



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**, September 5, 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 - June 3, 2013 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. PUBLIC HEARING AND RECOMMENDATIONS ON SOUTHERN BEAUFORT COUNTY MAP AMENDMENTS FOR R600-040-000-001C-0000 (310.72 ACRES AT THE SOUTHEAST CORNER OF BLUFFTON PARKWAY AND MALPHRUS ROAD); OWNER: SCRATCH GOLF LLC, APPLICANT/AGENT: MICHAEL KRONIMUS ([backup](#)):
  - A. Future Land Use Map / Request from Regional Commercial and Rural to Regional Commercial;
  - B. Zoning Map Amendment / Rezoning Request from Commercial Regional and Rural with a Transitional Overlay to Planned Unit Development (PUD).
9. TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO: ARTICLE XII. SUBDIVISION DESIGN, DIVISION 3—TYPE OF SUBDIVISION; ARTICLE XIII. SUBDIVISION AND LAND DEVELOPMENT STANDARDS, DIVISION 2—STREET STANDARDS; AND ARTICLE XV. SIGNS, DIVISION 2—STANDARDS (ADDS ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS, STREET DESIGNS AND SIGNS); APPLICANT: STAFF ([backup](#))
10. OTHER BUSINESS
  - A. Discussion regarding eliminating subcommittee meetings
  - B. Next Meeting – Monday, October 7, 2013, at 6:00 p.m.
11. ADJOURNMENT





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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, June 3, 2013, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**Members Present:**

Mr. Robert Semmler, Chairman	Mr. John Thomas, Vice Chairman	Ms. Jennifer Bihl
Mr. Charles Brown	Ms. Diane Chmelik	Ms. Mary LeGree
Mr. Ronald Petit	Mr. Edward Riley III	Mr. Randolph Stewart

**Members Absent:** None

**Staff Present:**

Mr. Anthony J. Criscitiello, Planning Director  
Ms. Barbara Childs, Admin. Asst. to Planning Director

**CALL TO ORDER:** Chairman Robert Semmler called the meeting to order at approximately 6:00 p.m.

**PLEDGE OF ALLEGIANCE:** Mr. Semmler led those assembled in the Council Chambers with the pledge of allegiance to the U.S.A. flag.

**REVIEW OF MINUTES:** The Commission reviewed their May 2, 2013, meeting minutes. No changes were noted, except the changes agreed upon earlier by the Chairman to correct the date of the meeting in the first paragraph of the minutes. **Motion:** Vice-Chairman John Thomas made a motion, and Mr. Charles Brown seconded the motion, **to accept the May 2, 2013, minutes as corrected.** The motion **was carried unanimously** (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Semmler, Stewart, and Thomas).

**CHAIRMAN’S REPORT:** Mr. Semmler had nothing to report, except the Braves were ahead.

**PUBLIC COMMENT** for items other than agenda items: None were received.

**PORT ROYAL ISLAND COUNTY ZONING MAP AMENDMENT / REZONING REQUEST FOR MARSH VIEW SUBDIVISION (R100-15-64A, 289-326 AND 347-349; 38 RESIDENTIAL LOTS AND ASSOCIATED COMMON AREAS TOTALING 27.46 ACRES; OFF DORCHESTER DRIVE AND TOMOTLEY, WHITEHALL AND MCCALLEY COURTS, IN THE GRAYS HILL AREA), TO BE REZONED FROM RURAL (R) TO RURAL-RESIDENTIAL (RR); OWNER: FACTORY CREEK LANDING GROUP LLP, APPLICANT/AGENT: STEVEN TULLY**

Mr. Anthony Criscitiello briefed the Commissioners. He noted that this was a map amendment to correct the zoning from Rural to Rural Residential. The 1999 ZDSO created the Rural Residential zone and the properties met the criteria for Rural-Residential zoning. The applicant received a letter from the Planning Department noting the error in the zoning; however, the applicant is asking that the zoning map reflect that the properties are zoned Rural-Residential.

Public Comment: None were received, including from the applicant who was present in the audience.

Commission discussion included a clarification from the applicant as to the purpose for the map change--to accommodate banking requirements.

**Motion:** Mr. Thomas made a motion, and Ms. Chmelik seconded the motion, **to recommend approval** to County Council **of the Port Royal Island County Zoning Map Amendment / Rezoning Request for the Marsh View Subdivision (R100-15-64A, 289-326 and 347-349; 38 residential lots and associated common areas totaling 27.46 acres; off Dorchester Drive and Tomotley, Whitehall and McCalley Courts, in the Grays Hill area), to be rezoned from Rural (R) to Rural-Residential (RR).** No further discussion occurred. The motion **was carried unanimously** (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Semmler, Stewart and Thomas).

**OTHER BUSINESS:** Mr. Semmler noted that the next Commission meeting was Monday, July 1, 2013, at 6:00 p.m.

**ADJOURNMENT: Motion:** Mr. Ronald Petit made a motion, and Mr. Charles Brown seconded the motion, **to adjourn** the meeting. The motion **was carried unanimously** ((FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Semmler, Stewart and Thomas). The meeting was adjourned at approximately 6:06 p.m.

**SUBMITTED BY:** \_\_\_\_\_  
Barbara Childs, Admin. Assistant to the Planning Director

\_\_\_\_\_  
Robert Semmler, Beaufort County Planning Commission Chairman

**APPROVED:**           **September 5, 2013**



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Phone: (843) 255-2140 • FAX: (843) 255-9432

TO: Beaufort County Planning Commission  
FROM: Anthony Criscitiello, Beaufort County Planning Director *Te*  
DATE: August 9, 2013  
SUBJECT: Hilton Head National PUD Concept Plan

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**STAFF REPORT:**

**A. BACKGROUND:**

**Case No.** ZMA-2013-02  
**Owner:** Scratch Golf, Inc.  
**Applicant:** KRA Architecture and Design  
**Property Location:** On the former site of the Hilton Head National Golf Course on the south side of the Bluffton Parkway and on the east side of Malphrus Road.  
**District/Map/Parcel:** R600 040 000 001C 0000  
**Property Size:** 310.72 acres  
**Current Future Land Use Designations:** Rural – 290.72 acres; Regional Commercial – 20 acres  
**Proposed Future Land Use Designations:** Regional Commercial  
**Current Zoning Districts:** Rural with Transitional Overlay – 290.77 acres; Commercial Regional – 20 acres  
**Proposed Zoning Districts:** Planned Unit Development (PUD)

**B. SUMMARY OF REQUEST:** The applicant, KRA Architecture and Design, proposes to change the future land use designation of a 310 acre parcel from Rural to Regional Commercial and to rezone it from Rural with Transitional Overlay to PUD. The parcel is located on the south side of Bluffton Parkway and adjoins Malphrus Road to the west. The site is the current location of the Hilton Head National Golf Course, an 18-hole course with accompanying club house and other supporting uses. The applicant proposes to adopt a Planned Unit Development (PUD) concept plan that would permit 2,000,000 square feet of commercial, 500 dwelling units, and 700 hotel rooms. The applicant has indicated they are interested in seeing the property developed to include regional and resort based entertainment and recreation uses that may include a water park, lifestyle center, hotels, and other supporting uses.

**C. PUD CONCEPT PLAN:** PUDs greater than 200 acres are required by the ZDSO to submit a concept plan. The concept plan provides the general parameters of the PUD outlining the number of dwelling units, non-residential square footage, general location of roads, and the general location of different uses within the PUD. Once a concept plan is approved, the zoning map would change to PUD. The applicant, however, cannot develop the property until two additional steps are taken.

1. Submit a more detailed PUD master plan to the Planning Commission and County Council for approval.
2. Submit a development plan to the Development Review Team (DRT).

In conclusion, the approval of a concept plan sets the general parameters of the PUD that will be further refined in the master plan and development plan steps.

**D. TRAFFIC IMPACTS:** One of the most important factors for evaluating the merits of a conceptual PUD is its impact on the transportation network. A traffic impact analysis (TIA) in accordance with section 106-2450 of the ZDSO is necessary to adequately evaluate the concept plan.

1. **No TIA Submitted:** The required TIA is missing from the application due to delays in adopting a Regional Transportation Model that would provide the necessary tools to forecast the impacts of the development on the existing road network.
2. **Information Provided:** The applicant did provide the existing levels of service for neighboring intersections and the projected trip generation for the project. The proposed PUD is projected to generate 989 new AM peak hour trips, 3,873 new PM peak hour trips, and a total of 56,548 trips daily. The surrounding intersections are currently operating at acceptable levels of service with two exceptions – the intersection of US278 at Hilton Head National Drive (LOS-F at both AM and PM peak hours) and the intersection of US278 at Buckingham Plantation Drive (LOS-E at AM peak hours). Also, the applicant has submitted a Circulation Site Plan that shows a conceptual layout of internal streets and proposed intersections. The applicant proposed fully signalized intersections at Bluffton Parkway and Hilton Head National Drive, and along Malphrus Road. In addition, two non-signalized, full-access intersections are proposed on Malphrus Road, and three right-in/right-out intersections are proposed on Malphrus Road and Bluffton Parkway. The plan shows the intersection of Hilton Head National Drive and US278 remaining a right-in/right-out intersection.

