



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION

Beaufort County Government Robert Smalls Complex
Administration Building, 100 Ribaut Road, Room 115
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PLANNING COMMISSION

Thursday, September 1, 2016

6:00 p.m.

Bluffton Branch Library, Large Meeting Room,
120 Palmetto Way, Bluffton, 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.
Bluffton Branch Library, Large Meeting Room, 120 Palmetto Way, Bluffton, SC
2. REGULAR MEETING – 6:00 P.M.
Bluffton Branch Library, Large Meeting Room, 120 Palmetto Way, Bluffton, SC
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. REVIEW OF MINUTES: July 7, 2016 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. SOUTHERN BEAUFORT COUNTY MAP AMENDMENT/REZONING REQUEST FOR R600 040 000 001C 0000 (299.202 ACRES LOCATED ON THE EAST OF MALPHRUS ROAD BETWEEN BLUFFTON PARKWAY AND HIGHWAY 278; KNOWN AS HILTON HEAD NATIONAL GOLF COURSE); FROM T2-RURAL DISTRICT TO T-3 NEIGHBORHOOD, T4-NEIGHBORHOOD CENTER, AND T-4 HAMLET CENTER OPEN DISTRICTS; OWNER/APPLICANT: SCRATCH GOLF COMPANY/WILLIAM C. PALMER, JR.: AGENT: MICHAEL KRONIMUS: ([backup](#))
9. OTHER BUSINESS: Next Meeting – Monday, October 1, 2016, at 6:00 p.m., County Council Chambers, Administration Building, 100 Ribaut Road, Beaufort, SC
10. ADJOURNMENT





COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
ADMINISTRATION BUILDING, 100 RIBAUT ROAD
POST OFFICE DRAWER 1228, BEAUFORT, SOUTH CAROLINA 29901-1228
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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, July 7, 2016, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman	Mr. Randolph Stewart, Vice-Chair	Ms. Diane Chmelik
Ms. Caroline Fermin	Mr. Marque Fireall	Mr. Jason Hinchler
Mr. Harold Mitchell	Mr. Ed Pappas	

Members Absent: Mr. Eric Walsnovich

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Barbara Childs, Administrative Assistant to the Planning Director

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:01 p.m.

PLEDGE OF ALLEGIANCE: Mr. Semmler led those assembled in the Council Chambers with the pledge of allegiance to the flag of the United States of America.

REVIEW OF MINUTES: The Commission reviewed the June 6, 2016, meeting minutes.
Motion: Ms. Caroline Fermin made motion, and Mr. Ed Pappas seconded the motion, **to accept the June 6, 2016, minutes as written.** The motion carried (**FOR: Chmelik, Fermin, Fireall, Pappas, Semmler and Stewart; ABSTAIN: Hinchler and Mitchell; ABSENT: Walsnovich.**)

CHAIRMAN'S REPORT:

- **Introduction of the Commissioners:** Mr. Semmler introduced each Commissioner and the area they represented, for the benefit of the audience. He noted there was a quorum, despite an absentee Commissioner.
- **Recognition of Past Commissioner:** Mr. Semmler noted Mr. George Johnston for his acumen. Mr. Semmler read a certificate where Mr. Johnston's accolades were given. Mr. Johnston recognized that the Commissioners spend countless hours as commissioners, along with the staff. He humbly accepted the certificate.

PUBLIC COMMENT on non-agenda item: None were received.

SOUTHERN BEAUFORT COUNTY MAP AMENDMENTS FOR R600 040 000 0209 0000, R600 040 000 0824 0000, AND R600 040 000 0825 0000 (THREE (3) PROPERTIES, TOTALING 20.99 ACRES KNOWN AS EXECUTIVE GOLF COURSE, LOCATED ALONG BLUFFTON PARKWAY BETWEEN HILTON HEAD NATIONAL DRIVE

AND KELLIE COURT); OWNER/APPLICANT: SILVER ROCK BP LLC: AGENT: MICHAEL KRONIMUS:

- **FUTURE LAND USE MAP AMENDMENT: FROM RURAL (IN THE GROWTH AREA) TO NEIGHBORHOOD MIXED USE, AND**
- **ZONING MAP AMENDMENT/REZONING REQUEST: FROM T2-RURAL DISTRICT TO T4-NEIGHBORHOOD CENTER DISTRICT**

Mr. Randolph Stewart has recused himself from the discussion of this project. Mr. Rick Sweet, citizen, requested the reason for the recusal. Mr. Semmler noted that it was sufficient to say that Mr. Stewart did recuse himself. (Recusal form attached as part of the minutes.)

Mr. Anthony Criscitiello briefed the Commissioners on the map amendments/rezoning request.

Applicant's Comments: Mr. Michael Kronimus, agent for the applicant, noted that the 21-acre property was next to the Hilton Head National Golf Course. The property was a par 3 golf course (formerly known as Executive Golf) that no longer exists. He provided a power point presentation to the Commissioners regarding both the future land use map and the zoning map amendments. The preliminary Traffic Impact Analysis (TIA), performed by Ms. Jennifer Bihl, noted that at this time a traffic light is not needed, but the property owner along with Tanger believe a traffic light would be in the best interest of the area. He noted an abundance of natural buffers and that the property was along Bluffton Parkway. He also noted that the owners of both properties--the Hilton Head National Golf Course and Executive Golf--are talking to each other about how their respective properties would relate to each other.

Discussion by the Commissioners included clarification of the property location, the status of the bird nest on the site, querying about traffic lighting, and querying the relationship of the Hilton Head National property and the Bluffton Parkway flyover to Hilton Head Island.

Mr. Robert Merchant briefed the Commissioners on the Planning staff report. He provided a power point presentation. One of the main arguments is that there had been a change of conditions such as the Bluffton Parkway, which provides full frontage rather than the property being far behind Highway 278. The staff supports the future land use change to Neighborhood Mixed-Use and the zoning change to T4 Neighborhood Center for the property. He agrees with Mr. Kronimus that a traffic light would be warranted if more development occurred in the neighborhood. The TIA shows the road as failing once development occurs; however, a traffic light would solve the condition. Staff wants to insure that future traffic light coordination occurs before further development along Bluffton Parkway, including the access point between Tanger Outlet 2 and Hilton Head National Golf Course.

Further discussion by the Commission included concern with traffic management for the development of the properties of the former Executive and Hilton Head National golf courses (*Mr. Merchant noted that the Old South development comes off Buckingham Plantation Road and would not affect this intersection*), clarification on the assumption of the likely scenario of the Executive Golf property, clarification of the Old South Planned Unit Development (PUD) development plans (*Mr. Merchant noted that he had not received any plans; however, the capacity was not built out.*), ideal coordination of the Executive Golf and the Hilton Head National properties, notifying the Town of Bluffton on project, an explanation of the submittal process by the Planning staff where legal problems may occur if the two properties are looked at

as one, concern with property coordination, and having the Executive Golf property serve as a buffer for the Hilton Head National property.

Public Comment: Mr. Rick Sweet, a resident of Heritage Lakes, has attended the charrettes that have been put on by Mr. Kronimus regarding Hilton Head National. He has seen Hilton Head National's plan. They mentioned 56,000 trips daily from Hilton Head National. It is a domino effect, one will affect the other. Mr. Kronimus knows what the plans are for both properties. During the charrette, we could not pin out what they would be doing on the properties. Their plans include a 4-lane, instead of the existing 2-lane, road. With the flyover, this is going to be a major project. At the last meeting, Mr. Kronimus said the number one problem was the Heritage Lakes entrance. I understand your concerns. I am begging you to deny or delay the request. Once you see Hilton Head National, you will see what they are planning and it will be an eye opener. Use common sense. They are not going to sue you. Consider the community at large and how their lifestyle will be affected. Who asked for the flyover? The road ends. Is Bluffton expected to be Myrtle Beach South? *(Mr. Semmler asked for clarification of Heritage Lakes to Executive Golf and how Mr. Sweet heard of the project.)*

Mr. Kronimus noted that Hilton Head National was a separate project. Both projects (Executive Golf and Hilton Head National Golf) will work together for the one traffic light. He stated he does represent both owners. Residential, a hotel, and outparcels are proposed for the Executive Golf property. He does not believe the Commission can hold the Executive Golf property hostage because of Hilton Head National. Discussion with Mr. Kronimus included a clarification on whether the Executive Golf TIA had considered Hilton Head National *(Mr. Kronimus replied no.)*, a clarification on the TIA recommendation, and stormwater management concerns. Mr. Kronimus said the project will follow the Community Development Code (CDC) when the rezoning is approved. Both owners have talked about connectivity between the two properties. Whether septic or sewer is proposed, Mr. Kronimus said sewer was proposed.

Further discussion by Commissioners included a procedural process that may include a 30-day delay, a denial, or an approval to County Council *(a caution for due process and equal protection of the law for the applicants per Mr. Criscitiello)*; looking at the project on its own merits despite the concern of additional future development nearby; an explanation of the development approval process *(Mr. Criscitiello indicated that the Staff Review Team would insure the development met the CDC standards once the rezoning was approved)*; clarification on the 1994 Act regarding authority to return items to staff for rework *(Mr. Criscitiello believes such authority refer to County Council, not the Planning Commission.)*; and the ramifications of a Planning Commission 30-day delay on the applicant/agent *(Mr. Kronimus indicated that the owner was not in a rush to build but would not like to be tied to another property owned by someone else)*.

Motion: Mr. Marque Fireall made a motion, and Ms. Diane Chmelik seconded the motion, to recommend approval to County Council on the Southern Beaufort County Future Land Use Map Amendment for R600 040 000 0209 0000, R600 040 000 0824 0000, and R600 040 000 0825 0000 (Three (3) Properties formerly known as Executive Golf, totaling 20.99 acres) from Rural (in the Growth Area) to Urban Mixed Use, as recommended by the Planning staff. No further discussion occurred. The motion carried (FOR: Chmelik, Fermin, Fireall, Hinchler, Mitchell, Pappas, and Semmler, RECUSED: Stewart; ABSENT: Walsnovich).

Motion: Mr. Marque Fireall made a motion, and Mr. Harold Mitchell seconded the motion, to recommend approval to County Council on the Southern Beaufort County Zoning Map Amendment / Rezoning Request for R600 040 000 0209 0000, R600 040 000 0824 0000, and R600 040 000 0825 0000 (Three (3) Properties formerly known as Executive Golf, totaling 20.99 acres) from T2-Rural District to T4-Neighborhood Center District, with the condition to monitor the growth intersection, as was recommended by the Planning staff. The motion carried (FOR: Chmelik, Fermin, Fireall, Hincer, Mitchell, Pappas, and Semmler; and RECUSED: Stewart; ABSENT: Walsnovich).

Motion: Mr. Semmler made a motion, and Ms. Caroline Fermin seconded the motion, to recommend to County Council the following that will result in complete streets constructed on a connected transportation network that meets the intent of the Community Development Code:

- by coordinating the access needs and traffic control between Executive Golf, Hilton Head National, and Tanger 2 to ensure that appropriate safe access meets the County's Access Management Ordinance by constructing and providing appropriate spacing of traffic signals when warranted; and
- by including sufficient connectivity between adjacent developments to ensure distribution of trips away from problematic intersections and encouraging multi-modal trips.

The motion carried (FOR: Chmelik, Fermin, Fireall, Hincer, Mitchell, Pappas, and Semmler; RECUSED: Stewart; ABSENT: Walsnovich).

Mr. Semmler commented that as Southern Beaufort County is developed, the community should be included in the development plans. He applauded Mr. Kronimus for reaching out to the community with the charrettes that were held prior to submitting the map amendment applications.

OTHER BUSINESS—Next Meetings: Mr. Semmler noted that the next Special Planning Commission meeting will be Tuesday, July 12, 2016, at 5:30 p.m.; and the next regularly scheduled Planning Commission meeting is scheduled for Monday, August 1, 2016, at 6:00 p.m.

ADJOURNMENT: Mr. Semmler adjourned the meeting at approximately 7:29 p.m. with no objection from the Commissioners.

