



**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

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](http://www.beaufortcountysc.gov)

# Planning Commission Agenda

Monday, March 2, 2026 at 6:00 PM

Council Chambers

County Administration Building, 100 Ribaut Road, Beaufort, SC

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT [WWW.BEAUFORTCOUNTYSC.GOV](http://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 – November 3, 2025 Regular Meeting and Comprehensive Plan Workshop Meetings: Nov 6, Nov 13, Dec 2, Dec 11
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS – NON-AGENDA ITEMS  
*(Comments are limited to 3 minutes.)*

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## ACTION ITEMS

7. CONSIDERATION OF A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): TABLE 3.1.60 (CONSOLIDATED USE TABLE), TABLE 3.2.40.H (T2R ALLOWED USES), AND DIVISION 4.1 (SPECIFIC TO USE)

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## 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, November 3, 2025 at 6:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas, Chairman  
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:**

Mr. Pete Cook

**STAFF PRESENT:**

Ms. Kristen Forbus, Long Range Planner  
Mr. Robert Merchant, Planning Director  
Mr. Kevin Sullivan, Transportation Planner

**CALL TO ORDER:** Chairman Ed Pappas called the meeting to order at 6:00 p.m.

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

**REVIEW OF MEETING MINUTES:** The October 6<sup>th</sup>, 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 5 ACRES (R300 016 000 0063 0000, R300 016 000 0064 0000, R300 016 000 0065 0000) FROM T3HN TO T4VC.

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

The applicant, Roscoe Chambers, presented the plan and gave the history of the church. He stated that there was an error regarding the projected student number in the TIA and it is the projected maximum for the future capacity. In this phase, there will be only 108-144 students.

Ms. McMillan asked about fill. Mr. Chambers responded that there are preliminary calculations for fill. There was then discussion about the entrances and traffic flow. Mr. Chambers showed on the plan what the traffic flow of the site will look like.

Mr. Miller asked about fire access. Mr. Chambers stated that it is a requirement to meet the standards and discussed the paving types.

Chairman Pappas asked about the future increase in student population. Mr. Chambers stated the school will be only K-5 for now.

Mr. Sullivan stated the consultant said 250 students would still be of minimum impact.

Mr. Chambers reiterated that Davis and Floyd will have to abide by SCDOT standards.

Mr. Miller asked if the storm water mitigation will need to be expanded. Mr. Chambers stated that would be decided when the project goes before staff.

Ms. McMillan asked if this project would require another traffic light. Mr. Sullivan stated it would not because it will generate about 70-80 peak trips and no mitigation is required.

Mr. Chambers stated the church's traffic will be heaviest on Sunday, which is a day that this school will not be open.

There was discussion about getting ahead of growth and de facto lanes.

Mr. Henney asked why staff utilized a Village PTO in the calculations. Mr. Merchant stated the Corners Community is made of three separate smaller PTOs; therefore, staff consolidated them in this instance.

Chairman Pappas opened the meeting for public comment.

Willie Turrell spoke in favor of infrastructure and small businesses.

Councilman Glover responded and elaborated on future plans of sidewalk and construction by fall 2026.

Mr. Ross made a motion to recommend approval of 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 stating that it was compliant with rezoning standards 1-9.

Mr. Riedel seconded. The motion passed 8-0.

#### **DISCUSSION ITEMS:**

The future workshop dates were discussed.

Mr. Henney requested a future opportunity with the transportation department to discuss TIAs.

**ADJOURNMENT:** Chairman Pappas adjourned the meeting at 6:51 p.m.

**SUBMITTED BY:** Kristen Forbus  
Long Range Planner

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Ed Pappas  
Beaufort County Planning Commission Chairman

Date: \_\_\_\_\_



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The “Comprehensive Plan 5-year update” workshop meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held at the Beaufort County Arthur Horne Courtroom Meeting Room on Thursday, November 6, 2025 at 2:00 p.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Mr. Pete Cook  
Mr. Dan Riedel

**STAFF PRESENT:**

Ms. Kristen Forbus, Long Range Planner  
Mr. Robert Merchant, Planning Director  
Mr. Claude Hicks, Beaufort Jasper Housing Trust  
Mr. John O’Toole, Beaufort County Economic Development Corporation

**CALL TO ORDER:** The meeting was called to order at 2:04 p.m.

**DISCUSSION ITEMS:**

Staff led a conversation with staff and the Commissioners about their respective sections (Economy and Housing) of the Comprehensive Plan and answered questions about action items and their applicability.