Due to the sheer magnitude of proposed development - 2,000,000 square feet of commercial, 500 dwelling units, and 700 hotel rooms - staff does not recommend any action be taken on this application until a complete TIA is submitted in accordance with section 106-2450 of the ZDSO. The TIA would provide projections on how this proposed PUD would impact the capacity of intersections and roadways in the vicinity of the project.

**E. REGIONAL ECONOMIC IMPACTS:** The Hilton Head National site offers a unique opportunity for the region being a 310 acre under-developed parcel in the heart of the greater Bluffton/Hilton Head Island area. The parcel has the potential, if developed properly, to have a positive impact on the local and regional economy.

Golf is a major factor in the popularity of Hilton Head Island and Bluffton as a vacation and retirement destination. Currently golf generates more income than any other single entertainment or recreation activity in South Carolina and Beaufort County is home to 14% of the state's 375 golf courses. However, several trends indicate a gradual decline in the popularity of golf. Within the last five years, over 600 golf courses have closed nationally. Additionally, the National Golf Foundation, between the years 2005 and 2008, measured a 24% drop in younger players, which may indicate future declines in the industry. While the Southern Beaufort County region may remain a popular golfing destination in the foreseeable future, these national trends point to the need for the region to further diversify its recreation and entertainment offerings.

The applicant has proposed such uses as a water park, lifestyle center, and other entertainment and recreation uses that if executed properly, could add to the region's competitiveness. However, it is

important to note that the broad nature of the conceptual PUD does not preclude a continuation of the typical mix of automobile oriented retail uses and single-family residences found throughout much of Southern Beaufort County. Analyzing population growth data and forecasts, it is difficult to support the addition of 310 acres of Regional Commercial land simply to support projected population growth over the next 20 years. Staff recommends that as this project moves forward into the master plan phase, County Council pay close attention to details that ensure high quality development standards, innovative site planning, and uses that enhance the economic diversity of the region and attract new growth to the region.

**F. ANALYSIS OF COMPREHENSIVE PLAN AMENDMENT:** Section 106-494 of the ZDSO requires the following considerations when reviewing a proposed amendment to the Comprehensive Plan:

**1. Whether capital investments, population trends, land committed to development, density, use or other conditions have changed that justify the amendment.**

a. **Capital Investments:** Several recently completed and committed capital projects have greatly improved the transportation network serving the site. The extension of the Bluffton Parkway east to Buckingham Plantation Drive and the future flyover connecting the Parkway to the Hilton Head Island bridge greatly improve east-west access to the site. Also, the connection of Foreman Hill Road to Malphrus Road provides an additional connection south and west to the Town of Bluffton. Even though the transportation network has improved, it is impossible to assess whether it is adequate to support the magnitude of development proposed in the PUD without a Traffic Impact Analysis.

b. **Population Trends, Land Committed to Development:** The Beaufort County Comprehensive Plan designates approximately 1,300 acres in the Greater Bluffton Area for Regional Commercial land uses to serve the region over the next 20 years. If this proposed comprehensive plan amendment is approved, the addition of 310 acres represents a 24% increase of land set aside for regional commercial uses. At the same time, the Beaufort County Planning Department has been adjusting their population forecasts downward due to slow population growth over the last 5 years. The 2010 Beaufort County Comprehensive Plan forecasted a 2025 population of 137,575 in Southern Beaufort County. Newer population forecast data is available in the draft Regional Transportation Model which forecasts only 117,986 in the year 2030 (see table below). Therefore, 310 additional acres of Regional Commercial land cannot be justified solely on the need to support projected population growth. The only way to justify a 24% increase in Regional Commercial land is if it to be used for regionally based tourism and recreation uses, or major employment that would attract new tourism and population growth above what is being projected for the region.

Comparison of Population Forecasts in Southern Beaufort County				
	Current Population	Comprehensive Plan Projection <sup>1</sup>	Regional Transportation Model Projection <sup>2</sup>	
	2010	2025	2020	2030
Greater Bluffton	52,361	83,616	60,647	71,175
Hilton Head Island	37,793	53,329	42,055	46,229
Daufuskie Island	416	630	499	582
<b>Total</b>	<b>90,570</b>	<b>137,575</b>	<b>103,201</b>	<b>117,986</b>

<sup>1</sup>Projection data compiled in 2005

<sup>2</sup>Projection data compiled in 2012-13

2. **Whether the proposed amendment is consistent with the comprehensive plan's goals and policies.** A majority of the site has a future land use designation of Rural. Rural is defined in the Comprehensive Plan as lands situated outside growth areas that are meant to retain their rural character with low density residential development, small-scale commercial, and agricultural land uses. The Hilton Head National golf course does not meet these criteria. Therefore the Comprehensive Plan supports transitioning the future land use designation to one of the growth area future land use designations outlined in Chapter 4 of the Comprehensive Plan. See comments under F1 above as to the appropriateness of Regional Commercial.
  3. **Whether the proposed amendment is necessary to respond to state and or/federal legislation.** Not applicable.
  4. **Whether the proposed amendment would result in development that is compatible with surrounding land uses.** The proposed future land use change to Regional Commercial is compatible with most of the neighboring properties. North of the site is Lowes and other regional commercial uses on the US 278 corridor. On the east are the Old South golf course and the preserved Ulmer Tract. Two residential subdivisions are located west of the site (Heritage Lakes and the Olde Town PUD). South of the site on Foreman Hill Road are large-lot single family residences. These residential areas have the potential to be adversely impacted by this development.
  5. **Whether and to the extent to which the proposed amendment would affect the capacities of public facilities and services, including roads, utilities, law enforcement, fire, EMS, schools, parks and recreation, solid waste, and drainage facilities.** The applicant has notified and supplied letters from the Beaufort County Sheriff's Department, the Bluffton Fire District, the Beaufort County School District, Palmetto Electric, and Hargray. As discussed above, a TIA was not submitted as part of the application. This information is necessary to determine whether the road network has adequate capacity to serve the development.
  6. **Whether, and to the extent to which, the proposed amendment would result in negative impacts to natural resources.** The existing site features an 18-hole golf course with fairways separated by stands of upland forest. According to a 1988 survey, 20.5 acres running through the center of the site consists of forested wetlands which were not disturbed as part of the golf course development. Existing stormwater is directed toward several detention ponds on site that eventually drain into Mackay Creek to the north and east and the May River to the south. When a more detailed master plan is submitted, staff will look for innovative site planning that protects natural resources on the site and preserves water quality in the surrounding water bodies.
- G. **ANALYSIS:** Section 106-492 of the ZDSO states that a Zoning Map Amendment may be approved if the weight of the findings describe and prove the following:
1. **The change is consistent with the County's Comprehensive Plan and the purposes of this Ordinance.** See discussion under Section F.
  2. **The change is consistent with the character of the neighborhood.** As stated above, PUD zoning that implements a Regional Commercial future land use designation is generally consistent with neighboring properties to the south and east of the site. The PUD does have the potential to adversely impact residential development along Malphrus and Foreman Hill Road.

3. **The extent to which the proposed zoning is consistent with the zoning and use of nearby properties.** See comments for #2.
4. **The suitability of the property for the uses to which it has been restricted.** There is an 18-hole golf course which is a limited use in Rural. However, if the golf course closed, there are very few uses permitted in Rural that would be appropriate for the site, given the surrounding development.
5. **Allowable uses in the proposed district would not adversely affect nearby property.** See comments for #2.
6. **The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.** The property is not vacant but supports an 18-hole golf course which is a limited use in Rural.
7. **The current zoning is not roughly proportional to the restrictions imposed upon the landowner in light of the relative gain to the public health, safety and welfare provided by the restrictions.** See comments for #4.

#### H. STAFF RECOMMENDATION:

Staff recognizes that the current future land use designation, Rural, and the corresponding zoning district, Rural with Transitional Overlay, are not appropriate for this property given its long time use as a golf course and its location in the heart of the Greater Bluffton Area. Staff does have concerns, however, with designating the entire 310 acre site Regional Commercial without adequately assessing the impacts on the transportation network and without more qualifying information as to the type of development is planned for the property.

Therefore staff recommends that County Council request additional information from the applicant before taking action on this proposal. Section 106-2446 of the ZDSO states that with respect to conceptual PUDs, "county council may require submission of additional maps, data, or proposed methods of addressing other pertinent matters relative to the development, which are reasonably available, and where, owing to the nature, size, and location of the proposed development, are critical to the health, safety, and welfare of the community and its citizens." Planning staff recommends the following information be provided to assist in making an informed decision on this application.