SUBMITTED BY: _____

Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: September 1, 2016, as written

*Note: The video link of the June 6, 2016, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2749*



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Anthony Criscitiello, Beaufort County Planning Director
DATE: September 1, 2016
SUBJECT: Hilton Head National, 299.202 acres from T2-Rural District to T-3 Neighborhood, T4-Neighborhood Center and T-4 Hamlet Center Open Districts

STAFF REPORT:

A. BACKGROUND:

Case No.	ZMA-2016-06
Owner/Applicant:	Scratch Golf LLC
Property Location:	Located on the north and south sides of Bluffton Parkway and east of Malphrus Road
District/Map/Parcel:	R600-040-000-001C
Property Size:	299.202 acres
Current Future Land Use Designation:	Rural
Place Type	Village
Current Zoning District:	T2 Rural (279.2 acres); C5 Regional Center Mixed-Use (20 acres)
Proposed Zoning District:	T-3 Neighborhood (110 acres), T4-Neighborhood Center (124 acres) and T-4 Hamlet Center Open (66 acres)

B. SUMMARY OF REQUEST:

The applicant, Scratch Golf LLC, proposes to change the zoning of a 299.2 acre parcel from T2 Rural and C5 Regional Center Mixed-Use to T-3 Neighborhood, T4 Hamlet Center Open, and T4 Neighborhood Center utilizing the Place Type Overlay provision in the Community Development Code. The parcel is located primarily 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. Most of the existing site conditions are typical of a golf course with linear fairways and wooded areas in between. Approximately 100 acres, located in the northwestern portion of the site bordering Malphrus Road and Bluffton Parkway, are less developed and heavily wooded. There is a system of lower areas and wetlands that runs parallel to Malphrus Road approximately 800 feet east of the property line.

This same property came before the Planning Commission at their September 5, 2013 meeting. At that time, the applicant was proposing to develop 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 Planning Commission denied the rezoning. Some of the concerns raised were that no Traffic Impact Analysis was submitted and that the development would likely have a profound impact on traffic. The Commission also requested to see a market analysis to show that the region could support the large amount of commercial development that was being proposed. Also, residents of neighboring subdivisions such as Heritage Lakes and Village Olde Town were concerned about adverse impacts that the proposal would have on their neighborhoods. The applicant withdrew the application. Since that time, the Community Development Code (CDC) was adopted. Since the CDC does not have a provision for a PUD, staff directed the applicant to consider using the Place Type Overlay Zone option.

C. PLACE TYPE OVERLAY:

The Place Type Overlay (PTO) Zone is a provision in Article 3 of the Community Development Code that provides a framework for applicants that have properties that are identified in the Comprehensive Plan as rural crossroad, hamlet, and village place types to seek a comprehensive zoning amendment to establish transect zones to implement the vision for these place types. The Place Type Overlay (PTO) Zone is intended to create and reinforce walkable, urban environments with a mix of housing, civic, retail, and service choices and that achieve the following:

- Improve the built environment and human habitat.
- Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit. This will minimize vehicle traffic by providing for a mix of land uses, walkability, and compact community form.
- Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
- Remove barriers and provide incentives for walkable urban projects.
- Promote the greater health benefits of a pedestrian-oriented environment.
- Reinforce the character and quality of local communities, including crossroads, neighborhoods, hamlets, and villages.
- Reduce sprawling, auto-dependent development.
- Protect and enhance real property values.
- Reinforce the unique identity of Beaufort County that builds upon the local context, climate, and history.

The Hilton Head National site is identified as a Village Place Type in the Comprehensive Plan. Village place types are typically made up of clusters of residential neighborhoods of sufficient intensity to support a central, mixed-use district. The mixed-use environment can be located at the intersection of multiple neighborhoods or along a corridor between multiple neighborhoods. The Place Type Overlay Zone has a minimum threshold size of 110 acres and a maximum of 500 acres. The table below shows the required allocation of transect zones that can be used in the rezoning for the Village place type.

Allocation Mix of Transect Zones for the Village Place Type		
Transect Zone	Percentage of Land Assigned to Zone	
T3 Edge (T3E)	No min.	25% max.
T3 Hamlet Neighborhood (T3HN)	No min.	25% max.
T3 Neighborhood (T3N)	25% min.	70% max.
T4 Hamlet Center Open (T4HCO) and/or T4 Neighborhood Center (T4NC)	10% min.	50% max.

In Section G, below, this application is evaluated using the requirements in the Place Type Overlay Zone.

D. TRAFFIC IMPACT ANALYSIS (TIA): The applicant hired Bihl Engineering to conduct a TIA for the site. The TIA assumes that by the year 2030 the following development will occur on the site - 700,000 square feet of retail space, 500 hotel rooms, 400 apartments, a 650 parking space adventure park, 500 single family homes, 250 assisted living units, a 125,000 square foot convention center and a 1,500 seat performing arts center.

The TIA projects that without any improvements the intersections of US 278 at Hilton Head National Drive and US 278 at Buckingham Plantation Drive are projected to operate at Level of Service (LOS) E or F. The TIA calls for the following off-site transportation projects to bring these intersections up to LOS D:

- Flyover at Hilton Head National Drive from US 278 and an overpass and ramp system at Bluffton Parkway;

- Widening of approximately 2,800 feet of Malphrus Road to 4 lanes from US 278 to a proposed roundabout;
- Construction of a new roundabout and new entrance to Heritage Lakes approximately 1,000 feet south of the existing Heritage Lakes entrance;
- Building a connecting road that would connect to the planned traffic signal at Bluffton Parkway and Tanger 2, located approximately 750 feet from the Hilton Head National property line;
- Making turn lane improvements and/or phasing upgrades at Bluffton Parkway at Malphrus Road, US 278 at Malphrus Road and Bluffton Parkway at Burnt Church Road;
- Turning lanes at two proposed access points along Bluffton Parkway;
- Retiming of US 278 and Bluffton Parkway traffic signal systems.

These are substantial improvements, especially the first 3 items. There are three major issues that the County needs to consider that are not raised in the TIA.

1. None of the proposed off-site improvements are funded or on the County's or the MPO's CIP. The TIA simply recommends having a discussion with the County and SCDOT on the details and time of construction. The question of who pays for the improvements and what assurance is in place that these improvements will be made when they are needed to support the development of Hilton Head National is not addressed.
2. The widening of Malphrus Road will impact the entrance to Heritage Lakes. The existing entrance is located only 275 feet south of the intersection with the Bluffton Parkway which places the entrance within the taper of the left-hand turn lane for northbound traffic turning left on the Parkway. The Regulating Master Plan proposes to move the entrance to Heritage Lakes to correspond with a proposed roundabout about 1,000 feet south of the existing entrance. This improvement would mean filling in a pond at the subdivision. This would directly impact at least five houses that border the pond having an amenity replaced by an entrance road. It would indirectly impact the entire subdivision as it changes the internal circulation. Another solution offered includes restricting turning movements at the Heritage Lakes entrance to right-in/right-out which would force most residents to use the Bluffton Parkway entrance. Finally, the TIA offers a third possible solution by constructing a large roundabout at the intersection of Malphrus Road and Bluffton Parkway that could accommodate an entrance to Heritage Lakes.
3. In addition to the expense of constructing a flyover on US 278 and at Bluffton Parkway, this proposed improvement would have a great visual impact on the greater Bluffton area.

Because of the substantial transportation impact anticipated from this development, Beaufort County has contracted with a transportation engineer to further analyze the TIA and help identify the costs associated with making the recommended off-site improvements.

E. SITE ASSESSMENT AND ECONOMIC IMPACT ANALYSIS: The applicant contracted with USCB and Clemson to conduct a site assessment and economic impact analysis for the Hilton Head National site. The study summarized demographic and income trends in Bluffton and Hilton Head Island; provided the results of a resident survey; analyzed tourism trends for the region, analyzed the current market for lodging and retail; and provided an economic and fiscal analysis of a hypothetical retail and lodging development. One of the conclusions of the analysis was that the region could support 400,000 additional square footage of retail development if specific retail segments were targeted that are currently underserved in the region.

F. ZONING MAP AMENDMENT ANALYSIS: Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

1. *Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code:* A majority of the site has a future land use designation of Rural, which 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. This site does not meet these criteria and should transition into a more suburban or urban form of development to be consistent with its location in the Bluffton Area and surrounding uses. The Comprehensive Plan anticipated the future transition of this area and as such designated the site as a Village place type.

2. ***Is not in conflict with any provision of this Development Code, or the Code of Ordinances:*** The Place Type Overlay Zone provides a framework for applicants that have properties that are identified in the Comprehensive Plan as rural crossroad, hamlet, and village place types to seek a comprehensive zoning amendment to establish transect zones to implement the vision for these place types as outlined in Section 3.4.80 of the Community Development Code. However, many of the requirements and characteristics of what makes up a Village are not met in the Regulating Master Plan (Appendix H). These deficiencies are discussed in the following section of this report.
3. ***Addresses a demonstrated community need:*** Not applicable.
4. ***Is required by changing conditions:*** The extension of the Bluffton Parkway gave this property direct access to a minor arterial approximately 5 years ago. The completion of Bluffton Parkway (Phase 5B) is anticipated to bring more vehicles to the parkway and increase the commercial viability of the area. The Bluffton Parkway is also a major cycling and pedestrian corridor that links this site to many of the residential communities, shopping areas, recreation, employment and schools in the Bluffton area south of US 278. The availability of multiple modes of transportation support makes the site more suitable to walkable mixed-use development.
5. ***Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.*** The proposed zoning change is generally compatible with the surrounding development. 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. The impact on these residential areas is lessened by having the T3 Neighborhood district located along the majority of Malphrus Road.
6. ***Would not adversely impact nearby lands.***
See item 4 above.
7. ***Would result in a logical and orderly development pattern.***
See item G below.
8. ***Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*** 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.
9. ***Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, storm water management, solid waste collection and disposal, schools, parks, police, and fire and emergency facilities)***

The applicant has received letters from the Beaufort County Sheriff's Office, the Bluffton Fire District, the Beaufort County School District, Hargray, Palmetto Electric Cooperative, SCE&G, and the Beaufort Jasper Water Sewer Authority. The School District expressed concern that the development would potentially add enough school aged children to support an additional school. They requested that the development set aside space for a future school site.

G. PLACE TYPE OVERLAY ANALYSIS: Article 3, Section 3.4.80 provides the requirements that must be met by applications for a comprehensive zoning amendment to establish transect zones to implement the rural crossroads, hamlet, or village place type.