**ADJOURNMENT:** The meeting was adjourned at 4:00 p.m.

**SUBMITTED BY:** Kristen Forbus  
Long Range Planner

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Ed Pappas  
Beaufort County Planning Commission Chairman

Date: \_\_\_\_\_



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Phone: 843-255-2140

The “Comprehensive Plan 5-year update” workshop meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held at the Beaufort County Engineering Meeting Room on Thursday, November 13, 2025 at 2:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas, Chairman  
Ms. Cecily McMillan, Vice Chair  
Mr. Gene Meyers  
Mr. Glenn Miller  
Mr. Dennis Ross

**MEMBERS ABSENT:**

Mr. Pete Cook  
Mr. Jon Henney  
Ms. Gail Murray  
Mr. Dan Riedel

**STAFF PRESENT:**

Ms. Kristen Forbus, Long Range Planner  
Mr. Robert Merchant, Planning Director  
Ms. Juliana Zadik, Environmental Long Range Planner  
Mr. Kevin Sullivan, Transportation Planner  
Mr. Bryan Bauer, Director of Engineering  
Ms. Stephanie Rossi, LCOG  
Mr. Andrew Cocchiara, LCOG

**CALL TO ORDER:** The meeting was called to order at 2:12 p.m.

**DISCUSSION ITEMS:**

Staff presented information about TIAs and Levels of Service. Staff led a conversation with the Commissioners about the Mobility section of the Comprehensive Plan and answered questions about action items and their applicability.

**ADJOURNMENT:** The meeting was adjourned at 4:00 p.m.

**SUBMITTED BY:** Kristen Forbus  
Long Range Planner

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Ed Pappas  
Beaufort County Planning Commission Chairman

Date: \_\_\_\_\_



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Phone: 843-255-2140

The “Comprehensive Plan 5-year update” workshop meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held at the Beaufort County Engineering Meeting Room on Tuesday, December 2, 2025 at 2:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas, Chairman  
Mr. Jon Henney  
Ms. Cecily McMillan, Vice Chair  
Mr. Glenn Miller  
Mr. Dennis Ross

**MEMBERS ABSENT:**

Mr. Pete Cook  
Mr. Gene Meyers  
Ms. Gail Murray  
Mr. Dan Riedel

**STAFF PRESENT:**

Ms. Kristen Forbus, Long Range Planner  
Mr. Robert Merchant, Planning Director  
Ms. Juliana Zadik, Environmental Long Range Planner

**CALL TO ORDER:** The meeting was called to order at 2:00 p.m.

**DISCUSSION ITEMS:**

Staff and Courtney Kimmel (Port Royal Sound Foundation) led a conversation with the Commissioners about the Natural Environment section of the Comprehensive Plan and answered questions about action items and their applicability.

**ADJOURNMENT:** The meeting was adjourned at 4:00 p.m.

**SUBMITTED BY:** Kristen Forbus  
Long Range Planner

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Ed Pappas  
Beaufort County Planning Commission Chairman



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The “Comprehensive Plan 5-year update” workshop meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held at the Beaufort County Arthur Horne Courtroom Meeting Room on Thursday, December 11, 2025 at 2:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas, Chairman  
Mr. Jon Henney  
Ms. Cecily McMillan, Vice Chair  
Mr. Gene Meyers  
Mr. Glenn Miller  
Mr. Dennis Ross

