



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

NEW CONSTRUCTION- SINGLE FAMILY RESIDENCE ZONING PERMIT CHECKLIST & APPLICATION

Completed Permit Application (attached)

Including the following information:

- Tax Map Number & Address (Zoning Staff will assign addresses if necessary)
- Exterior Elevation with Overall Height Dimensions
- Floor Square Footage (submitting Construction Plans recommended)
- Cost of Construction/Valuation

Tree Survey **-OR-** Signed Letter From Civil Engineer or Landscape Architect

All tree surveys shall include the name, phone number, address, signature, and seal of a licensed surveyor, landscape architect, or civil engineer registered in the State of South Carolina. The survey shall include all trees to be protected or preserved, and those scheduled to be removed, including dead and damaged trees.

Signed Tree Affidavit

Signed Restrictive Covenants Affidavit

Paid Receipt From Charleston Water for Applicable Sewer & Water Impact/Tap Fees **-OR-** Septic Tank Approval (from DHEC) & Well Notice of Intent (NOI) Approval Letter (from DHEC)

If there are existing utilities in place, please request an *Existing Utilities Affidavit* from Zoning Staff; existing septic systems and wells are required to be inspected and deemed to be in good working order by a DHEC licensed contractor prior to permit approval.

Site Plan

- Drawn to Engineer's Scale: (1"=10', 20', 30', 40', 50', or 60')
- Includes the following information:
 - Property Dimensions (may be found on a recorded plat, which can be obtained from the ROD Office)
 - Dimensions and locations of all existing and proposed structures and improvements.
 - Setbacks, Driveways, Access Routes, etc.
 - All Grand Trees (Live Oaks 24" DBH or greater) present on the parcel, **with applicable protection barricades.**
 - **Wetlands/OCRM Critical Line delineated, approved, stamped, and signed every (5) years by Coastal Council, if applicable**
 - **Jurisdictional Determination from the US Army Corp of Engineers, if applicable.**

SCDOT or Charleston County Public Works Encroachment Permit, if applicable

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

Important Contact Information:

Charleston County Building Services	(843) 202-6930	OCRM/Coastal Council	(843) 953-0200
DHEC/Septic/Well	(843) 953-0150	ROD (Register of Deeds)	(843) 958-4800



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APPLICANT(S) INFORMATION:

Name(s): _____

Address: _____

Email: _____ Phone: _____

PROJECT INFORMATION:

TMS#/Parcel ID:	
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Project Address:	
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1 st Floor Sq Ft	2 nd Floor Sq Ft	3 rd Floor Sq Ft	Attached or Drive Under Garage Sq Ft (circle one)	Covered Porch Sq Ft

Deck Sq Ft	Total Floor Sq Ft	Total Heated Sq Ft	Building Height	Cost of Construction

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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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.



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TREE AFFIDAVIT – RESIDENTIAL USE

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

I hereby certify that the proposed activity or development on the parcel identified below will be undertaken without the disturbance, alteration, removal, or destruction of any required Grand Tree (Live Oaks with a DBH of 24" or greater) as defined in **Chapter 9, Tree Protection & Preservation**, of the Town of Meggett Zoning and Land Development Regulations (ZLDR).

I assume full legal responsibility for any actions not in compliance with the tree preservation requirements of the Town. I am aware that violations may result in stop work orders, revocation of zoning and building permits, delays in issuance of certificate of occupancy, fines, and replacement trees as mandated by the Board of Zoning Appeals or Planning Director.

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

Address: _____

 Signature

 Printed Name

 Date

Please read the information given below and initial to confirm you understand the information as it has been provided to you.

Tree Protection During Development & Construction

Protective barricades shall be placed around all required trees in or near development areas on all zoning parcels, prior to the start of development activities. These barricades, constructed of wood or plastic fencing or other approved materials shall be erected in accordance with standards by the Planning Director and placed beneath the canopy drip line or one and one-half feet times the DBH of the tree. Other protective devices or construction techniques may be used as approved by the Planning Director. The barricades shall remain in place until development activities are complete. The area within the protective barricade shall remain free of all building materials, dirt, fill, or other construction debris, vehicles, and development activities.

 (Initial Here)

NOTE: Representatives of the Town are authorized under the conditions of this permit application to make random site inspections to verify that these standards and requirements are being complied with during construction. Failure to implement these requirements may result in enforcement action.

Definition of "Tree Removal"

For the purpose of this Article, the term "tree removal" shall include, but not be limited to, damage inflicted to the root system by machinery; girdling; storage of materials and soil compaction, changing the natural grade above or below the root system or around the trunk; damage inflicted on the tree permitting fungus infection or pest infestation; excessive pruning; excessive thinning; paving with concrete, asphalt or other impervious material within such proximity as to be harmful to the tree; or any act of malicious damage to a tree.

 (Initial Here)