Town of Hilton Head Island

Planning Commission Meeting

Wednesday, November 15, 2023, 2:00 PM
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

The meeting can be viewed on the Town's YouTube Channel, the Beaufort County Channel, and Spectrum Channel 1304.

1. **Call to Order**
2. **Pledge to the Flag**
3. **Adoption of the Agenda**
4. **Approval of the Minutes**
   a. Regular Meeting Minutes of October 18, 2023
5. **Appearance by Citizens**
6. **Unfinished Business**
7. **New Business**
   a. STDV-000448-2023 - A new street name at 643 Spanish Wells Road
   b. STDV-001629-2023 - A new street name off Pauline Manor
   c. STDV-001650-2023 - Two new street names at 592 William Hilton Parkway
   d. STDV-001683-2023 - A new street name located at 339 Squire Pope Road
   e. STDV-001804-2023 - A new street name located off Miller Road
   f. STDV-001938-2023 - A new street name located off Bligen Lane
8. **Commission Business**
   a. Approval of Proposed 2024 Meeting Dates
9. **Chairman's Report**

10. **Staff Reports**

11. **Adjournment**

FOIA Compliance: Public notification of this workshop has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:
“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”

Town of Hilton Head Island

Planning Commission Special Meeting

October 18, 2023, at 2:00 p.m.

MEETING MINUTES

Present from the Commission: Bruce Siebold, Chairman; Mark O'Neil, Vice-Chairman; Tom Henz; John Campbell; Albert Mealer, Chuck Lobaugh; Ellen Whaley; Joseph DuBois

Absent from the Commission: Rick D'Arienzo

Present from Town Staff: Missy Luick, *Director of Planning*; Brian Eber, Development Services Manager; Shea Farrar, *Principal Planner*; Ashley Goodrich, *Principal Planner*; Trey Lowe Senior Planner, Jessica McFiggins, *Community Development Coordinator,* Karen Knox, *Board Secretary*

Present from Town Council: David Ames, Tamara Becker, Patsy Brison

1. **Call to Order**

   Chairman Siebold called the meeting to order at 2:00 p.m.

2. **Pledge of Allegiance**

3. **FOIA Compliance**

   Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

4. **Roll Call**

   As noted above.

5. **Approval of Agenda**

   Chairman Siebold asked for a Motion to approve the Agenda. Commissioner Henz moved to approve. Commissioner Mealer seconded. By a show of hands, the Motion passed with a vote of 8-0.

6. **Approval of Minutes**

   a. **September 20, 2023 Regular Meeting**
   Commissioner O'Neil moved to approve the Minutes of September 20, 2023. Commissioner Mealer seconded. The Minutes of September 21, 2023 were unanimously approved.

7. **Appearance by Citizens**

   No citizens spoke regarding items not on the Agenda. One comment was received on the Open Town Hall Portal. Copies were sent to the Commission and will be made part of the official record.

8. Unfinished Business

None

9. New Business

None

10. Commission Business

None

11. Chairman's Report

None

12. Staff Reports

a. Development Plan Review – DPR-000946-2023 – 20 Olive Shell Ct.

Trey Lowe advised the Commission staff is continuously looking for ways to improve its processes and that one recent change implemented by Staff for the Development Review Program is to require all Development Review Applications for new commercial development and Major Subdivision Applications be shared with the Planning Commission. The Applications will be presented by Staff for information purposes only. This will provide a way for the Planning Commission and the general public to be made aware of all new development being proposed on Hilton Head Island.

Mr. Lowe provided staff's presentation of DPR-000946-2023 – 20 Olive Shell Ct. as included in the packet with the Commission.

13. Adjournment

Chairman Siebold adjourned the meeting at 2:41 p.m.

Submitted by: Karen D. Knox
Board Secretary

Approved: [DATE]

TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908

STAFF REPORT
NEW STREET NAME

Case #	New Street Name	Public Hearing Date
STDV-000448-2023	Mary Lee Way	November 15, 2023

Location	Applicant	Agent
R510 010 000 0025 0000 & R510 010 000 0634 0000 Located at 643 Spanish Wells Road	Marcus Hall Owner	Joheida Fister Deputy Fire Chief Hilton Head Island Fire Rescue 40 Summit Drive Hilton Head Island, SC 29926

Application Summary

Hilton Head Island Fire Rescue, on behalf Marcus Hall, owner of R510 010 000 0025 0000 and R510 010 000 0634 0000 proposes to name the access located off Spanish Wells Road, Mary Lee Way and will provide direct access to the homes.

Staff Recommendation

Staff recommends the Planning Commission **approve** the application to name the subject access Mary Lee Way based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background

Marcus Hall, owner, submitted the application. See Attachment B, Narrative. The new access will provide direct access to the small residential development. See Attachment A, Small Residential Development.

As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusion of Law

Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Mary Lee Way is not duplicated within the Town or Beaufort County.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Mary Lee Way is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Mary Lee Way will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name, Mary Lee Way, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).

Finding of Fact:

1. The proposed name Mary Lee Way is a family name as described in the attached narrative, Attachment B.

Conclusion of Law:

The proposed street name, Mary Lee Way, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).

Finding of Fact:

1. Mary Lee Way is the only street that provides access to the subject property.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).

Finding of Fact:

1. The proposed Mary Lee Way does not continue through an intersection.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).

Finding of Fact:

1. The proposed Mary Lee Way would not make a right-angle turn.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
2. *Avenue – A street that is continuous.*
3. *Boulevard – A street with a landscaped median dividing the roadway.*
4. *Circle – A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
5. *Court – A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
6. *Extension – A section of street forming an additional length.*
7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

(LMO Section 16-2-103.O.4.g).

Finding of Fact:

1. The proposed street name is Mary Lee Way.

Conclusion of Law:

1. The proposed street name, Mary Lee Way, meets the requirements of this criterion.

Summary of Facts and Conclusion of Law

Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).

Findings of Fact:

1. The majority of the access is a driveway therefore the suffix of Way was chosen.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusions of Law

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).

