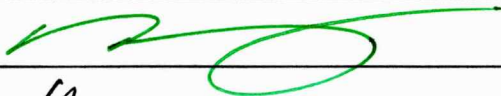
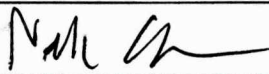




# TOWN OF BLUFFTON

## ZONING MAP AMENDMENT APPLICATION

Growth Management Customer Service Center  
20 Bridge Street  
Bluffton, SC 29910  
(843) 706-4500  
www.townofbluffton.sc.gov  
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: NATHAN STURDS		Name: Cornerstone Church of Bluffton	
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@sturmengineering.com		E-mail: m.dewaney@cornerstone.church	
Town Business License # (if applicable): 02-23-047665			
Project Information			
Project Name: Cornerstone Church Campus		Acreage: 43.31	
Project Location: 11 Grassey Lane		Comprehensive Plan Amendment: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Existing Zoning: PUD		Proposed Zoning: RMU & AG	
Parcel Number(s): 600-036-000-014B-0000 600-036-000-014-0000			
Project Description: THE PROPOSED ZONING MAP AMENDMENT INCLUDES THE REZONING OF 11 GRASSEY LANE & 21 LAKES LANE TO AGRICULTURE WITH THE FRONT 7.00 ACRES PARCEL BEING REZONED TO RURAL MIXED USE TO PROVIDE LOCAL COMMERCIAL OPPORTUNITIES ALONG THE HWY 46 CORRIDOR.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Digital files of the maps and/or plans depicting the subject property. <input checked="" type="checkbox"/> 2. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. TO BE PAID BY OWNER <input checked="" type="checkbox"/> 4. Recorded deed and plat showing proof of property ownership.			
<b>Disclaimer:</b> 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 application.			
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: 1/31/24	
Applicant Signature: 		Date: 2/2/2024	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



**Application  
for  
Zoning Map Amendment**

**Town of Bluffton, SC**

**January 31, 2024**

**Submitted to:**

**Town of Bluffton  
Department of Growth Management  
20 Bridge Street  
Bluffton, SC 29910**



February 2, 2024

Mr. Kevin Icard  
Town of Bluffton  
20 Bridge Street  
Bluffton, SC 29910  
843.706.4529  
[kicard@townofbluffton.com](mailto:kicard@townofbluffton.com)

**RE: Cornerstone (formerly MindStream)**

Mr. Icard:

Enclosed please find the Application for a Zoning Map Amendment associated with the proposed Cornerstone Church Campus located at 11 Grassey Lane in the current Mindstream Academy PUD (formerly Tulifinny PUD). We are proposing rezoning of the site from PUD designation to a mix of Agriculture (AG) and Rural Mixed-Use (RMU) zoning designations to support the change of use of the site from a Substance Abuse Facility to a Religious Assembly use.

It is proposed to develop the church campus on the larger, southern portion of Parcel R610 036 000 0014 0000 (11 Grassey Lane) through an AG zoning designation. Due to the proximity of the northern portion of 11 Grassey Lane to the May River Road (SC 46) corridor, it is proposed to subdivide this 7.00 acres into its own parcel with a RMU designation. Additionally, it is proposed to rezone Parcel R610 036 000 014B 0000 (21 Lake Lane) to an AG zoning designation as it is most applicable to the current approved use for the site as low-density single-family residence.

As demonstrated in the provided Zoning Map Amendment Narrative, the proposed zoning districts are consistent with the current use of the property, proposed use of the property, adjacent lower density uses and zoning classifications, requirements set forth in the Town of Bluffton UDO Section 3.4, and the vision of the current Town of Bluffton Comprehensive Plan.

If you have any questions, please feel free to contact me any time.

