



**Town of Hilton Head Island**  
**Regular Planning Commission Meeting**  
**Wednesday, January 5, 2011**  
**9:00 a.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** - Regular Planning Commission Meeting of December 15, 2010
7. **Appearance by Citizens on Items Unrelated to Today's Agenda**
8. **Unfinished Business**  
None
9. **New Business**  
**Public Meeting**  
**APL100006:** 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.  
  
*Action on APL100006 has been postponed to the February 2, 2011 meeting at 9:00a.m.*  
  
**Public Hearing**  
**STRNM100001:** William H. Presnell, on behalf of Lowcountry Bank, has applied to modify the street name of Lost Way Manor located off of Jonesville Road. Properties affected by this application are parcels 936 through 947 and 87 on Beaufort County Tax Map 7. The proposed street name is Creek Cove Lane.  
*Presented By: Suzanne Brown*
10. **Commission Business**
11. **Chairman's Report**
12. **Committee Reports**

### **13. Staff Reports**

1. Quarterly Report & Town Council Year End Recap – Jayme Lopko
2. Unpaved Road Status – Scott Liggett
3. Town Council Goals, Targets for Action, and Management Agenda – Shawn Colin

### **14. Adjournment**

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

1 **TOWN OF HILTON HEAD ISLAND**  
2 **Planning Commission**  
3 **Minutes of the Wednesday, December 15, 2010 Meeting** **DRAFT**  
4 **3:00p.m. – Benjamin M. Racusin Council Chambers**  
5

6 Commissioners Present: Chairman Al Vadnais, Vice Chairman Loretta Warden,  
7 Tom Crews, Terence Ennis, Therese Leary, Tom Lennox,  
8 Gail Quick and Charles Young  
9

10 Commissioners Absent: Jack Docherty  
11

12 Town Council Present: Bill Ferguson, Bill Harkins and George Williams  
13

14 Town Staff Present: Mike Roan, Urban Design Administrator  
15 Nicole Dixon, Senior Planner  
16 Teri Lewis, LMO Official  
17 Heather Colin, Development Review Administrator  
18 Curtis Coltrane, Town Attorney  
19 Jayme Lopko, Senior Planner & Planning Commission Coordinator  
20 Kathleen Carlin, Secretary & Administrative Assistant

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21  
22 **1. CALL TO ORDER**

23 Chairman Vadnais called the meeting to order at 3:00p.m.  
24

25 **2. PLEDGE OF ALLEGIANCE TO THE FLAG**  
26

27 **3. ROLL CALL**  
28

29 **4. FREEDOM OF INFORMATION ACT**

30 Public notification of this meeting has been published, posted and mailed in compliance with  
31 the Freedom of Information Act and the Town of Hilton Head Island requirements.  
32

33 **5. APPROVAL OF THE AGENDA**

34 The agenda was **approved** as presented by general consent.  
35

36 **6. APPROVAL OF THE MINUTES**

37 The minutes of the November 17, 2010 meeting were **approved** as presented by general  
38 consent.  
39

40 **7. APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA**

41 None  
42

43 **8. UNFINISHED BUSINESS**

44 **PUBLIC HEARING**

45 **ZMA090003** – Ms. Louanne C. LaRoche has requested to amend the Official Zoning Map  
46 by amending the Sea Pines Master Plan to add a Single-Family Residential use to a property  
47 that currently allows uses of Institutional and Recreational. The property is referred to as

1 Parcel 'A', Cordillo Parkway and further identified on Beaufort County Tax Map 18 as  
2 parcel 218.  
3

4 Mr. Mike Roan made the presentation on behalf of staff. The staff recommended that the  
5 Planning Commission find this application to be consistent with the Town's Comprehensive  
6 Plan but does not serve to carry out the purposes of the Land Management Ordinance (LMO)  
7 as it pertains to the addition of Residential use, based on the Findings of Facts and  
8 Conclusions of Law as determined by the LMO Official.  
9

