



Town of Hilton Head Island
Planning Commission Meeting
Wednesday, May 17, 2023, 2:00 p.m.
AGENDA

The Planning Commission Meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers. The meeting can be broadcast and can be viewed at: [Beaufort County Channel](#), the [Town's YouTube Channel](#), and Spectrum Channel 1304.

1. Call to Order

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 requirements of the Town of Hilton Head Island.

4. Roll Call

5. Presentation of Town's Crystal Award to outgoing Chairman Michael Scanlon

6. Approval of Agenda

7. Approval of Minutes

- a. Special Meeting of April 19, 2023
- b. Regular Meeting of April 19, 2023

8. Appearance by Citizens

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. the day prior to the scheduled meeting. Comments submitted through the portal will be provided to the Commission and made part of the official record.

9. Unfinished Business

10. New Business

- a. **STDV-000820-2023:** Willie Marvin Cohen, owner of R511 003 000 006A 0000 proposes to name a driveway located at 339 Squire Pope Road. There are no other affected parcels.
- b. **STDV-000759-2023:** Juanita Y. Ferguson Jackson, owner of R510 010 000 040C 0000, proposes to name a driveway located at 78 Muddy Creek Road. There are no other affected parcels.

11. Commission Business

12. Chairman's Report

13. Staff Reports

14. Adjournment

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island
Planning Commission Special Meeting

April 19, 2023, at 1:00 p.m.

MEETING MINUTES

Present from the Commission: Bruce Siebold, Chairman; Mark O'Neil, Vice-Chairman, Rick D'Arienzo; Ellen Whaley, Chuck Lobaugh

Present from Town Staff: Missy Luick, *Assistant Community Development Director*; Shea Farrar, *Senior Planner*; Krishana Perry, *Principal Planner Historic Neighborhood Preservation*; Karen Knox, *Senior Administrative Assistant*; Brian Glover, *Administrative Assistant*

1. Call to Order

Chairman Siebold called the meeting to order at 1:00 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 Lobaugh moved to approve. Vice-Chairman O'Neil seconded. By a show of hands, the Motion passed with a vote of 5-0-0.

6. Unfinished Business

None

7. New Business

a. Board Training

Chairman Siebold welcomed members of the Design Review Board and Board of Zoning Appeals who have joined us today for the training on our Comprehensive Plan and LMO.

Missy Luick provided an overview of the Town's Comprehensive Plan and LMO and answered questions posed to her from the Commission about the LMO Amendment timeline, the Overlay District and Base Zoning District.

8. Commission Business

None

10. Chairman's Report

None

11. Staff Reports

None

12. Adjournment

Chairman Siebold adjourned the meeting at 1:33 p.m.

Submitted by: Karen Knox
Senior Administrative Assistant

Approved: [DATE]

DRAFT



Town of Hilton Head Island
Planning Commission Meeting

April 19, 2023, at 2:00 p.m.

MEETING MINUTES

Present from the Commission: Bruce Siebold, Chairman; Mark O'Neil, Vice-Chairman, Bruce Siebold; Rick D'Arienzo; Tom Henz; Ellen Whaley; Chuck Lobaugh;

Absent from Commission: Albert Mealer

Present from Town Staff; Shawn Colin, *Assistant Town Manager-Community Development*; Missy Luick, *Assistant Community Development Director*; Jeff Buckalew, *Town Engineer*; Jim Iwanicki, *Transportation Engineer*; Shea Farrar, *Senior Planner*; Theresa McVey, *Engineering Technician*; Karen Knox, *Senior Administrative Assistant*; Brian Glover, *Administrative Assistant*

Present from Town Council: Steve Alfred

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 Lobaugh seconded. By a show of hands, the motion passed with a vote of 6-0.

6. Approval of Minutes

a. Meeting of March 8, 2023

Chairman Siebold asked for a Motion to approve the Minutes of March 8, 2023. Commissioner O'Neil moved to approve. Commissioner Lobaugh seconded. By a show of hands, the Motion passed.

b. Meeting of March 15, 2023

Chairman Siebold asked for a Motion to approve the Minutes of March 15, 2023. Commissioner D'Arienzo moved to approve. Commissioner Henz seconded. The

motion passed with a vote of 5-2. Commissioner Whaley and Commissioner Lobaugh were not members of the Planning Commission at that time.

c. Special Meeting of March 19, 2023

Chairman Siebold asked for a Motion to approve the Minutes of March 29, 2023. Commissioner D'Arienzo moved to approve. Commissioner Lobaugh seconded. By a show of hands, the Motion passed with a vote of 6-0.

