



REVISED AGENDA
SOUTHERN CORRIDOR REVIEW BOARD
Wednesday, June 5, 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. NEW BUSINESS: None
4. OLD BUSINESS:
 - A. **Beaufort County:** Target-Bluffton Mitigation Plan, 1050 Fording Island Rd, Bluffton, SC ([backup](#))
 - B. **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. OTHER BUSINESS
 - A. Next Meeting: Wednesday, June 19, 2013, at 3:00 p.m. at the Bluffton Library Large Meeting Room, 120 Palmetto Way, Bluffton, SC 29910
6. ADJOURNMENT



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.

The applicant originally submitted a buffer mitigation plan to the CRB at their May 8, 2013 meeting. At the meeting the applicant also brought an alternate landscaping plan that did not include understory trees. The applicant was concerned that if they planted a solid buffer, they could run into the same situation in the future where the buffer is cleared illegally because the tenants want more visibility. The Board did not look favorably on the alternate plan and preferred the original mitigation plan that was submitted. The CRB directed the applicant to go back to the owners and determine if they would be ok with the first plan or would like to modify to allow for some windows into the site. The CRB also requested that the applicant provide some elevations that showed the appearance of the windows through the buffer.

The applicant has submitted a revised landscaping plan. Several highlights of the revised plan include:

- The original plan had 31 overstory trees. The revised plan has 18.
- The 72 azaleas have been replaced with 7 American beautyberries and 42 coastal leucothoes.
- The revised plan has 20 fewer muhly grass plants than the original plan.
- The plan includes an illustration of the opacity of the restored buffer that incorporates the existing trees.

Southern Beaufort County Corridor Review Board: Staff Report
June 5, 2013

Staff Comments:

1. Technically one additional understory tree is required in the mitigation plan to meet the highway buffer planting requirements of the Corridor Overlay District (see table below).

Plant Type	CRB Requirement	Existing Vegetation	Submitted Plan	Staff Comments
Overstory Trees	18	66	0	Meets requirements (there are 48 more overstory trees than required)
Understory Trees	63	0	18	Needs one additional understory tree (If we credit the 48 extra overstory trees toward the understory tree requirement)
Shrubs	135	3 clusters of saw palmettos	112 shrubs 123 ornamental grasses	Meets requirements (crediting the existing saw palmettos and the ornamental grasses)

2. Once the mitigation plan is approved by the CRB, the applicant will have 30 days to install the plants in the buffer.



MEMORANDUM

TO: Members of the Southern Corridor Review Board (SCRB)

FROM: Erin Schumacher, Senior Planner

RE: Parker's Convenience Store, COFA-4-13-5617

DATE: 6/5/13

CC: Marc Orlando, AICP, Deputy Town Manager/Director of Growth Management
Shawn Leininger, AICP, Principal Planner

BACKGROUND. This application has been reviewed by the SCRB on May 8, 2013 and May 22, 2013 and was subsequently tabled by the Board at both meetings. At the May 8th meeting the project was tabled for further discussion and to allow the applicant to address the conditions placed by Town Staff. The Applicant brought forward revised landscape, lighting, and architectural plans for the May 22nd meeting which addressed many of Town Staffs conditions. Specifically, the Applicant provided the following:

1. An updated and revised Landscape Plan to address the items of concern defined in the Staff Reports and comments of the Board at the previous SCRB meetings.
2. Two revised Lighting Plans that Town Staff determined met the requirements prescribed in Section 5.12 of the UDO. The first plan (Option A) proposes using a site lighting fixture that matches that of the May River Road Streetscape. The second plan (Option B) proposes using a site lighting fixture that is a "shoebox."
3. Updated Architectural Plans depicting a revised canopy, dumpster enclosure, and building envelope design. These include the following modifications:
 - a. The revised canopy had been broken into three architectural modules and pitched roofs had been incorporated as required by the UDO.
 - b. The new dumpster enclosure design incorporated similar building materials and tabby stucco finish to provide a better relationship between the main store building and the site structures.
 - c. The building envelope was refined to include additional pitched roofs above the points of egress and additional vegetation was provided as a means of articulation and screening.

The Board reviewed the materials and tabled the application a second time requesting further revisions to the architecture and landscaping. In tabling the application at the May 22nd meeting, the Board provided the following suggestions to the Applicant for consideration:

1. Reduce the number of Azaleas in the buffer.
2. Articulate the rear of the building using parapets or other measures to adequately screen the roof top mounted equipment from all sides.
3. Add bracketing to the canopy posts.
4. Simplify or eliminate the dentil detail on the building.
5. Examine the use of rafter tails and other details on the pitched roof elements of the building to create the sense of a porch.
6. Consider using a flat color finish on the ceiling of the canopy or a 19% gray (or similar color).

Since the last meeting, the Applicant has worked with Town Staff to address several of the conditions listed in the previous Staff Reports and well as the design direction provided by the Board. The Applicant has provided the following:

1. A revised landscape plan with modifications to the diversity of plant materials and the reduction of azaleas.
2. A letter from the Declarant of the Bright Commercial Subdivision stating that the design meets the covenants and restrictions.
3. Additional material samples and color specifications for clarification.
4. A resubmission of the lighting plans consisting of two options; Option A using a fixture that matches the May River Road Streetscape and Option B using a "shoebox" fixture.
5. A resubmission of the architectural plans. After considering the design suggestions presented by the board at the May 22nd SCRIB meeting, the Applicant has chosen to proceed with the resubmission of the previous architectural design as the Applicant feels that the requirements have been met and the design meets their preferred design aesthetic.

Based on this resubmittal, Town Staff provides the following:

1. **Landscaping.** Section 5.3 of the Unified Development Ordinance (UDO) prescribes requirements regarding landscaping that must be met to be in accordance with the review criteria. While significant changes were made to the plan to accommodate the previous comments Town Staff finds that the revised Landscape Plan still does not fully meet the requirements prescribed in Section 5.3 of the UDO.
 - a. Per Section 5.3.4.H, submit a revised landscape plan to Town Staff for approval showing that no more than 15% of plant material is of the same species. Specifically, the Watler's Viburnum and Dwarf Youpon Holly shown on the current

landscape plan exceed the 15% standard. Town Staff requires a reduction in quantity of certain species from the Landscape Plan that exceed the allowable percentage and suggest replacement with species consistent with typical landscaping of the May River Scenic Byway.

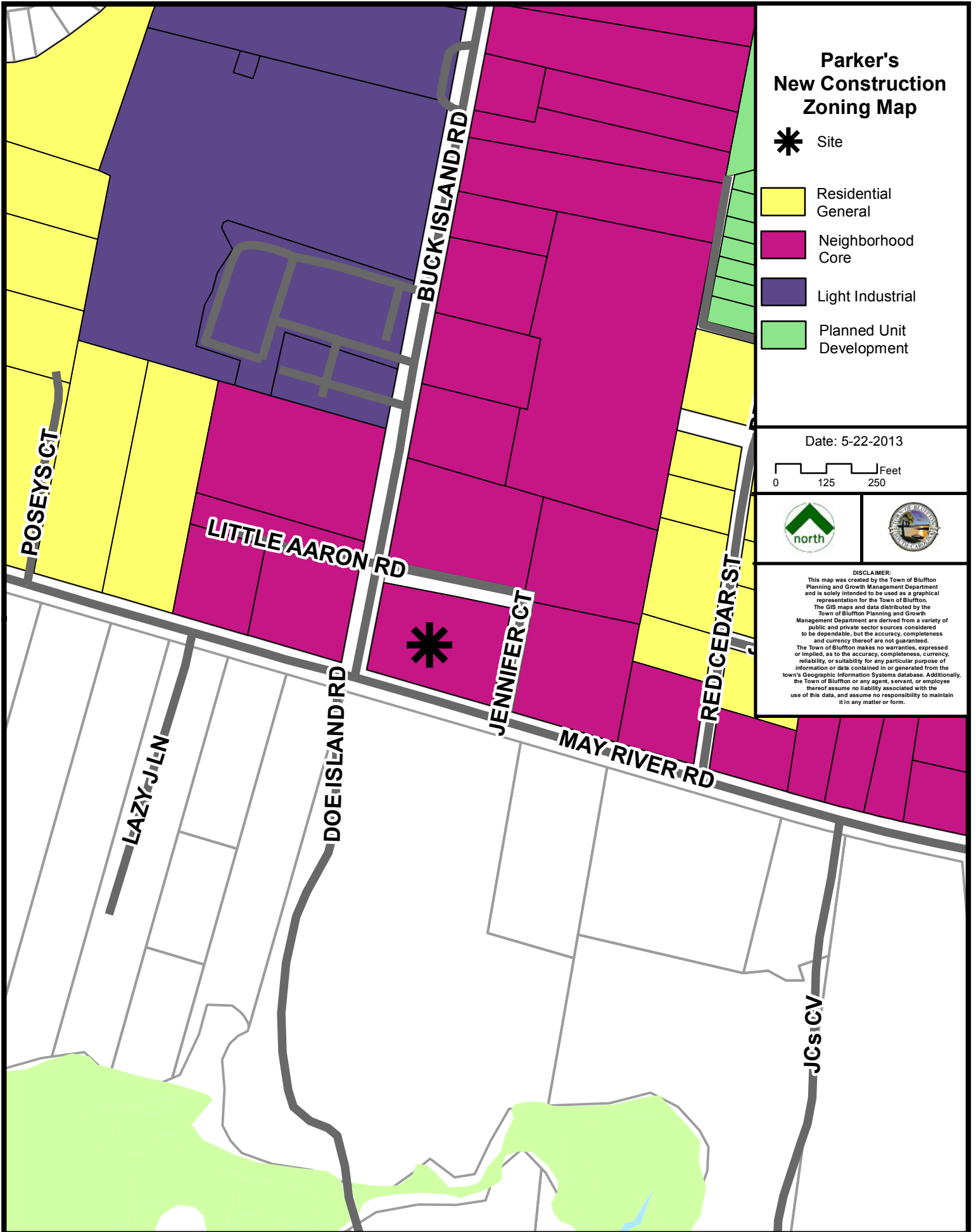
2. **Lighting.** Section 5.12 of the Unified Development Ordinance prescribes several items regarding lighting that must be met to be in accordance with the review criteria. The Applicant has resubmitted two lighting plans for review, both of which meet the requirements set forth in the UDO. Town Staff respectfully request that the SCRB Board approve Lighting Plan Option A, which utilizes the Lifestyle CCS fixture to provide coordination and compatibility with the May River Road Streetscape enhancements.

3. **Architecture.** Section 5.14 of the Unified Development Ordinance prescribes requirements regarding architecture that must be met to be in accordance with the review criteria. The Applicant has resubmitted the set of architectural plans that were provided to the Board for the May 22nd SCRB meeting. The architectural design direction provided by the Board at that time has not been reflected in the plans submitted. The plans submitted meet the minimum architectural guidelines outlined in the UDO; however, it the Board's discretion to determine if the application as submitted is "reflective of or compatible with the architectural styles that exemplify the unique character of the Lowcountry region" as stated in the General Principles, Section 5.14.3.A.1.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Narrative
4. Site Plan and Architectural Plans
5. Landscape Plans
6. Lighting Plans
7. May 8, 2013 Staff Report
8. May 22, 2013 Memorandum





**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

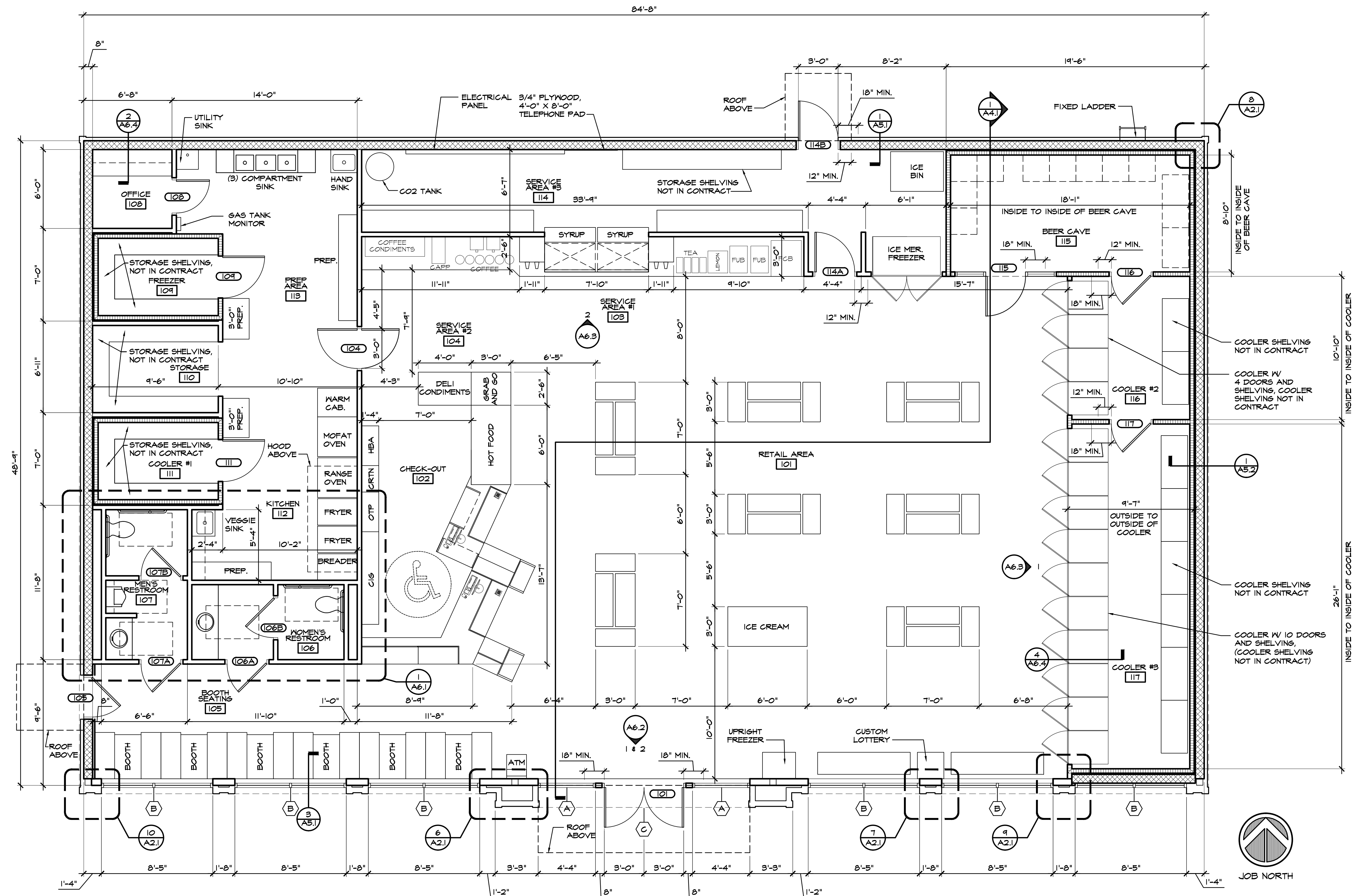
Pursuant to our review of the UDO, parking required appears to be a maximum of 4 parking space/1,000 sf which is equivalent to 16 spaces. The proposed plan provides 22 spaces, one of which will be ADA van accessible. The parking proposed is consistent with historical demands of Parker's Convenience stores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



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PARKERS CONVENIENCE STORE
BUCK ISLAND ROAD @ S.C. HIGHWAY 46 (MAY RIVER ROAD)
BLUFFTON, SOUTH CAROLINA

FLOOR PLAN



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

FOR CONSTRUCTION
JOB NO: 13.003
ISSUE DATE: 05/07/2013
DRAWN: JLE



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EXTERIOR ELEVATIONS

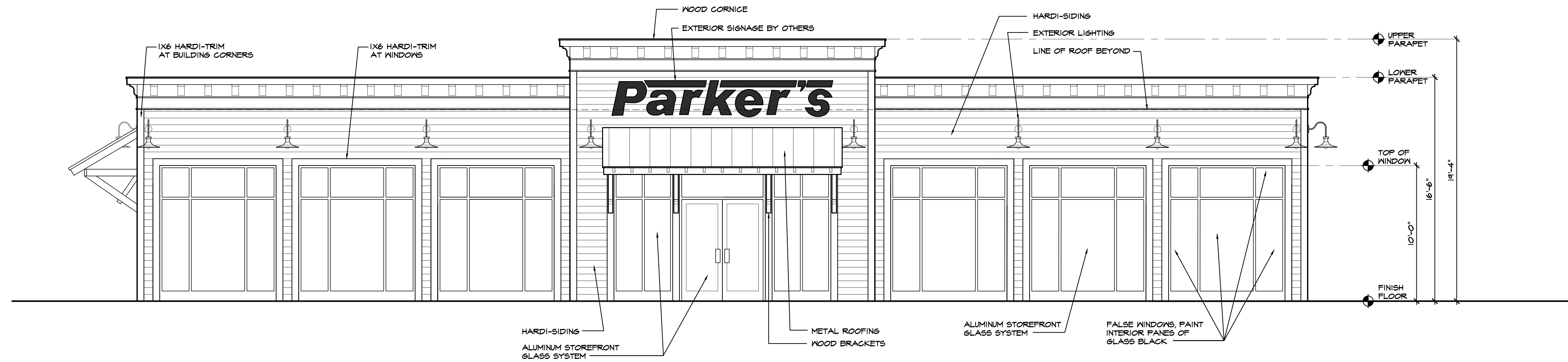
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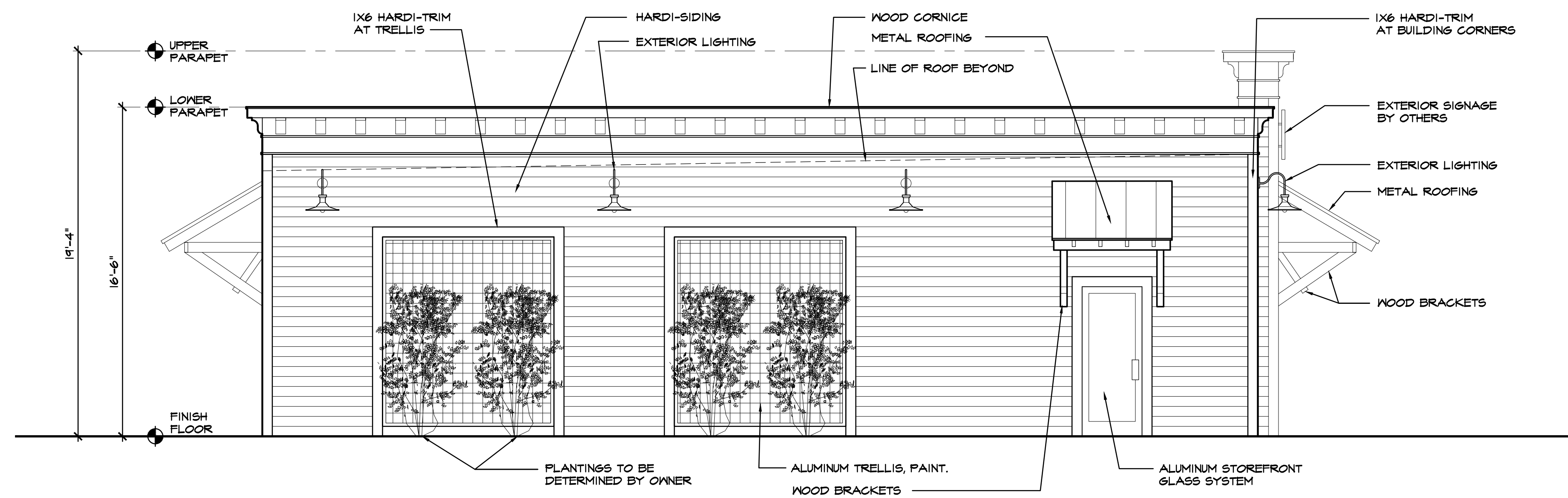
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A3.1



