

Frazier, Dan

From: Icard, Kevin
Sent: Monday, March 11, 2024 8:59 AM
To: David Elliott
Cc: Frazier, Dan
Subject: RE: Rezoning Opposition - R610 036 000 0014 0000 and R610 036 000 014B 0000

Good Morning Mr. Elliott,

Thank you for your email. I will pass this along to the Planning Commission and Town Council as part of the packet. If you wish, you may speak at during public comment when this request goes to Planning Commission. They will be providing a recommendation that is forwarded to Town Council.

Planning Commission held a Workshop in February to hear the request, there was no action from the meeting. Here is a link to the Staff Report and attachments. [Cornerstone Church Rezoning Request](#)

The anticipated schedule of meetings is as follows.

1. Planning Commission Recommendation - March 27th starting at 6pm at Town Hall.
2. Town Council 1st Reading - April 9th at 5pm at Town Hall
3. Town Council 2nd and Final Reading - May 14th at 5pm at Town Hall

Should you have any follow up questions, please feel free to reach out to Dan Frazier, Principal Planner and Project Manager for this request. I've included him on this response.

Thanks,

Kevin P. Icard, AICP
 Director of Growth Management

Town of Bluffton
 PO Box 386
 20 Bridge Street
 Bluffton, SC 29910
 (Office) 843-706-4529
 (Cell) 843-540-2183
www.townofbluffton.sc.gov

-----Original Message-----

From: David Elliott <DElliott@peeplesind.com>
 Sent: Saturday, March 9, 2024 1:23 PM
 To: Icard, Kevin <kicard@townofbluffton.com>
 Subject: Rezoning Opposition - R610 036 000 0014 0000 and R610 036 000 014B 0000

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This email originated from outside of the Town of Bluffton's email system. DO NOT click any links or open any attachments unless you recognize the sender and know the content is safe.

Hi Kevin,

I received the attached notice about Cornerstone Church and Lalie Ann Mole petitioning to rezone the land adjacent to our neighborhood. Since the church (which is more of a property investment firm) moved onto the property, the backyards of those of us adjacent to them have been lit up at night by their development. It is highly disruptive to the those of us who live on the edge of the community (along Wheelhouse Way). We purchased blackout blinds for the back of our house and the pastor of the church has been unresponsive even though he lives in another part of this community.

I want to register my strong opposition to any further rezoning or changes that Cornerstone and/or Lalie Ann Mole are requesting.

Regards,
David Elliott

David S. Elliott, Sr.
Chief Financial Officer
Peoples Industries, Inc.
Direct: (843) 802-9550

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Frazier, Dan

From: Mark Cechini <mark.cechini99@gmail.com>
Sent: Monday, March 11, 2024 11:42 PM
To: Frazier, Dan

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This email originated from outside of the Town of Bluffton's email system. DO NOT click any links or open any attachments unless you recognize the sender and know the content is safe.

Hi Dan,

As a home owner at 180 Wheelhouse Way, within The Landings, I am very concerned about the Cornerstone Church Rezone Request.

The Rezoning and subsequent building of large lit parking lots (structures?) and commercial retail / other buildings will have a severe negative impact on our home values given the deforestation to take place, heavy vehicular traffic that will traverse immediately along our backyard property lines facing Meadows Drive, and destruction of our natural surroundings which so many in Bluffton are seeking to preserve vs pave over.

Currently, our property is enhanced in value, and we paid "lot premiums" to Pulte to build on these desirable lots. Ours was \$40,000 alone.

The proposed Rezoning which will facilitate building a large church which will necessitate constructing massive parking lots immediately adjacent to our property will involve destruction of hundreds of trees, as well as the habitat of deer along with other wildlife.

It is unacceptable that as residents of Bluffton who built homes in locations chosen for the natural beauty of the surrounding trees and green spaces, now face the potential of literally living with our backyards to face, and views from bedrooms, now to be of concrete "suburban sprawl" worse than the congested areas we so much wanted to leave behind when we came to call Bluffton home.

The plans are inappropriate and not respectful of the neighbors whose homes are within the Landings. Further, these plans do not fit into the vision of balancing responsible development with preservation of our extremely special beautiful surroundings of Bluffton, which can not be taken for granted any longer.

We request that you ensure that our neighborhood, and homes are not severely impacted by these Rezoning requests.

