



SHEET LIST

A000	Cover
A000.1	Survey
PH100	Existing Context and Zoning Plans
PH101	Historic Documentation
PH102	Existing Site Images
PH103	Existing Parking Images
PH104	Existing S.I. Parish Campus siteplans
AE100	Existing Siteplan
A100	Conceptual Siteplan
AE101	Existing Parish Hall Plans
A101	Conceptual Plans
AE102	Existing Parish Center Overlay
A201	Conceptual Overall Perspective Site Perspectives
A202	Conceptual Building Elevations

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS PRECIPED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

LINE TABLE		
Id	Bearing	Distance
L1	N 84°45'25" W	19.20'

NOTES:

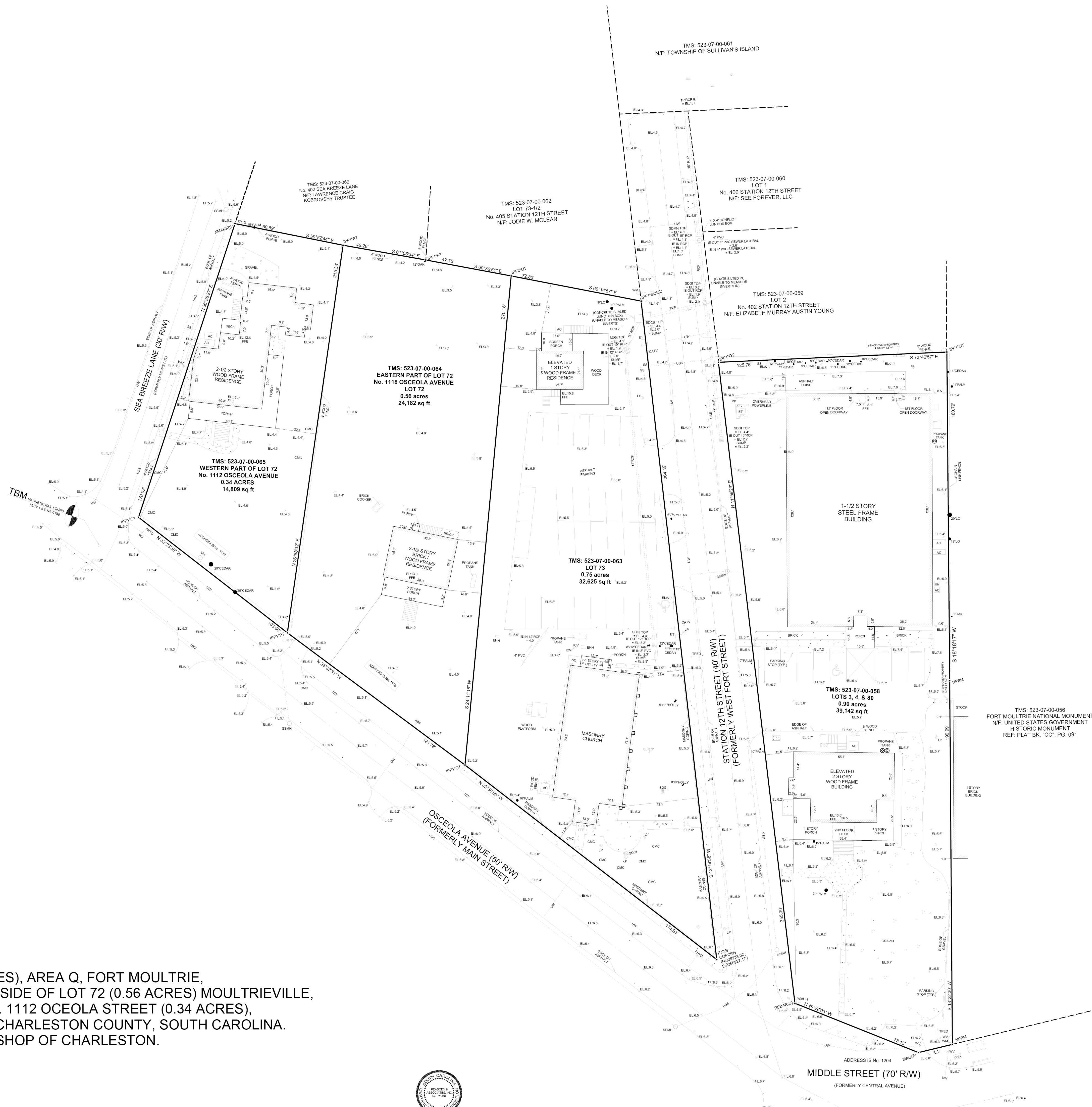
- PROPERTY APPEARS IN FLOOD ZONE AE, EL. 10' ON FIRM COMMUNITY PANEL NUMBER 45019C0338K, MAP REVISED JANUARY 29, 2021.
- THE BEARINGS SHOWN ARE GRID NORTH NAD83 (2011).
- ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
- ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

LEGEND:

NPM	- NATIONAL PARK BOUNDARY MARKER, FOUND, OLD.
CORN	- CORNER, FOUND, OLD.
MAG(F)	- MAGNETIC NAIL FOUND, OLD.
IPF10T	- 1" OPEN TOP PIPE FOUND, OLD.
IPF20T	- 2" OPEN TOP PIPE FOUND, OLD.
IPF1T	- 1" PINCH TOP PIPE FOUND, OLD.
ISOLID	- 1" SOLID FOUND, OLD.
XMARK(S)	- X-MARK SET, NEW.
REBAR(F)	- 5/8" REBAR SET, NEW.
PP	- POWER POLE.
LP	- LIGHT POLE.
ET	- ELECTRICAL TRANSFORMER.
EH	- ELECTRIC HAND HOLE.
WV	- WATER VALVE.
WM	- WATER METER.
WMH	- WATER METER HAND HOLE.
ICV	- IRRIGATION CONTROL VALVE.
TPED	- TELEPHONE PEDESTAL.
SS	- SANITARY SEWER SERVICE.
SSMH	- SANITARY SEWER MANHOLE.
SDCI	- STORM DRAIN GRATE INLET.
SDCS	- STORM DRAIN CATCH BASIN.
RCP	- REINFORCED CONCRETE PIPE.
FHYD	- FIRE HYDRANT.
10" PALM	- 10" PALM DIAMETER AT BREAST HEIGHT.
10" CEDAR	- 10" CEDAR DIAMETER AT BREAST HEIGHT.
10" OAK	- 10" OAK DIAMETER AT BREAST HEIGHT.
29" LO	- 29" LIVE OAK DIAMETER AT BREAST HEIGHT.
9" 11" HOLLY	- 9" 11" DOUBLE HOLLY DIAMETER AT BREAST HEIGHT.
8" 12" CEDAR	- 8" 12" DOUBLE CEDAR DIAMETER AT BREAST HEIGHT.
6" 7" 7" CEDAR	- 6" 7" 7" CEDAR CLUSTER DIAMETER AT BREAST HEIGHT.
6" 7" 7" 13" CEDAR	- 6" 7" 7" 13" CEDAR CLUSTER DIAMETER AT BREAST HEIGHT.
CMC	- CREPE MYRTLE CLUSTER.
EL 7.0'	- SPOT ELEVATION 7.0' M.S.L., NAVD83.
FTE	- FINISHED FLOOR ELEVATION.
NF	- NOW OR FORMERLY OWNED BY.
RW	- RIGHT OF WAY.

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	FENCE LINE
---	OVERHEAD POWER LINE
---	BUILDING LINE
---	CENTERLINE OF ROAD
---	UNDERGROUND WATER LINE
---	UNDERGROUND SANITARY SEWER LINE

---	BRICK
---	CONCRETE
---	GRAVEL



TOPOGRAPHIC PLAT

OF LOTS 3, 4, AND 80 (0.90 ACRES), AREA Q, FORT MOULTRIE, LOT 73 (0.75 ACRES), EASTERN SIDE OF LOT 72 (0.56 ACRES) MOULTRIEVILLE, & WESTERN SIDE OF LOT 72 No. 1112 OCEOLA STREET (0.34 ACRES), TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA. PRESENTLY OWNED BY THE BISHOP OF CHARLESTON.

SCALE: 1" = 20'

DATE: MAY 2, 2024
REV: SEPTEMBER 13, 2024

REF: PLAT BK. "Y", PG. 045
REF: PLAT BK. "W", PG. 112
REF: PLAT BK. "D", PG. 189

TMS: 523-07-00-058 (LOTS 3, 4, & 80)
TMS: 523-07-00-063 (LOT 73)
TMS: 523-07-00-064 (EASTERN PART OF LOT 72)
TMS: 523-07-00-065 (WESTERN PART OF LOT 72)