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



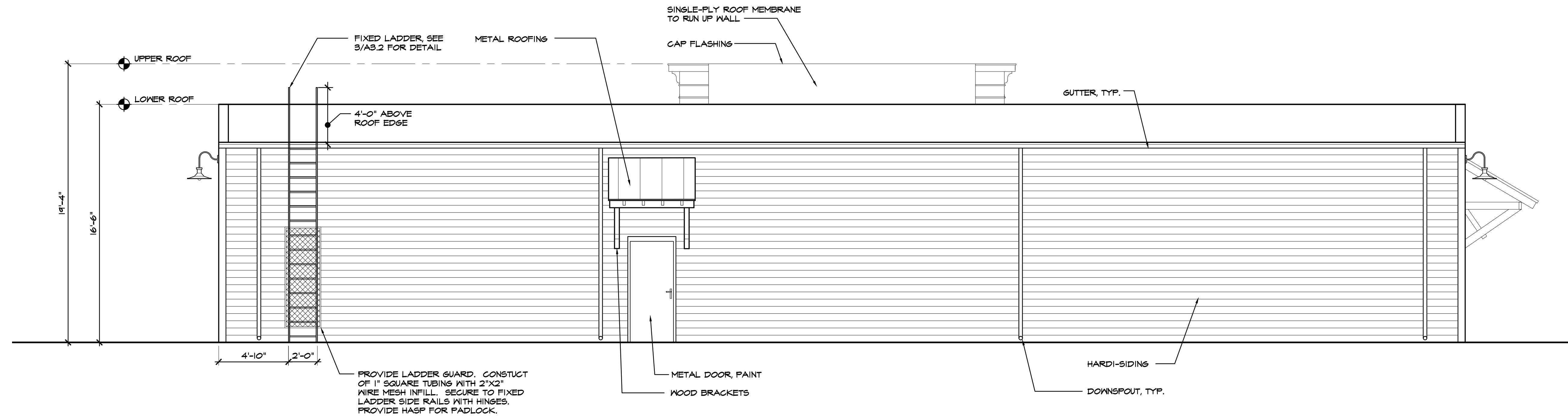
2 SIDE ELEVATION
SCALE: 1/4"=1'-0"



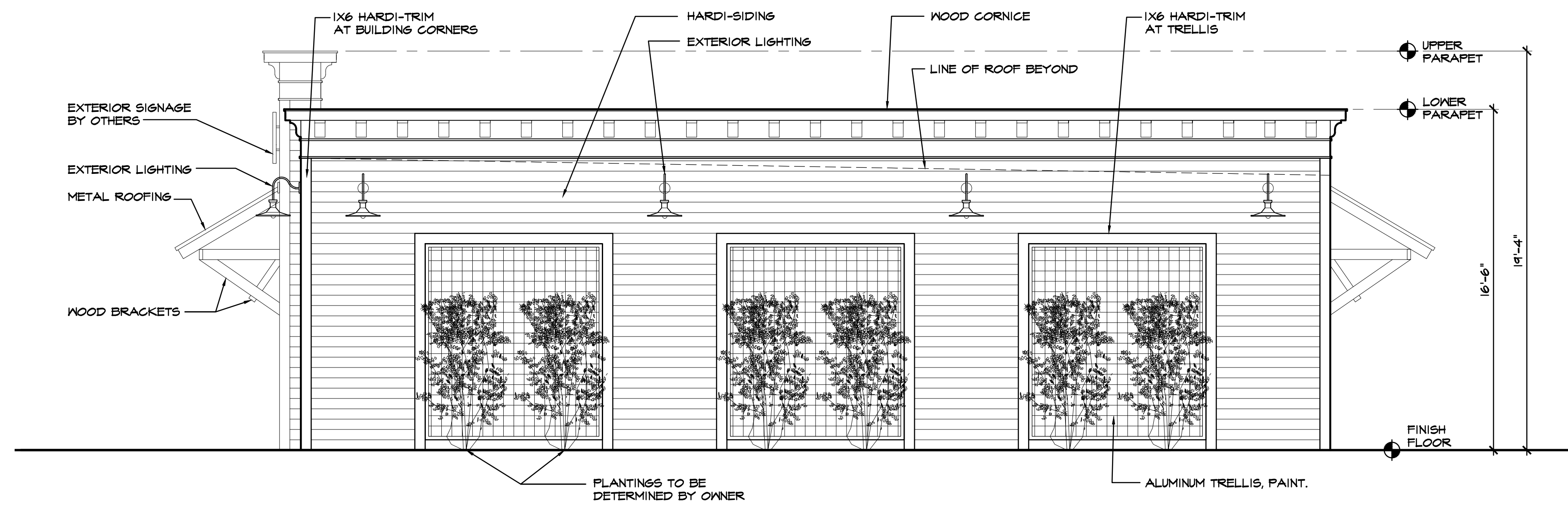
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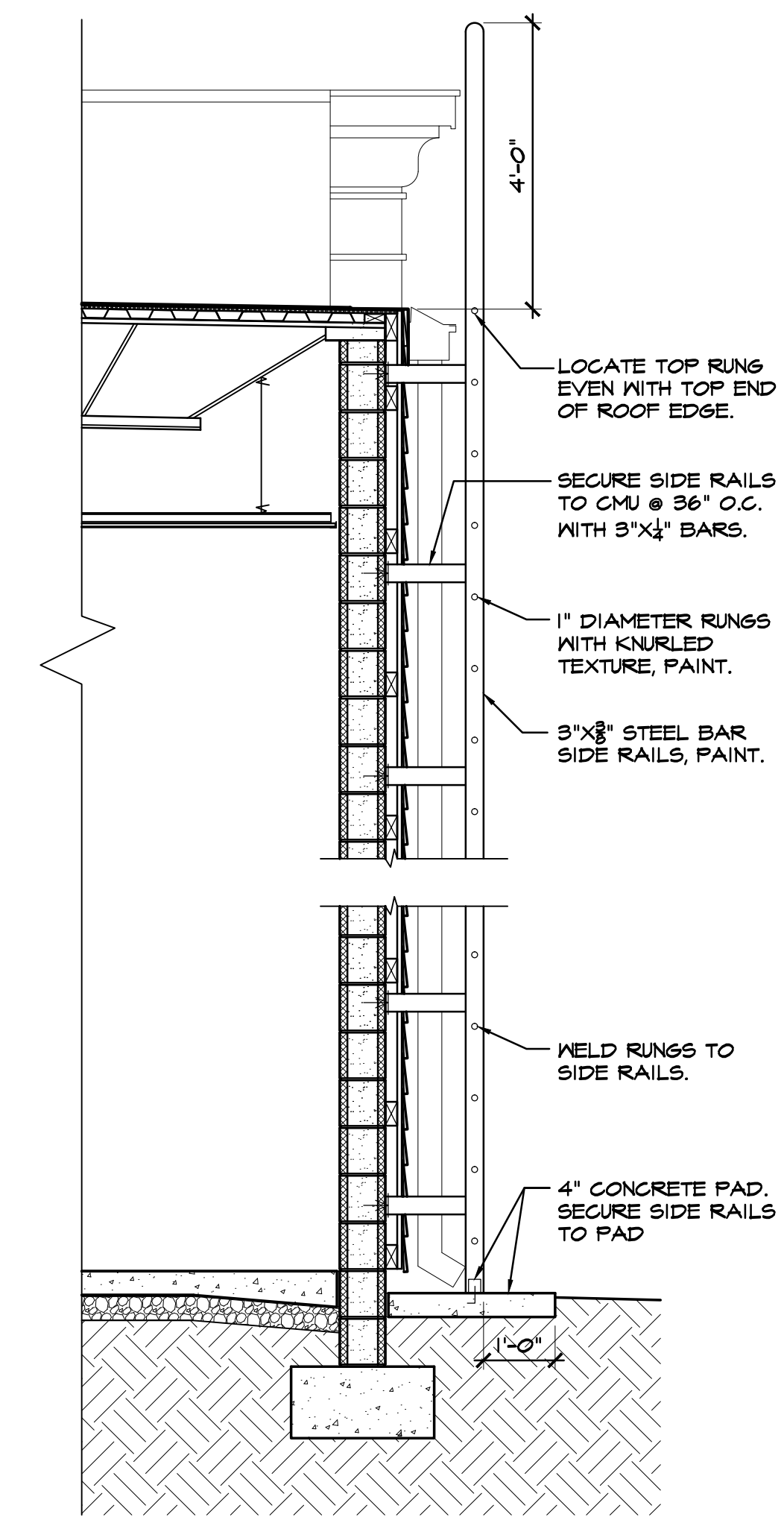
EXTERIOR ELEVATIONS



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



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



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

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A3.2



Parker's Bluffton
Bluffton, South Carolina
Job No. 13.002
05.16.2013

JENNIFER COURT ELEVATION



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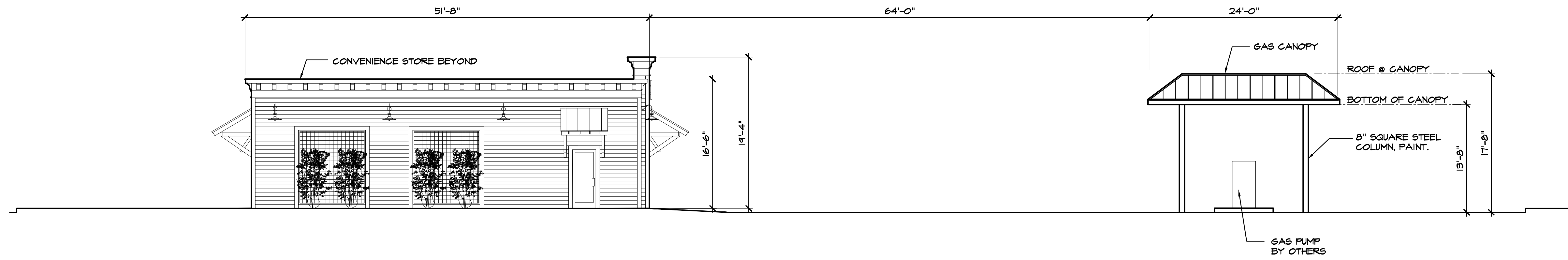
COMPOSITE
EXTERIOR
ELEVATIONS

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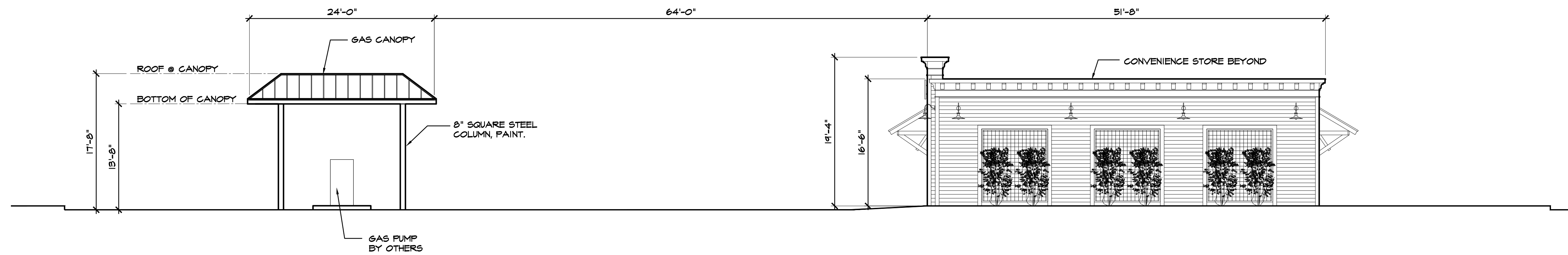
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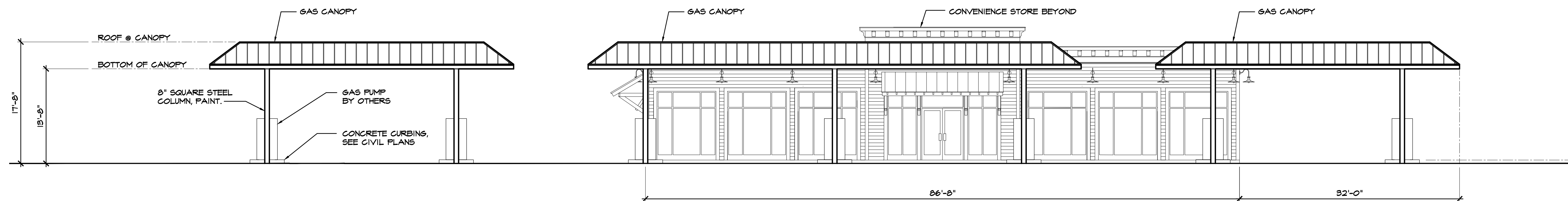
A3.4A



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



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



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



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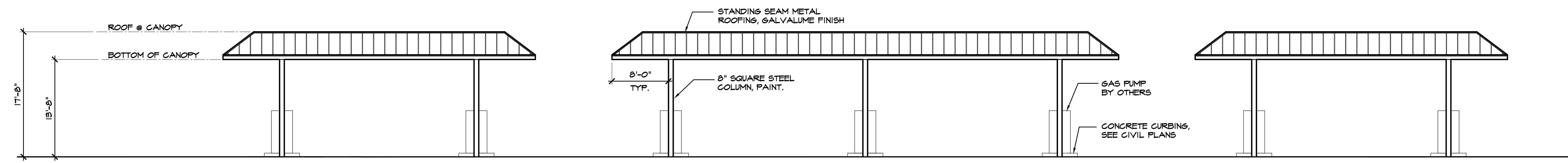
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REVISIONS
GAS CANOPY ELEVATIONS

