



BERKELEY COUNTY PLANNING AND ZONING

1003 Highway 52 • P.O. Box 6122
 Moncks Corner, SC 29461-6120

APPLICATION FOR REZONING

BERKELEY COUNTY ZONING ORDINANCE NO. 01-8-35, AS AMENDED

Requests for Base Zoning Districts: \$250

Requests for NEW or Major Amendment to PD Zoning Districts: \$1,000 plus \$5.00 Per Acre Per Department Engaged in Review; **Requests for Minor Amendment to a Previously Adopted Planned Development**

District: 10% of the New PD Application Fee

GENERAL INFORMATION:

OWNER'S NAME(s):

MAILING ADDRESS:

PHONE

HOME:

MOBILE:

EMAIL:

NAME OF APPLICANT (IF DIFFERENT FROM OWNER):

MAILING ADDRESS:

PHONE

HOME:

MOBILE:

EMAIL:

PLEASE INDICATE THE PREFERRED METHOD OF CONTACT:

EMAIL

HOME PHONE

MOBILE PHONE

MAILING ADDRESS

PROPERTY INFORMATION:

PARCEL NUMBER(S) (TMS):

PHYSICAL LOCATION OF SUBJECT PARCEL(S):

PRESENT ZONING CLASSIFICATION:

REQUESTED ZONING CLASSIFICATION:

ACREAGE:

REASON FOR REQUEST (PLEASE NOTE THAT SPECULATIVE REZONING REQUESTS ARE DISCOURAGED):

Large-Scale Development Moratorium Applicability

Large-Scale Developments are defined as any development intended by a rezoning that involves 75 or more acres of land or combined acres or those that contemplate more than 75 residential dwelling units.

Is the request for rezoning to a district that supports more intensive land uses or a higher level of use than the current zoning ("up-zoning")?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Does the request involve more than 75 acres of land or dwelling units?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

If you answered **"YES"** to both of these questions, you must first request County Council to Lift the Large-Scale Development Moratorium before you can proceed with this Rezoning Application. Please engage the [Planning and Zoning Department](#) for the application and information about the process.



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PUBLIC MEETING ATTENDANCE AND EXPECTATIONS

Planning Commission Meeting Date Applied for:

Land Use Committee and County Council Tentative Meeting Dates:

I understand that I may be asked to speak on behalf of my request and that I, or a representative will need to be in attendance at all scheduled public meetings. If, for some reason I or a representative will not be able to attend the scheduled meeting, I must submit a written request for deferral to another date in accordance with the adopted [Defeat/Deferral Policy](#) or withdraw my application.

Applicant's Initials Here:

ONE BERKELEY COMPREHENSIVE PLAN CONSIDERATIONS

[One Berkeley](#) Future Land Use Map Recommendation(s):

Please indicate whether or not your intended use will require the extension of water/sewer infrastructure or facilities (including, the establishment of a community sewage system). Please note that the installation of individual septic systems or private wells is not considered "infrastructure extension".

- NO, my project will be served by private well/septic or existing water/sewer utilities.
- YES, my project will require the extension of water/sewer infrastructure. Please explain below:

THE FOLLOWING INFORMATION, AS APPLICABLE, MUST BE SUBMITTED WITH THIS APPLICATION:

1. RECORDED PLAT - A copy of the most current recorded plat (8x11) archived at the Register of Deeds (ROD). **Where only a portion of a parcel is subject to rezoning, a preliminary subdivision plat shall be submitted along with this application. In such case, the subdivision plat is required to be approved and recorded concurrent with third (3rd) reading by County Council.**

2. CONCEPTUAL SITE PLAN - The Conceptual Site Plan, if available, should show **ALL** existing and proposed buildings, roads, lots, point(s)of ingress/egress, internal accesses/driveways, parking spaces, bufferyards, etc., in relation to the intended use.



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APPLICATION REQUIREMENTS, CONTINUED

3. TRAFFIC IMPACT ANALYSIS – Prepared/Reviewed in accordance with Chapter 59, the Land Development and Subdivision Regulations of Berkeley County:

- a Tier 1 Traffic Impact Analysis (TIA):** Required for proposed development or redevelopment (new, expansion of an existing use, or redevelopment of an existing use with a different use) anticipated to generate between 500 – 1,000 additional average daily traffic and/or 50 – 100 additional peak hour trips based on the ITE Trip Generation Manual, latest addition. *Please note that a Tier 2 TIA may be required upon finding that the project is in proximity to other development generating a significant number of average daily and/or peak hour trips, has potential to cause detrimental cumulative impacts to the overall transportation network, and/or creates a public safety concern.
- b Tier 2 Traffic Impact Analysis (TIA):** Required for proposed development (new, expansion of existing use, or redevelopment of an existing use with a higher intensity use) that is (1) anticipated to generate more than 1,000 additional average daily traffic and/or 100 or more additional peak hour trips or (2) located in proximity to other development generating a significant number of average daily trips and/or peak hour trips, has potential to cause detrimental cumulative impacts to the overall transportation network, and/or or creates a public safety concern.

4. NON-REFUNDABLE APPLICATION FEE (PLEASE CHECK METHOD OF PAYMENT)

- CASH; ONLINE CREDIT CARD PAYMENT; CHECK PAYABLE TO "**BERKELEY COUNTY**"

DEFERRAL AND DEFEAT POLICY

- After an applicant submits a request **but before the item is published in a public meeting agenda**, he/she may request **a one-time deferral in writing for an undefined period of time**. The applicant's request will not be scheduled for consideration by the appropriate County body until he/she requests in writing that it be placed on the Agenda within the prescribed deadline for the respective public meeting. Public meeting agenda deadlines are available at the Department. Any request to place an item on an agenda that is received after the deadline will be placed on the next available meeting agenda.
- If the applicant seeks deferral after the item has been published in a public meeting agenda, **he/she shall request "deferral" in person or proxy at the scheduled public meeting**. The County body considering the request for deferral shall determine if the applicant possesses a compelling reason to defer the request. Otherwise, the item will be entertained and acted upon by the appropriate County body.



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o If the applicant is seeking deferral from the Planning Commission or BZA, **in order for the request to be considered at a subsequent meeting, full payment of the original application fee is required to cover the administrative expense of signage, materials, and staff time necessary to prepare for the meeting.**

• If a request is ultimately defeated (denied) by a County body, the applicant shall not submit the same request for consideration for a period of **12 months from the date that the item was previously-defeated.** If the applicant submits new information within the 12-month timeframe that the Zoning Administrator determines may affect the outcome of a previously-submitted request, the Zoning Administrator, at his/her discretion, may place the request on the next available meeting agenda upon submittal of an application and payment of applicable fees within established application deadlines.

ACKNOWLEDGEMENT:

I, the Applicant, hereby acknowledge by my signature that this application is **(1) complete and accurate;** **(2) I am the owner of the subject property or the authorized representative of the owner(s);** **(3) that the tract(s) or parcel(s) of land to which this request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in the South Carolina Code of Laws, Section 6-29-114;** **(4) I have read and understand the deferral and defeat policy AND the terms of this application;** **(5) that all fees are non-refundable;** and **(6) I authorize the subject property to be posted and/or inspected.**

Signature: _____ Date: _____

PROPERTY OWNER AUTHORIZATION (IF DIFFERENT FROM APPLICANT)

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this special exception application (Please Use Additional Sheets, as necessary).

Property Owner(s) Printed Name:

Property Owner(s) Name:

Property Owner(s) Signature:

Property Owner(s) Signature:

Date:

Date: