

PLANNING COMMISSION



STAFF REPORT

DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	January 25, 2023
PROJECT:	STR-12-22-017470 Indigo Cove Townhomes - New Street Name Application
PROJECT MANAGER:	Dan Frazier Principal Planner – Department of Growth Management

REQUEST: A request by David Craig, on behalf of the property owner, Indigo Cove Property Owner, LLC for approval of a street naming application. The applicant is requesting approval of the following street names to be used for the future development of Indigo Cove Townhomes. The subject property is zoned Residential General and consists of +/- 23.8 acres identified by tax map number R610 031 000 0002 0000 located at the northeast corner of Buck Island Road and Bluffton Parkway.

Road Names

Blue Point Boulevard – Accepted/No Conflict
Rice Harbor Point – Accepted/No Conflict

Denied Names

Granville Gardens
Barony Bluff

BACKGROUND: On April 27, 2022, the Town of Bluffton Planning Commission approved the Preliminary Development Plan for Indigo Cove Townhomes, an 83-unit townhome development. Town Staff is currently awaiting Final Development Plan submittal.

On October 26, 2022, the Town of Bluffton Planning Commission approved the Street Naming Application (STR-09-22-017192) for the Indigo Cove Townhomes residential development for the following eleven (11) New Street Names:

1. Topsail Street
2. Starboard Way
3. Bimini Street
4. Crew Street

5. Mainsail Street
6. Regatta Street
7. Banyan Way – Cannot be Drive
8. Helm Street – Cannot be Way or Road
9. Schooner Street – Cannot be Lane
10. Windward Way – Cannot be Drive
11. Harbour Street – Cannot be Passage, Lane, or Drive

This current street naming application provides additional potential names for the four roads to be built as part of the development. This street naming application was reviewed at the December 28, 2022, meeting of the Development Review Committee, with two of the four street names approved (Attachment 2). The Applicant has provided a street naming exhibit that identifies the proposed street name locations (Attachment 3).

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

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

REVIEW CRITERIA & ANALYSIS: Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.15.3 of the Unified Development Ordinance in assessing an application for the New Street Name. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.15.3.A Does not already exist within Beaufort County;
2. Section 3.15.3.B Are not street types with the same primary name, such as Smith Street and Smith Boulevard;
3. Section 3.15.3.C Are not name(s) which sound alike or which might be confused with one another;
4. Section 3.15.3.D Does not use frivolous or complicated words, or unconventional spellings;
5. Section 3.15.3.E Are not numbers (such as 1st Street) or alphabetical letters (such as A Street);
6. Section 3.15.3.F Could not be perceived as offensive;
7. Section 3.15.3.G Are simple, logical, easy to pronounce, clear and brief;

8. Section 3.15.3.H Are associated with the history of Bluffton or the character of the Lowcountry when possible;
9. Section 3.15.3.I May represent a common theme within residential developments; and
10. Section 3.15.3.J The application must comply with applicable requirements in the Applications Manual.

Finding. Town Staff finds that two of the proposed new street names are acceptable and meet the requirements of Article 3 of the Unified Development Ordinance as stated above.

STAFF RECOMMENDATION: Staff finds that the requirements of Section 3.15.3 have been met and recommends that the Planning Commission approve the following additional two (2) New Street Names:

1. Blue Point Boulevard
2. Rice Harbor Point

ATTACHMENTS:

1. New Street Name Application
2. DRC Comments
3. Street Name Exhibit