

**A request by Nathan Sturre for approval of an
Amendment to the Town of Bluffton Zoning
Map to rezone two (2) parcels from Planned
Unit Development (PUD) to a mix of
Agricultural (AG) and Rural Mixed Use (RMU)**

Presentation to Town Council

April 9, 2024

Department of Growth Management

Kevin P. Icard, AICP

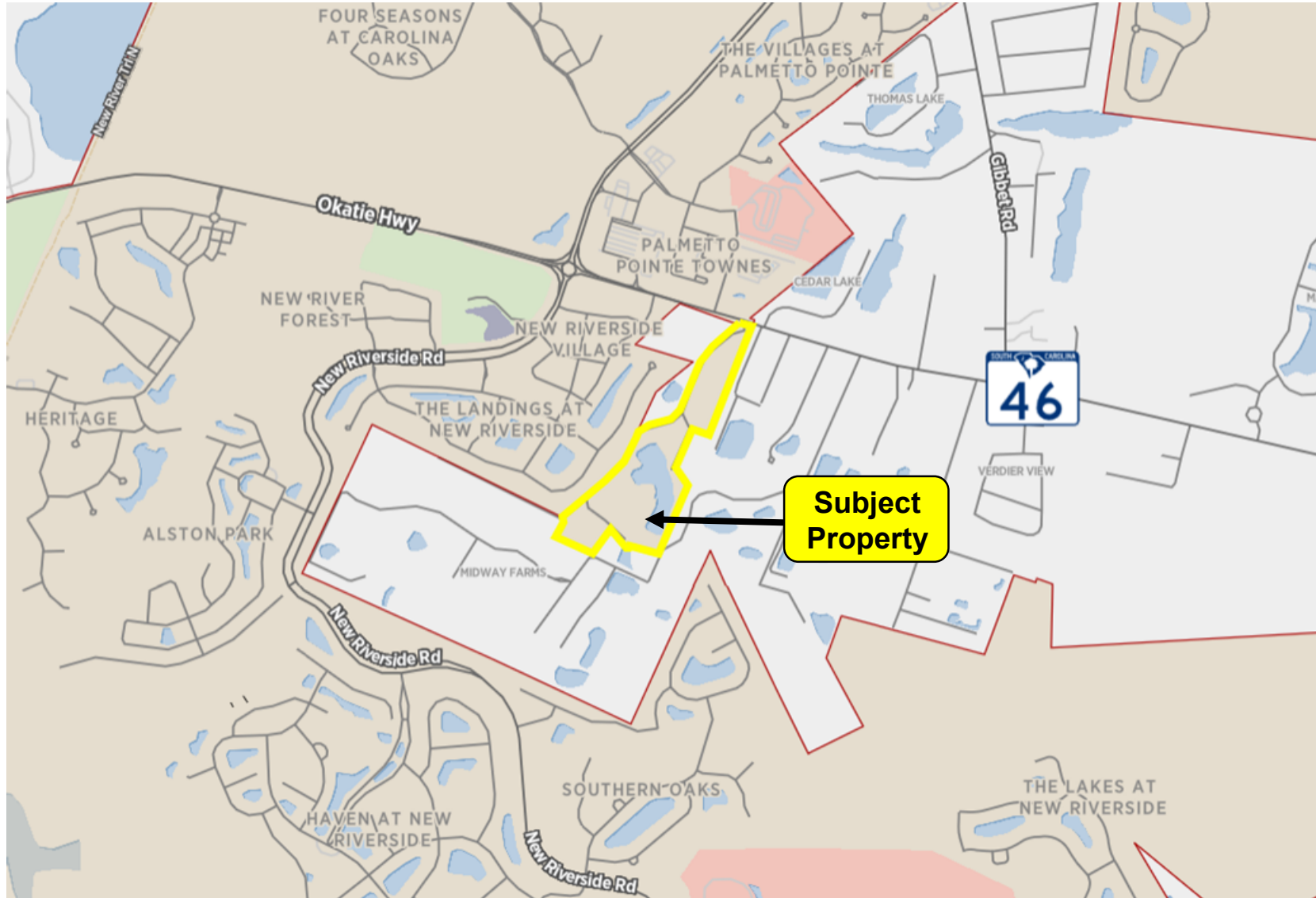


Applicant Request

- The Applicant, Nathan Sturre of Sturre Engineering, on behalf of the property owners Cornerstone Church of Bluffton and Lalie Ann Mole, is requesting approval of an amendment to the Town of Bluffton Zoning Map.
- The two subject parcels total +/- 43.31 acres and are identified by Beaufort County Tax Map Numbers R610 036 000 0014 0000 (11 Grassey Lane) and R610 036 000 014B 0000 (21 Lake Lane). The parcels are contiguous and located south of May River Road approximately 600 feet east of Stardust Lane.
- The Applicant is requesting an amendment to the Official Zoning Map for the Town of Bluffton to rezone the two (2) parcels from the Planned Unit Development (PUD) zoning designation to a mix of Agricultural (AG) and Rural Mixed Use (RMU) zoning designations.



