



**County Council of
Beaufort County
Planning Commission
Meeting**

Chairman

ED PAPPAS

Vice Chair

CECILY MCMILLAN

Commission Members

PETE COOK

JON HENNEY

EUGENE MEYERS

GLENN MILLER

GAIL MURRAY

DANIEL RIEDEL

DENNIS ROSS

County Administrator

MICHAEL MOORE

Staff Support

ROBERT MERCHANT

Administration Building

Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

Contact

Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
(843) 255-2147
www.beaufortcountysc.gov

Planning Commission Agenda

Monday, November 3, 2025 at 6:00 PM

Beaufort County Department of Disabilities and Special Needs
100 Clearwater Way

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT
WWW.BEAUFORTCOUNTYSC.GOV AND CAN ALSO BE VIEWED ON
HARGRAY CHANNELS 9 AND 113, COMCAST CHANNEL 2, AND
SPECTRUM CHANNEL 1304.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MEETING MINUTES – October 6, 2025 Regular Meeting
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS – NON-AGENDA ITEMS

(Comments are limited to 3 minutes.)

ACTION ITEMS

7. CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP 5 ACRES (R300 016 000 0063 0000, R300 016 000 0064 0000, R300 016 000 0065 0000) FROM T3HN TO T4VC

DISCUSSION ITEMS

8. CHAIRMAN'S REPORT
9. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department
Beaufort County Government Robert Smalls Complex
Physical: Administration Building, Room 115 100 Ribaut Road
Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228
Phone: 843-255-2140

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held at the Beaufort County Department of Disabilities and Special Needs on Monday, October 6, 2025 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Mr. Pete Cook
Mr. Jon Henney
Ms. Cecily McMillan, Vice Chair
Mr. Gene Meyers
Mr. Glenn Miller
Ms. Gail Murray
Mr. Dan Riedel
Mr. Dennis Ross

MEMBERS ABSENT:

None

STAFF PRESENT:

Ms. Kristen Forbus, Long Range Planner
Mrs. Juliana Zadik, Environmental Long Range Planner
Ms. Stefanie Nagid, Land Preservation Director

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE: Chairman Pappas led those assembled in the pledge of allegiance.

REVIEW OF MEETING MINUTES: The June 2nd, 2025 Planning Commission regular minutes were approved with no objections.

CITIZEN COMMENTS: Mr. Pappas asked if there were any non-agenda related citizen comments.

There were none.

ACTION ITEMS:

CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 231.58 ACRES (R100 025 000 0084 0000, R100 025 000 0110 0000, R100 020 000 047A 0000, R100 026 00A 0260 0000, R100 026 00A 0261 0000, R300 028 000 0016 0000, R300 028 000 016A 0000, R300 015 000 076B 0000, R100 033 00A 0022 0000, R600 009 000 0030 0000, R600 013 000 0048 0000, R600 009 000 0003 0000, R600 005 000 004D 0000, R600 021 000 0078 0000, R600 029 000 0054 0000, R600 021 000 0819 0000) FROM S1, T2R, T3HN, T4HC, C4CCMU, AND C5RCMU TO T1NP.

Ms Forbus presented the background information of the item and staff’s recommendation for approval.

Ms. Nagid stated that many of these properties that were bought through the Rural and Critical Lands are not to be developed as passive parks and discussed the background of the properties.

Mr. Henney asked about industrial buffers and if they would affect the nearby lands to the Amgray tract. Ms. Forbus stated she did not know and will talk to Zoning about that. Ms. McMillan asked if signage will go up for Bermuda Bluff properties. Ms. Nagid stated that county properties have signs that state that they are County Parks. There was then discussion regarding the location of the Blocker Field Extension tract.

Chairman Pappas opened the meeting for public comment.

Jane Smith spoke about concerns of gun fire and signage located at the Bermuda Bluff tract.

Ms. Nagid discussed the issue of law enforcement and the code. She also stated that the discussion of a gate will be part of the public input process later on.

Ken Wilson spoke of concerns of Bermuda Bluff and lack of Sheriff's presence.

Tom Sharkey spoke about the Baxter Tract and support of the rezoning. He also spoke in favor of the County purchasing the remaining parcels that abut Sun City.

Discussion opened regarding the need for further enforcement of these properties.

Ron Drew spoke of his concerns on drainage for the Shell Point tract.

