



Zoning and Planning Department
Fee Schedule
 (Amended 9/15/2010)

Lonnie Hamilton III,
 Public Services Building,
 4045 Bridge View Drive
 North Charleston, SC
 29405-7464
 843.202.7200

Service Type		Fee
A. ORDINANCE AND PLANS		
1	Charleston County Zoning & Land Development Regulations Ordinance	\$50.00
2	Charleston County Comprehensive Plan	\$90.00
3	Ordinance, Plans & documents in digital form	\$10.00
B. COPIES		
1		\$0.50
2	Black & White Copies 11 x17	\$0.50
3	Color Copies 8 ½ x11	\$0.75
4	Color Copies 11x17	\$1.50
C. MAPS		
1	Entire County Zoning or Future Land Use data maps 11x17	\$2.00
2	Entire County Zoning or Future Land Use data maps 24x36	\$10.00
3	Specific Area County Zoning or Future Land Use data maps 11x17	\$5.00
4	Specific Area County Zoning or Future Land Use data maps 24x36	\$20.00
5	Special Requests (Customized maps); Example, parcel boundaries with CAMA Data or other	\$60.00 per hour
6	House, Senate, <u>Or</u> Congressional Map (Voter Maps)	\$7.50
7	House, Senate, Congressional Map Set (Voter Maps)	\$22.50
8	Voting Precinct Map (Voter Maps)	\$7.50
9	Voting Precinct Map Set (2 maps) (Voter Maps)	\$15.00
D. RECORDINGS		
1	Copies of Tape/Digital Recordings	\$10.00
8.5% SALES TAX WILL APPLY TO A., B., C. & D. ABOVE		
E. SUBDIVISION PLATS		
1	One Lot or Exempt Plat	\$50.00
2	2-10 Lots or Minor Subdivision Plat	\$100.00 + \$10/lot
3	11 or more Lots or Preliminary Plat for Major Subdivision	\$200.00 + \$10/lot
4	Conditional Plat	\$200.00 + \$10/lot
5	Final Plat	\$100.00 + \$10/lot
6	Public Improvement(s) Review (Engineering)	\$100.00 + \$10/lot
7	Appeals of Subdivision Related Administrative Decisions	\$250.00
F. ZONING		
1	Zoning Verification	\$10.00
G. ZONING PERMITS		
1	Temporary Zoning Permit Fee	\$50.00
2	Protected/Grand Tree Removal Permit (Zoning Permit)	\$25.00
3	Residential Land Disturbance	\$25.00
4	Residential Zoning Permit	\$25.00
H. COMMERCIAL and INDUSTRIAL		
1	Up to 5,000 SF building size	\$50.00
2	greater than 5,000 SF building size	\$75.00
I. ZONING AND COMPREHENSIVE PLAN AMENDMENTS		
1	Zoning Map Amendments [Rezoning]	\$150.00 + \$10/acre
2	Planned Development (PD) Zoning District	
	a. Less than 10 acres	\$300.00 + \$10/acre
	b. 10-99 acres	\$1000.00 + \$15/acre
	c. 100 acres or greater	\$1500.00 + \$20/acre
3	Amendment to existing Planned Development text	\$300.00 + \$2/acre
4	Sketch Plan Amendment	\$300.00 + \$2/acre
5	Zoning and Land Development Regulations Ordinance Text Amendments	\$250.00
6	Comprehensive Plan Amendments	\$250.00



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J. DEVELOPMENT AGREEMENTS		
	The Development Agreement application fee shall be equivalent to 50% of the Planned Development (PD) Zoning District or Form-Based Development (FBD) Zoning District application fee, as set forth in H2 a,b, & c above, based on the total acreage included within the Development Agreement application. In addition to the Development Agreement application fee, the applicant shall pay all required fees, as set forth in this Fee Schedule, for any applications submitted in conjunction with the Development Agreement, including but not limited to Comprehensive Plan Amendment applications, Zoning Map Amendment [Rezoning] applications, Planned Development (PD) Zoning District applications, and Form-Based Development (FBD) Zoning District applications, at the time each application is made. Such applications may be submitted for the entire development or for individual phases (portions) of the development, provided that each application shall require a separate fee.	50% of PD/FBD fee shown in H2 a, b, & c PLUS the applicable Comprehensive Plan Amendment, Rezoning, and/or PD/FBD application fees, where applicable.
K. SITE PLAN REVIEW		
1	Limited Site Plan Review	\$50.00
2	up to 5,000 SF building size.	\$250.00
3	greater than 5,000 SF building size.	\$500.00
L. BOARD OF ZONING APPEALS		
1	Appeals of Zoning Related Administrative Decisions	\$250.00
2	Special Exceptions	\$250.00
3	Zoning Variances	\$250.00
4	Protected/Grand Tree Removal Zoning Variances	\$250.00 + \$50.00
M. ADDRESSING		
1	Street Name Change	\$50.00
2	Street Sign	\$200.00
N. SIGNS		
1	Billboards	Site Plan Review + \$50.00
2	Wall Signs (per use)	\$50.00
3	Free Standing Sign	\$50.00
4	Agricultural Sign	\$20.00
O. Fee Schedule Notes		
i	County Council may waive all or a portion of the above fees upon submittal of a request to Council and subsequent approval at a public meeting of County Council.	
ii	If any type of zoning application/permit is required in order to bring properties that have current zoning violations into compliance with the Charleston County Zoning and Land Development Regulations Ordinance, the zoning application/permit fees shall be doubled.	
iii	Zoning Verification shall include, but may not be limited to:	
a.	<i>FEMA Flood Insurance Rate Map verification;</i>	
b.	<i>review for DHEC approval;</i>	
c.	<i>tattoo radius or manufactured home radius; and</i>	
d.	<i>the Towns of Kiawah Island, Rockville and Meggett zoning verifications, or any other zoning verification as determined by the Zoning/Planning Director.</i>	
iv	Separate applications and fees shall be filed for more than one Variance request to each requirement of this Ordinance. If an applicant requests a variance for removal of more than one Protected/Grand tree, each additional Protected/Grand tree shall require an additional fee.	
v	Fees for 911 street signs may be waived.	