

Building & Zoning

General Information:

Zoning - The Planning Commission shall evaluate and develop recommendations to the County Council for all proposed amendments to the Zoning Ordinance, including the zoning map. The Planning Commission will hold a public hearing on all proposed amendments to this ordinance. The Planning Commission has thirty (30) days after the public hearing is held to make its recommendation to County Council. The Planning Commission recommendation is advisory only.

Land Development - The Planning Commission administers land development regulations for the public health, safety, economy, good order, appearance, convenience, morals, and general welfare by promoting the harmonious, orderly, and progressive development of land within the County of Chester.

- Scheduled Meeting Date: Third Tuesday of each month (when applications are present).
- Place: Council Chambers at the R. Carlisle Roddey Government Building
- Time: 7:00 p.m.

Types of Appeal

1. Variance Review: The Zoning Board of Appeals shall have the power to authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in an unnecessary hardship.
2. Appeals from Decisions of the Zoning Administrator: When a person feels that the interpretation of the Zoning Administrator is incorrect.
3. Special Exception: Special Exceptions are those uses, which may be allowed in specific zoning districts under certain conditions.

- Scheduled Meeting Date - Second Tuesday of each month (when applications are present).
- Place: Council Chambers at the R. Carlisle Roddey Government Building
- Time: 6:00 p.m.

Building & Codes Enforcement – The Building and Zoning Department of Chester County enforces regulations that secure the public safety, health and general welfare through structural strength, stability, sanitation, adequate light, and ventilation, and safety life and property from fire and other hazards attributed to the built environment including alteration, repair, removal demolition, uses and occupancy of buildings, structures or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems. We currently enforce the following codes in Chester County, City of Chester, Town of Great Falls, and the Town of Fort Lawn:

Code Enforcement Officers:

Building Official: Mack Paul

Building Code Enforcement Officer: Mike Levister

Building Code Enforcement Officer: Trey Parrish

Permit Clerk and E911 Address Coordinator: Sally Hudson

Links:

www.abc.org (International Building Code)

<http://www.ilr.state.sc.us/POL/ManufacturedHousing/> (Manufactured Housing Board)

This Department Does:

- Issues building, electrical, plumbing, mechanical, and zoning permits
- Assists in economic development planning and forecasting
- Administers County development regulations for all newly developed and redeveloped properties
- Enforces County ordinances related to land use
- Protects the County' natural and man-made environments
- Plans for efficient and attractive future development of Chester County
- Provides support and expertise to members of the Chester County Planning Commission
- Conducts studies to develop background information for plans
- Reviews and approves real property plats in compliance with Chester County development regulations
- Assist municipalities in updating and amending comprehensive plans, land development regulations, zoning ordinances
- Enforces Real property subdivision administration

This Department Does Not:

- Answer 911 Calls (See 911 Department)
- Install street name signs (See Road Department)
- Assign tax map numbers (See Tax Assessor)
- Provide copies of tax maps or aerial photos (See Tax Assessor)