

TOWN COUNCIL



STAFF REPORT Department of Growth Management

MEETING DATE:	April 19, 2016
PROJECT:	Historic District Streets Research - Workshop
PROJECT MANAGER:	Kendra Lelie, AICP Director of Growth Management

REQUEST: Town Staff requests Town Council direction on the Historic District street ownership assessment.

BACKGROUND: As a result of the adopted FY 16 Strategic Plan, the ownership assessment of the Historic District streets was deemed to be a high priority and as such Staff has completed extensive research and analysis of the current ownership status of the streets within the Historic District.

ANALYSIS: The assessment includes the review of various criteria and the identification of several types of street ownership within the Historic District including:

- Town Owned Streets
- County Owned Streets
- SCDOT Owned Streets
- Unknown Ownership Streets: Streets that have an identified right-of-way width but the road is not claimed by an entity.
- Privately Owned Streets
- Lost Streets: Streets that do not have an identified right-of-way but were on the 1913 Street Survey for the Town of Bluffton.

As indicated in Attachment 3, the Unknown Ownership Streets were analyzed using prioritization criteria that focused on community benefits of the streets including the number of residential properties the street services currently and the potential for additional growth on the street, connectivity to the existing street network, connectivity to commercial and institutional uses, connectivity to scenic and water resources and the overall condition of the existing street.

While there are opportunities associated with claiming Unknown Ownership Streets and SCDOT Owned Streets including increased control of the maintenance and design of the street, there exist challenges related to claiming streets including operation and maintenance costs, liability responsibilities and legal costs.

Staff was also able to gather some information relating to the procedure for claiming the Unknown Ownership Streets and the SCDOT Owned Streets. The following tables outline the required procedure:

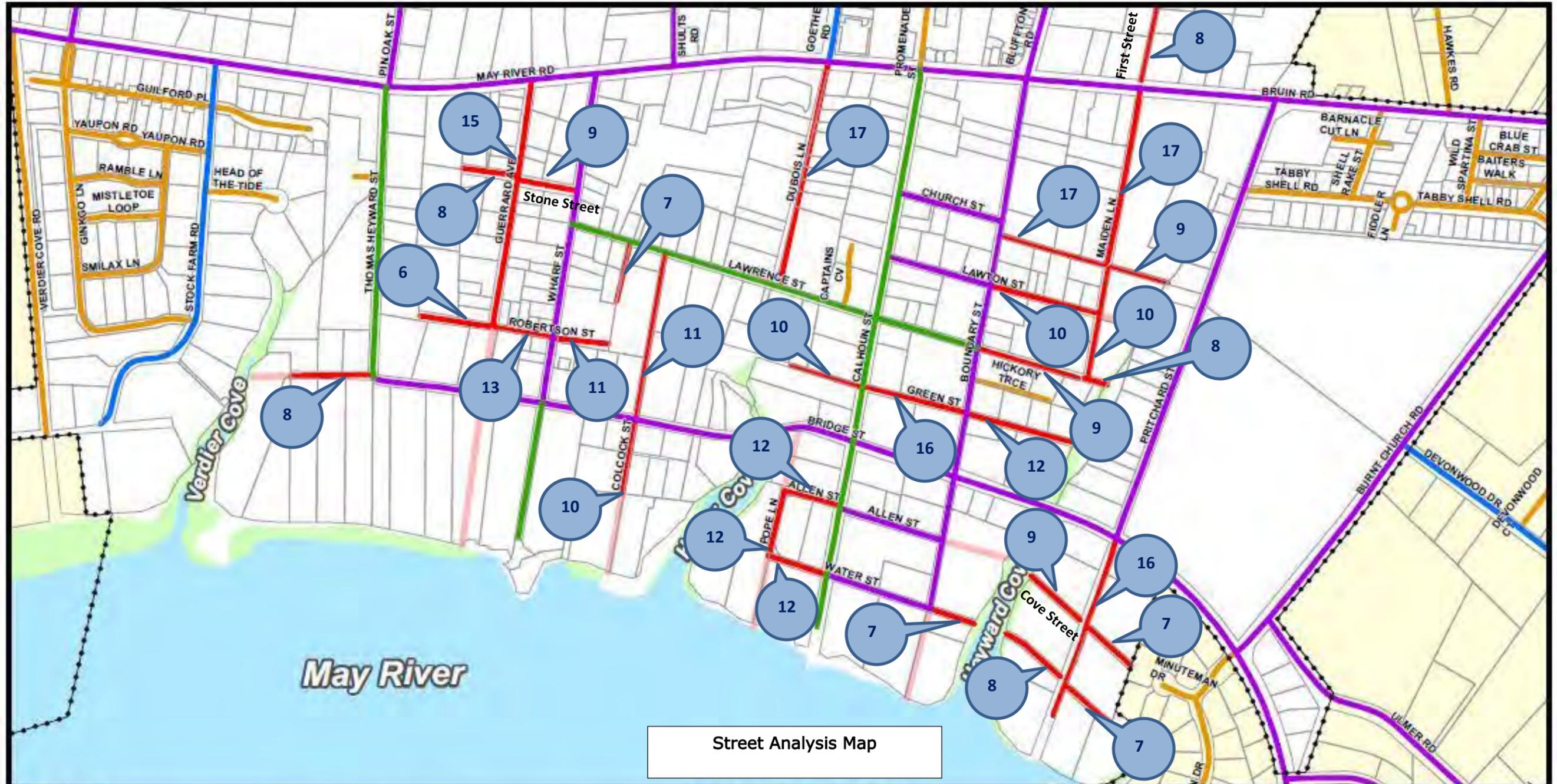
Road Acquisition Procedure – Unknown Ownership Streets		Step Completed
Step 1	Research properties adjacent to ROW to gain additional information	✓
Step 2.	Town to provide written notice to property owners regarding proposed project	
Step 3.	Survey ROW to establish limits	
Step 4.	Meeting with property owners to discuss project and findings of survey	
Step 5.	File Quitclaim deed – guidance from attorney	
Step 6.	Record plat of ROW in Town’s name	