1. ***Size and Intensity of place types: The minimum and maximum site area and maximum density of place types are established:*** The Hilton Head National site is approximately 300 acres and is well within the minimum (110 acres) and maximum (500 acres) size threshold for a Village place type.
2. ***Allocation of Transect Zones: Applications for a comprehensive amendment under the provisions of the Place Type Overlay (PTO) Zone shall assign and map transect zones to each pedestrian shed according to the percentages allocated in the Table 3.4.80.E.*** This application does not fall within the minimum and maximum allocations of transect zones for the Village place type. 190 acres is proposed to be zoned either T4 Hamlet Center or T4 Neighborhood Center which makes up 63% of the site area. Table 3.4.80.E of the CDC assigns a maximum of 50% of the site area to have T4 transect zones. However, Section 3.4.80.E allows the Director to modulate this requirement as long as the proposed regulating plan meets the objectives of the Place Type Overlay Zone.
3. ***Transect Organization: Transects shall be organized in a manner that responds appropriately to a site's context. More intense transect zones shall be organized around neighborhood centers and neighborhood main streets in visible and accessible locations suitable for greater intensities, typically at or near the center of a pedestrian shed.*** The Village place type generally should be laid out with residential neighborhoods of sufficient intensity to support a central, mixed-use environment. The mixed-use environment can be located at the intersection of two or more neighborhoods or along a corridor between neighborhoods. The proposed transect zones shown in the Regulating Master Plan (Appendix H) are very “course grained” and do not show variation that would place the more intense transect zones in the center of the pedestrian sheds. Approximately 63% of the site area is proposed to be zoned T4 Hamlet Center Open and T4 Neighborhood Center. Both of these zones allow large retail buildings, offices, services, multi-family residential and light industrial uses. The remainder of the site is zoned T-3 Neighborhood which permits single-family residential along with some multi-family options.
4. ***Transition of Transect Zones: When applying transect zones, transitions between transect zones containing the neighborhood designation are encouraged to occur within the block or across alleys, but may occur across a street.*** The Regulating Master Plan shows transitions between transect zones to be across major streets or bodies of water.
5. ***Pedestrian Sheds: Place Types shall be structured with pedestrian sheds to determine the scale and center.*** The Village is meant to be pedestrian friendly with a vast majority of residents living within a 5-10 minute walk from a main street or neighborhood center. The radius around the center is called a pedestrian shed. Three neighborhood centers are shown on the plan. Two of them are located in the T4 Neighborhood Center district and do not correspond with a proposed street or civic space. The third neighborhood center is located within an area designated in the Conceptual Master Plan to be a “Discovery Park” which is likely to be restricted to those paying for admission. Also, approximately 100 acres of the site, and a majority of the proposed single family housing, fall outside of the pedestrian sheds.
6. ***Thoroughfare Network: The thoroughfare network shall meet the standards in Section 2.3.70 (Thoroughfares).*** Villages are meant to be organized within an interconnected network of streets and blocks with development oriented to the streets. The organization of the streets shown on the Regulating Master Plan does not meet the basic requirements of a Village place type. Within the T4 transect zones, the plan only shows a system of parkways designed to move someone from one development to another. The system of parkways more resembles a shopping mall with a ring road that accesses parking lots. Additionally there are no road connections between the single-family residential neighborhood and the remainder of the site.

7. **Civic Space:** *Open space, civic spaces and civic buildings shall be allocated according to the standards in Section 2.3.80 (Open Space, Civic Space and Civic Buildings).* The Regulating Master Plan provides the location of playgrounds, pocket parks, plazas, squares, greens and preserved areas. See additional comments under item 10 below.
8. **Main Street:** *Place types shall have a main street along both sides of a primary through thoroughfare or perpendicular to and directly engaging a primary through thoroughfare.* See comments under item 5 above.
9. **Place types shall incorporate appropriate transitions to the scale and character of the surrounding walkable urbanism.** The site does not directly adjoin any walkable urban communities. There is an opportunity to coordinate development on the northeast corner of the site with the proposed 20 acre Executive Golf site rezoning. Also, there are opportunities to coordinate internal pathways with the multi-use trail along the Bluffton Parkway.
10. **Natural Context:** *Place Types shall be calibrated to suit specific topographical, environmental, site layout, and design constraints unique to the site or its location within the County, yet each place type will be consistent in terms of structure and content based on the provisions of this Division.* The Regulating Master Plan works around one natural feature on the site. There is a system of lower areas and wetlands that runs parallel to Malphrus Road approximately 800 feet east of the property line that is shown to be preserved. This makes up less than 10% of the total site area. There are many other natural features on the site that could be incorporated into the Regulating Master Plan to create a network of open spaces that correspond with the various civic spaces shown on the plan. This is especially important because it is likely that there will be multiple developers and multiple phases of this development.

H. STAFF RECOMMENDATION:

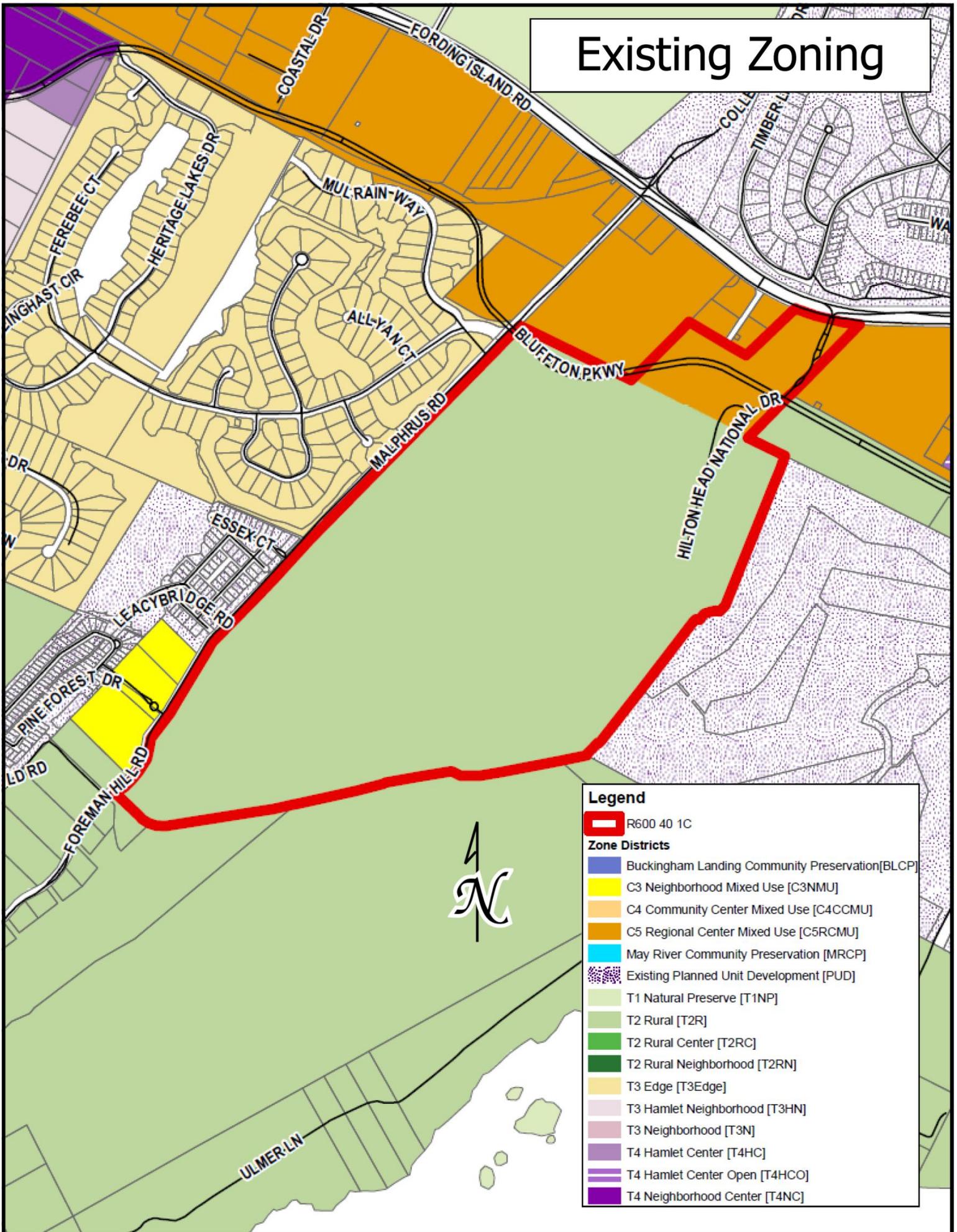
Staff recommends deferral of the application for 30 days. Staff does acknowledge that the existing zoning of Hilton Head National (T2 Rural) is no longer appropriate for the site. The Comprehensive Plan anticipated the future transition of this area to a more intense zoning than T2 Rural and as such designated the site as a Village place type. The Place Type Overlay (PTO) Zone provides a framework for properties identified in the Comprehensive Plan to seek a zoning amendment to establish transect zones to implement the vision for the place type. Staff finds there are four areas of concern that need to be addressed before final consideration of this rezoning application:

1. The Regulating Master Plan does not meet the requirements of the Place Type Overlay Zone as set forth in Article 3 of the Community Development Code. The details of the deficiencies of the Regulating Master Plan are discussed in Section G above.
2. There are a number of off-site transportation improvements that are necessary to support the intensity of development that is being proposed. The details of who will pay for these improvements and how they will be timed to correspond to different phases of the proposed development need to be addressed.
3. The entrance to the Heritage Lakes subdivision will be adversely impacted by the proposed widening of Malphrus Road, which is an improvement that the Traffic Impact Analysis deemed necessary to support this development. A solution to address access needs to be identified and have the support of the Heritage Lakes property owners association.
4. The Traffic Impact Analysis calls for the construction of a flyover at Hilton Head National Drive from US 278 and an overpass and ramp system at Bluffton Parkway. In addition to the expense of this project, this proposed improvement would have a great visual impact on the greater Bluffton area, which should be further explored.

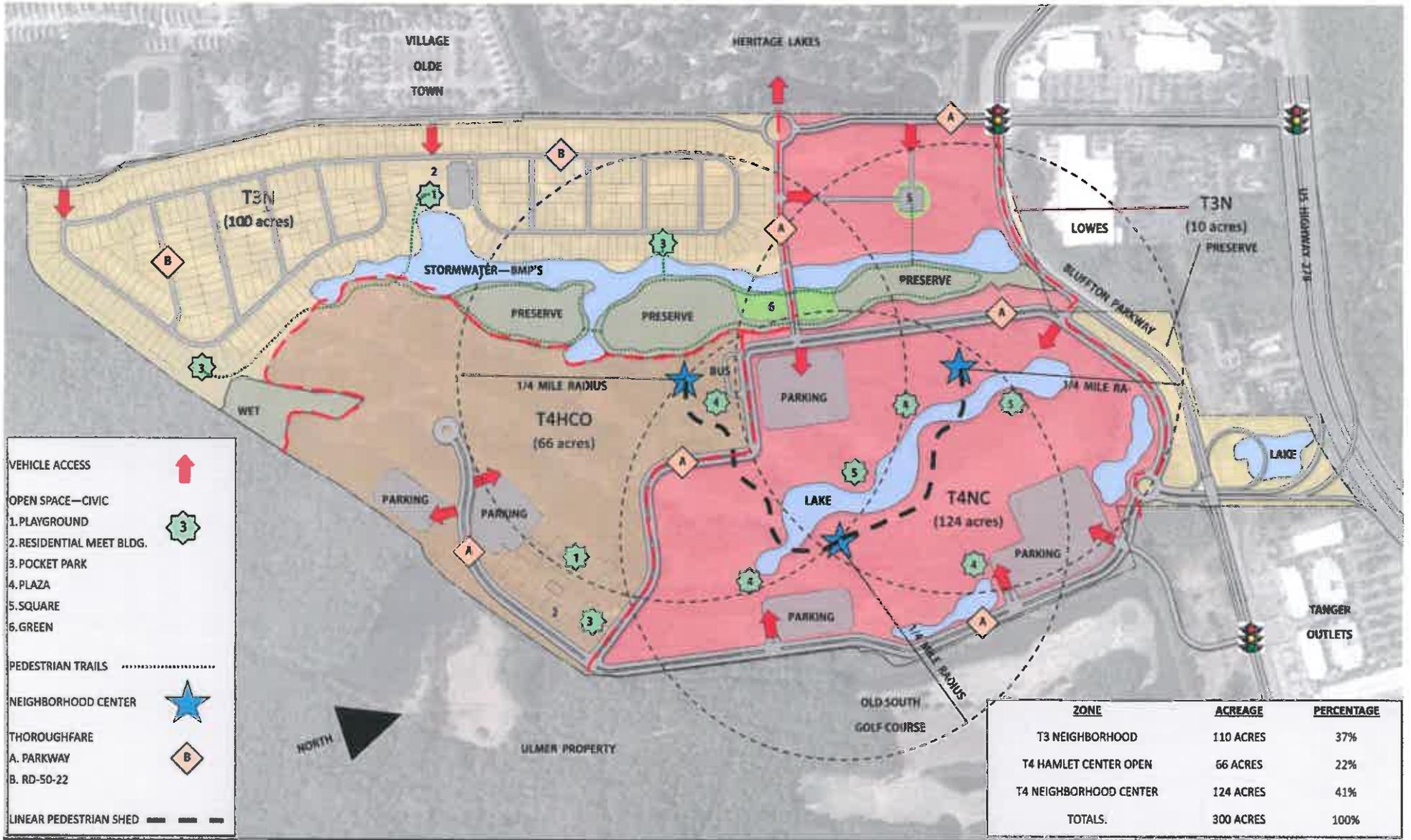
I. ATTACHMENTS:

