



BERKELEY COUNTY

PLANNING AND ZONING DEPARTMENT

Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

August 09, 2022

Hussey Gay Bell
474 Wando Park BLVD, Suite 201
Mt. Pleasant, SC 29464

Re: Zoning Verification: Tract 143-00-00-080, 143-00-00-079 (ZONV-043041-2022)

Dear Hussey Gay Bell:

Please see below the zoning information that you requested regarding the referenced tracts.

The properties listed below, encompasses a total of 15.83 acres and are zoned as General Commercial (GC) District.

TMS	Address	Acres
143-00-00-080	No Site Address	4.99
143-00-00-079	623 Main Street Extension	10.84
Total		15.83

The General Commercial (GC) District is intended to provide for the development of community commercial centers that serve the retail shopping needs of the surrounding community within a ten-minute drive. **Supported uses include**, but are not limited to: various retail uses, general, personal and professional services, office, mixed use, restaurant, hotel, commercial event venue, indoor storage (CU), convenience retail and/or gas station (CU), commercial transportation (truckstop) of at least 10 acres in size (CU), wholesale sales, recreational/institutional uses, **townhouses/single-family attached residential uses (CU)**, **multi-family residential uses (CU)**, bed and breakfast (B&B) (AC), commercial bar and/or liquor Store (CU), domestic or commercial boarding facility (CU), primary use outdoor storage facilities (SX), among other similar primary and accessory uses. For a complete listing of uses that are supported in the GC District, please reference the Berkeley County Zoning and Development Standards Ordinance (Article 7.2), which is found online at <https://berkeleycountysc.gov/dept/planning/pzordinances/>.

Building height within the GC District is held to a base height of 40 feet with the allowance for additive height bonus up to 55 feet upon demonstration of compliance to applicable voluntary performance standards. The Building Department may impose additional restrictions based on structural codes.

The typical minimum setbacks in the GC district are as follows, measured inward of the lot line and/or edge of ingress/egress easement: Front yard 20.00'; Side yard 10.0'; Rear yard 20.00'; Open Drainage Setback: 30'.

Supplemental performance, setback, and dimensional standards apply to accessory, conditional, and special exception uses.

To my knowledge, there are no active holds or zoning violations related to these properties at the time of this letter.

Any future development or redevelopment of this site shall comply with applicable site, density, development, and dimensional standards established in the Zoning and Development Standards Ordinance and the Subdivision and Land Development Regulations. Furthermore, any change in use may necessitate evaluation for compliance to applicable site planning requirements. Applicants are encouraged to sign up for voluntary Joint Plan Review meetings to discuss a proposed project and obtain preliminary feedback at the following link: <https://berkeleycountysc.gov/dept/planning/joint-plan-review/>. Additionally, any future building expansions, retrofit, and/or upfit will require compliance to applicable Building Codes. For information regarding Building Codes and Permitting, please contact the Building & Codes division at 843.719.4758.

Please be advised that the Zoning and Development Standards Ordinance is continually under review and subject to change upon adoption of amendments by County Council. This letter will expire in six (6) months from the date that it was prepared.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Styasia Ransom

Berkeley County Planning and Zoning
styasia.ransom@berkeleycountysc.gov

Use Codes: P = Permitted Use (Allowed by Right); CU = Conditional Use (Subject to Conditions Established in the Ordinance); SX = Special Exception Use (Subject to Authorization by the Board of Zoning Appeals (BZA)); A = Accessory Use to Allowable Primary Use