

**DORCHESTER COUNTY
SPECIAL EXCEPTION
APPLICATION**

Instructions: Applicants must complete and submit this form and fee with all the required information to the Department of Planning & Codes Enforcement at 500 N. Main St., Summerville. The Board of Zoning Appeals may hear requests for special exception approval only for those specifically listed as special exception uses in a particular zone district.

Office Use Only

Board of Zoning Appeals Meeting Date: _____

Property location/address: _____ TMS# _____ Zoning: _____

Special Exception Request for:

Special Exception for: _____

Appeal Requested for: _____

Property location/address: _____ TMS# _____ Zoning: _____

Property Owner: _____

Applicant: _____

Applicant Address: _____

Daytime Phone(s): _____ Fax No.: _____ Email: _____

Applicants Relationship: (If Not Property Owner)

Attorney Design Professional Contractor Real Estate Agent Other _____

Required Application Information: Recorded Plat of Property Visual depiction of Special Exception

❖ An Application is not complete until all required information is submitted.

I hereby acknowledge by my signature that the forgoing application is complete and accurate and I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted and/or inspected. All fees are non-refundable.

Applicant Signature: _____ Date: _____

Office Use Only

Date Received: _____ Fee: _____ Cash/Check#: _____ Rcpt#: _____ Staff: _____

Applicants for Special Exception complete the following:

(1) Applicant hereby appeals to the Board of Zoning Appeals for a Special Exception for use of the property described on this application as:

Which is a permitted special exception under the regulation in Section _____ of the Zoning Ordinance.

(2) Applicant will meet the standards in Section _____ of the Zoning Ordinance which are applicable to the proposed special exception in the following manner: _____

(3) Applicant provides the following documents submitted in support of this application: _____

Signature of Applicant

Date

Planning Staff Use Only

Staff Review:

Approved Compliance with Section: _____

Forwarded to Board of Zoning Appeals _____

Zoning Administrator: _____ Date: _____

Board of Zoning Appeals Use Only

The Board of Zoning Appeals has heard this Application of the above referenced property. It's findings are as follows:

Approved Approved with Conditions Deferred Denied

Conditions: _____

Chairman: _____ Date: _____ Vote: _____

Section 10.5 Criteria for Special Exception Approvals

In considering a special exception application, the BZA shall give the following factors reasonable consideration. The applicant should address how potentially adverse impacts related to the following factors in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by the ordinance:

- (a) Whether the proposed special exception is consistent with the Comprehensive Plan.
- (b) The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
- (c) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.
- (d) The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.
- (e) The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
- (f) The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
- (g) The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of the ordinance.
- (h) The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.
- (i) The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
- (j) The timing and phasing of the proposed development and the duration of the proposed use.
- (k) Whether the proposed special exception will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.
- (l) Whether the proposed special exception will be served adequately by essential public facilities and services.

- (m) Whether the proposed use will facilitate orderly and safe road development and transportation.
- (n) The effect of the proposed special exception on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.
- (o) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.
- (p) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.
- (q) The location, character, and size of any outdoor storage.
- (r) The proposed use of open space.
- (s) The location and use of any existing non-conforming uses and structures.
- (t) The location and type of any fuel and fuel storage.
- (u) The location and use of any anticipated accessory uses and structures.
- (v) The area of each use; if appropriate.
- (w) The proposed days/hours of operation.
- (x) The location and screening of parking and loading spaces and/or areas.
- (y) The location and nature of any proposed security features and provisions.
- (z) A description of any features above the roofline of any structures.
- (aa) The number of employees.
- (bb) The location of any existing and/or proposed adequate on and off-site infrastructure.
- (cc) Any anticipated odors that may be generated by the uses on site.
- (dd) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.



PLANNING & ZONING

KIERA REINERTSEN
Director

This completed form is to be submitted with all applications for zoning and land development permits.

PROPERTY LOCATION / ADDRESS

TMS#

OWNER NAME

Pursuant to Section 6-29-1145 of South Carolina Code of Laws, is this tract or parcel of land restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in the application?

YES _____

NO _____

PROPERTY OWNER / RESPONSIBLE PARTY SIGNATURE

DATE