- Existing Zoning Map
- Regulating Master Plan

Existing Zoning



PROPOSED ZONING CHANGE



LOCATION MAP
+/- 300 ACRES

GATEWAY to HILTON HEAD REGULATING MASTER PLAN

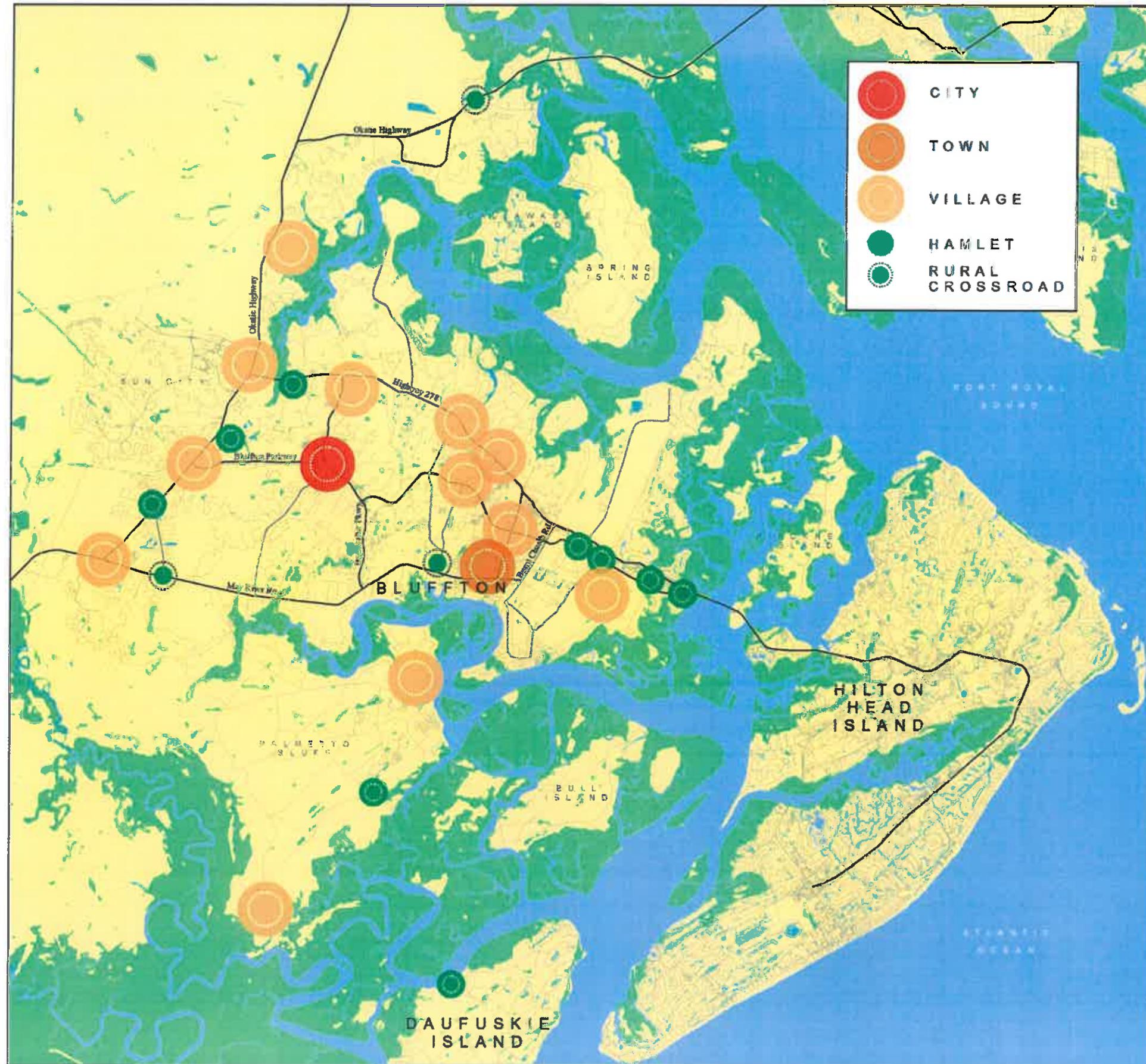


Hilton Head
National



KRA architecture + design





Chapter
4
Land Use

**Map 4-9:
Place Type
Overlay**
Southern
Beaufort County



Lisa Sulka
Mayor

Larry Toomer
Mayor Pro Tempore

Marc Orlando
Town Manager



Council Members

Fred Hamilton
Dan Wood
Harry Lutz

Sandra Lunceford
Town Clerk

August 18, 2016

Anthony Criscitiello (email to tonyc@bcgov.net)
Beaufort County Planning Director
100 Ribaut Road, Room 115
PO Drawer 1228
Beaufort, SC 29901-1228

RE: Proposed Zoning Map Amendment/Rezoning Request for R600-040-000-001C
(Hilton Head National Golf Course)

Mr. Criscitiello:

The Town of Bluffton recently received the request dated August 4, 2016 to submit comments with regards to the proposed rezoning of the Hilton Head National Golf Course. Meeting the spirit and the purpose of the Southern Beaufort County Regional Plan's implementation strategies the Town of Bluffton has reviewed the application materials and does not have any additional comments at this time.

Provided that the application complies with the requirements and both spirit and purpose of both the County's Community Development Code and Comprehensive Plan, we are generally supportive of the overall project. I would appreciate it if you would send me any additional information that may be further submitted concerning the request as well as the staff report once complete.

Should you have any further questions or need additional information from the Town, please don't hesitate to contact me at your convenience.

Sincerely,

Heather L. Colin, AICP
Director of Growth Management
hcolin@townofbluffton.com
Office (843)706-4592
Mobile (843)540-6946

Cc: Marc Orlando, ICMA-CM, AICP
Town Manager

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

David Bennett
Mayor

August 18, 2016

William D. Harkins
Mayor Pro Tem

Tony Criscitiello
Planning Director
100 Ribault Rd
Beaufort, SC 29901

Council Members

David Ames
Marc A. Grant
Thomas W. Lennox
Kim W. Likins
John J. McCann

RE: Hilton Head National Rezoning

Dear Tony:

Stephen G. Riley
Town Manager

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

There is a significant increase in the amount of development that would be permitted on this property and major roadway projects are proposed for traffic mitigation, including an elevated crossing over the Bluffton Parkway and a new flyover connection to US 278. Should the development be approved, the character, phasing and timing of such projects is of special concern.

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 would counteract those efforts.

The Bluffton Parkway was designed, funded and constructed as a controlled access bypass to provide relief from heavy traffic demands placed on US 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.

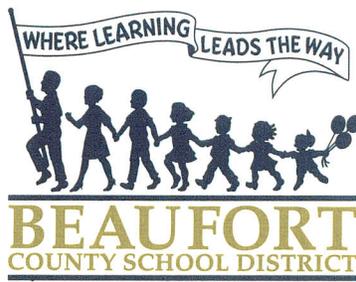
These comments are provided to for your consideration and review.

Again, thanks for the opportunity to provide input.

Respectfully Submitted



Charles Cousins, AICP, Director of Community Development



August 18, 2016

Beaufort County
Planning Department
Attn: Mr. Tony Criscitiello
100 Ribaut Road; Rm 115
Beaufort, SC 29902

Re: Proposed Zoning Map Amendment/Rezoning Request for R600-040-000-001C

Mr. Criscitiello,

I am writing this regarding the "Hilton Head National Golf Course" zoning map amendment request from Scratch Golf LLC/ William C. Palmer, Jr. The purpose of this letter is to reiterate the concerns and requests initiated with the June 7, 2016 letter to Michael Kronimus for the "Zoning Map and Text Amendment Application", which is attached for your review.

As I understand the proposed development, the addition of residential units of this size would have a major impact on school capacities in this area. This impact has the potential of adding to the number of school aged children in this area of a magnitude of 1 full school or more. I understand that the Beaufort Community Development Code requires the set aside of civic space. The amount of civic space being set aside is not designated in this application. It is my understanding that this designation would be occurring as part of the design development package. In the submittal of "The Zoning Map Amendment Application of Hilton Head National Golf Course" the applicant recognizes this need for additional school facilities under item 6 of the Utility Services section. The applicant states that "...there is interest and demand that a portion of the property be developed for a future school. The developer is open to this proposal and will work directly with the school district in the development phase".

It does concern me that at this stage the amount of civic land is not designated and the use of civic land for the purpose of the Beaufort County School District (BCSD) is not discussed in this amendment or included in the traffic study. I would like to take this opportunity to reiterate this need and denote that the BCSDs' acceptance of this amendment application is contingent on the designation of civic space to the BCSD to be used to meet the needs of the students that will be living in this development.

August 18, 2016

Page 2

Once again, if an agreement to facilitate the construction of a new school does not occur, the BCSD reserves the right to remove their support for this development.

If I can be of further assistance, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Moss', written over a horizontal line.

Jeffrey Moss, Ed. D.
Superintendent
Beaufort County School District

re

cc: Phyllis White, BCSD
Robert Oetting, BCSD

PROPERTY OWNERS NOTIFIED OF SOUTHERN BEAUFORT COUNTY MAP AMENDMENT/REZONING REQUEST

For R600 040 000 001C 0000 (299.202 Acres, known as Hilton Head National Golf Course); *

PIN	Owner/1	MailingAdd	City	State	ZIP
R600 40 142A	1376 FORDING ISLAND ROAD HOLDING LLC	7501 WISCONSIN AVENUE 500 WEST	BETHESDA	MD	20814
R600 40B 186	AGWU TONY	11 COVINGTON LANE	BLUFFTON	SC	29910
R600 40 1, 3, 251, 252, 810, 821	ALAN A ULMER REVOCABLE TRUST	177 ULMER ROAD	BLUFFTON	SC	29910
R600 40B 0183	ANCHORENA EMILIO F	17 COVINGTON LANE	BLUFFTON	SC	29910
R600 40 0807	AQUINO WANDA	1830 RIBAUT ROAD	PORT ROYAL	SC	29935
R600 40B 199-206, 208-210, 212	AROB LLC	91 MT PELLIA ROAD	BLUFFTON	SC	29910
R600 40B 0197	BARBER MICHAEL TROY	950 LAKEVIEW DRIVE	MT PLEASANT	SC	29464
R600 40 0526	BEAUFORT COUNTY	100 RIBAUT ROAD	BEAUFORT	SC	29902
R600 40 210, 311 & 449	BEAUFORT JASPER WATER & SEWER AUTHOR	6 SNAKE ROAD	OKATIE	SC	29909-3938
R600 40B 0157	BERRIOS JOSE GOMEZ	7 CAMBRIDGE COURT	BLUFFTON	SC	29910
R600 40 0343	BLACK KATIE A (DVM)	2 ALLYAN COURT	BLUFFTON	SC	29910
R600 40 0416	BOND SANDRA	13 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40 0411	BOWERS CHRISTOPHER P DENISE D	3 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40 0366	BRADLEY ROY KEITH	9 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R600 40B 0189	BREDESON MATTHEW AMY	10 PADDINGTON LANE	BLUFFTON	SC	29910-6531
R600 40 0405	BREWSTER BRUCE A / HEATHER FLUDD	9 CHISOLM COURT	BLUFFTON	SC	29910
R600 40 0344	BRUNECZ STEPHEN KATHLEEN A	1 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R600 40 0250	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 0472	CARLSON DANA CARLSON VIRGINIA	461 JOSIAH BARTLETT ROAD	CONCORD	NH	03301
R600 40A 0118	CARTER BARBARA A	62 TIMBER LANE	HILTON HEAD ISLAND	SC	29926
R600 40B 0191	CASBY JOSEPH & MARVIN J	14 PADDINGTON LANE	BLUFFTON	SC	29910
R600 40B 0155	CHAVEZ MIGUEL	15 CAMBRIDGE COURT	BLUFFTON	SC	29910-4002
R600 40B 0164	CHEUVRON T JENNIFER	25 PADDINGTON LANE	BLUFFTON	SC	29910
R600 40B 0156	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 360	GREENSBORO	NC	27408
R600 40 0203	DAVIS CHRISTOPHER T TAMARA S	103 FOREMAN HILL ROAD	BLUFFTON	SC	29910
R600 40 0403	DURHAM WILLIE L KATHY L	5 CHISHOLM COURT	BLUFFTON	SC	29910
R600 40A 0120	EASLER PHILLIP C ANDREA PAINTER	52 TIMBER LANE	HILTON HEAD ISLAND	SC	29926
R600 40 0413	FLETCHER JAMES W CHERYL L	7 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40A 0459	FORD FATMA A & ABOUSAEDDI HOSSEIN	341 LAKESIDE DRIVE NE #P201	ATLANTA	GA	30326
R600 40A 0464	FRITZ STEPHEN A CAROLYN A	194 TREDWELL AVENUE	ST JAMES	NY	11780
R600 40B 0171	FUSTOS JESSI	POST OFFICE BOX 314	BLUFFTON	SC	29910
R600 40B 0194	GAUCHO LLC	41 ABLE ST	BLUFFTON	SC	29910

