

# PLANNING COMMISSION



## STAFF REPORT

### DEPARTMENT OF GROWTH MANAGEMENT

<b>MEETING DATE:</b>	July 27, 2016
<b>PROJECT:</b>	STR-06-16-9836 New Street Name Application
<b>PROJECT MANAGER:</b>	Theresa Thorsen, Addressing & GIS Technician

**REQUEST:** The Applicant, Carolina Engineering on behalf of Village Park Homes, requests that the Planning Commission approve the above application.

**INTRODUCTION:** The Applicant is requesting approval of the following new street name for use in the Lawton Station Phase 4A and 5A:

- Lawton Pointe Drive

**BACKGROUND:** A request by Carolina Engineering for the approval of the new street name. 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 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 name is acceptable for use within Lawton Station Phase 4A and 5A 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. Site 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: Village Park Communities, LLC		Name: Village Park Communities, LLC	
Phone: 704-208-7521		Phone: 704-208-7521	
Mailing Address: P.O. Box 23376 Hilton Head, SC 29925		Mailing Address: P.O. Box 23376 Hilton Head, SC 29925	
E-mail: rschwartz@villageparkgroup.com		E-mail: rschwartz@villageparkgroup.com	
Town Business License # (if applicable):			
Project Information			
Proposed Street Name (in order of preference):			
1. LAWTON POINTE DRIVE - Okay			
2. LAWTON STATION WAY - No too close to Station Pkwy			
3. LAWTON WAY - too many Lawton's			
Street Location: LAWTON STATION S/O		Tax Map Number(s): R614 028 000 1134 0000	
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:</b> 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: 6/14/16	
Applicant Signature:		Date: 6/14/16	
For Office Use			
Application Number: STR 06-16-009836		Date Received: 6/27/16	
Received By:		Date Approved:	



CAROLINA ENGINEERING  
CONSULTANTS, INC.

P.O. Box 29  
Beaufort, SC 2990

(843) 322-055  
(843) 322-0556 Fa

June 27, 2016

Town of Bluffton  
Department of Growth Management  
20 Bridge Street  
Bluffton, SC 29910

Re: Lawton Station -  
Phase 4B & 5B  
New Street Name  
J - 1688

To Whom It May Concern:

On behalf of our client, Village Park Communities, LLC, please find enclosed the following items:

1. New Street Name Application.
2. Project Narrative
3. Site Plan

We request that you review and approve the enclosed. If you should have any questions or require any additional information, please do not hesitate to call.

Sincerely,

Tim Brutcher, PLS  
Carolina Engineering Consultants, Inc.

**Lawton Station – Phase 4A & 5A**  
**Project Narrative**  
**March 29, 2016**  
**J-1688**

**Introduction:**

The next phases of Lawton Station to be developed are Phases 4A and 5A. These two phases consist of a total of 39 single family lots. This project is located in the Town of Bluffton and is a planned unit development.

**Existing Tree Cover:**

The trees have been surveyed and are shown on the site development plans.

**Water and Sewer:**

Water and sewer for the 39 lots will be provided by tying into the existing stub-outs from the previous phase and extending water and sewer to the proposed lots.

Beaufort-Jasper Water and Sewer Authority is the service agent for these systems.

**Drainage:**

The drainage system for the entire Lawton Station project consists of 2 detention ponds, equalizer piping and 2 outfall control structures. Portion of the drainage

**Access:**

Access to the proposed lots will consist of tying into 2 existing stub-out roads from the previous phase, developing new roads to serve the 39 residential lots, and making a connecting road to the Bluffton Parkway.

**Utilities:**

SCE&G and Hargray Telephone will provide electrical and telephone service respectively. Hargray will provide cable service as well. The Bluffton Fire Department will provide fire protection and emergency medical service.