Road Acquisition Procedure – SCDOT Roads		Step Completed
Step 1	Request for removal of a street – submission of electronic form from SCDOT’s website	
Step 2.	SCDOT review requests and makes determination	
Step 3.	SCDOT prepares and forwards a quitclaim deed to transfer right-of-way	
Step 4.	SCDOT approves request and makes the necessary record adjustments and removal of signs	

NEXT STEPS: The assessment of Historic District Streets ownership is complete as envisioned by the FY 16 Strategic Plan. Staff is awaiting direction from Town Council regarding the next requested steps.

ATTACHMENTS:

1. Historic District Street Ownership Assessment Map
2. Historic District Street Ownership Assessment Ranking Table
3. Historic District Street Ownership Assessment Ranking Analysis

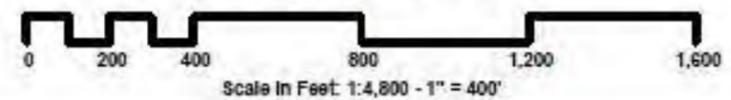


Street Analysis Map

LEGEND

	UNKNOWN STREET		Parcel Lines
	LOST STREET		Marsh
	TOWN STREET		Water
	SCDOT STREET		Town of Bluffton
	COUNTY STREET		Beaufort County
	PRIVATE STREET		
	Town Boundary Line		

BLUFFTON HISTORIC DISTRICT STREETS



DISCLAIMER:
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Historic District Road Network Analysis			
Road Type	Ranking	Road Name	Road Material
Unknown Owner	17	DuBois Lane	Paved
Unknown Owner	17	Maiden Lane E/W & N/S	Paved
Unknown Owner	16	Green Street btwn Boundary/Calhoun	Dirt
Unknown Owner	16	Pritchard Street	Dirt
Unknown Owner	15	Guerrard Street	Paved
Unknown Owner	13	Robertson Street, West of Wharf	Paved
Unknown Owner	12	Green Street East	Dirt
Unknown Owner	12	Allen Street	Paved
Unknown Owner	12	Pope Lane	Paved
Unknown Owner	12	Water Street, West of Calhoun	Paved
Unknown Owner	11	Robertson Street, East of Wharf	Dirt
Unknown Owner	11	Colcock Street, N of Bridge	Dirt
Unknown Owner	10	Lawton Street	Dirt/Undeveloped
Unknown Owner	10	Colcock Street, S of Bridge	Dirt
Unknown Owner	10	Maiden Lane, N/S, South of Maiden E/W	Unimproved
Unknown Owner	10	Greet Street, West of Calhoun	Dirt and Gravel
Unknown Owner	9	Lawrence Street	Dirt/Undeveloped
Unknown Owner	9	Maiden Lane East	Unimproved
Unknown Owner	9	Cove Street West	Dirt
Unknown Owner	9	Stone Street East	Dirt
Unknown Owner	8	Stone Street West	Dirt
Unknown Owner	8	Bridge Street	Dirt
Unknown Owner	8	Water Street West of Pritchard	Dirt
Unknown Owner	8	First Street	Unimproved
Unknown Owner	7	Water Street, East of Boundary	Unimproved
Unknown Owner	7	Cove Street, East of Pritchard	Dirt
Unknown Owner	7	Water Street, East of Pritchard	Dirt
Unknown Owner	7	Robertson Street North	Dirt
Unknown Owner	6	Robertson Street East	Dirt
Lost	8	Lawton Street, West of Maiden	Unimproved
SCDOT		Church Street	Paved
SCDOT		Lawton Street	Paved
SCDOT		Pritchard Street	Paved
SCDOT		Boundary Street	Paved
SCDOT		Allen Street	Paved
SCDOT		Water Street	Paved
SCDOT		Wharf Street - North of Bridge	Paved
SCDOT		Dr. Mellichamp Street	Paved

UNKNOWN OWNER ROAD ANALYSIS

Road: **DuBois Lane, paved**
 Condition: Narrow pavement in fair condition
 Length: 900 ft.



Location Map



Looking from May River Road south, this road is currently residential access and a connection to Lawrence Street.

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of road is located between May River Road and Lawrence Street. It has a variable ROW and provides access to about eight (8) homes with additional lots which could be subdivided. Waste management trucks access the homes. It provides an additional North/South connection. The width of the pavement would lend it to being a one way access instead of two way traffic.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	3
Future residential access	2
Direct Connectivity	3
Indirect Connectivity	3
Commercial/Institutional access	3
Existing Condition	3
Scenic/water access	0
Overall Priority	17

Rated (3) High, (2) Medium, (1) Low

UNKNOWN OWNER ROAD ANALYSIS

Road: **Maiden Lane, E/W & N/S paved**
 Condition: Narrow pavement in fair condition
 Length: 1150 ft.



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of road is located between Bruin Road and Boundary Street. It has an uncertain ROW with a documented 20 foot ROW for the EW section. It provides access to about thirteen (13) homes and lots which could be subdivided. It provides the potential for multiple connections. The width of the pavement would lend it to being a one way access instead of two way traffic.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	3
Future residential access	3
Direct Connectivity	3
Indirect Connectivity	3
Commercial/Institutional access	2
Existing Condition	3
Scenic/water access	0
Overall Priority	17

Rated (3) High, (2) Medium, (1) Low



Looking from the intersection between EW and NS Maiden Lanes, this road is currently residential access and a connection between Bruin and Boundary.

