

PLANNING COMMISSION



STAFF REPORT

DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	September 25, 2024
PROJECT:	STR-08-24-019274 Venture at Okatie Bluffs New Street Name Application
PROJECT MANAGER:	Angie Castrillon Planner Department of Growth Management

REQUEST: A request by Willy Powell of Ward Edwards, Inc., on behalf of Adrien Dannemiller of Okatie Bluffs Owner LLC for approval of a Street Naming Application. The project consists of six multifamily buildings, four garage buildings, a clubhouse, and associated amenities and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 22.0 acres identified by tax map number R610 028 000 0921 0000 located within the Parcel B-1 Master Plan. (Attachment 1).

Road Names

Cormorant Way – Accepted/No Conflict
Kite Drive – Accepted/No Conflict
Grebe Street – Accepted/No Conflict
Razorbill Drive – Accepted/No Conflict
Tufted Duck Drive – Accepted/No Conflict
Chimney Swift Lane - Accepted/No Conflict
Trumpeter Swan Road - Accepted/No Conflict
Cinnamon Teal Road - Accepted/No Conflict
Kittiwake Lane - Accepted/No Conflict
Scarlet Ibis Way - Accepted/No Conflict

Denied Names

Oystercatcher Way

BACKGROUND: On December 20, 2023, the Town of Bluffton Planning Commission approved the Preliminary Development Plan for Venture at Okatie Bluffs. As of today, staff is awaiting resubmittal of the Final Development Plan. This street naming application provides potential names for three internal roads providing access to the site from Gibbet Road and HWY 170.

Staff comments were heard at the August 28, 2024, Development Review Committee Meeting (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 the ten (10) 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 ten (10) New Street Names:

1. Cormorant Way
2. Kite Drive
3. Grebe Street
4. Razorbill Drive
5. Tufted Duck Drive
6. Chimney Swift Lane
7. Trumpeter Swan Road
8. Cinnamon Teal Road
9. Kittiwake Lane
10. Scarlet Ibis Way

ATTACHMENTS:

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