Sincerely,

Nathan Sturre, P.E.  
Sturre Engineering

January 31, 2024

**Project Team:**

Cornerstone Church is pleased to list the initial professional development team that have been contacted and consulted with regarding the Planned Unit Development (PUD) Zoning Map Amendment and Initial Master Plan application:

**Applicant:**

Cornerstone Church

Mr. Mark DeVaney

**Agent:**

Sturre Engineering

Mr. Nathan Sturre

**Land Planning / Engineering:**

Sturre Engineering

Mr. Nathan Sturre

**Architecture:**

McAbee Architects

Mr. David McAbee

**Survey:**

Atlas Surveying

Mr. Jeremy Reeder

**EXHIBITS:**

- A.** Boundary Plat, Topographic Survey, Existing Utilities
- B.** Legal Description of Subject Property
- C.** Use Comparison Table
- D.** Ramey Kemp Associates Traffic Impact Study, Dated October 2023

**I. Project Introduction**

Cornerstone Church is proposing a 41.3-acre campus located in a rural and serene environment along the south side of SC Hwy 46 just east of the SC Hwy 46/SC Hwy 170 Roundabout. Cornerstone Church has been serving Bluffton for over 120 years. Founded in 1902 as Lawton Memorial Baptist Church, this faith community has expanded and grown over time. In 2022, Cornerstone Church expanded to two locations as it launched its Okatie campus with a desire to serve the expansive growth occurring in the Okatie/Hardeeville area. On average, every Sunday, the congregation has around 650 people gathering for worship, and overall about 1,200 different people gather throughout the month.

The leadership team at Cornerstone has spent the last several years trying to accommodate the need for additional parking and ministry space at the Old Town location and decided it would need to relocate at some point to accommodate the growth. The church entered into an agreement in January 2023 to sell its existing campus and purchase 41.3 acres at 11 Grassey Lane (Parcel No. R610 036 000 0014 0000) to relocate the Bluffton campus to a more expansive location.

Cornerstone serves Bluffton, Okatie, and the surrounding communities through various ministries. Detailed information for the various ministries can be found in the Cornerstone Church Program Overview section below.

**A. Weekly Ministries**

- a. Cornerstone Kids
- b. Cornerstone Students
- c. Cornerstone Young Adults
- d. Sonshine Preschool

**B. Local Outreach**

- a. Mobile Food Pantry
- b. School Serve Initiative
- c. Giving Tree
- d. Christmas Festival

**C. Global Missions**

- a. Costa Rica
- b. Ecuador
- c. Hungary
- d. Haiti
- e. Live Global
- f. South Africa

## **II. Existing Site Conditions**

The property is bound by SC Hwy 46 to the north, single family residential properties and family compounds to the east and south, and New Riverside PUD to the west.

The site was originally permitted under 2 distinct phases with Phase I encompassing 21.90 acres, developed as the 15.94-acre commercial equestrian facility and 5.96-acre ROW-Easement. The original Phase I development consisted of 31% developed area and 69% open space. Phase II left the remaining 19.40 acres to be developed under a future phase at 20% developed and 80% open space to maintain a final buildout condition of 10.56 acres developed (26%) and 30.74 acres open space (74%) for Parcel R610 036 000 0014 0000.

Approximately 2.0 acres along Lake Lane was subdivided during Phase 1 as a single-family residential use. The new parcel was given the address of 21 Lake Lane and Parcel No. R610 036 000 014B 0000.

### **A. Boundary Plat**

A Boundary Plat, Topographic Survey, Existing Utilities of the property is attached as **Exhibit A**.

### **B. Legal Description**

A legal description of the site as described on the current property deeds are attached to the application as **Exhibit B**.

### **C. Delineated Wetlands**

Wetlands delineation and verification shall be verified at the time of Development Permit Application. There are no known wetland areas on the site.

### **D. Drainage**

Drainage for the existing development is currently being discharged to an onsite detention pond that has more than adequate capacity to control stormwater quantity leaving the site not only for the existing development, but also for future development.

As future development occurs, the existing drainage network is required to be analyzed to ensure that the system has adequate capacity and meets the requirements as set forth by South Carolina Department of Health and Environmental Control's Office of Coastal Resource Management (SCDHEC-OCRM).

### **E. FEMA Flood Zone**

The property is in FEMA Flood Zone X, based on Community 050251, Map Number 45013C0405G.