PROPERTY OWNERS NOTIFIED OF SOUTHERN BEAUFORT COUNTY MAP AMENDMENT/REZONING REQUEST

For R600 040 000 001C 0000 (299.202 Acres, known as Hilton Head National Golf Course); *

PIN	Owner1	MailingAdd	City	State	ZIP
R600 40B 0185	GILLETTE DENISE M	3641 RIDGEWATER TRL	MARIETTA	GA	30068
R600 40 0345	GRAVES CLAY M SANDRA D	3 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R600 40B 0184	GROSSMAN MICHAEL G	111 ARROWWOOD COURT	BLUFFTON	SC	29910
R600 40B 0188	HAILEY WILLIAM E JANICE K	58 STABLE GATE ROAD	HILTON HEAD ISLAND	SC	29926
R600 40B 0161	HALL ELLEN L	21 LEACYBRIDGE ROAD	BLUFFTON	SC	29910
R600 40 0367	HALL JENNIFER E	11 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R600 40B 0166	HALL ROSS KURT JEAN HINSON	4 LEACYBRIDGE ROAD	BLUFFTON	SC	29910
R600 40 0809	HALLMARK HOMES AT MALPHRUS LP	2301 RIVER ROAD STE 300	LOUISVILLE	KY	40206-3040
R600 40B 0165	HARRIS AUSTIN R	23 PADDINGTON LANE	BLUFFTON	SC	29910
R600 40 0414	HENRY SCOTT S	9 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40 0347	HERITAGE LAKES HOMEOWNERS ASSOCIATION	POST OFFICE BOX 7431	HILTON HEAD ISLAND	SC	29938
R600 40B 0193	HOFFMAN SCOTT W & BRENDA L	539 HOMESTEAD LANE	MOHNTON	PA	19540
R600 40B 0158	HUDAK MIROSLAW	5 CAMBRIDGE COURT	BLUFFTON	SC	29910-4002
R600 40 0310	INLAND WESTERN BLUFFTON LOW COUNTRY	POST OFFICE BOX 9273	OAK BROOK	IL	60522
R600 40B 0169	JACKSON SPENCER T & COATES KAREN A	10 LEACY BRIDGE ROAD	BLUFFTON	SC	29910
R600 40 0440	JENNINGS BRYAN N & KIMBERLY P	16 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40 0441	JOHNSTON BRADFORD A JULIE T	10 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40A 0462	JONES GEORGE BEECHER IV / AMY S	2212 ROANOKE AVENUE	VIRGINIA BEACH	VA	23435
R600 40B 0172	KELLEY ELIZABETH V	16 LEACYBRIDGE ROAD	BLUFFTON	SC	29910
R600 40 0401	KELLY ARTHUR K TRACY C	1 CHISOLM COURT	BLUFFTON	SC	29910
R600 40A 0471	KING JASON M & MCDONOUGH KATHLEEN M	123 HUNNEWELL STREET	NEEDHAM HEIGHTS	MA	02494
R600 40 0406	KITTY RENTY E MILDRED B	POST OFFICE BOX 1542	BLUFFTON	SC	29910
R600 40 0346	KRUSE JACOB / SOPHIE CLARKE	5 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R600 40A 0469	LARRICK RENEE A	74 STABLE GATE ROAD	HILTON HEAD ISLAND	SC	29926
R600 40 0144	LOWES HILTON HEAD LLC	11620 MASTERS RUN	ELICOTT CITY	MD	21042
R600 40B 0163	LYN A WHITESIDE REVOCABLE TRUST	7 HATHAWAY LANE	BLUFFTON	SC	29910
R600 40 0412	MADDUX DAVIS H SHERYL P	5 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40A 0466	MAHONEY DONNA	71 STABLE GATE ROAD	HILTON HEAD ISLAND	SC	29926-1059
R600 40 0342	MAHONEY SHAWN PATRICK	1 MULRAIN WAY	BLUFFTON	SC	29910-6530
R600 40 001E	MAY RIVER GOLF CLUB ASSOC	200 MAIN STREET SUITE 201	HILTON HEAD ISLAND	SC	29926-0107
R600 40 0306	MCDONALDS CORPORATION % MEEKMD	130 CANAL STREET STREEETE 201	POOLER	GA	31322
R600 40A 0463	METRO ROBERT S	68 STABLE GATE ROAD	HILTON HEAD ISLAND	SC	29926
R600 40B 0192	MEZQUIDA CAROLINA R	16 PADDINGTON LANE	BLUFFTON	SC	29910
R600 33A 338 & R600 40B 93	MOSS CREEK OWNERS ASSOC INC	1523 FOROADING ISLAND ROAD	HILTON HEAD ISLAND	SC	29926
R600 40A 0119	MURRAY WENDY COULSON MICHAEL T	78 DUCK WOODS DRIVE	KITTY HAWK	NC	27949-3601
R600 40A 0461	ORR JEROME K & AMY K	66 STABLE GATE ROAD	HILTON HEAD ISLAND	SC	29926
R600 40A 0465	OSBORN CHRISTY E OSBORN GAYLE WILLIA	360 LYNCH COVE ROAD	BLACK MOUNTAIN	NC	28711
R600 40A 0468	PAMELA J PERRY REVOCABLE LIVING TRUS	73 STABLE GATE ROAD	HILTON HEAD ISLAND	SC	29926
R600 40 0151	PARKER CHRSTOPHER G STERLING LAURA M	113 FOREMAN HILL ROAD	BLUFFTON	SC	29910

**PROPERTY OWNERS NOTIFIED OF SOUTHERN BEAUFORT COUNTY MAP AMENDMENT/REZONING REQUEST
For R600 040 000 001C 0000 (299.202 Acres, known as Hilton Head National Golf Course); ***

PIN	Owner1	MailingAdd	City	State	ZIP
R600 40B 0198	PAYA ROSA & PEZESHKI DAVID	8 HARBORAGE COURT	BLUFFTON	SC	29910
R600 40 0404	PITTINGER DUANE A NORMA L	7 CHISOLM COURT	BLUFFTON	SC	29910
R600 40 0415	POLIQUIN LOREE S COREY R	11 BONTWELL CIRCLE	BLUFFTON	SC	29910
R600 40B 0235	PRAY PAMELA J	17 LEACY BRIDGE ROAD	BLUFFTON	SC	29910
R600 40A 0460	RAMOS NELSON A LASA	65 STABLE GATE ROAD	HILTON HEAD ISLAND	SC	29926
R600 40B 0190	RENDON MARIA R	POST OFFICE BOX 23812	HILTON HEAD ISLAND	SC	29925
R600 40B 0195	RIFF LAWRENCE N & DIANE F	1926 RIVERS LANDING DRIVE	PROSPECT	KY	40059
R600 40 0249	ROBERTS FREDERICK TODD	POST OFFICE BOX 5611	HILTON HEAD ISLAND	SC	29938
R600 40A 0470	ROBERTS MELINDA M	57 TIMBER LANE	HILTON HEAD ISLAND	SC	29926
R600 40A 0467	SALISBURY PATRICIA A	19 MONTANO ROAD	ENFIELD	CT	06082
R600 40 0408	SCHULTZ BRUCE DALE	4 CHISOLM COURT	BLUFFTON	SC	29910
R600 40 0365	SCHULZE NORMA & JANSEN ANDREA	7 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R600 40 001C	SCRATCH GOLF COMPANY % ACCOUNTING DEPT	1005 GLENWAY AVENUE	BRISTOL	VA	24201-3473
R600 40B 0196	SHAW MICHAEL F & DEBORAH L	335 ROSLYN AVENUE	CARLE PLACE	NY	11514
R600 40 0409	SHULTZMAN SOMMER / MICAH	2 CHISOLM COURT	BLUFFTON	SC	29910
R600 40 0209	SILVER ROCK BP LLC	270 MOSS CREEK DRIVE	HILTON HEAD ISLAND	SC	29926
R600 40 0666	SLD-HILTON HEAD LP	6190 POWERS FERRY ROAD STE 540	ATLANTA	GA	30339
R600 40 0407	STOHR DAVID B	6 CHISOLM COURT	BLUFFTON	SC	29910
R600 40B 0162	STRASSNER JORDAN	20 CAMBRIDGE COURT	BLUFFTON	SC	29910
R600 40B 0170	SUTTON ANDREW THOMAS & NIKITA JENNIFER	12 LEACYBRIDGE ROAD	BLUFFTON	SC	29910
R600 40B 0160	TAYLOR CHRISTINE	13 CAMBRIDGE COURT	BLUFFTON	SC	29909
R600 40B 0159	THOREN LAURIE K & BRUCE T	3 CAMBRIDGE COURT	BLUFFTON	SC	29910
R600 40B 0207	TREXIER WILLIAM RYAN	30 SPINDLE LANE	HILTON HEAD ISLAND	SC	29926
R600 40B 0211	TRYON LAURIE	8 B ESSEX COURT	BLUFFTON	SC	29910
R600 40B 0168	UBI IFERE & EUNICE	8 LEACYBRIDGE ROAD	BLUFFTON	SC	29910
R600 40 0364	UNGVARSKY BRADLEY BECK & COLLEEN BECK	1 ALLYAN COURT	BLUFFTON	SC	29910
R600 40 0680	UNITARIAN FELLOWSHIP OF HILTON HEAD	110 MALPHRUS ROAD	BLUFFTON	SC	29910
R600 40B 0167	URBINA DAMARIS	6 LEACYBRIDGE ROAD	BLUFFTON	SC	29910
R600 40B 150, 153 & 222	VILLAGE AT OLD TOWN COMMUNITY ASSOCI	2 CORPUS CHRISTI PL STE 302	HILTON HEAD ISLAND	SC	29928
R600 40 0402	WHITE MARK S THERESE M	3 CHISOLM COURT	BLUFFTON	SC	29910
R600 40 0417	YORK WALTER THOMAS & WRAY JEANNE CARRYL	15 BONTWELL CIRCLE	BLUFFTON	SC	29910



**COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION**

Beaufort County Government Robert Smalls Complex
Physical: County Administration Building, 100 Ribaut Road, Room 115
Mailing: Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

August 5, 2016

RE: Notice of Public Meetings to Consider Southern Beaufort County Zoning Map Amendment/Rezoning Request for R600-040-000-001C (299.202 acres North and South of Bluffton Parkway and east of Malphrus Road; known as Hilton Head National Golf Course); from T2-Rural District to T-3 Neighborhood, T4-Neighborhood Center and T-4 Hamlet Center Open Districts; Owner/Applicant: Scratch Golf LLC/ William C. Palmer Jr.; Agent: Michael Kronimus

Dear Property Owner:

In accordance with the Beaufort County Community Development Code (CDC), Section 7.4.50, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a map amendment/rezoning proposal can be adopted. You are cordially invited to provide comment at these meetings and public hearings on the subject proposed map amendments in your neighborhood. A map of the property is on the back of this letter.

