



**APPLICATION FOR SANTEE COOPER
LAND BASED PERMIT**

\$325.00 Fee Residential / \$500.00 Fee Commercial

Incomplete requests will be returned to applicants.

Check payable to: SANTEE COOPER

Santee Cooper Use Only

Land Agent: _____

Date: _____

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

Name of Lessee: _____

Mailing Address: _____

Contact Phone #: (_____) _____ (_____) _____ **mobile**

Account #: _____ - _____ **or Subdivision** _____ **Lot** _____

County: Berkeley Calhoun Clarendon Orangeburg Sumter

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

Project Address: _____

Describe the structure and intended use: _____

APPLICATION REQUIREMENTS:

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

1. Existing structures as they are on property.
2. Location of proposed improvement.
3. Side lot lines.
4. 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 (ATF) permit fees.**
- **Each request will be inspected prior to construction and after completion to ensure compliance.**

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

PERMIT REQUIREMENTS FOR LAND BASE STRUCTURES

1. All residential and commercial application requests must be submitted along with a check in the amount of \$325.00 for residential or \$500.00 for commercial. All checks must be made payable to Santee Cooper. Fees are subject to change. Please check the Santee Cooper property management webpage for up-to-date rates and fees.
2. All application requirements must be provided in order for the request to be processed in a timely manner.

Setbacks:

1. 30’ setback to adjoining road right-of-way.
2. 75’ setback to High Water Mark of lake if waterfront.
3. See local and county setback requirements for other building and easement setbacks.

Mobile Homes:

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

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 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 720ft² 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 DES permit for septic system may be required depending on location of lot and condition of past system.
6. Drawings 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.

Structures (Garage, Shed, etc.):

1. No temporary structures such as sheds, garages, or other, will be allowed as temporary or permanent living space.
2. Provide drawing showing proposed structures, 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 dwellings.
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 DES permit for septic system may be required depending on location of lot and condition of past system.

(Dwellings Continued)

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 or 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') feet 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') 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)

EXAMPLE SKETCH