10 An application was submitted by Chester C. Williams, Esq., on behalf of Louanne LaRoche to  
11 amend the Official Zoning Map by amending the Sea Pines Master Plan and its associated text  
12 to add Residential as an additional permitted use on Lot "A" Cordillo Parkway. The parcel is  
13 further identified as Parcel 218 on Beaufort County Tax Map # 18.  
14

15 Lot "A" Cordillo Parkway is part of the Sea Pines Master Plan. The Sea Pines Master Plan  
16 was approved by the Town in 1984. Under this approval, Lot "A" Cordillo Parkway was part  
17 of a tract of land designated as Parcel 22, which was assigned institutional and recreational  
18 use.  
19

20 In 2009, Louanne LaRoche applied to add commercial and residential as allowed uses on the  
21 subject parcel. The allowed commercial density would be 19, 700 square feet, and the allowed  
22 residential density would be 1 single family dwelling unit. The parcel in question originally  
23 allowed institutional and recreational uses as part of the 1984 Master Plan adopted by the  
24 Town of Hilton Head Island.  
25

26 Sea Pines made revisions to the document in 1992; these revisions included the addition of  
27 commercial and residential as allowed uses on the subject parcel. It is important to note,  
28 however, that the Town of Hilton Head Island, not Sea Pines, is the only entity authorized to  
29 approve changes to the adopted Master Plan.  
30

31 There is no documentation of the additional uses being permitted for the subject site. Since  
32 inheriting the property, Ms. LaRoche has been assessed by Community Services Associates  
33 for institutional, recreational and residential uses and by the Beaufort County Assessor's office  
34 as owning a parcel with institutional, recreational, commercial, and residential designations.  
35 However, the residential and commercial uses are not allowed on the parcel without the  
36 adoption of an amendment to the Sea Pines master plan. This application proposes an  
37 amendment to the master plan to allow residential use.  
38

39 The staff has concluded that to allow the addition of "Residential" use as part of this ZMA  
40 would create a parcel that currently has no density unit assigned or reserved, and would  
41 therefore, rezone the parcel in violation of Article I, Section "D" of the Sea Pines covenants,  
42 which state: "Residential Lot shall mean any unimproved parcel of land located within Sea  
43 Pines Plantation which is intended for use as a site for a single-family detached dwelling,  
44 townhouse, or patio dwelling as shown upon any recorded final subdivision map of any part of  
45 Sea Pines Plantation."; thereby violating South Carolina Code of Laws, Section 6-29-1145  
46 which prohibits rezoning in violation of restrictive covenants.  
47

48 Miss LaRoche has since produced a Title to Real Estate dated October 4, 1977 (Beaufort  
49 County Property Records Book 254, Page 1853), which states the parcel "is subject to all

1 obligations, restrictions, limitations, covenants, etc. Applicable to Class “A” limited  
2 Residential Areas of Sea Pines Plantation”.

3  
4  
5  
6 The Applicant’s grounds for the ZMA, Summary of Facts and Conclusions of Law are: The  
7 applicant is requesting to amend the Sea Pines Master Plan to add residential use at 1 dwelling  
8 unit to the subject parcel which already allows institutional and recreational uses. The site is  
9 currently undeveloped. The applicant contends the additional use would be compatible with  
10 the existing development and character of the area.

11  
12 Mr. Roan presented an in-depth review of the application including the Summary of Facts and  
13 Conclusions of Law. The Planning Commission and the staff discussed the required criteria.  
14 Following the staff’s presentation, Chairman Vadnais requested that the applicant make her  
15 presentation.

16  
17 Ms. Louanne LaRoache presented statements in support of the application including the  
18 history of the property. Chester C. Williams, Esq., agent for the application, presented  
19 additional statements in support of the application. At the completion of Mr. Williams’  
20 presentation, Chairman Vadnais requested comments from the public.

21  
22 Russell Patterson, Esq., Attorney for Sea Pines Resort, stated that Sea Pines Resort does not  
23 oppose the requested zoning change upon the condition that they provide to both Sea Pines  
24 and CSA a residential density unit allocated to this property. At the completion of these  
25 public comments, Chairman Vadnais stated that the public hearing for this application is  
26 closed.

