



Aerial photo

What is a Subdivision Plat?

Subdivision is the division of land into sections, via a Plat. By definition, a subdivision includes all divisions of a parcel of land into two or more lots, building sites, or other division for the purpose of sale, lease, or building development; any division of land involving a new street or change in existing streets; relocation of lot lines of any lot or lots; the alteration of any streets or the establishment of any new streets within a subdivision previously made and approved or recorded; and the combination of lots of record.

A Plat is a diagram drawn to engineer's scale showing all essential data pertaining to the boundaries and subdivision of a tract of land as determined by a professional land surveyor.

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:

subdivision@charlestoncounty.org

Web:

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

Apply online through the CSS Portal:

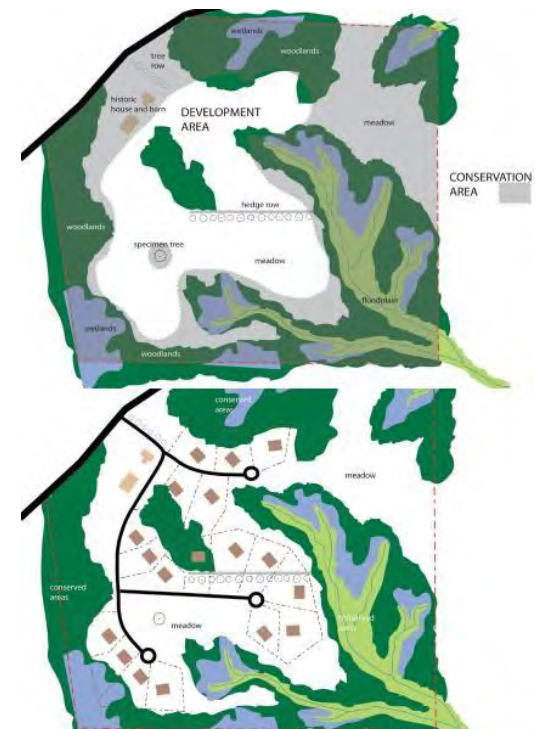
https://eplweb.charlestoncounty.gov/engov_prod/selfservice#/home



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

SUBDIVISION

*Charleston County
Zoning and Planning*





Plat Information Example

When can a Plat be recorded?

When a Final Plat has met all County requirements and the applicant has obtained all necessary approval signatures on the plat, a representative from the Zoning and Planning Department may proceed to record the approved plat with the Charleston County Register of Deeds (ROD) Office.

Purpose and Intent

The public health, safety, economy, good order, appearance, convenience, morals, and general welfare require the harmonious, orderly, and progressive development of land within Charleston County.

Plat information includes:

Lot Lines, Property Owner

Name, North Arrow, Scale,

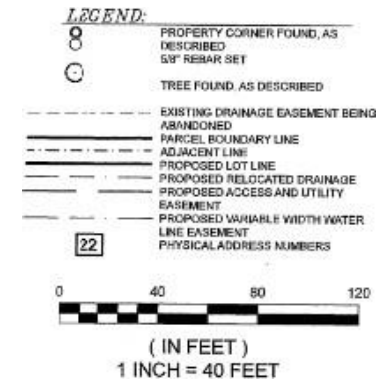
Grand Trees, Wetlands,

Critical Line, Utilities, Street

Names, Structures, etc.

Applicability

Unless expressly exempted, no Subdivision shall be made, platted, or recorded for any purpose nor shall Parcels resulting from such Subdivisions be sold, unless such Subdivision meets all applicable standards of the *Zoning and Land Development Regulations Ordinance (ZLDR)* and has been approved in accordance with the procedures of the *ZLDR*.



Plat Legend Example

Zoning and Planning Department staff will review the subdivision application for compliance with the *ZLDR* and provide written comments to the surveyor outlining any possible deficiencies within 15 working days of submittal.

Types of Plats

- Exempt Plat – Existing parcel, property line adjustment, public acquisition, combination of lots, utilities
- Minor Subdivision Plat – Creation of four lots or less
 - ✓ Final Plat
- Major Subdivision Plat – Creation of more than four lots
 - ✓ Pre-application Meeting
 - ✓ Preliminary Plat
 - ✓ Final Plat