Project Location



Project Location

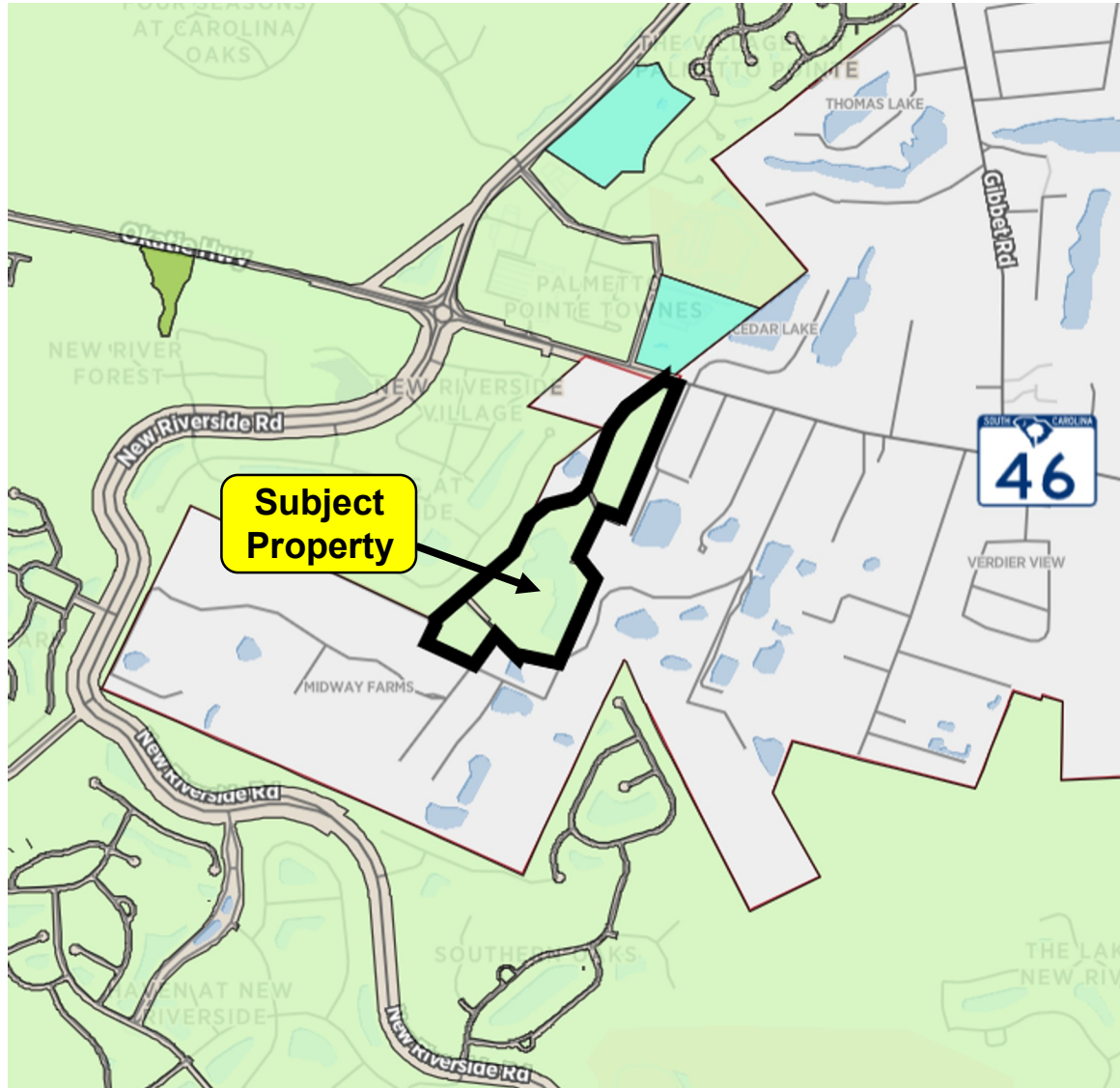


Project Description and Background

- The subject properties were initially approved by Beaufort County and developed in accordance with Beaufort County's Zoning and Development Standards Ordinance (ZDSO).
- The properties contain approximately 98,000 square feet of existing buildings, including an equestrian center, dormitory building, maintenance facility, multiple classrooms, and several accessory structures.
- On April 12, 2011, Town Council approved the Mindstream Academy PUD Zoning Map Amendment and Initial Master Plan as presented.
- As a requirement for this zoning map amendment request, a Planning Commission Workshop was held on February 28, 2024.