1. The Beaufort County Planning Commission (public hearing) – **Thursday, September 1, 2016**, at 6:00 p.m. in Bluffton, in the large meeting room of the Bluffton Branch Library, 120 Palmetto Way, Bluffton, SC 29910.
2. The Natural Resources Committee of the County Council – **Monday, September 19, 2016**, 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.
3. Beaufort County Council – generally meets second and fourth Mondays at 6:00 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.

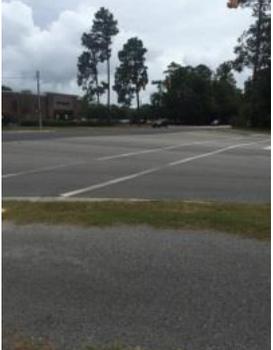
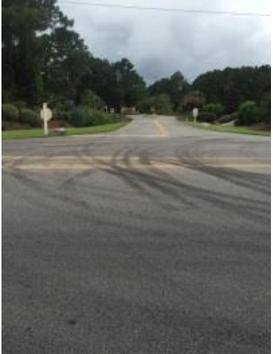
Sincerely,

Anthony J. Criscitiello
Planning Director

Attachments:

1. Locational Map
2. Proposed Master Plan

Hilton Head National Golf Course Posting Signs Placement

<p>Sign 1 located at the front entrance to Hilton Head National on Hilton Head National Drive.</p>					
<p>Sign 2 located at the intersection of Malphrus Road and Bluffton Parkway facing the intersection</p>					
<p>Sign 3 is located directly across from the entrance to Heritage Lake Drive on Malphrus Road</p>					

Sign

Facing Property

To the Right of Sign

Across the Street of Sign

To the Left of Sign

Hilton Head National Golf Course Posting Signs Placement

<p>Sign 4 is located on Malphrus Road across from the Entrance to Olde town</p>					
<p>Sign 5 is located where Malphrus road turns into Foreman Hill Road across from Benton Field Road</p>					

Sign

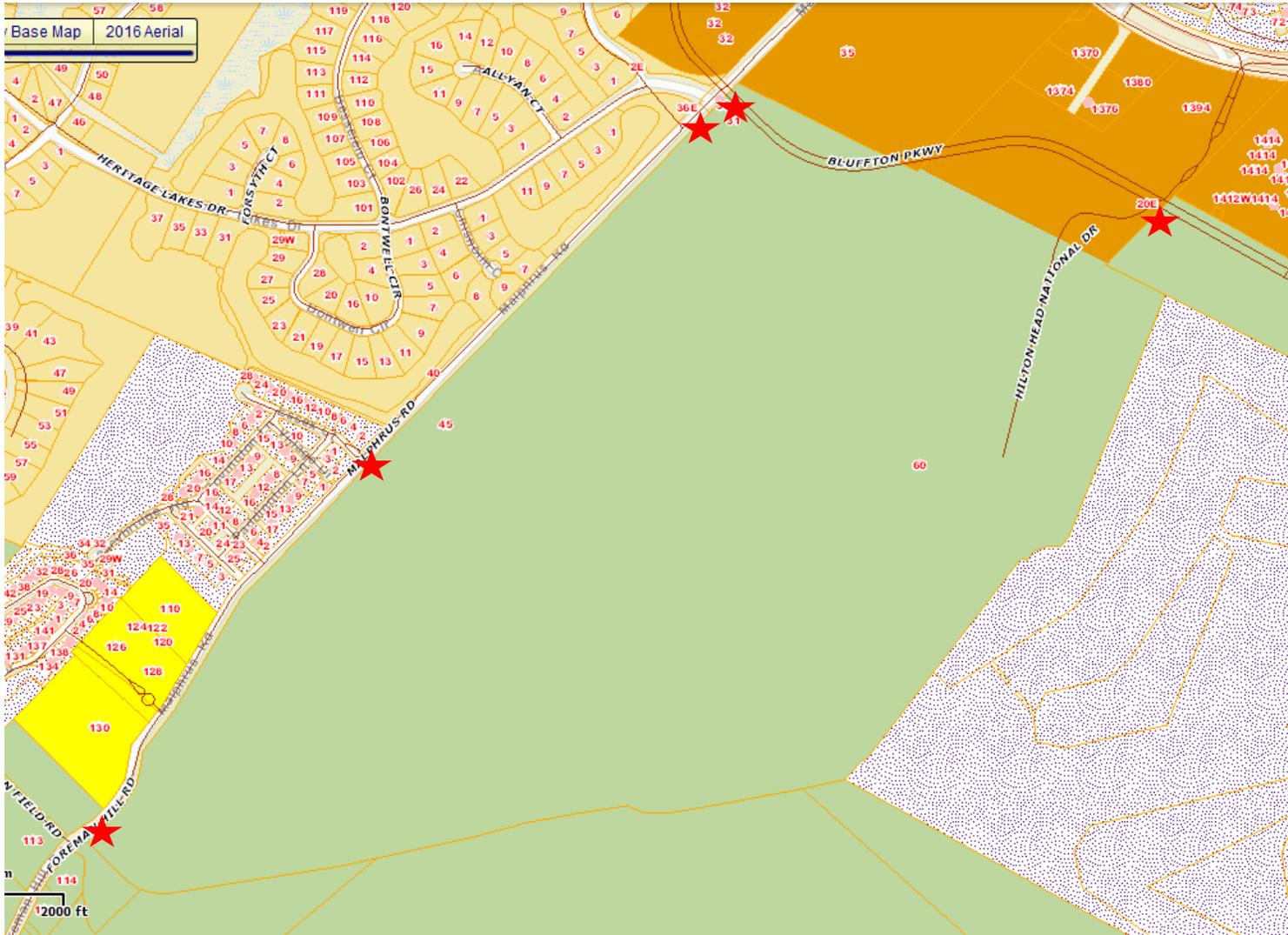
Facing Property

To the Right of Sign

Across the Street of Sign

To the Left of Sign

Hilton Head National Golf Course Posting Signs Placement



★ Red Stars indicate placement of signage notifying public of rezoning request.

July 6, 2016

Tony Criscitello
Beaufort County Planning Director
Post Office Drawer 1228
Beaufort, SC 29901-1228

Dear Tony,

Please accept the attached application for consideration for amendments to the Comprehensive Plan Future Land Use Map and the Official Zoning Map. The application submittal considers the provisions provided in the Southern Beaufort County Regional Plan, the Comprehensive Plan as well as zoning and development standards established by Beaufort County.

The submittal provides for a mixture of land uses and activities that are supportive of the surrounding commercial properties and existing and planned infrastructure, and further considers mitigation of current and future traffic impacts. We believe that upon approval of the proposed amendments, the project will provide a regional and community anchor that we believe is in high demand in Southern Beaufort County.

In this regard, please find all required material including application forms and associated Project Narratives, Economic Impact Analysis, Traffic Impact Assessment, Site Analysis, Concept Plan, and Letters of Service Adequacy.

Please provide a response indicating application completeness and further provide a review schedule for our use at your earliest convenience. In the meantime, please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Kronimus", with a long, sweeping underline.

Michael Kronimus, AIA, NCARB
KRA architecture & design

for Hilton Head National – Scratch Golf, LLC

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)
ZONING MAP OR 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 Community Development Code Text

2. Give exact information to locate the property for which you propose a change:
Tax District Number: R600, Tax Map Number: 040, Parcel Number(s): 001C
Size of subject property: 299.202 ACRES Square Feet / Acres (circle one)
Location: SOUTH SIDE BLUFFTON PARKWAY + MALHEUS ROAD

3. How is this property presently zoned? (Check as appropriate)
 T4NC Neighborhood Center T2RC Rural Center C3 Neighborhood Mixed Use
 T4HC Hamlet Center T2RN Rural Neighborhood C4 Community Center Mixed Use
 T4HCO Hamlet Center T2RNO Rural Neighborhood Open C5 Regional Center Mixed Use
 T4VC Village Center T2R Rural S1 Industrial
 T3N Neighborhood T1 Natural Preserve Planned Unit Development/PUD
 T3HN Hamlet Neighborhood Community Preservation (name) _____
 T3E Edge (specify) _____

4. What new zoning do you propose for this property? T3N, T4HCO, T4NC
(Under Item 9 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 Community Development Code text, the section(s) affected are: _____
(Under Item 9 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply:
 MCAS-AO Airport Overlay District/MCAS MD Military Overlay District
 BC-AO Airport Overlay District/Beaufort County RQ River Quality Overlay District
 CPO Cultural Protection TDR Transfer of Development Rights
 CFV Commercial Fishing Village

8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
 - b. Division 7.3.40, Zoning map amendments (rezoning).
 - c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
 - d. Division 6.3, Traffic Impact Analysis (for PUDs)

ZMA
2016-07

9. Explanation (continue on separate sheet if needed): SEE EXPLANATION IN NARRATIVE.

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.

William C. Palmer, Jr, President, Scratch Golf, LLC 7/6/2016
Signature of Owner (see Item 5 on page 1 of 1) Date

Printed Name: William C. Palmer, Jr Telephone Number: 843-815-4653

Address: 60 Hilton Head National Drive, Bluffton, S.C. 29910

Email: bpalmer@witedco.net

Agent (Name/Address/Phone/email): MICHAEL W. KRONMUS / 2 VERDIER PLANTATION RD - BLUFFTON
843-815-2021 MWK@KPRASL.COM

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 THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

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: \$250⁰⁰

Receipt No. for Application Fee: 17437



ZMA 2016/07

THE ZONING MAP AMENDMENT APPLICATION

OF HILTON HEAD NATIONAL GOLF COURSE

FOR
AMENDMENT BY THE COUNTY OF BEAUFORT ZONING MAP PROVIDING FOR THE CHANGE OF USE FROM T2 RURAL (T2R) AND C5 REGIONAL CENTER MIXED-USE (C5RCMU) TO T3 NEIGHBORHOOD (T3N), T4 NEIGHBORHOOD CENTER (T4NC), AND T4 HAMLET CENTER OPEN (T4HCO) IN ACCORDANCE WITH A VILLAGE PLACE TYPE OVERLAY DISTRICT THROUGH AN AMENDMENT TO THE ORIGINAL OFFICIAL ZONING MAP IN ACCORDANCE WITH THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE ENACTED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, ON DECEMBER 8, 2014, PURSUANT TO ORDINANCE 2014/36 ENTITLED "AN ORDINANCE TO ADOPT THE 2014 BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE WITH PROCEDURES TO ENGAGE IN A SIX-MONTH AND ONE-YEAR EVALUATION AND REVIEW"

I. INTRODUCTION

This application seeks approval of a zoning map amendment to allow for the redevelopment of the Hilton Head National Golf Course as a mixed use village. This document sets out the merits and justification for this zoning map amendment in detail below. In general:

- **The request is consistent with the Beaufort County Comprehensive Plan.** The Comprehensive Plan identifies the property that is subject to this application as a "Village Place Type Overlay", and the request zoning map designation is "Village Place Type Overlay Zone".
- **The request fully complies with the Beaufort County Community Development Code.** The Development Code sets out a series of map amendment standards, including general standards that apply to all map amendments, and standards that apply specifically to Place Type Overlays. As is demonstrated in this document, all applicable standards are met or will be met at time of subsequent land development plan approvals, without the need for modulations or other waivers.
- **The proposed development will benefit Beaufort County.** The proposed development is anticipated to include a mixed use development with a walkable and pedestrian friendly environment that provides needed housing, commercial, and institutional uses that will help meet the changing needs of the community.
- **The proposed development will not adversely impact surrounding areas.** The development has been designed with a compatible and orderly transition of land uses based input from adjacent residential neighborhoods.

This document is made a part of the Zoning Map Amendment Application (this "Application") of Hilton Head National Golf Course (the "Applicant"), and is submitted by the Applicant to the Planning Commission for the County of Beaufort (the "County") to address the zoning map amendment criteria set forth in Section 7.3.40(c) of the Beaufort County Community Development Code (the "Development Code").

