



**Town of Hilton Head Island  
Planning Commission Meeting  
Wednesday, September 17, 2014  
3:00 p.m. Benjamin M. Racusin Council Chambers  
AGENDA**

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As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5. Approval of Agenda**
- 6. Approval of Minutes – August 20, 2014 Meeting**
- 7. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 8. Unfinished Business**  
None
- 9. New Business**  
STDV-001146-2014, STDV-001147-2014, and STDV-001149-2014 - Barry Jenkins, on behalf of Silver Moss Subdivision, has applied to name new streets located off of Spanish Wells Road that will access a new 48 lot subdivision. The proposed street names are Lavender Circle, Bloom Way, and Pastel Lane. The affected parcels are 15 and 15B on map 10.  
*Presented by: Suzanne Brown, Addressing Technician and Randy Lindstrom, Battalion Chief of Planning*  
  
STDV-000691-2014 - Ebrahim Nadji, on behalf of the Lopez Subdivision, has applied to name a new street located off of Spanish Wells Road that will access a new 17 lot subdivision. The proposed street name is Olive Shell Court. The affected parcels are 398, 102, 456, 457 and 460 on map 7. *Presented by: Suzanne Brown, Addressing Technician and Randy Lindstrom, Battalion Chief of Planning*
- 10. Commission Business**
- 11. Chairman’s Report**
- 12. Committee Reports**
- 13. Staff Reports**  
Quarterly Report – *Presented by: Jayme Lopko*

**14. Adjournment**

*Brian Hulbert, Staff Attorney, will provide Ethics/FOIA training following the meeting.*

*Please note that a quorum of Town Council may result if four or more of their members attend this meeting.*

**TOWN OF HILTON HEAD ISLAND**  
**Planning Commission Meeting**  
**Wednesday, August 20, 2014**  
**3:00p.m – Benjamin M. Racusin Council Chambers**

Commissioners Present: Chairman David Bennett, Vice Chairman Alex Brown, Judd Carstens, Bryan Hughes, Jim Gant, Peter Kristian, Caroline McVitty, Barry Taylor and Todd Theodore

Commissioners Absent: None

Town Council Present: None

Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator  
Shea Farrar, Senior Planner  
Jennifer Lyle, Assistant Town Engineer  
Jeff Buckalew, Town Engineer  
Brian Hulbert, Staff Attorney  
Shawn Colin, Deputy Director Community Development  
Don Kirkman, Director of Economic Development Corporation  
Kathleen Carlin, Secretary

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**1. Call to Order**

**2. Pledge of Allegiance to the Flag**

**3. Roll Call**

**4. Freedom of Information Act Compliance**

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

**5. Approval of Agenda**

Chairman Bennett requested that a small change be made to the agenda. Mr. Shawn Colin would like to introduce the Town's new Director of Economic Development Corporation.

Mr. Colin introduced Mr. Don Kirkman, Director of the Economic Development Corporation, to the Planning Commission. Mr. Kirkman thanked Mr. Colin for the introduction and stated that he is looking forward to working with staff and the Planning Commission. The Planning Commission welcomed Mr. Kirkman. The Planning Commission then **approved** the agenda as amended by consent.

**6. Approval of Minutes**

The Planning Commission **approved** the minutes of the August 6, 2014 meeting as presented by consent.

**7. Appearance by Citizens on Items Unrelated to Today's Agenda**

None

**8. Unfinished Business**

None

**9. New Business**

**PPR-001015-2014** – Application for Public Project Review from the Town of Hilton Head Island to construct a new multi-use pathway along William Hilton Parkway from the intersection of William Hilton Parkway and Queens Way to King Neptune Drive, which will connect to an existing pathway on Shelter Cove Lane and connect to Shelter Cove Towne Centre. The project will include crosswalks and landscape improvements. Chairman Bennett introduced the application and requested that staff make their presentation.

Ms. Shea Farrar made the presentation on behalf of staff. The staff recommended that the Planning Commission find this application to be compatible with the Town's Comprehensive Plan for location, character and extent based on the Findings of Facts and Conclusions of Law as determined by the LMO Official and included in the staff's report.

Ms. Farrar presented an in-depth overhead review of the application. The Town has developed over 60 miles of public pathways outside of gated areas on the Island and is recognized as a bicycle friendly community. One goal of the Town's pathway program is to provide pathways along both sides of William Hilton Parkway. Currently, a pathway stretches the entire length of the off-island side of William Hilton Parkway. Now sections of pathway along the on-island side are being added, with those areas that are primarily commercial being a priority.

This project would fill a gap between existing pathways at Fresh Market Shoppes and Shelter Cove Towne Centre and will result in a continuous connection between The Village at Wexford and Shelter Cove Towne Centre. This project was included in the Planning Commission's recommendations to Town Council for priority projects in Fiscal Year 2015 and was subsequently adopted as part of the Fiscal Year 2015 budget by Town Council. This project will improve connectivity and safety and provide opportunities for alternative forms of transportation in the area. The pathway will serve both residents and visitors and provide improved access to area shopping and dining.

On August 6, 2014, the Comprehensive Plan Committee met and voted to forward the application to the Planning Commission with additional information on links to existing crosswalks, tree impacts and design constraints for the pathway location along with a recommendation that the Commission find the application to be compatible with the Town's Comprehensive Plan for location, character and extent.