It's interest that the pastor of the Church lives in our neighborhood, but seemingly purchased a home not backing to this purpose site if Rezoning.

As citizens of Bluffton, We need your help!

Thank you for your assistance-

Mark Cechini
180 Wheelhouse Way
Bluffton, SC 29910
908-304-3075

Frazier, Dan

From: Icard, Kevin
Sent: Tuesday, March 12, 2024 8:41 AM
To: Monica
Cc: Frazier, Dan
Subject: RE: Notice from cornerstone church

Good Morning Ms. Stuchlik,

Thank you for your email. Cornerstone Church is requesting to rezone their property from Planned Unit Development to Agriculture & Rural Mixed-Use as outlined in the [Unified Development Ordinance](#) (See Article 4). Planning Commission held a Workshop in February to hear the request, there was no action from the meeting. Here is a link to the Staff Report and attachments. [Cornerstone Church Rezoning Request](#)

The anticipated schedule of meetings is as follows.

1. Planning Commission Recommendation - March 27th starting at 6pm at Town Hall.
2. Town Council 1st Reading - April 9th at 5pm at Town Hall
3. Town Council 2nd and Final Reading - May 14th at 5pm at Town Hall

If you wish, you may speak at during public comment when this request goes to Planning Commission. Should you have any follow up questions, please feel free to contact me or Dan Fraizer, Principal Planner & Project Manager.

Thanks,

Kevin P. Icard, AICP
 Director of Growth Management

Town of Bluffton
 PO Box 386
 20 Bridge Street
 Bluffton, SC 29910
 (Office) 843-706-4529
 (Cell) 843-540-2183
www.townofbluffton.sc.gov



From: Monica <2013monaj@gmail.com>
Sent: Tuesday, March 12, 2024 8:27 AM
To: Icard, Kevin <kicard@townofbluffton.com>
Subject: Notice from cornerstone church

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Kevin

Hello. Wells are reaching out about this rural mixed rezone notice and what it means for our neighborhood, the Landings. We are already concerned about the loud music and lights. Could you provide more information and needed steps?

Monica Stuchlik

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Frazier, Dan

From: Anna Barry <anna@fishbat.com>
Sent: Tuesday, March 12, 2024 9:53 PM
To: Frazier, Dan
Subject: Strong Opposition to Cornerstone Rezoning Request

WARNING!

This email originated from outside of the Town of Bluffton's email system. DO NOT click any links or open any attachments unless you recognize the sender and know the content is safe.

Dear Mr. Frazier,

I hope this message finds you well. I am writing to express my deep concerns and opposition regarding the proposed reclassification of the land behind Wheelhouse Way/ Cornerstone Rezoning Request in Bluffton to Rural Mixed Use. As a resident of The Landings community whose property directly backs up to that area, I firmly believe that this decision would have detrimental effects on our neighborhood and quality of life.

First and foremost, the reclassification would significantly alter the character of our residential area, which is already becoming overpopulated with commercial land. The tranquility and peacefulness that we currently enjoy would be disrupted by increased noise levels, traffic congestion, and the potential for crime associated with commercial activities.

Furthermore, the reclassification would pose serious environmental concerns. The additional traffic generated by commercial activities would contribute to air and noise pollution, threatening the health and well-being of residents. Many of us on this block, such as myself, have young children and did not buy a home to back up to noisy commercial space. When we purchased our home, we checked how the land was zoned and the town's master plan and are extremely disappointed that reclassification is even being considered.

Additionally, I am deeply concerned about the impact of this decision on property values. The presence of commercial establishments behind our homes could decrease the desirability of our neighborhood, leading to a decrease in property values and potentially causing financial harm to homeowners who bought these homes at already high values during hard economic times.

It is crucial to consider the wishes and concerns of the residents who will be directly affected by this decision. As a member of this community, I urge you to prioritize the preservation of our residential neighborhood and reject the proposed reclassification of the land to Rural Mixed Use.


I kindly request that you take my objections into serious consideration and oppose this detrimental proposal. I am more than willing to engage in further discussions or provide additional information to support my stance.

Thank you for your attention to this matter.


