

PLANNING COMMISSION



STAFF REPORT

DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	June 22, 2016
PROJECT:	STR-06-16-9740 New Street Name Application
PROJECT MANAGER:	Theresa Thorsen, Addressing & GIS Technician

REQUEST: The Applicant, Thomas and Hutton on behalf of BC Buckwalter LLC, 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 Buckwalter Place Development:

- Venture Drive
- Vision Drive
- Exploration Drive
- Enlightened Drive

BACKGROUND: A request by Thomas and Hutton for the approval of four new street names for use within Buckwalter Place Development. The property is identified by tax map number R610 022 000 1101 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 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 proposed new street names is acceptable for use within Buckwalter Place 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
3. Accessible Route Plan



**TOWN OF BLUFFTON
NEW STREET NAME APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Thomas & Hutton		Name: BC Buckwalter, LLC	
Phone: (912) 234-5300		Phone: (834) 247-3331	
Mailing Address: 50 Park of Commerce Way Savannah, GA 31405		Mailing Address: 2743 Perimeter Parkway, Building 100 Suite 370, Augusta, GA 30907	
E-mail: windsor.r@thomasandhutton.com		E-mail: PMadhere@BCCommercial.com	
Town Business License # (if applicable):			
Project Information			
Proposed Street Name (in order of preference): Venture Dr.			
1. Vision Dr.			
2. Exploration Dr.			
3. Enlightened Dr.			
Street Location: Intersection of Discover and Progressive		Tax Map Number(s): R610-022-000-1101-0000 R610-022-000-1099-0000	
Minimum Requirements for Submittal			
<input 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.			
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.			
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: 		Date: 6-09-16	
Applicant Signature: 		Date: 6-9-16	
For Office Use			
Application Number: 3TR 06-16 9740		Date Received: 6/9/16	
Received By: 		Date Approved:	



Town of Bluffton

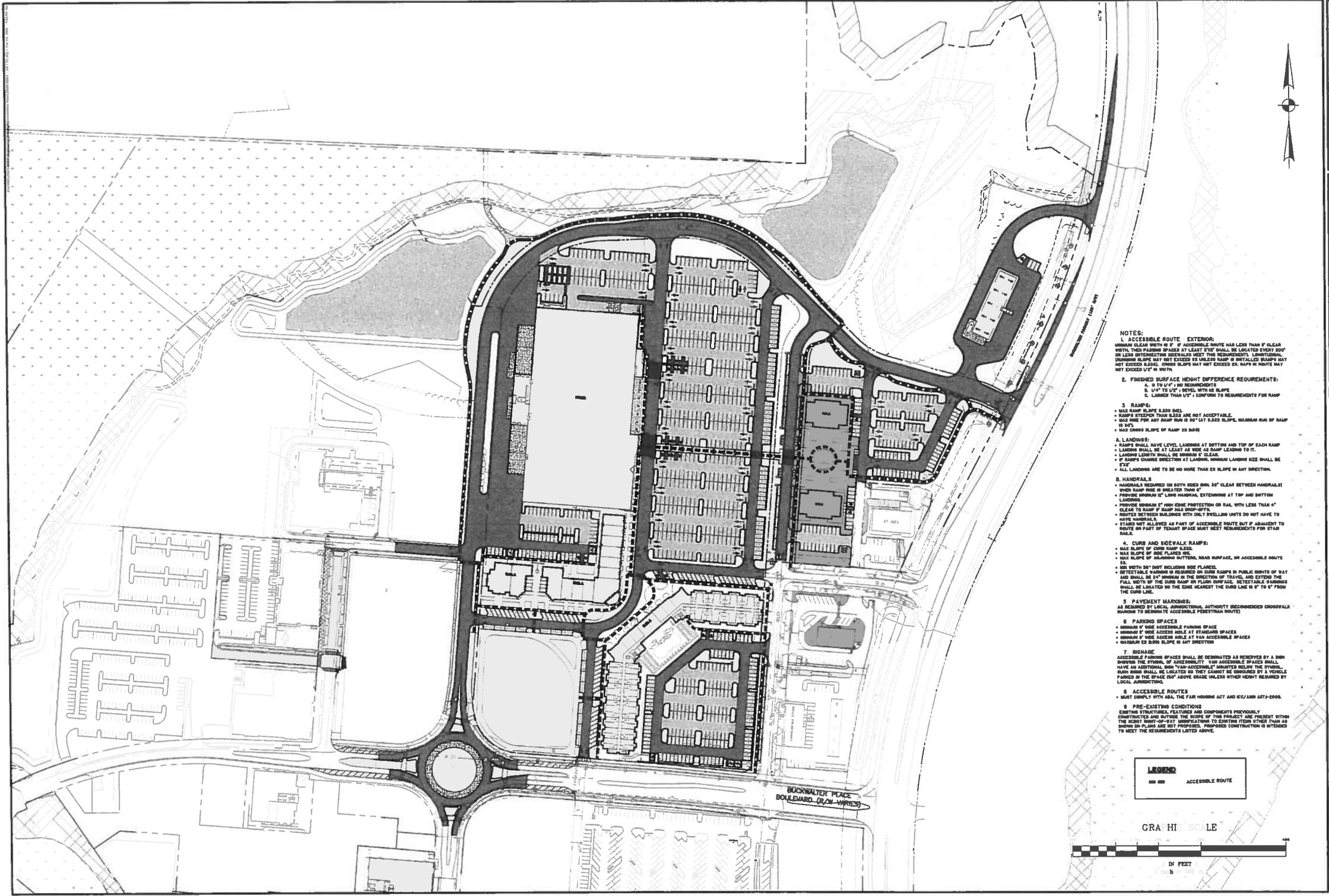
Growth Management

Location map:

Buckwalter Place Development



DISCLAIMER
 This map was created by the Town of Bluffton Planning and Growth Management Department and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the Town of Bluffton Planning and Growth Management Department are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database. Additionally, the Town of Bluffton or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.