The project area will extend from the intersection of William Hilton Parkway with Queens Way to Shelter Cove Towne Centre. It will include a new pathway segment along the on-island side of William Hilton Parkway and the improvement of a section of exiting pathway along Shelter Cove Lane.

Approximately 4,400 linear feet of new 8-10 foot wide pathway will be added along William Hilton Parkway, with approximately 2,000 linear feet of existing pathway along Shelter Cove Lane being reconstructed to meet current standards. The pathway will meander along the roadside and be designed to match the Town's standard multi-purpose pathway design. Crosswalks at roadway intersections will include the Town's standard type of street

print with ADA Detectable Warning Surfaces. Crosswalks for driveways will be distinguished by two 12" wide white stripes, consistent with other areas on the island.

The project will be designed with sensitivity to natural resources through tree preservation and stormwater improvements. When the project is complete, the area around the pathways will be landscaped in a manner similar to other pathways. Following the staff's presentation, Chairman Bennett requested comments and questions from the Planning Commission.

The Planning Commission discussed speed limits and distance of the pathway from the roadway. Ms. Jennifer Lyle presented statements regarding these issues on behalf of the Engineering Department. The Planning Commission also discussed the edge of travel way with Ms. Lyle. The Planning Commission recommended a green separation between the two. The Planning Commission also recommended that the width of pathway be increased from 8-ft. to 10-ft., where possible.

Mr. Jeff Buckalew and the Planning Commission discussed the proposed pathway diagram. The Planning Commission presented statements regarding safety concerns related to bike traffic, yield signs, and sight lines. The Planning Commission also presented statements regarding landscaping for pathways. The Planning Commission encouraged additional connectivity to adjacent properties. Following their discussion, Chairman Bennett requested public comments and the following were received:

(1) Mr. Frank Babel, Hilton Head Island Bicycle Advisory Committee, presented comments in support of the pathway project particularly with regard to safety issues. Mr. Babel encouraged additional connectivity to Shelter Cove Park. Mr. Babel also recommended the consideration of more directional signage to the beach for the benefit of the public. Additional LED illumination for safety purposes is also recommended. Mr. Babel encouraged the staff to improve safe bicycle access and supported the idea of an underpass; (2) Mr. Peter Ovens presented statements regarding the importance of view triangles for bicycle safety. Following these public comments, Chairman Bennett stated that the public hearing for the application is closed.

The Planning Commission and Mr. Buckalew discussed a couple of issues including the approval of the underpass. Mr. Buckalew stated that the underpass has been approved as part of the Fiscal Year 2015 budget. Following final comments by the Planning Commission, Chairman Bennett requested that a motion be made.

Commissioner Taylor made a **motion** that the Planning Commission **approve** Application for Public Project Review, PPR-001015-2014, as presented by staff with the following minor changes included: (1) staff should consider seeing what we can do about increasing intersection safety; (2) staff should consider seeing what we can do about setting the pathway back off of William Hilton Parkway; (3) staff should consider increasing the width of pathways from 8-ft. to 10-ft., if possible; (4) staff should take a closer look at signage both in terms of existing movement along William Hilton Parkway and signage to move people in an east and west fashion; (5) staff should be careful to keep the lines of sight open. Commissioner Kristian **seconded** the motion and the motion **passed** with a vote of 9-0-0.

## 10. Commission Business

None

**11. Chairman's Report**

None

**12. Committee Reports**

Commissioner Carstens stated that a Comp Plan Committee Meeting is scheduled on Wed., September 3, 2014 at 9:00a.m.

**13. Staff Reports**

Mrs. Lopko stated that staff has no agenda items for the regular Planning Commission meeting on Wed., September 3, 2014 at 9:00p.m. Chairman Bennett requested that the staff cancel this meeting.

**14. Adjournment**

The meeting was adjourned at 3:45p.m.

Submitted By:

Approved By:

\_\_\_\_\_  
Kathleen Carlin  
Secretary

\_\_\_\_\_  
David Bennett  
Chairman



**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  
STREET NAME APPLICATION**

<b>Case #:</b>	<b>Name of Project or Development:</b>	<b>Public Hearing Date:</b>
STDV-001146-2014	Silver Moss Subdivision	September 17, 2014

<b>Parcel Data or Location:</b>	<b>Applicant/Agent</b>
R510 010 000 0015 0000 R510 010 000 015B 0000	J. Barry Jenkins 50 Park of Commerce Way Savannah, GA 31405

**Application Summary:**

**STDV-001146-2014** – Barry Jenkins, on behalf of Silver Moss Subdivision, has applied to name a new street located off of Spanish Wells Road that will access a new 48 lot residential community. The proposed street name is Lavender Circle. The affected parcels are 15 and 15B on map 10.

**Staff Recommendation:**

Staff recommends the Planning Commission approve the Lavender Circle street name application based on the review criterion outlined in the Land Management Ordinance and enclosed herein.

**Background:**

The developers of Silver Moss have proposed a 48 lot single family subdivision off of Spanish Wells Road and will be called Silver Moss. The developers of the subdivision are owners of the second largest lavender farm in North America. The lavender farm is known as Bleu Lavende Estate located in Quebec, Canada. They grow hundreds of acres of lavender and also produce many different skin care and food products. Their desire is to incorporate the Lavender theme into the development through the road names and common area landscaping. The property is planned to be heavily landscaped with lavender and various other flowers. The proposed street name for the main street is Lavender Circle. The name does not conflict with any in the county.