27  
28 Following final comments by the Planning Commission, Chairman Vadnais stated that staff  
29 has recommended that while the application for the addition of residential use is consistent  
30 with the Comprehensive Plan, it does not carry out the purposes of the LMO based on the  
31 density issue.

32  
33 Based on today’s presentation and discussion, Chairman Vadnais requested that a motion be  
34 made stating that the application does conform and is consistent with the Comprehensive Plan,  
35 and therefore, should be approved. Vice Chairman Warden made the motion as stated by  
36 Chairman Vadnais. Commissioner Crews **seconded** the motion and the motion **passed** with a  
37 vote of 8-0-0.

38  
39 **9. NEW BUSINESS**  
40 **PUBLIC HEARING**

41 **ZMA100007** – The Town of Hilton Head Island has received a request from Mr. Ernest  
42 Marchetti, on behalf of Karen Watson, proposing to amend the Official Zoning Map by  
43 changing the zoning designation of two properties located at #2 and #4 Marina Side Drive  
44 from the OL (Office Institutional Low Density) Zoning District to the CC (Commercial  
45 Center) Zoning District. The properties are further identified on Beaufort County Tax Map 11,  
46 Parcels 161 and 166.

47 Ms. Dixon stated that the applicant has requested that the review of this application be  
48 postponed to the March 16, 2011 meeting at 3:00pm.

1 Chairman Vadnais granted the applicant's request to postpone the review of ZMA100007 to  
2 the March 16, 2011 meeting at 3:00pm.

3  
4  
5 **PUBLIC HEARING**

6 **PPR100004** – Application for Public Project Review from the Indigo Run Community Owners  
7 Association to construct a multi-use pathway at the entrance of Indigo Run. The pathway will  
8 run along Indigo Run Drive between Wentworth Place and the Leg-O-Mutton traffic circle.

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

13 Indigo Run has identified the need for a multi-purpose pathway connection between the  
14 existing pathways inside the community to areas outside of the community. There are  
15 approximately 1,000 homes in Indigo Run and many people use existing pathways within  
16 Indigo Run to walk or bike to the gate of the community and nearby commercial areas. The  
17 pathway would connect to an existing path that currently ends at Wentworth Place. It would  
18 meander from Wentworth Place along the southeastern side of Indigo Run Drive to the Leg-O-  
19 Mutton traffic circle. The Town has pathways planned along Pembroke and Leg-O-Mutton that  
20 would ultimately link to William Hilton Parkway and Marshland Road. When combined with  
21 these projects the community will benefit from improved interconnectivity, as well as safety  
22 for pedestrians and cyclists.

23 The proposed pathway will be located along the southeastern side of Indigo Run Drive  
24 between Wentworth Place and the Leg-O-Mutton traffic circle, connecting Indigo Run's  
25 existing pathway system to areas outside the community. The pathway will be designed to  
26 match the existing asphalt multi-purpose pathways used by both Indigo Run and the Town.  
27 The path will meander along the roadside and the project will be designed with sensitivity to  
28 natural resources.

29 The Planning Commission shall review any new street, structure, utility, square, park, or other  
30 public way, grounds or open space or public buildings for any use, whether publicly or  
31 privately owned, and make a determination of compatibility with the Comprehensive Plan for  
32 location, character and extent.

33 Ms. Farrar presented an in-depth review of the application including the Summary of Facts and  
34 Conclusions of Law. At the completion of staff's presentation and discussion by the Planning  
35 Commission, Chairman Vadnais requested public comments and none were received.  
36 Chairman Vadnais stated that the public hearing for this application is closed.

37 Following final comments by the Planning Commission, Chairman Vadnais requested that a  
38 motion be made finding that Application for Public Project Review PPR100004 is compatible  
39 with the Town's Comprehensive Plan for location, character and extent based on the staff's  
40 presentation. Commissioner Ennis made the **motion** as stated by Chairman Vadnais.  
41 Commissioner Leary **seconded** the motion and the motion **passed** with a vote of 8-0-0.

42  
43 **PUBLIC HEARING**

44 **LMO Amendment** – The Town of Hilton Head Island is proposing a text amendment to

1 Chapter 4 of the Land Management Ordinance (LMO) to revise the following article and  
2 sections: **Article XVI. Sections 16-4-1601 and 16-4-1602:** This will allow residential  
3 properties in zoning districts within the existing Tax Increment Financing districts the ability to  
4 increase their density by use conversions.