1. **Traffic Impact Analysis (TIA):** Staff recognizes that the transportation network serving the site has greatly improved due to recent and committed capital improvements. However, due to the considerable amount of development – 2,000,000 square feet of commercial, 500 dwelling units, and 700 hotel rooms – a TIA is needed to assess whether the transportation network is adequate to support this development.
2. **Market/Economic Study:** Based on projected growth and the existing supply of Regional Commercial land in Southern Beaufort County, it is difficult to justify a 24% increase in Regional Commercial land based solely on the projected population growth over the next 20 years. Additional documentation is needed showing that the region can attract new tourism and recreation uses, or major employment that would attract new tourism and population growth above what is being projected for the region.

Staff recommends that as this project moves forward into the master plan phase, County Council pay close attention to details that ensure high quality development standards, innovative site planning, and uses that enhance the economic diversity of the region and attract new growth to the region.



**I. SOUTHERN BEAUFORT COUNTY SUBCOMMITTEE RECOMMENDATION:**

The Subcommittee met on Thursday, August 8, 2013, at the Bluffton Library. Subcommittee members in attendance were Diane Chmelik-Chairman, Ed Riley, and Robert Semmler. Anthony Criscitiello, Planning Director, briefed the Committee on the future land use and zoning map amendments/rezoning request. Michael Kronimus, the applicant, provided a presentation to the Committee. After a lengthy discussion, the subcommittee provided no recommendations.

**J. ATTACHMENTS**

- Maps: Future Land Use and Zoning
- Applications: Future Land Use and Zoning
- List of Abutting Property Owners

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**From:** Leininger, Shawn [sleininger@townofbluffton.com]  
**Sent:** Friday, August 16, 2013 9:44 AM  
**To:** Criscitiello, Anthony; Childs, Barbara  
**Cc:** Barrett, Anthony; Orlando, Marc; Hodge, Frank; Brown, Ben  
**Subject:** Hilton Head National Planned Unit Development

Tony,

Thank you for the opportunity to review the application submitted to Beaufort County requesting a Comprehensive Plan Amendment and Zoning Ordinance Map Amendment for 310.72 acres in southern Beaufort County (known as the Hilton Head National Golf Course). As set forth by Resolution for Joint Review and Coordination between Beaufort County, Jasper County, City of Hardeeville, Town of Hilton Head Island, and the Town of Bluffton, this is a project of regional significance requiring multi-jurisdictional review.

Based upon the application materials provided by you to the Town of Bluffton, it is our understanding that the request is to establish a Planned Unit Development (PUD) District on this property. It is also our understanding from these same materials that approval of the request would authorize the Applicant to potentially develop +/-500 dwelling units, +/-700 hotel rooms, and +/-2,000,000 square feet of commercial space including regional and resort based entertainment and recreation uses such as a water park, lifestyle center, and supporting uses.

As requested, Town Staff has reviewed the application information, including the Beaufort County Planning Commission Staff Report, and has no additional comment for your consideration. As noted in the County Staff Report, as this project moves forward it is important to pay close attention to the details that ensure high quality development standards, innovative site planning, and uses that enhance the economic diversity of the region and attract new growth to the region.

Again, thank you for the opportunity to review this application. If you have any questions or I can be of further assistance please let me know.

Sincerely,

Shawn Leininger, AICP  
Planning & Community Development Manager

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(843) 706-4522 main  
(843) 706-4529 direct  
(843) 540-2183 mobile

Town of Bluffton  
Department of Growth Management  
P O Box 386  
20 Bridge Street  
Bluffton, South Carolina 29910

[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)

# TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

[www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

Drew A. Laughlin  
Mayor

August 13, 2013

William D. Harkins  
Mayor ProTem

Mr. Tony Criscitiello  
Planning Director  
Post Office Drawer 1228  
Beaufort, SC 29901-1228

Council Members

Wm. Lee Edwards  
Marc A. Grant  
Kimberly W. Likins  
John J. McCann  
George W. Williams, Jr.

RE: Hilton Head National Planned Unit Development (PUD)

Dear Tony,

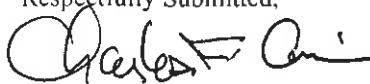
Stephen G. Riley  
Town Manager

Thank you for submitting a copy of the application materials for the Hilton Head National Planned Unit Development comprehensive plan map amendment and zoning ordinance map amendment to the Town of Hilton Head Island. In the spirit of the Southern Beaufort County Regional Plan's (SBCRP) implementation strategies Town Staff has taken the opportunity to review the information and make the following comments:

- There is a significant increase in the density that would be permitted on this property, which would result in a significant impact on roads, natural resources and other public infrastructure. The SBCRP identified a list of roadway projects that would be necessary to achieve an agreed upon Level of Service Standard D (LOS D). These improvements were based upon potential build out of this property under the existing zoning classifications. The level of development proposed in this application was not planned, nor was it considered as part of the implementation of the one cent sales tax used to fund the recommended projects. Town staff recommends that a Traffic Impact Analysis be completed and reviewed before acting on this application, with consideration given to the adopted LOS Standards in the SBCRP.
- Sensitivity to area natural resources should be considered with the associated development that may result from the rezoning as well as sensitivity to the neighboring residential areas. This can be accommodated through design standards.
- The Town and County have partnered in land acquisitions in the area to reduce overall development at the gateway to Hilton Head Island. Allowing a significant increase in density in this area of the County would counteract those efforts.
- The rezoning significantly increases the level of intensity and traffic patterns of the site and considerations should be given to additional connectivity to Malphrus Road.
- The characteristics of the site seem to limit the number of access points for the development and may place design limitations on required access management and transportation improvements.
- The Bluffton Parkway was designed, funded and constructed as a controlled access bypass to provide relief from heavy traffic demands placed on U.S. Highway 278 and provide additional capacity for emergency evacuation. Allowing for this level of intense development and trip generation potential is again contrary to these purposes.

These comments are provided to for your consideration and review. Again, thanks for the opportunity to provide input.

Respectfully Submitted,



Charles F. Cousins, AICP, Director of Community Development



August 21, 2013

Mr. Tony Criscitiello,  
Beaufort County Planning Director  
BEAUFORT COUNTY  
100 Ribaut Road,  
Room 115  
Beaufort, SC 29901-1228

Re: Hilton head National PUD Concept Plan

Mr. Criscitiello,

I am writing on behalf of the Beaufort County School District regarding the pending rezoning for the parcel identified in case number ZMA-2013-02.

Please accept this letter as the school district's commitment to serve students that might possibly reside in the parcels currently or in the future. Based on currently school assignment boundaries, students in this area would attend M.C. Riley Elementary School, Bluffton Middle, HE McCracken Middle, and Bluffton High Schools. Please note that these school assignments are subject to change due to varying factors including, but not limited to population growth/shifts, school consolidation, school overcrowding, grade reconfigurations, etc. Updated information can be found on the District's website at [www.beaufort.k12.sc.us](http://www.beaufort.k12.sc.us).

I trust this letter meets your needs to allow you to continue with your rezoning process. If I can be of further assistance, please contact me.