UNKNOWN OWNER ROAD ANALYSIS

Road: Green Street, Btwn Boundary and Calhoun
 Condition: Dirt and unimproved
 Length: 400 ft.



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of road is located between Boundary Street and Calhoun Street. It has a 30 ft. ROW and provides access to few homes today, but developable property on both sides. This road was designated for the Montessori School to use as access for student drop off and pick up. It is also heavily used for Farmers Market.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	2
Future residential access	3
Direct Connectivity	3
Indirect Connectivity	3
Commercial/Institutional access	3
Existing Condition	2
Scenic/water access	0
Overall Priority	16

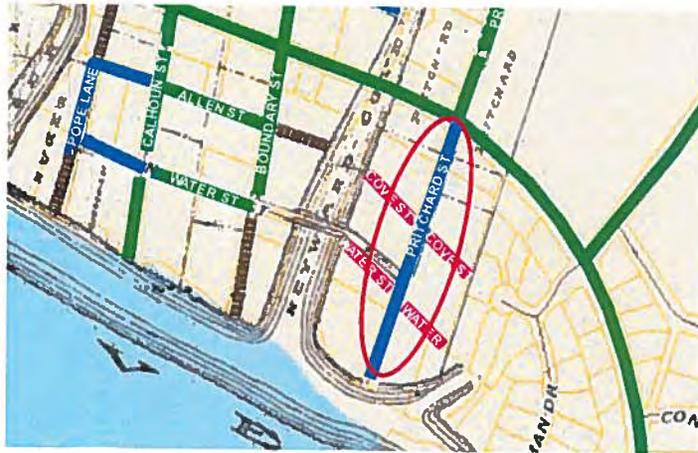
Rated (H) High, (M) Medium, (L) Low



Looking from Calhoun Street east, this road is used as a route for student drop off and pick up at the Montessori School

UNKNOWN OWNER ROAD ANALYSIS

Road: Pritchard Street, dirt
Condition: Dirt in fair to poor condition
Length: 750 ft.



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:
 This section of road is located south of Bridge Street. It has a 30 foot ROW. It provides access to about eight (8) homes, a church and a pocket park by the river. It is critical to the Town to reach the pocket park with river views. The dirt road is deteriorating. The residents would like to see an oyster shell surface, but the improvements and maintenance would be costly.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	3
Future residential access	1
Direct Connectivity	2
Indirect Connectivity	3
Commercial/Institutional access	3
Existing Condition	1
Scenic/water access	3
Overall Priority	16
Rated (H) High, (M) Medium, (L) Low	



Looking from Bridge Street south toward May River.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Guerrard Street, paved**
 Condition: Narrow pavement in fair condition
 Length: 1000 ft.



Location Map



Looking toward May River Road, this road is currently residential access and a connection between Robertson and May River Road with a sidewalk on the east side.

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

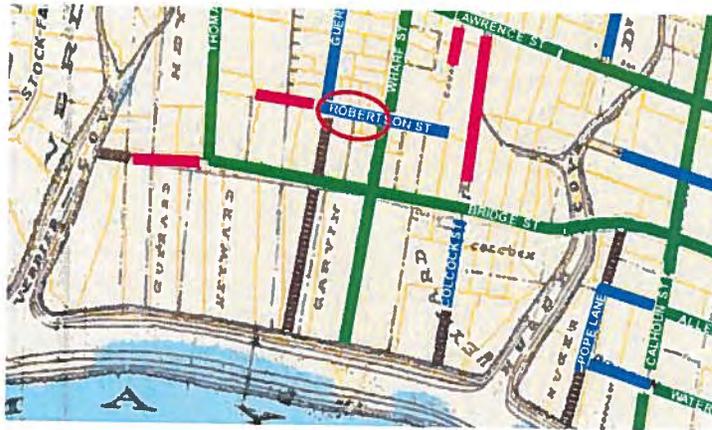
This section of road is located between Robertson Street and May River Road. It has a 30 foot ROW with a sidewalk on the east side of the road. It provides access to about thirteen (13) homes and lots which could be subdivided. It provides the potential for multiple connections. The width of the pavement would lend it to being a one way access instead of two way traffic.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	3
Future residential access	2
Direct Connectivity	3
Indirect Connectivity	3
Commercial/Institutional access	1
Existing Condition	3
Scenic/water access	0
Overall Priority	15
Rated (3) High, (2) Medium, (1) Low	

UNKNOWN OWNER ROAD ANALYSIS

Road: **Robertson Street, W of Wharf, paved**
 Condition: Pavement in fair condition
 Length: 250 ft.



Location Map



Looking toward Wharf Street from Guerrard, this road is currently residential access and a connection between Guerrard and Wharf.

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

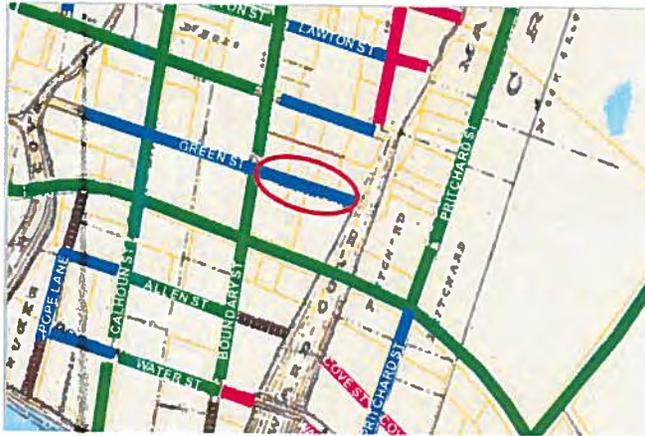
This section of road is located between Guerrard Street and Wharf Street. It has a 40 foot ROW. It provides access to about five (5) homes with additional lots which could be subdivided. It provides the potential for multiple connections. The width of the pavement can accommodate two way traffic.