5 Ms. Nicole Dixon made the presentation on behalf of staff. Ms. Dixon stated that she will be  
6 presenting the LMO Amendment for Sec. 16-4-1601 (Density Standards Table) and Sec. 16-4-  
7 1602 (Bonus Densities). The proposed amendments will allow an existing eating  
8 establishment or retail sales and service establishment that is accessory to and within an  
9 existing residential structure, to be converted to a residential unit.

10  
11 In order to be more flexible for redevelopment opportunities, the staff recommended adding  
12 language that will allow residential properties the ability to increase their density by use  
13 conversions. The staff is proposing to allow the use conversion in zoning districts within the  
14 adopted Tax Increment Financing districts, as these areas have been identified as targeted  
15 redevelopment areas. This amendment is supported by the following Town Council 2010  
16 goals: having a Sustainable Town by Protecting Island Character and Stimulating Economic  
17 Investment and Rewriting the LMO to Reflect Community Expectations. This amendment is  
18 also supported by the Adopted 2010 Comprehensive Plan, which promotes providing  
19 flexibility for redevelopment opportunities.

20 Ms. Dixon presented an in-depth review of the following proposed amendments to the LMO:

21 **Sec. 16-4-1601. Density Standards Table**

22 Maximum density in any District shall conform to the Table below unless use conversions are  
23 permitted to allow additional density or bonus densities are used as set forth in Sections 16-4-  
24 1602 and 16-4-1603.

25  
26 **Sec. 16-4-1602. Use Conversions**

27  
28 In order to promote flexibility in the following identified redevelopment areas: DCW, CC,  
29 CFB, CCW, WMU, MMU, RD, and SMU Zoning Districts, an existing eating establishment or  
30 retail sales and service establishment that is accessory to and within an existing residential  
31 structure may be converted to a residential unit or units upon the Administrator's determination  
32 that the development can support the required amount of parking. The alteration shall not  
33 expand beyond the footprint of the existing residential structure and shall not cause the  
34 structure to become nonconforming.

35  
36 Sec. 16-4-16023. Bonus Densities

37  
38 Sec. 16-4-16034. Maximum Site Density in PUDs

39  
40 Sec. 16-4-16045. Computation of Density for Lock-Out Room

41  
42 Sec. 16-4-16056. Maximum Impervious Coverage and Minimum Open Space

43  
44 Sec. 16-4-16067. Impervious Coverage in PD-1 District

45  
46 Sec. 16-4-16078. Open Space in PD-1 District

47

1 The Planning Commission and Ms. Dixon discussed the intent of the proposed amendments.  
2 Following their discussion, Chairman Vadnais requested public comments.

3 The following citizens presented comments: Barry Johnson, Attorney, agent for Sea Crest  
4 Development Company, presented statements in support of the proposed amendments. Mr.  
5 Perry White presented statements with regard to the TIF District. Following these comments,  
6 Ms. Dixon provided statements in clarification of the TIF District. Following these public  
7 comments, Chairman Vadnais stated that the public hearing for this item is closed.

8 As part of the Planning Commission's discussion, Vice Chairman Warden reported her  
9 concern with the Commission's addressing this re-development in 'piece meal' fashion.  
10 It appears that an affirmative action on this proposal by the Planning Commission will benefit  
11 a specific property owner and a specific business. While this intention is probably very good,  
12 it's important for the Planning Commission to consider the 'big picture' as well. The Planning  
13 Commission needs to fully understand all of the implications involved with approving these  
14 amendments both now and in the future. We need to sufficiently define what we are trying to  
15 accomplish. Chairman Vadnais agreed with these comments and requested a response from the  
16 staff.

17 Ms. Dixon stated that the proposed amendments will apply to any development in the future (in  
18 addition to what exists today), but only within a residential structure for an accessory  
19 restaurant or retail space.