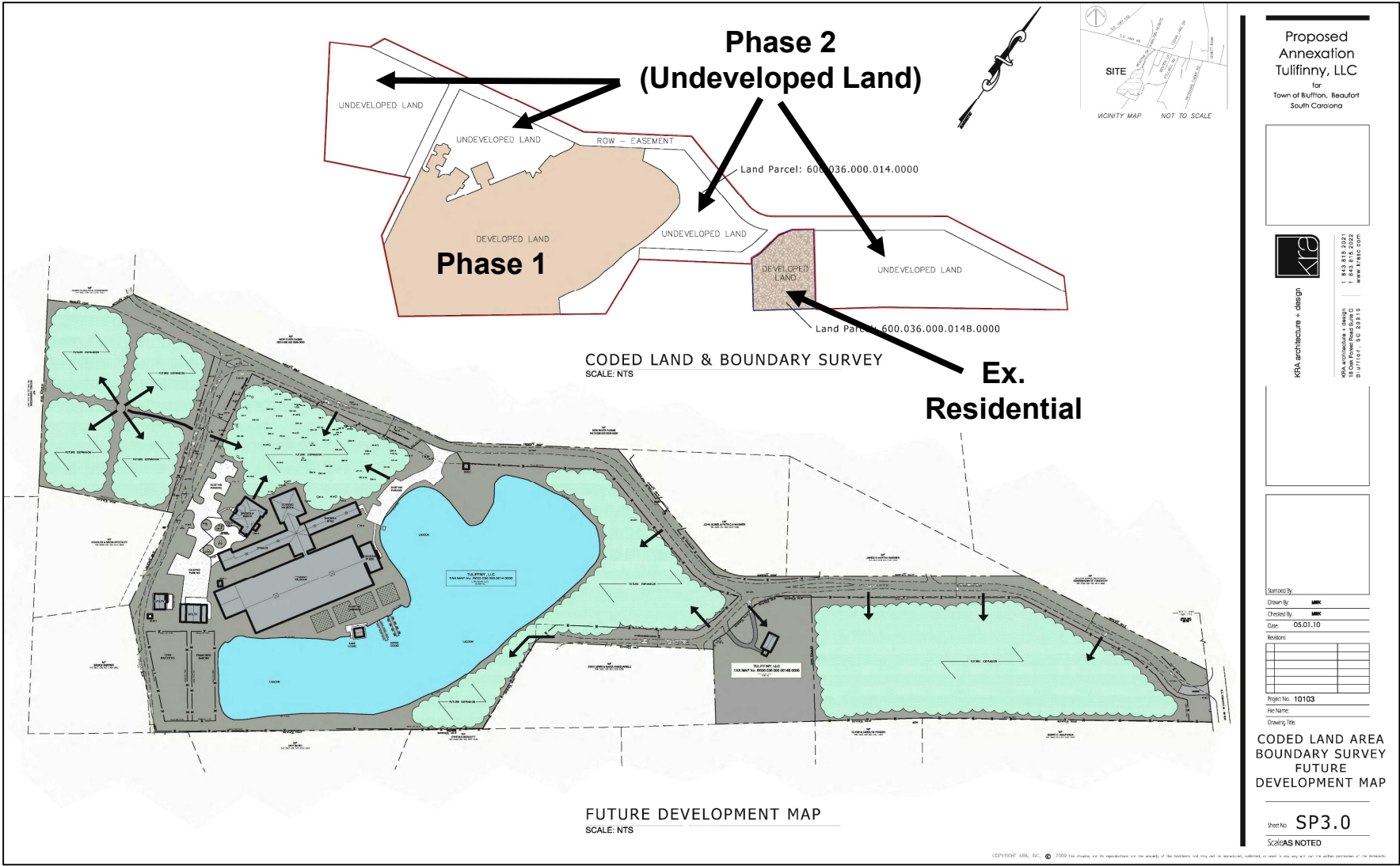
Existing Zoning



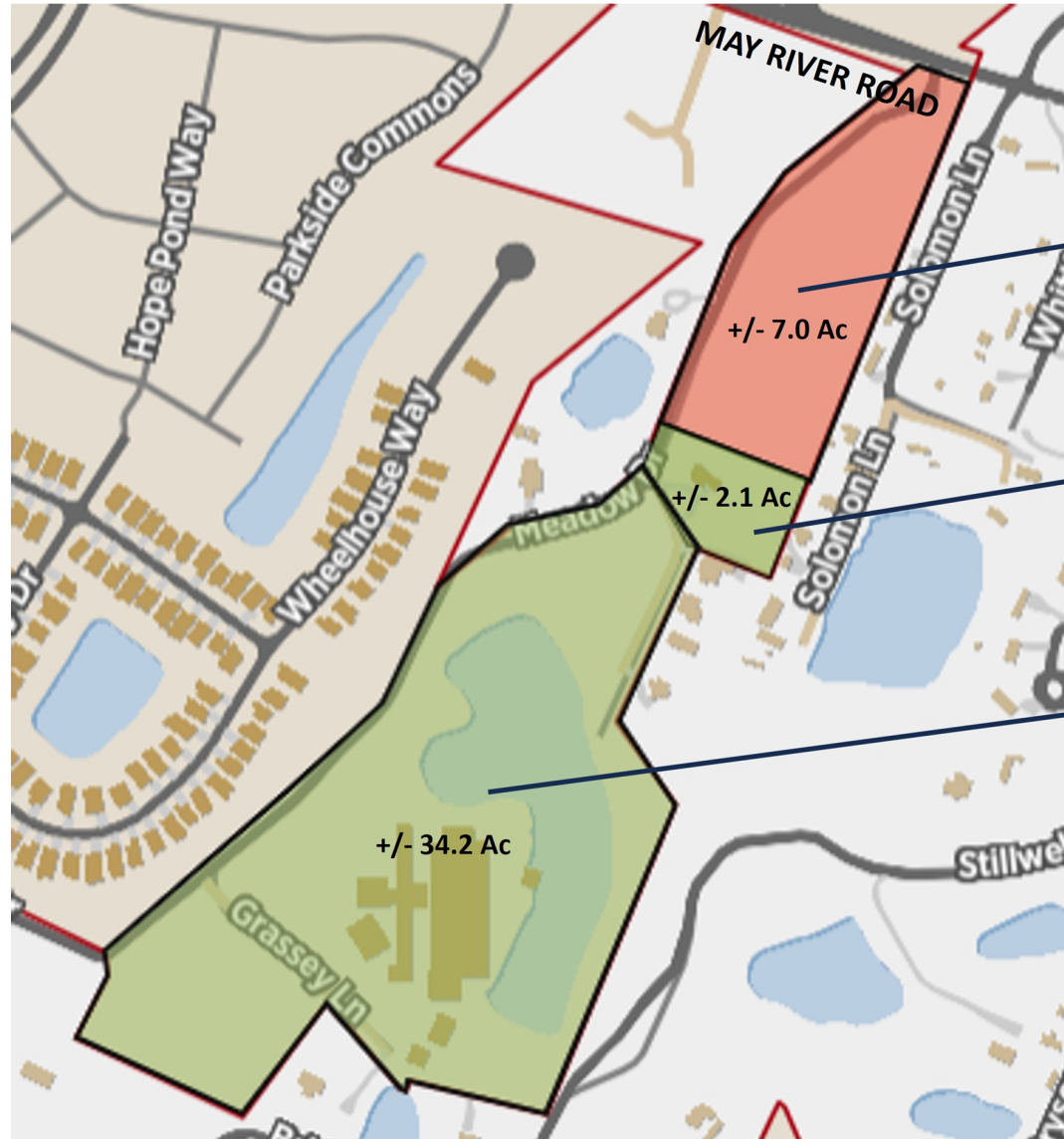
Bluffton Zoning Districts	
	PRESERVE
	AGRICULTURE
	RURAL MIXED USE
	RESIDENTIAL GENERAL
	NEIGHBORHOOD CORE
	GENERAL MIXED USE
	LIGHT INDUSTRIAL
	PLANNED UNIT DEVELOPMENT
	RIVERFRONT EDGE-HD
	NEIGHBORHOOD CONSERVATION-HD
	NEIGHBORHOOD GENERAL-HD
	NEIGHBORHOOD CENTER-HD
	NEIGHBORHOOD CORE-HD



