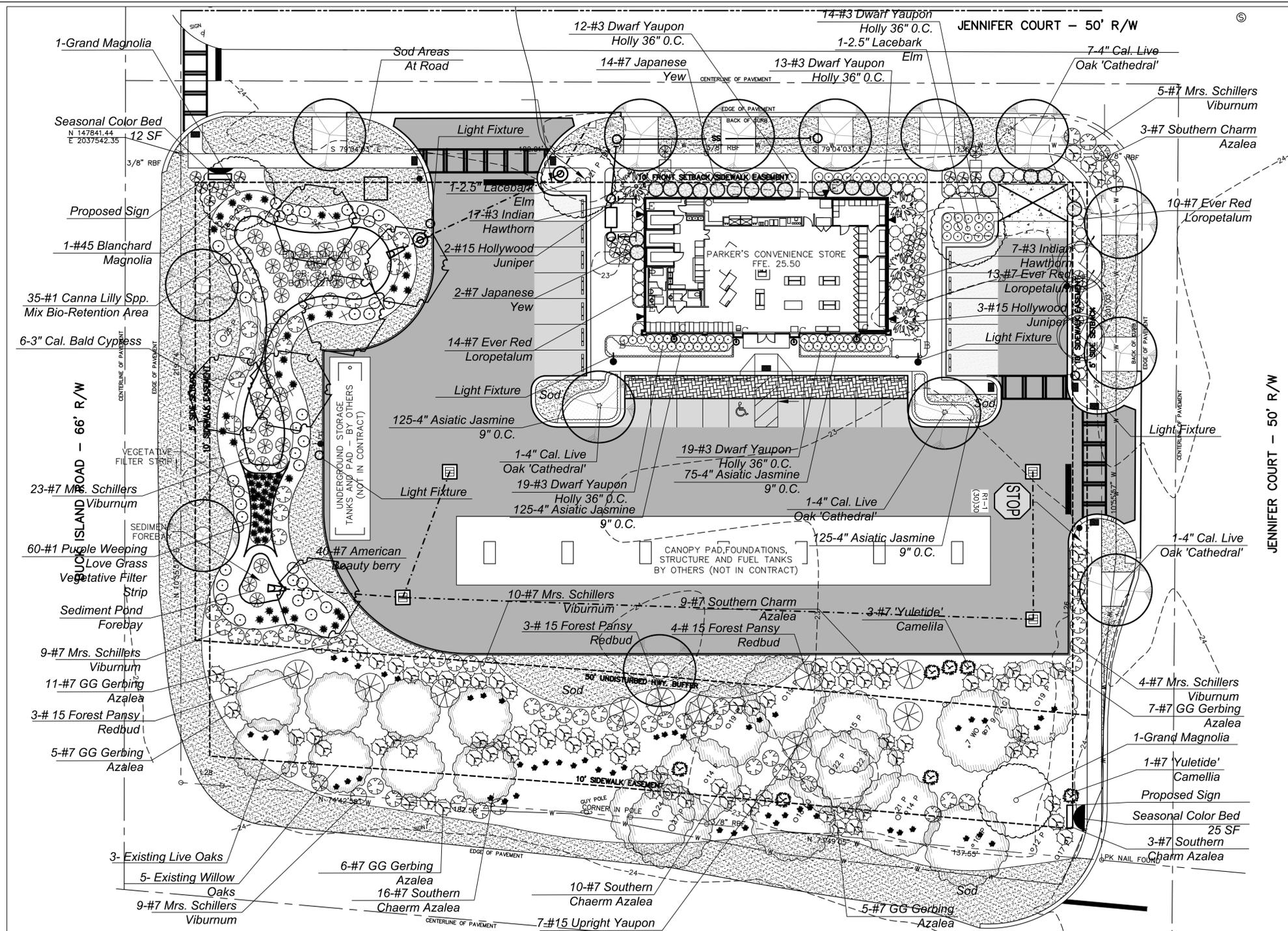
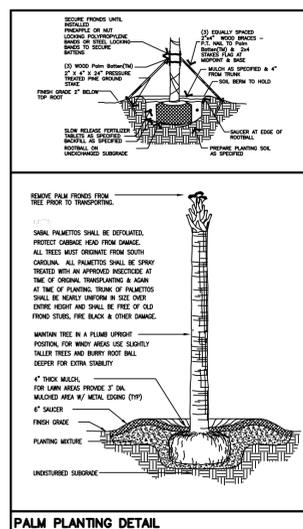
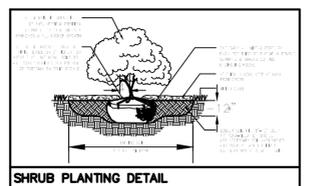
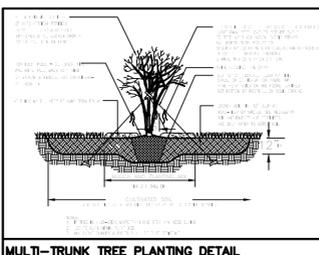
GREGORY M. PARKER, LLC.
 BLUFFTON, SOUTH CAROLINA
 PARKER'S CONVENIENCE STORE
 PAVING GRADING AND DRAINAGE DETAILS