*As set forth in LMO Section 16-3-1105, Criteria for New or Modified Street and Vehicular Access Easement Names, requires that the Planning Commission, for final action, review proposed street names. This section also sets forth the criteria for this review as indicated below.*

**Summary of Facts and Conclusions of Law:**

*Criteria A: No new street, vehicular access easement or development project name, or proposed modified name of an existing street, vehicular access easement or development, except phases of the same development project, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street, vehicular access easement or development name, in spite of the use of prefixes or suffixes.*

**Town Staff, Fire & Rescue Dispatch and Beaufort County Dispatch have determined that the proposed Lavender Circle meets the requirements of this criterion.**

*Criteria B: It is desirable to use names which are simple, logical, easy to read and pronounce and which are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that the proposed Lavender Circle meets the requirements of this criterion.**

*Criteria C: It is desirable to use names which have some association with Hilton Head Island and specifically with the immediate location of the road or place, such as reference to local history or physiographic features.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that the proposed Lavender Circle meets the requirements of this criterion because it correlates with the theme of the development, which can be linked to natural resource preservation and the natural beauty of the island.**

*Criteria D: Use of a common theme is recommended for names of streets which are associated with one another, such as those within a residential development.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Lavender Circle meets the requirements of this criterion because the theme of the development is to use lavender and the other streets, Bloom Way and Pastel Lane, correlate with the theme.**

*Criteria E: Intersecting streets or vehicular access easements shall not have the same or similar name.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*Criteria F: Streets or vehicular access easements which continue through an intersection should generally bear the same name, except where the road crosses a major arterial or where existing address points on a street require that the roadway be given a different name.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*Criteria G: 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 be so named. 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 different names assigned.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Lavender Circle meets the requirements of this criterion because the two small spurs will not be able to be extended any further.**

*Criteria H: The proposed name of the development should in all respects emphasize the project's distinctive name rather than the name of the company or corporation that owns the development. This will reduce confusion on the location of separate developments owned by the same company or corporation.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*I. 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:*

- 1. Alley--A street providing 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.*
- This list is not intended to limit the use of other appropriate suffixes.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Lavender Circle meets the requirements of this criterion because it is a complete loop.**

*J. The suffixes Manor, Trace and Common shall typically be used to name vehicular access easements.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that that this does not apply to this application**

*K. Existing roads that become broken by natural barriers, intervening land uses, or development that cause the existing road to become two separate roads, and are not likely to be reconnected in the future, shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

**PREPARED BY:**

SB  
 \_\_\_\_\_  
 Suzanne Brown  
 Addressing Technician

August 29,2014  
 \_\_\_\_\_  
 DATE

**REVIEWED BY:**

RL  
 \_\_\_\_\_  
 Randy Lindstrom  
 Administrative Battalion Chief

August 29,2014  
 \_\_\_\_\_  
 DATE

**REVIEWED BY:**

JL  
 \_\_\_\_\_  
 Jayme Lopko, AICP  
 Planning Commission Coordinator & Senior Planner

August 29,2014  
 \_\_\_\_\_  
 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
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**STAFF REPORT  
STREET NAME APPLICATION**

<b>Case #:</b>	<b>Name of Project or Development:</b>	<b>Public Hearing Date:</b>
STDV-001147-2014	Silver Moss Subdivision	September 17, 2014

<b>Parcel Data or Location:</b>	<b>Applicant/Agent</b>
R510 010 000 0015 0000 R510 010 000 015B 0000	J. Barry Jenkins 50 Park of Commerce Way Savannah, GA 31405

**Application Summary:**

**STDV-001147-2014** – Barry Jenkins, on behalf of Silver Moss Subdivision, has applied to name a new street located off of Spanish Wells Road that will access a new 48 lot residential community. The proposed street name is Bloom Way. The affected parcels are 15 and 15B on map 10.

**Staff Recommendation:**

**Staff recommends the Planning Commission approve the Bloom Way street name application based on the review criterion outlined in the Land Management Ordinance and enclosed herein.**

**Background:**

The developers of Silver Moss have proposed a 48 lot single family subdivision off of Spanish Wells Road and will be called Silver Moss. The developers of the subdivision are owners of the second largest lavender farm in North America. The lavender farm is known as Bleu Lavende Estate located in Quebec, Canada. The flowers are in twists or spirals held on by spikes rising above the foliage. The plant produces a colored bloom at the top, so they have proposed to call the curved street Bloom Way. The name does not conflict with any in the county.

*As set forth in LMO Section 16-3-1105, Criteria for New or Modified Street and Vehicular Access Easement Names, requires that the Planning Commission, for final action, review proposed street names. This section also sets forth the criteria for this review as indicated below.*

**Summary of Facts and Conclusions of Law:**

*Criteria A: No new street, vehicular access easement or development project name, or proposed modified name of an existing street, vehicular access easement or development, except phases of the same development project, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street, vehicular access easement or development name, in spite of the use of prefixes or suffixes.*

**Town Staff, Fire & Rescue Dispatch and Beaufort County Dispatch have determined that the proposed Bloom Way meets the requirements of this criterion.**

*Criteria B: It is desirable to use names which are simple, logical, easy to read and pronounce and which are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that the proposed Bloom Way meets the requirements of this criterion.**