PUD Future Development Map (as approved)



Proposed Zoning



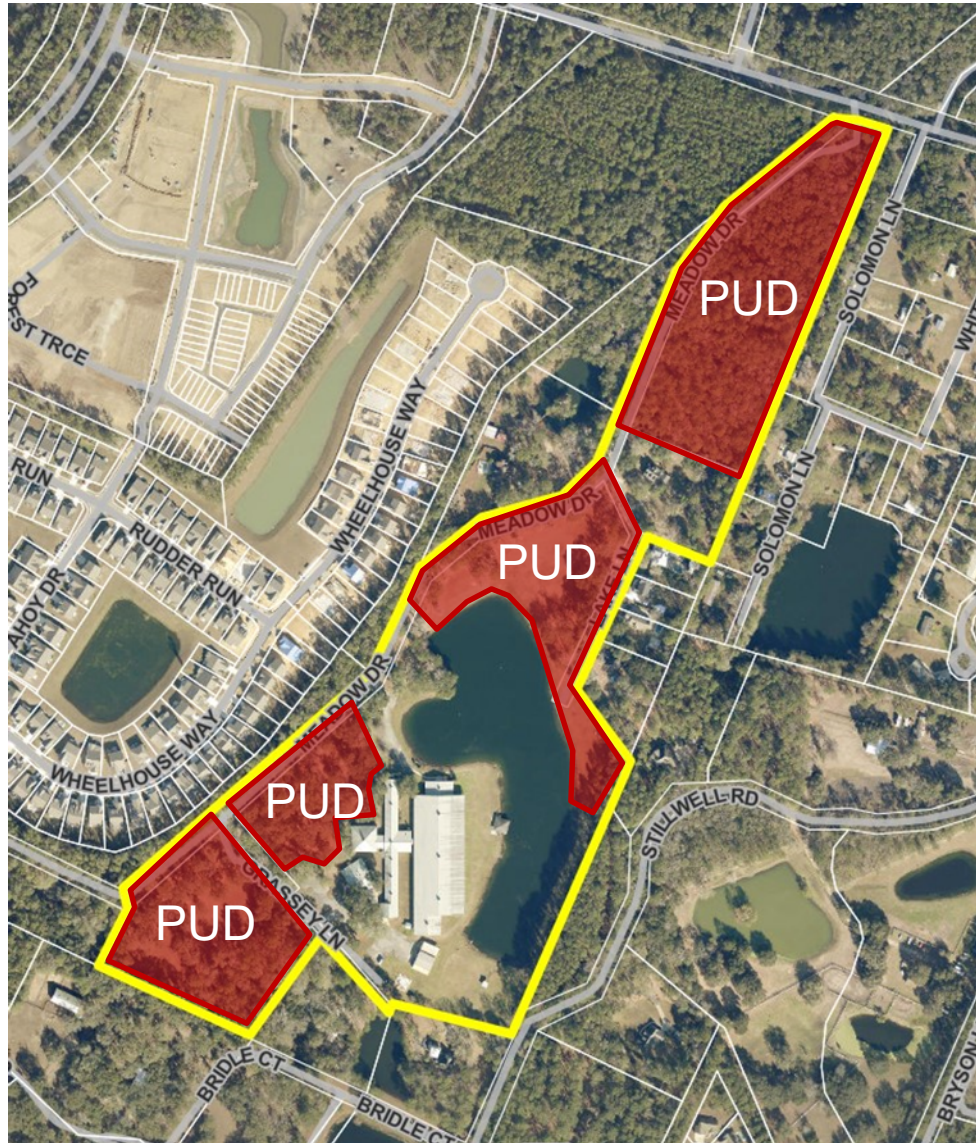
**PROPOSED RURAL MIXED
USE (RMU) ZONE DISTRICT**
PORTION OF PARCEL
R610 036 000 0014 0000