**F. Existing Infrastructure**

The site is currently accessed through an existing dirt road that serves the campus as well as neighboring low density single family residential properties along Meadow Drive and Lake Lane. A 60-foot ingress/egress and utility easement runs throughout the entire property providing unfettered access to each parcel. The existing development currently has direct access to Highway 46. The roads and related improvements developed within the PUD shall initially be owned and maintained by the developer but may be conveyed to appropriate property owner associations in the future who will have assessment and lien rights sufficient to ensure their maintenance. These facilities may be, but are not required to be offered for public dedication in the future.

Per the approved PUD, as future development occurs on the site a traffic analysis is required to be completed using the latest edition of the Trip Generation Manual published by the Institute of Transportation Engineers to determine the peak morning and evening trip generation for the existing and proposed development using the access to Highway 46. Once the existing and proposed developments intended use reaches 100 peak hour trips then a full traffic study shall be completed meeting the requirements set forth by the Town of Bluffton and SCDOT.

Easements will be provided for utility facilities including but not limited to water distribution, wastewater collection, communications, electric power distribution, and natural gas. Potential utility routing is currently required to be routed through the existing access easement which runs throughout the entire property, providing unfettered access for applicable utility companies to maintain and access their infrastructure.

Water service is currently provided through an existing potable groundwater well. Fire protection is provided through pond hydrants around the existing structures as well as a small fire suppression system in the equestrian offices.

Sewer service is currently provided by a privately owned effluent pump station that discharges through an existing on-site nitrification field for treatment.

The stormwater management/drainage systems, and related improvements developed within the PUD shall initially be owned and maintained by the developer but may be conveyed to appropriate property owner associations in the future who will have assessment and lien rights sufficient to ensure their maintenance. This system and its constituent facilities will not be offered for public dedication in the future but will be connected to existing and future public drainage facilities and waterways.

**G. Development Standards**

The following development standards are currently approved based on the Mindstream Academy PUD which are loosely based on the standards previously established in the Pritchardville “Community Preservation” Beaufort County Zoning Development and Standards.

The intent of PUDs parking requirements is to encourage the balance between compact pedestrian-oriented development and necessary vehicle storage. The goal is to construct neither more nor less parking than needed. There shall be no minimum parking requirement. Instead, if additional parking is necessary in future phasing, the applicant shall provide a parking analysis justifying the proposed parking layout.

**Table 1: Site Data Table**

1. Density:	<u>Max. Gross</u>	<u>Max. Net</u>
a. Single-Family:	1.0 units per acre	1.66 units per acre
b. Single-Family Cluster:	2.1 units per acre	3.80 units per acre
c. Planned:	4.5 units per acre	6.10 units per acre
d. Other Permitted Uses:	N/A	N/A
2. Lot Area:	<u>Min. Lot Area</u>	<u>Min. Lot Width</u>
a. Single-Family:	21,780 sf (0.5 ac)	150 feet
b. Single-Family Cluster:	20 Acres	Lot Line or Village House
c. Planned:	10 Acres	TBD
d. Other Permitted Uses:	10,890 sf (0.25 ac)	50 feet
3. Maximum Building Height:	35 feet	
4. Minimum Open Space (Full Build-out):	74%	
5. Single-Family Use Setbacks:	<b>TO BE UPDATED WHEN APPROVED PUD IS RECEIVED FROM TOWN</b>	
	<ul style="list-style-type: none"> <li>○ Street Yard (Highway 46): 25 feet</li> <li>○ Street Yard: 20 feet</li> <li>○ Side Yard: 18 feet</li> <li>○ Rear Yard: 20 feet</li> </ul>	
6. Other Permitted Use Setbacks:	<b>TO BE UPDATED WHEN APPROVED PUD IS RECEIVED FROM TOWN</b>	
	<ul style="list-style-type: none"> <li>○ Street Yard (Highway 46): 25 feet</li> <li>○ Street Yard: 10 feet</li> <li>○ Side Yard: 5 feet</li> <li>○ Rear Yard: 50 feet</li> </ul>	

## H. Existing Zoning Districts

The subject property was previously annexed into the Town of Bluffton with a PUD zoning designation which generally allows for flexibility in land planning for future development of the site. A PUD amendment application was submitted for the site to accommodate the proposed change in use, however through the PUD amendment process, it was determined that a Zoning Map Amendment was more in line with the Town of Bluffton's future growth vision for the area as identified in the current Comprehensive plan (Amended 12/9/2014), yet still met the needs of the church and desired future use of the property.

