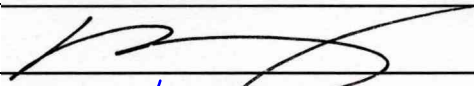





TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Attachment 1

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Sturre Engineering		Name: Cornerstone Church	
Phone: 843.929.9432		Phone: 843.757.3472	
Mailing Address: PO Box 2227, Bluffton, SC 29910		Mailing Address: PO Box 2540, Bluffton, SC 29910	
E-mail: nathan@sturreengineering.com		E-mail: mark@cornerstonebluffton.org	
Town Business License # (if applicable): LIC 24-12-5121			
Project Information			
Project Name: Cornerstone Church New Riverside Campus	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: 11 Grassey Lane	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: AG	Acreage: 41.3 acres		
Tax Map Number(s): R610 036 000 0014 0000			
Project Description: Cornerstone Church is proposing site improvements to accommodate a new assembly hall and offices for the church operations.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.			
<input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist.			
<input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 2/13/2025	
Applicant Signature: 		Date: 2/13/2025	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



**NARRATIVE FOR
CORNERSTONE CHURCH PRELIMINARY DRC SUBMITTAL**

February 13, 2025

Project Data

Project Name:	Cornerstone Church Campus
Address:	11 Grassey Lane Bluffton, SC 29910
Parcel:	R610 036 000 0014 0000
Owner:	Cornerstone Church PO Box 2540 Bluffton, SC 29910 Contact –Mark DeVaney Email – mark@cornerstonebluffton.org Phone – 843.368.6936
Zoning District:	AG/RMU
Existing Land Use:	Commercial Equestrian
Proposed Land Use:	Religious Assembly
Parcel Area:	41.29 acres
Disturbed Area:	12.8 acres
Flood Zone:	X
Receiving Stream:	Unnamed Trib to Stoney Creek
Ultimate Receiving Stream:	May River

Project Description:

This Preliminary Development Plan Application is submitted on behalf of Cornerstone Church of Bluffton to construct the proposed improvements necessary to accommodate full church operations at the site. The project will include a full-site design to convert the existing stables, offices and outparcel buildings into a fully functioning large church campus including but not limited to, administrative offices for the church operations, and main assembly hall. The property was recently rezoned to Agriculture and Rural Mixed use to accommodate the proposed development activities.

On average, the Church sees approximately 650 people each Sunday gathering for worship, and overall around 1,200 different people gathered throughout the month. The leadership team at Cornerstone has spent the last several years trying to accommodate the need for more parking and ministry space at the Old Town location and decided it would need to relocate at some point to accommodate the growth.

Open Space:

The proposed church site (AG zoning) will be developed, leaving 30.57% open space, accounting for potential future development possibilities on the site. The RMU zoning designation remains undisturbed.

Stormwater Compliance:

Stormwater management for the new improvements will be designed in accordance with the SoLoCo Manual through the uses of infiltration practices and the existing large wet pond currently treating runoff leaving the site. All runoff from the site is routed to the existing large detention pond before outfalling to an unnamed trib to Stoney Creek, ultimately reaching the May River.

The project proposed to disturb approx. 12.8 acres and will increase impervious cover from 8% to 17%. All runoff from the disturbed area will be routed to the new infiltration basins before entering the existing wet detention pond. The work in the SCDOT right of way is excluded from the limits of disturbance until a final decision has been reached with Beaufort County and SCDOT on the extents of required r/w improvements.

Onsite soils were classified by NRCS Web Soil Survey as a mix of ridgeland fine sand (HSG B), rosedhu fine sand (HSG A/D), seabrook fine sand (HSG A), & wando fine sand, 0 to 6 percent slopes (HSG A). Onsite soils investigations by Whitaker Lab & Engineering, confirmed sandy soils in the areas of proposed infiltration with a depth to seasonal high groundwater 4 -6+ feet below existing grade and infiltration rates between 20 – 41 in/hr.

Vehicle Access:

Access to the site will be entirely through an existing access easement along Meadow Drive from May River Road (SC-46). Meadow drive will be stabilized with gravel and asphalt near the right of way. A traffic study is completed with approval from SCDOT regarding the reconfiguration of SC-46, depicted on the civil plans. Discussions with Beaufort County and SCDOT are ongoing to coordinate the proposed improvements necessary for the church, with the current plans being prepared by Beaufort County for this corridor of May River Road.

Site Parking:

The proposed site offers 239 improved parking spaces for the new 800 seat assembly hall and day to day church offices. Parking was located in an attempt to preserve healthy existing trees within the disturbed area. New asphalt drive aisles will route visitors to the new parking areas.

Fire & Rescue Access:

The current dirt access road will be stabilized with gravel to provide a more uniform driving surface. This road is designed to support the weight of a fire apparatus.

The proposed drive aisles create an interior loop through the new parking area to allow Fire & Rescue vehicles access and ease of maneuverability. Fire lanes are proposed to route emergency vehicles to east side of the structure. These fire lanes will be 8" GABC with sod.

Fire protection will be provided through a new sprinkler system which will be fed from a new fire pump installed in the existing wet pond on a new pier structure. Existing pond dry hydrants will be repaired or replaced to ensure each provides a minimum 1,250 gpm capacity.

Utilities:

Water and Sewer Services will be provided through existing well and septic systems onsite.

Dominion Energy is providing 3-phase power to the site by utilizing existing power poles and extending new poles to the existing structure.

Site Lighting:

Parking lighting will be provided with the project with appropriate light encroachment mitigation for adjacent properties. A photometric lighting plan will be provided at Final DRC.