*Criteria C: It is desirable to use names which have some association with Hilton Head Island and specifically with the immediate location of the road or place, such as reference to local history or physiographic features.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that the proposed Bloom Way meets the requirements of this criterion because this correlates with the theme of the development, which can be linked to natural resource preservation and the natural beauty of the island.**

*Criteria D: Use of a common theme is recommended for names of streets which are associated with one another, such as those within a residential development.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Bloom Way meets the requirements of this criterion it correlates to the lavender flower theme of the development and the other street names.**

*Criteria E: Intersecting streets or vehicular access easements shall not have the same or similar name.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*Criteria F: Streets or vehicular access easements which continue through an intersection should generally bear the same name, except where the road crosses a major arterial or where existing address points on a street require that the roadway be given a different name.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*Criteria G: 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 be so named. 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 different names assigned.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*Criteria H: The proposed name of the development should in all respects emphasize the project's distinctive name rather than the name of the company or corporation that owns the development. This will reduce confusion on the location of separate developments owned by the same company or corporation.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Bloom Way meets the requirements of this criterion.**

*I. 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:*

- 1. Alley--A street providing 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.  
*This list is not intended to limit the use of other appropriate suffixes.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Bloom Way meets the requirements of this criterion.**

J. *The suffixes Manor, Trace and Common shall typically be used to name vehicular access easements.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that that this does not apply to this application**

K. *Existing roads that become broken by natural barriers, intervening land uses, or development that cause the existing road to become two separate roads, and are not likely to be reconnected in the future, shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

**PREPARED BY:**

SB  
Suzanne Brown  
*Addressing Technician*

August 29, 2014  
DATE

**REVIEWED BY:**

RL  
Randy Lindstrom  
*Administrative Battalion Chief*

August 29, 2014  
DATE

**REVIEWED BY:**

JL  
Jayme Lopko, AICP  
*Planning Commission Coordinator & Senior Planner*

August 29, 2014  
DATE



**TOWN OF HILTON HEAD ISLAND  
COMMUNITY DEVELOPMENT  
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**STAFF REPORT  
STREET NAME APPLICATION**

<b>Case #:</b>	<b>Name of Project or Development:</b>	<b>Public Hearing Date:</b>
STDV-001149-2014	Silver Moss Subdivision	September 17, 2014

<b>Parcel Data or Location:</b>	<b>Applicant/Agent</b>
R510 010 000 0015 0000 R510 010 000 015B 0000	J. Barry Jenkins 50 Park of Commerce Way Savannah, GA 31405

**Application Summary:**

**STDV-001149-2014** – Barry Jenkins, on behalf of Silver Moss Subdivision, has applied to name a new street located off of Spanish Wells Road that will access a new 48 lot residential community. The proposed street name is Pastel Lane. The affected parcels are 15 and 15B on map 10.

**Staff Recommendation:**

Staff recommends the Planning Commission approve the Pastel Lane street name application based on the review criterion outlined in the Land Management Ordinance and enclosed herein.

**Background:**

The developers of Silver Moss have proposed a 48 lot single family subdivision off of Spanish Wells Road and will be called Silver Moss. The developers of the subdivision are owners of the second largest lavender farm in North America. The lavender farm is known as Bleu Lavende Estate located in Quebec, Canada. According to the Webster Dictionary, the word pastel means pale or light color. The lavender plant is a pale tint of violet. The developer would like to name the road connecting to the curved road Pastel Lane. The name does not conflict with any in the county.

*As set forth in LMO Section 16-3-1105, Criteria for New or Modified Street and Vehicular Access Easement Names, requires that the Planning Commission, for final action, review proposed street names. This section also sets forth the criteria for this review as indicated below.*

**Summary of Facts and Conclusions of Law:**

*Criteria A: No new street, vehicular access easement or development project name, or proposed modified name of an existing street, vehicular access easement or development, except phases of the same development project, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street, vehicular access easement or development name, in spite of the use of prefixes or suffixes.*

**Town Staff, Fire & Rescue Dispatch and Beaufort County Dispatch have determined that the proposed Pastel Lane meets the requirements of this criterion.**

*Criteria B: It is desirable to use names which are simple, logical, easy to read and pronounce and which are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that the proposed Pastel Lane meets the requirements of this criterion.**

*Criteria C: It is desirable to use names which have some association with Hilton Head Island and specifically with the immediate location of the road or place, such as reference to local history or physiographic features.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that the proposed Pastel Lane meets the requirements of this criterion because it correlates with the theme of the development, which can be linked to natural resource preservation and the natural beauty of the island.**

*Criteria D: Use of a common theme is recommended for names of streets which are associated with one another, such as those within a residential development.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Pastel Lane meets the requirements of this criterion because it correlates to the lavender flower theme of the development and the other street names.**

*Criteria E: Intersecting streets or vehicular access easements shall not have the same or similar name.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*Criteria F: Streets or vehicular access easements which continue through an intersection should generally bear the same name, except where the road crosses a major arterial or where existing address points on a street require that the roadway be given a different name.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*Criteria G: 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 be so named. 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 different names assigned.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*Criteria H: The proposed name of the development should in all respects emphasize the project's distinctive name rather than the name of the company or corporation that owns the development. This will reduce confusion on the location of separate developments owned by the same company or corporation.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Pastel Lane meets the requirements of this criterion.**