20 Chairman Vadnais stated that the language for the proposed amendments needs to be clarified.  
21 Perhaps the amendments should be referred to the LMO Committee for review. Vice  
22 Chairman Warden agreed with this recommendation and made a **motion** to send the proposed  
23 amendments to the LMO Committee for needed review and recommendation.

24 Prior to Chairman Vadnais requesting a second to Vice Chairman Warden's motion, Curtis  
25 Coltrane, Town Attorney, requested an opportunity to address the Commission. Mr. Coltrane  
26 presented statements in support of the staff's presentation and clarified the intent of the  
27 amendments. As part of the discussion, Commissioner Crews stated that the proposed  
28 amendments will have a very minimal impact.

29 Chairman Warden reiterated that the Planning Commission should be concerned with future  
30 impact and unintended consequences to the Island as a whole – both now and into the future.

31 Following final comments by the Planning Commission, Vice Chairman Warden's motion  
32 **died** due to the lack of a second.

33 Chairman Vadnais then requested a new motion stating that the Planning Commission  
34 **approves** the proposed amendments as presented by staff today with the condition that the  
35 staff will modify the language as requested to delete the words 'identified redevelopment' from  
36 the first sentence and based on today's discussion. Commissioner Crews made the **motion** as  
37 stated by Chairman Vadnais. Commissioner Lennox **seconded** the motion and the motion  
38 **passed** with a vote of 6-2-0.

39 Chairman Warden stated that she is opposed to the motion because of concerns regarding the  
40 proposed amendments' impact, and possible unintended consequences, to the Town of Hilton  
41 head Island as a whole – both now and in the future. Commissioner Leary stated that she is  
42 opposed to the motion for the same reasons stated by Vice Chairman Warden.

43

1 **PUBLIC HEARING**

2 **LMO Amendment** – The Town of Hilton Head Island is proposing to amend Chapter 4 of the  
3 Land Management Ordinance (LMO) to revise the following article and section: Article XIII.  
4 Section 16-4-1307: This will increase the allowable length of the runway from 4,300 linear  
5 feet to 5,000 linear feet.

6  
7 **Sec. 16-4-1307. Aviation/Surface Passenger Terminal**

8 The length of the runway is limited to ~~4,300~~ 5,000 linear feet.

9 Ms. Anne Cyran made the presentation on behalf of staff. At the Special Joint Session of  
10 Beaufort County Council and Town Council on October 27, 2010, Town Council approved  
11 Resolution 2010-24, directing the Town Manager to begin the process of amending LMO  
12 Section 16-4-1307 to provide for a runway length of 5,000 linear feet. Accordingly, staff is  
13 proposing to amend this section to change the allowable runway length from 4,300 linear feet  
14 to 5,000 linear feet. This amendment is supported by the Adopted 2010 Hilton Head Island  
15 Airport Master Plan, which recommends lengthening the existing runway.

16 Commissioner Ennis questioned the definition of runway length including surface area. Ms.  
17 Cyran defined the term airport runway primary surface area. Commissioner Ennis stated that  
18 this language may need to be clarified. There was no additional discussion by the Planning  
19 Commission on the proposed amendment.

20 Chairman Vadnais requested public comments and the following were received: Mr. Paul  
21 Andres, Hilton Head Island Airport Director, presented statements with regard to the  
22 definition of runway length.

23 Citizens, Mr. Perry White and Mr. David White presented statements in opposition to the  
24 proposed amendment. Lengthening the runway from 4,300 linear feet to 5,000 linear feet will  
25 have a very negative impact on the surrounding neighborhood and church. The location of the  
26 St. James Baptist Church has historic significance that should be preserved and protected. The  
27 peace and character of the surrounding neighborhood will be very negatively impacted.  
28 Chester C. Williams, Esq., agent for St. James Baptist Church, presented statements in  
29 opposition to extending the airport runway length. Mr. Williams stated that there is an  
30 inconsistency in the LMO with regard to the length of the runway.

31 At the completion of public comments, Chairman Vadnais stated that the public hearing for  
32 this issue is closed.

33 Following final comments, and prior to the making of a motion, Commissioner Young  
34 **recused** himself from voting due to his association with St. James Baptist Church.