II. PROPERTY/OWNERSHIP

Identified as Parcel ID# R600 040 000 001C 0000, Hilton Head National is a 299.202 acre project owned by Scratch Golf, Inc., located along the south side of Bluffton Parkway, immediately adjacent to Tanger Outlets, Lowes, McDonald's, and the Suburban Lodge and is accessible via existing ingress/egress off of US Highway 278 and the Bluffton Parkway Phase 5A. Specifically, the Property is bound by Bluffton Parkway to the north, commercial and residential properties to the east and west, and the Ulmer Tract to the south and east. Bluffton Parkway Phase 5B bisects the northern portion of the subject site. See Exhibits "D" and "E".

The project includes an 18-hole golf course and associated clubhouse, golf cart maintenance facilities and office space for operations.

The proposed mixed-use project in accordance with the Development Code is intended to provide flexibility in development with improved design, character, and quality of living, entertainment, shopping, and working environments. The existing site features will be enhanced through compatible community design, careful attention to detail, and preservation of existing natural resources. In addition, the internal road network will be redesigned to provide safety to surrounding property owners. The associated illustrative Regulating Plan ("Regulating Plan") is consistent with the requirements of the Development Code. Land use and design principles used provide compatibility with the surrounding properties including the adjacent commercial regional land uses. As such, this Application serves to establish design and development standards based upon the Development Code that will serve as the framework for the long-term planning and development of this property.

III. ZONING REQUEST

This Application seeks approval of an amendment to the Official Zoning Map of the County referred to in the Code by amending the Hilton Head National Golf Course (n/k/a Village Place Type) and its associated text to apply a Village Place Type Overlay Zone over the 299.202 acres of the Hilton Head National Golf Course identified as Parcel I.D. #R600 040 000 001C 0000 (the "Property"). The Village Place Type Overlay will be divided into transect zones as depicted on the Regulating Plan on Exhibit "H". The acreages and percentages allocations of the transect zones are as follows:

Current Zoning

Zone	Acreage	Percentage
T2 Rural	283 acres	94%
C5 Regional Commercial Mixed Use	17 acres	6%
Totals:	300 acres	100%

Proposed Zoning

Zone	Acreage	Percentage
T3 Neighborhood	127 acres	42%
T4 Hamlet Center Open	63 acres	21%
T4 Neighborhood Center	110 acres	37%
Totals:	300 acres	100%

IV. EXISTING CONDITIONS

The Village at Hilton Head National approximately 299.202 acres have been planned on available information. Aerial photography was used to identify hardwood tree groupings for master planning efforts. Changes may be required based on constraints identified the development permit process. This parcel is located along Bluffton Parkway immediately adjacent to Tanger outlets, Lowes, McDonalds and the Suburban Lodge and is accessible via existing ingress and egress off of U.S. Highway 278 and Bluffton Parkway Phase 5-A.

V. PUBLIC OUTREACH

The Development Code provides for charrettes when modulations are requested greater than fifteen (15%) percent of the transect zone allocations permitted for Village Place Types. At an earlier stage in the project planning when applicant was considering several modulations, applicant conducted a series of charrettes (January 12, 2016, and January 26, 2016) for all residents living within five hundred (500) feet of the perimeter of the Property in order to get input from surrounding property owners. However, based in input in these meetings Applicant modified the plan so that minor modulations are being requested. This request is less than 15% and is solely based on additions of civic and school uses.

The two charrettes were held in the Beaufort County Library in Bluffton, South Carolina, after due notice was given. A number of applicant's agents were on hand to explain to the audience the methodology adopted by the new Development Code and to allow those present to make comments in regard to the proposed Concept Plan. A third and final charrette was also provided on May 9, 2016 to present the revised Concept Plan. The public comments focused on several issues:

- **Safety and character of Malphrus Road and Foreman Hill Road.** Applicant's agents recognizing in advance this was in all probability going to be the single-most significant concern, engaged Thomas & Hutton Engineering and Bihl Engineering to design a four-lane road on the Property containing adequate street buffers and a four-lane separation along the walking trails and bike paths to buffer all of the activity on the Property from those residential communities, and to make them safer for use by those residing to the west of the Property. As provided for in Section V(F)(6) and marked Exhibit "I" are modifications of the proposed right-of-way on Malphrus Road which illustrate the landscaped shoulder, twelve-foot (12') foot vehicular lanes, landscaped median, two more vehicular lanes, and twenty-four (24') feet of landscaped shoulder, all located on the Property. It was determined by the applicant that one of the most important aspects of the project was to provide safety for those utilizing Malphrus Road and Foreman Hill Road.
- **Environmental Impacts.** It became clear from some of the comments made at the Charrettes by the individuals who are most directly involved with the safety along Malphrus Road and Foreman Hill Road that there was also serious concern about environmental impacts and traffic congestion caused by development. Most actions of government agencies that effect use of the land may not be taken officially until those agencies have conducted the thorough review of their potential environmental impact. Thus, most state legislatures have declared that all county and local agencies are "stewards of the air, water, land and living resources" and "have an obligation to protect the environment for the use and enjoyment of this and all future generations".
- **Land Use Compatibility.** There was concern about the relationships of land uses on the site to the residential neighborhoods on the west. Based on these concerns, the plans were modified so that the western portion of the site is limited to residential, civic and school uses.

VI. REGULATING PLAN

A. Project Character and Rationale

The proposed mixed-use project by Applicant is intended to provide flexibility in development with improved design, character, and quality of living, entertainment, shopping, and working environments. The existing site features will be enhanced through compatible community design, careful attention to detail, and preservation of existing natural resources. The proposed Rezoning Application and associated illustrative Regulating Plan are in compliance with the minimum requirements in accordance with the Development Code. Land use and design principles used provide compatibility with the surrounding properties including the adjacent commercial regional land uses. As such, this Application serves to establish design and development standards based upon current Beaufort County Standards that will serve as the framework for the long-term planning and development of this property, while recognizing the long-term impact traffic can have on other surrounding communities with the understanding that many of these restrictions and difficulties will be dealt with pursuant to the Traffic Study attached hereto and marked Exhibit "C".

B. Project Description

The site to be respectively rezoned as Village Place Type is 299.202 acres, and as shown on the Regulating Plan, the transect zones for the Village Place Type in this instance are organized in a manner that responds appropriately to the site's context. More intense transect zones are organized around neighborhood centers, neighborhood main streets, and visible and accessible locations suitable for greater intensities, typically at or near the center of the pedestrian shed provided, however, that the more intense uses will be located within the transect zones on the easterly side of the Property divided by a wetland from the western portion of the Property to provide less interference with the real property and developments on the west side of the property, including Heritage Lakes and single family areas located on Foreman Hill Road.

Attached hereto and marked Exhibit "C" is a complete Traffic Impact Analysis in accordance with Division 6.3 of the Development Code prepared by Bihl Engineering. The Traffic Impact Analysis as referred to herein is based on reasonable assumptions of the future intensity and location of proposed development for the area to be rezoned.

All developments will meet the applicable requirements of the Development Code. The project will be developed in accordance with the Development Code, as provided herein. The Regulating Plan demonstrates a potential arrangement of land uses and internal road corridors designed for the purpose of allowing cars to be able to visit

the various venues within the Property without having to leave the Property in order to re-enter in another ingress point. The final layout will vary based on development needs, market conditions and environmental constraints. The Property will be accessed from two separate locations on Bluffton Parkway, as more clearly shown on Exhibit "G" and "H". The entrance locations must be approved by SCDOT and the County prior to utilizing same.

VII. COMPLIANCE WITH MAP AMENDMENT STANDARDS

A. Zone Map Amendment Review Standards Subject to §2.3.40(C) of the Development Code.

In accordance with Section 7.3.40(c) of the Development Code, the Applicant would respectfully request that the County Council weigh the relevance of and consider whether the extent to which the proposed amendment:

- 1) Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of the Development Code.

Ordinance 2014/36 of the Beaufort County Council specifically provides that the County Council has determined that the Community Development Code which guides the proposed amendment hereby will effectively implement the Beaufort County Comprehensive Plan.

In areas of new development, consistent with the Development Code, a finding of consistency with the Comprehensive Plan and the Village Place Type provided for in the Development Code will effectively implement and be consistent with the Beaufort County Comprehensive Plan. Accordingly, based on the finding by the Beaufort County Council, the Applicant would assert that this Application is consistent with the Beaufort County Comprehensive Plan and the Development Code. Specifically, the Comprehensive Plan identifies the property that is subject to this application as a "Village Place Type Overlay", and the request zoning map designation is "Village Place Type Overlay Zone".

- 2) It is not in conflict with any provision of this Development Code or the Code of Ordinances.

No provision contained within this Application conflicts with any provision of this Development Code or the Code of Ordinances and is consistent with the Village Place Type as provided for in the Development Code.

3) Addresses a demonstrated community need.

At the request of the County, the Applicant engaged the University of South Carolina Beaufort and Clemson University to conduct a site assessment and economic impact analysis, a copy of which is attached hereto and marked Exhibit "B". This Site Assessment and Economic Impact Analysis was designed to review the needs of the surrounding region and was chaired by John Salazar, Ph.D., Director, Low Country and Resort Islands, Tourism Institute, University of South Carolina, along with his team of associates. A copy of Exhibit "B" illustrates that the proposed uses in the various transect areas set forth above are in demand by the surrounding areas, including Hilton Head, and the economic and physical impact of a hypothetical development regime for the Hilton Head National site was analyzed using the regional economic models. A survey was taken to complete the study and the results are contained within Exhibit "B".

4) Is required by changed conditions.

As set forth above, Hilton Head National Golf Course was one of the earliest public golf courses to be built in the area, but over the past several years the use of large tracts of land for golf has become less desirable to property owners due to the massive influx of golf courses in the area. The construction of Bluffton Parkway decreased the number of holes from 27 to 18, therefore making the golf course less desirable for those who want to play a 27-hole course and causing a reconfiguration of the golf course that was less desirable than with 27 holes. The total revenues produced through the playing of golf has gradually decreased from the year 2000 to 2015 and the longer terms projections suggest that this trend will continue. It is therefore obvious that the utilization of this Property as a golf course is decreasing each year and the existing site features will be enhanced through compatible community design, careful attention to detail and preservation of existing natural resources.

5) Is compatible with existing and proposed uses surrounding the land subject to the Application, and is the appropriate zone and uses for the land.

As can be seen from the regulating plan, the development is designed so that the more intensive zones and uses are toward the north, with densities transitioning down to the south and west nearer surrounding residential neighborhoods. This is consistent with the zoning patterns in the areas as shown on the adjacent zoning Exhibit "F". The more intensive zones are to the north, which matches the more intensive land uses in the proposed development.

The Applicant will also construct a four-lane road and buffer with adjoining bike paths and walking paths to buffer the adjacent properties to the west from the new multi-use activity on the property.

6) Would not adversely impact nearby lands.

A great deal of thought, engineering and design has gone into avoiding any activity that would adversely impact nearby lands, i.e. residential uses adjoining residential uses. The more dense uses of the Property are located to the east of Heritage Lakes and the Foreman Hill Road locations with adequate street buffers and a four-lane separation, along with walking trails and bike paths will buffer all of the activity on the Property from those residential communities. Attached hereto and marked Exhibit "I" are modifications of the proposed right-of-way on Malphrus Road which illustrate the landscaped shoulder, 12-foot vehicular lanes, landscaped median, two more vehicular lanes, and 24-feet of landscaped shoulder, all located on the property, said drawings prepared by Thomas & Hutton Engineering Company dated January, 2016. It is vital that this road be sufficient in size and properly buffered to provide safe, freedom of use by those residents living to the west of the property.

7) Would result in a logical and orderly development pattern.

The principal purpose of the Development Code is to provide for the development of logical and orderly development patterns. The transect zones provide the basic building form standards and lists the allowed building types, sustainable features and permitted uses within a zone. See discussion of number 5 above.

8) Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The existing site features an 18-hole golf course with fairways separated by stands of upland forest. According to a 2016 survey, 23.958 acres running through the site consists of forested wetlands which are not disturbed as part of the golf course development. Existing storm water is directed toward several detention ponds on site that eventually drain into Mackie Creek to the north and east and the May River to the south.

Natural resources will not be negatively impacted. With strict adherence to the application of the Development Code, the natural resource system will be improved through development of the property. There are no

threatened or endangered species on this site and none are known to exist within five hundred (500) feet of the project area.

- 9) Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

Exhibit "A" provides confirmation that the development is adequately served by public facilities. Interior streets are designed to allow users of the Property to circulate inside of the boundaries of the property, primarily on the eastern side, therefore reducing the traffic impact on the western side of the Property in combination with wetlands that essentially divide the Property in a north-south direction. All solid waste collection will be the responsibility of the Owner and there will be adequate fire and emergency medical facilities available at all times.

- **Infrastructure Capacity**

The site is already served adequately by existing infrastructure and can be expanded upon without significant demand on utility providers and public investment. Public infrastructure, including roadways, water and sewer, emergency services, schools and community resources exist and are planned to be of appropriate capacity to serve the Project upon development. Availability letters of utility providers are attached hereto and marked Exhibit "A".

- **Stormwater and Environmental Protection**

The Stormwater Management Plan will be designed at the development phase and will require approval by OCRM and the Beaufort County Engineering department. The storm water will be filtered through the series of interconnected lagoons on site. Additionally, infiltration techniques will be investigated along with other items such as Littoral Shelves at the time of the final drainage system and development permit.

The proposed storm drainage system will comply with the current Beaufort County Ordinance, Beaufort County BMP Manual and OCRM regulations and will meet or exceed these requirements. The final storm water design will be submitted along with other engineering documents at the time of the development permit Application.

- **Utility Services**

- 1.) **Potable Water Distribution**

Potable Water will be provided by Beaufort-Jasper Water & Sewer Authority (BJWSA). An existing water main on Bluffton Parkway will provide adequate flow to support this project (See letter of availability from BJWSA).

- 2.) **Wastewater Collection**

Wastewater Collection will be provided by a combination of gravity sewers, pumping station(s), and force main(s) located throughout the site. The wastewater will be collected and pumped to an existing force main from which it will be transported to a wastewater treatment facility owned and operated by BJWSA.

- 3.) **Electric & Gas Supply and Service**

Power will be provided by both South Carolina Electric and Gas and Palmetto Electric since the site is bisected for this service. South Carolina Electric and Gas will provide natural gas to the site.

- 4.) **Telecommunication Service**

Telecommunication service will be provided by Hargray Communications. The telecommunications infrastructure will include voice, data, and video facilities. Initial Master Plan approval does not amend any rights provided to a landowner by the Public Service Commission or South Carolina law.

- 5.) **Bluffton Fire District**

The community is in the Bluffton Fire District jurisdiction. The water supply system will be designed to provide fire flow to adequately serve the site. (See attached letter of service from the Bluffton Fire District)

6.) Beaufort County School District

Upon meeting with the school district, there is interest and demand that a portion of the property be developed for a future school. The developer is open to this proposal and will work directly with the school district in the development phase.

7.) Beaufort County Sheriff's Department

The sheriff's department will provide all services to the property as noted in their letter.

- **Proposed Roadways**

In addition to the internal drives, a system of pedestrian walks and nature trails is planned. The proposed nature trail will be used by property owners for recreation, exercise and ecological education. A conceptual plan of the proposed nature trail and drive network is illustrated on the Regulating Plan Exhibit "H". The actual layout may differ at the time of development permit submission, based upon actual engineering and future planning, so long as the terms of the Regulating Plan are respected and followed.

Roadways and drives will be owned and maintained by The Village at Hilton Head National property association.

- **Ownership and Maintenance of Common Areas**

Development of the Property will be owned and maintained by The Village at Hilton Head National property owners association. All easements, buffers, active recreation/athletic areas, open space, nature trails, etc., will be owned by The Village at Hilton Head National property owners association. This ownership will include the maintenance of facilities, lagoons and drainage on the property.

B. Other Requirements for Place Type Overlay (PTO)

The following additional requirements apply to all development within the PTO zone as more clearly shown on Exhibits "G" and "H" attached hereto:

- 1) Place Types will be structured with pedestrian sheds to determine the scale and center. See Section 2.3.50 (Pedestrian Sheds).

Standard pedestrian shed - The Village at Hilton Head National will consist of pedestrian sheds based on ¼ mile, 320 foot radius around a node. Standard Pedestrian sheds are useful in planning neighborhoods.

- 2) The thoroughfare network will meet the standards in Section 2.3.70 (Thoroughfares).
- 3) Open space, civic spaces and civic buildings will be allocated according to the standards in Section 2.3.80 (Open Space, Civic Space and Civic Buildings).
- 4) Place types will have neighborhood centers/main streets to meet the standards in Section 2.3.90 (Neighborhood Centers/Main Streets).
- 5) Place types will incorporate appropriate transitions to the scale and character of the surrounding walkable urbanism.
- 6) Place Types will be calibrated to suit specific topographical, environmental, site layout, and design constraints unique to the site or its location within the County, yet each place type will be consistent in terms of structure and content based on the provisions of this Division.
- 7) Place Types will comply with the standards found in Division 5.3 (Architectural Standards and Guidelines) and maintain and support the County's design traditions and unique architectural vernacular.

Standards for parking, lighting, landscaping, signage and streets will meet or exceed the Development Code (Dated 02/2014) or as modified herein. The Master Plan will meet or exceed the minimum tree requirements as required by Division 5.11: Resource Protection Standards of the proposed Development Code.

Michael W. Kronimus
KRA architecture & design
2 Verdier Plantation Road
Bluffton, SC 29910

1.0 Executive Summary

The Hilton Head National golf course is located on approximately 300 acres on the Bluffton Parkway between Malphrus Road and Tanger 2 in Beaufort County, SC. The parcel is proposed to be rezoned from golf course to a mix of uses. Land uses studied in this analysis for the rezoning include commercial, office, entertainment, residential and hotel uses. An economic study, *Site Assessment and Economic Impact Analysis of The Proposed Hilton Head National Golf Course Redevelopment*, has been performed for the site by University of South Carolina – Beaufort to review the market for the ideal mix of uses. This report is available under separate cover.

Access to the site is currently planned along Bluffton Parkway and Malphrus Road. On Bluffton Parkway the following access points are planned: a full access via a flyover at Hilton Head National Drive, a right-in right-out (RIRO) access between Malphrus Road and Hilton Head National Drive, and a full access aligned with Tanger 2 utilizing cross access with an adjacent parcel. On Malphrus Road, a full access is planned to provide access to the single family residential use and a roundabout is planned to provide access to the remaining uses. The single family component of this development is not planned to be connected to the rest of the development at this time so that proposed access point would serve the residential use. All access points will be designed to meet South Carolina Department of Transportation (SCDOT) and Beaufort County standards as applicable. The development is assumed to be completed by 2030.

This report presents the trip generation, distribution, and traffic analyses. The following intersections were included in the analysis based on discussions with County staff:

- US 278 at Burnt Church Road
- US 278 at Malphrus Road
- US 278 at Hilton Head National Drive
- US 278 at Tanger 2
- US 278 at Moss Creek Drive/Buckingham Plantation Drive
- Bluffton Parkway at Buckingham Plantation Drive
- Bluffton Parkway at Malphrus Road
- Bluffton Parkway at Hilton Head National Drive
- Bluffton Parkway at Burnt Church Road
- Heritage Lakes Dr. at Malphrus Road

The proposed land uses were reviewed for the AM and PM peak hours for the 2030 Build conditions: 700,000 square feet (sf) of retail space, 500 hotel rooms, 400 apartments, 650 parking space adventure park, 500 single family homes, 250 assisted living units, 125,000 sf convention center, and a 1,500 seat performing arts center.

The following system improvements are assumed in the 2030 Build analysis: Bluffton Parkway flyover to/from US 278 (currently under construction), and traffic calming improvements on Foreman Hill Road (complete).

Based on the 2030 Build AM and PM peak hour capacity analysis and plans for the development, the following roadway improvements are planned to be implemented as a part of this project.

- Flyover system at Hilton Head National Drive from US 278 over Bluffton Parkway with a ramp system at Bluffton Parkway
- Construction of a roadway connection to the adjacent parcel and signalization of Tanger 2/Access #4 and Bluffton Parkway, when warranted
- Turn lane improvements and related phasing upgrades at the following intersections:
 - Bluffton Parkway at Malphrus Road
 - Southbound right-turn lane on Malphrus Road
 - Northbound right-turn lane on Malphrus Road
 - Dual northbound left-turn lanes on Malphrus Road
 - US 278 at Malphrus Road
 - Exclusive Northbound through lane on Malphrus Road
 - Bluffton Parkway at Burnt Church Road
 - Exclusive Northbound right-turn lane on Burnt Church Road
- Installation of roundabout at Bluffton Parkway at Access #2 roundabout
- Widening Malphrus Road to four lanes between US 278 and Access #2 roundabout
- Addition of a southbound left-turn lane at Access #1 at Bluffton Parkway
- Installation of right-turn lane on Bluffton Parkway at Access #3 (if warranted by development)
- Retiming of US 278 and Bluffton Parkway corridor traffic signal systems
- Possible tie-in to Heritage Lakes Dr. at proposed roundabout (Access #2) – to be coordinated with the neighborhood

The 2030 No Build AM and PM peak hour conditions show the intersections of US 278 at Hilton Head National Drive and US 278 at Moss Creek Drive/Buckingham Planation Drive are projected to operate at LOS E or LOS F. US 278 at Moss Creek Drive/Buckingham Planation Drive operations are improved from today with the completion of the Bluffton Parkway Flyover. The other intersection is stop controlled where it is not uncommon for the minor legs of unsignalized intersections to operate with some congestion during the peak hours while the mainline experiences little to no delay. In the future build conditions this intersection is planned to be improved.

In the 2030 Build AM and PM peak hour conditions with the installation of the improvements previously listed, the study area intersections are projected to operate at LOS D or better or similar to the No Build

conditions (US 278 at Hilton Head National Drive and US 278 at Moss Creek Drive/Buckingham Planation Drive).

As the specific land uses for the project have not been finalized at this time, **Table 1** shows the trip generation equivalency matrix created to provide a mechanism for exchanging trips between land uses as necessary based on the future development plan and remain trip neutral.

Table 1: Hilton Head National Land Use Equivalency Matrix								
Land Use:		Single-Family Detached Housing	Apartment	Residential Condo/Townhouse	Hotel	General Office Building	Medical/Dental Office Building	Shopping Center/Retail
		D.U.	D.U.	D.U.	Rooms	KSF	KSF	KSF
Single-Family Detached Housing	1 D.U. is equivalent to	1.000	1.613	1.923	1.667	0.671	0.280	0.270
Apartment	1 D.U. is equivalent to	0.620	1.000	1.192	1.033	0.416	0.174	0.167
Residential Condo/Townhouse	1 D.U. is equivalent to	0.520	0.839	1.000	0.867	0.349	0.146	0.140
Hotel	1 room is equivalent to	0.600	0.968	1.154	1.000	0.403	0.168	0.162
General Office Building	1 KSF is equivalent to	1.490	2.403	2.865	2.483	1.000	0.417	0.402
Medical/Dental Office Building	1 KSF is equivalent to	3.570	5.758	6.865	5.950	2.396	1.000	0.962
Shopping Center/Retail	1 KSF is equivalent to	3.710	5.984	7.135	6.183	2.490	1.039	1.000
Health Club	1 KSF is equivalent to	3.530	5.694	6.788	5.883	2.369	0.989	0.951

¹ Conversion rates based on PM peak hour trip rates from ITE's Trip Generation, 9th Edition.

It is recommended that due to the size of the development, discussion occur with County and SCDOT staff regarding the details of the proposed improvements and timing of their construction. As parcels develop, individual traffic studies may be desired by the County, SCDOT or developer.