

Department of Planning and Development



Property Research & Preliminary Feedback

The Department of Planning and Development provides several options to conduct research and obtain initial feedback from staff regarding the County requirements for potential property development. We highly encourage you to use these services in order to obtain this important information before applying for any development applications. Fees and application submittals vary as does the level of detail each option provides. Please read below to find out more information about each service.

GIS Property Profile – Free - Accessed online

The Property Profile contains information about a parcel's zoning designation and special areas that affect the property, such as geologic hazard zones or flood zones. Links to related ordinances and regulations can also be found here. <http://www.sccplanning.org/gisprofile/>



Preliminary Review Letter– See Fee Schedule –

Turnaround: Approximately 10 days

The Preliminary Review letter provides a summary of the development requirements, processes, and known constraints related to a specific property and development proposal, based on initial research by Planning staff. This summary is intended to assist current and prospective property owners to better understand the development regulations and process prior to applying for any permits or approvals. The Preliminary Review letter fee is credited back from any subsequent application made in association with the proposal within 6 months.



PreScreening Meeting– See Fee Schedule –

Turnaround – 2 weeks

The purpose of the Prescreening Meeting is to allow various County staff to review and provide preliminary feedback regarding your project or development proposal. County staff from Planning, Fire Marshal, Land Development Engineering and Environmental Health will review your preliminary proposal and hold a meeting with you to provide feedback and comments. The application is found here:



<https://www.sccgov.org/sites/dpd/Iwantto/Build/Pages/PreScreen.aspx>