**PROPOSED AGRICULTURAL
(AG) ZONE DISTRICT**
PARCEL
R610 036 000 014B 0000

**PROPOSED AGRICULTURAL
(AG) ZONE DISTRICT**
PORTION OF PARCEL
R610 036 000 0014 0000

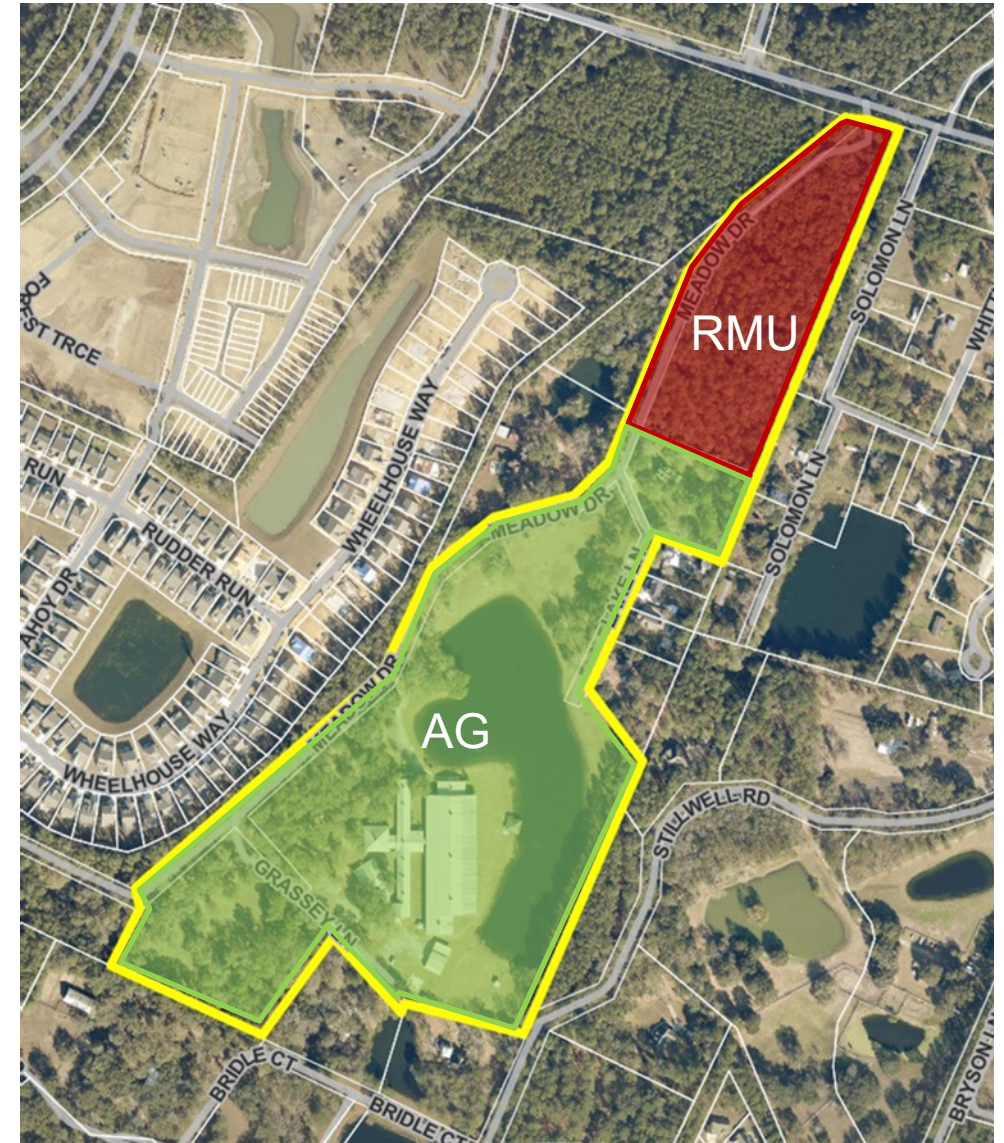


Currently approved under PUD Zoning



Current location for all PUD permitted uses

Proposed Rezoning



Proposed location for AG and RMU uses



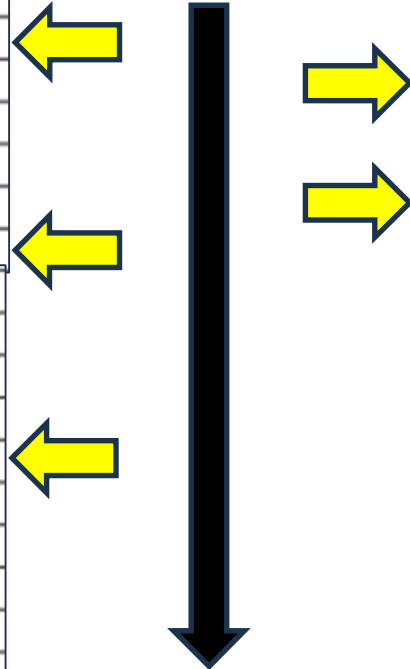
Zoning Intensity Comparison Table

Zone In Former Code	Zone in Community Development Code
Pritchardville CP	
CPD Community Preservation District	T2 Rural, T2 Rural Center, T3 Edge

Beaufort County

Zones Implementing Land Use
T1 Natural Preserve
T2 Rural
T2 Rural
T2 Rural-Low
T2 Rural Neighborhood
T2 Rural Neighborhood Open
T2 Rural Center
T3 Edge
T3 Hamlet Neighborhood
C4 Community Center Mixed Use
S1 Industrial
T3 Edge
T3 Hamlet Neighborhood
T3 Neighborhood
C3 Neighborhood Mixed Use
T3 Hamlet Neighborhood
T3 Neighborhood
T4 Hamlet Center
T4 Neighborhood Center

Lower-Intensity



Higher-Intensity

Town of Bluffton

Zoning District	District Character	Maximum Density
Preserve (PR)	Permanently preserved lands	N/A
Agricultural (AG)	Agricultural; rural residential at very low densities	1 dwelling unit per acre, non-residential density based upon the lot standards of <i>Article 5, Design Standards</i>
Rural Mixed Use (RMU)	Low-intensity, mixed-use development	Density based upon the lot standards of <i>Article 5, Design Standards</i>
Residential General (RG)	Moderate-density residential	4 dwelling units per acre, non-residential density based upon the lot standards of <i>Article 5, Design Standards</i>
