



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

TEMPORARY HABITATION ZONING PERMIT APPLICATION

CHECKLIST OF REQUIREMENTS

Completed Permit Application (attached)

Signed Temporary Habitation Affidavit

Signed Tree Affidavit

Signed Restrictive Covenants Affidavit

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, Parking Areas, Access Routes, Utilities, etc. **Include parked location of RV/Camper.**
 - 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.

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

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 INFORMATION

Name(s): _____

Address: _____

Email: _____ Phone: _____

SITE/PROJECT INFORMATION

Project Address: _____

TMS#/Parcel ID: _____ Flood Zone: _____

Zoning Permit #: _____ Building Permit #: _____

RECREATIONAL EQUIPMENT INFORMATION

Type (choose one):

Motorized RV/Motorhome

Class A

Class B

Class C

Towable RV/Trailer

Fifth Wheel Other: _____

Travel Trailer

Toy Hauler

Year: _____ Make: _____ Model: _____

License Plate: _____ Overall Length of Equipment: _____ # of Occupants: _____

Does your Recreational Equipment have its own self-contained (circle one):

Water Supply? YES or NO Grey Water Tank? YES or NO Black Water Tank? YES or NO

Method of Wastewater/Sewage Disposal (choose one):

Direct Dumping/Connection into a DHEC approved septic system.

DHEC Licensed Pumper (must provide proof of contract/service agreement)

DHEC Approved Dump Station (must provide receipts/proof of disposal for duration of habitation)

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



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TEMPORARY HABITATION AFFIDAVIT

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

- Habitation of the Recreational Equipment is not allowed on any public streets, public right of way, or any type of ingress/egress easement under any circumstances.
- The Recreational Equipment shall not be placed on a permanent foundation and no more than one such vehicle may be permitted on the premises.
- No permanent power may be permitted in association with the temporary occupancy permit for the Recreational Equipment.
- The location of the Recreational Equipment shall be kept free of litter, trash, and debris at all times. Any and all waste generated from the occupant(s) of the Recreational Equipment shall be removed from public view daily and stored appropriately. Failure to comply will constitute a public nuisance and will be subject to applicable penalties and possible revocation of the Temporary Habitation Permit.
- No generator may be used in connection to the Recreational Equipment unless it is for temporary servicing or during a lapse of electrical power in the area in which the RE is located.
- All utility connections must be made in accordance with the applicable building and health codes.
- A copy of your Temporary Habitation Permit shall be displayed in an area visible from the outside at all times when being used as temporary housing.
- The owner must be in possession of an active Zoning Permit and Building Permit for the applicant's primary dwelling before beginning the temporary habitation and may occupy the recreational equipment no longer than twelve (12) months, with a one-month extension for exceptional circumstances that may be granted by the Town's zoning official in that official's sole discretion.
- Within 15 days of occupancy of the primary residence, the Recreational Equipment must cease being used as a temporary residence under this ordinance and storage of the RE shall comply with applicable Town ordinances.

APPLICANT AFFIRMATION

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

Address: _____

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

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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 PROTECTION & PRESERVATION

AFFIDAVIT

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 Ordinance* (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

 (Initial Here)

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 Zoning Administrator and **placed beneath the canopy drip line OR one-foot times the DBH of the tree as a radius from the trunk. 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.**

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"

 (Initial Here)

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.