



BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461
Main: 843.719.4095

MEMORANDUM

To: County Council, Berkeley County Administration, Stakeholders, and Staff

Re: Interpretation of Density in General Commercial (GC) and Office and Institutional (OI) Zoning Districts

From: Alison Simmons, AICP, Planning and Zoning Director

Date: June 3, 2022

The General Commercial (GC) and Office and Institutional (OI) Zoning Districts were amended recently to establish density standards that did not previously exist.

General Commercial (GC):

7.2.8. Residential density.

A. Residential development shall not exceed a gross density of ten dwelling units to the acre per project area.

Office and Institutional (OI):

7.3.8. Residential density.

A. Maximum density: Ten dwelling units per acre, based on project area.

Due to the ambiguity of the term, “project area”, this policy seeks clarify the interpretation and application of density standards as follows:

The “project area” is delineated by the boundary of the underlying subject parcel and shall not include more than one parcel. As a result, the maximum allowable number of dwelling units is determined based on the area of the underlying parcel and shall not exceed the ten units per acre.

Please do not hesitate to contact Alison Simmons, Planning and Zoning Director, at 843.719.4095 or Alison.Simmons@BerkeleyCountySC.Gov should you have any questions about this policy.

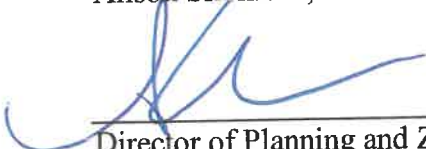


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Alison Simmons, AICP

Ashley Powell, Deputy County Supervisor



Director of Planning and Zoning
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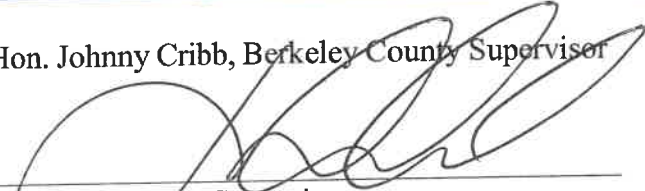
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Hon. Johnny Cribb, Berkeley County Supervisor



Berkeley County Supervisor
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CC: John O. Williams, County Attorney and Deputy Supervisor
Planning Staff
Members of Berkeley County Council, Planning Commission, and BZA