Mr. Henney made a motion to recommend approval of CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 231.58 ACRES (R100 025 000 0084 0000, R100 025 000 0110 0000, R100 020 000 047A 0000, R100 026 00A 0260 0000, R100 026 00A 0261 0000, R300 028 000 0016 0000, R300 028 000 016A 0000, R300 015 000 076B 0000, R100 033 00A 0022 0000, R600 009 000 0030 0000, R600 013 000 0048 0000, R600 009 000 0003 0000, R600 005 000 004D 0000, R600 021 000 0078 0000, R600 029 000 0054 0000, R600 021 000 0819 0000) FROM S1, T2R, T3HN, T4HC, C4CCMU, AND C5RCMU TO T1NP stating that it was compliant with rezoning standards 1-9. Mr. Miller seconded. The motion passed 9-0.

DISCUSSION ITEMS:

Ms. Forbus and Mrs. Zadik presented this year's update to the 2040 Comprehensive Plan Action Items. They also stated that there will be future workshops coming up with Beaufort County's staff to work together on the 5-year update to the 2040 Comprehensive Plan. The following are things what were discussed and asked to clarify:

- Ms. Murray asked about the Combahee Boat Landing in the Study.
- Chair Pappas requested that staff send a copy of slides to the Planning Commission.
- Chair Pappas asked if the affordable housing section was to be updated. Ms. Forbus stated supplemental information was not part of the 5-year update.
- Mr. Miller requested that we look at prioritization during the update.
- Chair Pappas asked if the atlas was to be updated.
- There was then a discussion about updating the PTOs and categorizing them based on concurrency.
- Mr. Pappas emphasized the importance of public meetings during this process.
- Ms. McMillan asked if the TIA process has been working well. Staff said that subject could be a discussion during the transportation workshop.
- There was further discussion on what is next with traffic studies. LATS studies and the ITS Master Plan were referenced.
- There was discussion on the definition of public facilities.
- Mr. Pappas emphasized the importance of municipal staff at the public meetings.

Ms. Forbus stated who needed to sign forms and Mr. Pappas reminded members of continuing education due by the end of the year.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 7:27 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Robert Merchant, AICP, Beaufort County Planning and Zoning Department

DATE: October 23, 2025

SUBJECT: CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP 5 ACRES
(R300 016 000 0063 0000, R300 016 000 0064 0000, R300 016 000 0065 0000)
FROM T3HN TO T4VC

STAFF REPORT:

A. BACKGROUND:

Case No.	CDPA-000055-2025
Applicant:	Roscoe Chambers
District/Map/Parcel:	CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 5 ACRES (R300 016 000 0063 0000, R300 016 000 0064 0000, R300 016 000 0065 0000) FROM T3HN TO T4VC
Property Size:	5 Acres
Current Zoning District:	T3HN
Proposed Zoning District:	T4VC

B. SUMMARY OF REQUEST:

The applicant is requesting a rezoning of three parcels located on Dr. Martin Luther King Jr Drive that serve the use of a church to accommodate an addition that will be used as a school. The proposed addition is around 30,000 square feet. The CDC splits up the use of Meeting Facility/Place of Worship into two separate uses: under 15,000 square feet and over 15,000 square feet. The use of over 15,000 square feet is not allowed in the parcels' current zoning district but is allowed in the proposed district. Although this is an accessory use, the use is part of the principal uses allowed size per 4.1.150.B.3 which states "the sum

of all principal and accessory structures may not exceed the allowable floor space for this use in the district in which it is located (i.e. over or under 15,000 square feet).” Therefore, a rezoning is necessary to accommodate the proposed school.

C. ZONING MAP AMENDMENT REVIEW STANDARDS: In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;

Yes, it is consistent with the Comprehensive Plan. The future land use is Rural Communities. The nearby properties zoned T4VC are also illustrated in the Comprehensive Plan as having this future land use.

2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;

No, it is not in conflict. The Corners Community is around 470 acres and the Village Place Type (Section 3.4.80.E) standards state that a T4 zoning district is to be 10-50% of the Place Type. Although T4 Village Center is not referenced in the Place Type chart because it is only used for St. Helena, it is comparable to a T4 Hamlet Center. This rezoning would make the T4 Village Center district around 100 acres, which is well within the recommended 10-50%.

3. Addresses a demonstrated community need;

Yes, it addresses the community need of K-12 education serving up to 150 students.