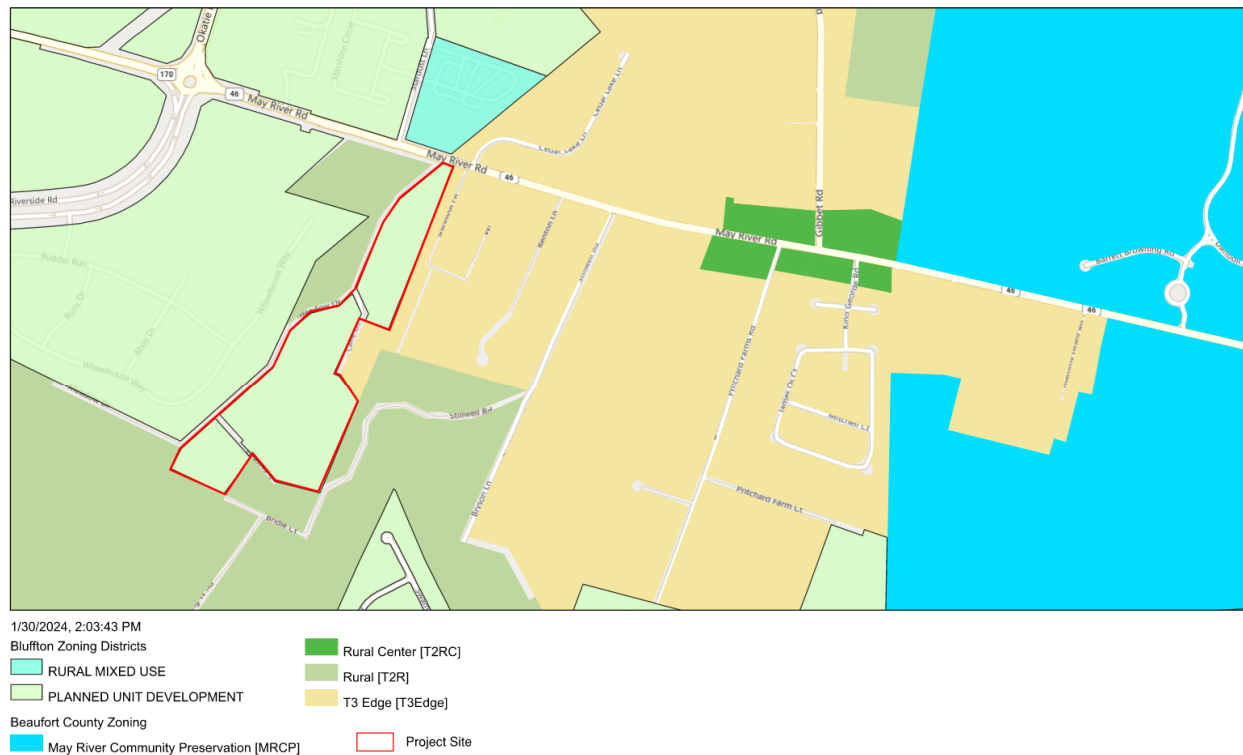
Shown below are the existing Zoning Designations for the site and adjacent properties. The site is generally bordered to the north by the May River Road (SC 46) right of way and a property zoned Rural Mixed Use (RMU). To the east by Unincorporated Beaufort County T3 Edge and Rural T2R zoning districts. To the south by Unincorporated Beaufort County Rural T2R zoning district.

Per the Town of Bluffton Unified Development Ordinance (UDO), the Rural Mixed Use (RMU) Zone is intended 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 business that primarily meet the needs of residents within the surrounding area and pass-by traffic.

Per the Beaufort County Development Manual, the Rural (T2R) Zone is intended to preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas. The Edge (T3E) Zone is intended to reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and Natural Preserves and Waterways.