**MEMBERS ABSENT:**

Mr. Pete Cook  
Ms. Gail Murray  
Mr. Dan Riedel

**STAFF PRESENT:**

Ms. Kristen Forbus, Long Range Planner  
Mr. Robert Merchant, Planning Director  
Ms. Juliana Zadik, Environmental Long Range Planner  
Mr. Robert Gecy, Projects Manager  
Mr. Frank Stroncheck, Facilities Management Director  
Mr. Bradley Harriott, Public Works Director  
Ms. Pinky Harriot, Chief Financial Officer  
Mr. John Robinson, Assistant County Administrator of Public Safety

**CALL TO ORDER:** The meeting was called to order at 2:05 p.m.

**DISCUSSION ITEMS:**

Staff led a conversation with the Commissioners about the Facilities section of the Comprehensive Plan and answered questions about action items and their applicability.

**ADJOURNMENT:** The meeting was adjourned at 3:50 p.m.

**SUBMITTED BY:** Kristen Forbus  
Long Range Planner

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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:** January 23, 2026

**SUBJECT:** CONSIDERATION OF A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): TABLE 3.1.60 (CONSOLIDATED USE TABLE), TABLE 3.2.40.H (T2R ALLOWED USES), AND DIVISION 4.1 (SPECIFIC TO USE)

### STAFF REPORT:

#### A. BACKGROUND:

**Case No.** CDPA-000056-2025

**Applicant:**

**Proposed Amendment:** Amendment to Table 3.1.60, 3.2.40.H, and Division 4.1 in the Community Development Code to Permit School: Public or Private in T2 Rural

#### B. SUMMARY AND BACKGROUND:

The proposed amendment seeks to conditionally permit School: Public or Private within the T2 Rural zoning district. The proposed conditions by the applicant are as follows:

- A. Either have direct access to, or extend paved access as part of the development, to an arterial or collector road.
- B. Either have direct access to, or extend utilities as part of the development, to the public water and sewer system.

In the CDC, there are four options in the use table. A permitted use is allowed in a zoning district by right. A conditional use is permitted in a zoning district yet subject to additional standards (conditions) specified for that use. A special use requires the approval of the Zoning Board of Appeals (ZBOA). Lastly, if none of the options are listed in the use table, the use is not permitted under any circumstances.

**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 furthers the goal of CF 6 in the Comprehensive Plan which states “ensure that schools are planned for and located to serve the county’s diverse population fairly and to the same high level of quality”. This also furthers the goal of closer coordination and cooperation with the School District for future school sites.

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

No, it is not in conflict. This amendment would eliminate conflict with the Community Development Code by rectifying the current three existing, non-conforming school sites (Okatie Elementary, Shanklin Elementary and Whale Branch Early College) that are located in the T2 Rural zoning district.

**3. Addresses a demonstrated community need;**

Yes, this addresses the community need for future school sites and the expansion of education opportunities in the rural areas of the County. Suitable schools sites are currently scarce and this amendment opens the door for future acquisition.

**4. Is required by changed conditions;**

Yes, is it. The CDC placed further restrictions on schools in rural Beaufort County. While the now-retired Zoning and Development Standards Ordinance allowed schools as a special use in the “Rural” district, the current ordinance does not allow schools at all in T2 Rural. The two referenced zoning districts are analogous to one another.

**5. Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County;**

Yes, it is consistent. Currently there are three schools (Okatie Elementary, Shanklin Elementary and Whale Branch Early College) that are located in the T2 Rural zoning district. These schools were built before the Community Development Code and its respective Zoning Map were implemented. Permitting the use would bring these schools into conformity. In addition, the proposed conditions to the use would ensure that future school sites are consistent with the areas designated as Rural in the Comprehensive Plan.

**6. Would result in a logical and orderly development pattern; and**

Yes. The added conditions to the use would ensure adequate public facilities and efficient traffic flow.

**7. 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.**

Yes, it would not result in adverse impacts. 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.