35 Chairman Vadnais then requested that a motion be made that the Planning Commission  
36 **approves** the proposed amendment to increase the length of the runway to 5,000 linear feet as  
37 presented by the staff. Commissioner Crews made the **motion** as stated by Chairman Vadnais.  
38 Commissioner Quick seconded the motion and the motion passed with a vote of 7-1-0.  
39 Commissioner Ennis was opposed to the motion because he felt that the language regarding  
40 the definition of the runway should be clarified.

41 **10. COMMISSION BUSINESS**

42 None

43  
44 **11. CHAIRMAN'S REPORT**

1 None

2 **12. COMMITTEE REPORTS**

3 None

4

5

6

7 **13. STAFF REPORTS**

8 Mrs. Jayme Lopko stated that the Quarterly Report and the Town Council Report (included in  
9 today's meeting packet) will be discussed at the Planning Commission meeting on  
10 Wednesday, January 5, 2011.

11

12 **14. ADJOURNMENT**

13 The meeting was adjourned at 5:00p.m.

14

15

16 Submitted By:

Approved By:

17

18

19

20 \_\_\_\_\_  
Kathleen Carlin  
21 Administrative Assistant

\_\_\_\_\_   
Al Vadnais  
Chairman

22

23

24

25



**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  
MODIFIED STREET NAME APPLICATION**

<b>Case #:</b>	<b>Name of Project or Development:</b>	<b>Public Hearing Date:</b>
STRNM100001	Wayward Cove	January 5, 2011

<b>Parcel Data or Location:</b>	<b>Applicant/Agent</b>
R510 007 000 0087 0000	William Presnell Low County Bank PO Box 1899 Beaufort, SC 29901

**Application Summary:**

Request to modify an existing street name – William H Presnell, on behalf of Lowcountry Bank, has applied to modify the street name of Lost Way Manor located off of Jonesville Road. Properties affected by this application are parcels 936 through 947 and 87 on Beaufort County Tax Map 7. The proposed street name is Creek Cove Lane.

**Staff Recommendation:**

**Staff recommends the Planning Commission approve the Creek Cove Lane Modified Street Name Application based on the review criterion outlined in the Land Management Ordinance and enclosed herein.**

**Background:**

The current name of the development is Wayward Cove and the street name is Lost Way Manor. The residents have proposed to modify the street name in correlation with the surrounding area. The name Creek Cove Lane is related to the community’s adjacent waterway, Jarvis Creek.

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

**Findings of Facts:**

- Notice of the Street Re-Naming Application was published in the Island Packet on November 28, 2010 as set forth in LMO Section 16-3-110 & 111.
- Notice of the Street Re-Naming application was posted and mailed as set forth in LMO Section 16-3-110 & 111.
- A public hearing will be held on January 5, 2011 as set forth in LMO Section 16-3-1104A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1101B.

**Conclusions of Law:**

The Modified Street Name Application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO Section 16-3-110 & 111 and 16-3-1104A.

*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 reviewed the proposed Creek Cove Lane street name and have found that it does not duplicate street, existing vehicular access easement or development names.**

*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 Creek Cove Lane street name 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.*

**The name Creek Cove Lane is related to the community's adjacent waterway, Jarvis Creek. The residents desire to modify the street name to have an association with its location on Hilton Head 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 this does not apply to this application.**

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

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

*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 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.*

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

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

**Staff, Fire & Rescue Dispatch, and Beaufort County Dispatch have determined 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.*

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

**PREPARED BY:**

SB

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Suzanne Brown  
Addressing Technician

December 13, 2010

---

DATE

**REVIEWED BY:**

DC

---

David Cooler  
*Administrative Battalion Chief*

December 13, 2010

---

DATE

**REVIEWED BY:**

JL

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Jayne Lopko, *Planning Commission*  
*Coordinator & Senior Planner*