JOB NO:	J-24234.0001
DATE:	02/18/2013
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	NTS

C3.6

LANDSCAPE NOTES:

- ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE COVERED IN MULCH.
- ALL MULCH AREAS SHALL BE A MINIMUM OF 3" DEEP. (MULCH MEDIA TO BE PINE STRAW OR HARD WOOD MULCH)
- LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING. (NOTE # 1.888.721.7877)
- SEE DETAILS ON THIS SHEET FOR SHRUB AND TREE INSTALLATION.
- TOP SOIL SHALL BE ADDED TO WITHIN 1" OF TOP OF BACK OF CURB / EDGE OF PAVEMENT. ALL GROUND AREAS WITHIN LIMITS OF WORK LINE SHOULD BE INCLUDED IN BID PROPOSAL.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN TAKEOFF.
- ALL TREES NOT LOCATED IN PLANT BEDS MUST HAVE A MULCH RING AT LEAST 4' IN DIAMETER.
- WARRANTY:**
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.
- ALL PLANT MATERIAL MUST MEET MINIMUM SIZE/HEIGHT STANDARDS AND MUST COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
- ALL SIZES SPECIFIED ARE A MINIMUM REQUIRED BY THE TOWN OF BLUFFTON ORDINANCE. REDUCTIONS ARE NOT PERMITTED.
- IRRIGATION: LANDSCAPE CONTRACTOR SHALL INSTALL A PERMANENT IRRIGATION SYSTEM ON ALL PROPOSED LANDSCAPE. LS CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GENERAL CONTRACTOR TO LOCATE IRRIGATION SLEEVES, IRRIGATION LINES, HEADS, THE CORRESPONDING ZONES SHALL BE INSTALLED BASED ON TYPE OF PLANT MATERIAL AND PER MANUFACTURER SPECIFICATIONS.
- THE UNDERGROUND IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL CODES AND REGULATIONS AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
- ALL CONTAINERS GROWN NURSERY STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS GROWING. CONTAINER GROWN NURSERY STOCK SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
- TREES TO REMAIN ON SITE ARE INDICATED WITH SHADOW CANOPY AND TREE LABEL. TREES TO BE REMOVED ARE INDICATED ON SITE PLAN WITH AN "X".
- STORM WATER RETENTION POND TO BE PLANTED WITH NATIVE HYDRIC MATERIAL INCLUDING HERBACEOUS AND WOODY PLANTS. THE BANKS OF THE RETENTION ARE 3:1 SLOPES AND SHALL BE ESTABLISHED WITH PLANT MATERIAL.
- PLANT MATERIAL WITHIN THE BUFFER TO BE MAINTAINED AT ITS NATURAL STATE.