4. Is required by changed conditions;

No, it is not.

5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;

Yes, this rezoning is compatible with the surrounding areas. The abutting property is zoned T4VC.

6. Would not adversely affect nearby lands;

No, it would not.

7. Would result in a logical and orderly development pattern;

Yes, see 5.

8. **Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:**

Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.

9. **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities:**

A TIA was completed in which the executive summary stated “the results of the analysis indicate that the study intersections currently operate and are expected to continue to operate at an acceptable level of service with the proposed Bethesda Christian Fellowship development.”

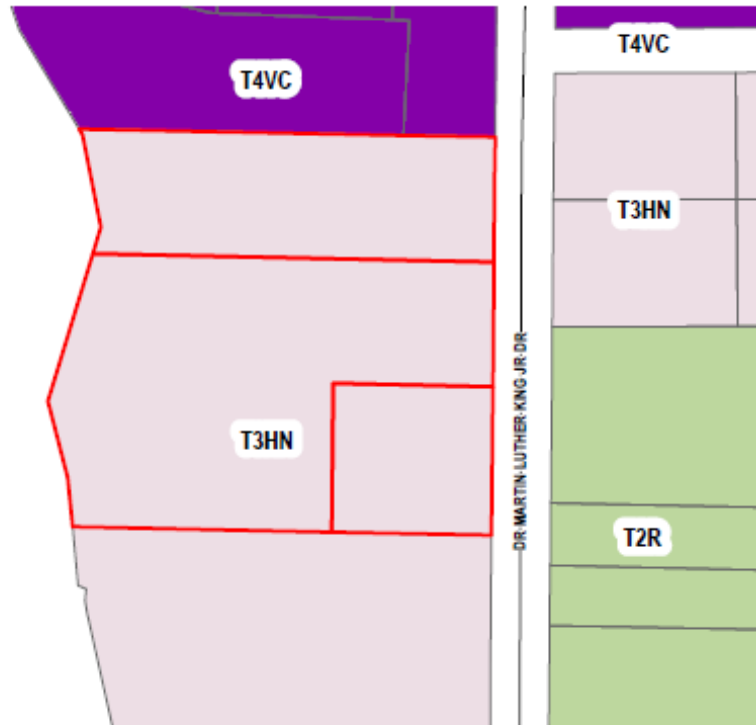
D. STAFF RECOMMENDATION: Staff recommends approval.

E. ATTACHMENTS:

- Zoning Map (existing and proposed)
- Application
- TIA Executive Summary

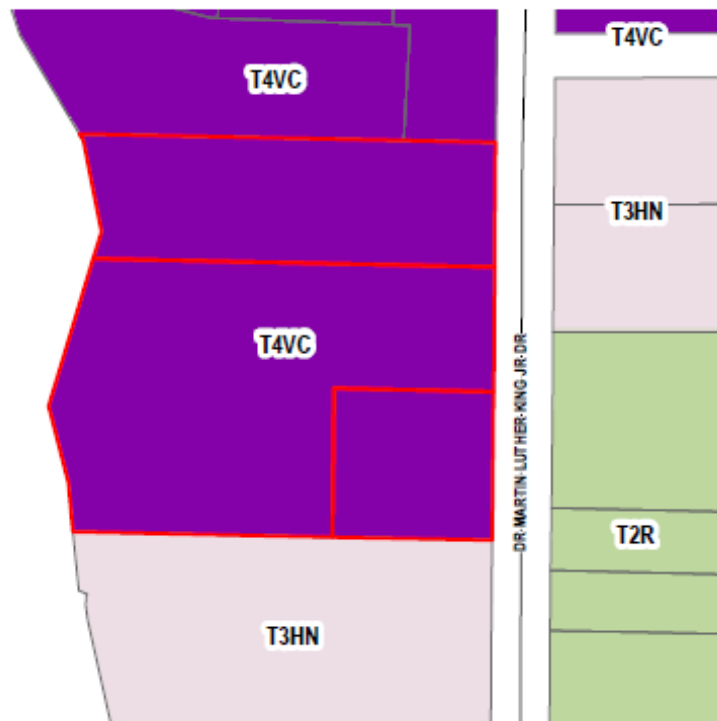
Existing Zoning

Legend	
 	R300 16 63, 64, 65
Zone Districts	
FBCCode	
 	C4 Community Center Mixed Use [C4CCMU]
 	Existing Planned Unit Development [PUD]
 	S1 Industrial [S1]
 	T1 Natural Preserve [T1NP]
 	T2 Rural [T2R]
 	T2 Rural Center [T2RC]
 	T2 Rural Neighborhood [T2RN]
 	T2 Rural Neighborhood Open [T2RNO]
 	T3 Edge [T3Edge]
 	T3 Hamlet Neighborhood [T3HN]
 	T3 Neighborhood [T3N]
 	T4 Village Center [T4VC]