ALEXANDER C. PEABODY, PLS/
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CHARLESTON COUNTY
SOUTH CAROLINA



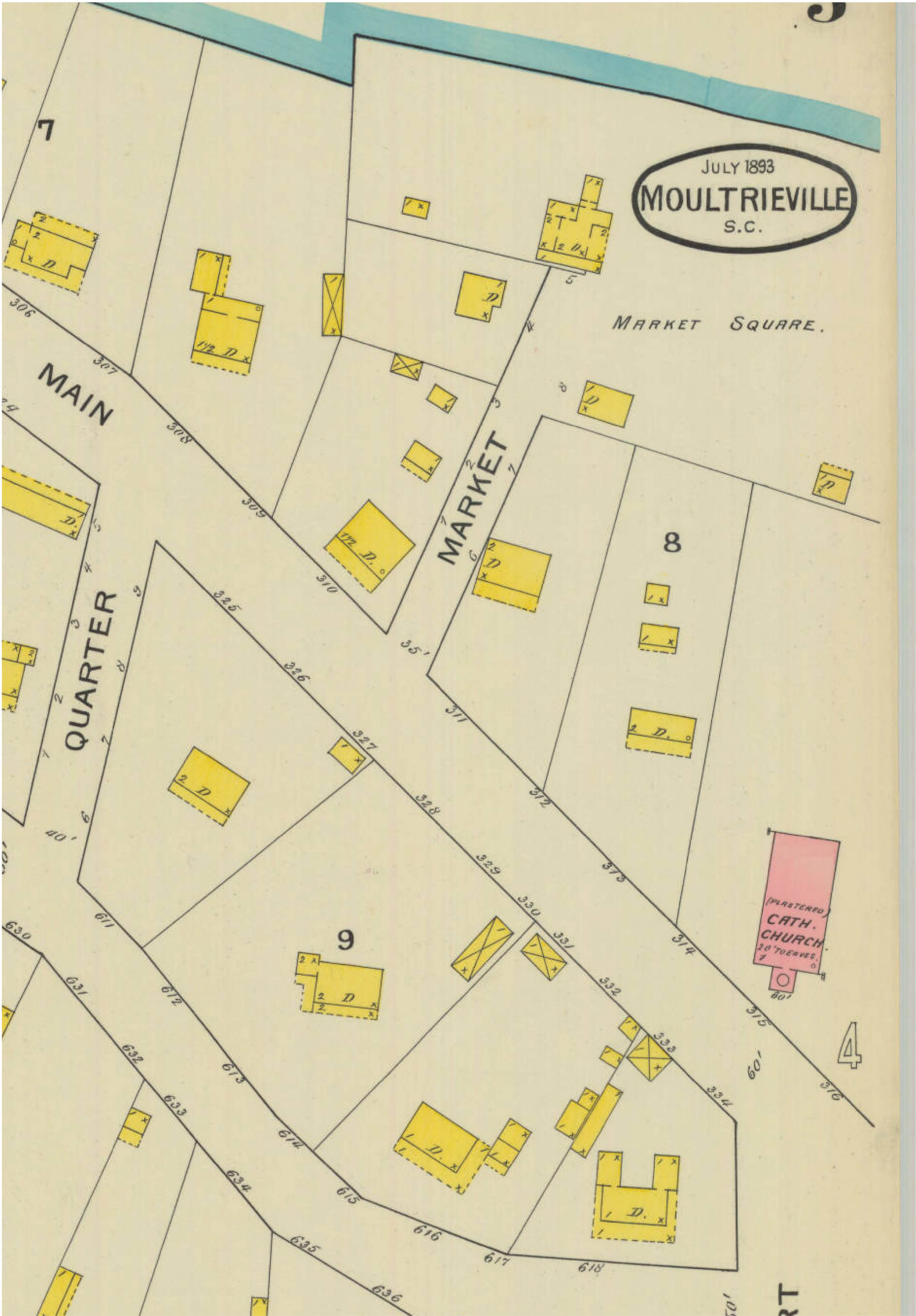
Stella Maris Parish Center Context Plan



Stella Maris Parish Center Context Zoning Plan



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To Very Rev. Dr. BERMINGHAM, V. G., Charleston, S. C.

At a meeting of the Town Council of Moultrieville, on Sullivan's Island, held 24th August, A. D. 1871, the following recommendations, made by the Committee on Lots in their report of this date, were unanimously adopted:

"Your Committee would further recommend that as an expression of the high regard of Council for the indefatigable zeal of the Very Reverend Dr. Bermingham, V. G., in the advancement of the temporal as well as the spiritual welfare of the Island, that the square adjoining the Church, 'Stella Maris,' be called and be hereafter known and designated as 'Bermingham Square.'"

Extract from the Minutes.
D. B. GILLILAND, Recorder.
August 28th, 1871.

From the minutes.
With great respect,
Yours very truly,
D. B. GILLILAND, Recorder.

To Very Rev. Dr. BERMINGHAM, V. G., Charleston, S. C.

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Extract from the Minutes.
D. B. GILLILAND, Recorder.
August 28th, 1871.

Messrs. Editors:—I should be callous to the just and laudable sensibilities of our nature were not gratified and grateful for such high consideration from the gentlemen composing the Committee on Lots," and from the whole Town Council of Moultrieville in session.

It is additional gratification to me that the Honorable Council are professional gentlemen, and stand in the front rank of our most respectable citizens of Charleston and the Island, and that none among them is a member of the Roman Catholic Church.

Moreover the humble subject of their high consideration is a Roman Catholic Priest. This fact proves the elevation and liberality of the Council. It magnifies the honor conferred, it ennobles the dead, and reflects an example that will be always appreciated and honored by the present and future crowds of liberal citizens who will visit the Island and pass, with a welcome and blessing through "BERMINGHAM SQUARE."

Hoping that J. H. Devereux & Brother, Architects, will be faithful to promise, and be as speedy in attending to the "Star of the Sea," as was the Council to the "Square," that will adorn her front, soon, then, shall we see "Saint Mary's" presenting her Gothic proportions, her tower, her bell, her star and her cross.

Look sharp, then, my dear Devereux; don't let the State keep ahead of the Church! The summer is passing; the fall is at hand! Gather your force at the "Square;" put up the last brick in the wall! Now is the time! God and His people will help us.

T. BERMINGHAM, D. D.,
Vicar General.

THE OLD STORY—THOSE THREE BLACK CROWS.—
We find the following paragraph in the Columbia

"THE SQUARE ADJOINING THE CHURCH, 'STELLA MARIS,' BE CALLED AND BE HEREAFTER KNOWN AND DESIGNATED AS 'BERMINGHAM SQUARE.'"
- S.I. COMMITTEE ON LOTS 1871 -