Parker's Convenience Store Plant Schedule

ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING	NOTES	Canopy Spread
1	<i>Canna x generalis</i>	Canna Lily Red bloom	35	1 GAL.	30" O.C.	Red Flowering Moss (pond)	
2	<i>Dryopteris erythrosora</i>	Autumn Fern	53	1 GAL.	24" O.C.	Ground cover	
3	<i>Fragrostis spectabilis</i>	Purple Love Grass	59	1 GAL.	30" O.C.		
4	<i>Trachelospermum asiaticum</i>	Asian Jasmine	325	4" Cont.	9" O.C.	Ground cover	
5	<i>Stenotaphrum secundatum</i>	Centipede grass	14,200	SF		Seed/ Sod or Comination	
6	<i>Calliandra americana</i>	Beautyberry	40	3 GAL.			
7	<i>Camellia sasanqua 'Yuletide'</i>	Yuletide Camellia	7	7 GAL.	36" O.C.	Alt. 7 gal	
8	<i>Juniperus chinensis 'torulosa'</i>	Hollywood Juniper	4	AS SHOWN		Foundation buffer	
9	<i>Ilex vomitoria 'Nana'</i>	Ever Red Fringe Flower	77	AS SHOWN			
10	<i>Loropetalum chinensis 'Ever Red'</i>	Ever Red Fringe Flower	35	7 GAL.	AS SHOWN	Alt: Purple Diamond	
11	<i>Rhododendron indica 'Southern Charm'</i>	'Southern Charm' Azalea	46	7 GAL.	AS SHOWN	Red Blooms	
12	<i>Rhododendron indica 'Mrs. G. G. Gerbing'</i>	Mrs. G. G. Gerbing Azalea	39	7 GAL.	AS SHOWN	White Blooms	
13	<i>Raphiolepis chinensis</i>	Indian hawthorn	21	7 GAL.	AS SHOWN		
14	<i>Pedocarpus macrophyllus</i>	Japanese yew	21	7 GAL.	AS SHOWN		
15	<i>Viburnum obovatum 'Mrs. Schiller's Delight'</i>	Walter's Viburnum 'MSD'	75	7 GAL.	AS SHOWN		
16	<i>Cercis canadensis 'Forest Pansy'</i>	'Forest Pansy' Red Bud	10	15 GAL.	AS SHOWN		
17	<i>Magnolia grandiflora 'DD Blanchard'</i>	DD Blanchard Grand Magnolia	2	45 Gal. 12' height	AS SHOWN		30-50'
18	<i>Laaserstroemia 'Tuscarora'</i>	Tuscarora Crepe Myrtle	3	30 Gal. 10' height 5-trunk	AS SHOWN	Red flowering	20-30'
19	<i>Quercus virginiana 'Cathedral'</i>	Cathedral Oak	13	4" Cal.	AS SHOWN	Street Tree	60-120'
20	<i>Ulmus parvifolia 'Drake'</i>	Lacebark 'Ailee' Elm	2	2.5" Cal.	AS SHOWN	Parking lot tree	40'
21	<i>Taxodium distichum</i>	Bald Cypress	6	3" Cal.	AS SHOWN	Storm water tree	30'



Landscape Plan
Scale: 1" = 20'-0"