7. Appearance by Citizens

No citizens spoke at the meeting and no comments were received to the Open Town Hall Portal.

8. Unfinished Business

None

9. New Business

a. 2022 Traffic Monitoring & Evaluation Report

Mr. Shoemaker advised that it is required that the Planning Commission review the Annual Traffic Monitoring & Evaluation Report, discuss its findings and recommendations, and elicit public comments at the meeting in accordance with Section 16-2-103.J.10.c of the Land Management Ordinance. It is further recommended that the Planning Commission provide its comments on the report as well as any supplemental comments or recommendations to Town Council in accordance with Section 16-2-103.J.10.c.ii of the LMO.

Mr. Shoemaker reviewed the report with the Commission and answered questions. Commissioner Henz moved to forward the report to Town Council as submitted. The motion was seconded by Commissioner Lobaugh. By a show of hands, the motion passed with a vote of 6-0.

b. Rules of Procedure

Ms. Luick reviewed the proposed changes to the Planning Commission Rules of Procedure including changes to the procedures for amending the Rules of Procedure, Standing Committees, Meeting Schedules, Public Hearings and Procedures for Hearing an Appeal.

Commissioner Henz moved to approve the changes as proposed by staff. Commissioner D'Arienzo seconded. By a show of hands, the motion passed with a vote of 6-0.

10. Commission Business

None

11. Chairman's Report

Chairman Siebold thanked the Commission for the confidence in electing him Chair and stated he is hopeful to facilitate these meetings in a way that everyone feels like they have all the participation they want, all the information they need to make good decisions.

12. Staff Reports

a. Quarterly Report

Shea Farrar reviewed the Quarterly Report with the Commissioners.

13. Adjournment

Chairman Scanlon adjourned the meeting at 3:14 p.m.

Submitted by: Karen Knox

Senior Administrative Assistant

Approved: [DATE]

DRAFT



**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-000820-2023 | Johnnie Place | May 17, 2023 |

| Location | Applicant | Agent |
|---|------------------------------|--|
| R511 003 000 006A 0000 Currently 339 Squire Pope Road | 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 006A 0000, proposes to name the access located at 339 Squire Pope Road. Johnnie Place will provide direct access to four homes.

Staff Recommendation

Staff recommends the Planning Commission **approve** the application to name the subject access Johnnie Place 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, Site Plan Willie Marvin Cohen, owner, submitted three names for consideration. See Attachment B, Applicant’s 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 Johnnie Place is not duplicated within the Town or Beaufort County.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Johnnie Place is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Johnnie Place will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name, Johnnie Place, **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 Johnnie Place is simple, logical, easy to read and pronounce.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Johnnie Place is clear and brief.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Johnnie Place does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name, Johnnie Place, **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 Johnnie Place was selected because it has a reference to the history of the land. Johnnie Place was chosen to honor the owner’s uncle, Johnnie Cohen. He is the patriarch of the family. Johnnie has been doing construction clean-up on Hilton Head Island for over 50 years. He's worked with many developers over the years to help make Hilton Head Island the beautiful destination it is today.

Conclusion of Law:

1. The proposed street name, Johnnie Place, 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. Johnnie Place is the only street that provides access to the subject properties.

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 Johnnie Place 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 Johnnie Place 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 Johnnie Place.

Conclusion of Law:

1. The proposed street name, Johnnie Place, **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

Joheida Fister
Deputy Fire Chief

May 11, 2023

DATE

REVIEWED BY:

SF

Shea Farrar,
Senior Planner and Board Coordinator

May 11, 2023

DATE

REVIEWED BY:

Missy Luick,
*Assistant Community Development
Director*

DATE

ATTACHMENTS:

- A) Site Plan
- B) Applicant's Narrative

Attachment B - Street Name Narrative

STDV-000820-2023: Willie Marvin Cohen, owner of R511 003 000 006A 0000 proposes to name a driveway located at 339 Squire Pope Road.

Johnnie Cohen is my uncle. He's the patriarch of the family. Uncle Johnnie has been doing construction clean-up on Hilton Head Island for over 50 years. He's worked with many developers over the years to help make Hilton Head Island the beautiful destination it is today. I'm proposing Johnnie Place because this is how I'd like to honor him.



