

BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CDC) ZONING MAP AMENDMENT

TO: Beaufort County Council

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

GENERAL INFORMATION
OWNER'S NAME(S)*:
MAILING ADDRESS:
PHONE:
EMAIL:
NAME OF APPLICANT (IF DIFFERENT FROM OWNER):
MAILING ADDRESS:
PHONE:
EMAIL:

*Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

PROPERTY INFORMATION
PARCEL NUMBER(S) (TMS):
ADDRESS OF SUBJECT PARCEL(S):
SIZE OF SUBJECT PROPERTY:
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DISTRICTS):
REQUESTED ZONING CLASSIFICATION:
REASON FOR REQUEST:
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)**

**The applicant should address and attach a Traffic Impact Analysis per Division [6.3.20\(D\)](#) if a particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.

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.

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.**

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.

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:
2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances:
3. Addresses a demonstrated community need:
4. Is required by changed conditions:
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:
6. Would not adversely impact nearby lands:
7. Would result in a logical and orderly development pattern:
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:
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):

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED COMMUNITY DEVELOPMENT CODE (CDC) ZONING MAP AMENDMENT

APPLICATION PROCESS

Your application is subject to either the Zoning Map Amendment (Rezoning) Procedure per Division [7.3.40\(C\)](#).

Your application will be heard by the following groups before final determination by County Council occurs (approximately five to six separate hearings 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. Community Service and Land Use Committee of Beaufort County Council:** generally Second (2nd) Monday of each month, usually at 3:00 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 5:00 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)