

B. Town of Bluffton UDO Section 3.4 Compliance

The Town of Bluffton UDO Section 3.4 presents criteria Planning Commission and Town Council will use to assess the Zoning Map Amendment application. The following section describes compliance with this assessment criteria.

1. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Comprehensive Plan, recent development trends and the general character of the area.

The Future Land Use Plan presented in the Town of Bluffton 2014 Comprehensive Plan (Comp Plan), identifies the Mindstream PUD property as a Residential Estate use. Per the Comp Plan, this category is intended to maintain existing rural character, decrease environmental impacts, and reduce traffic volumes. Furthermore, the placement of this category is intended to provide a logical step-down in development intensity from activity centers and corridors to the undisturbed natural environment along the community's waterways.

UDO **Section 4.2** provides the intent of the Agricultural and Rural Mixed Uses Zoning Districts which demonstrate conformance to the Comp Plan Residential Estate future land use. The intent of the AG district is to provide for agricultural, forestry, and low-density rural residential uses. The regulations are designed to conserve cultivated, forested, or pastoral land, and to discourage residential development. The district is also intended to provide for supporting uses associated with agricultural activities. The intent of the RMU district is to be located at the intersections of rural crossroads to provide local commerce in a rural context that includes small scale retail, service and other similar business establishments that compliment agricultural uses and/or the natural environment. The regulations are designed to accommodate a mix of low-intensity uses that support this intent and accommodate businesses that primarily meet the needs of residents within the surrounding area and pass-by traffic.

The intent of the proposed zoning districts fall directly in line with the Residential Estate use as they are aimed at maintaining a rural character, preserving land, discouraging large development, and the lower density uses will demand a reduced average daily traffic volume compared to the adjacent Town Center and Hamlet areas identified on **Figure 7.7** of the Comp Plan included below. The RMU zoning will help preserve the rural character of the May River Road corridor through the smaller scale retail and service uses as well as the enhanced SC 46 setback and buffer requirements presented in **Section II.G** above.

Additionally, the proposed zoning districts will provide the logical step-down in development intensity, which is the intent of the Residential Estate use, along the May River Road corridor from the Adjacent New River Village Town Center and Gibbet Road Hamlet/Rural Crossroad.

A traffic impact analysis was performed by a licensed Traffic Engineer to evaluate the impacts the proposed church activities would have on adjacent roadways and intersections. The results of this study are included as **Exhibit D**.