No.	Issue / Revision Description	Date
1	PER TOB COMMENTS	04/16/13

Parker's Convenience
Bluffton,
South Carolina



J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
brock@mbrockdesigns.com

Drawn By: M. Brock
Drawn Date: 02.26.13
Chk'd By: M. Brock
Project ID: 13108

Landscape Plan
Sheet No.
LS-101

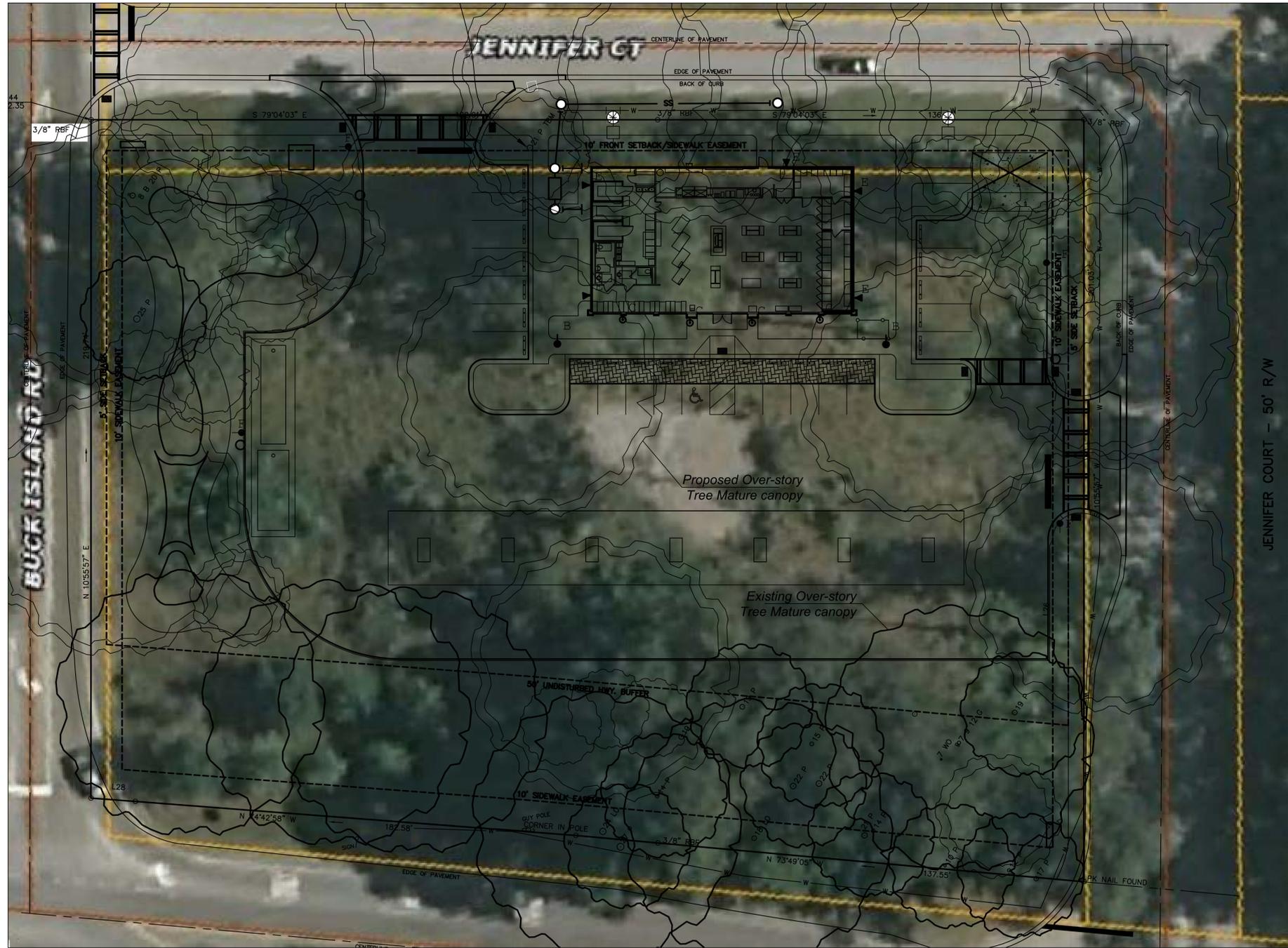
SHEET 1 OF 1
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CANOPY AREA:

EXISTING CONDITIONS
 LOT AREA: 1.70 ACRES= 74,228 SF OR 100%
 EXISTING TREE CANOPY: 48,794 SF OR 65.73%
 EXISTING AREA WITHOUT CANOPY: 25,434 SF OR 34.27 %

PROPOSED CONDITIONS
 LOT AREA: 1.70 ACRES= 74,228 SF OR 100%
 PROPOSED & EXISTING TREE CANOPY: 55,153 SF OR 74.30%
 PROPOSED AREA WITHOUT CANOPY: 19,075 SF OR 25.70 %