Prioritization Criteria

Benefits	Rank
Residential Property	2
Future residential access	1
Direct Connectivity	3
Indirect Connectivity	3
Commercial/Institutional access	1
Existing Condition	3
Scenic/water access	0
Overall Priority	13
Rated (H) High, (M) Medium, (L) Low	

UNKNOWN OWNER ROAD ANALYSIS

Road: **Green Street East, dirt**
 Condition: dirt in fair condition
 Length: 440 ft.



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Green is located east of Boundary Street terminating at Heyward Cove. It has a 30 foot ROW and is dirt. It provides access to about four (4) homes. There are lots which could be developed and/or subdivided. It provides access to view Heyward Cove.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	2
Future residential access	2
Direct Connectivity	1
Indirect Connectivity	2
Commercial/Institutional access	1
Existing Condition	1
Scenic/water access	3
Overall Priority	12

Rated (3) High, (2) Medium, (1) Low



Looking from Boundary toward Heyward Cove.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Allen Street, paved**
 Condition: paved in good condition
 Length: 225 ft.



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Allen Street is located west of Calhoun Street and east of Huger Cove. It has a 30 foot ROW and is paved. It provides access to church property and, through connectivity, to residential property. Parking is located adjacent to the Right of Way along some of Water Street.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	2
Indirect Connectivity	2
Commercial/Institutional access	3
Existing Condition	3
Scenic/water access	0
Overall Priority	12

Rated (3) High, (2) Medium, (1) Low



Looking west from Calhoun Street.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Pope Lane, paved**
 Condition: paved in good condition
 Length: 275 ft.



Location Map

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Pope Lane is located west of Calhoun Street between Water and Allen Streets. It has a 20 foot ROW and is paved. It provides access to about three (3) homes and church property. Originally, this road ran from Bridge Street to May River. Two sections of the road have been lost through deed transfers in which the road was included in the legal descriptions of the properties.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	2
Indirect Connectivity	2
Commercial/Institutional access	3
Existing Condition	3
Scenic/water access	0
Overall Priority	12

Rated (3) High, (2) Medium, (1) Low



Looking south from Allen Street to Water Street.

UNKNOWN OWNER ROAD ANALYSIS

Road: Water Street, W of Calhoun paved
 Condition: paved in good condition
 Length: 225 ft.



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Water Street is located between Pope Lane and Calhoun Street. It has a 30 foot ROW and is paved. It provides access to church property. Parking is located adjacent to the Right of Way along much of Water Street.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	2
Indirect Connectivity	2
Commercial/Institutional access	3
Existing Condition	3
Scenic/water access	0
Overall Priority	12

Rated (3) High, (2) Medium, (1) Low



Looking east from Pope Lane to Calhoun Street.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Robertson Street, E of Wharf, dirt**
 Condition: dirt in fair condition
 Length: 350 ft.



Location Map

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:
 This section of road is located east of Wharf Street. It has a 20 foot ROW. It provides access to the First Zion Church and one residence. The church acknowledges the ROW. It provides the potential for a connection to Ghost Colcock.



Looking from Wharf Street east, this road is currently used as a drive for the First Zion Church.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	1
Future residential access	2
Direct Connectivity	1
Indirect Connectivity	3
Commercial/Institutional access	3
Existing Condition	1
Scenic/water access	0
Overall Priority	11
Rated (3) High, (2) Medium, (1) Low	

UNKNOWN OWNER ROAD ANALYSIS

Road: **Colcock Street, North of Bridge dirt**
 Condition: dirt used as driveway
 Length: 650 ft. dirt



LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:
 This section of road is located between Bridge Street and Lawrence Street. It appears to have a 20 foot ROW and is dirt and unimproved. It could provide access to five (5) properties including the First Zion Church. There are lots tied to this section of Colcock which may be subdivided. A leg of Huger Cove encroaches into the ROW.

Location Map



Looking from Bridge Street north. Carport is located in the ROW.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	1
Future residential access	2
Direct Connectivity	2
Indirect Connectivity	2
Commercial/Institutional access	2
Existing Condition	1
Scenic/water access	1
Overall Priority	11
Rated (3) High, (2) Medium, (1) Low	

UNKNOWN OWNER ROAD ANALYSIS

Road: **Lawton Street, dirt/undeveloped**
 Condition: dirt in fair condition/forested
 Length: 350 ft. dirt/75 ft. undeveloped



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of road is located between Boundary Street and Maiden Lane (ghost). It has a 30 foot ROW and is dirt and unimproved. It provides access to about six (6) homes with one business on the corner with Boundary. There are lots which could be developed and/or subdivided. It provides the potential for multiple connections. The connection to Maiden Lane (ghost) offers a great potential for additional development.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	2
Future residential access	2
Direct Connectivity	1
Indirect Connectivity	2
Commercial/Institutional access	2
Existing Condition	1
Scenic/water access	0
Overall Priority	10

