



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Planning & Zoning

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PROCEDURES TO REQUEST A RIVER BUFFER WAIVER

1. Five (5) copies of a plat/site plan with the following information:
 - a. OCRM Critical line and signature from OCRM certifying the critical line location.
 - b. Setbacks of proposed house. (Front, side and setback and buffer from critical line).
 - c. A current tree survey is required and the footprint of the proposed house should be super-imposed on the tree survey, along with the septic system, on-lot storm-water (rain-garden) location, silt fence location and tree protection fencing for remaining trees. This plat/site plan should also have the OCRM certification. If there are no trees on the property, the surveyor shall place a statement “No Trees on Site” on the plat.
2. Letter from the property owner requesting the waiver. (Applicant shall submit the total square foot of the proposed house – heated and unheated to include porches, decks, garages.
3. If applicable, septic system permit from DHEC.
4. Please understand, the Staff Review Team (SRT) will not be able to grant the waiver unless:
 - (a) Please refer to the attached excerpt from the Community Development Code (CDC) outlining the conditions on which a waiver can be granted. Applicant must address the paragraphs that pertain to the standard that would allow the Staff to grant the waiver. (e.g. the average size of homes within five lots on either side of the proposed house, or the floor area ratio on the lot of three-tenths (0.30), or maximum building footprint (livable area) of 15% of the total lot, whichever is less shall guide the need for a waiver etc.)
5. Pictures of the River Buffer area to ensure the remaining buffer is vegetated.
6. Silt fence and rain gardens shall not be permitted within the remaining buffer area.
7. Filing fee - \$200.00.
8. The property owner or a representative must submit the application to the Zoning Department, because a posting notice must be issued for the property with the hearing date.

****Please Note: Applicant shall include entire footprint of proposed house to include, decks, porches, and attached or detached garages, location of rain garden. ****