Additional Zoning Districts in the vicinity are Beaufort County May River Community Preservation (MRCP) and Beaufort County Rural Center (T2RC). The MRCP District is intended to promote low intensity rural development patterns comprised primarily of residential uses; while encouraging and allowing more urban development to locate outside the district at either end of the corridor. The Rural Center (T2RC) Zone applies to areas that are in the immediate vicinity of a Rural Crossroads or other important rural intersections, where service and limited commercial uses can cluster in more closely spaced buildings of residential character.

**Figure 1** below provides an overview of the existing zoning classifications within the vicinity of the Mindstream PUD. The Use Comparison Table provided as **Exhibit C** provides an overview of allowed uses in the existing zoning districts in comparison to the approved Mindstream PUD and proposed zoning districts. Additional information on the current zoning districts can be found in the **Town of Bluffton UDO Section 4.2** or **Beaufort County Development Manual Article 3.2 & Appendix A13**.



**Figure 1 – Existing Zoning Districts**

### III. Zoning Map Amendment

The subject property was previously annexed into the Town of Bluffton with a PUD zoning designation which generally allows for flexibility in land planning for future development of the site. A PUD amendment application was submitted for the site to accommodate the proposed change in use, however through the PUD amendment process, it was determined that a Zoning Map Amendment was more in line with the Town of Bluffton's framework for future growth as identified in the current Comprehensive plan (Amended 12/9/2014), yet still met the needs of the church and desired future use of the property.

Cornerstone Church is proposing rezoning of the site from the current Mindstream PUD designation to a mix of Agriculture (AG) and Rural Mixed-Use (RMU) zoning designations to support the change of use of the site from a Substance Abuse Facility to a Religious Assembly use.

It is proposed to develop the church campus on the larger, southern portion of Parcel R610 036 000 0014 0000 (11 Grassey Lane) through an AG zoning designation. Due to the proximity of the northern portion of 11 Grassey Lane to the May River Road (SC 46) corridor, it is proposed to subdivide this 7.00 acres into its own parcel with a RMU designation. Additionally, it is proposed to rezone Parcel R610 036 000 014B 0000 (21 Lake Lane) to an AG zoning designation as it is most applicable to the current approved use for the site as low-density single-family residence.

**A. Project Phasing**

The site will be developed in phases as outlined below.

During the PUD amendment process, South Carolina Department of Transportation (SCDOT), Beaufort Jasper Water and Sewer Authority (BJWSA), and Town of Bluffton, SC requested coordination with the property owner of 76 May River Road (Parcel R600 036 000 0013 0000) to accommodate a shared access drive, in line with Stardust Lane, north of May River Road (SC 46), as well as coordinating joint improvements to May River Road to accommodate acceleration, deceleration and turn lanes along May River Road required for the development of both properties.

BJWSA requested this partnership as an opportunity to loop a waterline off the distribution main in the southern SC 46 R/W rather than tying into smaller infrastructure located approx. 3,200 feet north of the proposed church campus. Another potential benefit of this partnership would be in providing additional discharge locations for the proposed sanitary sewer.

The following phasing outline assumes development of the 7 acres fronting May River Road and routing of public water and sewer infrastructure to the site will be completed in the future as partnership opportunities with adjacent property owners present themselves. Or when public infrastructure is required for development of the front Cornerstone acreage based on any potential future use.

1. Rezoning and Subdivision of Mindstream PUD to Agriculture and Rural Mixed Use as described previously in **Section IV**.
2. Development of the larger, southern parcel into the Cornerstone Church Campus including but not limited to;
  - a. Church campus and 21 Lake Lane to remain on private well and septic services until such a time as public infrastructure is required.
  - b. Improved access drive per SCDOT and Town of Bluffton standards. Civil and Traffic Engineers to coordinate with regulatory agencies throughout the development process.
  - c. Existing Paddocks to be enclosed to accommodate the Cornerstone Church Program as described in **Section V** below. This will include the main assembly hall, staff offices, classrooms, and outreach programs.
  - d. Construction of parking facilities, stormwater infrastructure, and other site and utility improvements to support the Cornerstone Church operations.
3. Future development of any portion of the original Mindstream PUD will be done in accordance with the Town of Bluffton UDO, current at the time of development, per the applicable zoning districts.