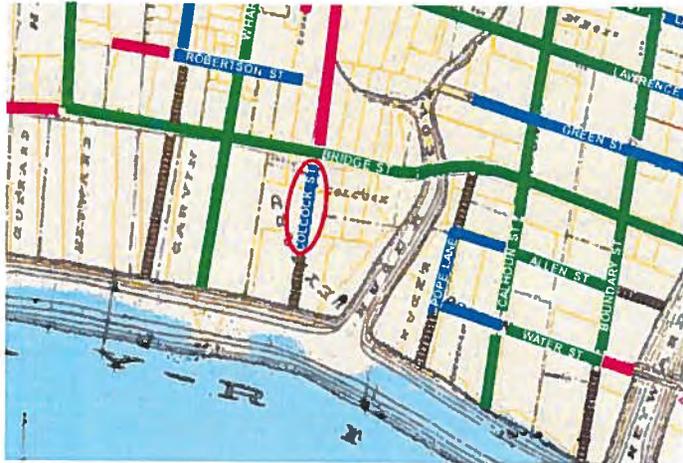
Rated (3) High, (2) Medium, (1) Low



Looking from Boundary toward the undeveloped section.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Colcock Street, South of Bridge dirt**
 Condition: dirt in fair condition
 Length: 275 ft. dirt



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of road is located south of Bridge Street. It appears to have a 20 foot ROW and is dirt and unimproved. It provides access to at least four (4) homes. There are lots which may be subdivided. It also provides access to the Colcock Teel House, an historic property. A portion of the original road which provided access to the May River has been lost through deed transfer.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	2
Future residential access	2
Direct Connectivity	1
Indirect Connectivity	2
Commercial/Institutional access	2
Existing Condition	1
Scenic/water access	0
Overall Priority	10

Rated (H) High, (M) Medium, (L) Low



Looking from Bridge Street south.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Maiden Lane N/S, South of Maiden E/W**
 Condition: unimproved
 Length: 450 ft.



LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Maiden Lane is located south of the existing Maiden Lane. The road ROW is uncertain, but appears to be 30 feet. It is adjacent to five (5) residential properties with a high possibility of subdividing several of the properties. Given this area, development is likely in the future.

Location Map



Looking south from Maiden Lane. There is a possible residential encroachment into this Right of Way.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	2
Future residential access	3
Direct Connectivity	1
Indirect Connectivity	3
Commercial/Institutional access	1
Existing Condition	0
Scenic/water access	0
Overall Priority	10
Rated (3) High, (2) Medium, (1) Low	

UNKNOWN OWNER ROAD ANALYSIS

Road: **Green Street, W of Calhoun, dirt**
 Condition: dirt and gravel, fair condition
 Length: 425 ft.



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Green Street is located between Calhoun Street and Huger Cove. It has a 30 foot ROW and is paved. It provides access to the May River Montessori school property and one residence which is not actively using the access..



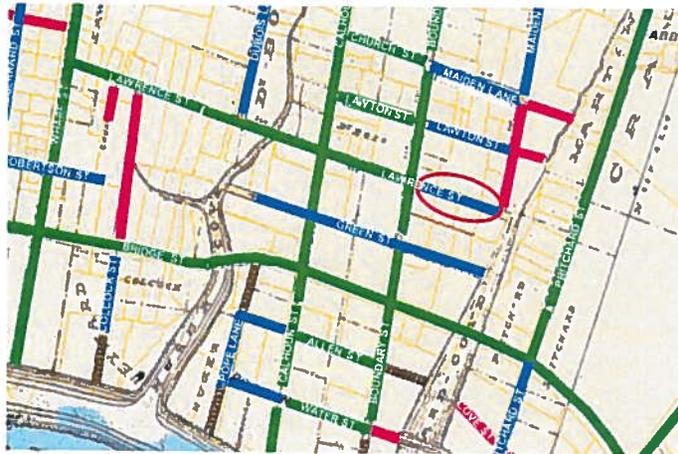
Looking from Calhoun Street west toward Huger Cove.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	1
Indirect Connectivity	1
Commercial/Institutional access	3
Existing Condition	1
Scenic/water access	2
Overall Priority	10
Rated (3) High, (2) Medium, (1) Low	

UNKNOWN OWNER ROAD ANALYSIS

Road: **Lawrence Street, dirt/undeveloped**
 Condition: dirt in poor condition/forested
 Length: 375 ft. dirt/125 ft. undeveloped



Location Map

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of road is located between Boundary Street and Maiden Lane (ghost). It has a 30 foot ROW and is dirt and unimproved. It provides access to three (3) homes. There are lots which may provide considerable developable property. It provides the potential for multiple connections. The connection to Maiden Lane (ghost) offers a great potential for additional development. Beyond Maiden, Lawrence offers views of Heyward Cove.

Prioritization Criteria

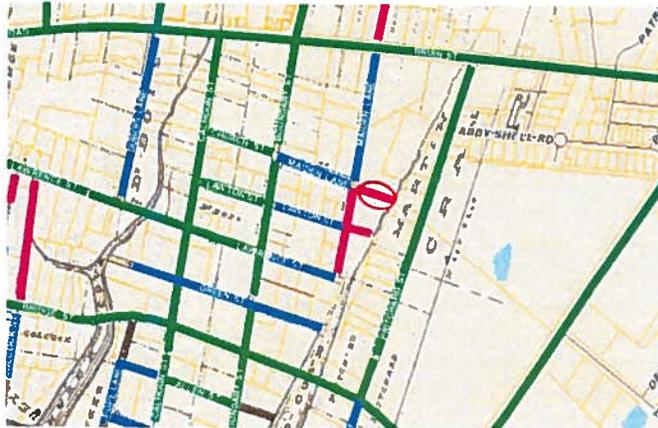
Benefits (+)	Rank
Residential Property	1
Future residential access	2
Direct Connectivity	1
Indirect Connectivity	2
Commercial/Institutional access	1
Existing Condition	1
Scenic/water access	1
Overall Priority	9
Rated (H) High, (M) Medium, (L) Low	



Looking from Boundary toward the undeveloped section.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Maiden Lane East**
 Condition: unimproved
 Length: 225 ft.



LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Maiden Lane is located east of the existing eastern leg of Maiden Lane. The road ROW is uncertain, but appears to be 20 feet. It is adjacent to two (2) residential properties with a high possibility of subdividing the properties. The ROW terminates at the upper end of Heyward Cove. Given this area, development is likely in the future.

Location Map



Looking east from Maiden Lane. The Right of Way is presently being used as a driveway.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	1
Future residential access	2
Direct Connectivity	1
Indirect Connectivity	2
Commercial/Institutional access	1
Existing Condition	0
Scenic/water access	2
Overall Priority	9
Rated (3) High, (2) Medium, (1) Low	

UNKNOWN OWNER ROAD ANALYSIS

Road: **Cove Street West, dirt**
 Condition: dirt in fair condition
 Length: 250 ft.



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Cove Street is located west of Pritchard Street. It has a 30 foot ROW and is dirt. It provides access to two (2) residential properties. Given the nature of this neighborhood, it is unlikely that additional residential development will occur on this street, but it does provide access to Heyward Cove.

Prioritization Criteria

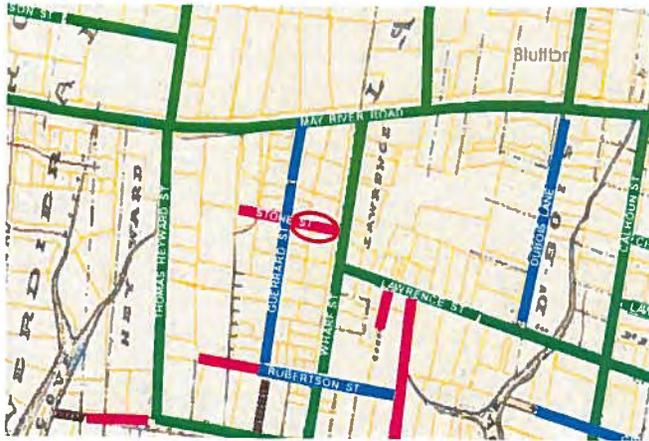
Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	1
Indirect Connectivity	1
Commercial/Institutional access	1
Existing Condition	1
Scenic/water access	3
Overall Priority	9
Rated (3) High, (2) Medium, (1) Low	



Looking east from Pritchard Street toward Heyward Cove.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Stone Street East, dirt**
 Condition: dirt in fair condition
 Length: 225 ft.



Location Map

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

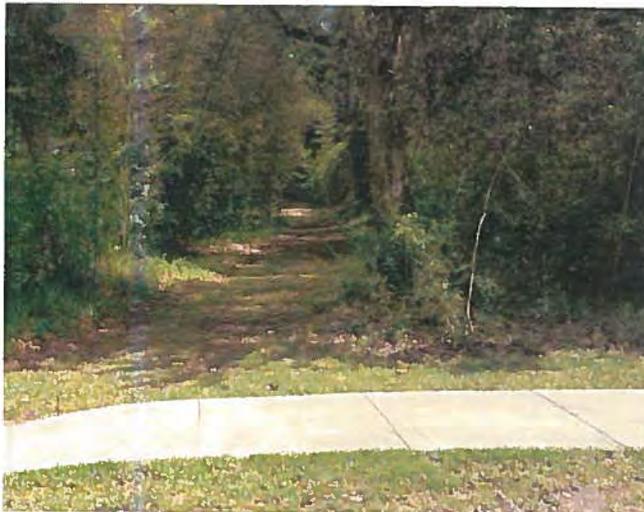
DESCRIPTION:

This section of road is located east of Guerrard Street and west of Wharf Street. The road is rarely used, but it does appear it is being used. It has a ROW of 30 feet. It could be used to access four (4) properties.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	2
Future residential access	2
Direct Connectivity	1
Indirect Connectivity	2
Commercial/Institutional access	1
Existing Condition	1
Scenic/water access	0
Overall Priority	9

Rated (H) High, (M) Medium, (L) Low



Looking from Guerrard west.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Stone Street West, dirt**
 Condition: dirt in fair condition
 Length: 200 ft.



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of road is located west of Guerrard Street. The road was maintained by Beaufort County until recently when the county relinquished maintenance over roads with no deed transfer. It has a ROW of 30 feet. It provides access to several properties.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	2
Future residential access	2
Direct Connectivity	1
Indirect Connectivity	1
Commercial/Institutional access	1
Existing Condition	1
Scenic/water access	1
Overall Priority	8

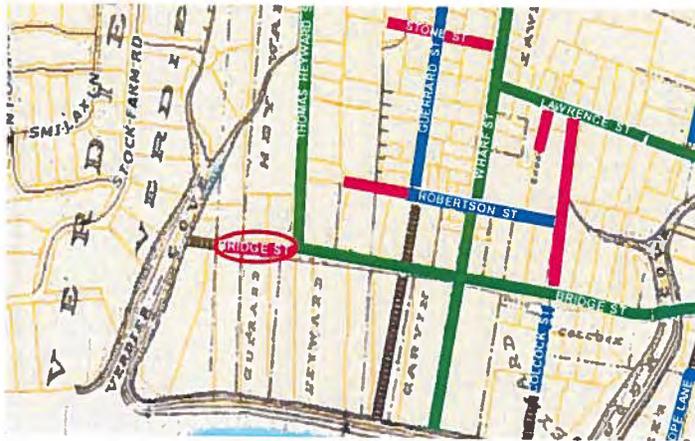
Rated (3) High, (2) Medium, (1) Low



Looking from Guerrard west.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Bridge Street, dirt**
 Condition: Dirt in fair to poor condition
 Length: 325
 ft.



