

Growth Management Areas

Charleston County Comprehensive Plan

The Charleston County *Comprehensive Plan* is the future vision for preservation and development in Charleston County for the next five to ten years. The Plan establishes strategies for the County to pursue to maintain and enhance its high quality, unique landscapes with a focus on strategies that the County government can directly influence and achieve.

The approach to future land use includes a multi-tiered effort that incorporates recommendations for growth management, treatment of major planning efforts, specific land uses and densities within the Future Land Use Plan, and development quality and character.

Combined, these recommendations and the other elements of the *Charleston County Comprehensive Plan* are the criteria against which all development proposals should be evaluated for conformance with the *Comprehensive Plan*.

Charleston County Zoning and Planning

About Us

The Zoning & Planning Department administers the County's *Comprehensive Plan* and the *Zoning and Land Development Regulations Ordinance (ZLDR)* and prepares various studies and plans related to the current and future use of land in Charleston County.

Contact Us

Phone: 843-202-7200

Email:

CCPC@charlestoncounty.org

Web:

<https://www.charlestoncounty.org/departments/zoning-planning/index.php>



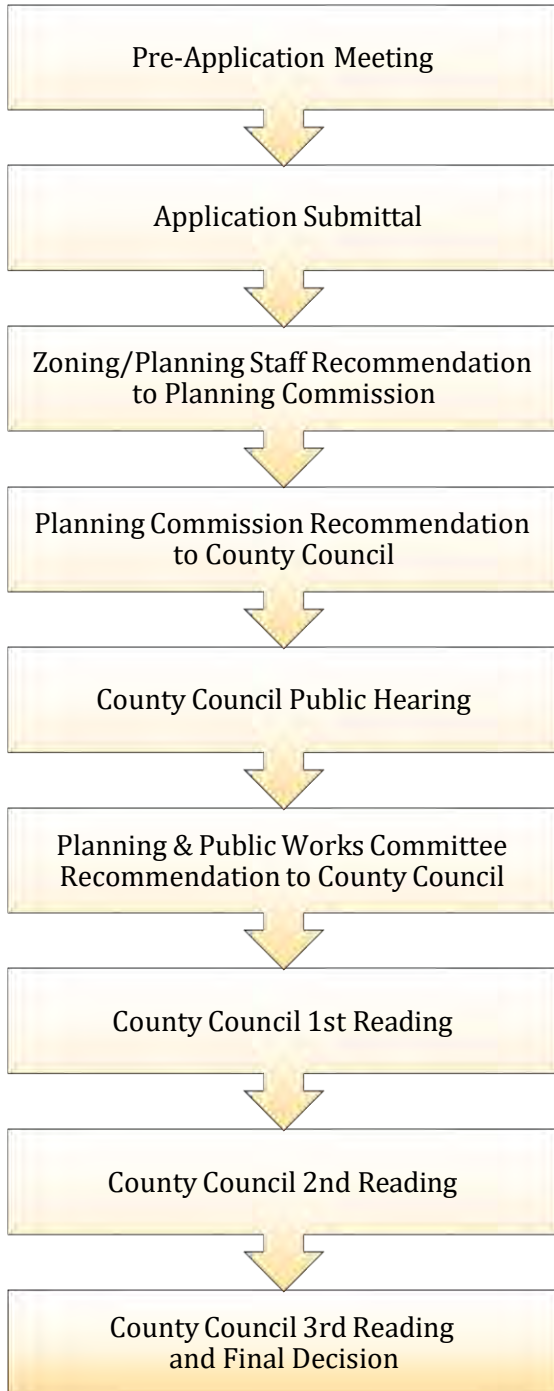
**CHARLESTON COUNTY
ZONING AND PLANNING
DEPARTMENT**

4045 Bridge View Drive
North Charleston, SC 29405

REZONING

*Charleston County
Zoning and Planning*



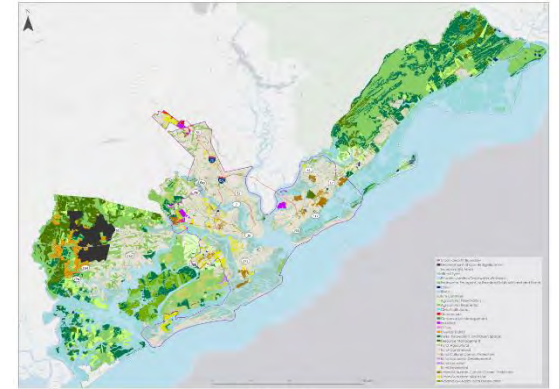


Review and Decision

The Zoning and Planning Director shall review each proposed zoning map amendment based on Sec. 3.4.6, *Approval Criteria* of the ZLDR, and if deemed necessary, distribute the application to other agencies and reviewers. Based on the results of those reviews, the Zoning and Planning Director shall provide a report on the proposed amendment to the Planning Commission. The Planning Commission makes a recommendation to County Council.

After receiving the recommendation of the Planning Commission, County Council shall take action to approve or disapprove the proposed zoning map amendment based on Sec. 3.4.6, *Approval Criteria*. County Council shall hold a public hearing prior to giving second reading to zoning map amendment applications. Zoning Map Amendments (Rezoning) are adopted by Ordinance.

See ZLDR Art. 4.25, PD, Planned Development Zoning District, for the application process and requirements for the Planned Development Zoning District.



Future Land Use Map

Approval Criteria, ZLDR Sec. 3.4.6:

Zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

- The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of the ZLDR;
- The proposed amendment will allow Development that is compatible with existing uses, recommended Density, established Dimensional Standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;
- The proposed amendment corrects a zoning map error or inconsistency; or
- The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.