**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**.

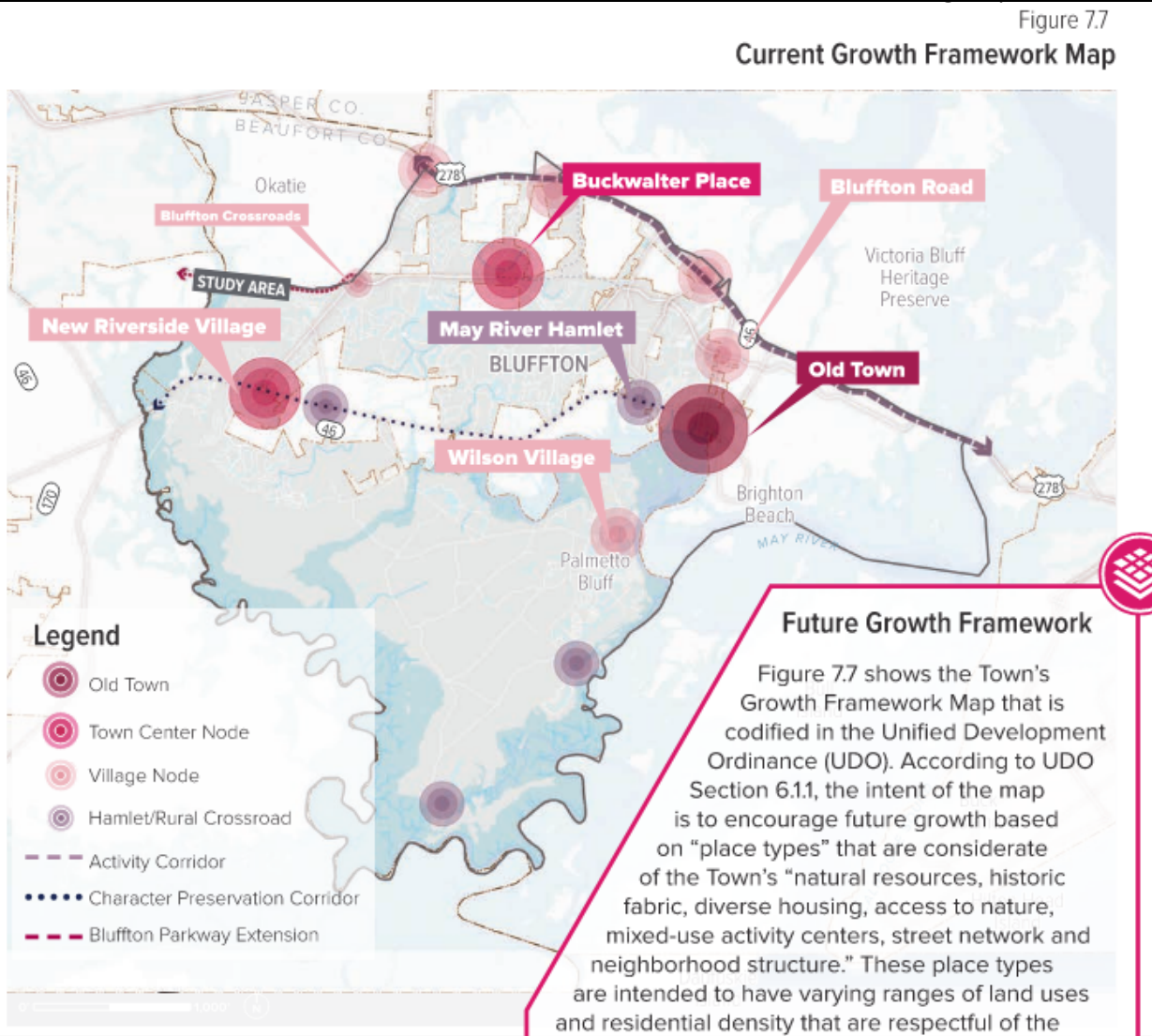


Figure 2 – Comprehensive Plan Figure 7.7 – Current Growth Framework Map

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.

