

Governor sees clear sailing for Irwin project

COLUMBIA, S.C. — The governor's office said a \$400 million, 976-acre theme park resort with a 27-hole golf course planned for the former Myrtle Beach Air Force Base should not encounter any local or state obstacles that might delay the start of construction later this year.

If built, the theme park — to be called "Legends America" — will sport two hotels, a 27-hole golf course designed by Hale Irwin, a 6,000-seat amphitheater and 200,000 square feet of retail shops.

"There's nothing from the city that should stop it," Rachel Broadhurst, chairwoman of Myrtle Beach Planning & Zoning Commission, explained to the *The State*.

In addition to winning approval from the city Planning Commission and City Council, developers Timberland Properties Inc. of Surfside Beach expect the resort should clear the state's wetland laws. The proposed resort site — on the northwest side of the base at the north gate — has about 170 acres of wetlands but the plans call for very little impact on the environmentally sensitive sections.

If construction begins later this year, the golf course should open in fall 1995. The theme park and resort are scheduled to open in early 1996.

Landowner has second thoughts about land gift

ST. JOSEPH, Mo. — The owner of a 217-acre land parcel, which had been the proposed site for an 18-hole golf course, is having second thoughts about donating the land to the city.

The owner is reportedly disillusioned at the amount of the time passed since the course was initially discussed.

"There are some questions about whether he is still willing to do it," Ray Sisson told the *St. Joseph News-Press*. Sisson, an apparent spokesman for the owner, has been involved in the ongoing project from its early stages.

"I don't have much confidence in the way it is structured right now," he continued. "Right now, he's basically saying the land is for sale, maybe."

In questions is the land's availability, not to mention financing for the proposed golf course. City Manager Patt Lilly said investors won't provide funds unless the land will become available.

According to Lilly, the developer — Golf Services Group of Houston — is currently updating its feasibility study, which will be used to secure funding for the project.

S.C. board backs golf community

COLUMBIA, S.C. — The Richland County Planning Commission has supported a recreation-oriented community here featuring a golf course just outside Blythewood.

The City Council needs to approve North Carolina developer Michael Nixon's request to rezone 500 acres before construction can begin.

In order for the zoning

change to be granted, a public hearing must be held and the County Council must approve it on three separate votes.

Nixon is seeking the land use change on behalf of the local owners of the undeveloped, wooded property, bordering some residential communities and Sandy Level Baptist Church. Nixon wants the land to be changed from rural to a development district.

Perot Jr. plans course for Circle I

WESTLAKE, Texas — Ross Perot Jr. is considering making a golf course the centerpiece of a residential development on the rolling, 2,000-acre Circle I Ranch, a senior associate said.

"If and when a golf course is built on the Circle I, it will be a championship-caliber facility," Frank Zaccanelli told the *Fort Worth Star Telegram*.

Zaccanelli is president of Hillwood Development Corp., the key development arm for the Perot Group. "It will be one of the finest

courses in the country."

Word of Perot's concept comes just weeks after his purchase of the Westlake ranch for an estimated \$20 million from the bankrupt estate of oilman Nelson Bunker Hunt.

This purchase may have marked Perot's venture into the golf course business. He is considering purchase of established golf resorts around the country in the future, though he came up empty at the recent Landmark auction in Dallas (see page 1).



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