

CONTACT INFORMATION

Lexington County Administration Building

212 South Lake Drive, Lexington SC 29072

Suite 302

Addressing (Planning/GIS) (803) 785-1454

Suite 401

Building Inspections (803) 785-8130

Floodplain Management (803) 785-8121

Landscape and Open Space (803) 785-8121

Subdivision Regulations (803) 785-8121

Zoning (803) 785-8121

Lexington County Fire Services

436 Ball Park Road, Lexington, SC 29072

Fire Marshal (803) 785-8145

Lexington County Public Works

440 Ball Park Road, Lexington, SC 29072

Stormwater Management (803) 785-8201

County Right-of-Way Encroachment. (803) 785-8201

SC Department of Health & Environmental Control

Midlands EQC Columbia - State Park Health Center
8500 Farrow Road, Building 12, Columbia, SC 29203

Well, Septic, Water System & Sewer Permits (803) 896-0620

SC Department of Transportation

Lexington Co. R/W Encroachment (803) 359-4103

Richland Co. R/W Encroachment (Chapin) (803) 786-0128

Army Corps of Engineers

Jurisdictional Wetlands (803) 253-3444

*Please let us know how we may be of assistance in helping you
through the development permitting process.*

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UNDERSTANDING THE DEVELOPMENT REVIEW PROCESS

COUNTY OF LEXINGTON
COMMUNITY DEVELOPMENT DEPARTMENT
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Lexington, SC 29072

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INTRODUCTION

New or expanding development projects within the unincorporated area of Lexington County are subject to County ordinances and regulations that require permits (with fees) from various County departments, State agencies and sometimes even Federal agencies. It is best not to rely on outside sources for information pertaining to these permits and procedures. The following brochure covers areas that you will need to consider when proposing a development project. The brochure provides general information only. Detailed information may be provided by staff during development review meetings or through other correspondence.

DEVELOPMENT REVIEW MEETING (DRM)

Development review meetings are required for any proposed development within the unincorporated area of the County that exceeds one acre in size, unless otherwise exempt from development review and permitting. DRMs may also be required by appropriate staff for projects that may have potential environmental or social impacts, projects with significant permitting issues, projects with access or traffic concerns, projects on sites that may adversely affect the development of the site, etc. Staff must justify the reason for requesting DRMs in these particular instances. Initial or preliminary plans or designs are not required for DRMs, but are strongly encouraged. Any proposed development submitted before participating in a DRM will not be accepted until a DRM is held for that particular project.



ZONING

Zoning regulates allowances of land use activities and the various aspects of those activities such as buffering restrictions, performance standards, parking, density, access, and signage. Land use activities, including signage, must be approved and permitted by Zoning.



SUBDIVISION

The Subdivision Regulations address the dividing of a tract or parcel of land into two or more lots for the purpose of sale, lease, or building. Subdivision Regulations provide standards to encourage the best environment for the health, safety, convenience, and prosperity of current and future residents.



FLOODPLAIN MANAGEMENT

In order to participate in the National Flood Insurance Program (NFIP), the County has adopted and implemented a Floodplain Management Ordinance. All structures to be constructed or expanded within a designated floodplain, must meet certain criteria to receive a building permit.



JURISDICTIONAL WETLANDS

Identification of wetland areas is necessary in order to meet federal requirements. You should contact the Army Corps of Engineers for information pertaining to these requirements.



LANDSCAPE AND OPEN SPACE

The Lexington County Landscape and Open Space Ordinance addresses tree protection areas, tree planting requirements, and other landscape requirements for new or expanding developments. The Ordinance also addresses required open space for the development of residential subdivisions.



STORMWATER MANAGEMENT

New developments and redevelopments must be designed for the control and management of stormwater runoff. The Stormwater Ordinance and Land Development Manual contain all of the requirements pertaining to land disturbance. These documents, and other related information, can be viewed online at <http://www.lex-co.sc.gov/departments/DeptIQ/publicworks/Pages/swconst.aspx>.



RIGHT-OF-WAY ENCROACHMENT

All projects proposed within public rights-of-way will require an approved encroachment permit from the agency responsible (i.e. Lexington County Public Works for County maintained roads, and SCDOT for State maintained roads). Additional road upgrades, such as traffic control devices or turn lanes, may be required as part of an encroachment permit.



WATER AND SEWER SERVICE

Water and sewer availability is essential to all new development projects, whether through a new or existing public water and/or sewer service or an individual well and septic tank. The water and/or sewer provider(s) and SCDHEC should be contacted when planning new developments.



ADDRESSING

Street addresses are assigned by the County Planning & GIS Department prior to obtaining a building permit. Proper street addresses are important for not only the normal postal delivery and identification purposes, but most importantly for 911 (emergency services) location.



BUILDING SAFETY AND INSPECTIONS

Lexington County has adopted the International Building Code for the unincorporated area of the County. New construction or changes in the occupancy of a structure must meet applicable building code requirements. In some instances, sealed and signed building plans by a SC licensed architect may be required. Prior to the issuance of a building permit, the proper zoning, landscape, land disturbance, and water and sewer permits must be issued for the project.



FIRE CODE

Lexington County has adopted the International Fire Code for the unincorporated area of the County. The Fire Marshal's office may be contacted to discuss potential fire code requirements.