



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION

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

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, May 5, 2013, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman Mr. John Thomas, Vice Chairman Ms. Jennifer Bihl
Ms. Diane Chmelik Mr. Ronald Petit Mr. Randolph Stewart

Members Absent: Mr. Charles Brown, Ms. Mary LeGree, and Mr. Edward Riley III

Staff Present:

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

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

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

REVIEW OF MINUTES: The Commission reviewed their March 4, 2013, meeting minutes. No changes were noted. **Motion:** Vice-Chairman John Thomas made a motion, and Ms. Chmelik seconded the motion, **to accept the March 4, 2013, minutes as written.** The motion **was carried unanimously** (FOR: Bihl, Chmelik, Petit, Semmler, Stewart, and Thomas).

CHAIRMAN’S REPORT: Welcomed everyone attending the meeting. Noted that presentation would occur and no vote would occur.

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

SOUTHERN BEAUFORT COUNTY MAP AMENDMENTS FOR R600-040-000-001C-0000 (310.72 ACRES AT THE SOUTHEAST CORNER OF BLUFFTON PARKWAY AND MALPHRUS ROAD); OWNER: SCRATCH GOLF LLC, APPLICANT/AGENT: MICHAEL KRONIMUS:

- A. FUTURE LAND USE: FROM RURAL TO REGIONAL COMMERCIAL; AND**
- B. REZONING REQUEST: FROM RURAL TO REGIONAL COMMERCIAL.**

Note: Ms. Jennifer Bihl recused herself because the applicant is her client.

Mr. Anthony Criscitiello introduced Mr. Michael Kronimus, the applicant's representative, who presented the Hilton Head National rezoning power point presentation. Mr. Kronimus noted the members of the property project team. The 311-acre property, an existing golf course since 1993, is dually zoned commercial regional and rural with a transitional overlay and the future land use is regional commercial. The property has direct access to Highway 278 and various other local roads; it contains very little wetlands and very little wildlife will be affected. The property is a prime location for mixed-use development, with the soils at 14-28 feet above sea level. The property owner is asking for commercial regional and urban zoning in the Planning Unit Development (PUD), and is asking for a list of uses to be approved for the PUD—including an entertainment center. No density cap is offered, but the PUD will follow development standards at the time of submittal for a development permit. The development will be a walkable environment with mass transit within the development for this concept PUD.

Mr. Semmler thanked Mr. Kronimus and noted that the Commission was looking forward to the official rezoning presentation.

OTHER BUSINESS: None were received.

Note: Ms. Bihl returned to the dais where the Planning Commissioners were seated.

ADJOURNMENT: Motion: Mr. Randolph Stewart made a motion, and Mr. Thomas seconded the motion, **to adjourn** the meeting. The motion **was carried unanimously** ((FOR: Bihl, Chmelik, Petit, Semmler, Stewart and Thomas). The meeting adjourned at approximately 6:14 p.m.

SUBMITTED BY: _____
Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: June 1, 2013