Town of Bluffton

Growth Management

Location map:

Lawton Station Phase 4A and 5A

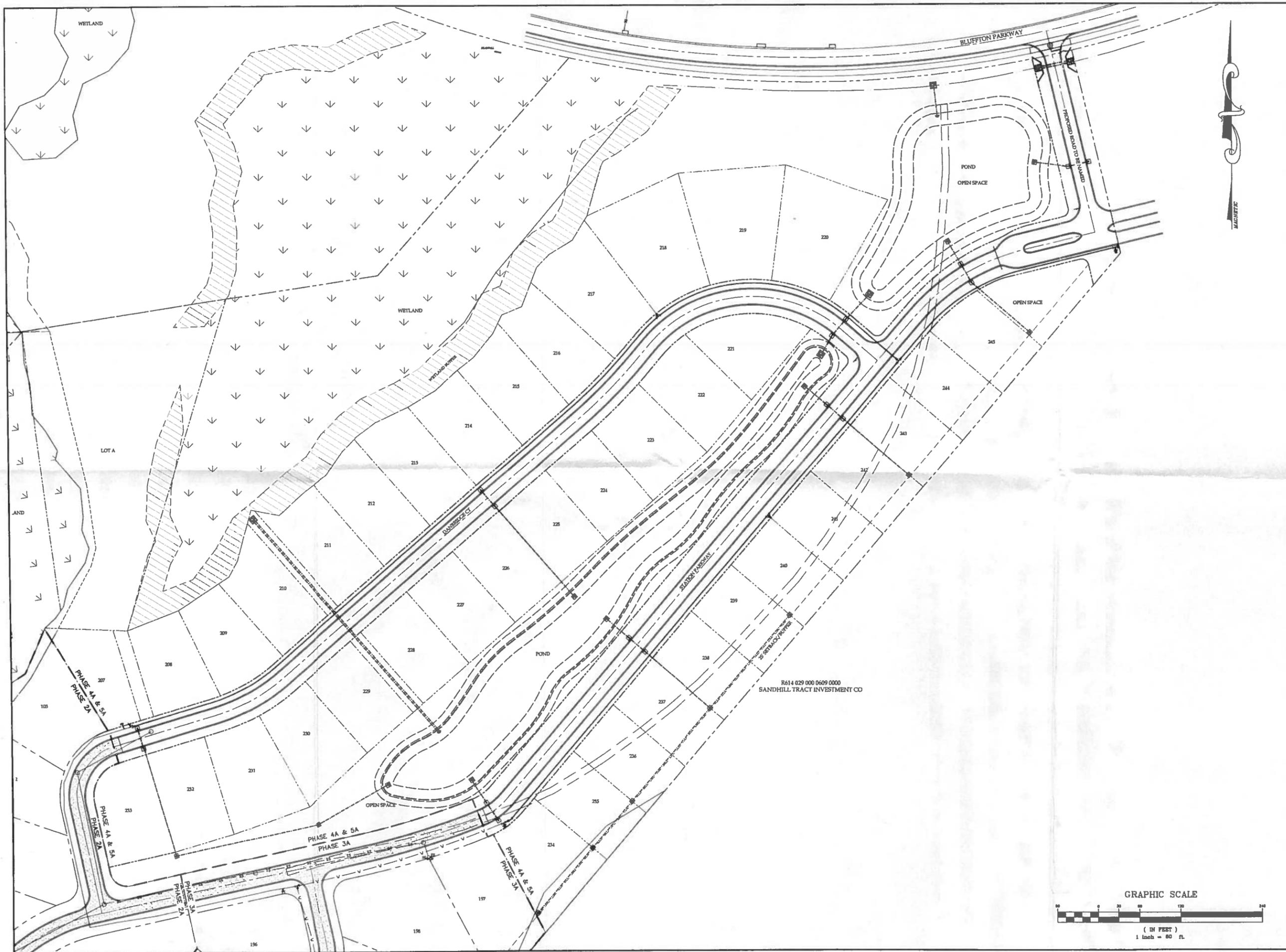


Location



**DISCLAIMER:**  
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[www.townofbluffton.com](http://www.townofbluffton.com)



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PLAN REVISIONS	
NO.	DESCRIPTION
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**LAWTON STATION  
PHASES 4A & 5A  
BEAUFORT COUNTY, SC**

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
 843/322-0533  
 843/322-0536 (FAX)  
 WWW.CAROLINAENGINEERING.COM  
 PO BOX 294  
 BEAUFORT, SC 29901

PROJECT: 1688  
 DATE: 06/27/16  
 REVISED: 06/27/16  
 DRAWN BY: TAB  
 ENGINEER: DRK  
 SCALE: 1"=60'

**SITE PLAN**

**1**  
OF 1