Finding of Fact:

1. The subject street is not broken into two separate streets.

Conclusion of Law:

1. This criterion **does not apply** to this application.

PREPARED BY:

JF — 11/08/23

Joheida Fister — DATE
Deputy Fire Chief

PREPARED BY:

MC — 11/08/23

Michael Connolly, — DATE
Senior Planner

REVIEWED BY:

SF	11/08/23
Shea Farrar, *Planning Commission Coordinator*	DATE

ATTACHMENTS:

A) Location Map
B) Narrative
C) Plan

TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341 - 4600
Date Created:
Project - map.mxd

Town of Hilton Head Island

643 Spanish Wells Road

November 2023

50 25 0 50 100 150 Feet

1 inch = 100 feet

N W E S

The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or any losses arising from the use of the map.

Attachment B - Narrative

Given all discussions, findings and consideration, the proposed street name is "Mary Lee Way".
I spoke with Marcus this morning and below is information that should meet your request.
Thank you Nathalie Allen for Marcus Hall

"Mary Lee and Charley Simmons Sr. were married from the early 1970's and both lived on the property until their deaths. Mary Lee and Charley Simmons, Sr. were committed to public work that helped make Hilton Head history. Hilton Head now has the Charley Simmons, Sr. Bridge which was named in recognition of the many historical contributions that he made to both the people and entity of Hilton Head Island. One of the most significant, is starting the Island's first public transportation service which helped people from Hilton Head to nearby counties and states including Georgia.

Mary Lee was also committed to public and personal service that extended from Hilton Head to other counties. She was affectionately called "Momma and Aunt Mary" for providing childcare and healthcare. Mary Lee was the personal nanny who helped raise the children of several prominent Hilton Head families. As second mother, those children were cared for in her home on the property just as much as their parents'.

Mary was a nurse who served many years at the Chelsea Health Clinic in Ridgeland, SC where she is recognized for helping countless patients and families. Mary often went beyond duty giving personal support outside of the hospital, whether financial or however needed. She served many and gave genuine love in her home.

Mary Lee is probably more widely recognized at the Island's "Volunteers in Medicine Clinic". "VIM Clinic is a nonprofit medical clinic serving low-income and uninsured families who live or work on Hilton Head Island & beyond." Mary Lee served for years as a staff volunteer who, once again, helped countless patients and families beyond duty with personal support outside of the hospital.

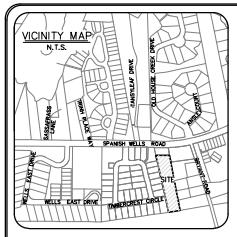
Mary Lee was also a great cook who loved to give that authentic Southern hospitality. She would invite people from everywhere on Hilton Head to her famous low country boils and oyster roasts. The property is where she brought people together for good food, fun and lasting memories. They fondly call them the "Good Ole Days."

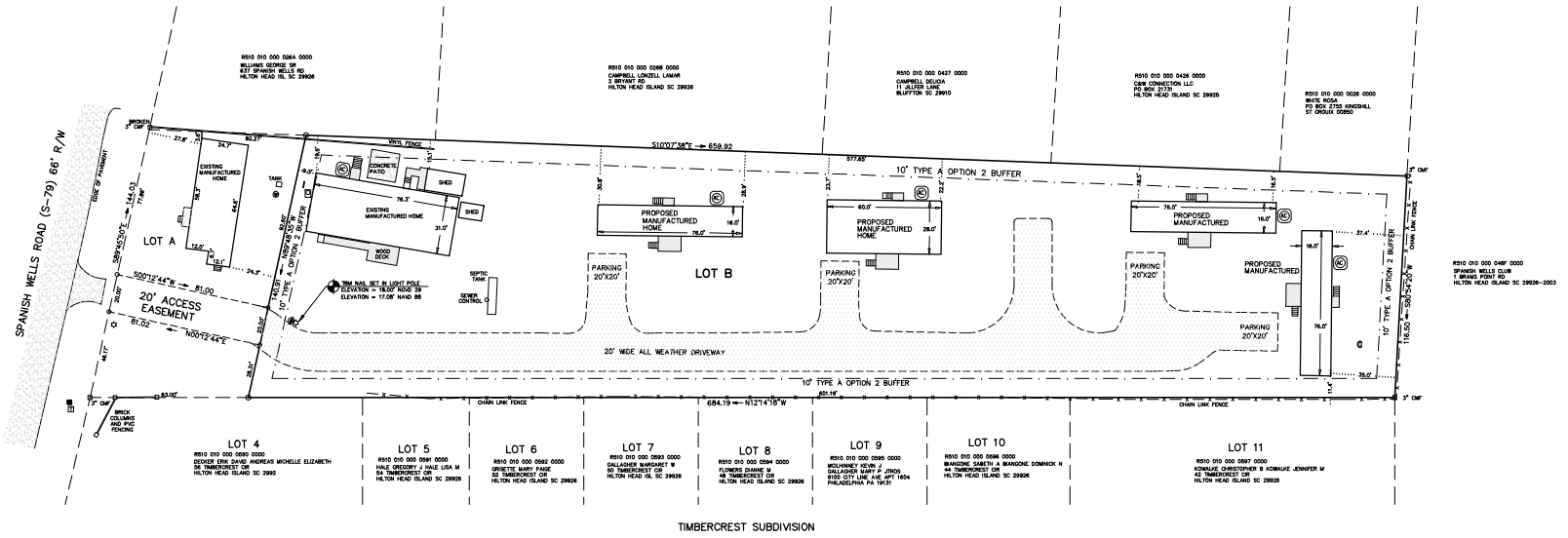
This property literally became "home" to some because of Mary's generous heart and open doors. When circumstances arose in individuals' lives, she would offer housing until it was no longer needed.

Many have given account of Mary Lee's great service to Hilton Head Island and nearby communities. She gave as long as she could until health problems intercepted and eventually led to her death.

