

PLANNING COMMISSION



STAFF REPORT

DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	July 27, 2016
PROJECT:	STR-6-16-9735 Street Renaming Application- Seagrass Station
PROJECT MANAGER:	Theresa Thorsen, Addressing & GIS Technician

REQUEST: The Applicant, Thomas and Hutton on behalf of Centex Homes, requests that the Planning Commission approve the above application.

INTRODUCTION: The Applicant is requesting approval for a street name change in the Verdier Plantation Planned Unit Development (PUD). The site was partially developed as Verdier Plantation, a 125 acre mixed use community. Verdier Plantation Road is located on property owned by Security Bank of Kansas. This proposed renaming complies with Article 3 of the Town of Bluffton Unified Development Ordinance by representing a common theme within the residential development.

BACKGROUND: The Town of Bluffton reviewed a Development Plan Amendment (DP 8-15-9326) on August 18, 2015 which is on 34.5 acres consisting of 115 new single-family residential lots and associated infrastructure. At the Development Review Committee (DRC) meeting on August 18, 2015 the applicant inquired as to the process of renaming an existing street. Please find attached a renaming street application. The property is located at SC Hwy 170 in the Verdier Plantation PUD and is identified by the following tax map numbers R610 021 000 0652 0000, R610 021 000 0649 0000, and R610 21 000 0650 0000. The property is zoned Planned Unit Development.

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 a street name change.

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 street renaming is acceptable for use within Seagrass Station 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 Street Renaming Name application as submitted by the Applicant.

ATTACHMENTS:

1. Street Renaming Application
2. Exhibit Map
3. DRC agenda
4. DRC Staff Comments



**TOWN OF BLUFFTON
STREET RENAMING 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: Centex Homes (Allison Tucker)		Name: Security Bank of Kansas (Tommy Wells)	
Phone: (843)705-8700		Phone: (913)-621-8488	
Mailing Address: 127 Sun City Lane Bluffton, SC 29909		Mailing Address: PO Box 171297 Kansas City, KS 66101	
E-mail: Allison.Tucker@Pultegroup.com		E-mail:	
Town Business License # (if applicable):			
Project Information			
Existing Street Name		Proposed Street Name (in order of preference)	
Verdier Plantation Road		1. Seagrass Station Road	
		2.	
		3.	
Street Location: Villager at Verdier Plantation, Highway 170 across from Del Webb Blvd.			
Tax Map Number(s): R610 021 000 0652 0000, R610 021 000 0649 0000, R610 021 000 0650 0000			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Two (2) full sized copies and digital files of the map showing the street requested for renaming. <input type="checkbox"/> 2. Notarized Affidavit of Compliance and digital file fifteen (15) days prior to the scheduled Public Hearing. A minimum of eighty percent (80%) of the affected property owners must support the proposed street name change. <input type="checkbox"/> 3. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
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: 4-18-2016	
Applicant Signature:		Date: 5/25/16	
For Office Use			
Application Number: STR 6-16-009735		Date Received: 5/27/16	
Received By:		Date Approved:	

**SEAGRASS STATION STREET RENAMING
CENTEX HOMES
BLUFFTON, SOUTH CAROLINA**

**Project Narrative
J – 25382.0000
May 25, 2016**

Seagrass Station is a 34.5-acre residential subdivision consisting of 115 single-family residential lots and associated utilities. The owner of the project is Centex Homes. It is located in Beaufort County within the Town of Bluffton, along Highway 170 in Verdier Plantation PUD. The parcels are zoned PUD in the Town of Bluffton. The project site tax map number is R610-021-0518-0000.

The site was partially developed as Verdier Plantation, a 125-acre mixed use community designed to consist of 200,000 square feet of commercial space with 60 residential units above the commercial area, a Clubhouse, Spa, Business Center, 95 patio homes, 139 town homes, and 216 garden style condominiums. The subdivision currently consists of 4 existing single-family homes and 20 existing multi-family homes.

Seagrass Station will be accessed by existing roads in Verdier Plantation PUD located outside of the property owned by Centex Homes. Neighborhood entrance road, Verdier Plantation Road, allows access to the subdivision from SC Highway 170. Verdier Plantation Road is located on property owned by Security Bank of Kansas. Centex Homes proposes Verdier Plantation Road to be renamed to Seagrass Station Road. This proposed renaming complies with Article 3 of the Town of Bluffton UDO by representing a common theme within the residential development. Affected Property Owners, Security Bank of Kansas and Centex Homes, approve of the proposed street renaming.