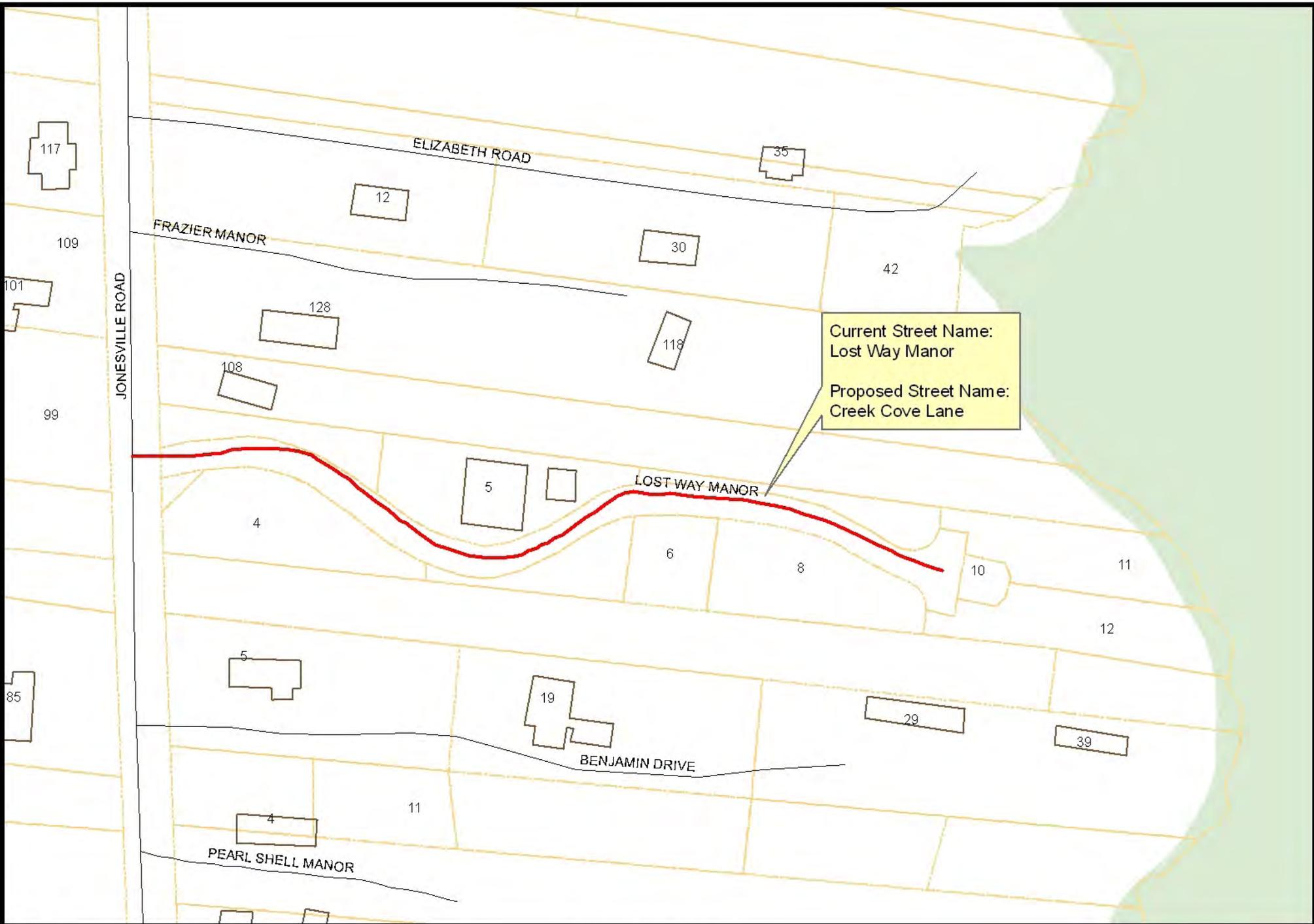
December 13, 2010

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DATE

**ATTACHMENTS:**

- A) Vicinity Map
- B) Aerial Map





Current Street Name:  
Lost Way Manor

Proposed Street Name:  
Creek Cove Lane



TOWN OF HILTON HEAD ISLAND  
OFFICE OF THE TOWN ENGINEER  
1000 W. PALM BLVD., SUITE 200  
HILTON HEAD ISLAND, SC 29928

Town of Hilton Head Island  
Proposed Street Re-Naming  
November 2010



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