Neighborhood Core (NC)	Moderate-intensity, mixed-use development	Density based upon the lot standards of <i>Article 5, Design Standards</i>
General Mixed Use (GM)	High-intensity, mixed-use development	Density based upon the lot standards of <i>Article 5, Design Standards</i>
Light Industrial (LI)	Primarily industrial-based employment centers	Density based upon the lot standards of <i>Article 5, Design Standards</i>

Use Comparison Table

Use Comparison Table			
P = Permitted by right subject to general district standards C = Permitted subject to specific conditions and specific use standards SE = Permitted by special exception through a discretionary review process - = Prohibited use			
Land Use	Mindstream PUD	AG	RMU
RESIDENTIAL USES			
Single-family Detached	P	P	P
Single-family Attached	-	-	P
Muli-Family	-	-	-
Accessory Dwelling Unit	P	C	C
Single-family Cluster	P	-	-
Family Compound	P	-	-
Planned Development	C	-	-
Group Home	P	-	-
Small Single-Family Affordable	C	-	-
Manufactured Home Community	C	-	-
Community Residence (dorms, Convents, assisted living, temporary shelters)	-	-	-
AGRICULTURE/CONSERVATION			
Agricultural Use and Structures	C	P	P
Animal Hospital, Veterinary Clinic, Kennel	C	-	SE
Horse Riding School, Horse Training Facility and/or Commercial Stables	C	P	P
Seafood/Shellfish Packaging/Processing	-	-	-
Forestry	P	-	-
Clearcutting	P	-	-
Aquaponics	-	-	-
Agricultural Support Services	-	-	-
Animal Production	-	-	-
Animal Production: Factory Farming	-	-	-
Seasonal Farmworker Housing	-	-	-

