

Example of Building Elevation

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:

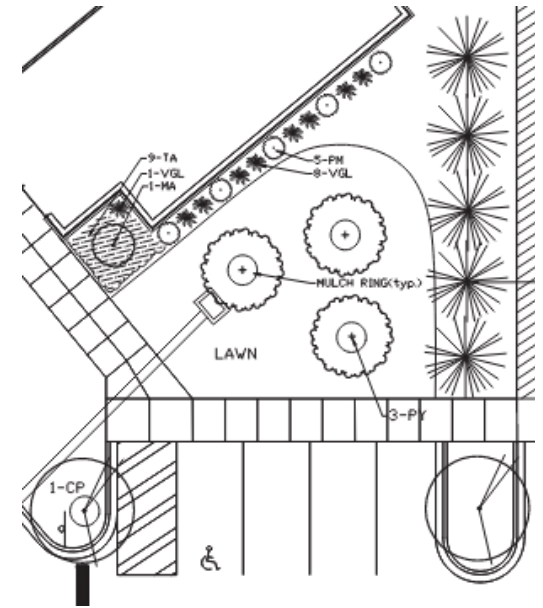
siteplanreview@charlestoncounty.org

Web:

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



**CHARLESTON COUNTY
ZONING AND PLANNING
DEPARTMENT**
4045 Bridge View Drive
North Charleston, SC 29405



What does Site Plan Review apply to?

- Any change in use to a more intensive use, as determined by the Planning Director; or
- Any earth disturbing activity greater than or equal to 5,000 square feet; or
- New development, redevelopment, and any property improvements that increase by more than 25% the area devoted to vehicular use or the floor area of buildings; or
- Any occupancy of a building that has not been occupied by a business for more than three years as determined by County records or other reasonable investigation.

SITE PLAN REVIEW

*Charleston County
Zoning and Planning*



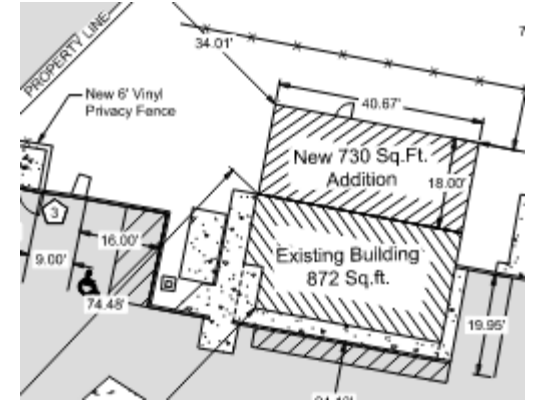
Approval Criteria

A Site Plan Review application may not be approved unless the proposed project complies with all applicable provisions of the Charleston County *Zoning and Land Development Regulations Ordinance (ZLDR)*. The ZLDR is intended to protect the health, safety, and general welfare of existing and future residents of Charleston County.

What a difference a site plan makes!

Site Plan Review Committee

The Site Plan Review Committee shall review each Site Plan application in light of Sec. 3.7.7, *Approval Criteria*. The Site Plan Review Committee consists of representatives from the Zoning and Planning Department, Public Works Department, and other departmental representatives as deemed necessary by the Zoning and Planning Director, each of whom addresses the issues relevant to their respective department's responsibilities.



Example of Site Plan Information

At the time of initial submittal, the applicant and/or owner will be advised of the date and time of the meeting and is requested to attend.

Purpose and Intent

Site Plan Review is a process used to examine all proposed developments and re-developments, except for single family detached residential uses, for the purpose of ensuring compliance with County and State requirements. The SPR Committee consists of representatives from various State and County agencies who will address issues pertaining to the project including, but not limited to, zoning, building codes, health standards, traffic/highway regulations, and drainage/road requirements.