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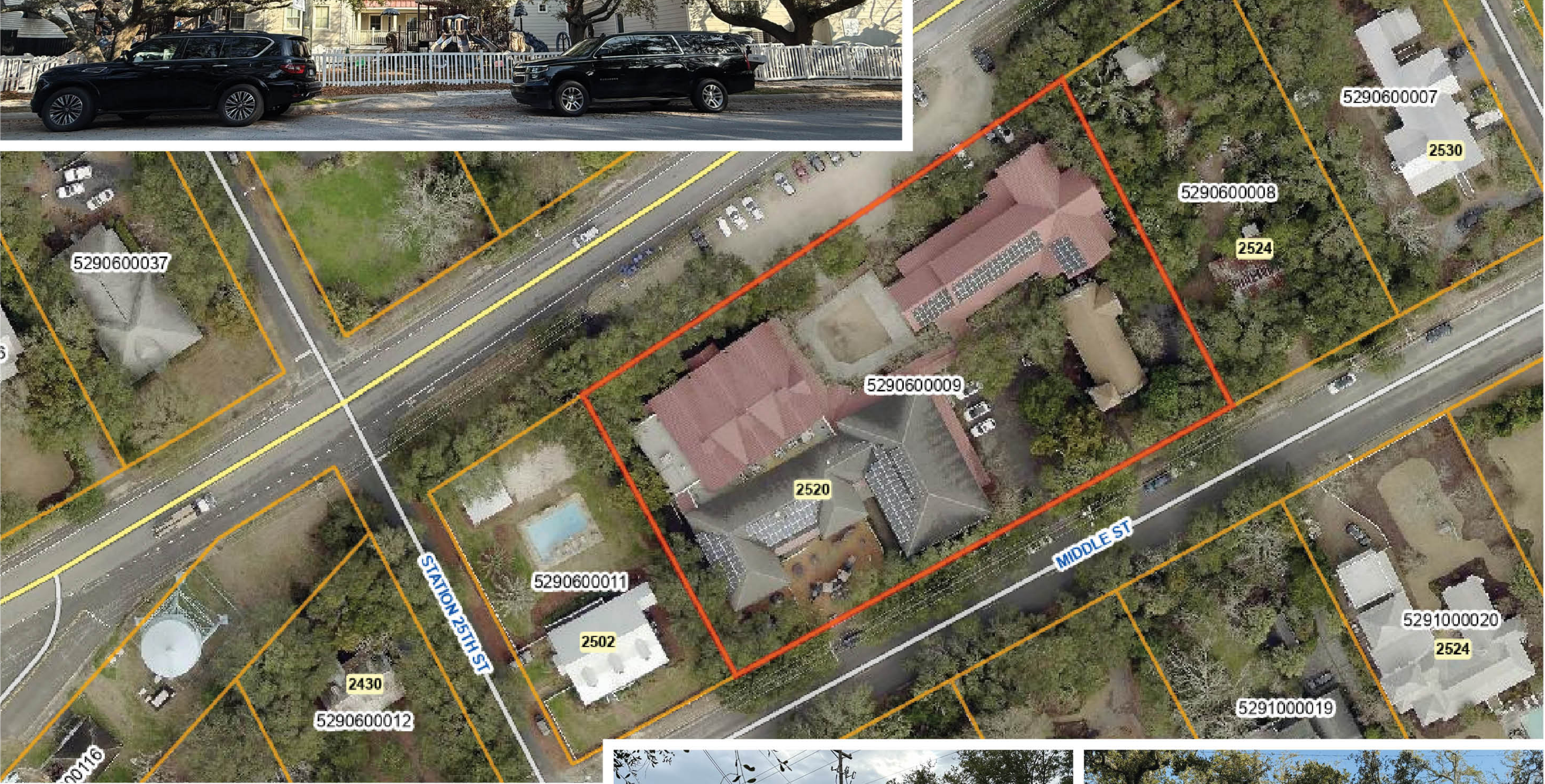
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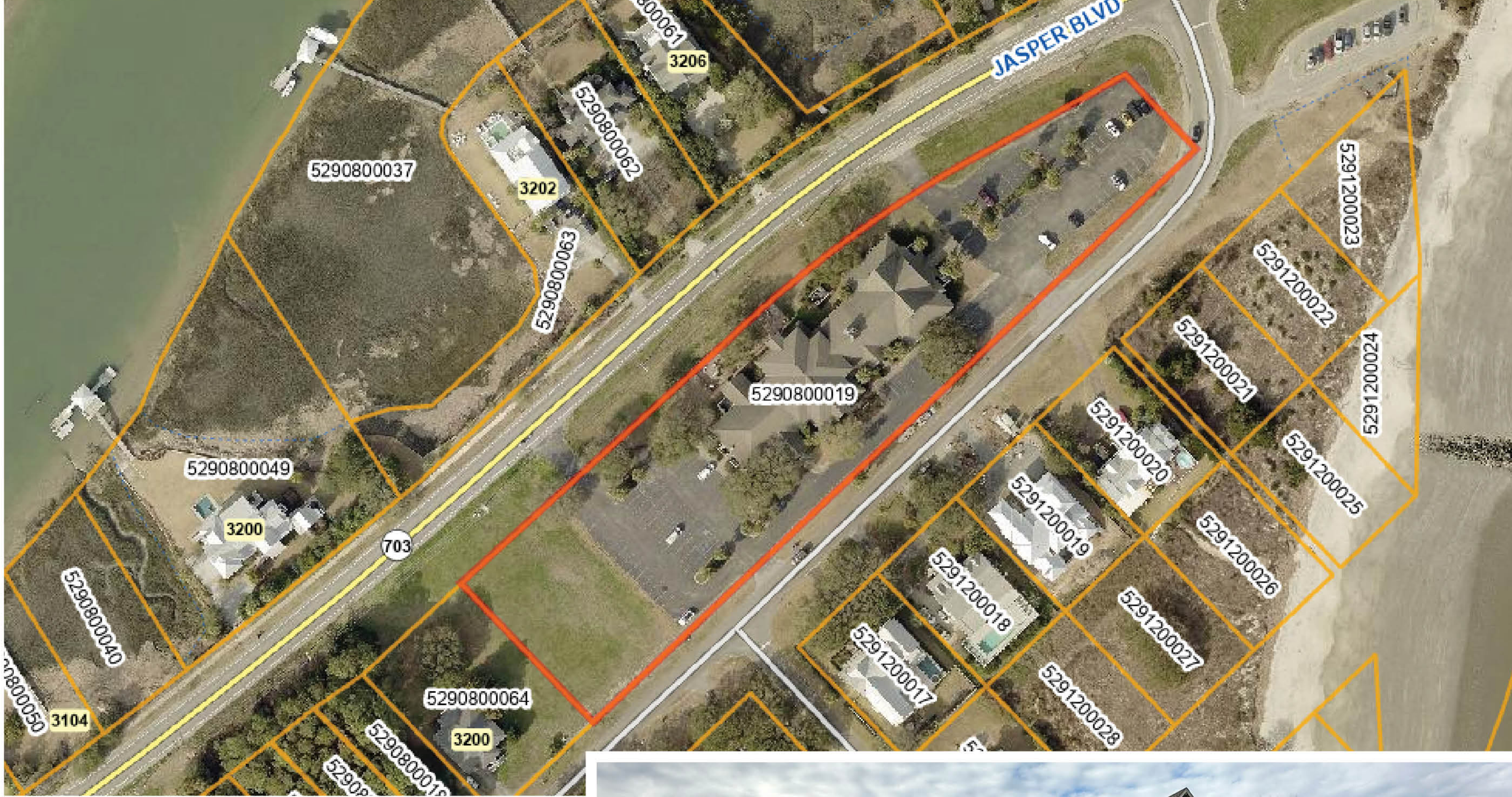
Sullivan's Island Baptist



Stella Maris Parish Center



Church of the Holy Cross



Sunrise Presbyterian







CAMPUS LOT ZONING NUMBERS

Lot Size

Parish Center Lot Size : 39,142 SF
TMS: 523-07-00-058

Sanctuary Lot : 32,625 SF
TMS: 523-07-00-063

Schill House Lot : 24,182 SF
TMS: 523-07-00-064

Rectory Lot : 14,803 SF
TMS: 523-07-00-065

TOTAL CAMPUS LOT SIZE : 110,758 SF

Allowable Principal Building Coverage

Per Zoning
(per section 21-25 (B.1)
(Lot Size x 15%)

