



Town of Meggett
Zoning & Planning
4776 Highway 165
Meggett, SC 29449
(843) 889-3622

HOME OCCUPATION ZONING PERMIT APPLICATION

CHECKLIST OF REQUIREMENTS

Completed Permit Application (attached)

Signed Home Occupation Affidavit

Signed Restrictive Covenants Affidavit

Fee Required for Zoning Permit (\$25)

NOTE: Payments in-person can be made with cash. Check payments can be made in-person or mailed to Town Hall. Credit/Debit Cards are accepted with a 5% processing fee added and are accepted via online payment or in-person.

ELECTRONIC SUBMISSION PREFERRED- PLEASE EMAIL REQUIRED DOCUMENTS TO: clerk@townofmeggettsc.org

Additional Information to Note:

- If you do not own the home where your business will be located, written and notarized permission from the legal property owner is required.
- If you are a home-based business, we suggest you contact your Homeowners Association (HOA) to see if there are any covenants or restrictions that would limit you from running a business in your home. The Town does not strictly monitor this information.
- If you have a standard Homeowners Insurance policy, it may not provide adequate coverage for your home occupation. We recommend reviewing your current policy to ensure that your business is protected.
- The intent of providing zoning authorization for home occupations is to allow for the growth and development of small businesses. Applicants for home occupations should be aware that when the scale and intensity of their business activity expands to such a level as to be incompatible with the residential character of their neighborhood, a home occupation permit will not be issued.

Important Contact Information:

Charleston County Building Services
DHEC/Septic/Well

(843) 202-6930
(843) 953-0150

OCRM/Coastal Council
ROD (Register of Deeds)

(843) 953-0200
(843) 958-4800



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APPLICANT(S) INFORMATION:

Name(s): _____

Address: _____

Email: _____ Phone: _____

PROJECT INFORMATION:

TMS#/Parcel ID:	
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Street Address:	
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Days/Hours of Operation:	
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Number of Employees:		Client Visits: (YES or NO)	
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Please provide a <u>detailed</u> explanation of your proposed use:

APPLICANT AFFIRMATION:

I hereby certify that I have read this application and declare under penalty of perjury that the information contained herein is correct and complete. I agree to comply with all Town Ordinances and State laws relating to building construction and hereby authorize representatives of the Town of Meggett to enter upon the above-mentioned property for inspection purposes. Any willful misrepresentation listed on this permit application shall constitute grounds for permit revocation.

 Signature Printed Name Date

Office Use Only

Received By:	Date:	Application #:



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HOME OCCUPATION AFFIDAVIT

Please read the below affirmation carefully, sign if you agree, and return to Zoning & Planning Staff for review.

I hereby certify that I am a full-time resident of the dwelling located at the address below and that I have read and understand the requirements and standards for a Home Occupation as stated in §6.4 of the *Town of Meggett Zoning & Land Development Regulations Ordinance (ZLDR)*.

TMS#/PID#: _____

Address: _____

Name of the Business: _____

 Signature

 Printed Name

 Date

§6.4, Customary Home Occupations

Home occupations are permitted in the RC, AG, AR, and OCM Districts and will conform to the following conditions:

- a. All home occupations, collectively, will not occupy more than one-third of the gross floor area of such dwelling unit.
- b. There will be no exterior evidence of any home occupation.
- c. No article, product, or service sold in connection with such activity will be other than those produced on the premises.
- d. No mechanical equipment will be used in connection with such activity other than such equipment as is customary for domestic or household purposes.
- e. No full-time employees will be engaged in such home occupation.
- f. In addition to other uses deemed unacceptable, the following uses will not be considered home occupations:
 - Animal hospitals, kennels, or stables
 - Dancing schools
 - Funeral homes
 - Medical or dental offices or clinics or hospitals
 - Employee dispatch centers
 - Restaurants
 - Tourist homes
- g. Zoning permits will be required for all home occupations.



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RESTRICTIVE COVENANTS AFFIDAVIT

Please read the below affirmation carefully, sign if you agree, and return to Zoning & Planning Staff for review. Restrictive Covenants are filed with the Register of Deeds Office and copies, should they exist in association with your parcel, may be obtained from their Office.

I have researched the Restrictive Covenants applicable to the parcel identified below and have found that either there are no restrictive covenants applicable to the subject property/properties or that the proposed permit application is not contrary to, does not conflict with, and is not prohibited by any of the Restrictive Covenants, as specified in SC Code Ann. §6-29-1145.

TMS#(s)/PID#(s): _____

Address: _____

 Signature

 Printed Name

 Date

Explanation:

Effective July 1, 2007, South Carolina Code of Laws §6-29-1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits an activity for which a permit is being sought. A copy of this statute is available below for your convenience.

SECTION 6-29-1145. Determining existence of restrictive covenant; effect.

(A) In an application for a permit, the local planning agency must inquire in the application or by written instructions to an applicant whether the tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity.

(B) If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity:

1. in the application for the permit;
2. from materials or information submitted by the person or persons requesting the permit; or
3. from any other source including, but not limited to, other property holders, the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.

(C) As used in this section:

1. "actual notice" is not constructive notice of documents filed in local offices concerning the property, and does not require the local planning agency to conduct searches in any records offices for filed restrictive covenants;
2. "permit" does not mean an authorization to build or place a structure on a tract or parcel of land; and
3. "restrictive covenant" does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land.

HISTORY: 2007 Act No. 45, Section 3, eff June 4, 2007, applicable to applications for permits filed on and after July 1, 2007; 2007 Act No. 113, Section 2, eff June 27, 2007.