



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION

Thursday, May 2, 2013

6:00 p.m.

Council Chambers, Administration Building
100 Ribaut Road, Beaufort, South Carolina

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting.

1. COMMISSIONER'S WORKSHOP – 5:30 P.M.
Planning Office, Room 115, County Administration Building
2. REGULAR MEETING - 6:00 P.M.
Council Chambers
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. REVIEW OF MINUTES
A. March 4, 2013
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. PRESENTATION ONLY:
 - A. Southern Beaufort County Future Land Use Map Amendment for R600-040-000-001C-0000 (310.72 acres at the southeast corner of Bluffton Parkway and Malphrus Road) from Rural to Regional Commercial; Owner: Scratch Golf LLC, Applicant/Agent: Michael Kronimus ([backup](#))
 - B. Southern Beaufort County Zoning Map Amendment / Rezoning Request for R600-040-000-001C-0000 (310.72 acres at the southeast corner of Bluffton Parkway and Malphrus Road) from Rural to Regional Commercial; Owner: Scratch Golf LLC, Applicant/Agent: Michael Kronimus
9. OTHER BUSINESS
A. Next Meeting – Monday, June 3, 2013, at 6:00 p.m.
10. ADJOURNMENT





February 1, 2013

Mr. P.J. Tanner
Beaufort County Sheriff Office
PO Box 1758
Beaufort, SC 29901

Subject: Hilton Head National Golf Course
KRA Project No. 12112

Dear Mr. Tanner:

Enclosed please find a copy of the proposed site plan with vicinity map for the "Concept Plan Application". The proposed plan will be located on +/- 300 acres at the southeastern corner of Bluffton Parkway and Malphrus Road in Beaufort County. The development will include residential and commercial buildings in a mixed use project. The development will have access to Bluffton Parkway, Malphrus Road and Hwy 278 through eight proposed entrances.

We are currently requesting:	2,000,000 SF	Non-Residential SF
	750 HU	Hotel Rooms
	500 DU	Residential

The proposed plan will be submitted to Beaufort County and per their requirements we need an approval letter from you. For your convenience, please use the description above in your approval letter, assuming you find the language acceptable.

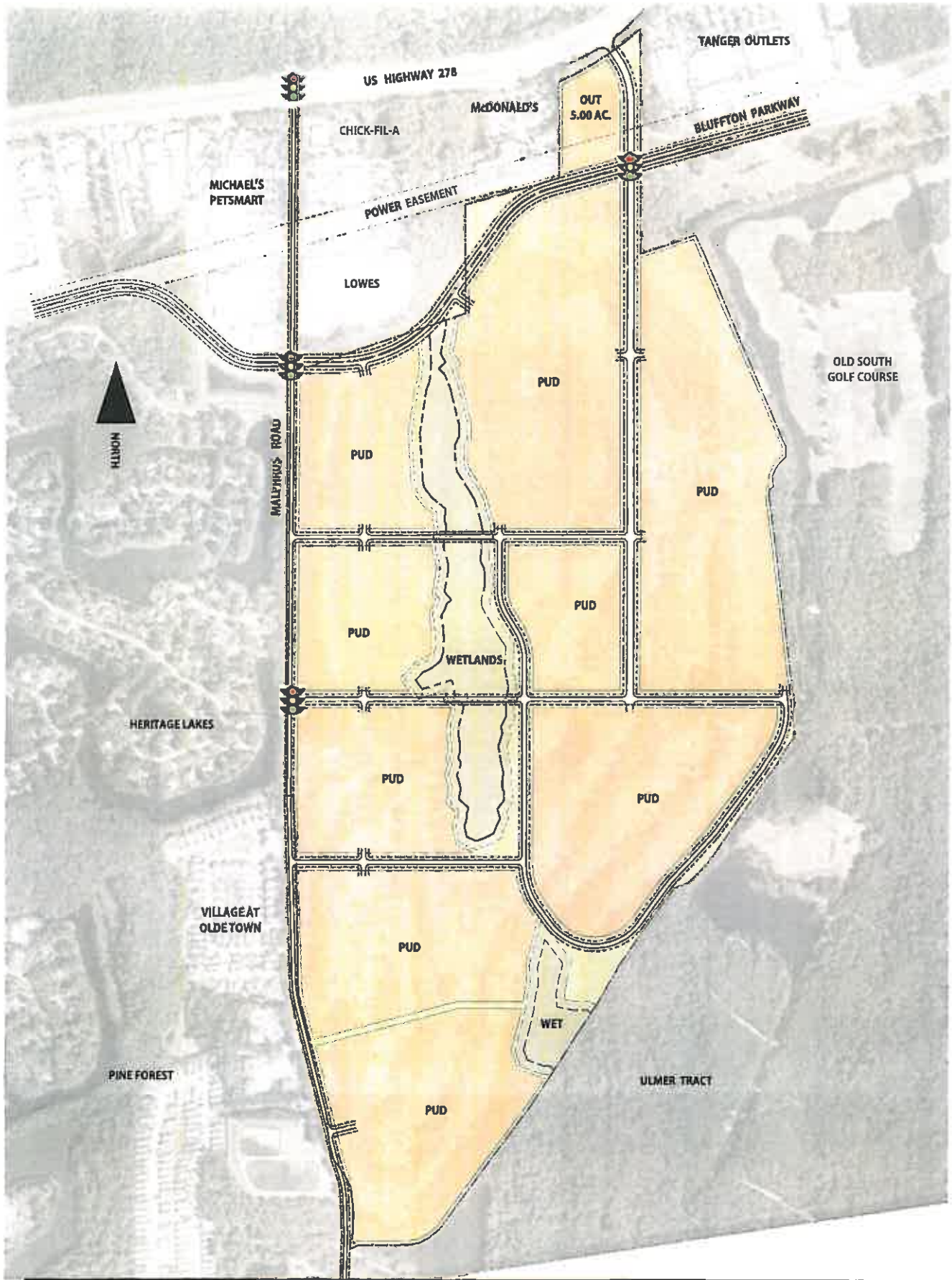
If you have any questions or require additional information, please contact me at 843-815-2021. We appreciate your time and attention to this matter.

Sincerely,
KRA architecture + design

A handwritten signature in black ink, appearing to read 'Michael W. Kronimus', written over a horizontal line.

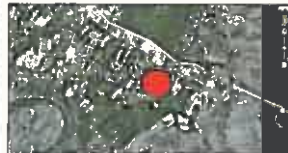
Michael W. Kronimus | AIA, NCARB
President & Executive Principal

Enclosures: as noted



GATEWAY to HILTON HEAD CONCEPTUAL SITE PLAN

±300.0 ACRES
February 1, 2013



LOCATION MAP

KRA architecture + design





April 9, 2013

Barbara Childs
Beaufort County Planning Department
100 Ribaut Road
Beaufort, South Carolina

RE: Hilton Head National Golf Course

Ms. Childs

Please put us on the May 2013 Planning Commission Agenda Meeting for the Hilton Head National Golf Course rezoning presentation. Can you please let us know the agenda for this meeting once established.

Sincerely

A handwritten signature in black ink, appearing to read 'Michael Kronimus', written over a light blue horizontal line.

Michael Kronimus, AIA, NCARB
KRA architecture & design