Parish Center Lot : **5,871 SF**
TMS: 523-07-00-058

Sanctuary Lot : **4,894 SF**
TMS: 523-07-00-063

Schill House Lot : **3,627 SF**
TMS: 523-07-00-064

Rectory Lot : **2,221 SF**
TMS: 523-07-00-065

Total sum of lots **16,392 SF**
with 20% increase 19,936 SF

Allowable Impervious Coverage

Per Zoning
(per section 21-26 (B.1)
(Lot Size x 30%)

Parish Center Lot : **11,743 SF**
TMS: 523-07-00-058

Sanctuary Lot : **9,787 SF**
TMS: 523-07-00-063

Schill House Lot : **7,255 SF**
TMS: 523-07-00-064

Rectory Lot : **4,443 SF**
TMS: 523-07-00-065

Total sum of lots **33,227 SF**

Allowable Square Footage

Per Zoning
(per section 21-27 (B.1)
(Lot Size - 5000/100)*10 + 2400

Parish Center Lot : **5,814 SF**
TMS: 523-07-00-058

Sanctuary Lot : **5,163 SF**
TMS: 523-07-00-063

Schill House Lot : **4,318 SF**
TMS: 523-07-00-064

Rectory Lot : **3,381 SF**
TMS: 523-07-00-065

Total sum of lots **18,676 SF**
with 15% increase 21,477 SF



ZONING ANALYSIS

Lot Size

Parish Center Lot Size : 39,142 SF
TMS: 523-07-00-058

Sanctuary Lot : 32,625 SF
TMS: 523-07-00-063

Schill House Lot : 24,182 SF
TMS: 523-07-00-064

Rectory Lot : 14,803 SF
TMS: 523-07-00-065

TOTAL CAMPUS LOT SIZE : 110,758 SF

Parish Campus Designation

Special Exception
Sec. 21-20. Permitted, conditional, special exceptions & prohibited uses

- (C3) Special exceptions in the RS-District - Religious Institutions
- (a) Limited to one building per lot - existing non-confirming
 - (b) Housed in a permanent building
 - (c) Located on a lot not less than one-half (1/2) acre in area;
 - (d) Provides off-street location for picking-up and dropping-off adults and children;
 - (e) Provides adequate off-street parking, in accordance with Article XVI; &
 - (f) Meets the Setback and lot coverage standards of the RS District - existing non-conforming

Principal Building Coverage

for residential structures

Per Zoning 5871 SF
(per section 21-25 (B.1)
(Lot Size x 15%)

Parish Center Lot : TMS: 523-07-00-058

EXISTING **12,089 SF** (31% of lot | 10.9% of Campus)
Parish Center : 10,170 SF
1204 Historic Structure: 1,919 SF

PROPOSED **13,986 SF** (35% of lot | 12.3% of Campus)
Parish Center : 11,732 SF
1204 Historic Structure: 1,919 SF

Impervious Coverage

for residential structures - no zoning request in submission

Per Zoning 11,743 SF
(per section 21-26 (B.1)
(Lot Size x 30%)

Parish Center Lot : TMS: 523-07-00-058

EXISTING 20,159 SF (52% of lot)
Parish Center : 10,265 SF
1204 Historic Structure : 2,884 SF
Drives & Walks : 7,010 SF

CURRENT PROPOSED 17,997 SF (46% of lot)
final proposed will remain within existing - no increase requested
P.C. Enclosed Building : 11,732 SF
P.C. Covered Porches/Ramps : 2,558 SF
P.C. Raised Terrace/Ramps : 1,007 SF
P.C. Grade Site Entry Paving : 0 SF
1204 H.H. Building : 1,919 SF
1204 H.H. Porch : 781 SF

Allowable Square Footage

for residential structures

Per Zoning 5,814 SF (max 5,600)
(per section 21-27 (B.1)
(Lot Size - 5000/100)*10 + 2400

Parish Center Lot : TMS: 523-07-00-058

EXISTING **15,146 SF** (13.7% of Campus)
Parish Center 1st Floor: 10,170 SF
Parish Center 2nd Floor: 2,545 SF
1204 H.H. 1st Floor: 1,919 SF
1204 H.H. 2nd Floor: 512 SF

PROPOSED **19,899 SF** (18.0% of Campus)
Parish Center 1st Floor: 11,732 SF
Parish Center 2nd Floor: 5,736 SF
1204 H.H. 1st Floor: 1,919 SF
1204 H.H. 2nd Floor: 512 SF

Required Height

for residential structures - no zoning request in submission
proposed building will comply with the 38' height from natural ground elevation at the center point of the building (SEC 21-24B)