This property has been dedicated in memory of someone who was its unrecognized heroine. The street name "Mary Lee Way" will memorialize the woman and the place from which much of her public and personal work was done for Hilton Head Island and other communities."

Attachment C





REFERENCE PLATS

1) PLAT OF SURVEY–LAND OF CHARLIE SIMMONS, SR.
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
DATED: 10/4/74
ROD. BEAUFORT COUNTY, SC
BY: CARL E. EKHOLM S.C.R.L.S. NO. 2047

2) SUBDIVISION PLAT OF TIMBERCREST BEING A.P.N. T510 010 000 046D
A SECTION OF SPANISH WELLS ROAD AREA,HILTON HEAD ISLAND, S.C.
DATED: 07/13/02
RECORDED IN BOOK 89, PAGE 95, DATED: 9/23/02
ROD BEAUFORT COUNTY, SC
BY: MICHAEL R. DUNIGAN S.C.R.L.S. NO. 11905

3) A SUBDIVISION PLAT OF TAX PARCEL 25, SPANISH WELLS ROAD,
LANDS OF MARY LEE SIMMONS, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CROLINA
DATED: 1/04/04
RECORDED IN BOOK 106, PAGE 191, DATED: 06/08/05
ROD. BEAUFORT COUNTY, SC
BY: JOHN R. CARTER S.C.R.L.S. NO. 14801

PROPERTY AREA = 1.72 Ac. 75,006 S.F.
ADDRESS: 643 SPANISH WELLS ROAD
DISTRICT: 510, MAP: 10, PARCEL: 634

THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = NO MINIMUM ELEVATION
COMMUNITY NO. 450250, PANEL 0434G, DATED: 3/23/2021

SYMBOLS

- T – TELEPHONE SERVICE
- ■ – TELEVISION SERVICE
- W – STORM MANHOLE
- Ø – UTILITY POLE
- ☼ – LIGHT POLE
- 3" CMF ⊡ – 3" CONCRETE MONUMENT FOUND
- AC – AC HEAT PUMP
- C – CLEANOUT
- E – ELECTRICAL METERS

NOTES:
1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) HORIZONTAL DATUM IS LOCAL.
3) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
4) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
5) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA — NANDINA INC. — SEA ISLAND LAND SURVEY — No.C06703 — CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA — PROFESSIONAL — LAND SURVEYOR — 29901 — SYSTEM OF KESSELRING
NOT VALID UNLESS EMBOSSED.

MANUFACTURED HOME SITE PLAN OF:
LOT B, TAX PARCEL 634, SPANISH WELLS ROAD, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: MARCUS HALL

DATE : 6/26/2023 SCALE : 1" = 30'

GRAPHIC SCALE 0 30 60 90

NANDINA

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1, Hilton Head Island, SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: admin@nandinainc.com

FILE No : 03154.7 DWG No. : S-03154.7

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CAD. ENG. FLD. CK. BY

TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908

STAFF REPORT
NEW STREET NAME

Case #	New Street Name	Public Hearing Date
STDV-001629-2023	Janis Manor	November 15, 2023

Location	Applicant	Agent
R510 008 000 014C 0000 Located at 21 Pauline Manor	Jansen Holmes, Owner	Joheida Fister Deputy Fire Chief Hilton Head Island Fire Rescue 40 Summit Drive Hilton Head Island, SC 29926

Application Summary

Hilton Head Island Fire Rescue, on behalf Viola Green ETAL., owner of R510 008 000 013D 0000 proposes to name the new access located at 21 Pauline Manor. Janis Manor will provide direct access three proposed homes.

Staff Recommendation

Staff recommends the Planning Commission **approve** the application to name the subject access Janis Manor based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background

Jansen Holmes, owner, submitted the application. See Attachment B, Narrative. The access easement will provide direct access to the new home. See Attachment C, Plan.

As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall make a final decision on the application based on the

standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusion of Law

Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Janis Manor is not duplicated within the Town or Beaufort County.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Janis Manor is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Janis Manor will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name, Janis Manor, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion B: Name(s) shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Janis Manor is simple, logical, easy to read and pronounce.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Janis Manor is clear and brief.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Janis Manor does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name, Janis Manor, **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).

Finding of Fact:

1. The proposed street name Janis Manor was chosen as the new street name honoring the applicant's mother, a long time native of Hilton Head Island. Other names were chosen to honor the applicants Grandfather, Parris Holmes, the husband of Pauline Holmes, which Pauline Manor was named after. This area has a long-standing tradition of honoring family members by naming streets after their legacy.

Conclusion of Law:

1. The proposed street name, Janis Manor, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).

Finding of Fact:

1. Janis Manor is the only street that provides access to the subject property.

Conclusion of Law:

1. The proposed street name, Janis Manor, **meets the requirements** to this application.

Summary of Facts and Conclusion of Law

Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).

Finding of Fact:

1. The proposed Janis Manor does not continue through an intersection.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).

Finding of Fact:

1. The proposed Janis Manor would not make a right-angle turn.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
2. *Avenue – A street that is continuous.*
3. *Boulevard – A street with a landscaped median dividing the roadway.*
4. *Circle – A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
5. *Court – A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
6. *Extension – A section of street forming an additional length.*
7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

(LMO Section 16-2-103.O.4.g).

Finding of Fact:

1. The proposed access Janis Manor is an access easement.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).

Findings of Fact:

1. The subject access Janis Manor is an access easement.

Conclusion of Law:

1. The proposed street name, Janis Manor, meets the requirements of this criterion.

Summary of Facts and Conclusions of Law

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).