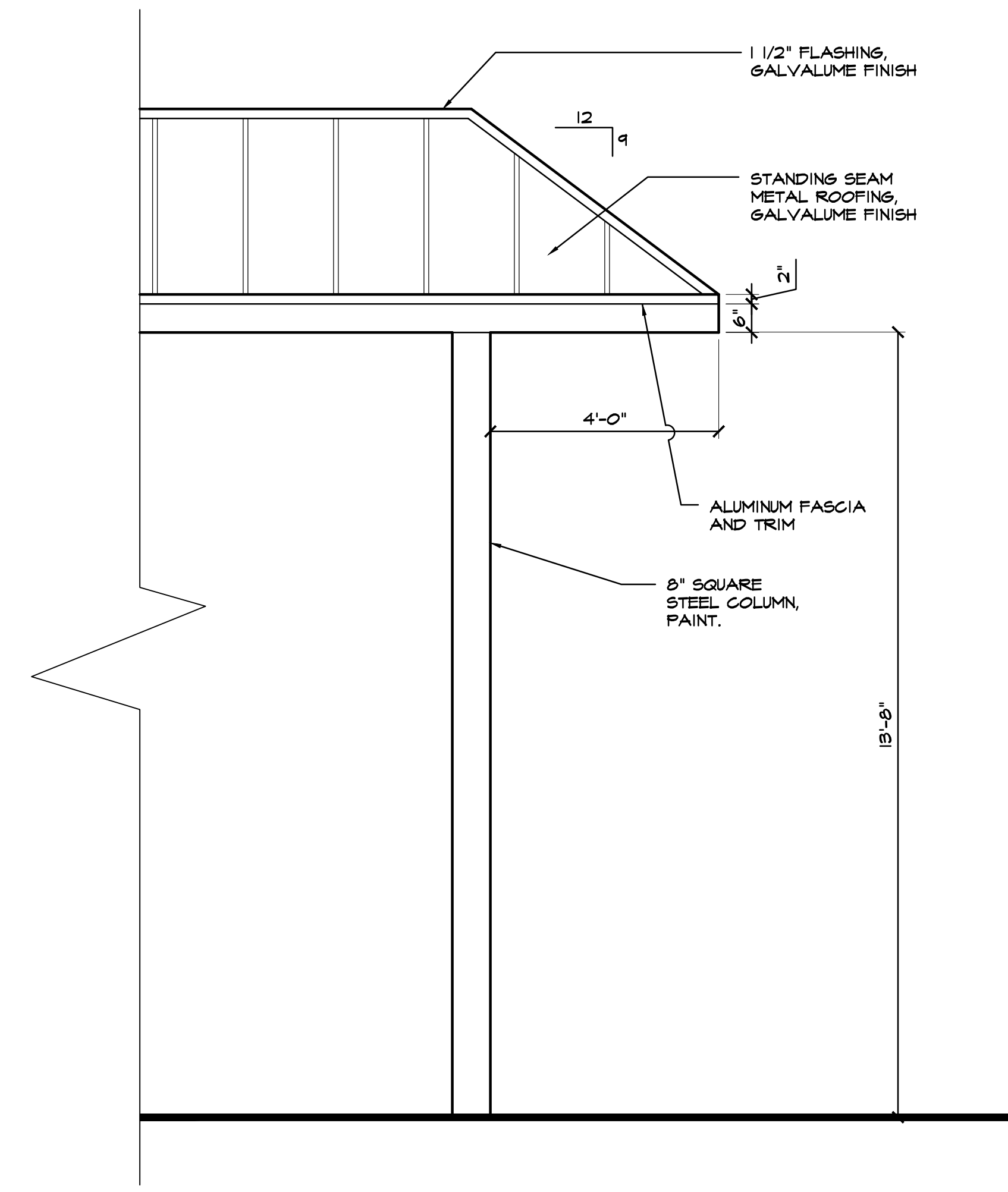
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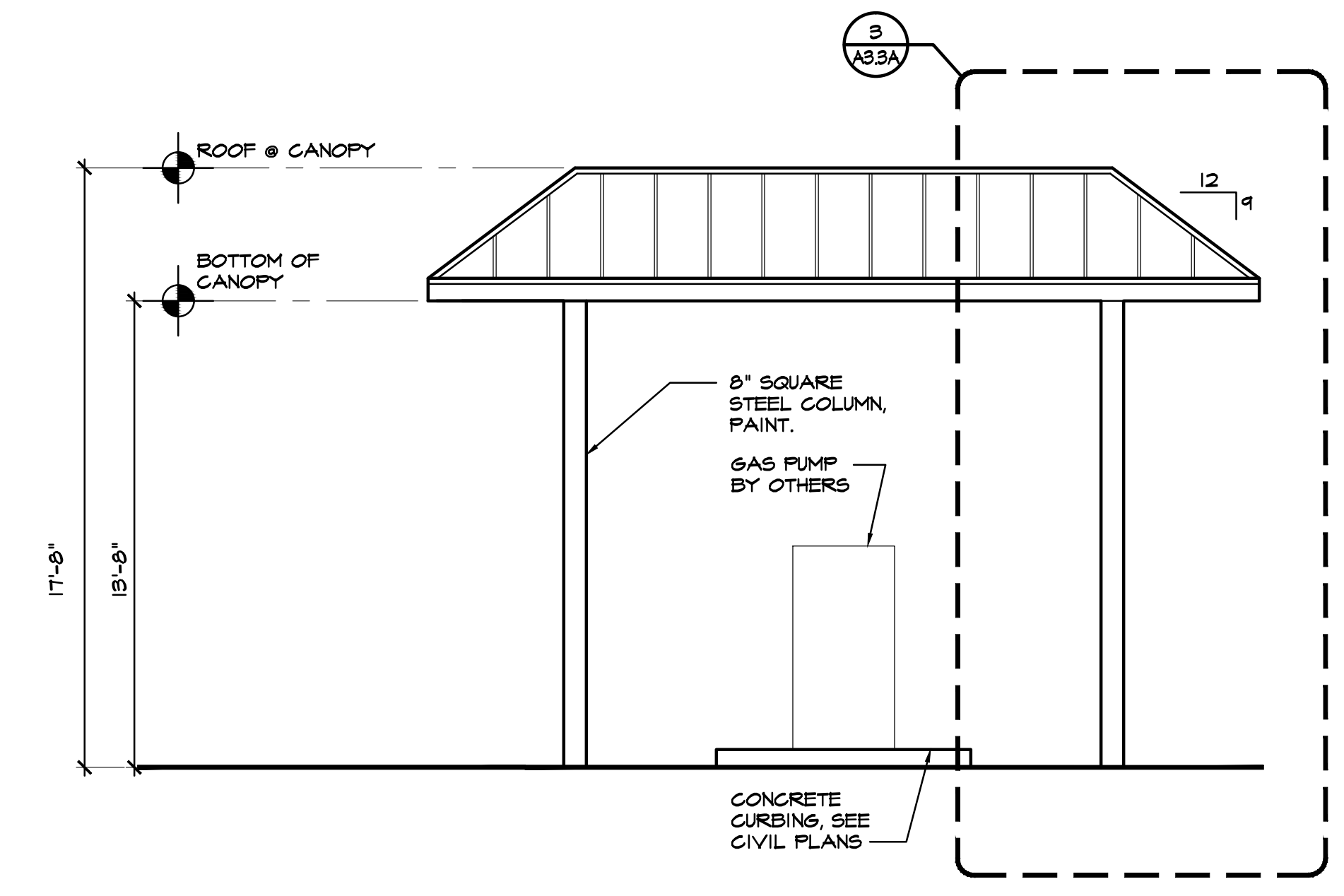
A3.3A



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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DUMPSTER DETAILS

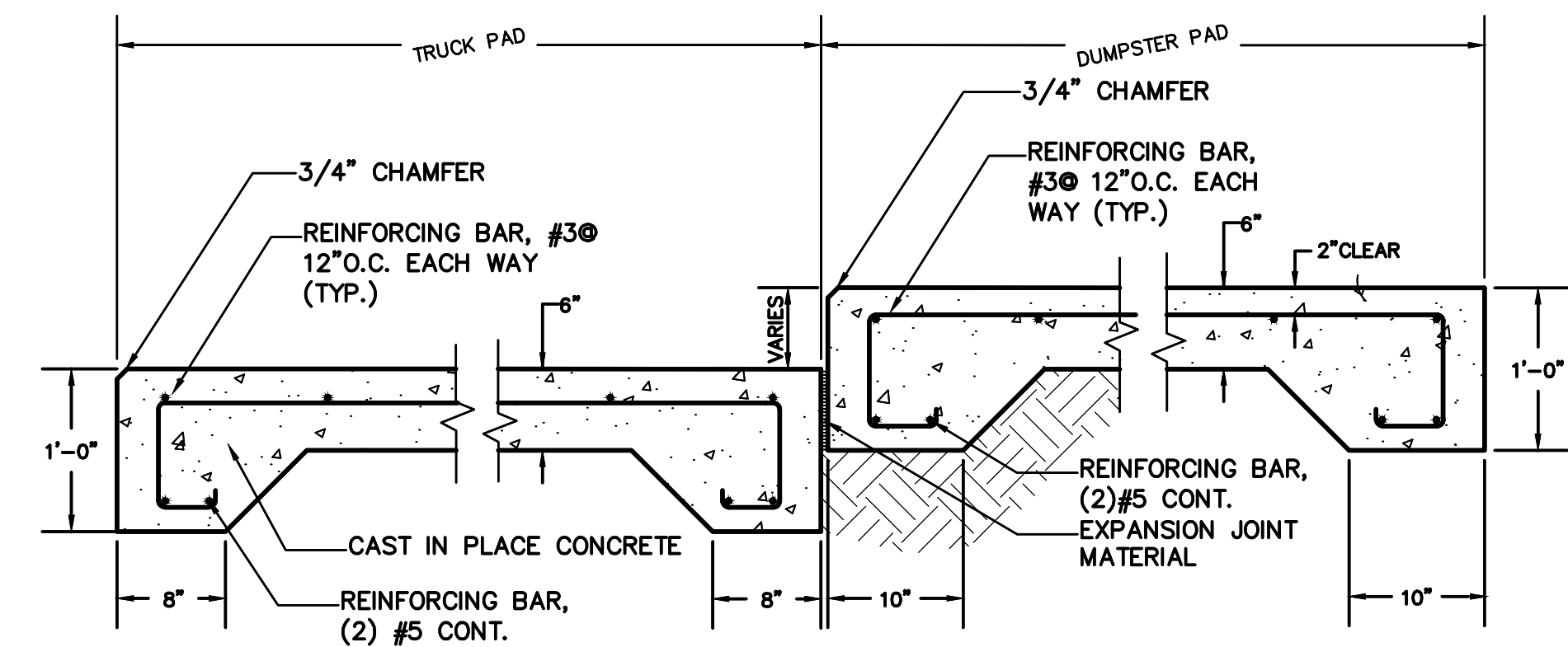
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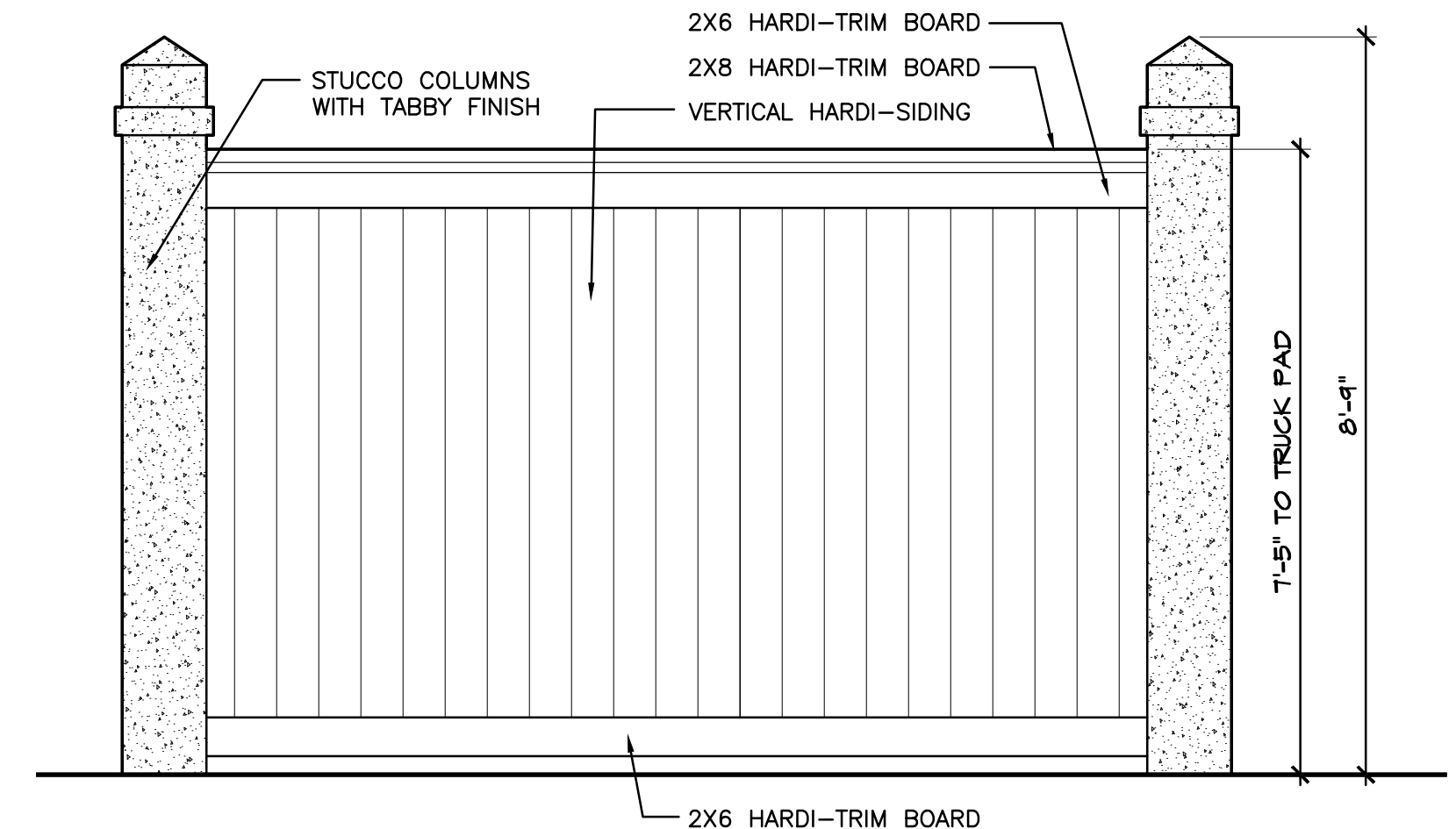
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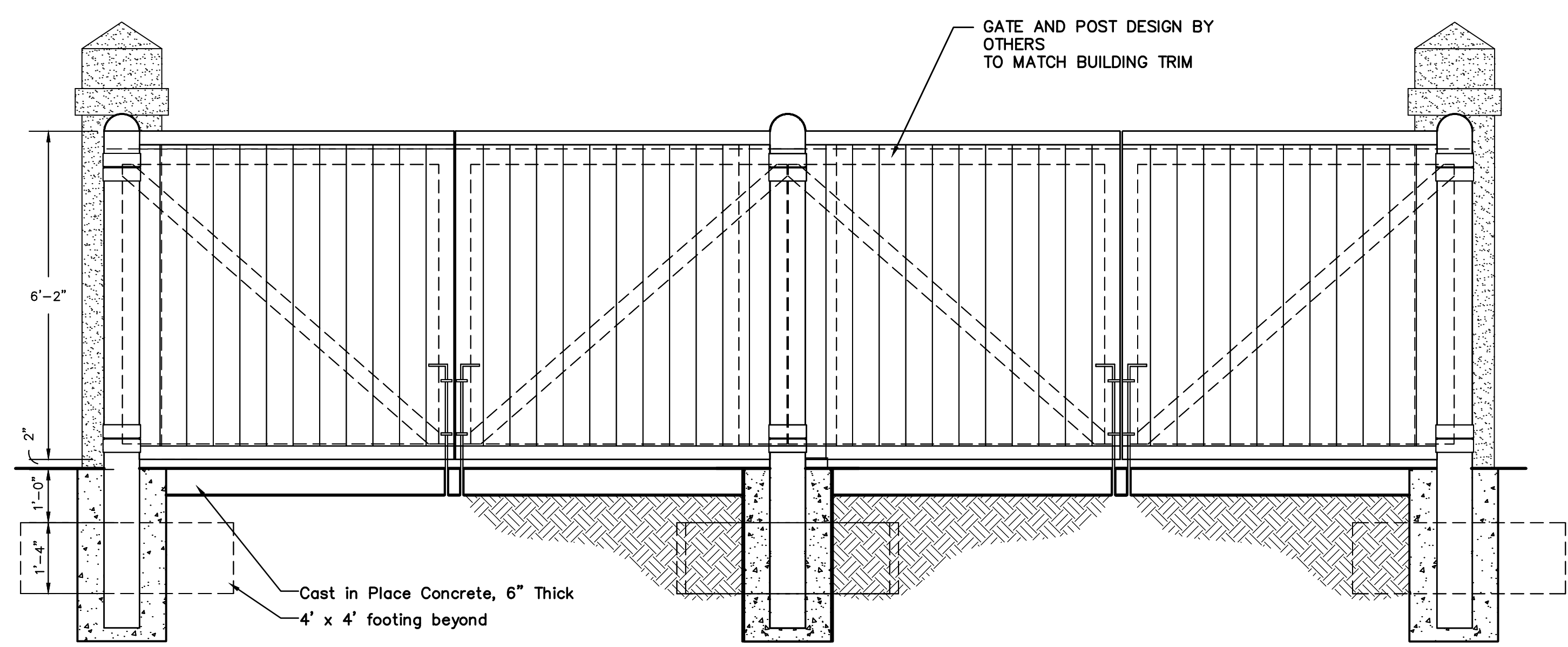
A5.3



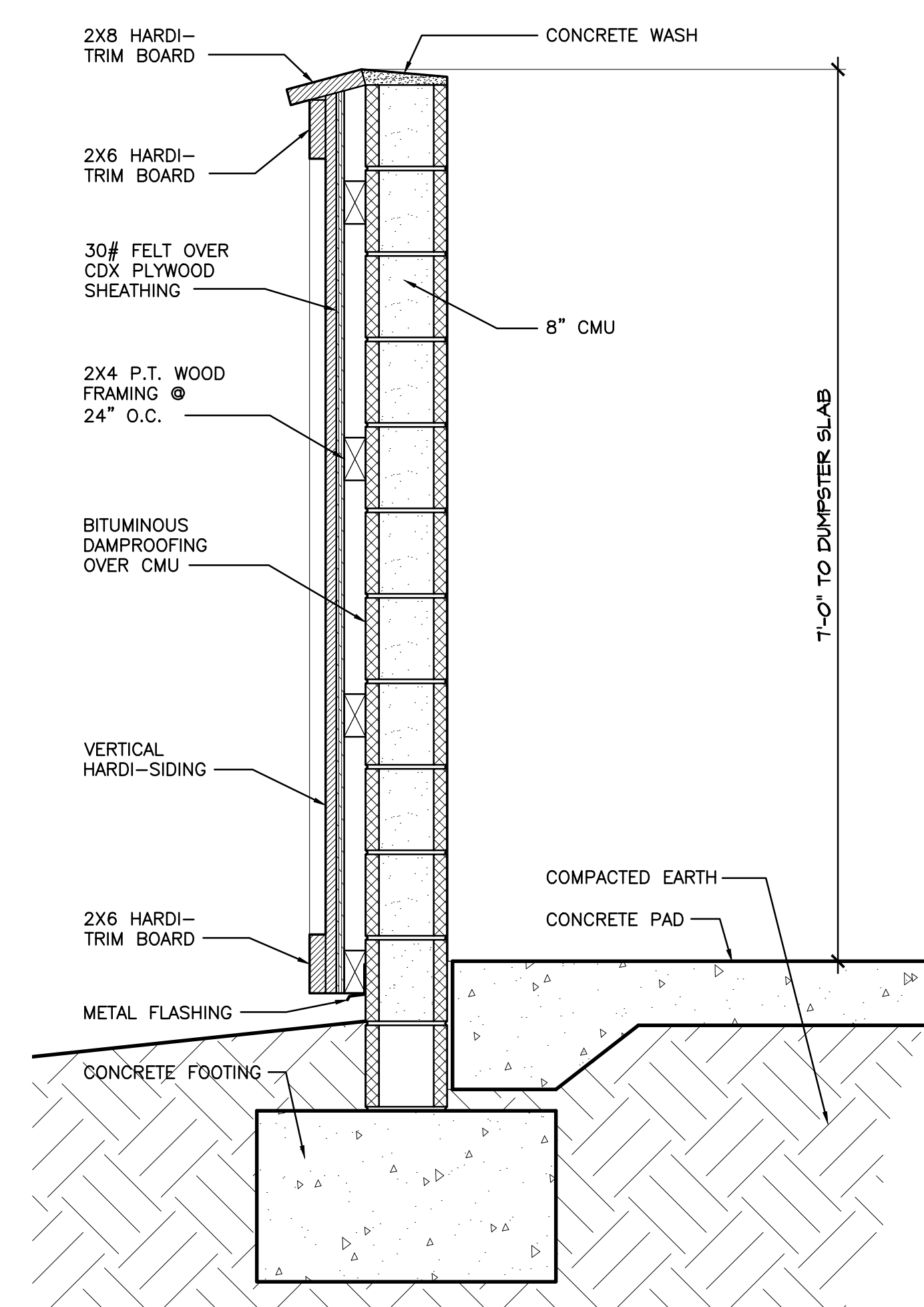
5 DUMPSTER SLAB SECTION
SCALE: N.T.S.