Required Setbacks

for residential structures

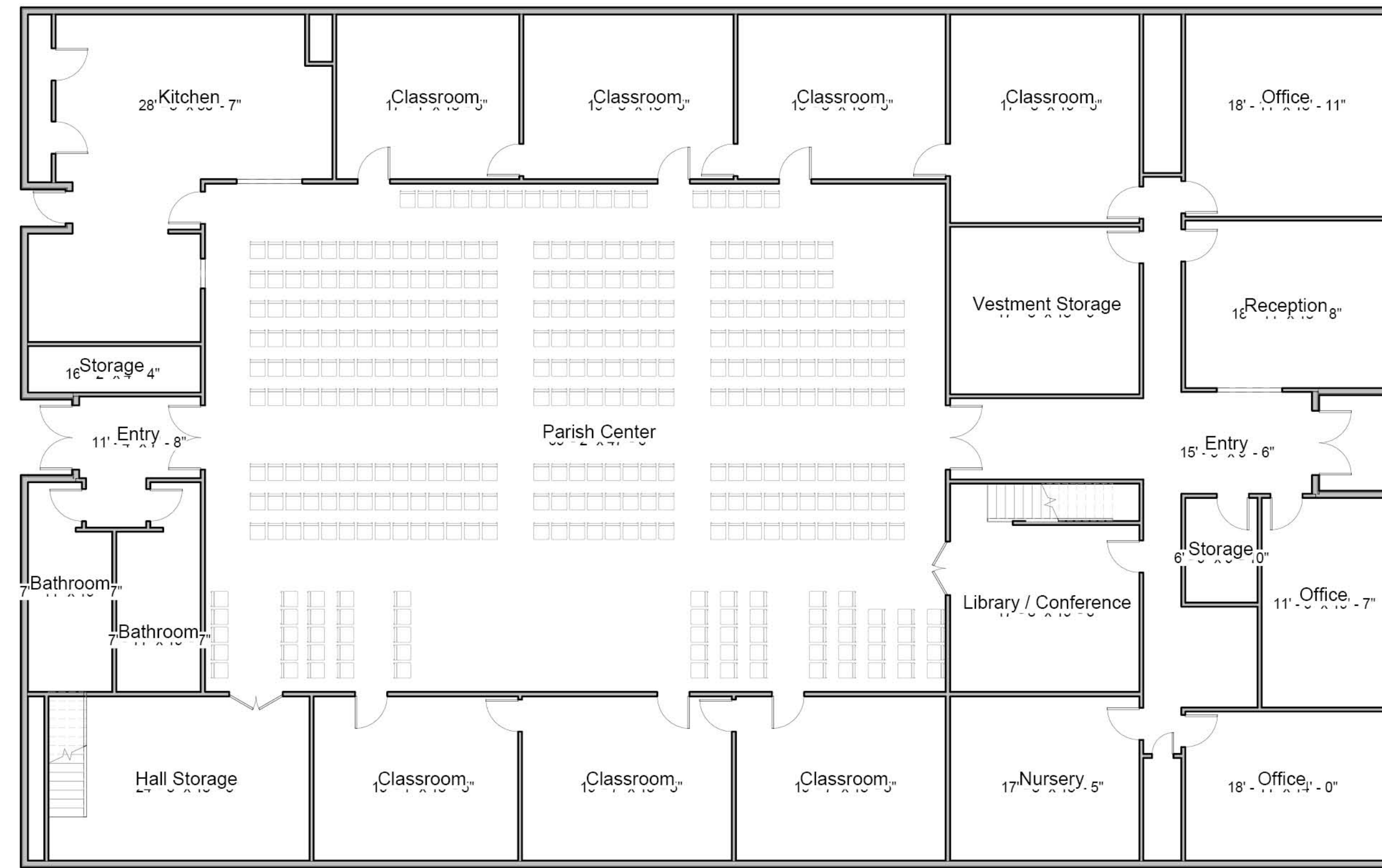
FRONT (south) - no zoning request required 25'
(per section 21-22 (B.1)

REAR (north) - no zoning request required 25'
(per section 21-22 (B.1)

SIDE SETBACKS - 1204 Osceola is a lot of insufficient width.
proposed structure will comply with existing nonconforming side setbacks as illustrated in submission. Variance requests exemption from Section 21-22 (C) (18.3) | side yard and facade articulation setbacks for residential structures.

PARISH HALL SQUARE FOOTAGE REDUCED BY 1,009 SF FROM PRIOR SIBZA SUBMISSION & 05/08/2025 MEETING

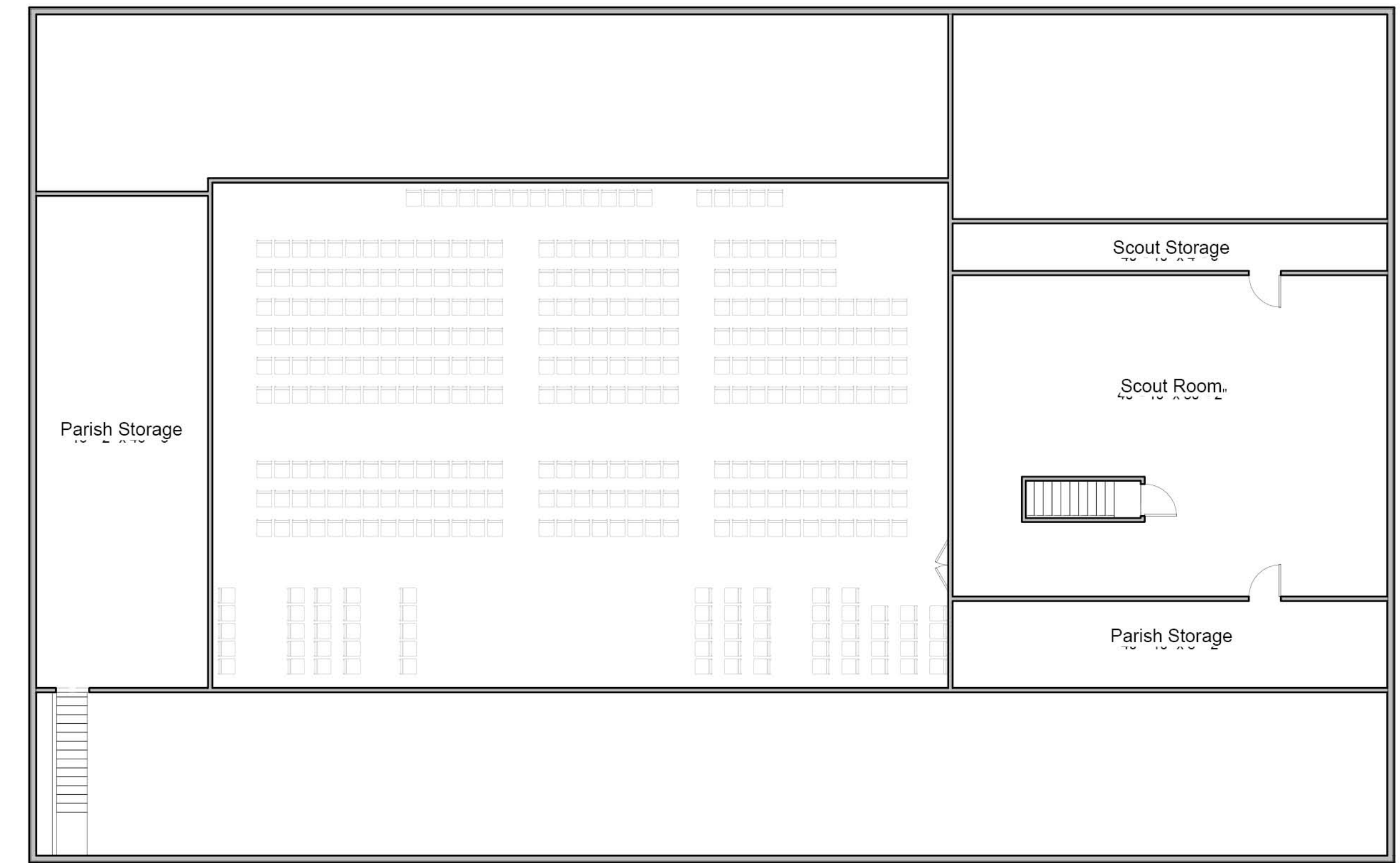
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**SCHEME SQUARE
FOOTAGE**