CANOPY PLAN- 74.3% COVERAGE



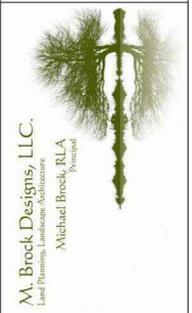
Parker's Convenience Store Canopy Species				
ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	Mature Canopy Spread *
	Pinus taeda	Loblolly Pine	14	30-40'
	Quercus nigra	Water Oak	1	50-80'
	Quercus phellos	Willow Oak	4	30-40'
	Quercus virginiana	Live Oak	6	60-120'
	Lagerstroemia 'Tuscarora'	DD Blanchard Grand Magnolia	2	30-50'
	Lagerstroemia 'Tuscarora'	Tuscarora Crepe Myrtle	6	20-30'
	Quercus virginiana 'Cathedral'	Cathedral Oak	10	60-120'
	Sabal palmetto	Cabbage Palmetto	5	
	Ulmus parvifolia 'Drake'	Lacebark 'Allee' Elm	2	40'
	Taxodium distichum	Bald Cypress	5	30'

Canopy spread based on Manual Of Woody Landscape Plants By Michael A. Dirr



No.	Issue / Revision Description	Date
1	PER TOB COMMENTS	04/16/13

Parker's Convenience
 Bluffton,
 South Carolina



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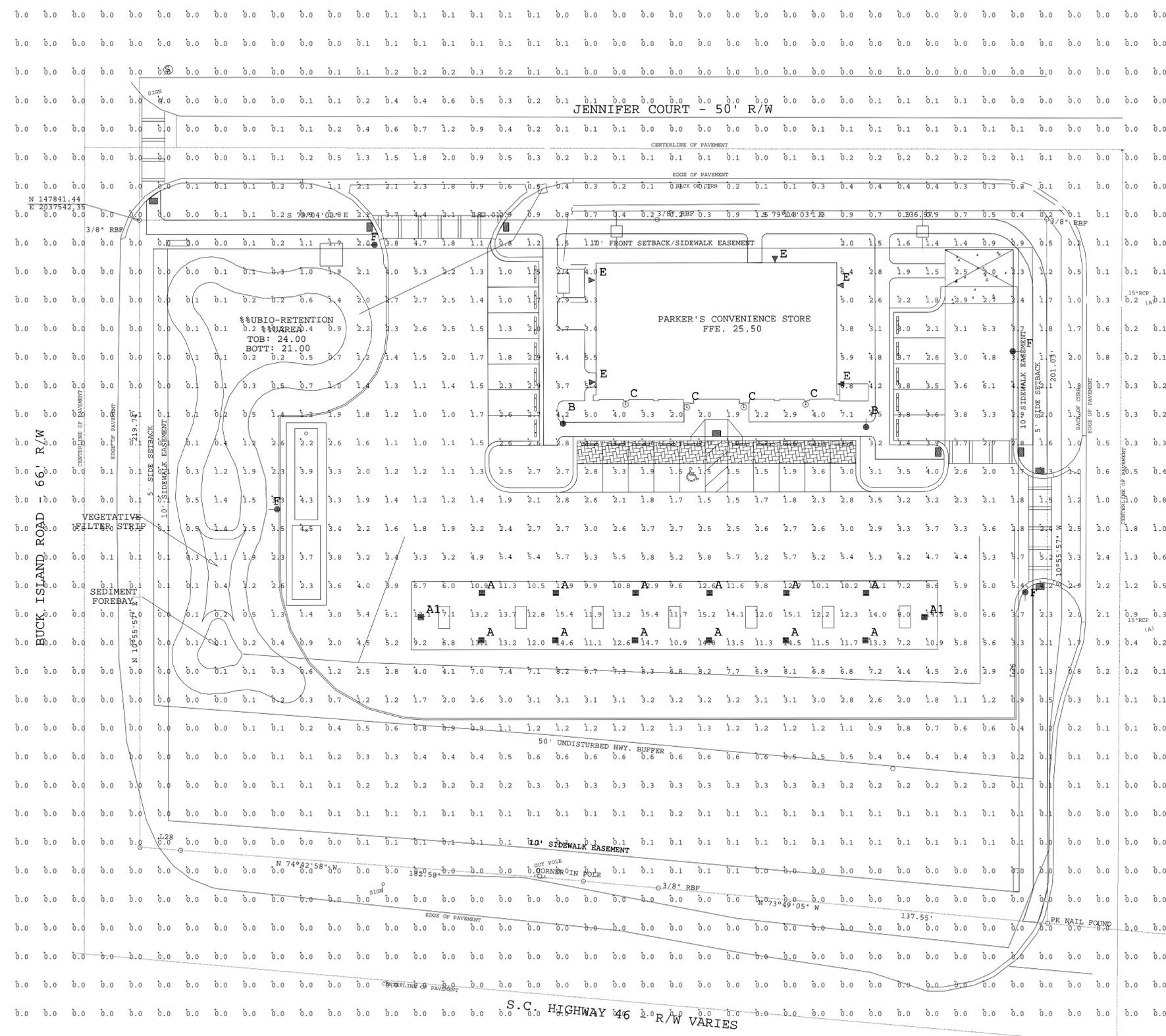
Drawn By: M. Brock
 Drawn Date: 04.26.13
 Chk'd By: M. Brock
 Project ID: 13108