Proposed Zoning

Legend	
 	R300 16 63, 64, 65
FBCCode	
 	C4 Community Center Mixed Use [C4CCMU]
 	Existing Planned Unit Development [PUD]
 	S1 Industrial [S1]
 	T1 Natural Preserve [T1NP]
 	T2 Rural [T2R]
 	T2 Rural Center [T2RC]
 	T2 Rural Neighborhood [T2RN]
 	T2 Rural Neighborhood Open [T2RNO]
 	T3 Edge [T3Edge]
 	T3 Hamlet Neighborhood [T3HN]
 	T3 Neighborhood [T3N]
 	T4 Village Center [T4VC]



9. Explanation (continue on separate sheet if needed): _____

The current zoning permits a 15,000 square foot expansion, and the the owners intends to construct a school addition of approximately 30,000 square feet.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

2-1-2023

Signature of Owner (see Item 5 on page 1 of 2) _____ Date _____
Printed Name: Bethesda Christian Fellowship Telephone Number: 844-838-4410

Address: 3236 MLK St Helena 29920

Email: fieldsdea@gmail.com

Agent (Name/Address/Phone/email): Deacon Ben Fields

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

SUBMISSION OF APPLICATION. ALL APPLICATIONS SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY DEPARTMENT. NO APPLICATION WILL BE ACCEPTED UNLESS ACCOMPANIED BY THE REQUIRED FEE. APPLICATIONS RECEIVED BEFORE 12:00 P.M. SHALL BE DATED THE SAME WORKING DAY. APPLICATIONS RECEIVED AFTER 12:00 P.M. SHALL BE DATED THE NEXT WORKING DAY.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

THE FOLLOWING MUST BE ADDRESSED ON A SEPARATE SHEET AND ATTACHED
Section 7.3.40 Zone Map Amendment (Rezoning)

1. Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code. In areas of new development, a finding of consistency with the Comprehensive Plan shall be considered to meet the standards below, unless compelling evidence demonstrates the proposed amendment would threaten the public health, safety, and welfare if the land subject to the amendment is classified to be consistent with the Comprehensive Plan:

This request is consistent with the current zoning as a;; properties towards Hwy 21 are zoned as requested.

2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances:

This request is not in conflict with the current zoning as the existing facility is a commercial facility.

3. Addresses a demonstrated community need:

The addition of classrooms and community spaces will contribute to the community need.

4. Is required by changed conditions:

N/A

5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land:

Yes, same as 1.

6. Would not adversely impact nearby lands:

Does not adversely impact nearby lands as the use will not change.

7. Would result in a logical and orderly development pattern:

Yes, continues the current zoning to the north.

8. Would not result in adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment:

No, compatible engineering will be required to address all these items.

9. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities):

Yes, continuation of the existing use will adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed rezoning rests with the owner.

 As seen Fields sept 24, 2025
Signature of Owner Date

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORKDAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY *NOON* FIRST MONDAY OF THE MONTH PRIOR TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

SUBMISSION OF APPLICATION. ALL APPLICATIONS SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY DEPARTMENT. NO APPLICATION WILL BE ACCEPTED UNLESS ACCOMPANIED BY THE REQUIRED FEE. APPLICATIONS RECEIVED BEFORE 12:00 P.M. SHALL BE DATED THE SAME WORKING DAY. APPLICATIONS RECEIVED AFTER 12:00 P.M. SHALL BE DATED THE NEXT WORKING DAY.