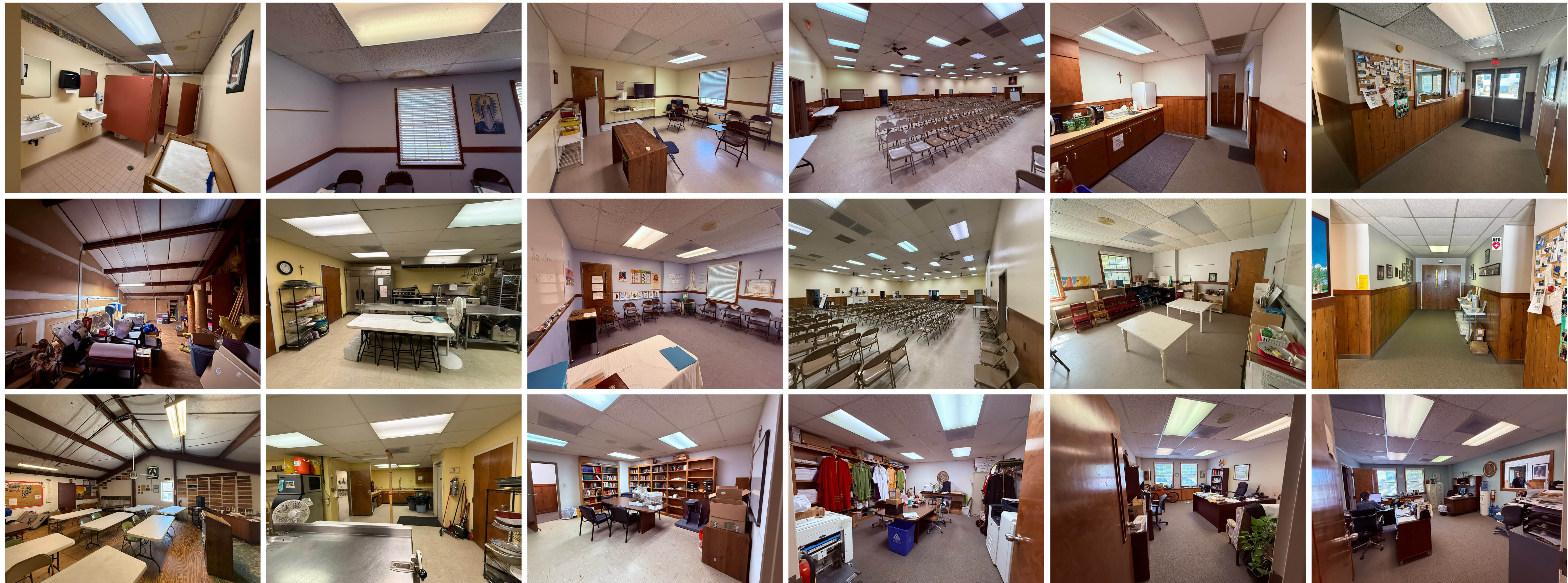
12,715 - Total S.F.

10,170 - First Floor
2,545 - Second Floor



Existing First Floor Plan
SCALE: 1" = 10'-0"

Existing Second Floor Plan
SCALE: 1" = 10'-0"



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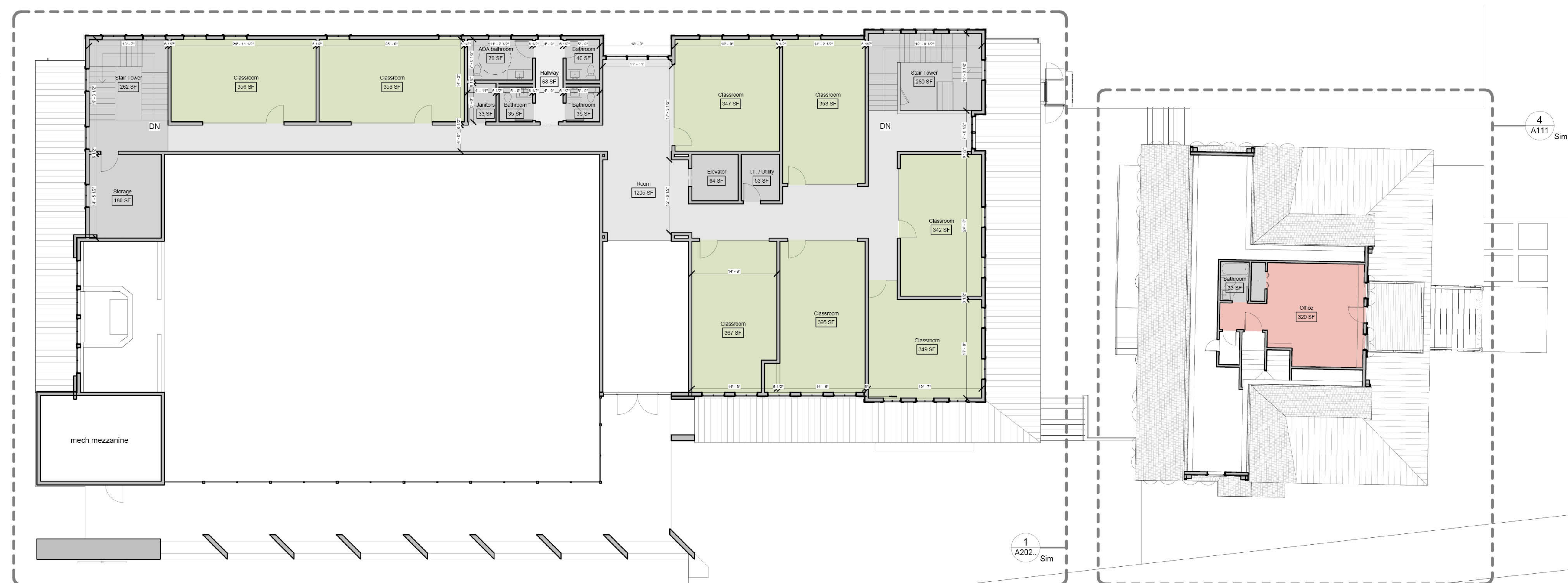


