

# PLANNING COMMISSION



## STAFF REPORT

### DEPARTMENT OF GROWTH MANAGEMENT

<b>MEETING DATE:</b>	November 16, 2016
<b>PROJECT:</b>	STR-10-16-10212 New Street Name Application
<b>PROJECT MANAGER:</b>	Theresa Thorsen, Addressing & GIS Technician

**REQUEST:** The Applicant, Randolph Stewart on behalf of Hank Carroll, requests that the Planning Commission approve the above application.

**INTRODUCTION:** The Applicant is requesting approval of the following new street names for use in the future Carroll Cottage Development:

- Carroll Corner
- Carroll Way
- Carroll Court

**BACKGROUND:** A request by Randolph Stewart for the approval of three new street names for use within a future Carroll Cottage Development. The property is identified by tax map number R610 039 00A 0076 0000 and R610 039 00A 0258 0000

**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 Names. 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 1<sup>st</sup> 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 proposed new street names is acceptable for use within the future Carroll Cottage Development area and meets 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 New Street Name application as submitted by the Applicant.

**ATTACHMENTS:**

1. New Street Name Application
2. Location Map



**TOWN OF BLUFFTON**  
**NEW STREET NAME APPLICATION**

**RECEIVED**  
 OCT 25 2016

**ATTACHMENT 1**

Growth Management Customer Service Center  
 20 Bridge Street  
 Bluffton, SC 29910  
 (843)706-4522

BY: \_\_\_\_\_ [applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)

Applicant		Property Owner	
Name: Randolph Stewart		Name: Henry Carroll	
Phone: 843.816.4005		Phone: 843.757.5650	
Mailing Address: PO Box 1813 Bluffton, SC 29910		Mailing Address: 41 Oyster Street Bluffton, SC 29910	
E-mail: randolph@rstewartdesign.com		E-mail: carrollww@hargray.com	
Town Business License # (if applicable): On File			
Project Information			
Proposed Street Name (in order of preference):			
1. Carroll Corner			
2. Carroll Way			
3. Carroll Court			
Street Location: Lot 6 Bruin Road		Tax Map Number(s): Dist610 Map 39A Parcel 76	
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. One (1) original plat and digital file showing the streets, proposed name of each, and a list of the proposed street name(s).			
<input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.</b>			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>Henry Carroll</i>		Date: 10-14-16	
Applicant Signature: <i>Randolph Stewart</i>		Date: 10-14-16	
For Office Use			
Application Number: <i>STR 10-16-010212</i>		Date Received: <i>10/26/16</i>	
Received By: <i>[Signature]</i>		Date Approved:	

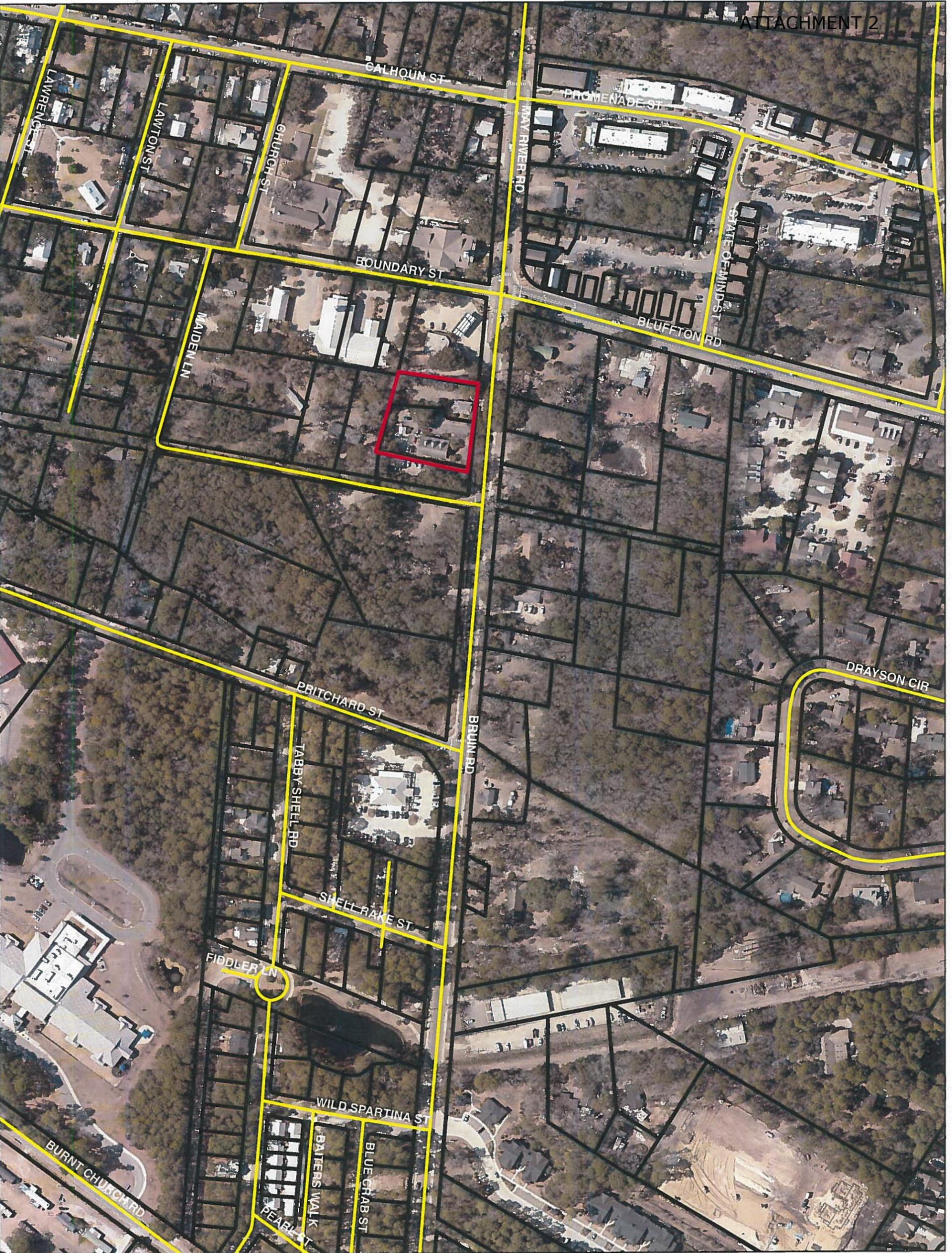
# CARROLL COTTAGE STREET NAMING NARRATIVE

PROJECT: Carroll Cottage,  
Parcel 76 Bruin Road  
Bluffton, SC

In response to Plan Review Comments for DP-03-16-009548 on page 1 of 2 under Planning Review by Theresa Thoren we have comments 1 & 2 we have submitted the following for approval.

1. Application for *NAMING*
2. Following approval of the street name each existing building and proposed Carroll Cottage will be assigned a street number as requested in comment 2. Any future parcel will also be numbered.

**Carroll Cottage Bruin Road**  
*Bluffton, South Carolina*



**Town of Bluffton**

**Growth  
Management**

**Location map:**

**Carroll Cottage  
6 Bruin Road**



DISCLAIMER:  
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