Sincerely,
Anna Barry

288 Wheelhouse Way, Bluffton, SC 29910
631-830-2326 / anna@fishbat.com

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Anna Barry
Program Director
fishbat



[631-830-2326](tel:631-830-2326) | [855-347-4228](tel:855-347-4228)
anna@fishbat.com
fishbat.com



Frazier, Dan

From: brad hundt <bradhundt@yahoo.com>
Sent: Tuesday, March 19, 2024 10:03 PM
To: Frazier, Dan
Cc: Jen Hundt
Subject: Cornerstone Church rezoning

WARNING!

This email originated from outside of the Town of Bluffton's email system. DO NOT click any links or open any attachments unless you recognize the sender and know the content is safe.

Mr. Frazier,

We are sending this email to voice our concerns regarding the Public Notice received regarding the new Cornerstone Church property (I.e. RE: Cornerstone Church Campus - R610 036 000 0014 0000 and R610 036 000 014B 0000-Zoning Map Amendment).

We are against any rezoning of the property to be used for Rural Mixed Use. The Landings was built knowing the New Riverside Village would be built adjacent to our land. As many Blufftonians agree, it is important to maintain the integrity of our town and ensure proper natural landscape be maintained to the best of its ability. One can see a multitude of land currently for lease/sale along the 170 corridor that will allow plenty future commercial enterprises to be brought to the New Riverside are of Bluffton. Adding a large church compound and the possible addition of commercial businesses right near an already busy traffic circle and an influx of traffic from the future New Riverside Village will only create further congestion in an already overburdened infrastructure. We inherently oppose the rezoning of the current property.

We are also concerned with the potential impacts of our personal property in regards to the Cornerstone Church's future plans. We want to ensure that none of the trees along The Landings property line tree buffer are cut down during their renovation process. In actuality, we would like to ensure that zero trees are cut down. Any trees that the Cornerstone Church deems necessary to cut down, we would like replaced along our privacy tree buffer line. It would be ideal if any future parking lot is designed to be aesthetically pleasing (using existing trees to ensure camouflage, utilizing natural sources for parking structures, like pebbles/shells/rocks, over asphalt, etc.) We would also like to ensure bright lights will not be used on the property-especially at nighttime. We would like to preserve our property value as well and are concerned with how the rezoning could negatively affect this.

Thank you for your consideration and we look forward to future discussions on this matter. Please let us know if we can be of any further assistance.

Sincerely,

Brad and Jen Hundt
236 Wheelhouse Way
Bluffton, SC 29910
630-659-7393

Frazier, Dan

From: Mike O'Donnell <michaelodonnell02@gmail.com>
Sent: Tuesday, March 19, 2024 8:41 AM
To: Frazier, Dan
Subject: Cornerstone Church Rezone

WARNING!

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Hi Dan,

I'm a resident of The Landings, live on Wheelhouse Way and my property backs up to the land that church is asking to be rezoned. I understand that you are open to listening to residents and help with their concerns; thank you.

I've heard many different rumors about the plans from just enclosing existing structures to erecting retail buildings behind our houses. Are you aware of any formal plans that the church may have that you can share?

I have no issue with renovating existing buildings or even putting up new ones, but I don't understand why they need to be right at the property line (if true). I'd be happy to support plans that build out the main property as long the property line is respected and preserved.

One of the reasons that we paid a premium for our lot was because of the woods with a view of the water behind it. I have no doubt that my property value will decrease, significantly, should the church put up large structures.

I really appreciate your taking the time to listen to the residents of The Landings and for anything you are able to do.

Thanks and have a great day.

Mike O'Donnell

Frazier, Dan

From: Karen Durnin <karendurnin@yahoo.com>
Sent: Wednesday, March 20, 2024 11:19 AM
To: Frazier, Dan
Cc: sean durnin
Subject: New Riverside area

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Hi Mr. Frazier,

As a current homeowner in The Landings I am deeply concerned about the recent proposal of land directly behind my home being sub-divided and rezoned. Why has the new land owner not reached out to us homeowners who will be directly impacted by this? I am requesting that the town demands transparency from the owner as to what exactly is the plan.

When is the next town meeting? How can I speak and get my voice heard?

Thank you,

Karen Durnin
296 Wheelhouse way

Frazier, Dan

From: Guzman, Kerry
Sent: Thursday, March 21, 2024 7:42 AM
To: Frazier, Dan; Icard, Kevin
Cc: Ponce, Keiry
Subject: Fwd: Online Form Submittal: Public Comment

Heads up - See below for Wednesdays meeting.