**D. RECOMMENDATION:** Staff recommends approval with the proposed conditions replaced with:

- School site shall utilize public sewer and water lines and shall be located within 500 feet of existing public sewer and water lines.
- School site requiring a Traffic Impact Analysis (see Division 6.3) shall also provide School Access Management Plans including:
  - Peak hour queue modeling (AM arrival & PM dismissal)
  - Bus and car rider vehicle separation design
  - Emergency vehicle access during peak AM arrival and PM dismissal times

**E. ATTACHMENTS:**

- Text Amendment Changes
- Application

3.1.60 - Consolidated Use Table

Table 3.1.60: Consolidated Use Table

Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY																		
17. School: Public or Private	—	C	—	—	—	S	—	—	—	S	P	P	P	P	P	P	—	—

"P" indicates a Use that is Permitted By Right.  
 "C" indicates a Use that is Permitted with Conditions.  
 "S" indicates a Use that is Permitted as a Special Use.  
 "TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3.  
 "—" indicates a Use that is not permitted.

### 3.2.40 - T2 Rural (T2R) Standards

#### H. T2R Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T2R	T2RL
Recreation, Education, Safety, Public Assembly			
Community Public Safety Facility		P	P
Institutional Care Facility	7.2.130	S	—
Detention Facility	7.2.130	S	—
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C	—
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	S	—
Park, Playground, Outdoor Recreational Areas	2.8	P	P
Recreation Facility: Commercial Outdoor	4.1.200	S	—
Recreation Facility: Golf Course		P	—
Recreation Facility: Primitive Campground	4.1.190	P	P
Recreation Facility: Semi-Developed Campground	4.1.190	P	P
Ecotourism	4.1.330	C	—
School: Public or Private	4.1.370	<b>C</b>	—
Key			
P Permitted Use			
C Conditional Use			
S Special Use Permit Required			

Applicant Proposed Amendment:

**4.1.370 School: Public or Private**

**School: Public or Private shall comply with the following:**

- A. Either have direct access to, or extend paved access as part of the development, to an arterial or collector road.**
- B. Either have direct access to, or extend utilities as part of the development, to the public water and sewer system.**

Staff Proposed Amendment:

**4.1.370 School: Public or Private**

**School: Public or Private shall comply with the following:**

- A. School site shall utilize public sewer and water lines and shall be located within 500 feet of existing public sewer and water lines.**
- B. School site requiring a Traffic Impact Analysis (see Division 6.3) shall also provide School Access Management Plans including:
  - (1) Peak hour queue modeling (AM arrival & PM dismissal)**
  - (2) Bus and car rider vehicle separation design**
  - (3) Emergency vehicle access during peak AM arrival and PM dismissal times****

**BEAUFORT COUNTY, SOUTH CAROLINA**  
**COMMUNITY DEVELOPMENT CODE (CDC) TEXT AMENDMENT**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Community Development Code (CDC) be amended as described below:

<b>GENERAL INFORMATION</b>
NAME OF APPLICANT: Beaufort County School District c/o Ward Edwards Engineering
MAILING ADDRESS: P.O. Box 381, Bluffton, SC 29910
PHONE: (757) 814-0824
EMAIL: cblaney@wardedwards.com
SECTION(S)/ DIVISION(S) AFFECTED: 3.1.60, 3.2.40, 4.1.110, & 4.1.370
REASON FOR REQUEST: To allow school related uses in T2R zoning.
ATTACH EDITED VERSION OF THE SECTION(S)/ DIVISION(S) AFFECTED

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.



Signature of Applicant

1/5/26  
Date

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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.

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***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.

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



## **Beaufort County Text Amendment Narrative**

**Date: January 13, 2026**

**Applicant: Beaufort County School District**

P.O Drawer 309  
Beaufort, SC 29901

### **Summary:**

Beaufort County School District (BCSD) is proposing a text amendment within the Beaufort County Community Development Code to allow for school uses within T2 Rural (T2R) zoning. Specifically, to allow for “School: Public or Private” as a Conditional Use, with the conditions outlined below:

#### **Section 4.1.370 - Public or Private Schools**

Public or private schools shall comply with the following:

- Either have direct access to, or extend paved access as part of the development, to an arterial or collector road.
- Either have direct access to, or extend utilities as part of the development, to the public water and sewer system.