Sincerely,

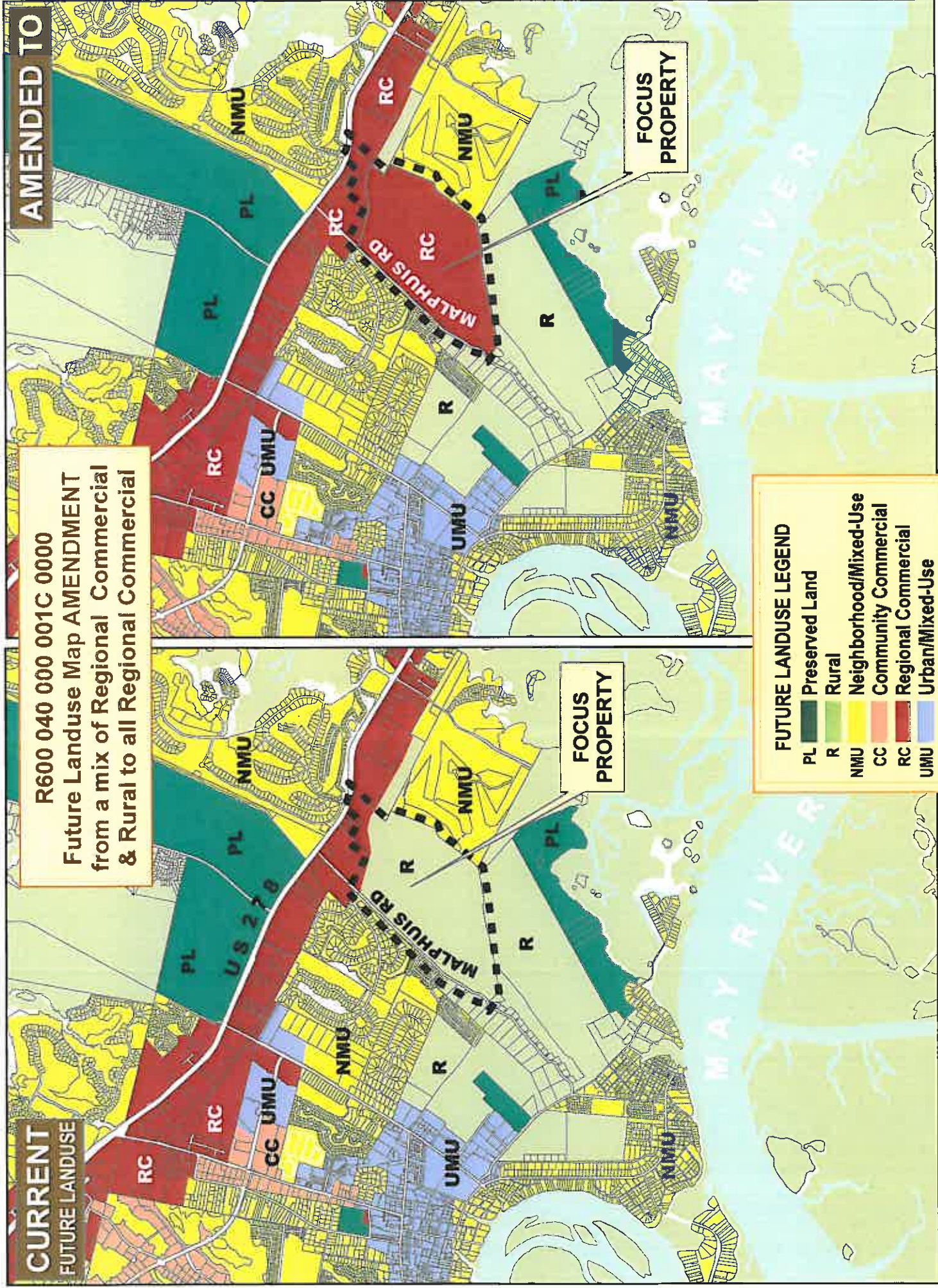
Robert S. Oetting, PE  
Facilities Planning and Construction Officer

cc: Phyllis White, BCSD  
Carol Crutchfield, BCSD

**CURRENT**  
FUTURE LANDUSE

**R600 040 000 001C 0000**  
Future Landuse Map AMENDMENT  
from a mix of Regional Commercial  
& Rural to all Regional Commercial

**AMENDED TO**



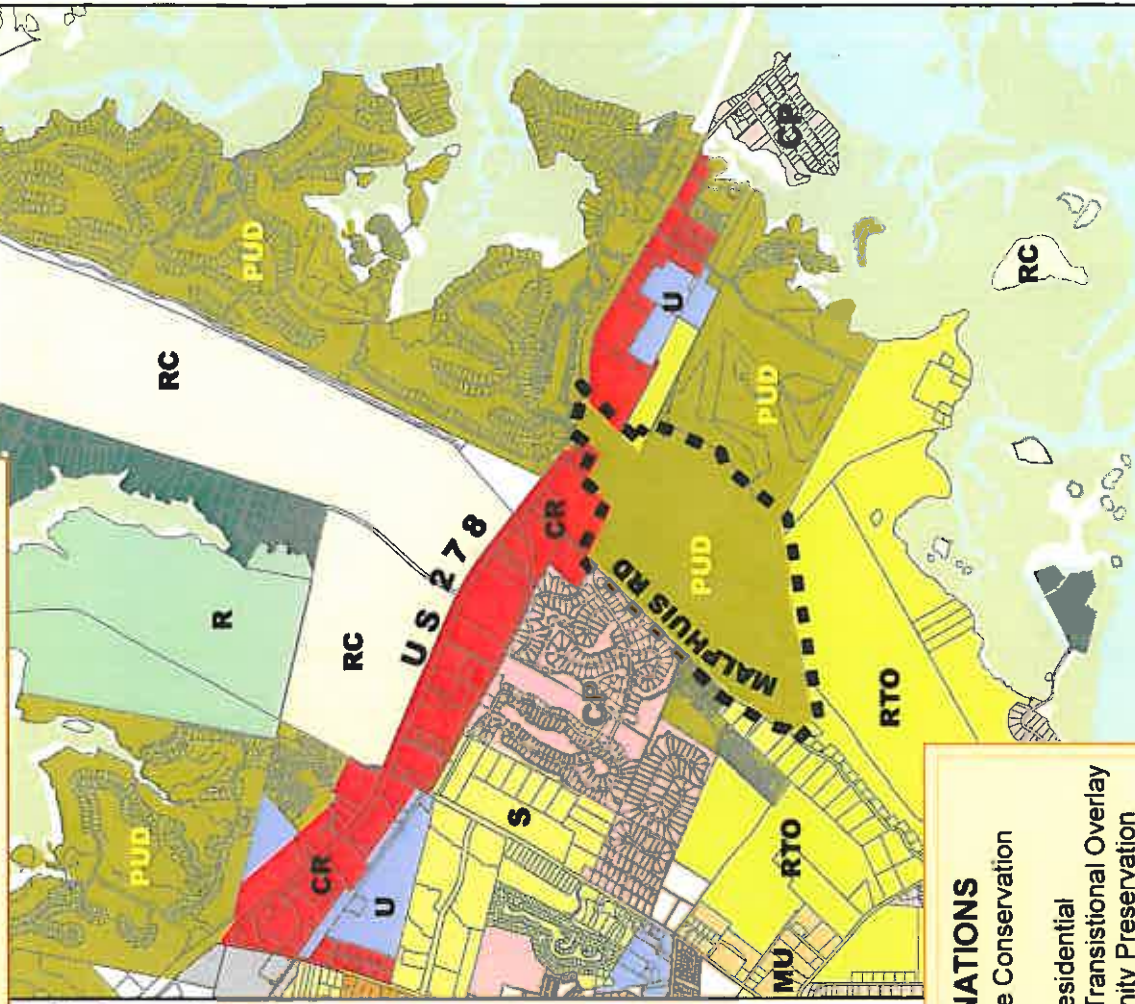
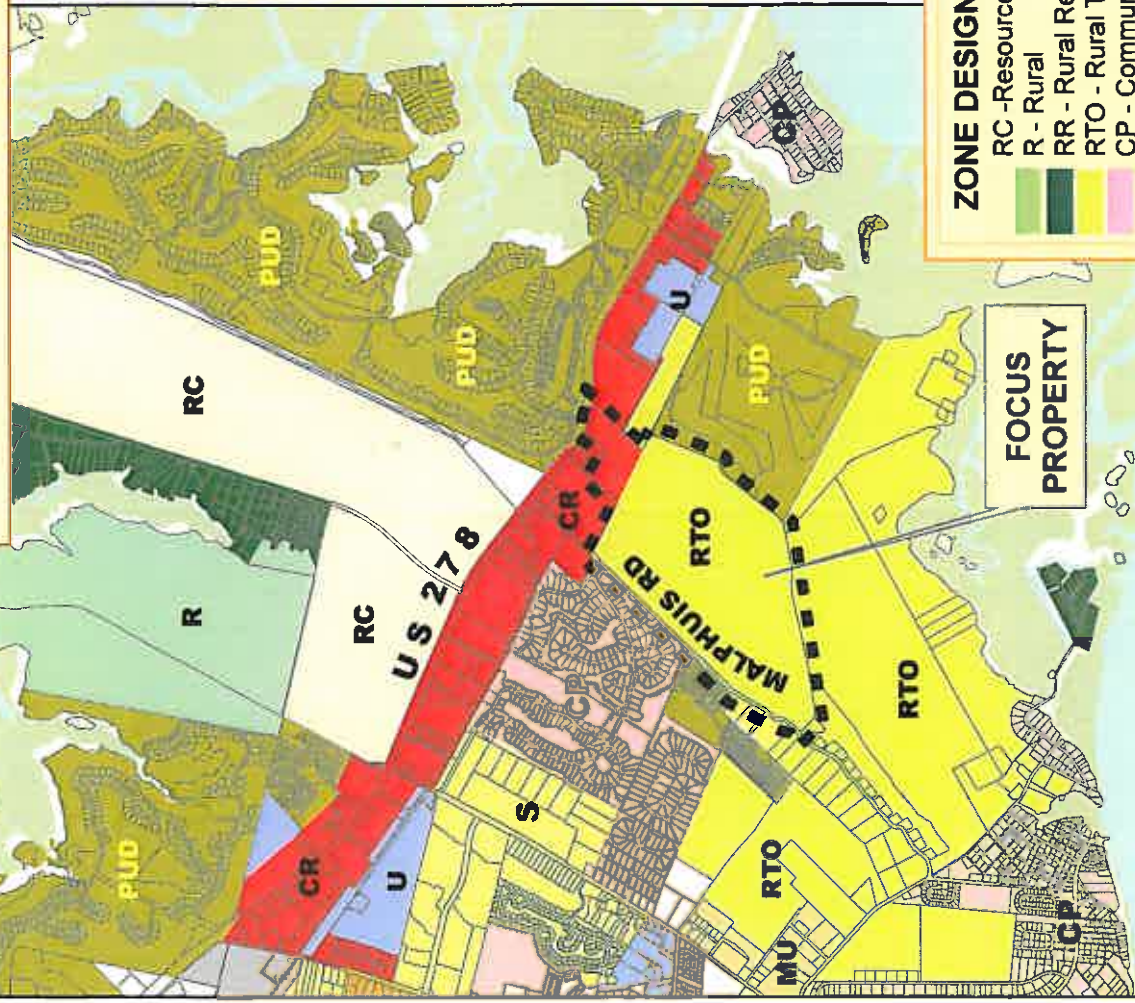
**FUTURE LANDUSE LEGEND**