Location Map

LEGEND

ROAD STATUS
DESIGNATION

- Public Roads
- Orphan Roads
- Ghost Roads
- Lost Roads from 1913 Map

DESCRIPTION:

This section of road is located west of the paved portion of Bridge Street. It has a 30 foot ROW. It provides access to about eight (8) homes. It appears that the road originally extended to the cove, but that portion of the ROW has been lost.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	2
Future residential access	1
Direct Connectivity	1
Indirect Connectivity	1
Commercial/Institutional access	1
Existing Condition	1
Scenic/water access	1
Overall Priority	8

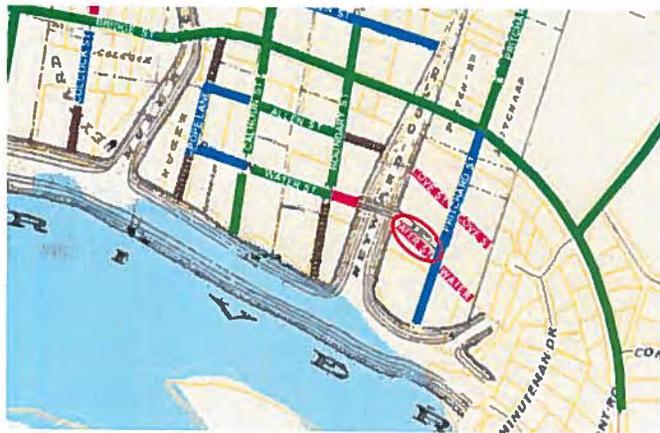
Rated (3) High, (2) Medium, (1) Low



Looking from paved Bridge Street west toward Verdier Cove.

UNKNOWN OWNER ROAD ANALYSIS

Road: Water Street West of Pritchard, dirt
 Condition: dirt in fair condition
 Length: 275 ft.



Location Map

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Water Street is located west of Pritchard Street. It has a 30 foot ROW and a dirt road in fair condition. It is adjacent to two (2) residential properties. Given the nature of this neighborhood, it is unlikely that additional residential development will occur on this street.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	1
Indirect Connectivity	1
Commercial/Institutional access	1
Existing Condition	1
Scenic/water access	2
Overall Priority	8

Rated (3) High, (2) Medium, (1) Low



Looking west from Pritchard Street toward Heyward Cove.

UNKNOWN OWNER ROAD ANALYSIS

Road: **First Street**
 Condition: unimproved
 Length: 500 ft.



Location Map

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

First Street is an unimproved Right of Way which provides access to five (5) otherwise landlocked parcels. The road ROW is uncertain, but appears to be 20 feet. There is potential for development in this area, but the access is limited with this unimproved ROW.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	2
Future residential access	2
Direct Connectivity	2
Indirect Connectivity	1
Commercial/Institutional access	1
Existing Condition	0
Scenic/water access	0
Overall Priority	8

Rated (3) High, (2) Medium, (1) Low



Looking north from Maiden Lane. The Right of Way is unimproved.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Water Street, East of Boundary**

Condition: unimproved

Length: 130 ft.

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map



Location Map

DESCRIPTION:

This section of Water Street is located east of Boundary Street. It has a 30 foot ROW. It is adjacent to two (2) residential properties. Given the nature of this neighborhood, it is unlikely that additional residential development will occur on this street.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	1
Indirect Connectivity	1
Commercial/Institutional access	1
Existing Condition	0
Scenic/water access	2
Overall Priority	7

Rated (3) High, (2) Medium, (1) Low

UNKNOWN OWNER ROAD ANALYSIS

Road: **Cove Street East of Pritchard, dirt**

Condition: dirt in fair condition

Length: 230 ft.



Location Map

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Cove Street is located east of Pritchard Street. It has a 30 foot ROW and is virtually indistinguishable from the adjacent resident's yard. It is adjacent to one (1) residential property and an historic church. Given the nature of this neighborhood, it is unlikely that additional residential development will occur on this street.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	1
Indirect Connectivity	1
Commercial/Institutional access	1
Existing Condition	1
Scenic/water access	1
Overall Priority	7

Rated (3) High, (2) Medium, (1) Low



Looking east from Pritchard Street.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Water Street East of Pritchard, dirt**
 Condition: dirt in fair condition
 Length: 230 ft.



Location Map

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Water Street is located east of Pritchard Street. It has a 30 foot ROW and a dirt road in fair condition. It is adjacent to two (2) residential properties. The deeds most recently transferring property here reference Water Street as a private drive, but it appears it is still public Right of Way. Given the nature of this neighborhood, it is unlikely that additional residential development will occur on this street.

Prioritization Criteria

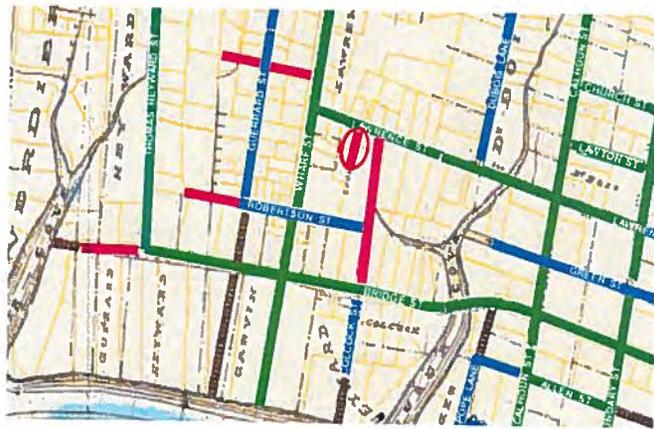
Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	1
Indirect Connectivity	1
Commercial/Institutional access	1
Existing Condition	1
Scenic/water access	1
Overall Priority	7
Rated (3) High, (2) Medium, (1) Low	



Looking east from Pritchard Street. Note the private drive sign

UNKNOWN OWNER ROAD ANALYSIS

Road: **Robertson Street North, dirt**
 Condition: dirt in fair condition
 Length: 175 ft.