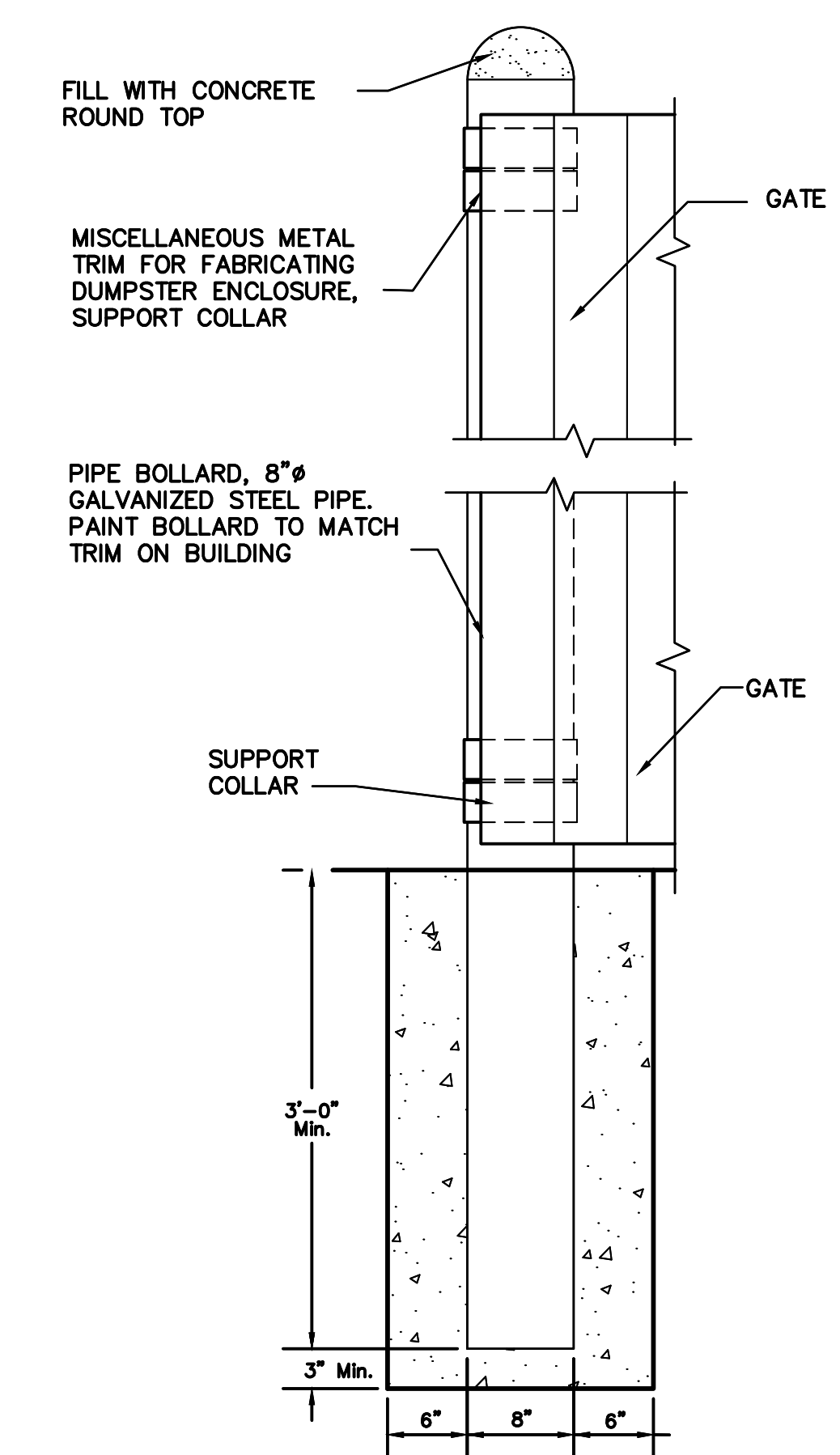
4 GATE ELEVATION - SIDE
SCALE: N.T.S.



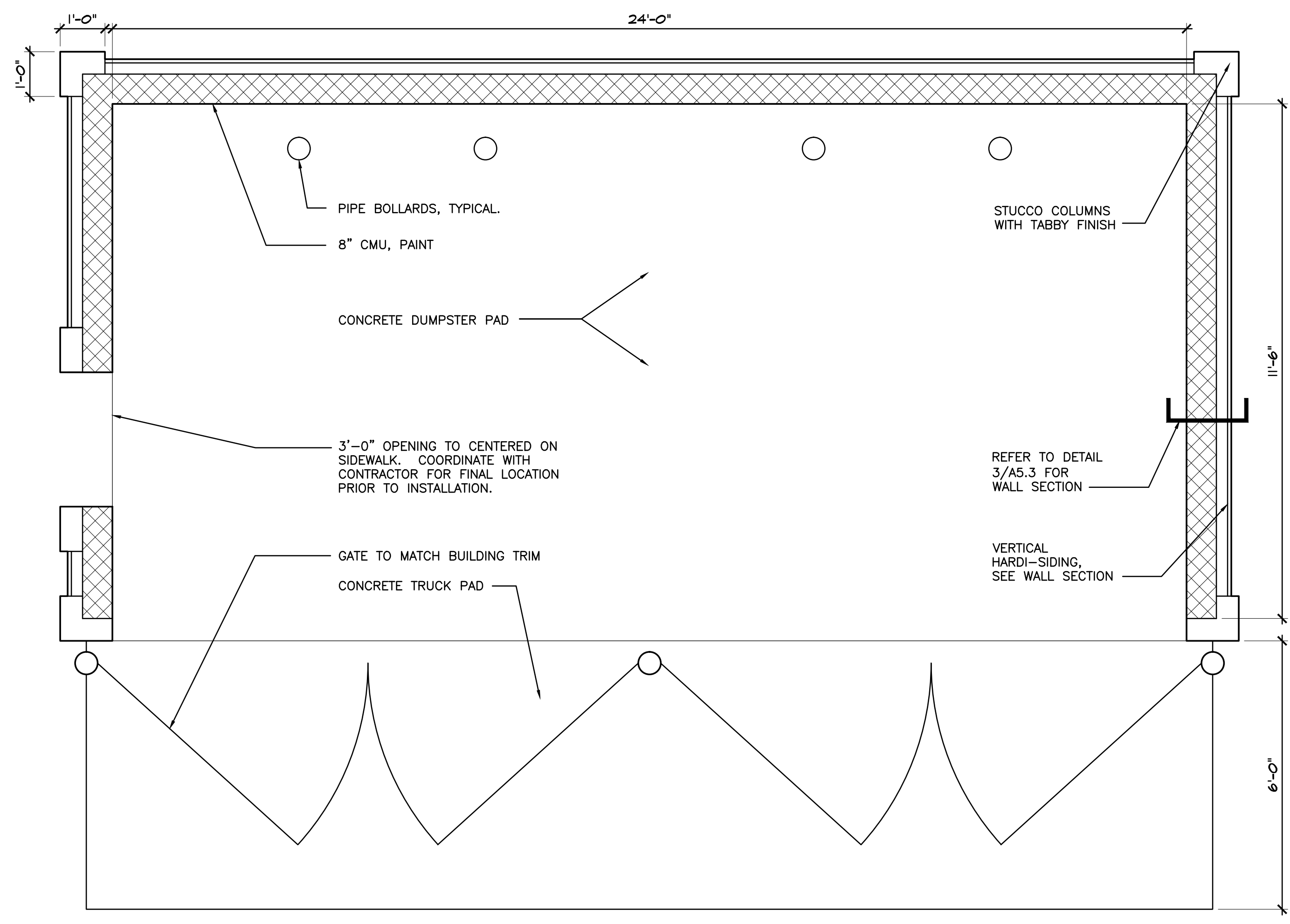
6 GATE ELEVATION - FRONT
SCALE: N.T.S.



3 DUMPSTER WALL SECTION
SCALE: 1/2" = 1'-0"



2 POST SECTION
SCALE: N.T.S.



1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



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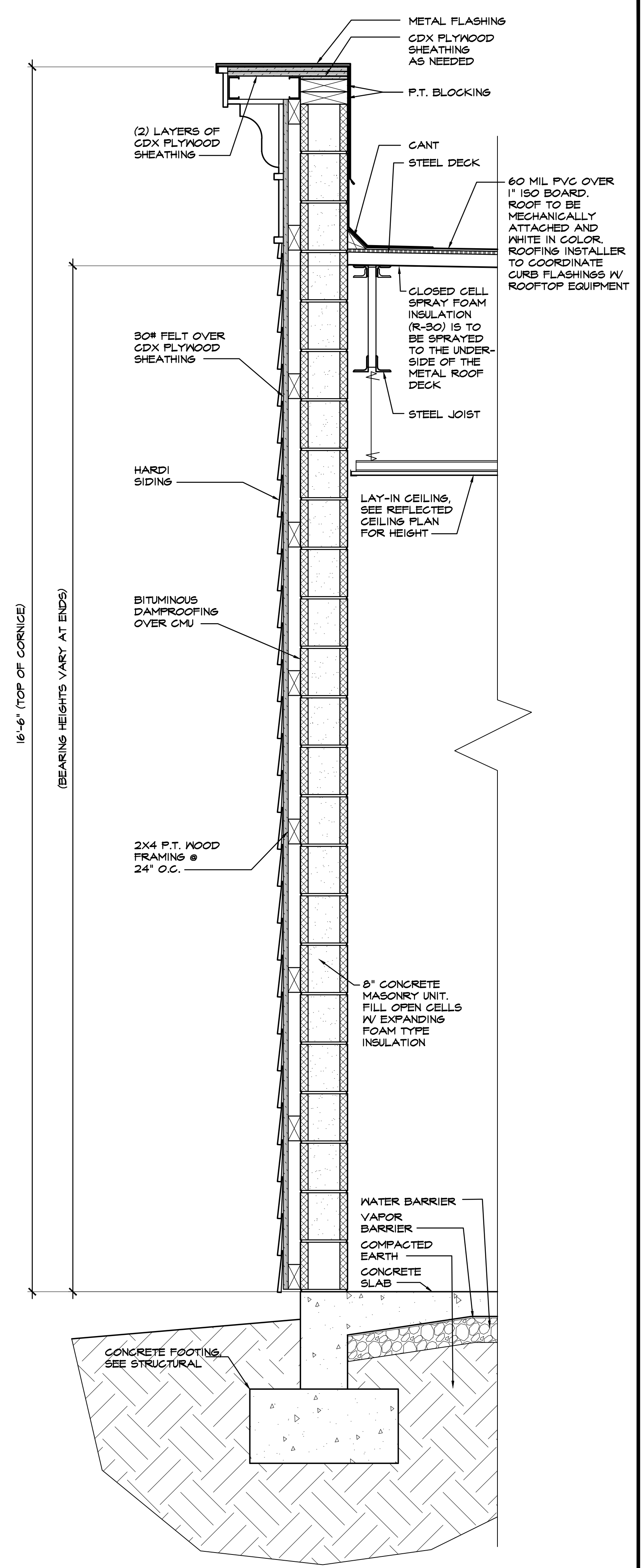
SECTION DETAILS

REVISIONS

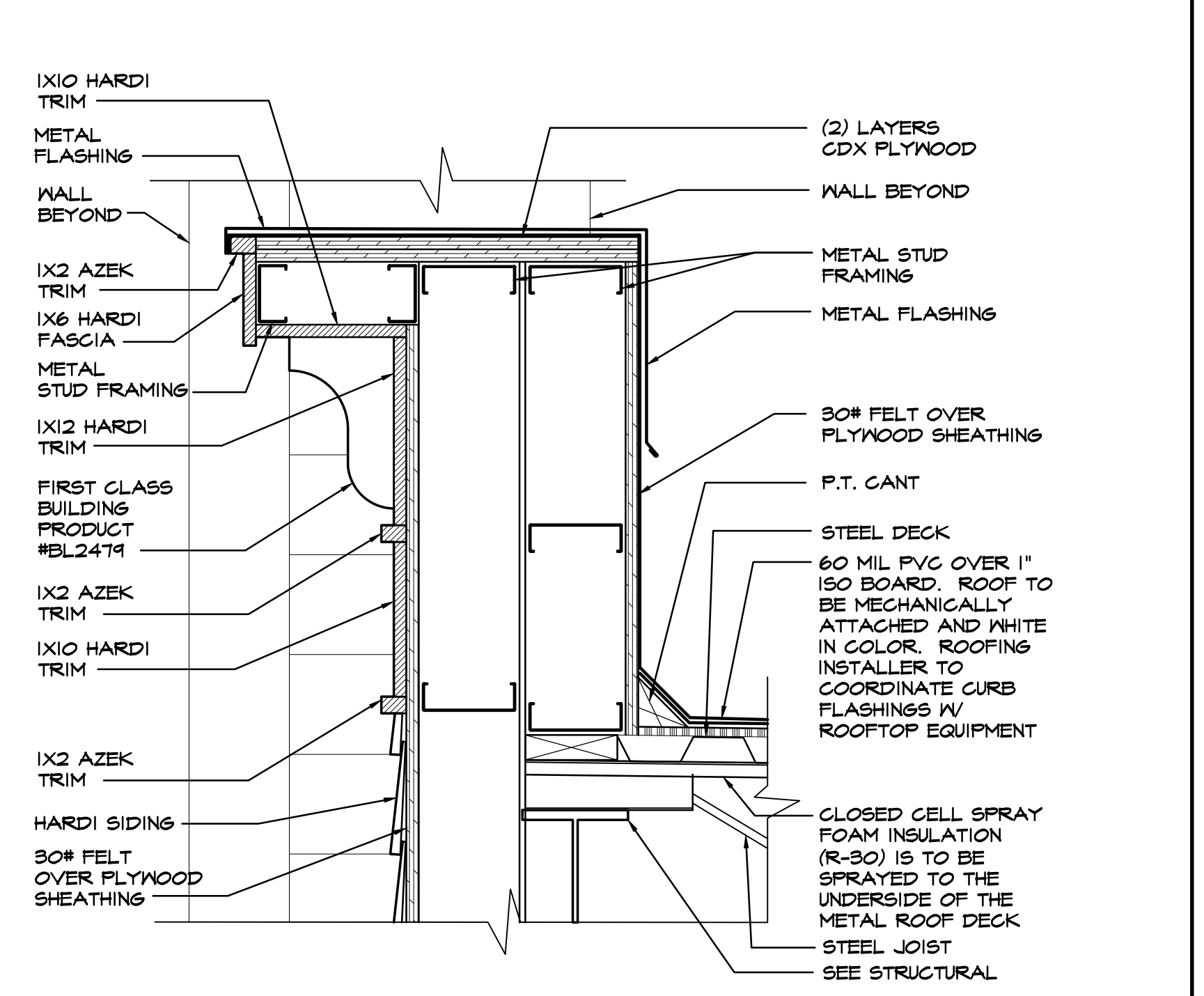
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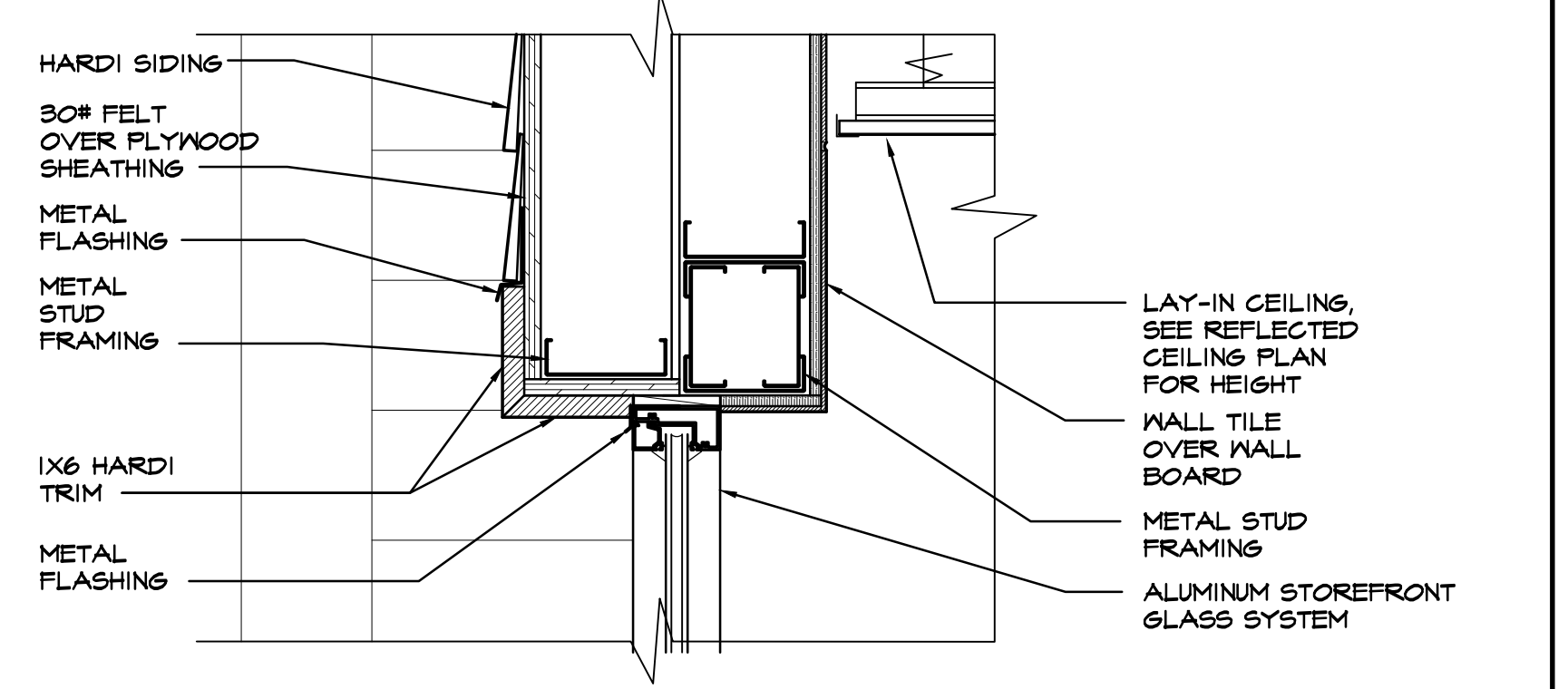
A5.2



