



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

# RESIDENTIAL RENOVATIONS/ALTERATIONS ZONING PERMIT APPLICATION

\* USE THIS APPLICATION PACKET FOR ALL RESIDENTIAL RENOVATIONS OR ALTERATIONS THAT DO NOT CHANGE THE EXISTING FOOTPRINT \*

## CHECKLIST OF REQUIREMENTS

- Completed Permit Application (attached)
  - Signed Restrictive Covenants Affidavit
  - Copy of Construction Plans
  - Existing Utilities Affidavit
- \*Please note that existing septic systems may be required to be inspected and deemed to be in good working order by a SCDES licensed contractor prior to permit approval if new bedrooms or bathrooms are being created.*
- 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 processing fee added and are accepted via online payment or in-person.

**ELECTRONIC SUBMISSION PREFERRED- PLEASE EMAIL REQUIRED DOCUMENTS TO: [aravenel@townofmeggettsc.org](mailto:aravenel@townofmeggettsc.org)**

**Important Contact Information:**

Charleston County Building Services	(843) 202-6930	SCDES Bureau of Coastal Management	(843) 953-0200
SCDES – Septic Systems	(843) 953-0150	Register of Deeds Office (ROD)	(843) 958-4800



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# RESIDENTIAL RENOVATIONS/ALTERATIONS

## ZONING PERMIT APPLICATION

### APPLICANT INFORMATION

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

### PROJECT INFORMATION

Project Address:	
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TMS#/Parcel ID :		Valuation / Cost of Construction:	
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Change of Use?	YES or NO	If yes, Existing Use:		Proposed Use:	
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Is this a Short-Term Rental Unit?	<input type="checkbox"/> No	<input type="checkbox"/> Yes, currently	<input type="checkbox"/> Yes, after renovation is complete
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Existing # of Bedrooms:		# of New Bedrooms:		Total # of Bedrooms After Renovation:	
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Existing # of Bathrooms:		# of New Bathrooms:		Total # of Bathrooms After Renovation:	
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Please provide a detailed explanation of the scope of work to be completed:

### 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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# EXISTING UTILITIES AFFIDAVIT

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

I hereby certify that the parcel identified below has **functioning** (select applicable options):

- |                                                |                                                  |
|------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> EXISTING PUBLIC WATER | <input type="checkbox"/> EXISTING PUBLIC SEWER   |
| <input type="checkbox"/> EXISTING PRIVATE WELL | <input type="checkbox"/> EXISTING SEPTIC SYSTEM* |

I assume full legal responsibility for any actions not in compliance with the requirements of the Town of Meggett's *Zoning & Land Development Regulations Ordinance (ZLDR)*, *Sewer Ordinance (Ord. 2012-01)*, or *SC DES Regulation 61-56, Onsite Wastewater Systems*. I am aware that violations may result in Stop Work Orders, revocation of Zoning and Building permits, delays in issuance of Certificate of Occupancy, and fines as mandated by the Planning Director.

**TMS#(s)/PID#(s):** \_\_\_\_\_

**Address:** \_\_\_\_\_

Signature	Printed Name	Date
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*\*New construction projects intending to connect to an existing septic system will be required to have the septic system inspected by an SC DES licensed contractor prior to Zoning Permit approval.*