Location Map

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of road is located south of Lawrence Street. While it shows as a public ROW on Both Bluffton and Beaufort County websites, there is no plat which indicates it is public. A plat from the then First African Baptist Church in 1959 shows the drive as private with a ROW of approximately 15 feet. It provides access to three (3) properties including the church.

Prioritization Criteria

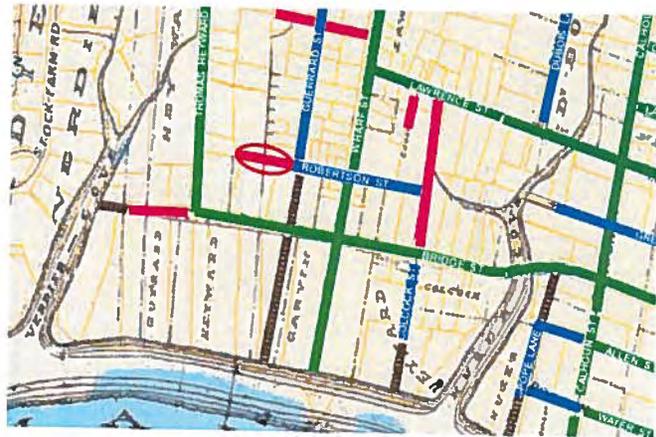
Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	1
Indirect Connectivity	1
Commercial/Institutional access	2
Existing Condition	1
Scenic/water access	0
Overall Priority	7
Rated (3) High, (2) Medium, (1) Low	



Looking from Lawrence south.

UNKNOWN OWNER ROAD ANALYSIS

Road: **Robertson Street East, dirt**
 Condition: dirt in fair condition
 Length: 300 ft.



Location Map

LEGEND

ROAD STATUS DESIGNATION

- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of road is located west of the paved portion of Robertson Street. It has a 40 foot ROW. It provides access to at least one residence.

Prioritization Criteria

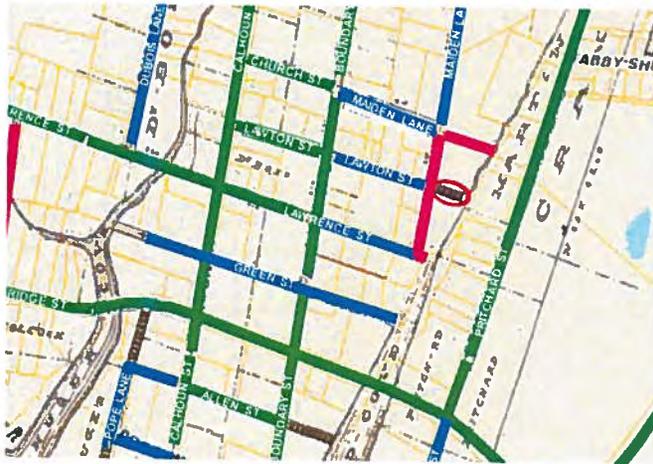
Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	1
Indirect Connectivity	1
Commercial/Institutional access	1
Existing Condition	1
Scenic/water access	0
Overall Priority	6
Rated (3) High, (2) Medium, (1) Low	



Looking from Robertson/Guerrard intersection west.

LOST ROAD ANALYSIS

Road: **Lawton Street, West of Maiden**
 Condition: unimproved
 Length: 150 ft.



Location Map

LEGEND

ROAD STATUS
DESIGNATION

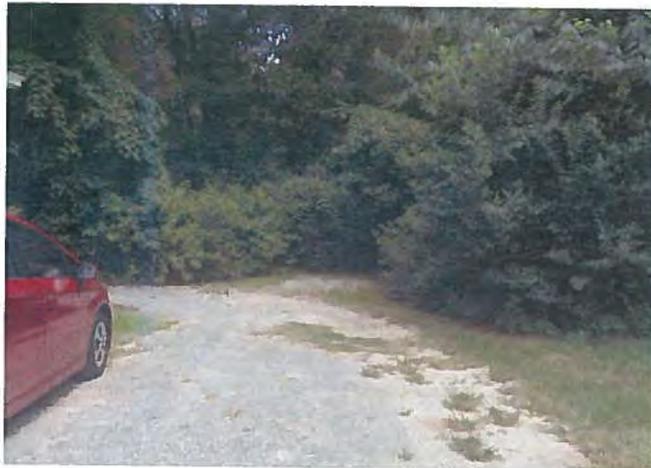
- █ Public Roads
- █ Orphan Roads
- █ Ghost Roads
- █ Lost Roads from 1913 Map

DESCRIPTION:

This section of Lawton Street is located east of the existing Lawton Street. The road ROW is uncertain, but appears to be 30 feet. More importantly, the public ROW status is also uncertain. Deeds researched indicate one property abutting another property. The adjacent (abutting property references Lawton Road as the adjacent land. There are two (2) residential properties with a high possibility of subdividing the properties. The east end of the ROW abuts the upper end of Heyward Cove.

Prioritization Criteria

Benefits (+)	Rank
Residential Property	1
Future residential access	1
Direct Connectivity	1
Indirect Connectivity	2
Commercial/Institutional access	1
Existing Condition	0
Scenic/water access	2
Overall Priority	8
Rated (3) High, (2) Medium, (1) Low	



Looking east from Lawton Street. The Right of Way is unimproved.