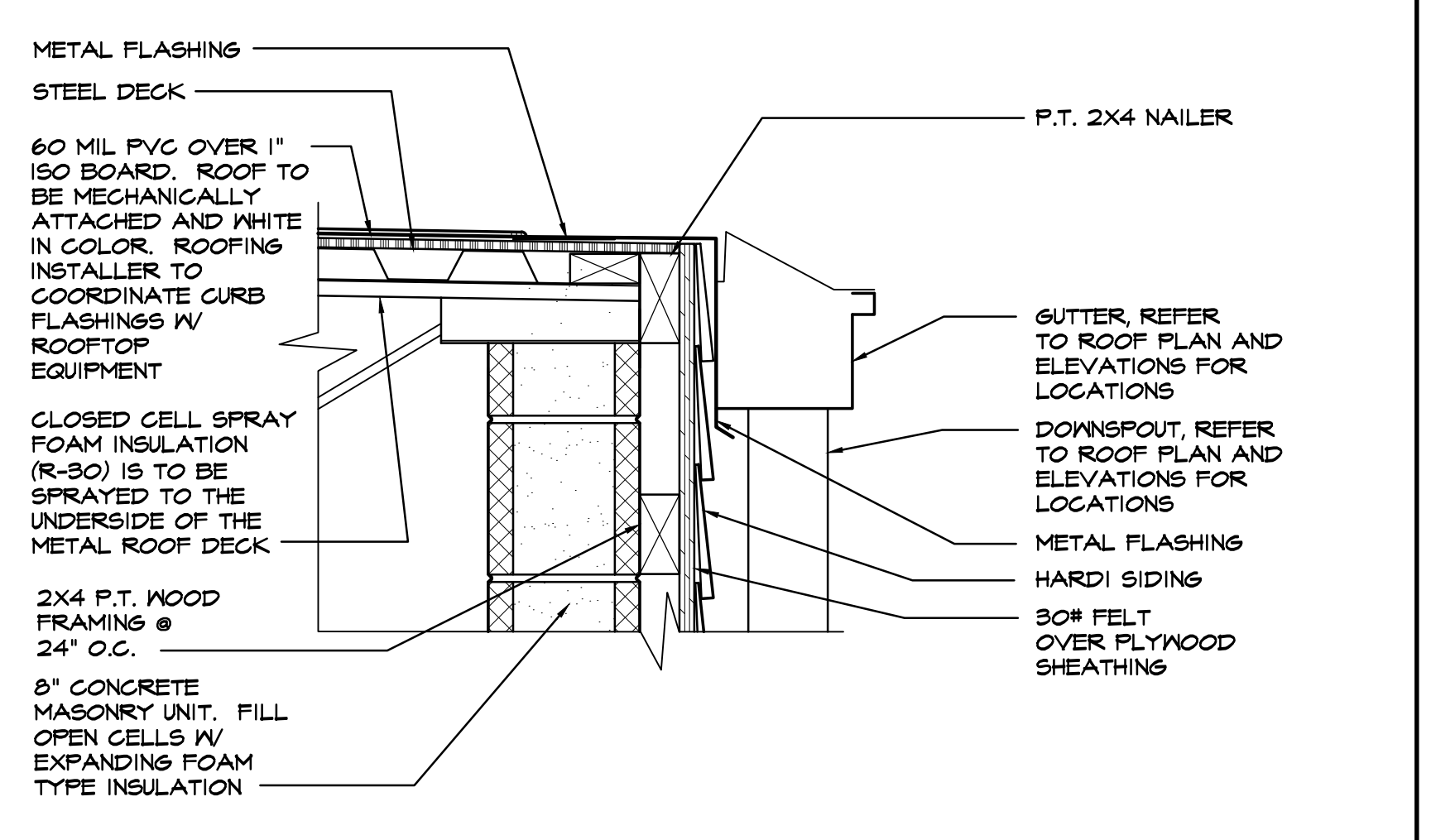
16'-6" (TOP OF CORNICE)
(BEARING HEIGHTS VARY AT ENDS)



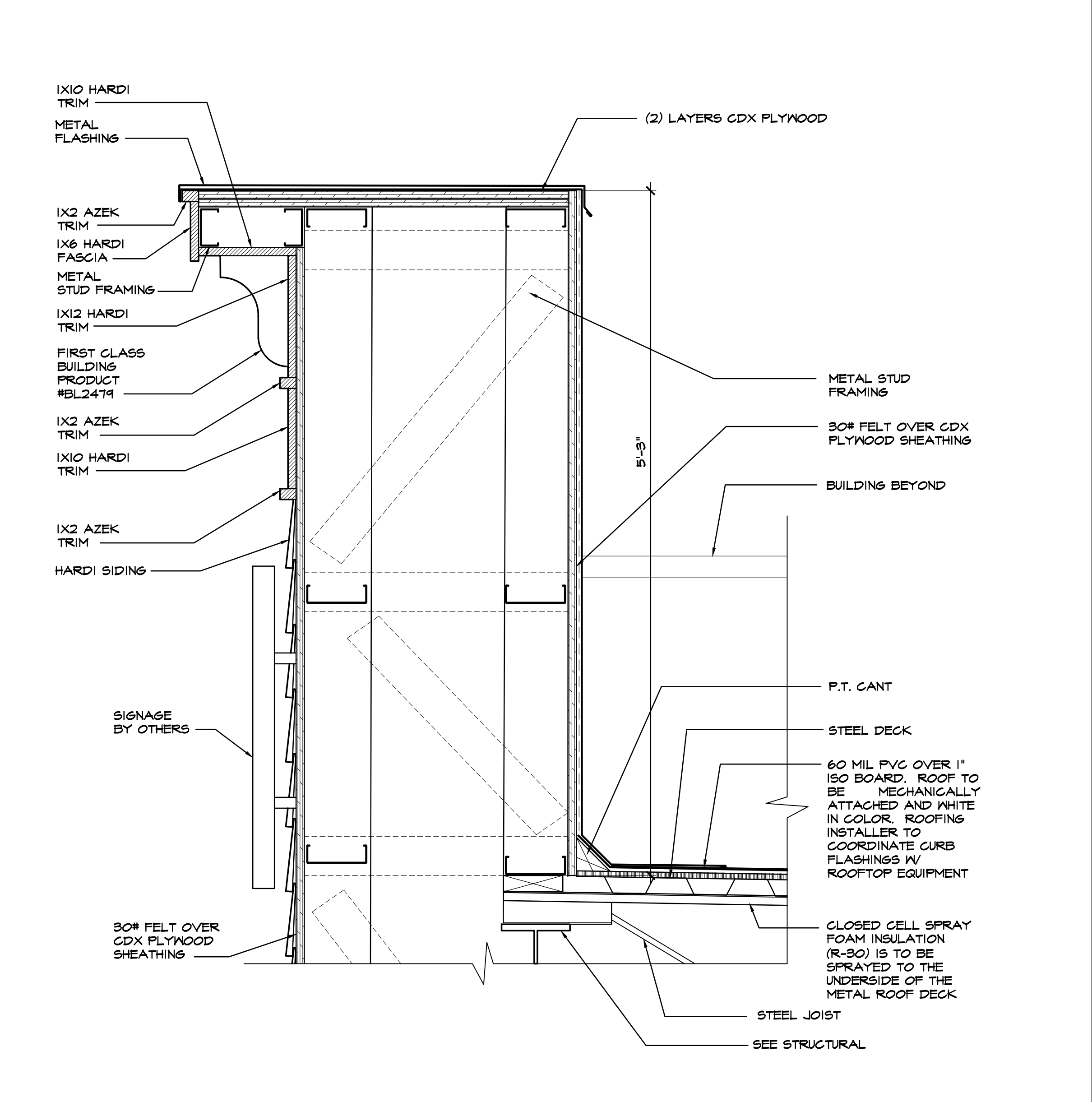
4 ENLARGED SECTION DETAIL
SCALE: 1/2"=1'-0"



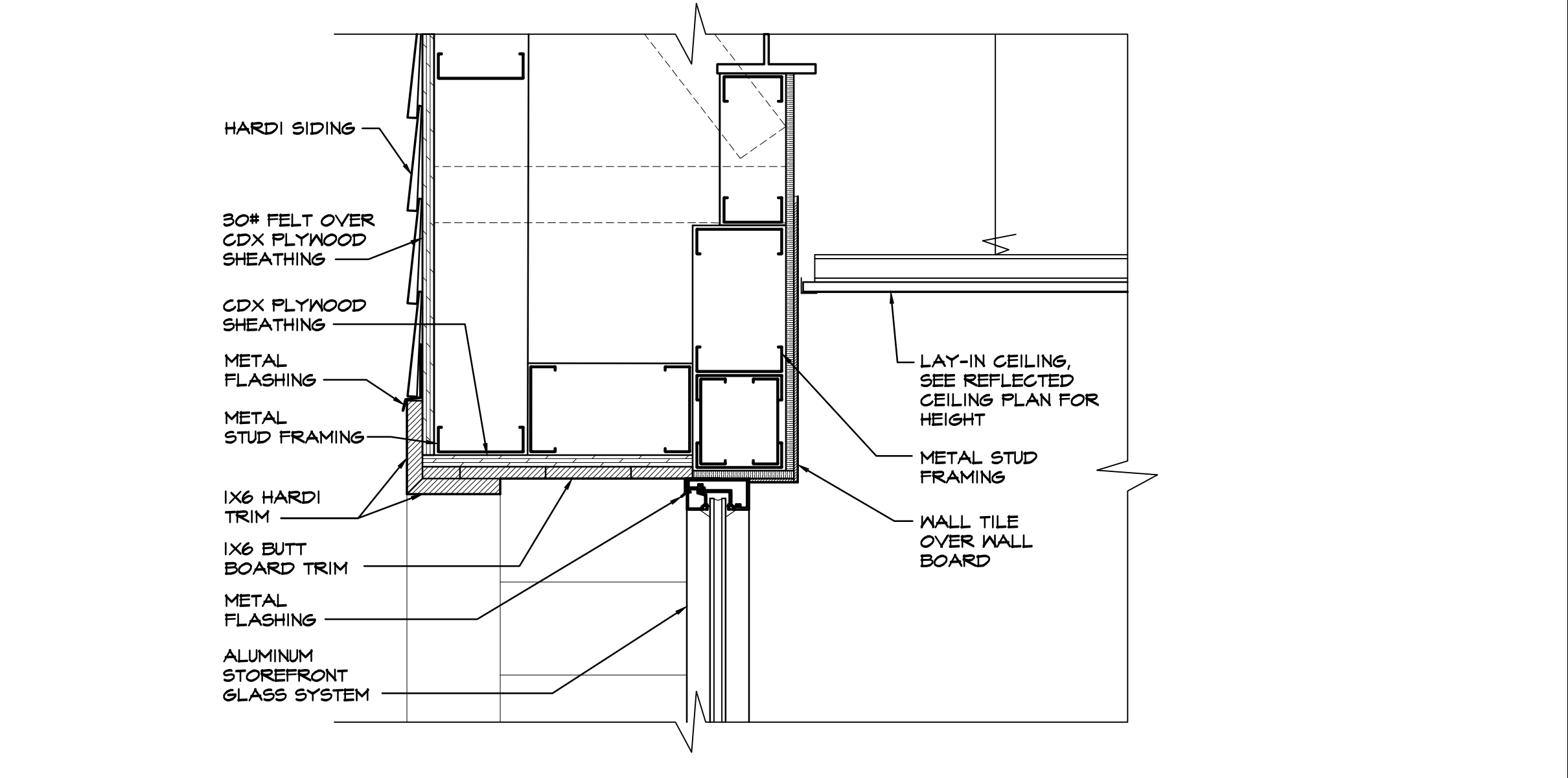
3 ENLARGED SECTION DETAIL
SCALE: 1/2"=1'-0"



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"



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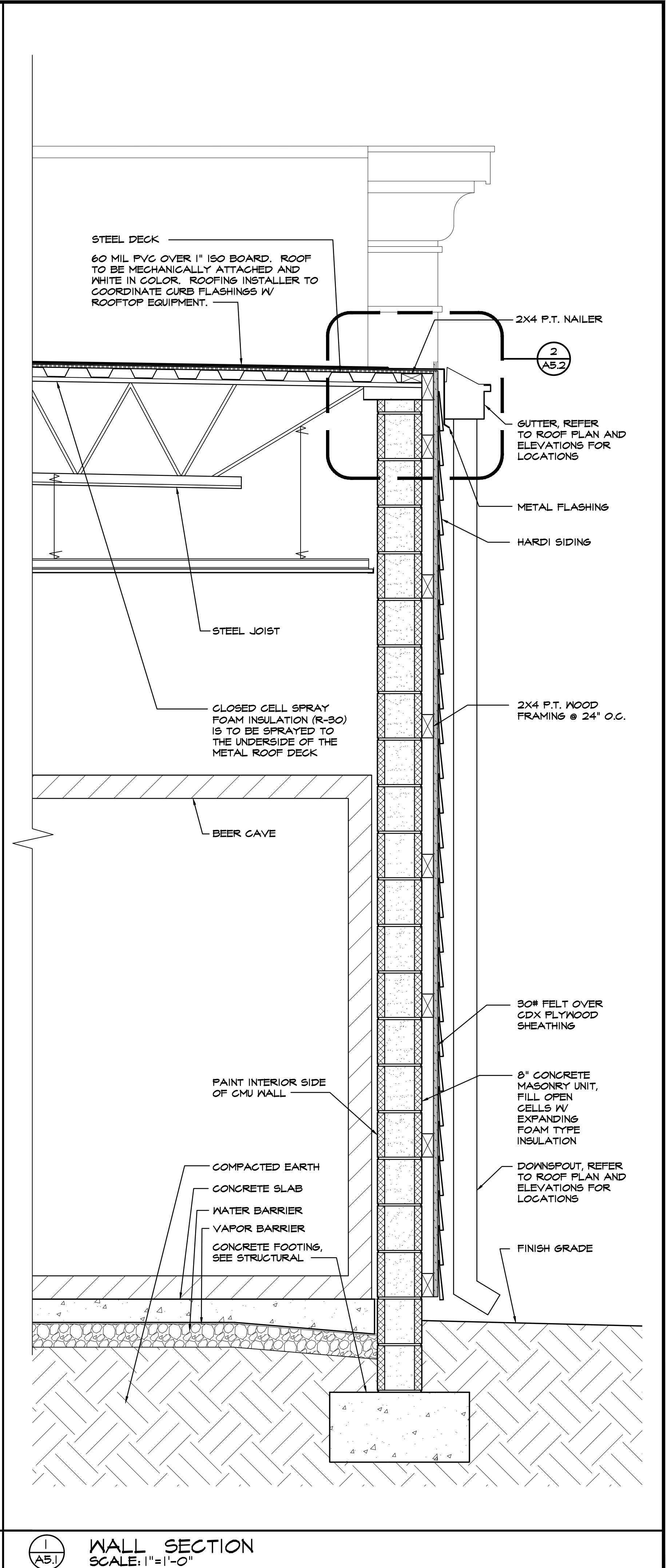
PARKERS CONVENIENCE STORE
BUCK ISLAND ROAD @ S.C. HIGHWAY 46 (MAY RIVER ROAD)
BLUFFTON, SOUTH CAROLINA

REVISIONS
WALL SECTION

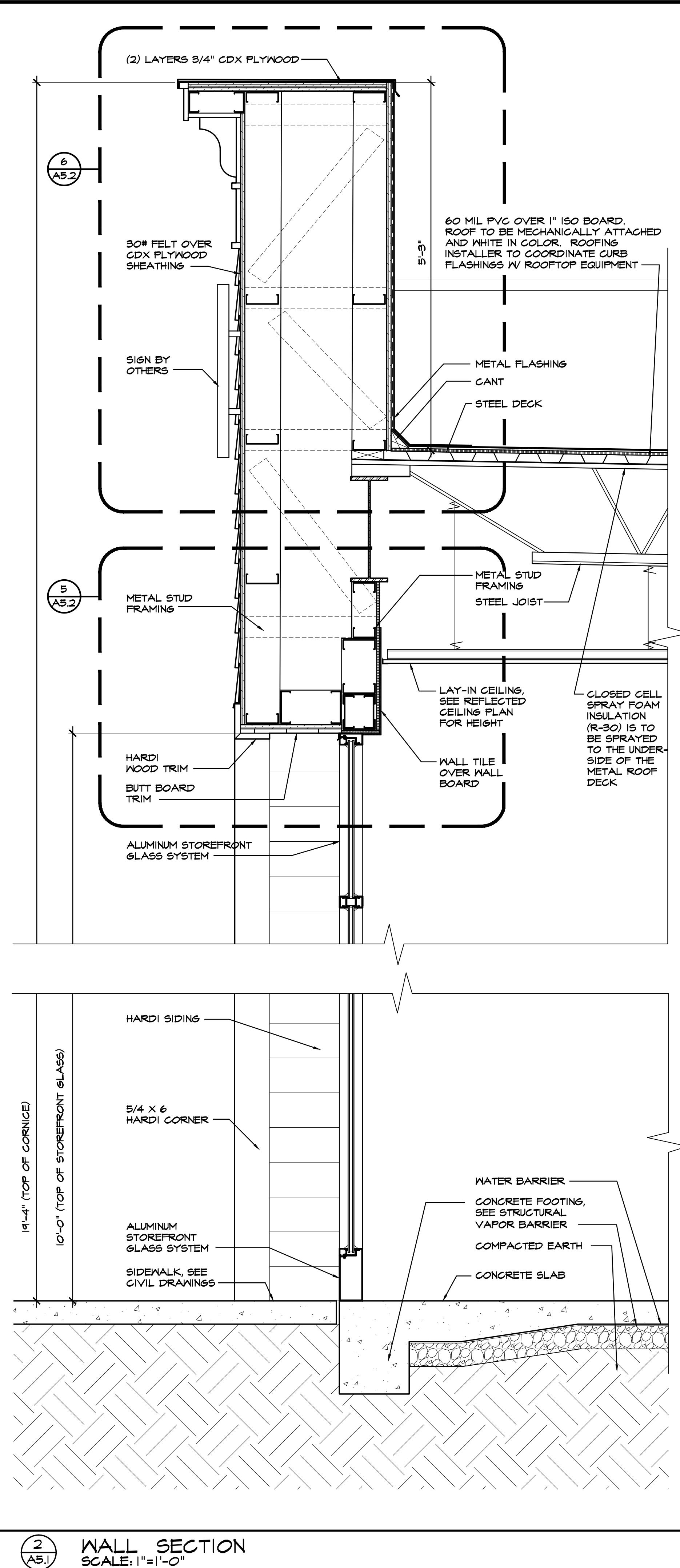
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FOR CONSTRUCTION
JOB NO: 13.003
ISSUE DATE: 04/11/2013
DRAWN: JLE