*I. 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:*

- 1. Alley--A street providing 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.  
*This list is not intended to limit the use of other appropriate suffixes.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Pastel Lane meets the requirements of this criterion.**

J. *The suffixes Manor, Trace and Common shall typically be used to name vehicular access easements.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that that this does not apply to this application**

K. *Existing roads that become broken by natural barriers, intervening land uses, or development that cause the existing road to become two separate roads, and are not likely to be reconnected in the future, shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

**PREPARED BY:**

SB  
Suzanne Brown  
*Addressing Technician*

August 29, 2014  
DATE

**REVIEWED BY:**

RL  
Randy Lindstrom  
*Administrative Battalion Chief*

August 29, 2014  
DATE

**REVIEWED BY:**

JL  
Jayme Lopko, AICP  
*Planning Commission Coordinator & Senior Planner*

August 29, 2014  
DATE

OLD HOUSE CREEK DRIVE

TANSYLEAF DRIVE

6

4

2

9

23

35

**Proposed Name:  
Lavender Circle**

**Proposed Name:  
Lavender Circle**

676

680

**Proposed Name:  
Bloom Way**

CAPTAIN SIM DRIVE

**Proposed Name:  
Pastel Lane**

TRINH PALACE WAY

21

17

7

47

24

692

694

690

686

19

15

10

8

SASSAFRAS LANE

700

BER CREST

TIMBER CREST

SPANISH WELLS ROAD

WELLS EAST DRIVE

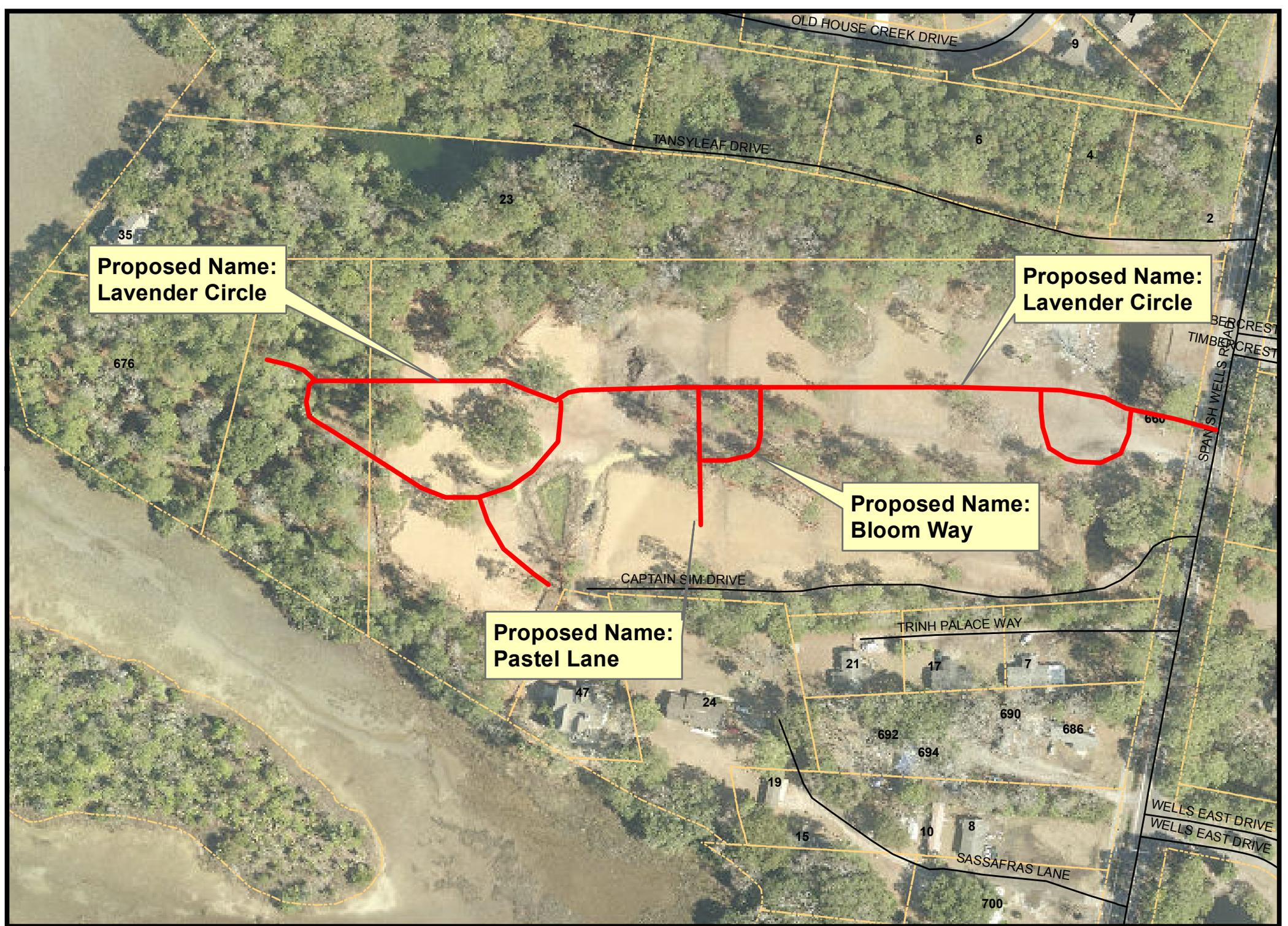
WELLS EAST DRIVE



**Town of Hilton Head Island**  
Silver Moss



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**Proposed Name:  
Lavender Circle**