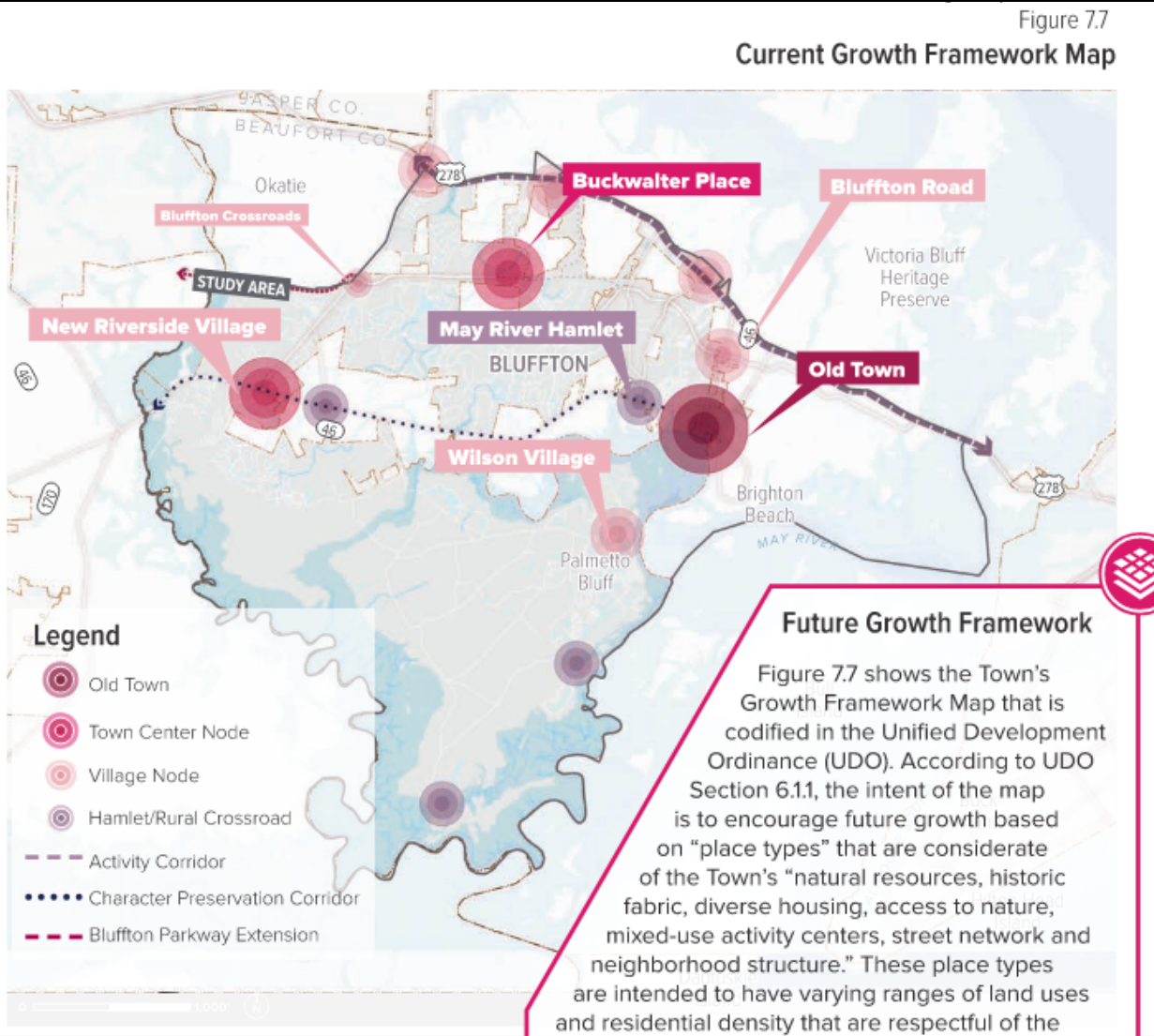


Figure 2 – Comprehensive Plan Figure 7.7 – Current Growth Framework Map

2. Capability of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district.

The site was previously developed under the Mindstream PUD to provide a rural and serene environment along the south side of SC 46. This was accomplished through the intent of maintaining enhanced open space areas and use of natural hydrology for the site to capture all runoff from the developed areas in a large stormwater detention facility. The pond provides both a beautiful rural farm pond aesthetic for the site and water quality benefits for downstream receiving waters. Excess runoff is detained in the pond allowing time for sediment and nutrient reduction through settlement, microbial decay, mixing and aeration through existing diffusers, irrigation re-use, evaporation, and other natural means of nutrient reduction.

The Cornerstone Church Campus will employ new stormwater facilities to intercept runoff from any newly developed areas upstream of the pond, reducing levels of sediment and nutrient loadings to the Town of Bluffton, SC

pond below pre-development conditions. Cornerstone will fully comply with SCDHEC and SoLoCo water quality and quantity standards from the newly improved areas. Very well drained, sandy soils with a deep seasonal high groundwater were encountered during the geotechnical investigation completed by Whitaker Laboratories supporting the ability to capture and effectively treat runoff leaving the newly developed areas.

3. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values.

Exhibit C is provided to show a comparison of allowed uses in the currently approved Mindstream PUD and Town of Bluffton Agriculture and Rural Mixed Use Zoning Districts to all rural uses adjacent to and in the vicinity of the site. These Zoning Districts include Town of Bluffton Rural Mixed Use (RMU) and Beaufort County May River Community Preservation (MRCP), Rural (T2R), Rural Center (T2RC), and T3 Edge (T3E). A detailed description of each adjacent use is provided in **Section II.H** above.

As seen in **Exhibit C**, twenty-one (21) currently allowed uses for Mindstream PUD which are permitted or conditionally permitted will be removed for all or a portion of the property through the rezoning process. These removed uses are the major contributors to potential environmental, nuisance noise, traffic impacts, impacts to the rural aesthetic and would most significantly influence adjacent property values. These uses include but are not limited to Clearcutting, Motor Vehicle Sales and Service, Grocery Stores up to 40,000 square feet, Residential Storage Facilities, Hospitals, Conference or Exhibition Centers, Concrete and Asphalt Plants, Light Assembly/Fabrication, and Stand-Alone Parking Lots.

4. Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising the public health, safety and welfare of the Town of Bluffton.

The existing infrastructure including Dominion Energy electric service, Hargray Communications service, private well and private septic system are adequate to serve the proposed Religious Assembly use for the site. In the event larger water capacity is required for any future use prior to any joint ventures with adjacent property owners, BJWSA infrastructure is currently available for the site along Stardust Lane, located approximately 1,000 feet north of the front proposed RMU acreage and approximately 3,200 feet north of the back proposed AG acreage.

5. Public need for the potential uses permitted in the requested zoning district.

The proposed rezoning will help provide a buffer for existing residents in the lower-density zoning districts from the high-density New Riverside PUD areas. This benefits the public by helping step down the intensity to maintain the rural aesthetic in the area. The proposed rezoning offers numerous community recreation and institutional opportunities which will be a direct benefit to the community. Cornerstone Church has adamantly planned through this process to provide regular community events and opportunities for the adjacent property owners to also enjoy and utilize the property.