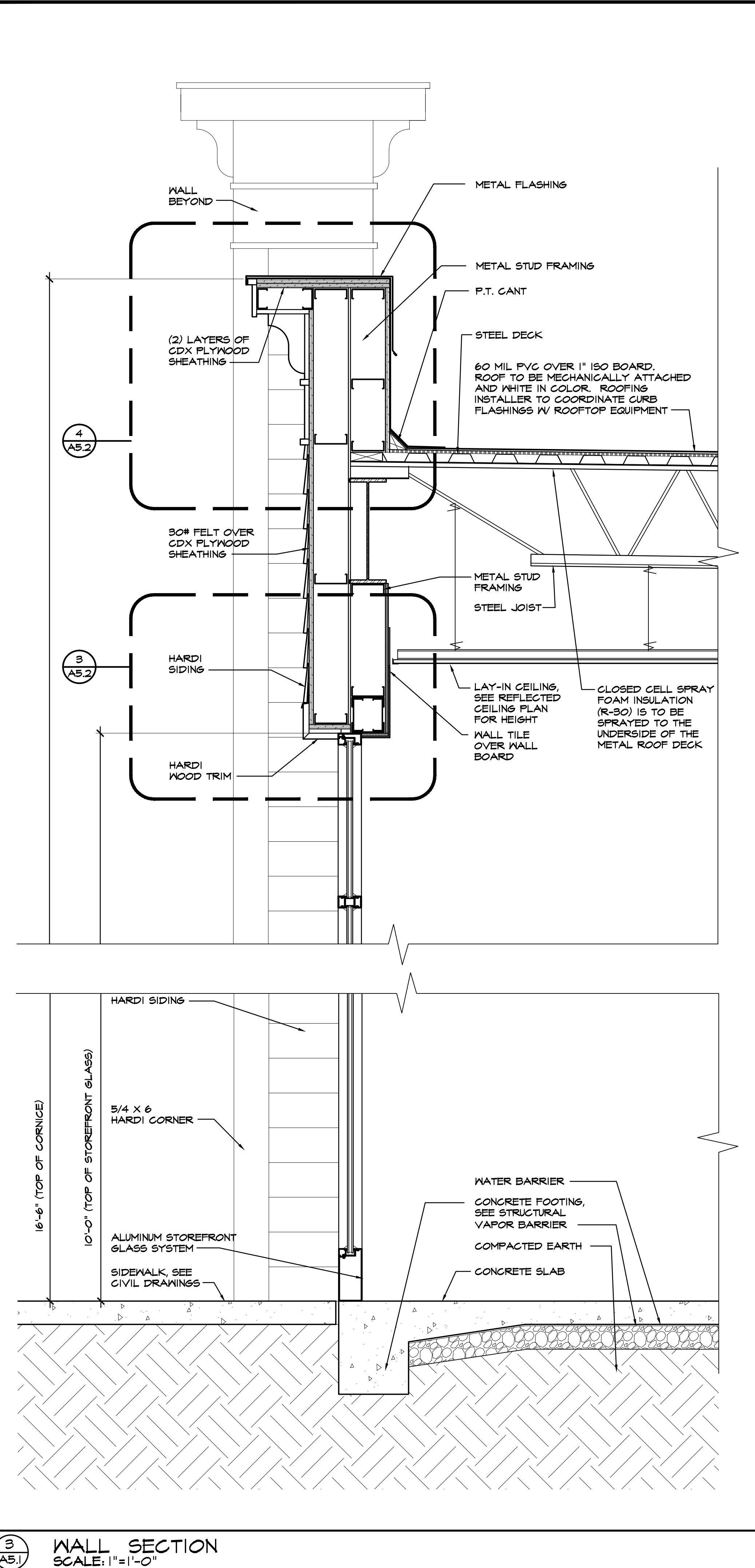
A5.1



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



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



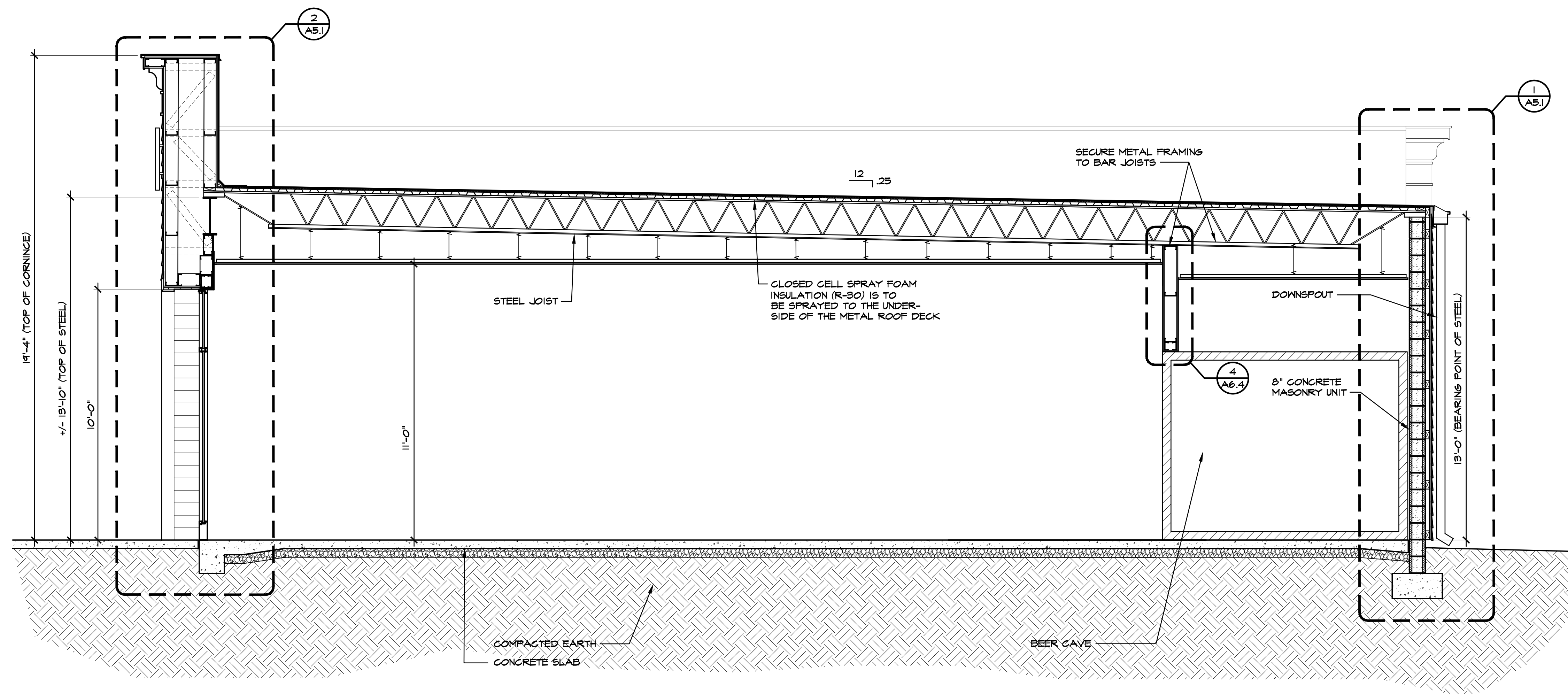
3 WALL SECTION
SCALE: 1"=1'-0"



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PARKERS CONVENIENCE STORE
BUCK ISLAND ROAD @ S.C. HIGHWAY 46 (MAY RIVER ROAD)
BLUFFTON, SOUTH CAROLINA

BUILDING SECTION



REVISIONS

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

FOR CONSTRUCTION

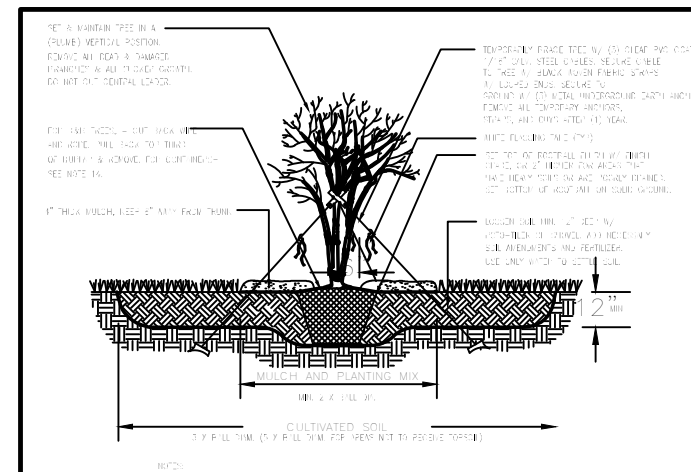
JOB NO: 13.003
ISSUE DATE: 04/11/2013
DRAWN: JLE

A4.1

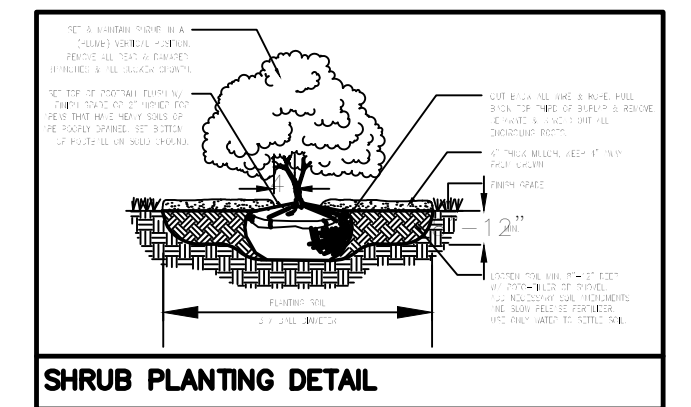
BUILDING SECTION
SCALE: 3/8" = 1'-0"

LANDSCAPE NOTES:

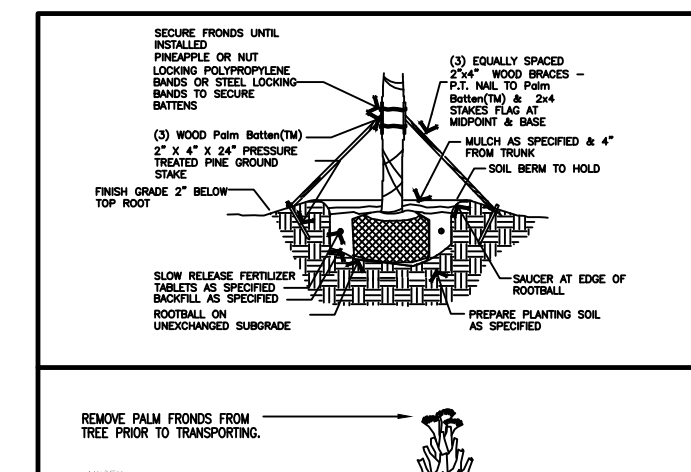
1. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE COVERED IN MULCH.
2. ALL MULCH AREAS SHALL BE A MINIMUM OF 3" DEEP. (MULCH MEDIA TO BE PINE STRAW OR HARD WOOD MULCH)
3. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING. (SECTION # 1.989.721.7977)
4. SEE DETAILS ON THIS SHEET FOR SHRUB AND TREE INSTALLATION.
5. 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.
6. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN TAKEOFF.
7. ALL TREES NOT LOCATED IN PLANT BEDS MUST HAVE A MULCH RING AT LEAST 4" IN DIAMETER.
8. **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.
9. ALL PLANT MATERIAL MUST MEET MINIMUM SIZE/HEIGHT STANDARDS AND MUST COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
10. ALL SIZES SPECIFIED ARE A MINIMUM REQUIRED BY THE TOWN OF BLUFFTON ORDINANCE. REDUCTIONS ARE NOT PERMITTED.
11. 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.
12. 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.
13. ALL CONTAINER GROWN NURSERY STOCK SHALL BE HEALTHY, WOODRUS, 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 ENCODING THE INSIDE OF THE CONTAINER.
14. 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"
15. 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.
16. PLANT MATERIAL WITHIN THE BUFFER TO BE MAINTAINED AT ITS NATURAL STATE.
17. ALL TREES WITHIN 7' FROM CURB OR SIDEWALK SHALL BE INSTALLED WITH ROOT BARRIER DEVICES PER UDO.