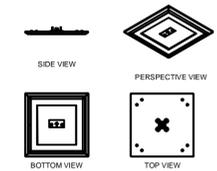
Canopy Coverage Plan
 Scale: 1" = 20'-0"

Canopy Plan
 Sheet No.
LS-102
 SHEET 1 OF 1

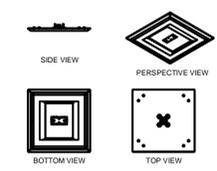
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.36	15.4	0.0	N.A.	N.A.
CANOPY SUMMARY	Illuminance	Fc	11.71	15.4	6.0	1.95	2.57
PARKING/DRIVE SUMMARY	Illuminance	Fc	2.63	6.6	1.0	2.63	6.60



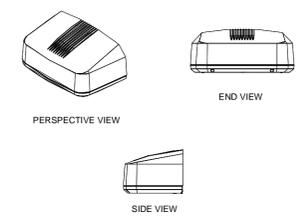
CRS-AC-LED-64
LED Crossover Gold Asymmetric Canopy Light



CRS-SC-LED-64
LED Crossover Gold Symmetric Canopy Light

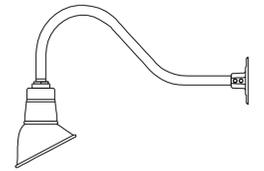


XPWS3
LED Crossover Wall Mount Light



LIFESTYLE CCS

RLM ANGLED REFLECTOR



Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
[Symbol]	12	A	SINGLE	CRS-SC-LED-64-SS-CW-UE	1.000	N.A.	8202	75
[Symbol]	2	A1	SINGLE	CRS-AC-LED-64-SS-CW-UE	1.000	N.A.	7925	75
[Symbol]	2	B	SINGLE	LM-5-320-PSMV-F CCS- SINGLE ON 20' POLE	0.720	34000	16947	368
[Symbol]	4	C	SINGLE	AD-150-10-CW-LED-UE-GWT-DO	1.000	N.A.	700	10
[Symbol]	5	E	SINGLE	XPWS3-FT-LED-28-450-CW-UE	1.000	N.A.	2822	41
[Symbol]	4	F	SINGLE	LM-3-320-PSMV-F-CCS - SINGLE ON 20' POLE	0.720	34000	17725	368

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.

Total Project Watts
Total Watts = 3503

AMERICAN INDUSTRIES
American Innovation Through Technology

LIGHTING PROPOSAL LO-114999-3

PARKER'S
JENNIFER CT. & BUCK ISLAND
BLUFFTON, SC

BY: LLS	DATE: 2/19/13	REV: 4/15/13	SHEET OF 1
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SCALE: 1"=20'

Shepherd's Crook

This antique luminaire, mounted on a 15-foot pole is aluminum with a glass optic assembly and is black in color. This design will compliment any streetscape or parking lot area and both single and double fixture arms are available.



WATTAGE/TYPE

175 MV 7,500 Lumens

150 HPS 15,000 Lumens

AREA OF ILLUMINATION