**Proposed Name:  
Lavender Circle**

**Proposed Name:  
Bloom Way**

**Proposed Name:  
Pastel Lane**



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**TOWN OF HILTON HEAD ISLAND  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908
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**STAFF REPORT  
STREET NAME APPLICATION**

<b>Case #:</b>	<b>Name of Project or Development:</b>	<b>Public Hearing Date:</b>
STDV-000691-2014	Lopez Subdivision	September 17, 2014

<b>Parcel Data or Location:</b>	<b>Applicant/Agent</b>
R510 007 000 0398 0000 R510 007 000 0102 0000 R510 007 000 0456 0000 R510 007 000 0457 0000 R510 007 000 0460 0000	Ebrahimhim Nadji 613 Northbrook Road Savannah, GA 31419

**Application Summary:**

**STDV-000691-2014** – Ebrahim Nadji, on behalf of the Lopez Subdivision, has applied to name a new street located off of Spanish Wells Road to access a new 17 lot subdivision. The proposed new street name is Olive Shell Court. The affected parcels are 398, 102, 456, 457 and 460 on map 7.

**Staff Recommendation:**

**Staff recommends the Planning Commission approve the Olive Shell Court street name application based on the review criterion outlined in the Land Management Ordinance and enclosed herein.**

**Background:**

Mr. Nadji has proposed the new street name of Olive Shell Court. This new street will access 17 new mobile home sites located off Spanish Wells Road. The lettered olive shell is South Carolina’s state shell and the developers want to use a name that is indicative of the area. The name does not conflict with any other road names in the county.

*As set forth in LMO Section 16-3-1105, Criteria for New or Modified Street and Vehicular Access Easement Names, requires that the Planning Commission, for final action, review proposed street names. This section also sets forth the criteria for this review as indicated below.*

**Summary of Facts and Conclusions of Law:**

*Criteria A: No new street, vehicular access easement or development project name, or proposed modified name of an existing street, vehicular access easement or development, except phases of the same development project, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street, vehicular access easement or development name, in spite of the use of prefixes or suffixes.*

**Town Staff, Fire & Rescue Dispatch and Beaufort County Dispatch have determined that the proposed Olive Shell Court meets the requirements of this criterion.**

*Criteria B: It is desirable to use names which are simple, logical, easy to read and pronounce and which are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that the proposed Olive Shell Court meets the requirements of this criterion.**

*Criteria C: It is desirable to use names which have some association with Hilton Head Island and specifically with the immediate location of the road or place, such as reference to local history or physiographic features.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that the proposed Olive Shell Court meets the requirements of this criterion. The lettered olive shell is the South Carolina state shell.**

*Criteria D: Use of a common theme is recommended for names of streets which are associated with one another, such as those within a residential development.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Olive Shell Court meets the requirements of this criterion because it is the only street within the residential development.**

*Criteria E: Intersecting streets or vehicular access easements shall not have the same or similar name.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*Criteria F: Streets or vehicular access easements which continue through an intersection should generally bear the same name, except where the road crosses a major arterial or where existing address points on a street require that the roadway be given a different name.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*Criteria G: 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 be so named. 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 different names assigned.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Olive Shell Court meets the requirements of this criterion. Olive Shell Court does make a right angle but there is no possibility of extending the roadways. It cannot extend into the adjacent property.**

*Criteria H: The proposed name of the development should in all respects emphasize the project's distinctive name rather than the name of the company or corporation that owns the development. This will reduce confusion on the location of separate developments owned by the same company or corporation.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

*I. 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:*

- 1. Alley--A street providing 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.*

*This list is not intended to limit the use of other appropriate suffixes.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that Olive Shell Court meets the requirements of this criterion because it is a cul-de-sac that is not longer than 1000 feet.**

*J. The suffixes Manor, Trace and Common shall typically be used to name vehicular access easements.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that that this does not apply to this application**

*K. Existing roads that become broken by natural barriers, intervening land uses, or development that cause the existing road to become two separate roads, and are not likely to be reconnected in the future, shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted.*