**TOWN OF BLUFFTON
Street Renaming Application
Affidavit of Compliance**

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

The Applicant must submit this notarized Affidavit of Compliance fifteen (15) days prior to the scheduled Public Hearing. The Affidavit must include the names of property owners affected by the change, property owners contacted, and signatures of the property owners in agreement with the change. A minimum of eighty percent (80%) of the affected property owners must be in agreement with the proposed name street name change.

We, the undersigned, request that the Town of Bluffton Planning Commission approve the renaming of a street located within its jurisdiction.

Verdier Plantation Road Seagrass Station Road
Existing Street Name Proposed Street Name

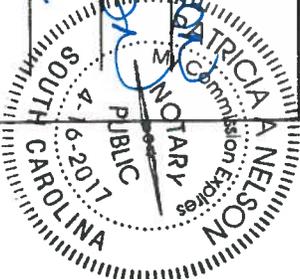
OWNER NAME (Print)	SIGNATURE	ADDRESS	PARCEL NUMBER	DATE
Security Bank of Kansas	<i>[Signature]</i> E11	115 Verdier Plantation Road	R 610 /021 /000 /0649 /0000	
Security Bank of Kansas	<i>[Signature]</i> E11	110 Verdier Plantation Road	R 610 /021 /000 /0652 /0000	
Security Bank of Kansas	<i>[Signature]</i> E11	105 Verdier Plantation Road	R 610 /021 /0000 /0650 /0000	
			R / / / /	
			R / / / /	
			R / / / /	
			R / / / /	

Attach additional Pages if Necessary

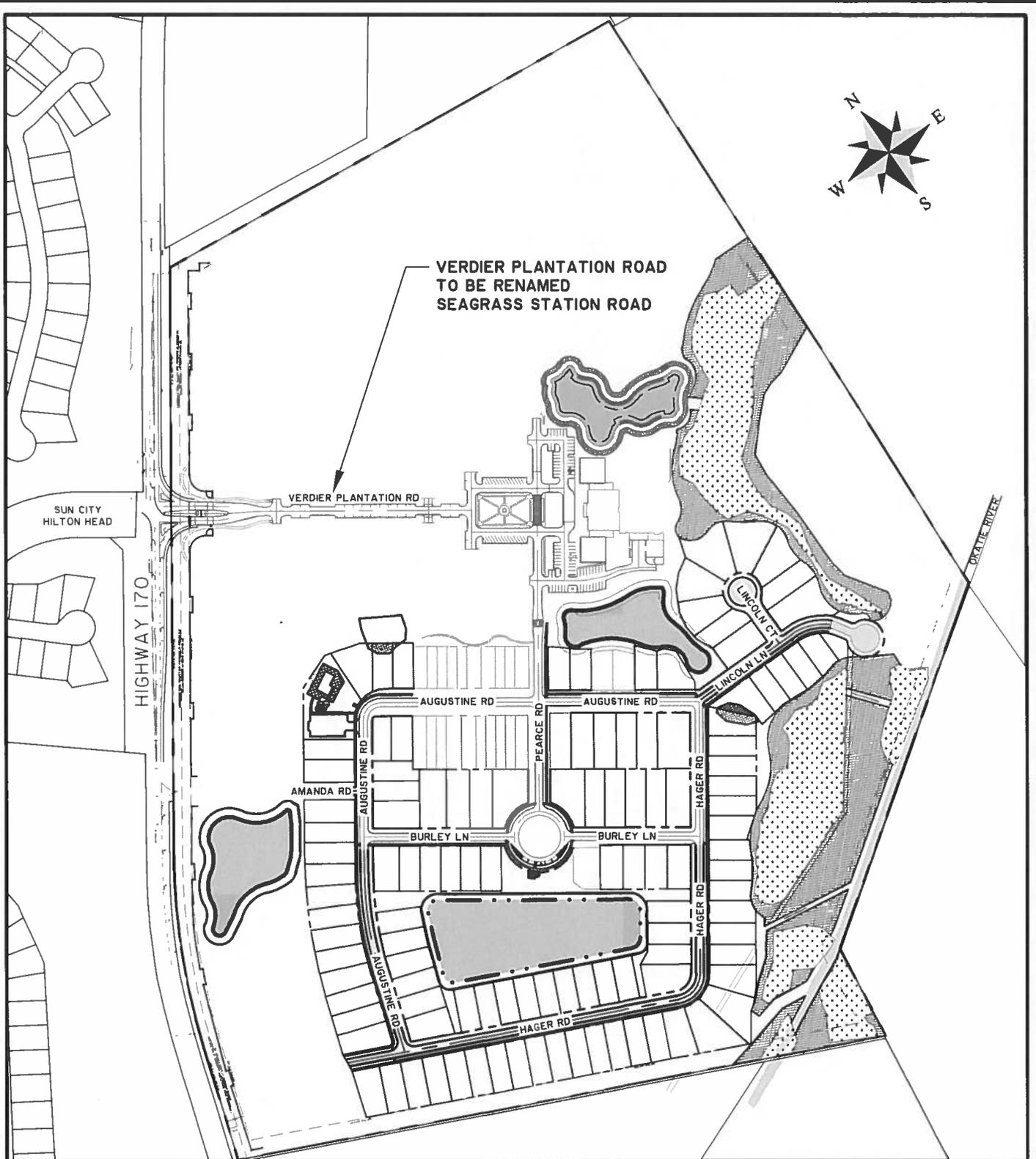
Petition circulated by: Allison Tucker
Printed Name