- NOTES:**
1. **ACCESSIBLE ROUTE EXTERIOR:**
 - MINIMUM CLEAR WIDTH OF 5' ACCESSIBLE ROUTE HAS LESS THAN 1/4" CLEAR WIDTH, THEN PLACEMENT OF SEES AT LEAST 30" SHALL BE LOCATED EVERY 500' ON LESS INTERSECTING SIDEWALKS MUST BE INDICATED. LIGHTNING DOWN SLOPE MAY NOT EXCEED 8% UNLESS RAMP IS INSTALLED (RAMP MAY NOT EXCEED 8% SLOPE). CROSS SLOPE MAY NOT EXCEED 2%. RAMP IN ROUTE MAY NOT EXCEED 1/4" IN WIDTH.
 2. **FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:**
 - A. 0 TO 1/4" - NO REQUIREMENTS
 - B. 1/4" TO 1/2" - REVIEW WITH US SLOPE
 - C. LARGER THAN 1/2" - CONFORM TO REQUIREMENTS FOR RAMP
 3. **RAMPS:**
 - MAX RAMP SLOPE 8.33% SLOPE
 - RAMP'S STEEPER THAN 8.33% ARE NOT ACCEPTABLE.
 - SIDE WALK FOR ANY RAMP RUN IS 30" AT 8.33% SLOPE. MAXIMUM RUN OF RAMP IS 30'.
 - MAX CROSS SLOPE OF RAMP IS 2%.
 4. **LANDINGS:**
 - RAMP'S SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP
 - LANDING SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
 - LANDING LENGTH SHALL BE MINIMUM 5' CLEAR.
 - IF RAMP'S CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5' X 5'.
 - ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.
 5. **HANDRAILS:**
 - HANDRAILS REQUIRED ON BOTH SIDES 36" CLEAR BETWEEN HANDRAILS WHEN RAMP RISE IS GREATER THAN 6"
 - PROVIDE MINIMUM 2" LONG HANDRAIL, EXTENDING AT TOP AND BOTTOM LANDINGS.
 - PROVIDE MINIMUM 2" HIGH CURB PROTECTION ON RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS STOP-OFF'S.
 - ROUTES BETWEEN BUILDINGS WITH ONLY PAVEMENT LISTS DO NOT HAVE TO HAVE HANDRAILS.
 - STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR WALK.
 6. **CURB AND SIDEWALK RAMPS:**
 - MAX SLOPE OF CURB RAMP 8.33%
 - MAX SLOPE OF SIDE WALKS 2%
 - MAX SLOPE OF SIDE WALKS 2% ON SIDEWALK, ROAD SURFACE, OR ACCESSIBLE ROUTE
 - MIN 24" WIDE 2" HIGH INCLUDING SIDE FLANGES.
 - DETECTABLE SURFACE IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR PLANK SURFACE. DETECTABLE SURFACES SHALL BE LOCATED ON THE SIDE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
 7. **PAVEMENT MARKINGS:**
 - AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (DETERMINED CROSSWALK MARKING TO BE NEARBY ACCESSIBLE PEDESTRIAN ROUTE)
 8. **PARKING SPACES:**
 - MINIMUM 9' WIDE ACCESSIBLE PARKING SPACE
 - MINIMUM 9' WIDE ACCESSIBLE ASLE AT STAIRLAND SPACES
 - MINIMUM 9' WIDE ACCESSIBLE ASLE AT VAN ACCESSIBLE SPACES
 - MAXIMUM 2% CROSS SLOPE IN ANY DIRECTION
 9. **BISSHADE:**
 - ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RECEIVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" LOCATED BELOW THE SYMBOL. SIGN SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE 60" ABOVE GRADE UNLESS OTHER HOBLY REQUIRED BY LOCAL JURISDICTION.
 10. **ACCESSIBLE ROUTES:**
 - MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2008.
 11. **PRE-EXISTING CONDITIONS:**
 - EXISTING STRUCTURES, FEATURES AND COMPONENTS PREVIOUSLY CONSTRUCTED AND OUTSIDE THE SCOPE OF THIS PROJECT ARE PRESENT WITHIN THE RIGHT-OF-WAY UNLESS INDICATED TO CONTRARY. ITEMS OTHER THAN AS SHOWN ON PLANS ARE NOT PROPOSED. PROPOSED CONSTRUCTION IS INTENDED TO MEET THE REQUIREMENTS LISTED ABOVE.

THOMAS & HUTTON
 ENGINEERS & ARCHITECTS
 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

REVISIONS	BY	DATE

BC BUCKWALTER, LLC
 BUCKWALTER PLACE, BLUEFORD, SOUTH CAROLINA
 KROGER AND MIX-USE
 ACCESSIBLE ROUTE PLAN

JOB NO: J-1523-0004
 DATE: 03/20/2008
 DRAWN: CEC
 DESIGNED: JMW
 REVIEWED: MBL
 APPROVED: MBL
 SCALE: 1" = 100'

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