**Town Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined that this does not apply to this application.**

**PREPARED BY:**

SB  
 \_\_\_\_\_  
 Suzanne Brown  
 Addressing Technician

August 28, 2014  
 \_\_\_\_\_  
 DATE

**REVIEWED BY:**

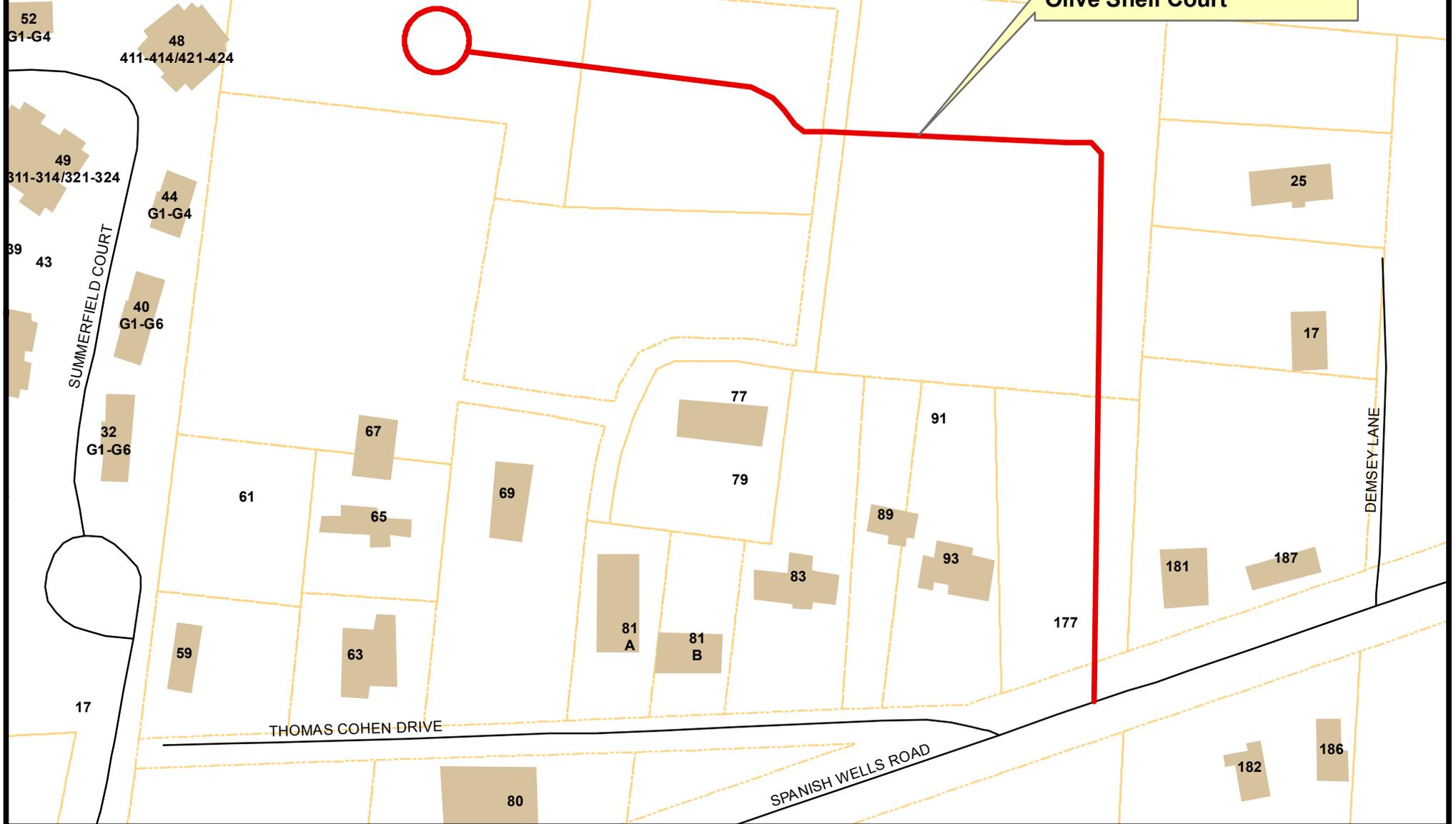
RL  
 \_\_\_\_\_  
 Randy Lindstrom  
 Administrative Battalion Chief

August 28, 2014  
 \_\_\_\_\_  
 DATE

**REVIEWED BY:**

JL  
 \_\_\_\_\_  
 Jayme Lopko, AICP  
 Planning Commission Coordinator & Senior Planner

August 28, 2014  
 \_\_\_\_\_  
 DATE



**Proposed New Street Name:  
Olive Shell Court**

52  
G1-G4

48  
411-414/421-424

49  
311-314/321-324

39 43

44  
G1-G4

40  
G1-G6

32  
G1-G6

61

67

65

69

77

79

91

89

93

177

25

17

181

187

17

59

63

81 A

81 B

80

83

182

186

SUMMERFIELD COURT

THOMAS COHEN DRIVE

SPANISH WELLS ROAD

DEMSEY LANE

**Town of Hilton Head Island**  
Lopez Subdivision



The information on this map is derived from the best available information and is not guaranteed to be accurate. The user assumes all responsibility for the use of this information.



Proposed New Street Name:  
Olive Shell Court



TOWN OF HILTON HEAD ISLAND  
SOUTH CAROLINA  
1957

### Town of Hilton Head Island

Lopez Subdivision



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# PLANNING COMMISSION QUARTERLY REPORT

## 3<sup>rd</sup> QUARTER 2014

*Previously Reviewed Applications or Documents:*

<b>Land Management Ordinance Amendments:</b>	<b>Status:</b>
<b>LMO Rewrite Committee</b>	First reading was held on September 2, 2014. A revised first reading was held on September 16, 2014 to review changes requested during the September 2 <sup>nd</sup> Town Council meeting. Planning Commission will meet on September 24, 2014 to review the changes suggested by Town Council. Second and final reading is scheduled for October 7, 2014.
The Town of Hilton Head Island is rewriting the Land Management Ordinance (LMO). This document guides new development and redevelopment within the Town limits. The Town proposes to repeal the majority of the existing LMO (with the exception of the section on Impact Fees – this section will simply be re-numbered) and adopt a new LMO. The Town also plans to repeal the existing Zoning Map and adopt a new Zoning Map.	<ul style="list-style-type: none"> <li>Public Hearing Date: June 4, 2014</li> </ul>

<b>Street Names:</b>	<b>Status:</b>
<b>PPR-001015-2014</b> – Application for Public Project Review from the Town of Hilton Head Island to construct a new multi-use pathway along William Hilton Parkway from the intersection of William Hilton Parkway and Queens Way to King Neptune Drive, which will connect to an existing pathway on Shelter Cove Lane and connect to Shelter Cove Towne Centre. The project will include crosswalks and landscape improvements.	The Planning Commission heard this item on August 20, 2014 and found the project to be compatible with the Comprehensive Plan for location, character, and extent.

