



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development
ZONING PERMIT PROCEDURES

- A. **Purpose.** The purpose of a Zoning Permit is to ensure that proposed development and/or new land uses comply with all the requirements of the Community Development Code and have any required permits for access, potable water, sewer, and any other issuance of a Building Permit of Business License.
- B. **Applicability.** A Zoning Permit is required before issuance of a Building Permit or a Business License.
- C. **Zoning Permit Procedure.**
1. **Pre-Application Conference is Optional.** See Section 7.4.20 (Pre-Application Conference)
 2. **Application Submittal and Acceptance.** See Section 7.4.30 (Application Submittal and Acceptance).
 3. **Staff Review and Action.** Applicable to a decision by the Director. See Section 7.4.40 (Staff Review and Action). The Director’s decision shall be based on the standards in Subsection 7.2.20.D.
 4. **Appeal.** The decision of the Director on a Zoning Permit may be appealed to the ZBOA. See Section 7.3.70 (Appeals).
- D. **Zoning Permit Review Standards.** A Zoning Permit shall be approved on a finding the applicant demonstrates the proposed development complies with:
1. All applicable standards in this Development Code;
 2. All conditions of permits or development approvals approved under this Development Code;
 3. All required permits for access, potable water, and sewer; and
 4. All other applicable standards in the Code of Ordinances.
- E. **Expiration.** Approval of a Zoning Permit shall automatically expire if the development activity it authorizes is not commenced within twelve months after the date of approval, unless an extension of this period is authorized in accordance with Section 7.4.130 (Expiration of Development Approval).
- F. **Amendment.** A Zoning Permit may be amended only in accordance with the procedures and standards for its original approval.