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CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
Notice Issued: (place received stamp below)

Date Posting:
Application Fee Amount Received:
Receipt No. for Application Fee:

FILE NO: _____ //

Initiated by: STAFF / OWNER
(Circle One)

BEAUFORT COUNTY, SC
PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)
ZONING MAP OR TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

APPLICATION PROCESS

Your application will be heard by the following groups before final determination by County Council occurs (approximately five separate hearings for text amendments; approximately five to six for map amendments, depending on the property location) as indicated below:

1. **Metropolitan Planning Commission** (a subcommittee of the County Planning Commission -- for properties on Port Royal Island including Burton, Grays Hill, Seabrook, and Shell Point areas; and Lady's Island, including Coosaw Island—map amendment only): Generally Third (3rd) Monday of each month, at 5:30 p.m. in the Beaufort City Hall Council Chambers, 1911 Boundary Street, Beaufort, SC 29902.
2. **The Beaufort County Planning Commission:** First (1st) Monday of each month, at 6:00 p.m. in the County Council Chambers, Administration Building, 100 Ribaut Road, Beaufort, SC. If the first Monday is a County holiday or a County Council meeting day, the meeting will be held on the first Thursday of the month.
3. **Natural Resources Committee of Beaufort County Council:** generally Third (3rd) Monday of each month, usually at 2:00 p.m. in the Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC.
- 4-6. **County Council:** Second (2nd) and Fourth (4th) Mondays of each month, at 4:00 p.m. usually in the County Council Chambers, Administration Building, 100 Ribaut Road, Beaufort, SC.
 - a. First (1st) Reading
 - b. Second (2nd) Reading
 - c. Third (3rd) and Final Reading (Public Hearing generally prior to final reading)

NOTE: Occasionally meeting locations, dates and times may be changed. Before attending the above listed meetings, please confirm with the Planning Office (phone 843-255-2140) or check the County website at www.bcgov.net (click on "View Full Calendar" on the far right of the home page screen).



Notes for Rezoning Application for School Addition
Bethesda Christian Methodist Church
St Joseph Baptist Church of St Helena Trustees
30 DR Martin Luther King Jr Drive
PO Box 515
St Helena Island 29920

R300 016 000 0063 0000 3 acres

R300 016 000 0064 000 1.38 acres
St Joseph Baptist Church , Glover John H Fields Ben Bradley Olive

R300 016 000 0065 000 .680 acres
St Joseph Baptist Church

KEY POINTS:

A. PROPERTY LINES WILL BE MERGED INTO ONE PARCEL.

B. The current zoning permits a 15,000 square foot expansion, and the the owners intends to construct a **school addition** of approximately 30,000 square feet. The proposed addition would be a two-story structure with an approximate footprint of 15,000 square feet.

C. New Fire/Drop Lane Around Property Perimeter

This new fire/drop lane will be constructed around the property perimeter. It will include additional parking and allow for drop-off/pick-up stacking. Traffic Engineers have thoroughly studied the project and do not recommend any offsite improvements.

D. All additions to occur outside the 100' river overlay.

PHASE 1 CONCEPT PROGRAM

1. Play area.

2. 12 OR 24 Classrooms

3. Common spaces : Assembly space, existing Chapels, **stairs**, elevators, toilet rooms, Locker Rooms

4. Support Spaces

4. Offices,

1. NEW FIRE/RESCUE LANE AROUND PROPERTY PERIMETER, INCLUDES ADDITIONAL PARKING AND ALLOWING FOR DROP-OFF/TAKE-UP STAGING. SEAFORT COUNTY WILL REQUIRE A TRAFFIC STUDY.
2. BUILDING ADDITIONS TO OCCUR OUTSIDE THE 100' SETBACK.
3. BUILDINGS CAN BE WITHIN THE 100' SETBACK. BUILDINGS CLASSROOM DESIGN ON MODULAR BASIS OF 1600 S.F. FOR SEAMLESS EXPANSION.
4. BUILDING DESIGN ON TWO STORY DESIGN METHOD.
4. COMMON SPACES ON SINGLE LEVEL BUILDING.