PL	Preserved Land
R	Rural
NMU	Neighborhood/Mixed-Use
CC	Community Commercial
RC	Regional Commercial
UMU	Urban/Mixed-Use

**CURRENT**

**AMENDED TO**

R600 040 000 001C 0000 Rezone from Commercial Regional [CR] & Rural Transitional Overlay [RTO] to Planned Unit Development [PUD]



**ZONE DESIGNATIONS**

- RC - Resource Conservation
- R - Rural
- RR - Rural Residential
- RTO - Rural Transitional Overlay
- CP - Community Preservation
- S - Suburban
- MU - Mixed-Use
- PUD - Planned Unit Development
- U - Urban
- CR - Commercial Regional
- LI - Light Industry

**FOCUS PROPERTY**

**BEAUFORT COUNTY, SOUTH CAROLINA**  
**PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT**  
**OR FUTURE LAND USE MAP AMENDMENT APPLICATION**

TO: The Chairman & Members of Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate):  
 Future Land Use Map Designation                       Comprehensive Plan Text Amendment

2. Give exact information to locate the property for which you propose a map change:  
 Tax District Number: 1000, Tax Map Number: 040, Parcel Number(s): 001C  
 Size of subject property: 310.72 ACRES Square Feet/Acres (circle one)  
 Location: S/E CORNER BUFFTON PKWY + MALPHEUS RD.

3. How is this property presently designated on the Future Land Use Map? (Check one)

Within the Growth Area:	Outside the Growth Area:
<b>Residential:</b>	
<input type="checkbox"/> Urban Mixed Use	<input checked="" type="checkbox"/> Rural (outside the growth area)
<input type="checkbox"/> Neighborhood Mixed Use	<input type="checkbox"/> Rural Community Preservation
<input type="checkbox"/> Air Installation Compatible Use Zone/AICUZ	<input type="checkbox"/> Resource Conservation
<input checked="" type="checkbox"/> Rural (in the growth area)	
<b>Commercial:</b>	<b>Overlays:</b>
<input type="checkbox"/> Core Commercial	<input type="checkbox"/> Cultural Protection Overlay
<input type="checkbox"/> Regional Commercial	<input type="checkbox"/> Commercial Fishing Village Overlay
<input type="checkbox"/> Community Commercial	<input type="checkbox"/> Corridor Overlay
<b>Light Industrial:</b>	<input type="checkbox"/> Preserved Lands
<input type="checkbox"/> Light Industrial	<input type="checkbox"/> Military
<input type="checkbox"/> Research & Development	

4. What new Future Land Use Map designation do you propose for this property?  
Regional Commercial (Under Item 10 explain the reason(s) for your map amendment request.)

5. Do you own all of the property proposed for this amendment?  Yes  No  
 Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a list of all owners of the business.

6. If this request involves a proposed text change in the Beaufort County Comprehensive Plan, the section(s) affected are: N/A  
 (Under Item 10 explain the proposed text change and reasons for the change.)

7. The following section of the Beaufort County ZDSO should be addressed by the applicant and attached to this application form: Section 106-494, Standards for Comprehensive Plan amendments.

8. Explanation (continue on separate sheet if needed): PLEASE SEE ATTACHED SUMMARY  
in application documents for full project details.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

[Signature] \_\_\_\_\_ Date FEB 1, 2013  
Signature of Owner  
Printed Name: MICHAEL W. KRONMUS Telephone Number: 843-815-2021  
Address: 2 Verdier plantation rd, Bluffton SC 29910  
Agent (Name/Address/Phone): ABOVE mwk@crasc.com

APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES OF THEIR SUBMITTAL TO THE PLANNING DEPARTMENT.

THIS APPLICATION WILL BE REVIEWED BY THE PLANNING STAFF FOR COMPLETENESS PRIOR TO THE REVIEWS BY THE PLANNING COMMISSION AND COUNTY COUNCIL. ATTACHED ARE FIGURE 106-491 FOR THE ENTIRE REVIEW PROCEDURE AND A LIST OF THE APPLICABLE MEETING SCHEDULES.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

APPLICATION FEES: See Zoning & Development Standards Ordinance (ZDSO) Section 106-367

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:  
(place received stamp below)



Date Posting Notice Issued:

Application Fee Amount Received: \$250.00

Receipt No. for Application Fee: 218051



**BEAUFORT COUNTY, SOUTH CAROLINA**  
**PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)**  
**ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate):  PUD Master Plan Change  
 Zoning Map Designation/Rezoning  Zoning & Development Standards Ordinance Text
  
2. Give exact information to locate the property for which you propose a change:  
Tax District Number: 600, Tax Map Number: 040, Parcel Number(s): 001C  
Size of subject property: 310,72 Square Feet / Acres (circle one)  
Location: Site corner Burton Ferry + Malpines Rd.
  
3. How is this property presently zoned? (Check as appropriate)  
 Urban/U  Community Preservation/CP  Light Industrial/LI  
 Suburban/S  Commercial Regional/CR  Industrial Park/IP  
 Rural/R  Commercial Suburban/CS  
 Rural Residential/RR  
 Rural Business/RB  Research & Development/RD  Resource Conservation/RC  
 Planned Unit Development/PUD
  
4. What new zoning do you propose for this property? PUD  
(Under Item 10 explain the reason(s) for your rezoning request.)
  
5. Do you own all of the property proposed for this zoning change?  Yes  No  
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.
  
6. If this request involves a proposed change in the Zoning/Development Standards Ordinance text, the section(s) affected are: N/A  
(Under Item 10 explain the proposed text change and reasons for the change.)
  
7. Is this property subject to an Overlay District? Check those which may apply:  
 AOD - Airport Overlay District  MD - Military Overlay District  
 COD - Corridor Overlay District  RQ - River Quality Overlay District  
 CPOD - Cultural Protection Overlay District
  
8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:
  - a. Section 106-492, Standards for zoning map amendments.
  - b. Section 106-493, Standards for zoning text amendments.
  - c. Sections 106-2441 and 106-2442, General and Special Considerations for Planned Unit Developments (PUDs)
  - d. Section 106-2450, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed): PLEASE SEE ATTACHED SUMMARY  
in application documents for full project details.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

[Signature] \_\_\_\_\_ Date FEB 1, 2013  
Signature of Owner  
Printed Name: MICHAEL W. KRASINS Telephone Number: 843-815-2021 / mwk@KRASC.com  
Address: 2 Verdier plantation rd, BUFFTON SC 29910  
Email: MWK@KRASC.com  
Agent (Name/Address/Phone/email): ABOVE

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

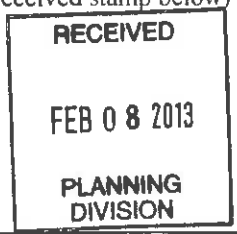
UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE SUBCOMMITTEE MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT MULTIPLE COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:  
(place received stamp below)



Date Posting Notice Issued:

Application Fee Amount Received:

\$2,500<sup>00</sup>

Receipt No. for Application Fee:

218050

**PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT / REZONING OF R600-40-1C  
FROM COMMERCIAL REGIONAL (CR) AND RURAL TRANSITIONAL OVERLAY (RTO) TO PLANNED UNIT DEVELOPMENT (PUD)**