Katie- we can talk about public comment protocol next week.

Have a great day all!!

Get [Outlook for iOS](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, March 20, 2024 10:53:13 PM
To: Penny, Melinda <mpenny@townofbluffton.com>; Guzman, Kerry <kguzman@townofbluffton.com>; Hunter, Marcia <mhunter@townofbluffton.com>
Subject: Online Form Submittal: Public Comment

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Public Comment

Town of Bluffton Public Comment Form

PUBLIC COMMENT RULES

Every member of the public who is recognized to speak shall limit comments to three minutes and observe the following: 1. Address Council and, in speaking, avoid disrespect to Council and any personalities. 2. Confine themselves to questions under the jurisdiction of Council. 3. Be mindful and respectful of those who are present.

First Name	Mark
Last Name	Cechini
Email Address	Mark.Cechini@gmail.com
Phone Number	9083043075
Are you a Town of Bluffton resident?	Yes

Physical Address	180 Wheelhouse Way, Bluffton, SC 29910
Mailing Address	180 Wheelhouse Way, Bluffton, SC 29910
Meeting Name:	Planning Commission
Agenda Item / Subject to Be Discussed	Cornerstone Church rezoning
If you represent an organization, please list below:	<i>Field not completed.</i>
Comment	<p>As a home owner within the Landings, whose property is immediately adjacent to the land which Cornerstone Church seeks to develop, we are extremely concerned with the negative impact such development will have on our property value.</p> <p>The building of a large church will necessitate construction of parking lots and / or structures for hundreds of cars immediately within view from our home. Further, the parking lots will require the destruction of hundreds of beautiful trees. Such paved parking lots, will require large amounts of lighting which will be immediately in view of our homes and backyards. Further, given the location of such lots being deep in the interior of the property, hidden from view from May River road, will attract nefarious activity immediately next to our homes. There is no other residential community in all of Bluffton which has had commercial and development as described above immediately adjacent to and in full view of the homes. We strongly believe that our property values will be severely impacted and ask that the commission imposes all needed conditions, as required legally, to negate any negative impact on our property values.</p> <p>Finally, during the initial workshop, the church was urged to reach out to, and hold a meeting with, property owners who will be impacted by their desired construction. The church has not reached out - and the lack of transparency of their plans is extremely concerning. We believe there should not be any change in zoning until the church is fully transparent with their plans so that such a rezoning request can be considered.</p>

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Frazier, Dan

From: lauriehunt@gmail.com
Sent: Tuesday, March 26, 2024 9:27 PM
To: Frazier, Dan
Subject: Cornerstone Church/The Landings-3/27 town meeting

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Good Evening Mr. Frazier,

I have been a resident of Bluffton for 18 years and like my neighbors, I have seen growth and expansion. While I certainly understand that building occurs, I am writing with great concern about the construction and requested rezoning for the Cornerstone Church which will directly impact my neighborhood, The Landings.

As a homeowner in The Landings, I am deeply concerned about the potential building and request for rezoning for Cornerstone Church. I imagine this will include the demolition of many trees and building of parking lots, the church and numerous buildings which would potentially be in my backyard, as well as my neighbors backyards on Wheelhouse Way. I understand there is discussion of rezoning and the potential removal of many trees and the building of parking lots and commercial spaces.

I purchased my home in 2019 and spent months deciding on the "perfect lot" and model to build. I worked very hard to be able to purchase what I hope would be a long term home for my family. I specifically purchased a wooded lot to be able to enjoy our backyard full of many tall trees which allows us to maintain some privacy and the ability to enjoy the yard and home that I worked very hard for.

Our neighborhood is already congested enough with the recent building occurring all around us and removal of hundreds of trees. We are surely "feeling the squeeze" with the recent building of retail/restaurants, apartments and townhomes directly outside of our neighborhood and the expansion of the barn area. We simply do NOT need to lose anymore privacy and mature trees than we already have. We are literally being boxed in from every angle and it is extremely disheartening and ruining our property values.

I am greatly concerned that our property values will absolutely further suffer if you permit the church to proceed with their plans and demolish the trees, rezone and build so close to our neighborhood and homes. I am asking that my please email be including in the packet reviewed on March 27th as I am in opposition of this rezoning and plans which will ruin our property values.

Thank you,
L Hunt