-  Parish Hall
-  Altar Space
-  General Program
-  Office
-  Education
-  Utility / Bathrooms
-  Circulation

SCHEME SQUARE
FOOTAGE

17,468 - Total S.F.

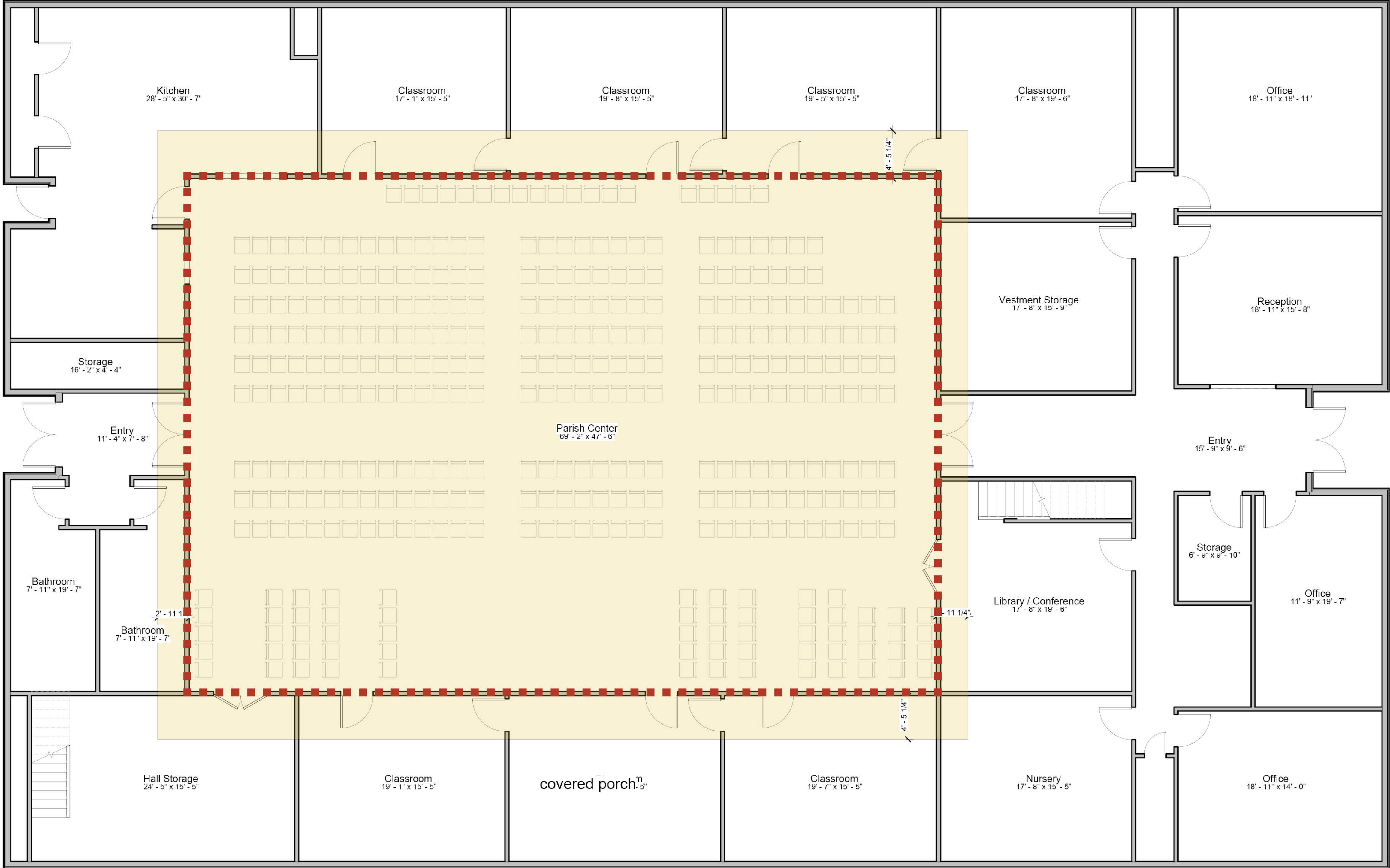
11,732 - First Floor
5,736 - Second Floor



Conceptual Second Floor Plan

SCALE: 1" = 10'-0"

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SIZE OF PROPOSED PARISH HALL SPACE



Enlarged Existing First Floor Plan

SCALE: 3/16" = 1'-0"

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1724 Ion



1702 Ion



402 Station 12

OFFICERS QUARTERS SCALE COMPARISON



Conceptual Station 12 Elevation .
WEST .

2
A202

SCALE: 1/8" = 1'-0"



Conceptual Rear Elevation .
NORTH .

3
A202

SCALE: 1/8" = 1'-0"



Conceptual Terrace Elevation .
SOUTH .

4
A202

SCALE: 1/8" = 1'-0"



Conceptual Parking Lot Elevation .
EAST .

5
A202

SCALE: 1/8" = 1'-0"