#### **IV. Cornerstone Church Program Overview**

Cornerstone Church has been serving Bluffton for over 120 years. Founded in 1902 as Lawton Memorial Baptist Church, this faith community has expanded and grown over time. In 2022, Cornerstone Church expanded to two locations as it launched its Okatie campus with a desire to serve the expansive growth occurring in the Okatie/Hardeeville area. On average, every Sunday, we have around 650 people gathering for worship, and overall about 1,200 different people gather 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. The church entered into an agreement in January 2023 to sell its existing campus and purchase 41.3 acres (11 Grasse Lane) to relocate the Bluffton campus to a more expansive location. Cornerstone serves Bluffton, Okatie, and the surrounding communities through various ministries.

##### **Weekly Ministries**

**Cornerstone Kids** offers weekly programming for children from Birth through Fifth Grade. In addition to weekly programming, children and their families have opportunities to participate in summer camps, holiday events, parenting classes, and service projects.

**Cornerstone Students** serve Sixth through Twelfth Graders through weekly programming. Additionally, students and their families are invited to participate in Winter and Fall retreats, Summer camps, international mission trips, and service projects.

**Cornerstone Young Adults** serve college and 20-somethings in the local area. They gather weekly to connect young adults in worship, relationship, and spiritual growth.

**Sonshine Preschool** is a faith-based, half-day preschool program offered by Cornerstone Church. They serve children from eighteen months through five years old (Pre-K). They offer a structured setting while using a curriculum that provides hands-on activities. Each classroom prepares children academically and socially for their next level of education. Sonshine Preschool has about 80 children each day with a total enrollment of 120.

##### **Local Outreach**

Our **Mobile Food Pantry** connects a Cornerstone member to a family in need. We serve upwards of 50 families every other week, delivering supplemental food, a connection to Cornerstone, and other resources of Beaufort County that may help ease some of the tension in their life. We are in the process of developing a Care Center where we will compassionately serve people through aid, resources, and education.

Through our **School Serve Initiative**, we serve 9 Beaufort County schools throughout the school year, encouraging over 1300 teachers each time we serve. We are an approved partner of the School District.

Every November we have a **Giving Tree** that our congregation is involved in. We purchase gifts for kids in need and are able to deliver them to the parents before Christmas so that the parents can gift them to the kids.

**Christmas Festival** - Every other year, beginning in 2016, we wanted to give back to the community and provide a free Christmas Festival celebrating the free gift that Jesus gave us! We have over 2000 people in attendance. We provide food, a live nativity, snow, sledding, inflatables, games, Santa, s'mores, and more!

### **Global Missions**

We have six partners around the world that we support financially in addition to sending teams and resources throughout the year.

**Costa Rica** - Iglesia de la Ciudad is located in a low-income area and exists to meet the spiritual and practical needs of the people in Alajuelita, San José, Costa Rica since 2006. Miguel Alberto Rojas serves as Pastor. He and his wife, Karina are both natives of Alajuelita, Costa Rica.

**Ecuador** - Gary and Dena Pate are full-time independent missionaries. They have lived in Ecuador since 2014, and have worked in rural and remote villages, reaching the communities through Bible Clubs. They have recently moved and expanded the ministry to the Montañita area.

**Hungary** - Devin and Jessica Grome serve through the European Initiative (EI) in Budapest, Hungary. EI exists to bring the gospel to a lost Europe. They mobilize teams of Christians to partner with European churches and ministries on short-term mission trips.

**Haiti** - International Christian Development Mission in Haiti exists to teach and preach the good news of Jesus Christ; to help impoverished people become self-supporting, and to educate and motivate children, youth, and adults. Pastor Ivan Pierre is the director of ICDM. He and his wife Myriam are both natives of Haiti.

**Live Global** - Matt and Jennifer Johnson are missionaries serving through Live Global. Live Global cultivates relationships between the North American church and ministries across the globe to multiply gospel impact on their communities and beyond.

**South Africa** - Philip and Maryna DeVries are missionaries serving through Life Community Services in George, South Africa. They focus on meeting the needs of children through the love of Jesus, education, clothing, food, and programs geared to the enrichment of children.

### **Staff**

We currently have 15 people on our church staff, many key volunteer leaders, and 21 seasonal preschool staff members.