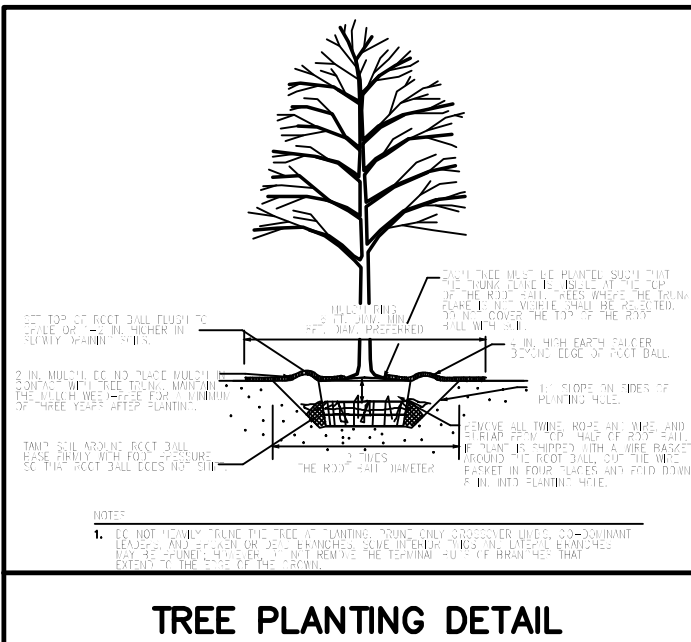
MULTI-TRUNK TREE PLANTING DETAIL



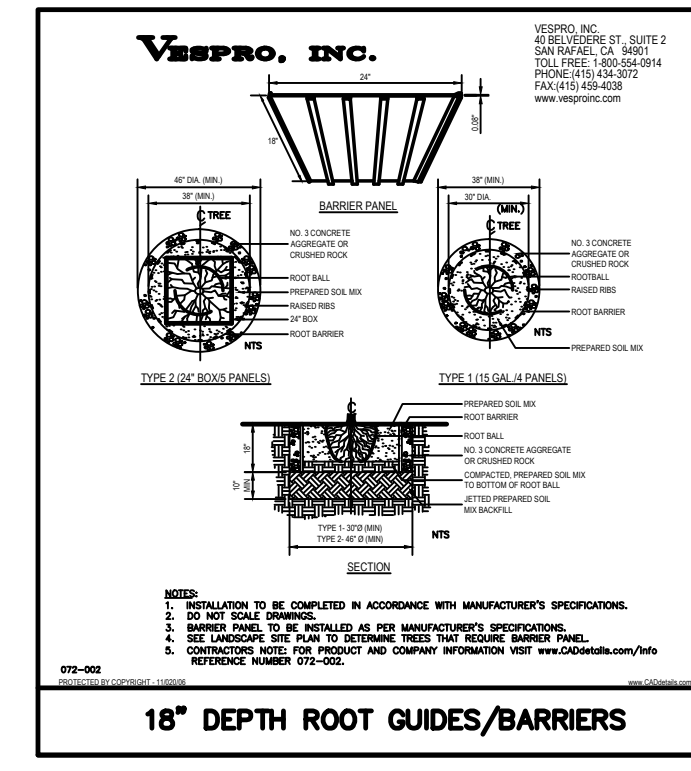
SHRUB PLANTING DETAIL



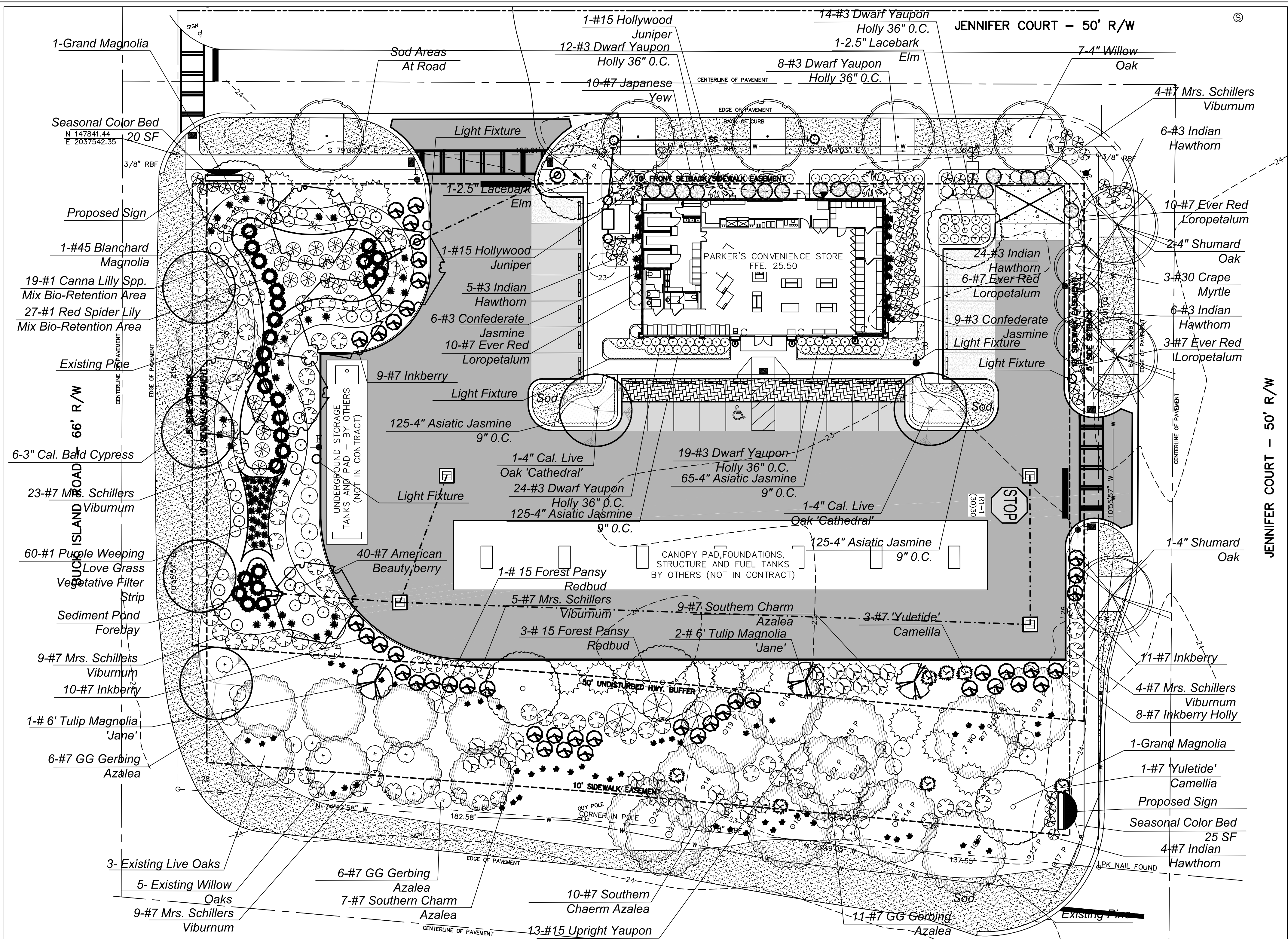
PALM PLANTING DETAIL



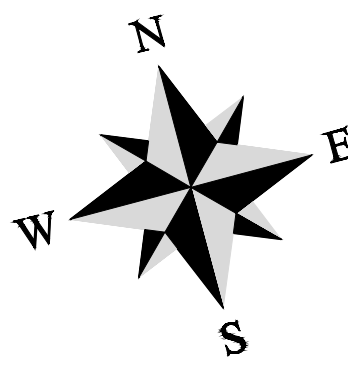
TREE PLANTING DETAIL



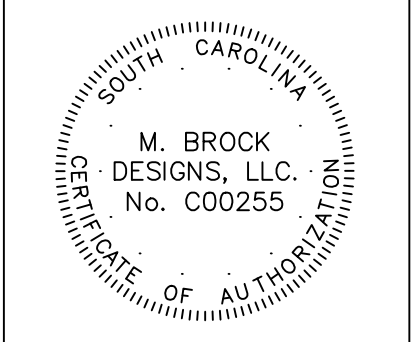
18" DEPTH ROOT GUIDES/BARRIERS



ITEM	SCIENTIFIC NAME	COMMON NAME	QTY / X	SIZE	SPACING	NOTES	Canopy Spread
1	Canna x generalis	Canna Lily Red bloom	35	1 GAL	30" O.C.	Red Flowering Moss (pond)	
2	Dryopteris erythrosora	Autumn Fern	53	1 GAL	24" O.C.	Ground cover	
3	Eragrostis spectabilis	Purple Love Grass	59	1 GAL	30" O.C.		
4	Lycoris radiata	Red Spider Lily	27	1 GAL			
5	Fraxelospermum asiaticum	Asian Jasmine	315	4" Cont.	9" O.C.	Ground cover	
6	Fraxelospermum jasminoides	Confederate Jasmine	15	3 GAL			
7	Stenotaphrum secundatum	Centipede grass	10,540 SF			Sod	
8	Calliandra americana	Waxbush	407/103	3 GAL	AS SHOWN		
9	Camellia sasanqua 'Yuletide'	Yuletide Camellia	77/ 2%	7 GAL	38" O.C.	Alt. 7 gal	
10	Juniperus chinensis 'torulosa'	Hollyhock Juniper	3/ 1%	15 GAL	AS SHOWN	Foundation buffer	
11	Ilex glabra 'compacta'	Inkberry	48/11%	7 GAL	AS SHOWN		
12	Ilex vomitoria	Yaupon Holly	16/ 8%	7 GAL	AS SHOWN		
13	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	77/ 19%	3 GAL	AS SHOWN		
14	Loropetalum chinensis 'Ever Red'	Ever Red Fringe Flower	23/ 5%	7 GAL	AS SHOWN	Alt: Purple Diamond	
15	Rhododendron indica 'Southern Charm'	'Southern Charm' Azalea	26/ 6%	7 GAL	AS SHOWN	Red Blooms	
16	Rhododendron indica 'Mrs. G. G. Gerbing'	Mrs. G. G. Gerbing Azalea	28/ 7%	7 GAL	AS SHOWN	White Blooms	
17	Raphiadespis chinensis	Indian Hawthorn	54/ 13%	7 GAL	AS SHOWN		
18	Pedicularis macrophyllus	Japanese Yew	15/ 4%	7 GAL	AS SHOWN		
19	Viburnum obovatum 'Mrs. Schiller's Delight'	Walter's Viburnum 'MSD'	75/18%	7 GAL	AS SHOWN		
20	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Red Bud	4/ 12%	15 GAL			
21	Magnolia grandiflora 'DD Blanchard'	DD Blanchard Grand Magnolia	4/ 12%	45 Gal. 12' height	AS SHOWN		30-50'
22	Magnolia lilliflora 'Jane'	Jane Tulip Magnolia	3/ 3%	3' 3"	AS SHOWN		
23	Lagerstroemia 'Luscara'	Tuscarora Crape Myrtle	3/ 8%	30 Gal. 10' height 5-trunk	AS SHOWN	Red flowering	20-30'
24	Quercus phellos	Willow Oak	5/ 14%	4" Cal.	AS SHOWN	Street Tree	90-100'
25	Quercus shumardii	Shumard Oak	3/ 8%	4" Cal.	AS SHOWN	Street Tree	60-120'
26	Quercus virginiana 'Cathedral'	Cathedral Oak	6/ 16%	3.5" Cal.	AS SHOWN	Street Tree	60-120'
27	Ulmus parviflora 'Grake'	Lacebark 'Grake' Elm	2/ 6%	2.5" Cal.	AS SHOWN	Parking lot tree	40'
28	Taxodium distichum	Bald Cypress	6/ 16%	3" Cal.	AS SHOWN	Storm water tree	30'

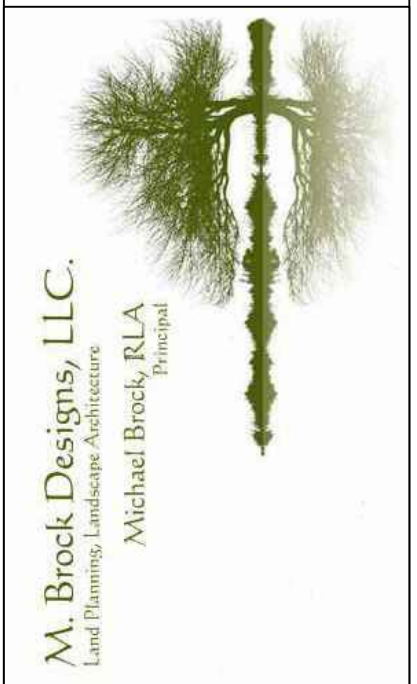


Landscape Plan
Scale: 1" = 20'-0"



No.	Issue / Revision Description	Date
3	PER TOB SCRIB COMMENTS	05/22/13
2	PER TOB SCRIB COMMENTS	05/15/13
1	PER TOB SCRIB COMMENTS	04/16/13

Parker's Convenience
Bluffton,
South Carolina



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RLA
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south carolina, 29935
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brock@mbrockdesigns.com

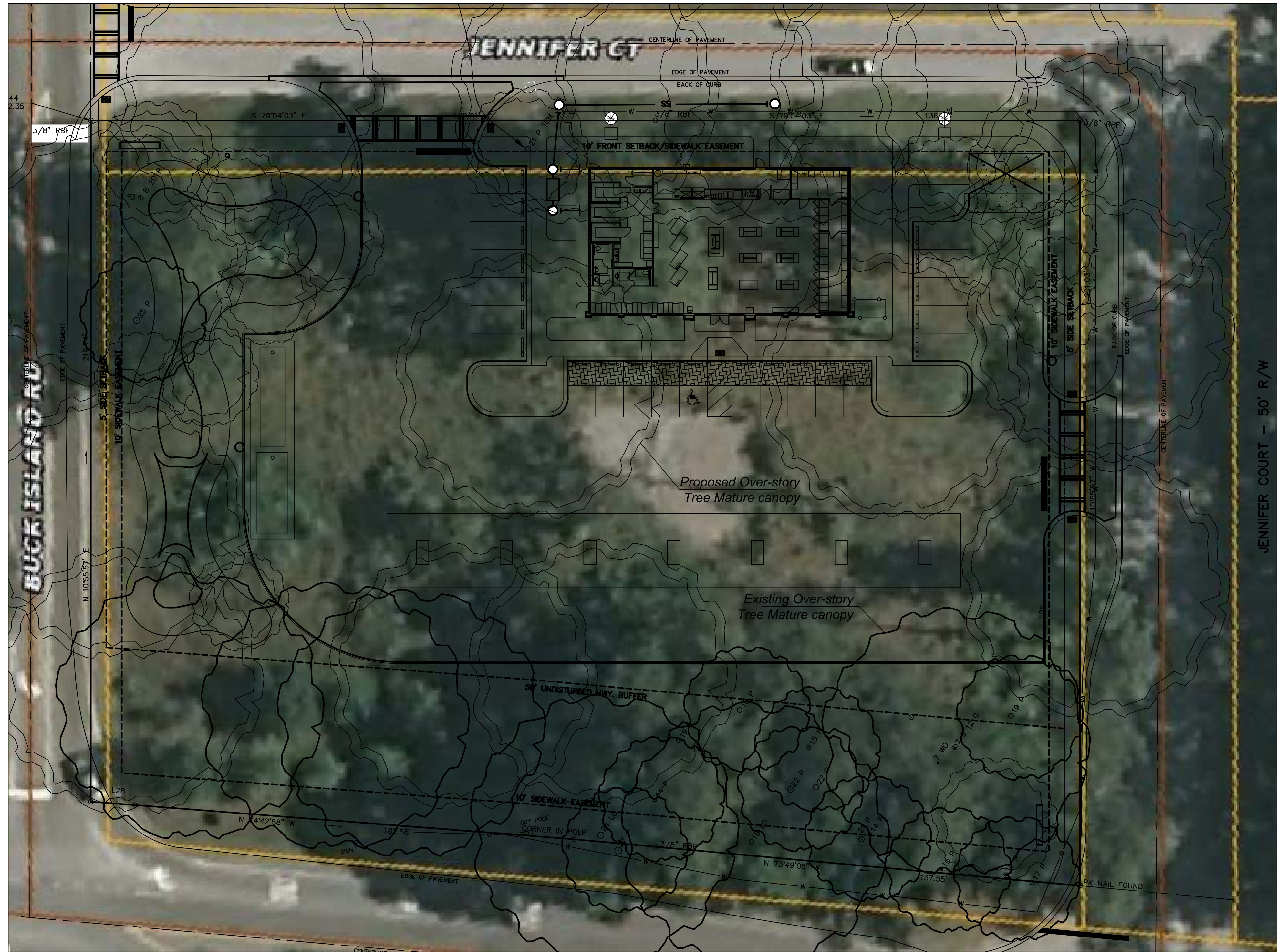
Drawn By: **M. Brock**
Drawn Date: **02.26.13**
Chk'd By: **M. Brock**
Project ID: **13108**
Landscape Plan
Sheet No.
LS-101
SHEET 1 OF 1
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CANOPY AREA:

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 %

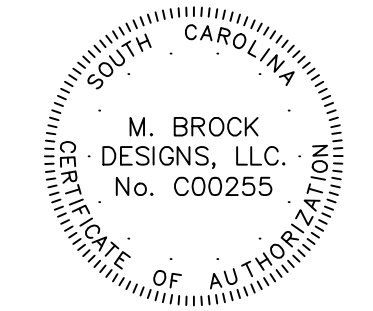
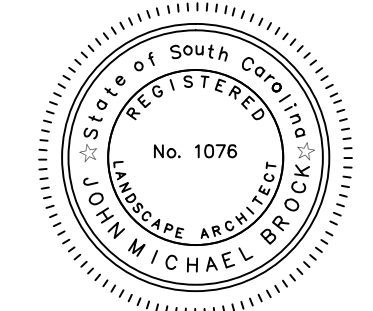
PROPOSED CONDITIONS
 LOT AREA: 1.70 ACRES= 74,228 SF OR 100%
 PROPOSED & EXISTING TREE CANOPY: 56,265 SF OR 75.80%
 PROPOSED AREA WITHOUT CANOPY: 17,963 SF OR 24.20 %

CANOPY PLAN- 75.8% COVERAGE



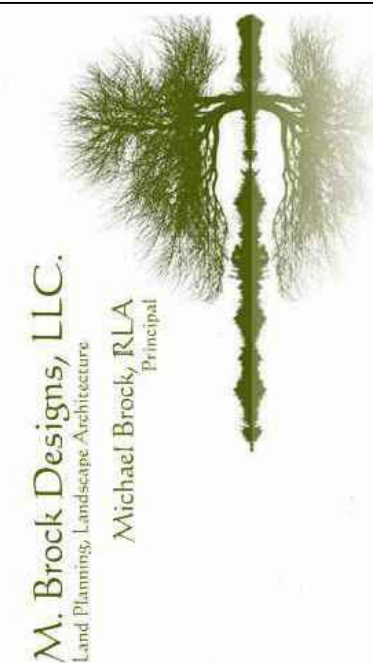
Parker's Convenience Store Canopy Species				
ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	Mature Canopy Spread *
	Pinus taeda	Loblolly Pine	14	30-40'
	Quercus nigra	Water Oak	1	50-80'
	Quercus phellos	Willow Oak	4	30-40'
	Quercus virginiana	Live Oak	6	60-120'
	Magnolia grandiflora	DD Blanchard Grand Magnolia	2	30-50'
	Lagerstroemia 'Tuscarora'	Tuscarora Crepe Myrtle	3	20-30'
	Quercus virginiana 'Cathedral'	Cathedral Oak	8	60-120'
	Quercus phellos	Willow Oak	8	90-100'
	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

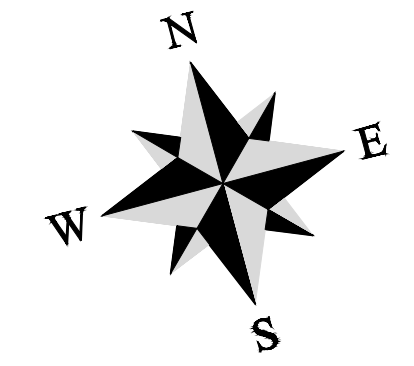


No.	Issue / Revision Description	Date
1	PER TOB COMMENTS	04/16/13

Parker's Convenience
Bluffton,
South Carolina



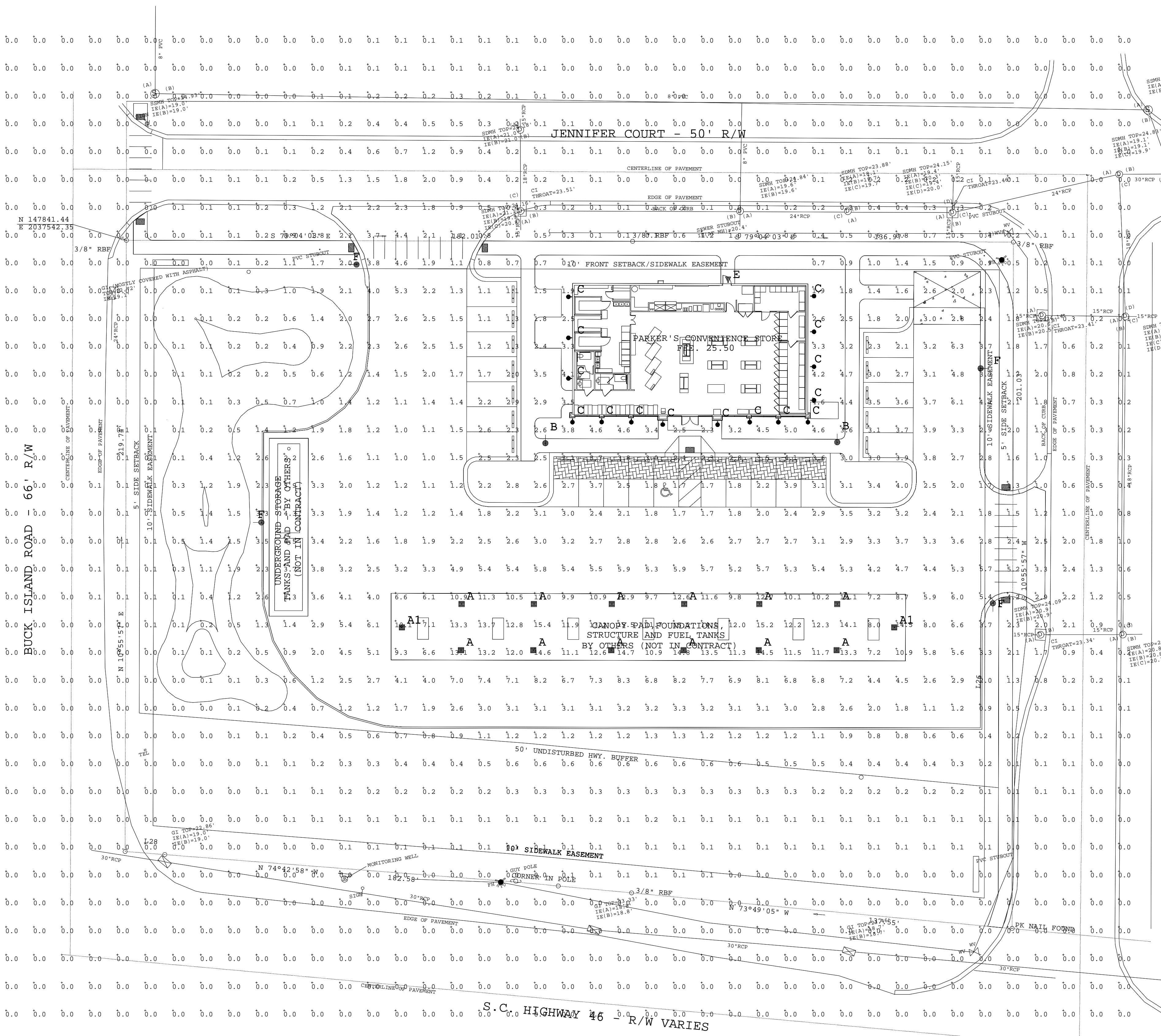
J. M. BROCK
 RLA
 po box 358, port royal
 south carolina, 29935
 ph. 843.540.6407
 brock@mbrockdesigns.com
 Drawn By: M. Brock
 Drawn Date: 04.26.13
 Chk'd By: M. Brock
 Project ID: 13108