Land Use	Mindstream PUD	AG	RMU
COMMERCIAL SERVICES			
Outdoor Sales	P	C	C
Retail Businesses	C	-	P
Personal Service Establishments	C	-	P
Restaurant	C	-	C
Motor Vehicle Sales and Services	C	-	-
Fueling/Service Station including fuel pumps/Convenience Store	P	-	C
Car Wash	P	-	C
Tattoo/Body Art Parlor	-	-	-
Adult Oriented Business	-	-	-
Low Speed Recreational Vehicle Sales	-	-	-
Grocery Store up to 40,000 sf	C	-	-
Residential Storage Facility	C	-	-
Bar, Tavern, Nighclub	-	-	-
Drive-Through Facilities	-	-	-
LODGING			
Short-Term Rental	-	C	C
Homestay Rental (1-Bedroom)	-	P	P
Bed and Breakfast (2-5 Bedrooms)	SE	P	P
Inns (6-12 Bedrooms)	-	-	P
Inns (up to 24 Bedrooms)	-	-	-
Hotel (12 or More Bedrooms)	-	-	-
Cottage Industry	-	-	-
Office			
Home Occupation	C	P	P
Professional Offices	C	-	P
Health/Human Care			
Family Day Care Home (6 or Less Children)	P	P	P
Group Day Care Home (7 to 12 Children)	P	P	P
Child Care Center (13 or More Children)	C	P	P
Hospitals	C	-	-
Medical Offices and Clinics	C	-	P
Nursing Homes and Long-Term Care	-	P	P

Land Use	Mindstream PUD	AG	RMU
RECREATION/ENTERTAINMENT			
Campgrounds and Recreational Vehicle Parks	P	P	-
Golf Course	P	P	-
Recreation Facility	P	C	C
Theaters and Auditoriums	-	-	-
CIVIC/INSTITUTIONAL			
Cemetery	C	P	P
Club, Lodge, Union Hall, or Social Center	C	-	P
Conference or Exhibition Center	C	-	-
Government Building	P	P	P
Parks	P	P	P
Museum	-	P	P
Religious Assembly	C	P	P
School	SE	P	P
Utilities	P	P	P
Recreational Institutional	P	-	-
Ecotourism	-	-	-
Detention Facility	-	-	-
Transportation, Terminal	-	-	-
Airport, Aviation Services	-	-	-
INDUSTRIAL			
Artisan Workshop	C	P	P
Concrete and Asphalt Plants	SE	-	-
Contractor's Office	P	-	C
Junk and Salvage Operations	-	-	-
Light Assembly/Fabrication	SE	-	-
Manufacturing	-	-	-
Manufacturing Storefront	-	-	C
Manufacturing Storehouse	-	-	-
Research and laboratory	-	C	C
Solid Waste Transfer Facility/Recycling Center	-	-	-
Telecommunications Towers	SE	C	C
Warehouse or Distribution Operation	-	-	-
Outdoor Maintenance/Storage Yard	-	-	-
Mining & Resource Extraction	-	-	-
Other			
Public and Private Parking Structures and Stand Alone Parking Lots	C	-	-
Christmas Tree Sales	P	-	-
Roadside Stand	P	-	-
Mobile Homes/Sales Office	P	-	-
Public Interest and Special Events	C	-	-

Planning Commission Recommendation

On March 27, 2024, the Town of Bluffton Planning Commission recommended to Town Council to approve the Cornerstone Church Campus Zoning Map Amendment.



Review Criteria – Zoning Map Amendment

1. **Section 3.4.3.A.** 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.
2. **Section 3.4.3.B.** 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.
3. **Section 3.4.3.C.** 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.
4. **Section 3.4.3.D.** 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.
5. **Section 3.4.3.E.** Public need for the potential uses permitted in the requested zoning district; and
6. **Section 3.4.3.F.** Compliance with applicable requirements in the Applications Manual.



Town Council Action

Town Council has the authority to take the following action:

1. Approve the application as submitted by the Applicant;
2. Deny the application as submitted by the Applicant.



Next Steps

Zoning Map Amendment	Date	Complete
Step 1. Pre-Application Meeting	July 6, 2023	✓
Step 2. Planning Commission Workshop	February 28, 2024	✓
Step 3. Planning Commission Public Hearing and Recommendation	March 27, 2024	✓
Step 4. Town Council Meeting – Ordinance 1 st Reading	April 9, 2024	✓
Step 5. Town Council – Public Hearing & Ordinance 2 nd and Final Reading	May 14, 2024*	✓

** Tentative Date*



QUESTIONS