Finding of Fact:

1. The subject street is not broken into two separate streets.

Conclusion of Law:

1. This criterion **does not apply** to this application.

PREPARED BY:

JF — 11/7/23

Joheida Fister — DATE
Deputy Fire Chief

PREPARED BY:

AC — 11/7/23

Alexis Cook, — DATE
Principal Planner

REVIEWED BY:

SF — 11/7/23

Shea Farrar, — DATE
Planning Commission Board Coordinator

ATTACHMENTS:

A) Location Map
B) Narrative
C) Plan

Town of Hilton Head Island

Pauline Manor

November 2023

TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341 - 4600

Date Created:
Project - map.mxd

50 25 0 50 100 150 Feet

1 inch = 100 feet

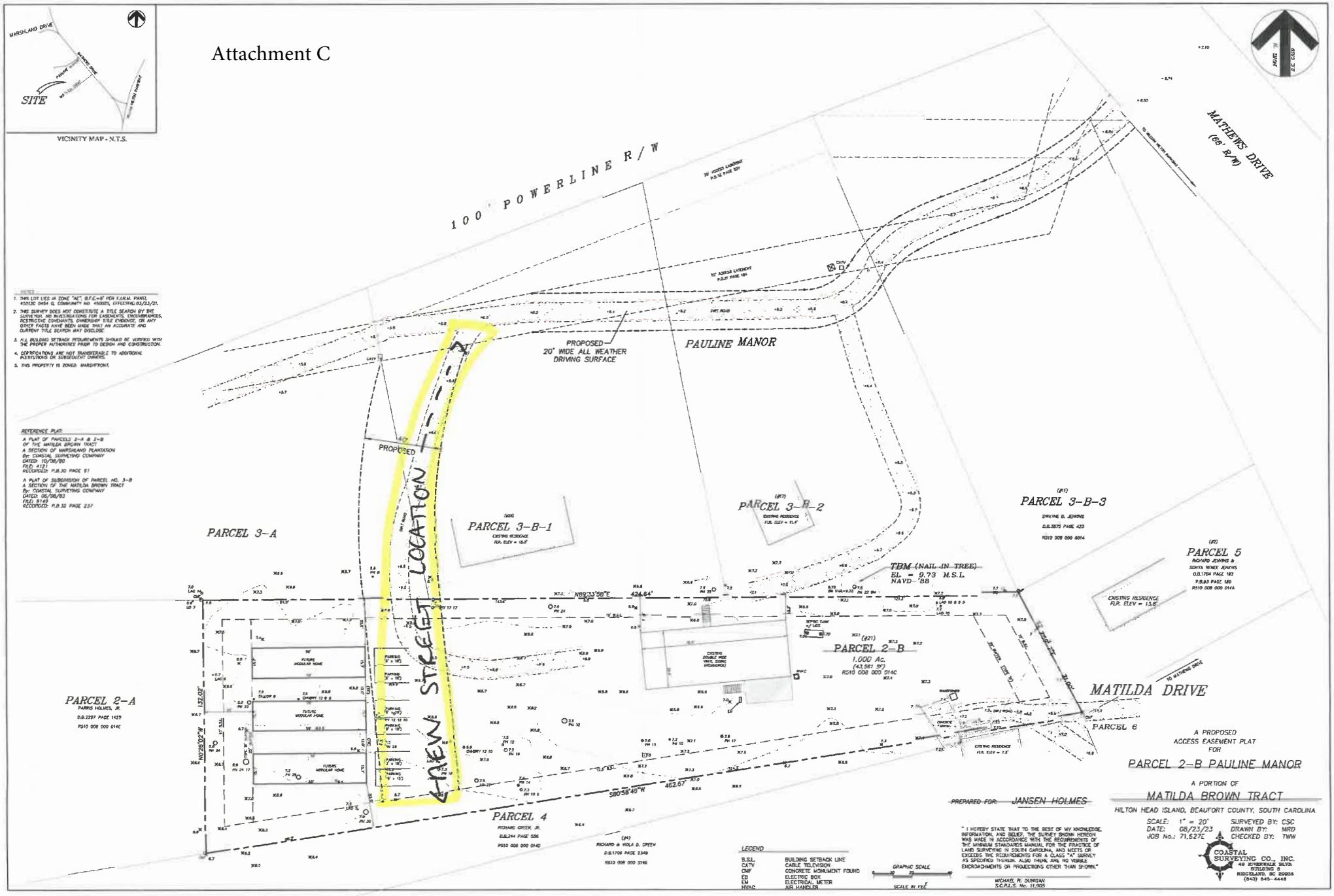
N W E S

The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or any losses arising from the use of the map.

Project Narrative - 21 Pauline Manor

Addresses name one and two were chosen to honor my mother. Address three was chosen in remembrance of my Grandfather Parris Holmes; the husband of Pauline Holmes, which the address "Pauline Manor" was name after.

Attachment C



TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908

STAFF REPORT
NEW STREET NAME

Case #	New Street Name	Public Hearing Date
STDV-001650-2023	Prince Brown Manor and Rachel Lane	November 15, 2023

Location	Applicant	Agent
R511 008 000 0621 0000	Nathan Sturre of Sturre Engineering, on behalf of Gerald Burke, the property owner	Joheida Fister Deputy Fire Chief Hilton Head Island Fire Rescue 40 Summit Drive Hilton Head Island, SC 29926

Application Summary

Hilton Head Island Fire Rescue, on behalf of Gerald Burker, owner of R511 008 000 0621 0000 proposes: 1) to rename the existing access located off William Hilton Parkway to Prince Brown Manor, 2) create access to new homes via the proposed road name Rachel Lane.

Staff Recommendation

Staff recommends the Planning Commission: 1) **approve** the application to modify the addressing located off William Hilton Parkway to Prince Brown Manor and 2) **approve** Rachel Lane as the new street name for access to new homes based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background

Nathan Sturre, the agent, submitted. See Attachment B, Narrative.

The new access will provide direct access to the subdivision. See Attachment C, Plan.

As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusion of Law

Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Prince Brown Manor and Rachel Lane are not duplicated within the Town or Beaufort County.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Prince Brown Manor and Rachel Lane are not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Prince Brown Manor and Rachel Lane will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street names, Prince Brown Manor and Rachel Lane **both meet the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion B: Name(s) shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Prince Brown Manor and Rachel Lane are simple, logical, easy to read and pronounce.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Prince Brown Manor and Rachel Lane are clear and brief.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Prince Brown Manor and Rachel Lane do not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street names, Prince Brown Manor and Rachel Lane **both meet the requirements** of this criterion.

