

PLANNING COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	April 22, 2026
PROJECT:	Livewell Terrace New Street Name Application
APPLICANT:	Allyson Amstutz, Woda Cooper Companies Inc.
PROJECT NUMBER:	STR-04-26-020211
PROJECT MANAGER:	Dan Frazier, AICP, Planning Manager Department of Growth Management

REQUEST: A request by Allyson Amstutz of Woda Cooper Companies Inc., on behalf of Livewell Terrace LP, for approval of a New Street Name Application. The project consists of the construction of a 120-unit apartment complex, future medical office building and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 10.0 acres identified by tax map number R610 030 000 0712 0000 located east of Buckwalter Parkway within the Buckwalter Commons Planning Tract and Buckwalter Commons Phase 1 Initial Master Plan. (Attachment 1).

Proposed Road Names

Livewell Drive – Accepted/No Conflict

Wellness Way – Accepted/No Conflict

Wellspring (Road or Drive) – Accepted/No Conflict

Memorial (Way, Road or Street) - Accepted/No Conflict

BACKGROUND: On August 27, 2025, the Town of Bluffton Planning Commission approved the Preliminary Development Plan for Livewell Terrace. As of today, staff is reviewing a resubmittal of the Final Development Plan. This street naming application provides potential names for three internal roads providing access to the site from Buckwalter Parkway.

Development Review Committee (DRC) Staff comments will be heard at the April 22, 2026, DRC Meeting. The DRC recommendation will be provided to Planning Commissioners at the April 22, 2026, Planning Commission Meeting. The Applicant has provided a street naming exhibit that identifies the proposed street name locations (Attachment 2).

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 the four (4) 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 four (4) New Street Names:

1. Livewell Drive – Accepted/No Conflict
2. Wellness Way
3. Wellspring (Road or Drive)
4. Memorial (Way, Road or Street)

ATTACHMENTS:

1. New Street Name Application
2. Street Name Exhibit and List