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

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

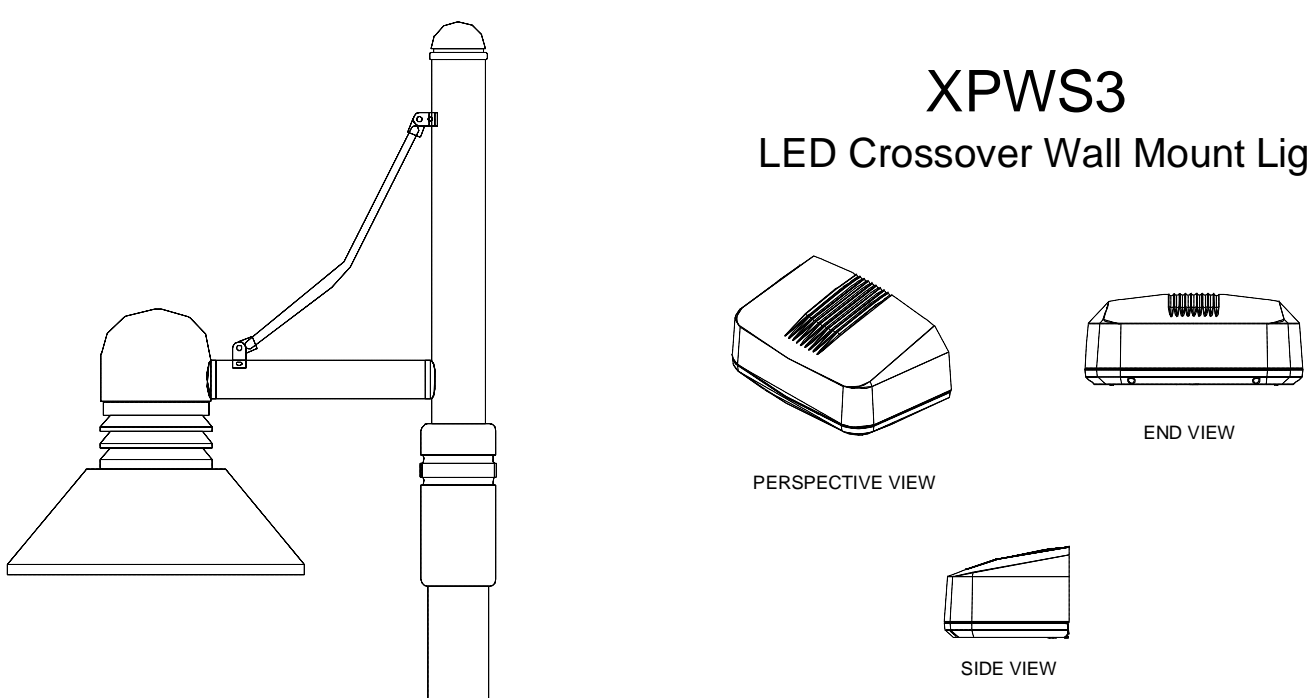
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.34	15.5	0.0	N.A.	N.A.
CANOPY SUMMARY		Illuminance	Fc	11.72	15.5	6.1	1.92
PARKING/DRIVE SUMMARY		Illuminance	Fc	2.63	6.6	1.0	2.63



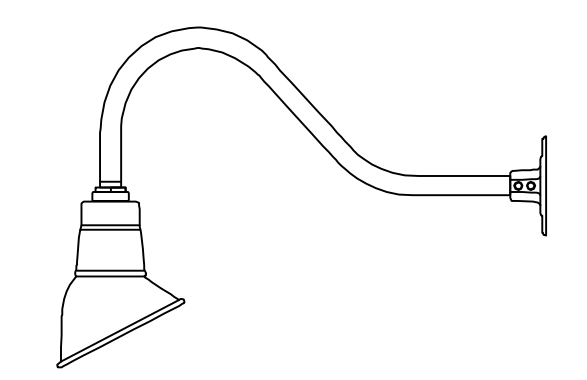
CRS-AC-LED-64 LED Crossover Gold Asymmetric Canopy Light
 CRS-SC-LED-64 LED Crossover Gold Symmetric Canopy Light



XPWS3 LED Crossover Wall Mount Light



LIFESTYLE - CCS



RLM ANGLED REFLECTOR

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts	KELVIN RATING
[Symbol A]	12	A	SINGLE	CRS-SC-LED-64-SS-CW-UE	1.000	N.A.	8202	75	5300K
[Symbol AB]	2	AB	SINGLE	CRS-AC-LED-64-SS-CW-UE	1.000	N.A.	7925	75	5300K
[Symbol C]	2	C	SINGLE	LM-5-320-PSMV-F CCS- SINGLE ON 20' POLE	0.720	34000	16947	368	4300K
[Symbol E]	15	E	SINGLE	AD-150-10-CW-LED-UE-GWT-DO	1.000	N.A.	700	10	5300K
[Symbol F]	1	F	SINGLE	XPWS3-FT-LED-28-450-CW-UE	1.000	N.A.	2822	41	5300K
[Symbol G]	4	G	SINGLE	LM-3-320-PSMV-F-CCS - SINGLE ON 20' POLE	0.720	34000	17725	368	4300K

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 = 3449

AMERICAN INDUSTRIES
1000 BUCKLE UP COURT, SUITE 100
BLUFFTON, SC 29910

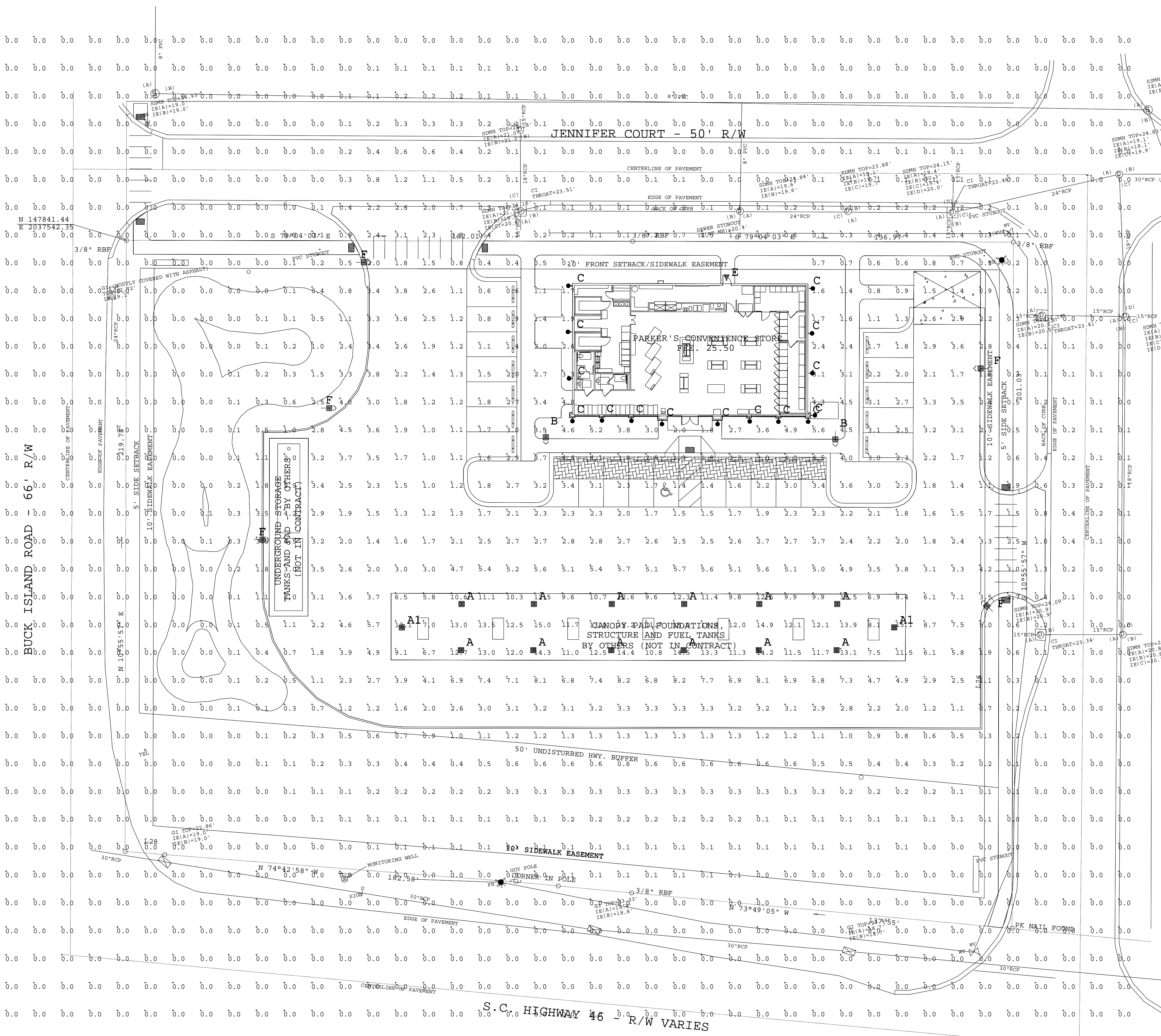
LIGHTING PROPOSAL LO-114999-6

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

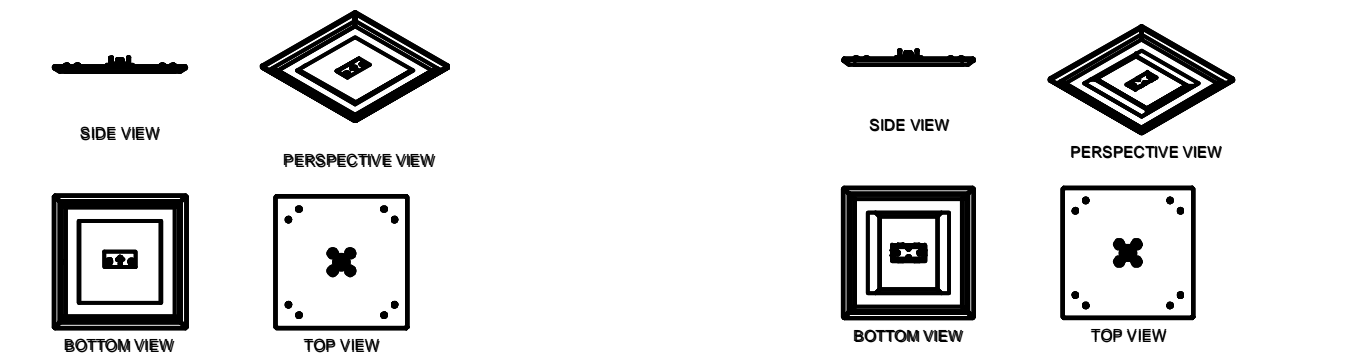
BY: LLS DATE: 2/19/13 REV: 5/16/13 SHEET 1 OF 1

SCALE: 1"=20'

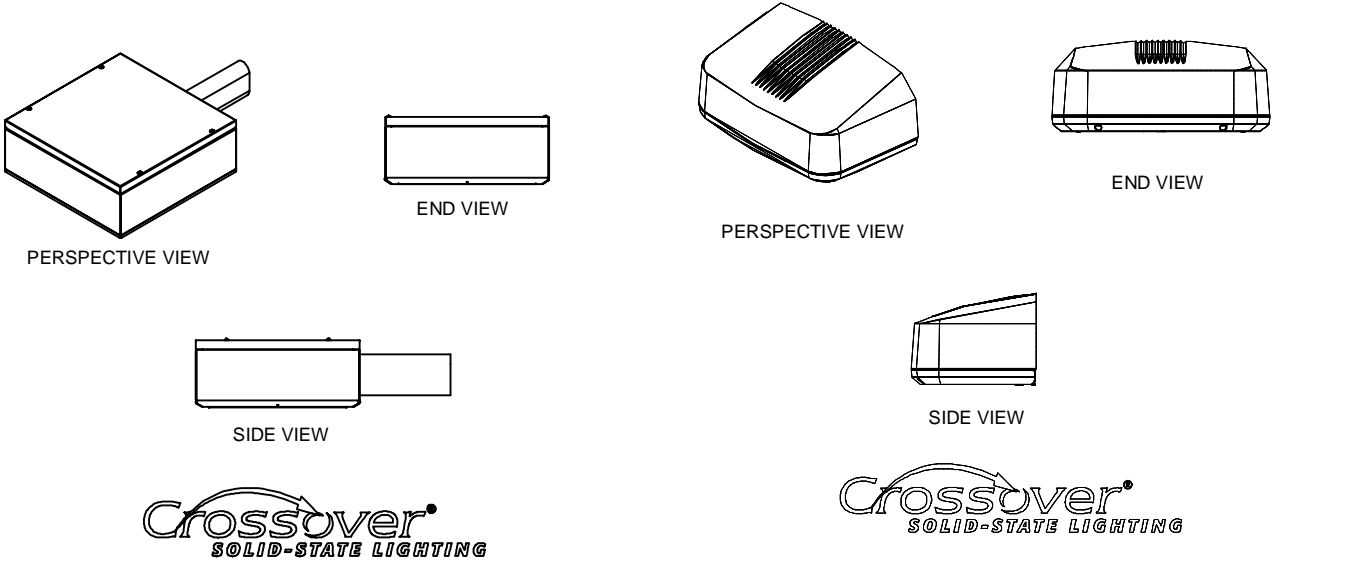
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.20	15.2	0.0	N.A.	N.A.
CANOPY SUMMARY		Illuminance	Fc	11.56	15.2	5.8	1.99
PARKING/DRIVE SUMMARY		Illuminance	Fc	2.38	7.5	0.6	3.97



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



XGB3 128 LED Crossover Area Light
 XPWS3 LED Crossover Wall Mount Light



RLM ANGLED REFLECTOR

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts	KELVIN RATING
[Symbol]	12	A	SINGLE	CRS-SC-LED-64-SS-CW-UE	1.000	N.A.	8202	75	5300K
[Symbol]	2	Al	SINGLE	CRS-AC-LED-64-SS-CW-UE	1.000	N.A.	7925	75	5300K
[Symbol]	2	B	SINGLE	XGB3-5-LED-128-350-CW-UE SINGLE ON 18' POLE + 2' BASE	1.000	N.A.	10493	136	5300K
[Symbol]	15	C	SINGLE	AD-150-10-CW-LED-UE-GWT-DO	1.000	N.A.	700	10	5300K
[Symbol]	1	E	SINGLE	XPWS3-FT-LED-28-450-CW-UE	1.000	N.A.	2822	41	5300K
[Symbol]	5	F	SINGLE	XGB3-3-LED-128-350-CW-UE-HSS SINGLE ON 18' POLE + 2' BASE	1.000	N.A.	6564	137	5300K

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 = 2198

LIGHTING PROPOSAL LO-114999-6A
 PARKER'S CONVENIENCE STORE
 JENNIFER CT. & BUCK ISLAND
 BLUFFTON, SC

REV: LLS DATE: 2/19/13 REV: 5/16/13 SHEET 1 OF 1
 SCALE: 1"=20'

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



MEMORANDUM

TO: Members of the Southern Corridor Review Board (SCRB)

FROM: Erin Schumacher, Senior Planner

RE: Parker's Convenience Store, COFA-4-13-5617

DATE: 5/22/13

CC: Marc Orlando, AICP, Deputy Town Manager/Director of Growth
Management
Shawn Leininger, AICP, Principal Planner

UPDATE. Since the initial application review before the SCRB on May 8, 2013, the Applicant has worked with Town Staff to address several of the conditions listed in the May 8, 2013 Staff Report as well as those items brought forward during the May 8th meeting. The following addendum summarizes the result of the collaborative efforts made to meet the requirements.

1. **Landscaping.** Section 5.3 of the Unified Development Ordinance (UDO) prescribes requirements regarding landscaping that must be met to be in accordance with the review criteria. The Applicant has supplied an updated and revised Landscape Plan to address the items of concern defined in the May 8, 2013 Staff Report. Town Staff finds that with the following exception the revised Landscape Plan meets the requirements prescribed in Section 5.3 of the UDO.
 - a. Per Section 5.3.4.H, submit a revised landscape plan to Town Staff for approval showing that no more than 15% of plant material is of the same species. For example, the Red Bud and Willow Oak species shown on the current landscape plan exceed the 15% standard. Town Staff will require the reduction in quantity of certain species from the Landscape Plan to achieve compliance and further recommend the Applicant maximize the variety and quantity of Oak and Magnolia species consistent with typical landscaping of the May River Scenic Byway.
2. **Lighting.** Section 5.12 of the Unified Development Ordinance prescribes several items regarding lighting that must be met to be in accordance with the review criteria. The Applicant has supplied two updated and revised Lighting Plans that address the items of concern

outlined in the May 8, 2013 Staff Report. The first plan (Option A) proposes using a site lighting fixture that matches that of the May River Road Streetscape. The second plan (Option B) proposes using a site lighting fixture that is a "shoebox." Town Staff finds both revised Lighting Plans meet the requirements prescribed in Section 5.12 of the UDO. However, the Town of Bluffton has recently invested millions of dollars in the initial phase of the May River Road Streetscape and is currently working to continue the streetscape enhancements to the Buck Island Road intersection. The May River Road Streetscape incorporates, among other items, the Lifestyle CCS light fixture. It is important that development and redevelopment in this corridor are compatible with the public efforts to provide an attractive and cohesive gateway through Old Town Bluffton. As a result, Town Staff strongly encourages the Applicant to install Lighting Plan Option A, which utilizes the Lifestyle CCS fixture matching that of the May River Road Streetscape.

3. **Architecture.** Section 5.14 of the Unified Development Ordinance prescribes requirements regarding architecture that must be met to be in accordance with the review criteria. The Applicant has supplied updated and revised Architectural Plans depicting a revised canopy, dumpster enclosure, and building envelope design. As a result of these changes, Town Staff finds that the revised materials meet the requirements prescribed in Section 5.14 of the UDO.
4. **Miscellaneous.** Section 3.17.3.B. of the Unified Development Ordinance requires the Applicant to demonstrate that the application is in conformance with agreements and plans that are applicable. In this case, there are private deed restrictions and covenants on the property. The Applicant must provide a letter from the Declarant stating that the proposed development meets the covenants and restrictions established for the Bright Commercial Subdivision.

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. Per Section 5.3.4.H, the Applicant must submit a revised landscape plan for Town Staff approval showing that no more than 15% of plant material is of the same species. Town Staff will require the reduction in quantity of certain species from the Landscape Plan to achieve compliance and further recommend the Applicant maximize the variety and quantity of Oak and Magnolia species consistent with typical landscaping of the May River Scenic Byway.
2. The Applicant is strongly encouraged to install Lighting Plan Option A, which utilizes the Lifestyle CCS fixture matching that of the May River Road Streetscape.

3. The Applicant must provide a letter from the Declarant stating that the design meets the covenants and restrictions established for the Bright Commercial Subdivision to Town Staff before the issuance of a Certificate of Appropriateness.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Narrative
4. Site Plan and Architectural Plans
5. Landscape Plans
6. Lighting Plans
7. May 8, 2013 Staff Report