[Signature]
Signature Date
06-07-16

Notary Public - Affix Seal/Stamp
PATRICIA A. NELSON
[Signature]
Date: 6/7/16 State: SC
Commission Expires: 4/16/17



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SEAGRASS STATION

EXHIBIT:
STREET RENAMING

CLIENT:
CENTEX HOMES

LOCATION: BLUFFTON, SOUTH CAROLINA

DATE: 5-25-2016

DRAWN BY: MEB

SHEET: EX1

JOB NUMBER: 25382.0000

REVIEWED BY: DMB

SCALE: 1" = 400'



THOMAS & HUTTON
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Savannah, GA 31405 • 912.234.5300

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TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room

Tuesday, June 21, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Palmetto Bluff Block K7 – Final Development Plan:** A request by Thomas and Hutton on behalf of May Forest LLC for the approval of a Final Development Plan. The proposed development consists of 17 single family residential lots and associated infrastructure. The property is approximately 11.2 acres located west of Waterfowl Road and Remington Road within the Palmetto Bluff PUD and is identified by tax map number R614 046 000 0062 0000. (DP-06-16-9723)

2. **Seagrass Station Phase I - Street Rename.** A request by Centex Homes on behalf of Tommy Wells for the approval of a street rename. The property is located on Highway 170 at Verdier Plantation. The applicant is requesting approval to change Verdier Plantation Road to Seagrass Station Road. The property is identified by tax map numbers R610 021 000 0652 0000, R610 021 000 0649 0000, and R610 21 000 0650. (STR-06-16-9735)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, June 28, 2016

FOIA COMPLIANCE – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.



PLAN REVIEW COMMENTS FOR STR-6-16-9735

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 Seagrass Station Road

Plan Type:	Stree Naming and Renaming	Apply Date	6/7/2016
Plan Status:	Active	Plan Address	
Case Manager:	Theresa Thorsen	Plan PIN #:	
Plan Description:	The applicant is requesting approval to change Verdier Plantation Road to Seagrass Station Road. This is located within the Verdier Plantation PUD and is identified by the following parcel numbers R610 021 000 0652 0000, R610 021 000 0649 0000, R610 021 000 0650 0000. STATUS: Final Submittal Received		

Final Technical Review

Submission #: 1	Received: 6/7/2016	Completed 6/8/2016	
<i>Department Reviewing</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Fire Department	6/7/2016	Dan Wiltse	Approved

Comments:
 No comments by Reviewer.

Planning Review	6/7/2016	Pat Rooney	Approved
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Comments:
 No comments by Reviewer.

Planning Review- Address	6/7/2016	Theresa Thorsen	Approved
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Comments:
 1. No Comments

Beaufort Jasper Water and Sewer	6/7/2016	Dick Deuel	Approved
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Comments:

1. No Comments by Reviewer.

Stormwater Review **6/7/2016** **William Baugher** **Approved**

Comments:

1. No Comments by Reviewer.

Building Safety Review **6/7/2016** **George Owens** **Approved**

Comments:

1. No Comments Submitted

Police Department Review **6/7/2016** **Jonathan Garcia** **Approved**

Comments:

No comments.