



Property Management Division

(843) 761-4068

fax: (843) 761-4003

Information regarding land base permit requirements is enclosed in the permit request form .

Please pay close attention to the “APPLICATION REQUIREMENTS” section.

Application request must be accompanied by check or money order, payable to:
SANTEE COOPER.

\$ 100.00 for residential requests or **\$200.00 for commercial requests.**

Please ensure all information requested is given and accurate in order to avoid delays.

Please mail request to:

**Supervisor, Inspection and Compliance MM06
Santee Cooper Property Management
PO Box 2946101
Moncks Corner SC 29461**

Debra Ganey

Supervisor
Inspection and Compliance
Santee Cooper Lakes & Developed Properties
☎ (843) 761-8000 ext. 5221
rdganey@santeecooper.com



APPLICATION FOR SANTEE COOPER
LAND BASE PERMIT

\$100.00 Fee Residential / \$200.00 Fee Commercial

Incomplete requests will be returned to applicant

Check payable to: SANTEE COOPER

Santee Cooper Use
Land Agent _____
Date: _____

Mail to: Supervisor, Inspection and Compliance MM06
Santee Cooper Property Management
PO Box 2946101, Moncks Corner SC 29461

Name of Lessee: _____

Mailing Address: _____

Contact Phone No. () _____ () _____ mobile

Account No. _____ - _____ or Subdivision _____ lot _____

County: Berkeley Calhoun Clarendon Orangeburg Sumter

Tax Map Number _____ - _____ - _____ (if known)

Physical address of property _____

Describe the structure, and the intended use. _____

Provide a separate sketch, or use back of sheet to show:

- Existing structures as they are on property
- Location of proposed improvement
- Side lot lines
- Distance from proposed improvement to side lot lines, distances to High water Mark of lake if applicable and distance to road.

- Submitting a permit request does not guarantee the issuance of a permit.
- Unauthorized structures could be subject to removal or After the Fact permit fees
- Each request will be inspected prior to construction and after completion to ensure compliance

** NO COVERED STRUCTURE ALLOWED WITHIN 75' OF HIGH WATER MARK OF LAKE

PERMIT REQUIREMENTS FOR LAND BASE STRUCTURES

1. Drawing must accompany permit request
2. Application fee must accompany request to be considered, check or money order, cash is no longer accepted.

Setbacks:

1. 30' setback to adjoining road right-of way.
2. 75' set back to High Water Mark of lake if waterfront.
3. See local county setback requirements.

Mobile Homes

1. Mobile homes are not permitted in the following Santee Cooper residential subdivision:

BERKELEY CO.	CLARENDON CO. continued	ORANGEBURG CO.	ORANGEBURG CO. continued
General Moultrie I	Rowland	Belvedere	St. Julien
	Prince	Belvedere II	St. Julien Extension
CLARENDON CO.	Taw Caw II	Belvedere III	St. Julien Extension II
Clark Subd.	West Wyboo	Fountain	
Church Branch	White Oak III	Red Bank I	
Frierson	Wyboo	Red Bank II	

2. Permitted mobile home must be a minimum of 720 sq. ft. living space, not including additions.
3. Santee Cooper must approve condition prior to placement on Santee Cooper lands.
4. Pictures must accompany request
5. Copy of DHEC permit for septic system may be required depending on location of lot and condition of past system.
6. Drawing must show proposed location on lot and show distances to roads, side lot lines and High Water Mark.(if located adjacent to lake)
7. Location of mobile home must be staked on site, prior to agent inspection, failure to do so, will result in delay
8. For further details or questions contact Property Management

Structure (Garage, Shed, etc.)

1. No temporary structure such as shed, garage or other, will be allowed as temporary or permanent living space.
2. Provide drawing showing proposed structure, sizes, dimensions and setbacks.
3. Grandfathered structures cannot be replaced, rebuilt, altered in size or its intended use changed.
4. Marginal leases do not allow dwellings or any part of dwelling.
5. Location of structure must be staked on site, prior to agent inspection, failure to do so, will result in delay
6. For further details or questions contact Property Management

Dwellings:

