



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: John O Williams, County Attorney/Deputy Supervisor
Re: Interpretation of Primary Use Commercial Event Venues
From: Alison Simmons, AICP, Planning and Zoning Director
Date: October 24, 2022

This policy memorandum seeks to distinguish special events hosted by a Civic/Community Center, allowable under the use category, “Assembly and Worship”, and a Commercial Event Venue.

Assembly and Worship uses, which are allowable in every zoning district, are defined in §4.3 as follows:

- *Assembly uses include museums, libraries, cultural or arts centers, historic sites, etc. Worship uses include a building or structure, or groups of buildings or structures, that by design and construction is primarily intended for conducting organized religious services and associated accessory uses such as schools, day care, and community centers, etc.*

A ***Commercial Event Venue***, which is allowed in commercial zoning districts, is defined in §4.3 as follows:

- *A commercial facility that is rented to individuals, groups, or organizations, and used to host gatherings such as, but not limited to, weddings, receptions, parties, meetings, and conferences. A commercial event venue may be comprised of permanent structure(s), temporary structure(s), uncovered outdoor gathering area(s), or any combination thereof. This definition does not include those uses classified as assembly and worship, commercial lodging (hotel and motel), or publicly-owned facilities.*

The following elements distinguish special events hosted by a Civic/Community Center from a Commercial Event Venue:

- There is no commercial advertising for the Civic/Community Center event rentals in the form of signage, radio advertisements, print/digital/web-based promotional advertising; and
- Special events are held in conjunction with and subordinate to primary religious, non-profit, and/or civic-oriented uses (fundraisers, events limited to/hosted for members of the participating congregation, fellowship, etc); and
- The Civic/Community Center is managed/operated by a bona fide non-profit entity.



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MEMORANDUM

Alison Simmons, AICP

A blue ink signature of Alison Simmons, consisting of a stylized 'A' followed by a wavy line.

Director of Planning and Zoning
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Ashley Powell, Deputy County Supervisor

A blue ink signature of Ashley Powell, featuring a stylized 'A' and 'P'.

Deputy County Supervisor
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Hon. Johnny Cribb, Berkeley County Supervisor

A blue ink signature of Johnny Cribb, featuring a stylized 'J' and 'C'.

Berkeley County Supervisor
843-719-4094

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