PIN	Owner1	MailingAdd	City	State	ZIP
R600 40B 186	AGWU TONY	11 COVINGTON LANE	BLUFFTON	SC	29910
R600 40B 207	AMERIS BANK	POST OFFICE BOX 87	GREENVILLE	SC	29602
R600 40B 193	AMERIS BANK	107 SOUTHERN BLVD SUITE 203	SAVANNAH	GA	31405
R600 40B 183	ANCHORENA EMILIO F	17 COVINGTON LANE	BLUFFTON	SC	29910
R600 40 342	ANGELUS ROBERT JANE	1 MULRAIN WAY	BLUFFTON	SC	29910
R600 40B 199-203, 205-6, 208-210, 212	AROB LLC	91 MT PELIA ROAD	BLUFFTON	SC	29910
R600 40 526	BEAUFORT COUNTY	100 RIBAUT ROAD	BEAUFORT	SC	29902
R600 40 210 & 449	BEAUFORT JASPER WATER & SEWER AUTHORITY	6 SNAKE ROAD	OKATIE	SC	29909-3938
R600 40B 157	BERRIOS JOSE GOMEZ & GOMEZ CHRISTINA M	7 CAMBRIDGE COURT	BLUFFTON	SC	29910
R600 40 43	BLACK KATIE A (DVM)	2 ALLYAN COURT	BLUFFTON	SC	29910
R600 40 416	BOND SANDRA	13 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40 411	BOWERS CHRISTOPHER P DENISE D	3 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40 366	BRADLEY ROY KEITH	9 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910-6531
R600 40B 189	BREDESON MATTHEW AMY	10 PADDINGTON LANE	BLUFFTON	SC	29910
R600 40 405	BREWER BRUCE A & HEATHER FLUDD	9 CHISOLM COURT	BLUFFTON	SC	29910
R600 40 344	BRUNECZ STEPHEN KATHLEEN A	1 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R600 40A 461	CADY GEORGE L GEORGE L JR CO-TRUSTEE	66 STABLE GATE ROAD	HILTON HEAD ISL	SC	29926
R600 40 250	CANESTRARI RICHARD A	114 FOREMAN HILL ROAD	BLUFFTON	SC	29910
R600 40B 213-216	CAPITAL STREET WAREHOUSE LLP	POST OFFICE BOX 16387	SAVANNAH	GA	31416
R600 40A 118	CARTER RAY L BARBARA A	62 TIMBER LANE	HILTON HEAD ISL	SC	29926
R600 40B 195	CATALIOTO DEBRA L	52 BARONY LANE	HILTON HEAD ISL	SC	29928
R600 40B 155	CHAVEZ MIGUEL	15 CAMBRIDGE COURT	BLUFFTON	SC	29910-4002
R600 40B 164	CHEUVRONT JENNIFER	25 PADDINGTON LANE	BLUFFTON	SC	29910
R600 40B 156 & 197	CIAO FRATELLI LLC	POST OFFICE BOX 3456	BLUFFTON	SC	29910
R600 40 0418	CIMINO PAUL A KARIN M	17 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40 0447	COLE CK PORTFOLIO VII LLC	POST OFFICE BOX 52085	PHOENIX	AZ	85072
R600 40B 0187	COOMBS SUSAN & LANDRY CHRISTOPHER L	107 LITTLE SANDY POND ROAD	PLYMOUTH	MA	02360
R600 40 0208	COROC/HILTON HEAD II LLC % BLACKSTON	3200 NORTHLINE AVENUE STE	GREENSBORO	NC	27408
R600 40 0203	DAVIS CHRISTOPHER T TAMARA S	103 FOREMAN HILL ROAD	BLUFFTON	SC	29910
R600 40 0209	DJM PROPERTIES LLC	48 BRIDGETOWN ROAD	HILTON HEAD ISL	SC	29928
R600 40B 0171	DUMLER EMILIE D	3 TWIN PINES ROAD	HILTON HEAD ISL	SC	29928

**PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT / REZONING OF R600-40-1C  
FROM COMMERCIAL REGIONAL (CR) AND RURAL TRANSITIONAL OVERLAY (RTO) TO PLANNED UNIT DEVELOPMENT (PUD)**

PIN_	Owner1	MailingAdd	City	State	ZIP
R600 40 403	DURHAM WILLIE L KATHY L	5 CHISHOLM COURT	BLUFFTON	SC	29910
R600 40A 120	EASLER PHILLIP C ANDREA PAINTER JTR	52 TIMBER LANE	HILTON HEAD ISL	SC	29926
R600 40 413	FLETCHER JAMES W CHERYL L	7 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40A 464	FRITZ STEPHEN A CAROLYN A	194 TREDWELL AVENUE	ST JAMES	NY	11780
R600 40 345	GRAVES CLAY M SANDRA D	3 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R600 40 364	GROSSMAN CLIFFORD J	19 LEMOYNE AVENUE	HILTON HEAD ISL	SC	29928-7564
R600 40B 184	GROSSMAN MICHAEL G	111 ARROWWOOD COURT	BLUFFTON	SC	29910
R600 40B 188	HAILEY WILLIAM E JANICE K	106 CEDAR LANE	HILTON HEAD ISL	SC	29926
R600 40B 161	HALL ELLEN L	21 LEACY BRIDGE ROAD	BLUFFTON	SC	29910
R600 40 367	HALL JENNIFER E	11 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R600 40B166	HALL ROSS KURT JEAN HINSON	4 LEACYBRIDGE ROAD	BLUFFTON	SC	29910
R600 40 809	HALLMARK HOMES AT MALPHRUS LP	2301 RIVER ROAD STE 300	LOUISVILLE	KY	40206-3040
R600 40B 165	HARRIS AUSTIN R	23 PADDINGTON LANE	BLUFFTON	SC	29910
R600 40 414	HENRY SCOTT S	9 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40 312 & 347	HERITAGE LAKES HOMEOWNERS ASSOCIATION	POST OFFICE BOX 7431	HILTON HEAD ISL	SC	29938
R600 40B 191	HERNANDEZ NELSON	14 PADDINGTON LANE	BLUFFTON	SC	29910
R600 40B 158	HUDAK MIROSLAW	5 CAMBRIDGE COURT	BLUFFTON	SC	29910-4002
R600 40 310	INLAND WESTERN BLUFFTON LOW COUNTRY	POST OFFICE BOX 9273	OAK BROOK	IL	60522
R600 40 440	JENNINGS BRYAN N & KIMBERLY P	16 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40 441	JOHNSTON BRADFORD A JULIE T	10 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40B 172	KELLEY ELIZABETH V	16 LEACY BRIDGE ROAD	BLUFFTON	SC	29910
R600 40 401	KELLY ARTHUR K TRACY C	ONE CHISOLM COURT	BLUFFTON	SC	29910
R600 40 406	KITTY RENTY E MILDRED B	POST OFFICE BOX 1542	BLUFFTON	SC	29910
R600 40A 148	KRELL ROBERT D REBECCA M	9 BUTTON BUSH LANE	HILTON HEAD ISL	SC	29926
R600 40 346	KRUSE JACOB & SOPHIE CLARKE	5 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R600 40B 169	LAFRANCE PHILLIP L II & PAYNE ASHLEY M	10 LEACY BRIDGE ROAD	BLUFFTON	SC	29910
R600 40B 159	LEMA LUIS R	3 CAMBRIDGE COURT	BLUFFTON	SC	29910
R600 40A 471	LENGE DENNIS SHARON	205 ROUNDTREE ROAD	BLYTHEWOOD	SC	29016
R600 40A 459	LOVELAND DUDLEY E THERESA M	2401 ACORN COURT	FREEHOLD	NJ	07728
R600 40 144	LOWES HILTON HEAD LLC	11620 MASTERS RUN	ELICOTT CITY	MD	21042
R600 40B 163	LYN A WHITESIDE REVOCABLE TRUST	7 HATHAWAY LANE	BLUFFTON	SC	29910
R600 40 412	MADDUX DAVIS H SHERYL P	5 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40A 466	MAHONEY DONNA	71 STABLE GATE ROAD	HILTON HEAD ISL	SC	29926-1059
R600 40B 194	MARCLAY SILVIO & COSTILLA CORAL	15 PADDINGTON LANE	BLUFFTON	SC	29910
R600 40 1E	MAY RIVER GOLF CLUB ASSOC	200 MAIN STREET SUITE 201	HILTON HEAD ISL	SC	29926-0107

**PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT / REZONING OF R600-40-1C  
FROM COMMERCIAL REGIONAL (CR) AND RURAL TRANSITIONAL OVERLAY (RTO) TO PLANNED UNIT DEVELOPMENT (PUD)**