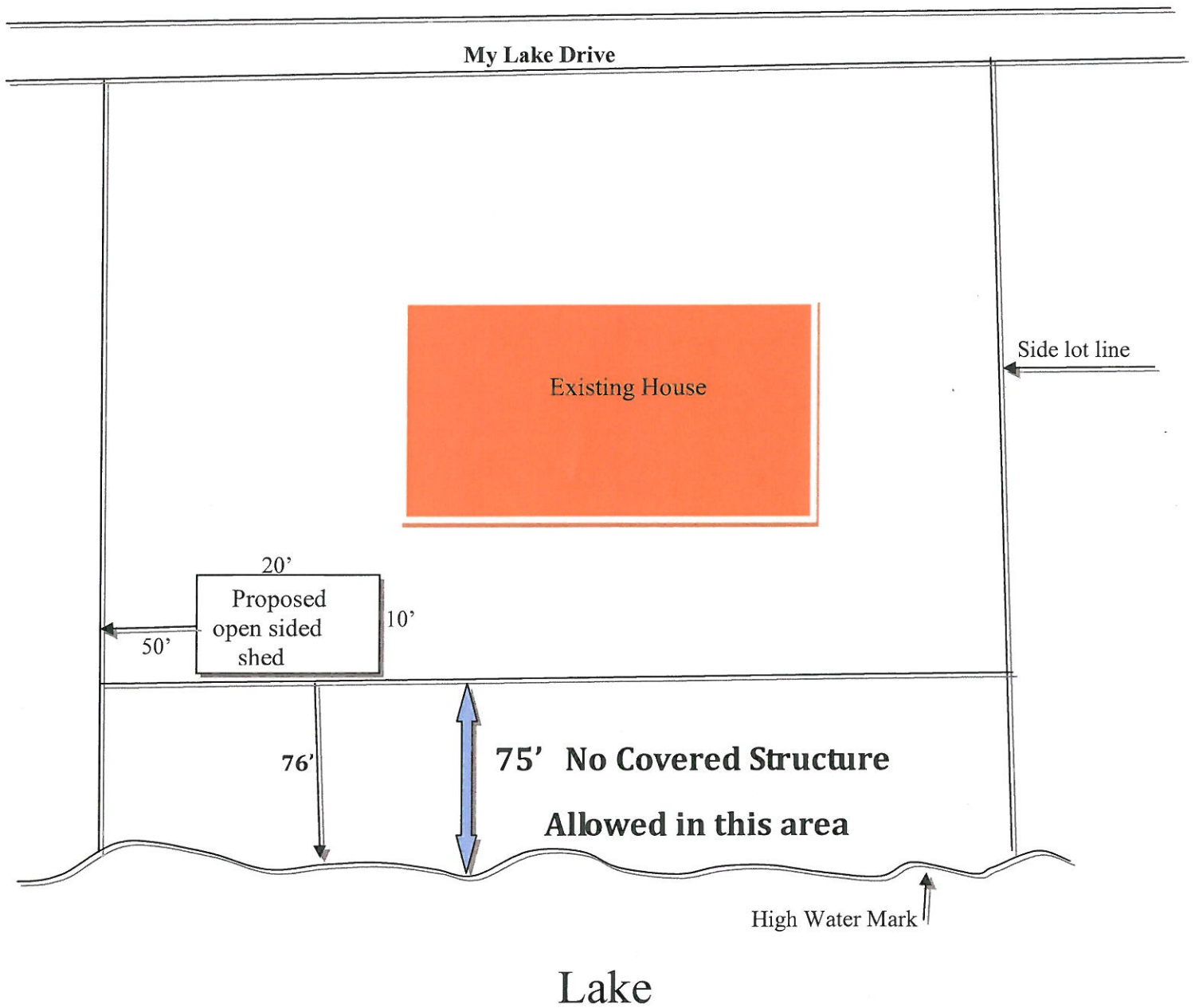
1. Provide drawings showing proposed dwelling or additions. Drawing should include size, dimensions and setbacks.
2. Copy of DHEC permit for septic system may be required depending on location of lot and condition of past system.
3. Dwellings must be a minimum of 1,000 square feet of heated and living areas, exclusive of open porches, garages, carports and breezeways.
4. All structures on residential lots must be for residential use only. No commercial, trade or business of any description will be allowed to be constructed on take place on residential lots. (See Restrictive Covenants for further information).
5. Location of dwelling must be staked on site, prior to agent inspection, failure to do so, will result in delay
6. For further details and questions contact Property Management

Fences:

1. Solid fences four (4') foot high may be erected if materials are wooden, vinyl, or split rail
2. Five (5') foot fences may be erected if chain link
3. Six (6') foot fences may be erected adjacent to the immediate sides of a dwelling or directly adjacent to an existing lake access road. (See Restrictive Covenants for further information).

4. For further details and questions contact Property Management

Example sketch



SANTEE COOPER LAKES AND DEVELOPED PROPERTY INSPECTION AND COMPLIANCE

For questions and additional information, contact information is listed below

NAME	(843) 761-8000	EMAIL ADDRESS
Dehn Ganey, Supervisor Residential and Commercial Inspections and Compliance Santee Cooper Lakes and Developed Properties	Ext. 5221	rdganey@santecooper.com
Will Umphlett, Land Agent Residential Properties Berkeley and Clarendon Counties	Ext. 4682	wdumphle@santecooper.com
Will Rogers, Land Agent Residential Properties Berkeley, Calhoun, Orangeburg	Ext. 5581	wtrogers@santecooper.com

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