<b>Street Names:</b>	<b>Status:</b>
<b>STDV-000944-2014, STDV-000945-2014, STDV-000946-2014</b> - Tim Wright of K Hovnanian Homes, representing the Salt Creek Landing Subdivision, has applied to name new streets located at 330 Spanish Wells Road. The new streets will serve as access to approximately 39 new home sites. The affected parcels are identified as Parcels 0147, 0438, 0092, 0279,	The Planning Commission heard these items on August 6, 2014 and recommended approval of all three new street names.

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0440, 0098, 0476, 0449 and 0093 on Beaufort County Tax Map 7. The proposed names are Creek Landing Trace, Hammock Oaks Circle, and Carlen Cove.	
<b><u>STDV-001146-2014, STDV-001147-2014, and STDV-001149-2014</u></b> - Barry Jenkins, on behalf of Silver Moss Subdivision, has applied to name new streets located off of Spanish Wells Road that will access a new 48 lot subdivision. The proposed street names are Lavender Circle, Bloom Way, and Pastel Lane. The affected parcels are 15 and 15B on map 10.	The Planning Commission will hear these items on September 17, 2014.
<b><u>STDV-000691-2014</u></b> - Ebrahim Nadji, on behalf of the Lopez Subdivision, has applied to name a new street located off of Spanish Wells Road that will access a new 17 lot subdivision. The proposed street name is Olive Shell Court. The affected parcels are 398, 102, 456, 457 and 460 on map 7.	The Planning Commission will hear this item on September 17, 2014.

<b><i>Appeals:</i></b>	<b><i>Status:</i></b>
<b><u>APL100006</u></b> : Request for Appeal from Chester C. Williams on behalf of Ephesian Ventures, LLC. The Community Development Department issued a notice of action, approving the construction of a tabby walkway and brick areas at Edgewater on Broad Creek. The appellant contends that the Community Development Department erred in its decision to issue a notice of action and is requesting that the notice of action be declared void.	This item was postponed to a future date to be determined after a decision is made by the Circuit Court.

### *Ongoing Capital Improvement Projects:*

<b><i>Pathways:</i></b>	<b><i>Status:</i></b>
Fresh Market to Shelter Cove	<ul style="list-style-type: none"> <li>• Submitting for permits.</li> <li>• Anticipated start of construction November/December 2014.</li> </ul>

<b><i>Roadway Improvements:</i></b>	<b><i>Status:</i></b>
Mathews Drive Connectivity	<ul style="list-style-type: none"> <li>• Under construction.</li> <li>• Target completion November 2014.</li> </ul>
Mathews/Marshland Roundabout	<ul style="list-style-type: none"> <li>• Design complete.</li> <li>• Permitting underway.</li> <li>• Anticipated start of construction December 2014.</li> </ul>

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Mast Arm at Spanish Wells & WHP	<ul style="list-style-type: none"> <li>• Surveying &amp; soil testing underway.</li> <li>• Target completion April 2015.</li> </ul>
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<b><i>Park Development:</i></b>	<b><i>Status:</i></b>
Rowing & Sailing Center	<ul style="list-style-type: none"> <li>• Dock and pier complete.</li> <li>• Upland construction underway.</li> <li>• Upland portion target completion October 2014.</li> </ul>

<b><i>Existing Facilities and Infrastructure:</i></b>	<b><i>Status:</i></b>
Fire Station #6	Project Complete.
Upgrade Emergency Vehicle Preemption System	<ul style="list-style-type: none"> <li>• Notice to proceed issued.</li> <li>• Target completion December 2014.</li> </ul>

<b><i>Power Line Burials</i></b> <b><i>15 year project to be completed by 2019</i></b>	<b><i>Not CIP funded, included for update. Funded by 3% franchise fee from Palmetto Electric</i></b>
<ul style="list-style-type: none"> <li>• Marshland Road</li> <li>• Spanish Wells Road feeder</li> <li>• Muddy Creek/Bryant Road</li> <li>• Squire Pope Road</li> <li>• William Hilton Pkwy/Chaplin Area</li> </ul>	<ul style="list-style-type: none"> <li>• 80% Complete</li> <li>• 0% Complete (Jarvis Creek section postponed for new bridge)</li> <li>• 100% Complete</li> <li>• 100% Complete</li> <li>• 50% Complete</li> </ul>

<b><i>New Facilities and Infrastructure:</i></b>	<b><i>Status:</i></b>
Palmetto Dunes Emergency Access Gate	<ul style="list-style-type: none"> <li>• Easement documents being executed.</li> <li>• Design underway.</li> </ul>
F&R Computer Systems Upgrades	Ongoing.

<b><i>Beach Maintenance:</i></b>	<b><i>Status:</i></b>
Dune Refurbishment	Ongoing.
Beach Renourishment	<ul style="list-style-type: none"> <li>• Permitting underway.</li> <li>• Anticipated start of construction late Fall 2015.</li> </ul>