Summary of Facts and Conclusions of Law

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).

Finding of Fact:

1. The proposed street names Prince Brown Manor and Rachel Lane were suggested by the applicant and are family names. Refer to Attachment B, Narrative.

Conclusion of Law:

1. The proposed street names, Prince Brown Manor and Rachel Lane **both meet the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).

Finding of Fact:

1. Prince Brown Manor and Rachel Lane, both share a historical family theme and provide access to the subject properties.

Conclusion of Law:

1. The proposed street names, Prince Brown Manor and Rachel Lane **both meet the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).

Finding of Fact:

1. The proposed Prince Brown Manor and Rachel Lane does not continue through an intersection.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such

configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).

Finding of Fact:

1. The proposed Prince Brown Manor and Rachel Lane would not make a right-angle turn.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
2. *Avenue – A street that is continuous.*
3. *Boulevard – A street with a landscaped median dividing the roadway.*
4. *Circle – A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
5. *Court – A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
6. *Extension – A section of street forming an additional length.*
7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

(LMO Section 16-2-103.O.4.g).

Finding of Fact:

1. The proposed Prince Brown Manor and Rachel Lane utilize these naming suffixes.

Conclusion of Law:

1. The proposed street name, proposed Prince Brown Manor and Rachel Lane, **meet the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).

Findings of Fact:

1. The proposed street names are Prince Brown Manor and Rachel Lane.

Conclusion of Law:

1. The proposed street name, Prince Brown Manor, **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).

Finding of Fact:

1. The subject street is not broken into two separate streets.

Conclusion of Law:

1. This criterion **does not apply** to this application.

PREPARED BY:

JF — 11/08/23

Joheida Fister — DATE
Deputy Fire Chief

REVIEWED BY:

MC — 11/08/23

Michael Connley, — DATE
Senior Planner

REVIEWED BY:

SF — 11/08/23

Shea Farrar, — DATE
Planning Commission Coordinator

ATTACHMENTS:

A) Location Map
B) Narrative
C) Plan

TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341 - 4600
Date Created:
Project - map.mxd

Town of Hilton Head Island

Location Map

October, 2023

150 75 0 150 300 450 Feet

1 inch = 300 feet

N W E S

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Chaplin Townhomes
Street Name Application Narrative

Prince Brown Avenue

After serving in the United States 3rd Regiment Infantry that became the 21st Regiment my Great-Great-Great Grandfather Prince Brown Purchased on Hilton Head Island this land that we are now developing. He served during the Civil War from April 24, 1863, and was discharged on April 25th, 1866, while hospitalized. He purchased this land in 1875 and to keep our ancestors' dreams alive, we are now building these homes to maintain their insights for many years to come. Our family will have a place to call home forever and his legacy will remain. This land was never intended to be sold outside of our Family.

Born a Slave in 1825, his quest for freedom was not his only challenge. While serving in the Civil War he became ill with Smallpox Disease, but he still fought through illness his battle to complete his journey for a better life. Smallpox Disease contributed to his death in May 23rd1898 while plowing in the field. That same year a major storm in 1898 washed away their home and crops with no home they rebuilt one here. My Great-Great-Great Grandmother, his wife Mary Brown helped keep our family together during his last days. Their battle remains inside of his family today to preserve and hold on to what we have left currently. This is a constant challenge that will never end, but these steps we are taking today will pave the path for our future family members' success.

Without the Civil War Records, I do believe it would have been very complicated to access a lot of information. His father was also Prince Brown and Grandson, which made it a bit more complicated to research.

Sonny's Trace

The road has been unofficially named Sonny's Trace for the past few decades. Sonny is Gerald Burkes Grandfather who farmed and fished on this property for many years. His intention was for us to keep this property, his name was Robert Brown, nicknamed Sonny.

Rachel Lane

Rachel Brown is Gerald Burke's Grandmother who lived on the property with husband Robert Brown (aka Sonny) for many years.

LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- – TELEPHONE PEDESTAL/ COMMUNICATOR
- SL – SEWER LATERAL
- S – SANITARY SEWER MANHOLE
- – ELECTRIC BOX
- – SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- – XFMER – TRANSFORMER
- WL – WATER LATERAL
- WM – WATER METER
- ICV – IRRIGATION CONTROL VALVE
- – FIRE HYDRANT
- – GRATE INLET
- – POWER POLE
- O.H.P.L. – OVER HEAD POWER LINE
- – GUY LINE
- – LIGHT POLE
- D – STORM DRAIN MANHOLE
- F – FIBEROPTICS MANHOLE

TREE LEGEND

WHIOK	WHITE OAK
LAOK	LAUREL OAK
LOK	LIVE OAK
WOK	WATER OAK
ROK	RED OAK
PCAN	PECAN
MAG	MAGNOLIA
HIC	HICKORY
MPL	MAPLE
PLM	PALMETTO
CHY	CHERRY
HLY	HOLLY
CDR	CEDAR
RDB	RED BUD
SAS	SASSAFRAS
DOG	DOGWOOD
SB	SUGARBERRY
P	PINE
G	GUM
B	BAY

APPROVED
By Michael Connolly at 10:16 am, Jun 30, 2023

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.66	S72°45'15"E
L2	19.57	S72°45'15"E
L3	112.73	S80°19'40"E
L4	59.14	S70°35'33"E
L5	20.00	S70°35'33"E
L6	60.00	S19°24'27"W
L7	20.00	S70°35'33"E
L8	112.02	S70°35'33"E
L9	112.35	S80°19'40"E
L10	23.70	S72°45'15"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	284.00	1864.96	283.73	N29°35'25"E	8°43'31"
C2	35.87	28.00	33.47	S72°42'30"W	73°23'54"
C3	35.87	28.00	33.47	S33°53'36"E	73°23'54"

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE

PREPARED FOR:

GERALD BURKE

PROJECT:

CHAPLIN TOWNHOMES
592 WILLIAM HILTON PARKWAY

N

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1"=20'

CALL 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION
1	6/27/2023	ISSUED FOR CONSTRUCTION

DATE 06/27/2023

SHEET NAME
SITE IMPROVEMENT PLAN

SHEET NO.
7

TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908

STAFF REPORT
NEW STREET NAME

Case #	New Street Name	Public Hearing Date
STDV-001683-2023	Marvin Lane	November 15 ,2023

Location	Applicant	Agent
R511 003 000 0011H 0000	Willie Marvin Cohen Owner	Joheida Fister Deputy Fire Chief Hilton Head Island Fire Rescue 40 Summit Drive Hilton Head Island, SC 29926

Application Summary

Hilton Head Island Fire Rescue, on behalf Willie Marvin Cohen, owner, owner of R511 003 000 0011H 0000, proposes to name the access located at 339 Squire Pope Road. Marvin Lane will provide direct access to three homes and possible future development of the parcel at R511 003 000 0068 0000. At this time a plan has not been submitted. This application will establish the address for the application.

Staff Recommendation

Staff recommends the Planning Commission **approve** the application to name the subject access Marvin Lane based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background

The new access will provide direct access to three homes. See Attachment A, Location Map. Willie Marvin Cohen, owner, submitted the request. See Attachment B, Narrative.

As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusion of Law

Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Marvin Lane is not duplicated within the Town or Beaufort County.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Marvin Lane is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Marvin Lane will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name, Marvin Lane, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion B: Name(s) shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Marvin Lane is simple, logical, easy to read and pronounce.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Marvin Lane is clear and brief.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Marvin Lane does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name, Marvin Lane, **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).

Finding of Fact:
The proposed street name Marvin Lane was selected because it has a reference to the owner of the land. Marvin Lane was chosen in reference to the owner Willie Marvin Cohen a Hilton Head Island native. His is passionate about helping the community and the people within. His family has been providing housing for workers for 30+ years.

Conclusion of Law:
1. The proposed street name, Marvin Lane, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).

Finding of Fact:
1. Marvin Lane is not part of a residential development with multiple streets.

Conclusion of Law:
1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).

Finding of Fact:
1. The proposed Marvin Lane does not continue through an intersection.

Conclusion of Law:
1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).

Finding of Fact:
1. The proposed Marvin Lane would not make a right-angle turn.

Conclusion of Law:
1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
2. *Avenue – A street that is continuous.*
3. *Boulevard – A street with a landscaped median dividing the roadway.*
4. *Circle – A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
5. *Court – A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
6. *Extension – A section of street forming an additional length.*
7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

(LMO Section 16-2-103.O.4.g).

Finding of Fact:

1. The proposed street name is Marvin Lane.

Conclusion of Law:

1. The proposed street name, Marvin Lane, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).

Findings of Fact:

1. The subject access is not an access easement.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusions of Law

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).

Finding of Fact:

1. The subject street is not broken into two separate streets.

Conclusion of Law:

1. This criterion **does not apply** to this application.

PREPARED BY:

JF	11/07/23
Joheida Fister *Deputy Fire Chief*	DATE

REVIEWED BY:

SF	11/08/23
Shea Farrar Planning Commission Coordinator	DATE

ATTACHMENTS:

A) Location Map
B) Narrative

TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341 - 4600
Date Created: November 7, 2023
Project - 10_OutlawRoad.mxd

Town of Hilton Head Island

Location Map

November 7, 2023

150 75 0 150 300 450 Feet

1 inch = 300 feet

N W E S

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Attachment B

Narrative

The proposed street name Marvin Lane was selected because it has a reference to the owner of the land. Marvin Lane was chosen in reference to the owner Willie Marvin Cohen a Hilton Head Island native. His is passionate about helping the community and the people within. His family has been providing housing for workers for 30+ years.

TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908

STAFF REPORT
NEW STREET NAME

Case #	New Street Name	Public Hearing Date
STDV-001804-2023	Juke Joint Lane	November 15, 2023

Location	Applicant	Agent
R510 007 000 0841 0000 Located at 11 Miller Road	Benjamin Elliot Owner	Joheida Fister Deputy Fire Chief Hilton Head Island Fire Rescue 40 Summit Drive Hilton Head Island, SC 29926

Application Summary

Hilton Head Island Fire Rescue, on behalf of Benjamin Elliot, owner of R510 007 000 0841 0000 proposes to name the access located off Miller Road. Juke Joint Lane will provide direct access to homes on the parcel.

Staff Recommendation

Staff recommends the Planning Commission **approve** the application to name the subject access Juke Joint Lane based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background

Benjamin Elliot, owner, applied for the application. The new road will provide direct access to the small residential development. See Attachment B, Plan.

As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusion of Law

Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Juke Joint Lane is not duplicated within the Town or Beaufort County.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Juke Joint Lane is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Juke Joint Lane will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name, Juke Joint Lane, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion B: Name(s) shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Juke Joint Lane is simple, logical, easy to read and pronounce.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Juke Joint Lane is clear and brief.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Juke Joint Lane does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name, Juke Joint Lane, **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).

Finding of Fact:

1. The proposed street name Juke Joint Lane was chosen as the new street name because the term "juke" is believed to come from the Gullah word joog or jug. Gullah neighborhoods had established popular, dance halls with music, food, and drinks known as juke joints.

Conclusion of Law:

1. The proposed street name, Juke Joint Lane, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).

Finding of Fact:

1. Juke Joint Lane is the only street that provides access to the subject property.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).

Finding of Fact:

1. The proposed Juke Joint Lane does not continue through an intersection.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).

Finding of Fact:

1. The proposed Juke Joint Lane would not make a right-angle turn.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
2. *Avenue – A street that is continuous.*
3. *Boulevard – A street with a landscaped median dividing the roadway.*
4. *Circle – A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
5. *Court – A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
6. *Extension – A section of street forming an additional length.*
7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

(LMO Section 16-2-103.O.4.g).