**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-000759-2023 | Juanita Place | May 17, 2023 |

| Location | Applicant | Agent |
|--|--------------------------------------|--|
| R510 010 000 040C 0000 Currently 78 Muddy Creek Road | Juanita Y. Ferguson Jackson 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 Juanita Y. Ferguson Jackson, owner of R510 010 000 040C 0000, proposes to name the access located at 78 Muddy Creek Road. Juanita Place will provide direct access to three homes.

Staff Recommendation

Staff recommends the Planning Commission **approve** the application to name the subject access Juanita Place 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, Family Compound Site Plan.

Juanita Y. Ferguson Jackson, owner, submitted three names for consideration. See Attachment B, Applicant’s 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 Juanita Place is not duplicated within the Town or Beaufort County.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Juanita Place is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch have determined Juanita Place will not likely be confused with an existing street or vehicular access easement.

Conclusion of Law:

1. The proposed street name, Juanita Place, **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 Juanita Place is simple, logical, easy to read and pronounce.
2. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Juanita Place is clear and brief.
3. Town staff, Fire Rescue Dispatch, and Beaufort County Dispatch determined Juanita Place does not include frivolous or complicated words or unconventional spelling.

Conclusion of Law:

1. The proposed street name, Juanita Place, **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 Juanita Place was selected because it has a reference to the history of the land. Juanita's Place was chosen to honor the matriarch of the family. This land has been in their family for generations, and they would like it to be known that Juanita has been instrumental in keeping it in the family. They want the following generations to have a place to call home with pride when they turn down Juanita Place.

Conclusion of Law:

1. The proposed street name, Juanita Place, **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. Juanita Place is the only street that provides access to the subject properties.

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 Juanita Place 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 Juanita Place 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.*
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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 Juanita Place.

Conclusion of Law:

1. The proposed street name, Juanita Place, **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

Joheida Fister
Deputy Fire Chief

May 11, 2023

DATE

REVIEWED BY:

SF

Shea Farrar,
Senior Planner and Board Coordinator

May 11, 2023

DATE

REVIEWED BY:

Missy Luick,
*Assistant Community Development
Director*

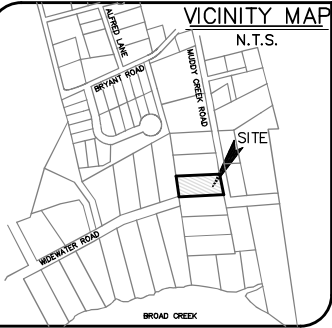
DATE

ATTACHMENTS:

- A) Family Compound Site Plan
- B) Applicant's Narrative

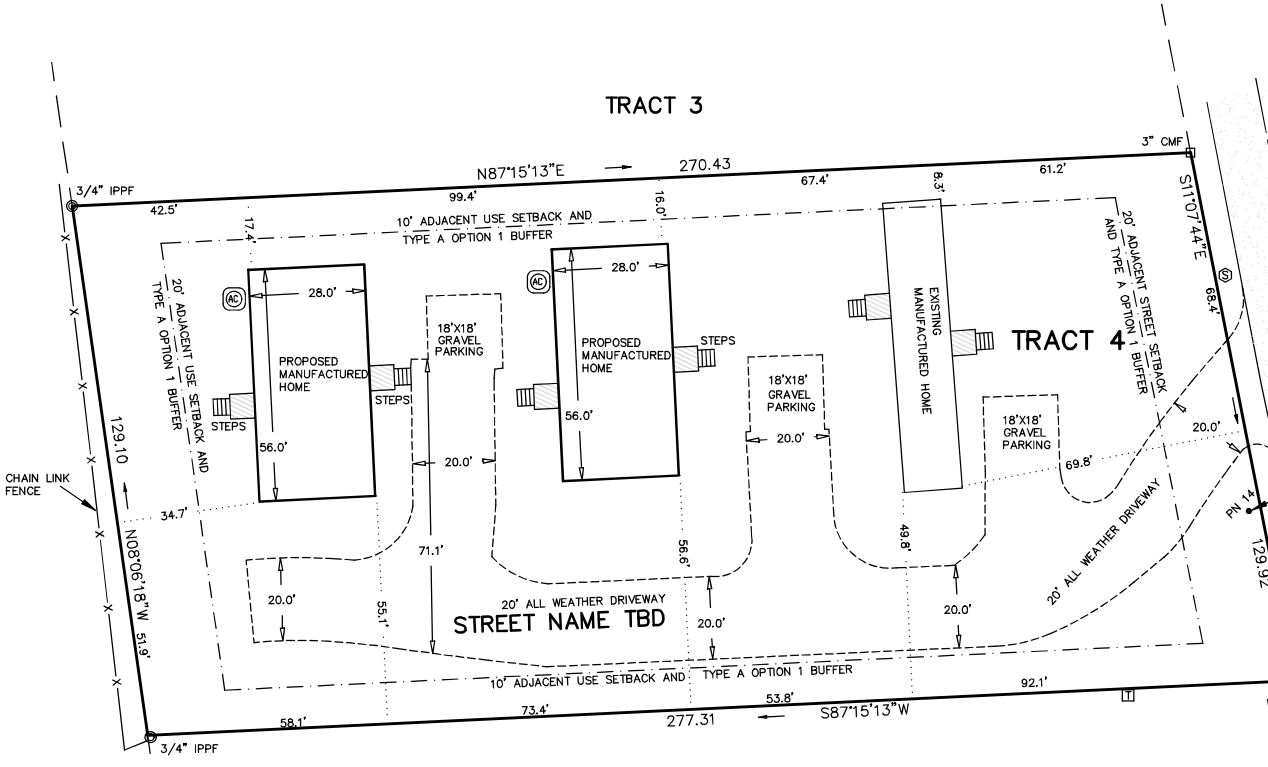
VICINITY MAP

N.T.S.



Attachment A

SPANISH WELLS PLANTATION



MUDDY CREEK ROAD 40' R/W
CENTRAL LINE OF ROAD

TBM NAIL IN A 14" PINE
ELEVATION = 20.00' NGVD 29
ELEVATION = 19.07' NAVD 88



SYMBOLS

- CMF \square - 3" CONCRETE MONUMENT FOUND
- IPPF \odot - 1" IRON PIPE FOUND
- IPSO \circ - 1/2" IRON PIN WITH CAP SET
- \textcircled{S} - SEWER LATERAL
- \textcircled{W} - WATER LATERAL
- \textcircled{V} - VALVE BOX
- \textcircled{T} - TELEPHONE SERVICE
- $\textcircled{A/C}$ - A/C HEAT PUMP

REFERENCE PLAT

1) A MAP OF A SUBDIVISION OF A PORTION OF MUDDY CREEK PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: NOT SHOWN. RECORDED IN BOOK 35, PAGE 56, DATED 11/04/87. ROD. BEAUFORT COUNTY, SC. BY: RICHARD KESSELRING S.C.R.L.S.

PROPERTY AREA = 0.81 AC. 35,202 S.F.
ADDRESS: # 78 MUDDY CREEK ROAD
DISTRICT: 510, MAP: 10, PARCEL: 40C

THIS PROPERTY LIES IN F.E.M.A. ZONE X - N/A
COMMUNITY NO. 450250, PANEL: 0442G, DATED: 3/23/2021

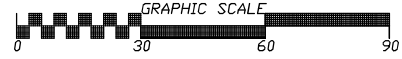
NOTES:

- 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.

TRACT 5

MANUFACTURED HOME SITE PLAN OF:
TRACT 4, MUDDY CREEK PLANTATION,
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: JUANITA JACKSON

DATE: 4/03/2023 SCALE: 1" = 30'



d.b.a Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
FILE No: 12070.2
COPYRIGHT © BY NANDINA, INC.
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: admin@nandinainc.com
DWG No.: 5-12070.2
CAG: BA

NOT VALID UNLESS EMBOSSED.

Attachment B

April 4, 2023

FC-00518-2023 Street Name Application Narrative

Alternative Street Names:

1. Juanita's Court--We are proposing the street name 'Juanita Court' to honor the matriarch of our family. This land has been in our family for generations, and we would like it to be known that Juanita has been instrumental in keeping it in the family. We want the following generations to have a place to call home with pride when they turn down Juanita Court.
2. Juanita's Place--We are proposing the street name 'Juanita Place' to honor the matriarch of our family. This land has been in our family for generations, and we would like it to be known that Juanita has been instrumental in keeping it in the family. We want the following generations to have a place to call home with pride when they turn down Juanita Place.
3. Juanita's Drive--We are proposing the street name 'Juanita Drive' to honor the matriarch of our family. This land has been in our family for generations, and we would like it to be known that Juanita has been instrumental in keeping it in the family. We want the following generations to have a place to call home with pride when they turn down Juanita Drive.