



**Chester County, South Carolina**  
Department of Planning, Building & Zoning  
1476 J.A. Cochran Bypass  
Chester, SC 29706

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### **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 hearing is held to make its recommendation to the County Council. The Planning Commission recommendation is advisory only.

- Scheduled Meeting Date: Third Tuesday of each month (when applications are present)
- Place: Council Chambers at the Chester Government Complex
- Time: 6:30 PM

**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 Chester Government Complex
- Time: 6:30 PM

#### Types of Appeals

**Zoning Board of Appeals:** The Zoning Board of Appeals shall have the power to authorize a special exception subject to ordinance standards and additional conditions set by the board. The Zoning Board of Appeals shall have the power to grant a variance from the strict application of the zoning regulations in an individual case of unnecessary hardship based on factual findings required by law.

- Scheduled Meeting Date: Second Tuesday of each month (when application are present)
- Place: Council Chambers at the Chester Government Complex
- Time: 6:00 PM

**Appeals from Decisions of the Zoning Administrator:** When a person feels that the interpretation of the Zoning Administrator is incorrect.

- Scheduled Meeting Date: Second Tuesday of each month (when application are present)
- Place: Council Chambers at the Chester Government Complex
- Time: 6:00 PM

**Building Code Enforcement:** The Building and Zoning Department of Chester enforces regulations that secure that 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 services systems.

**Building and Zoning Department Staff:**

Planning Director: Mike Levister

Lead Permit and Zoning Specialist: Nicole Hutchins

Permit and Zoning Specialist: Sally Hudson

**Links:**

[www.ibc.org](http://www.ibc.org) (International Building Code)

[www.llr.state.sc.us/POL/ManufacturedHousing/](http://www.llr.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 and natural 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)