PHASE 1 CONCERN PROGRAM

1. PLAYGROUND
2. 12 OR 24 CLASSROOMS

COMMON SPACES INCLUDING:

- MULTIPURPOSE
- ASSEMBLY SPACE/EXISTING CHAPEL
- SUPPORT SPACES

4. OFFICES, LABS
4. STAIRS, ELEVATOR, TOILET ROOMS, LOCKER ROOMS

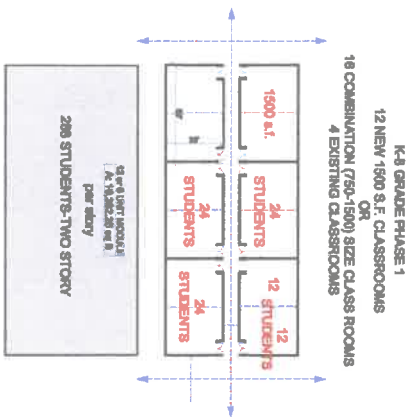
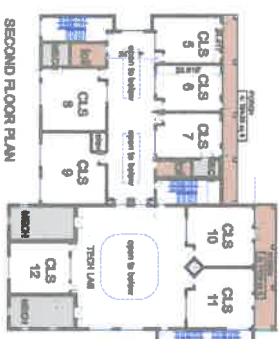


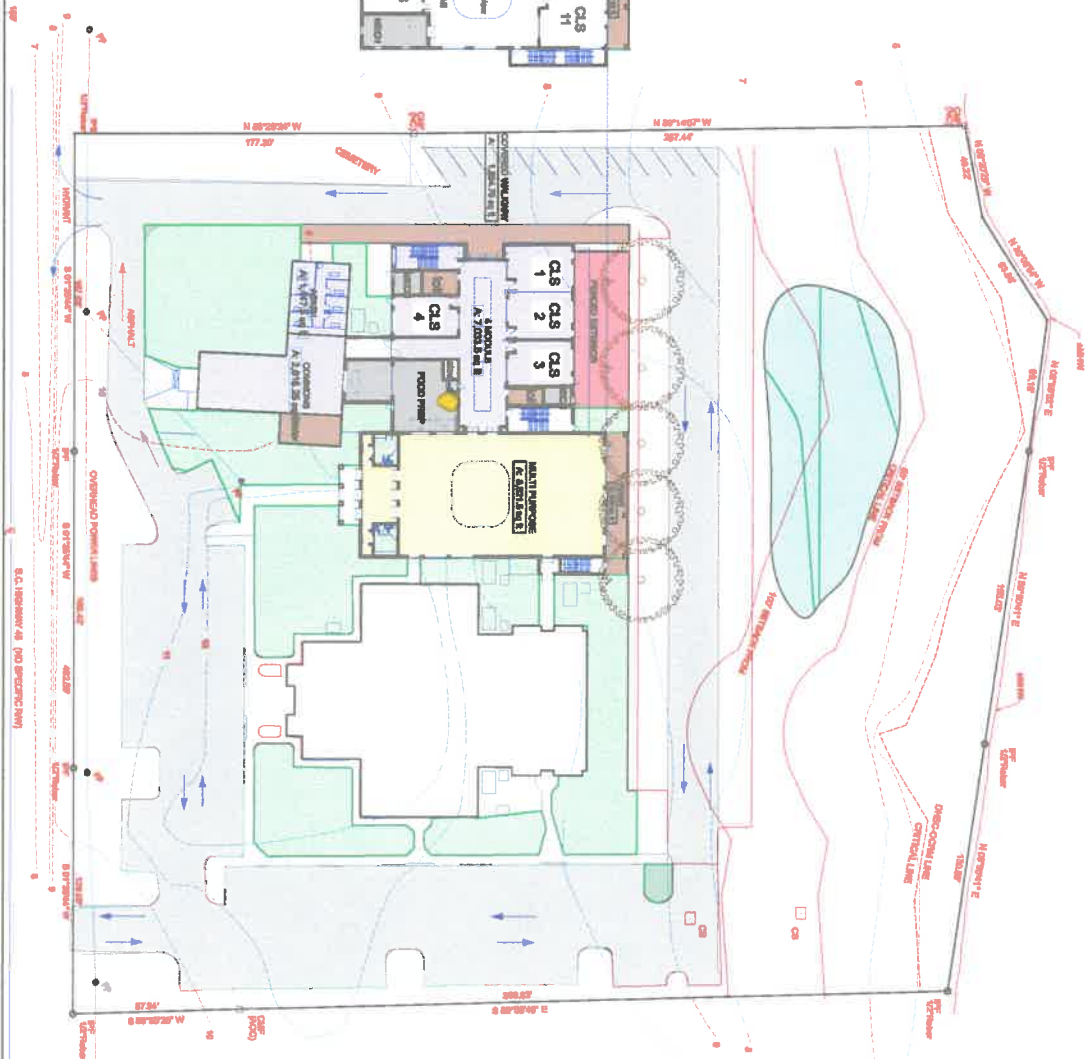
Figure 3.3
Multiple Use of Rhetorical Space

