



Zoning & Planning Department

# Charleston County Tree Removal Packet (For Protected and/or Grand Trees)

## Forms to be returned to the Planning Department

- Zoning Permit Application Form
- Restrictive Covenants Affidavit
- Tree Affidavit

## Fees to be paid (cash, check, or credit card) Fees paid *after* zoning review

- \$25 Zoning fee (on Residential Properties)
- \$50 Zoning fee (on Commercial Properties)

Submit electronically through the Charleston County CSS Portal:

[https://eplweb.charlestoncounty.org/energov\\_prod/selfservice#/home](https://eplweb.charlestoncounty.org/energov_prod/selfservice#/home)

**Photos of impacted trees and an Arborist Report may be submitted with the application through the portal.**

\*Additional documents may be necessary for permitting depending on the project.\*

# County of Charleston

## ZONING PERMIT APPLICATION FOR TREE REMOVAL

Public Services Building  
 Planning Department  
 4045 Bridge View Drive  
 North Charleston, SC 29405  
 Phone 843-202-7200  
 Fax 843-202-7222  
[www.charlestoncounty.org](http://www.charlestoncounty.org)



### Applicant (your information):

<b>First Name:</b>	<b>Last Name:</b>
<b>Your Home Address:</b>	<b>City, State, Zip:</b>
<b>Phone #:</b>	<b>E-mail address:</b>

### Subject Property Information:

<b>Project Parcel ID # (PID)/ Tax Map # (TMS):</b>

<b>Project Property Address with City, State &amp; Zip Code: (Where the work will be completed)</b>

<b>Applying for:</b>
<input type="checkbox"/> <b>Tree Removal</b> <i>(for Protected and/or Grand Trees as defined by the ZLDR – see below)</i>

**A Protected Tree is defined as follows:** “Any Tree on a Parcel with a Diameter Breast Height of eight inches or greater prior to Development, and all Trees within required buffers or required landscape areas or any Tree within a Scenic Road Right-of-Way with a Diameter Breast Height of six inches or greater prior to Development.”

**A Grand Tree is defined as follows:** “Any Tree with a diameter breast height of 24 inches or greater, with the exception of Pine Tree and Sweet Gum Tree (*Liquidamber styraciflua*) species.”

<b>Type of Tree(s) to be removed (include species and DBH size(s)):</b>
<b>Reason for Removal:</b>

Questions about tree removal can be sent to [trees@charlestoncounty.org](mailto:trees@charlestoncounty.org)

<b>Applicant Signature:</b>	<b>Date:</b>

### Official Use Only:

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Received By:

Date:

App #:



Joel H. Evans, AICP, PLA  
Zoning & Planning Director

843.202.7200  
1.800.524.7832  
Fax: 843.202.7222  
Lonnie Hamilton, III  
Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405-7464

## RESTRICTIVE COVENANTS AFFIDAVIT

I, \_\_\_\_\_, have researched the restrictive covenants applicable to Parcel Identification Number/s (PID #) \_\_\_\_\_ located at (address/es) \_\_\_\_\_, and have found that either there are no restrictive covenants applicable to the subject property/properties or that the proposed application is not contrary to, does not conflict with, and is not prohibited by any of the restrictive covenants, as specified in South Carolina Code of Laws, Section 6-29-1145.

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(Signature)

(Date)

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(Print Name)

### Explanation:

Effective July 1, 2007, South Carolina Code of Laws Section 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. (Section 6-29-1145 is copied on the back of this page)

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For Staff Use Only:

Received by \_\_\_\_\_ Date \_\_\_\_\_ Application Number \_\_\_\_\_

**“Section 6-29-1145.**

**(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 holder 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.”**



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### TREE AFFIDAVIT

I, \_\_\_\_\_, hereby certify that proposed development at  
(address): \_\_\_\_\_,

PID # (Parcel Identification #) / TMS # (Tax Map #): \_\_\_\_\_

will be undertaken without the disturbance, alteration, removal or destruction of any required Grand Tree (24" DBH or greater) as defined in **Article 9.2 Tree Protection and Preservation** of the *Charleston County Zoning & Land Development Regulations Ordinance*.

Tree protective barricades shall be placed around all required trees in or near development areas as described in **Article 9.2.4.B Tree Protection During Development and Construction**.

I assume full legal responsibility for any actions not in compliance with tree preservation requirements of Charleston County. 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 of trees as mandated by the Board of Zoning Appeals of Planning Director.

\_\_\_\_\_  
(Owner / Representative Signature) (Date)

\_\_\_\_\_  
(Print Name)

For Staff Use Only:

Received by \_\_\_\_\_ Date \_\_\_\_\_ Application Number \_\_\_\_\_