PIN_	Owner I	MailingAdd	City	State	ZIP
R600 40 306	MCDONALDS CORPORATION % MEEKMD	130 CANAL ST STE 201	POOLER	GA	31322
R600 40A 463	METRO ROBERT S	68 STABLE GATE ROAD	HILTON HEAD ISL	SC	29926
R600 33A 338	MOSS CREEK OWNERS ASSOC INC	1523 FORDING ISLAND ROAD	HILTON HEAD ISL	SC	29926
R600 40A 119	MURRAY WENDY COULSON MICHAEL T	78 DUCK WOODS DRIVE	KITTY HAWK	NC	27949-3601
R600 40A 465	OSBORN CHRISTY E OSBORN GAYLE WILLIAM	360 LYNCH COVE ROAD	BLACK MOUNTAIN	NC	28711
R600 40A 468	PAMELA J PERRY REVOCABLE LIVING TRUS	4487 APPY TRAILS LANE	BONNE TERRE	MO	63628-3166
R600 40 151	PARKER CHRSTOPHER G STERLING LAURA M	113 FOREMAN HILL ROAD	BLUFFTON	SC	29910
R600 40A 460	PASCOE DONALD G PASCOE CAROL J	65 STABLE GATE ROAD	HILTON HEAD	SC	29926-2919
R600 40B 198	PAYA ROSA & PEZESKI DAVID	8 HARBORAGE COURT	BLUFFTON	SC	29910
R600 40 365	PETER KORNEEV REVOCABLE TRUST	7 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R600 40 807	PINE FOREST VILLAGE LLC	103 VICTORIA SQUARE DRIVE	HILTON HEAD ISL	SC	26626
R600 40 404	PITTINGER DUANE A NORMA L	7 CHISOLM COURT	BLUFFTON	SC	29910
R600 40A 462	PJT INVESTMENT LLC	1 CEDAR LANE	HILTON HEAD ISL	SC	29926
R600 40 415	POLIQUIN LOREE S COREY R	11 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40B 235	PRAY PAMELA J	17 LEACY BRIDGE ROAD	BLUFFTON	SC	29910
R600 40A 469	PRIDGEN DURWARD B RHONDA J	1806 SILVER MAPLE DRIVE	NORTH AUGUSTA	SC	29860
R600 40B 190	RENDON MARIA R	POST OFFICE BOX 23812	HILTON HEAD ISL	SC	29925
R600 40 249	ROBERTS FREDERICK TODD	POST OFFICE BOX 5611	HILTON HEAD ISL	SC	29938
R600 40A 467	SALISBURY PATRICIA A	19 MONTANO ROAD	ENFIELD	CT	06082
R600 40B 192	SAMPSON DARIN & ELIZABETH	16 PADDINGTON LANE	BLUFFTON	SC	29910
R600 40 408	SCHULTZ BRUCE DALE	4 CHISOLM COURT	BLUFFTON	SC	29910
R600 40 1C	SCRATCH GOLF COMPANY % ACCOUNTING DE	1005 GLENWAY AVENUE	BRISTOL	VA	24201-3473
R600 40B 196	SHAW MICHAEL F & DEBORAH L	335 ROSLYN AVENUE	CARLE PLACE	NY	11514
R600 40A 472	SIEMMS ROSS	2000 ISLINGTON APT 208	ONTARIO	CANADA	M9P 3S7
R600 40 142A & 666	SLD-HILTON HEAD LP	POST OFFICE BOX 450233	ATLANTA	GA	31145
R600 40A 470	SOUCY STEVEN G	42 BYRON STREET	NEW BEDFORD	MA	02740
R600 40 407	STOHR DAVID B	6 CHISOLM COURT	BLUFFTON	SC	29910
R600 40B 162	STRASSNER JORDAN	20 CAMBRIDGE COURT	BLUFFTON	SC	29910
R600 40B 170	SUTTON ANDREW THOMAS & NIKITA JENNIFER	12 LEACY BRIDGE ROAD	BLUFFTON	SC	29910
R600 40B 160	TAYLOR CHRISTINE	109 PEARL STREET	SAVANNAH	GA	31405

**PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT / REZONING OF R600-40-1C  
FROM COMMERCIAL REGIONAL (CR) AND RURAL TRANSITIONAL OVERLAY (RTO) TO PLANNED UNIT DEVELOPMENT (PUD)**

PIN	Owner	MailingAdd	City	State	ZIP
R600 40B 211	TRYON LAURIE	8 B ESSEX COURT	BLUFFTON	SC	29910
R600 40B 168	UBI IFERE & EUNICE	8 LEACYBRIDGE ROAD	BLUFFTON	SC	29910
R600 40 1, 3, 251, 252, 810, 821	ULMER ALAN A JR C A HUGH H	POST OFFICE BOX 23	BLUFFTON	SC	29910-0023
R600 40 680	UNITARIAN FELLOWSHIP OF HILTON HEAD	110 MALPHRUS ROAD	BLUFFTON	SC	29910
R600 40B 167	URBINA DAMARIS	6 LEACY BRIDGE ROAD	BLUFFTON	SC	29910
R600 40B 150, 153, 222	VILLAGE AT OLD TOWN COMMUNITY ASSOCIATION	2 CORPUS CHRISTI PLACE STE 302	HILTON HEAD ISL	SC	29928
R600 40B 185	WALKER ELEANOR F HARTMAN JOSEPH T	13 COVINGTON LANE	BLUFFTON	SC	29910
R600 40 402	WHITE MARK S THERESE M	3 CHISOLM COURT	BLUFFTON	SC	29910
R600 40 417	YORK WALTER THOMAS & WRAY JEANNE CARRYL	15 BONTWELL CIRCLE	BLUFFTON	SC	29910



**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

July 29, 2013

**RE: Notice of Public Meetings to Consider a Southern Beaufort County Map Amendment/Rezoning Request for R600-40-1C (formerly known as Hilton Head National Golf Course, totaling 310.72 acres; south of Highway 278, north and south of Bluffton Parkway, and east of Malphrus Road in Bluffton), to be rezoned from Rural with a Transitional Overlay (R-TO) and Regional Commercial (RC) to Planned Unit Development (PUD); Owner: Scratch Golf Company, Agent: Michael Kronimus**

Dear Property Owner:

In accordance with the Beaufort County Zoning & Development Standards Ordinance, Section 106-402, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a rezoning proposal can be adopted. You are invited to attend the following meetings and public hearings to provide comments on the subject proposed map amendment in your neighborhood. A map of the property involved is on the back of this letter.

1. The **Southern Beaufort County Subcommittee** of the Beaufort County Planning Commission – Thursday, August 8, 2013 at 5:30 p.m. at the Bluffton Library Large Meeting Room, 120 Palmetto Way, Bluffton, SC.
2. The **Beaufort County Planning Commission** (public hearing) – Thursday, September 5, 2013, at 6:00 p.m. in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
3. The **Natural Resources Committee** of the County Council – Monday, October 7, 2013, at 2:00 p.m. in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
4. **Beaufort County Council** – generally meets second and fourth Mondays at 5:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please call (843) 255-2140 to verify the exact dates and locations.

Documents related to the proposed amendment are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, in the Beaufort County Planning Department office located in Room 115 of the Beaufort County Administration Building. If you have any questions regarding this case, please contact the Planning Department at 843-255-2140.

Sincerely,

Anthony J. Criscitiello  
Planning Director

Attachment: Map on back of letter



## MEMORANDUM

**To:** Beaufort County Planning Commission  
**From:** Anthony J. Criscitiello, Planning & Development Director  
**Date:** August 22, 2013  
**Subject:** Proposed Amendments to the Zoning & Development Standards Ordinance (ZDSO)  
– Type of Subdivision, Subdivision Design, and Signs

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**ZDSO Sections:** Article XII. Subdivision Design, Division 3- Type of Subdivision; Article XIII. Subdivision and Land Development Standards, Division 2 – Street Standards; and Article XV. Signs, Division 2 – Standards.

**Summary of the Proposed Amendment:** The proposed amendments will allow a new type of subdivision. This is in response to an evolving market trend which the planning department contemplates as a legitimate reason to create these text amendments. The text amendments would accomplish three things: first would be to broaden the concept of what can be considered a subdivision, i.e., a commercial subdivision; the second would allow the County Transportation Engineer additional latitude to consider other methods to provide essential site access where supported by a traffic impact analysis; and the third will allow for signs to be permitted in shopping centers that are developed as a commercial subdivision.

**Source of Proposed Amendment:** The origin of this proposal came from the Development Agreement Subcommittee of the Natural Resources Committee of the Beaufort County Council.

**Justification:** There is an increasing trend from major national retailers in commercial shopping centers to want to own the land the stores reside upon and the parking areas that support the stores. Consequently, shopping center developers and their major retailers want the flexibility to use the subdivision and site plan review process to integrate the two processes together without creating conflicts between zoning standards and subdivision regulations. Often internal setback and buffer yard requirements would cancel out the unified site plan concept inherent in a commercial subdivision within a shopping center. This proposed set of text amendments are designed to remedy that problem.

**Proposed Amendments:** (proposed deletions to the text are shown as ~~strike-through~~ and proposed additions to the text are underlined).