3 Multiple space

206 ARCHITECTS
BILL CHAMBERS, ARCHITECT
843-812-9886

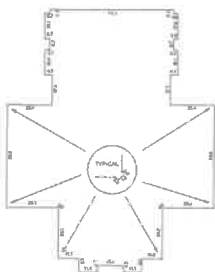


SECOND FLOOR PLAN



CONCEPT MASTER PLAN

CONCEPTUAL MASTER PLAN



ST. JOSEPH BAPTIST CHURCH



- 1. LOT LINE TO BE ADJUDICATED
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- 92. LOT LINE TO BE ADJUDICATED
- 93. LOT LINE TO BE ADJUDICATED
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- 99. LOT LINE TO BE ADJUDICATED
- 100. LOT LINE TO BE ADJUDICATED

0 25 50 100 150

SCALE 1" = 50'

AUGUST 16, 1999



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD SURVEY FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND THAT IT EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DAVID S. YOUNG, RLS 9765
BEAUFORT SURVEYING, INC.
1925 DUKE STREET (PO BOX 1231)
BEAUFORT, S.C. 29901
PHONE (803) 534-3281 525-1175



PRELIMINARY / NOT FOR CONSTRUCTION

JOB: J21030

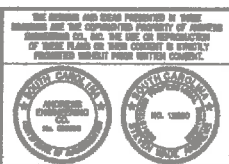
SHEET #:

1

Existing Site
Plan

Preliminary Site Plan
For:
Berhards School
38 W.K. Drive
St. Helena
Beaufort County, SC

Andrews Engineering & Surveying
2710 Oak Street Suite A
Beaufort, NC 28520
919.378.2222
Fax 919.378.2223



PLAN REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			
2			
3			
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7			
8			



PRELIMINARY / NOT FOR CONSTRUCTION

JOB: J21030

SHEET #:

1

Date Drawn: 08/17/2021
 Date Revised: 08/20/2021
 Drawn By: E. Lee
 Engineer: L. Adams

Existing Site Plan

Preliminary Site Plan
 For
 Bethesda School
 381 M.K. Drive
 St. Helena
 Beaufort County, SC

Andrews Engineering
 & Surveying
 2715 Old Street Suite A
 Beaufort, SC 29902
 Tel: 843.779.2222
 Fax: 843.779.2223



PLAN REVISIONS

NO.	DESCRIPTION	DATE	BY
1			
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EXECUTIVE SUMMARY

A traffic impact analysis was conducted for the Bethesda Christian Fellowship development in accordance with SCDOT and Beaufort County guidelines.

The proposed Bethesda Christian Fellowship development (which is anticipated to be constructed by 2028) is located along Dr. Martin Luther King Jr. Drive and will consist of an approximately 30,000 square-foot school and multipurpose facility, designed to serve 150 K-5 students.

Access to the development is proposed to be provided via the two (2) existing Bethesda Christian Fellowship driveways, each of which meet the SCDOT spacing requirements. Project Driveway #2 (southern access) is proposed to be converted to an egress only driveway in the Build Conditions.

The extent of the roadway network analyzed consisted of the three (3) intersections of:

1. US 21/Sea Island Parkway & Dr. Martin Luther King Jr. Drive;
2. Dr. Martin Luther King Jr. Drive & Project Driveway #1 (northern access); and
3. Dr. Martin Luther King Jr. Drive & Project Driveway #2 (southern access).

The operation of each of these intersections (in terms of average vehicular delay and level of service) was analyzed with and without the project traffic anticipated to be generated by the Bethesda Christian Fellowship development.

The results of the analysis indicate that the study intersections currently operate and are expected to continue to operate at an acceptable level of service with the proposed Bethesda Christian Fellowship development.

Based on SCDOT's *Roadway Design Manual* considerations, exclusive turn lanes along Dr. Martin Luther King Jr. Drive are not warranted at either of the project driveways.

While the turn lane analysis indicates that turn lanes are not anticipated to be warranted, coordination with SCDOT is recommended to confirm turn lanes are not required based upon Section 4E of the SCDOT ARMS manual, which states, "In most cases, the SCDOT recommends construction of turning lanes at new school sites on a statewide basis."