Finding of Fact:

1. The proposed access Juke Joint Lane is a new street name.

Conclusion of Law:

1. The proposed street name, Juke Joint Lane, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).

Findings of Fact:

1. The subject access Juke Joint Lane is a driveway.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusions of Law

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).

Finding of Fact:

1. The subject street is not broken into two separate streets.

Conclusion of Law:

1. This criterion **does not apply** to this application.

PREPARED BY:

JF — 11/08/23

Joheida Fister, DATE
Deputy Fire Chief

REVIEWED BY:

MC — 11/08/23

Michael Connolly, DATE
Senior Planner

REVIEWED BY:

SF — 11/08/23

Shea Farrar, DATE
Planning Commission Coordinator

ATTACHMENTS:

A) Location Map
B) Narrative
C) Plan

TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341 - 4600
Date Created:
Project - map.mxd

Town of Hilton Head Island

Location Map

October, 2023

150 75 0 150 300 450 Feet

1 inch = 300 feet

N
W E
S

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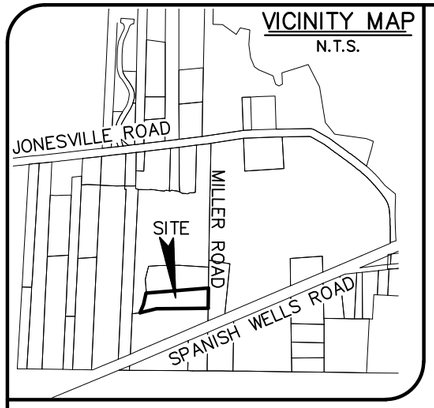
Attachment B

Narrative

The proposed street name Juke Joint Lane was chosen as the new street name because the term "juke" is believed to come from the Gullah word joog or jug. Gullah neighborhoods had established popular, dance halls with music, food, and drinks known as juke joints.

VICINITY MAP
N.T.S.



LINE TABLE		
LINE	LENGTH	BEARING
L17	35.73'	S29°59'48"E
L18	53.33'	S25°07'41"E
L19	35.98'	S25°05'27"E
L20	35.32'	S36°40'10"E

TREE PROTECTION AND SILT FENCING WILL BE INSTALLED ALONG ALL LOT BUFFERS BEFORE ANY IMPROVEMENTS ARE MADE

LOT 2
R510 007 000 0840 0000
ELLIOTT BENJAMIN JR
PO BOX 21423
HILTON HEAD ISL SC 29925

TBM NAIL IN 16" PINE
ELEVATION = 9.07'

40' TOWN OF HILTON HEAD ISLAND OCRM BUFFER
5' SETBACK
FEMA FLOOD LINE
ZONE AE 7.0'
ZONE X SHADED
5' ADJACENT USE SETBACK
N55°33'37"E — 279.27'
1/2" IPS
3" CMF
OFFLINE 0.12' NE
L17
L20
L19
L18
82.48'
N17°50'45"W
64.1'
61.3'
56.85'
N06°05'17"W
38.0'
S47°00'16"W
69.9'
107.89'
1/2" IPS
1/2" IPS
FEMA FLOOD LINE
S60°00'12"W — 213.71'
S29°59'48"E — 94.25'
12.6'
80.0'
24.0'
PURPOSED MANUFACTURED HOME
20'X20' PARKING
LOT 3
3" CMF
20' ALL WEATHER DRIVEWAY
20.0'
20' ADJACENT STREET SETBACK AND TYPE A OPTION 1 BUFFER
ALL WEATHER GRAVEL ROAD
MILLER ROAD 50' R/W
S.C. GRID
16.0'
80.0'
PURPOSED MANUFACTURED HOME
20'X20' PARKING
20'X20' PARKING
PURPOSED MANUFACTURED HOME
80.0'
16.0'
23.2'
23.7'
27.1'
ZONE AE 7.0'
ZONE X SHADED
10' TYPE A OPTION 2 BUFFER
5' ADJACENT USE SETBACK
1/2" IPS
± 124' TO NEAREST FIRE HYDRANT

OCRM CRITICAL LINE CERTIFIED BY NATHAN PARRY (OCRM) ON 2/24/2023

MARSHES OF OLD HOUSE CREEK

SYMBOLS
1/2" IPS ○ – 1/2" IRON PIN SET
3" CMF ⊡ – 3" CONCRETE MONUMENT FOUND

AREA TABLE LOT 3	
GROSS ACREAGE	0.82 AC. 35,642 S.F.
TIDAL WETLANDS	0.05 AC. 2,123 S.F.
NET ACREAGE	0.77 AC. 33,519 S.F.

LOT 4
R510 007 000 0842 0000
FRAZIER DANIEL IV
9838 OLD BAYMEADOWS RD SUITE 97
JACKSONVILLE FL 32256

APPROVED
By Michael Connolly at 3:21 pm, Oct 13, 2023

PRELIMINARY

MANUFACTURED HOME SITE SURVEY OF:
LOT 3, MILLER ROAD,
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: BENJAMIN ELLIOT

DATE : 8/10/2023 SCALE : 1" = 30'
REVISED: 9/12/2023

GRAPHIC SCALE
0 30 60 90

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA — NANDINA INC. d.b.a. SEA ISLAND LAND SURVEY, INC. No.C06703 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR 29901 — JUSTIN R. KESSELRING

NOT VALID UNLESS EMBOSSED.

NANDINA

d.b.a Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
FILE No : 08045.13
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: admin@nandinainc.com
DWG No. : 5-08045.13

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CAD: BA, FLD: CM

REFERENCE PLAT
1) A PLAT SHOWING RECOMBINATION OF TMN #510 007 000 0085 0000, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 6/30/05, LAST REVISED: 11/06/06
RECORDED IN BOOK 117, PAGE 153, DATED 12/14/06
ROD. BEAUFORT COUNTY, SC
BY: ZYAD S. KHALIL S.C.R.L.S. #15176

ADDRESS: 11 MILLER ROAD
DISTRICT: 510 , MAP: 7, PARCEL: 841

THIS PROPERTY LIES IN F.E.M.A. ZONE AE & X SHADED - 7.0' & N/A
COMMUNITY NO. 450250, PANEL: 0434G, DATED: 3/23/2021

NOTES:
1). THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY NANDINA, INC.
2). THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
3). SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
4). BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
5). HORIZONTAL DATUM IS S.C. STATE PLAN NAD 83.

TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908

STAFF REPORT
NEW STREET NAME

Case #	New Street Name	Public Hearing Date
STDV-001938-2023	Bligen Manor	November 15, 2023

Location	Applicant	Agent
R510 007 000 032C 0000	Jerome Bligen Owner	Joheida Fister Deputy Fire Chief Hilton Head Island Fire Rescue 40 Summit Drive Hilton Head Island, SC 29926

Application Summary

Hilton Head Island Fire Rescue, on behalf of Jerome Bligen, owner of R510 007 000 located off Bligen Lane. Bligen Manor will provide direct access to the property. At this time a plan has not been submitted. This application will establish the address for the application.

Staff Recommendation

Staff recommends the Planning Commission **approve** the application to name the subject access Bligen Manor based on the review criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

Background

Jerome Bligen, owner, submitted the application. See Attachment A, Location Map and Attachment B, Narrative.

As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.

Summary of Facts and Conclusion of Law

Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Bligen Manor is not duplicated within the Town or Beaufort County.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Bligen Manor is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Bligen Manor will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name, Bligen Manor, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion B: Name(s) shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b).

Findings of Fact:

1. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Bligen Manor is simple, logical, easy to read and pronounce.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Bligen Manor is clear and brief.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Bligen Manor does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name, Bligen Manor, **meets the requirements** of this criterion.

Summary of Facts and Conclusions of Law

Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).

Finding of Fact:

1. The proposed street name Bligen Manor was chosen because the applicant would like to continue to honor his family's name and honor the heritage of the land. Mr. Bligen's Grandfather purchased the property in the late 1800s. He lived, farmed, and raised his family here. While the land was subdivided over time, continuing to use the Bligen name will preserve the history of this land and recognize the Bligens for years to come.

Conclusion of Law:

1. The proposed street name, Bligen Manor, **meets the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).

Finding of Fact:

1. Bligen Manor is the only street that provides access to the subject property.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).

Finding of Fact:

1. The proposed Bligen Manor does not continue through an intersection.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such

configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).

Finding of Fact:

1. The proposed Bligen Manor would not make a right-angle turn.

Conclusion of Law:

1. This criterion **does not apply** to this application.

Summary of Facts and Conclusion of Law

Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
2. *Avenue – A street that is continuous.*
3. *Boulevard – A street with a landscaped median dividing the roadway.*
4. *Circle – A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
5. *Court – A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
6. *Extension – A section of street forming an additional length.*
7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

(LMO Section 16-2-103.O.4.g).

Finding of Fact:

1. The proposed street name is Bligen Manor.

Conclusion of Law:

1. The proposed street name, Bligen Manor, **does not meet the requirements** of this criterion.

Summary of Facts and Conclusion of Law

Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).

Findings of Fact:

1. The subject access is a driveway and not an access easement.

Conclusion of Law:

1. This criterion **does apply** to this application.

Summary of Facts and Conclusions of Law

Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future,

the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).

Finding of Fact:

1. The subject street is not broken into two separate streets.

Conclusion of Law:

1. This criterion **does not apply** to this application.

PREPARED BY:

JF	11/8/23
Joheida Fister *Deputy Fire Chief*	DATE

PREPARED BY:

TL	11/8/23
Trey Lowe, *Senior Planner*	DATE

REVIEWED BY:

SF	11/8/23
Shea Farrar, *Planning Commission Coordinator*	DATE

ATTACHMENTS:

A) Location Map
B) Narrative

Town of Hilton Head Island

Location Map

0 30 60 120 180 240 Feet

1 inch = 200 feet

TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341-4600

10/31/2023

N W E S

This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.

Attachment B

Bligen New Street Name Narrative
November 2023

The applicant would like to continue to honor his family's name and honor the heritage of the land. Mr. Bligen's Grandfather purchased the property in the late 1800s. He lived, farmed, and raised his family here. While the land was subdivided over time, continuing to use the Bligen name will preserve the history of this land and recognize the Bligens for years to come.

Town of Hilton Head Island

Planning Commission

2024 Meeting Schedule

All meetings will be held in Benjamin M. Racusin Council Chambers at Town Hall, One Town Center Court, unless otherwise posted. Changes to meeting dates, times and/or the location will be posted.

Meeting dates are Wednesdays. Application deadlines are Mondays, unless otherwise noted.

PUBLIC MEETING DATES	MEETING TIMES	APPLICATION DEADLINES
January 17, 2024	2:00 p.m.	December 18, 2023
February 21, 2024	2:00 p.m.	January 22, 2024
March 20, 2024	2:00 p.m.	*February 16, 2024
April 17, 2024	2:00 p.m.	March 18, 2024
May 15, 2024	2:00 p.m.	April 15, 2024
**June 20, 2024	2:00 p.m.	May 21, 2024
July 17, 2024	2:00 p.m.	June 17, 2024
August 21, 2024	2:00 p.m.	July 22, 2024
September 18, 2024	2:00 p.m.	August 19, 2024
October 16, 2024	2:00 p.m.	September 16, 2024
November 20, 2024	2:00 p.m.	October 21, 2024
December 18, 2024	2:00 p.m.	November 18, 2024

*The application deadline is Friday, February 16, because Town Hall will be closed on Monday, February 19, in observance of Presidents Day.

**The June 19, 2024 meeting is changed to June 20, 2024 as Town Hall will be closed Wednesday, June 19, 2024 due to Juneteenth.

All applications for review by the Planning Commission must be received by the Community Development Information Center a minimum of thirty (30) days prior to the public meeting date. Please refer to Chapter 2 of the Town's Land Management Ordinance for additional information.