#### **Section 7.3.30 Text Amendment Criteria**

The proposed text amendment addresses the following criteria set forth in Section 7.3.30 of the Community Development Code as follows:

##### **1. Consistency with the goals, objectives, and policies of the Comprehensive Plan:**

The proposed text amendment is consistent with the goals and policies of the Beaufort County Comprehensive Plan, including those encouraging the provision of essential public facilities, equitable access to educational services, and the efficient use of land. Public schools are critical community infrastructure that support long-term growth management, quality of life, and economic vitality. Allowing schools within T2R zoning supports the Comprehensive Plan’s intent to provide public services in appropriate locations while respecting rural character and minimizing unnecessary zoning changes.

##### **2. No conflict with the Development Code or Code of Ordinances:**

The proposed amendment does not conflict with provisions of the Beaufort County Community Development Code or the Code of Ordinances. Rather, it clarifies and modernizes the Code by addressing existing inconsistencies: Beaufort County School District currently operates Okatie Elementary School, Joseph S. Shanklin Elementary School, and Whale Branch High School within the T2R zoning district. The amendment brings the Code into alignment with existing conditions and long-standing public use, reducing reliance on nonconforming status for essential public facilities.

**3. Required by changed conditions:**

Changed conditions necessitate this amendment. Population growth, shifting demographics, and increasing demand for public school facilities, particularly in more rural areas of the County, require greater flexibility in finding locations for new school facilities. Additionally, the continued operation of existing schools within T2R zoning (Okatie Elementary School, Joseph S. Shanklin Elementary School, and Whale Branch High School) highlights the need to update the Code to reflect current realities and future planning needs of the School District.

**4. Addresses a demonstrated community need:**

The proposed text amendment addresses a clear community need for expanded and flexible public-school facilities. In addition to operating existing schools within a T2R district, BCSD owns adjacent undeveloped T2R-zoned property to Okatie Elementary School, that is well suited for school uses, and is evaluating the potential acquisition of additional T2R-zoned property along Cherry Point Road which also appears well-suited for a school. More broadly, the amendment enables BCSD to consider other T2R-zoned properties for future educational needs as they become available.

**5. Consistency with the purpose and intent of the T2R zoning district and improved compatibility:**

The T2R zoning district is intended to accommodate low-intensity uses compatible with rural areas. Public schools are civic uses that are generally compatible with rural settings, particularly when appropriately designed. Allowing schools within T2R zoning improves compatibility by recognizing schools as community-serving facilities rather than necessitating rezonings that could introduce higher-density residential or commercial uses inconsistent with rural character. This amendment therefore strengthens, rather than undermines, the intent of the T2R district.

**6. Logical and orderly development pattern:**

The proposed amendment promotes a logical and orderly development pattern by allowing schools to be located where land is already suitable, available, and publicly owned, without triggering broader zoning changes. Rezoning T2R land to allow schools could unintentionally open the door to higher-density uses beyond educational purposes. A text amendment avoids that outcome and ensures that development remains focused, predictable, and aligned with long-term planning objectives.

**7. No adverse impacts on the natural environment:**

Any future school development within T2R zoning would remain subject to all applicable environmental regulations, including stormwater management, wetlands protection, buffering requirements, and environmental permitting. Schools are typically developed with careful site planning and infrastructure controls, and the amendment does not diminish existing safeguards related to water quality, wildlife habitat, vegetation, noise, or other environmental resources.

**Conclusion:**

This text amendment provides a targeted, reasonable update to the Community Development Code that resolves existing nonconformities, meets demonstrated public needs, preserves rural character, and supports orderly growth. Allowing school uses within the T2R zoning district better ensures that Beaufort County School District can continue to serve the community effectively while maintaining consistency with the County's Comprehensive Plan and zoning framework.