**Recommendation:** The Beaufort County Planning staff recommends approval for the herein attached sections of the Beaufort County ZDSO.



## Article XII. Subdivision Design

### Division 3. Types of Subdivisions

Sec. 106-2536. Scope.

Sec. 106-2537. Major Subdivision.

Sec. 106-2538. Minor Subdivision.

Sec. 106-2539. Rural small lot subdivision.

Sec. 106-2540. Commercial subdivision.

Secs. 106-2540-106-2565. Reserved

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#### **Sec. 106-2536. Scope.**

There are ~~three~~ four types of subdivision permitted under this chapter: major, minor, ~~and~~ rural small lot, and commercial. Refer to article III of this chapter regarding review procedures for ~~major or minor~~ subdivisions.

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#### **Sec. 106-2540. Commercial Subdivision.**

- (a) Commercial subdivisions are land developments that include master planning and subdividing into two or more lots any tract or parcel of land located in commercial regional, commercial suburban, research and development, light industry, and industrial park districts. These subdivisions are limited to commercial and/or industrial uses only. This type of subdivision includes all of the following:
- (1) Separate ownership of lots, coupled with undivided interest in common property;
  - (2) Restrictive land use covenants or easements that govern use of both the common area and separate ownership interests; and
  - (3) Management of common property and enforcement of restrictions by a property owners' association.
- (b) A master development plan for the commercial subdivision, which shall show buildout of the project, including proposed lots and outparcels, shall be submitted for Conceptual Development Plan review and approval by the DRT. The master development plan shall be accompanied by a traffic impact analysis (TIA) and include a master signage plan depicting signage to be used by the owners of lots in the commercial subdivision.
- (c) Commercial subdivisions shall be subject to restrictive land use covenants or easements, which provide for the installation, maintenance, and shared use of infrastructure and common areas among the lots depicted in a commercial subdivision master development plan. Such restrictive covenants or easements shall provide for shared access, ingress, egress, parking, common area ownership and maintenance, utility and stormwater infrastructure, signage in accordance with the master signage plan and landscaping among the lots in the commercial subdivision. Said restrictive land use covenants or easements shall comply with the ZDSO and shall be recorded concurrent with the sale or transfer of any lot within the commercial subdivision.

- (d) Except for outparcels, individual lots within a commercial subdivision are exempt from the open space and density, lot and building intensity, and bufferyard and landscaping standards of Article VI; the site capacity and resource protection standards in Article VII, except for tree protection and removal; and parking standards in Article XIII. The intent being that the commercial development will meet these standards as a whole during review of the master development plan, and that subsequent to subdivision, the lots depicted in the master development plan for a commercial subdivision shall be used and shall operate together as a single master planned development. Where applicable; however, individual lots within a commercial subdivision shall meet the Corridor Overlay District Guidelines in Appendix B, except that perimeter buffer requirements (see Appendix B, Sec. 5.A.2.d) shall not apply between individual lots in the commercial subdivision.
- (e) Amendments to the commercial subdivision, including but not limited to the size, dimension and number of lots depicted therein, shall be approved by the DRT.
- (f) The original developer of a commercial subdivision may or may not actually develop the entire project to completion. As a special exception to the subdivision process outlined in this Chapter, the developer of a commercial subdivision may sell or transfer ownership of lots within the commercial subdivision in accordance with the following procedures and provisions:
- (1) Prior to the sale or transfer of lots, the developer shall build any necessary off-site improvements for the development, including those identified in the traffic impact analysis (TIA), water/sewer extensions to the site, etc., or the developer may elect to provide surety in the amount of 125% of the cost estimates for such improvements in accordance with Article XIII, Division 7 (Performance Guarantees).
  - (2) Property covenants and restrictions (see subsection (c) above), must accompany the sale or transfer of any lot within the commercial subdivision restricting the new owner to the development shown on the approved master development plan;
  - (3) The developer shall submit to the ZDA a sworn affidavit from the prospective purchaser of a lot wherein the purchaser waives his or her right to the guarantee of the installation of required improvements afforded through this Chapter for the subdivision of land, and further states that he or she understands that a final development plan application must be submitted and approved, and a development permit issued by the County in accordance with the procedures in Article III (Administrative Procedures) prior to commencement of any development on the lot;
  - (4) The developer shall submit a plat for certification for recording to the ZDA and subsequently record such plat prior to sale or transfer of any lot in the commercial subdivision.

**Secs. ~~106-25401~~-106-2565. Reserved**

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## Article XIII. Subdivision and Land Development Standards

### Division 2. Street Standards

#### Sec. 106-2796. Access.

(a) *Access to county, state and federal thoroughfares.* In subdivisions, access to county, state, and federal thoroughfares shall be provided as follows:

- (1) Street, driveway, or other access separation along county, state, and federal highways shall be in accordance with the SCDOT, "Access and Roadside Management Standards," and county-approved access management plans. In no event, however, shall individual driveways and nonresidential curb cuts be permitted at spacing less than follows:
  - a. Major arterial road (divided four-lane): 1,500 feet.
  - b. Arterial road (two-lane): 800 feet.
  - c. Collector road and all others: 400 feet.
- (2) Where existing conditions warrant, individual driveways and nonresidential curb cut spacing described in subsection(a)(1) above may be varied by the Beaufort County Traffic Engineer to provide essential site access where supported by an approved traffic impact analysis.
- (~~23~~) If a road can be provided for lots (parcels), they shall be required, rather than permitting the stripping of lots (parcels) along the road frontage with individual and direct access to the roadway. The rural subdivision (subdivision II of division 4 of articles Xii of this chapter) is specifically designed to eliminate stripping of lots. If a property cannot be provided access through adjoining properties, a temporary access may be permitted as provided in subsection (b) of this section.
- (~~34~~) Where a new internal road cannot be provided due to the depth and/or configuration of a parcel, lots (parcels) created along public road rights-of-way shall utilize shared access drives to meet the separation standards in subsection (1).
- (~~45~~) Where lots (parcels) within a major subdivision are created along unpaved public road rights-of-way, the developer shall be required to either pave the portion of the road that fronts the lots per county standards or provide in escrow to the county an amount equal to the paving of that portion of the road.

*(Note: The remainder of Sec. 106-2796 is unaffected.)*

## Article XV. Signs

### Division 2. Standards

- Sec. 106-3171. General sign requirements.
- Sec. 106-3172. On-premises signs.
- Sec. 106-3173. Shopping centers, commercial subdivisions or multiple-tenant buildings.
- Sec. 106-3174. Off-premises signs.
- Sec. 106-3175. Illumination.
- Sec. 106-3176. Signage requirements for corridor overlay district.
- Secs. 106-3177-106-3205. Reserved

#### **Sec. 106-3173. Shopping centers, commercial subdivisions or multiple-tenant buildings.**

(a) *Identification sign.* Shopping centers, commercial subdivisions, malls and multiple-tenant buildings may erect either one 80-square-foot freestanding ground sign, which may be used as an identification sign, directory listing, or combination thereof, on each street or highway frontage except where the frontage exceeds 500 feet. An additional sign may be allowed provided it does not exceed 80 square feet in area, and the total area of all freestanding signs do not exceed the maximum allowable area as specified in subsection (b) of this section.

(b) *Total maximum allowable area.* The total maximum allowable area shall be as follows:

- (1) For shopping centers, commercial subdivisions, and/or multiple-tenant buildings fronting on one street or highway, the maximum total freestanding area is 160 square feet.
- (2) For shopping centers, commercial subdivisions, and/or multiple-tenant buildings fronting on two streets or highways, the maximum total freestanding area is 240 square feet.
- (3) Individual businesses within a shopping center, commercial subdivision and/or multiple-tenant building may erect wall and/or projecting signs consistent with section 106-3172.
- (4) Individual businesses within a complex and individual lots within a commercial subdivision (excluding outparcels) shall not be allowed to have separate freestanding signs.

#### **Sec. 106-3174. Off-premises signs.**

(a) *Generally.* Standards for off-premises signs are as follows:

- (1) Except for commercial subdivisions subject to the provisions of section 106-3173, and except as provided for in subsections (a)(7) and (8) of this section, all commercial, off-premises signs are banned in the areas of the county to which this chapter applies.

***(Note: The remainder of Sec. 106-3174 is unaffected.  
Subsections (a)(7) & (8) are added for reference only.)***

- (7) Back-to-back signs and V-sign structures shall be considered as one sign for purposes of spacing requirements.
- (8) In order to provide information and directional aid to the general public, directional signs may be erected upon approval of the county only within 300 feet of intersections of major traveled thoroughfares and secondary roads to identify businesses, services, organizations, agencies, facilities, and activities located down the secondary road. Such directional signs shall not be utilized to identify uses on the major traveled thoroughfare.