

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1949 Industrial Park Road, Room 140
Conway, South Carolina 29526

and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N # 2014-00041-3B

Date: February 20, 2014

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.) an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

JERRY BROOME
HARBORAGE, LLC.
C/O JAMES D. MILLER
MILLER/PLAYER & ASSOCIATES, ARCHITECTS, AND PLANNERS, LTD.
1010 EAST NORTH STREET, SUITE A
GREENVILLE, SOUTH CAROLINA 29601

for a permit to renovate an existing dock in the

SAMPIT RIVER BY-PASS CHANNEL

located at 707 Front Street, in the City of Georgetown, Georgetown County, South Carolina (Latitude: 33.365469°N; Longitude: -79.283036°W).

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by the **Corps** until

15 Days from the Date of this Notice

and **SCDHEC** will receive written statements regarding the proposed work until

30 Days from the Date of this Notice

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of reconfiguring an existing deck. In detail, the proposed work consists of removing the existing deck and constructing an 18.25' x 19.5' screened deck with an upper level deck of the same size and a 17' x 18.5' deck with no upper level. The proposed work will be located landward of the existing harborwalk. The applicant stated that avoidance and minimization to impacts of waters of the United States occurred by utilizing existing pilings and positioning the structure landward of the harborwalk to alleviate any navigational concerns. The applicant also stated that no compensatory mitigation is proposed due to the minimal amount of impacts associated with the proposed project.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
1949 Industrial Park Road, Room 140
Conway, South Carolina 29526**

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.01 acre of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely effect any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both

protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Wiley Bracey at 843-365-1707.



707 Front Street Dock Renovation

Applicant: Jerry Broome (Harborage, LLC.)

Location: Georgetown Count

SAC# 2014-00041-3B

Date: 19 Feb 2014

Sheet 1 of 5

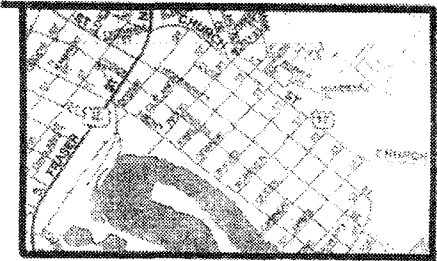
SAMPIT

SITE

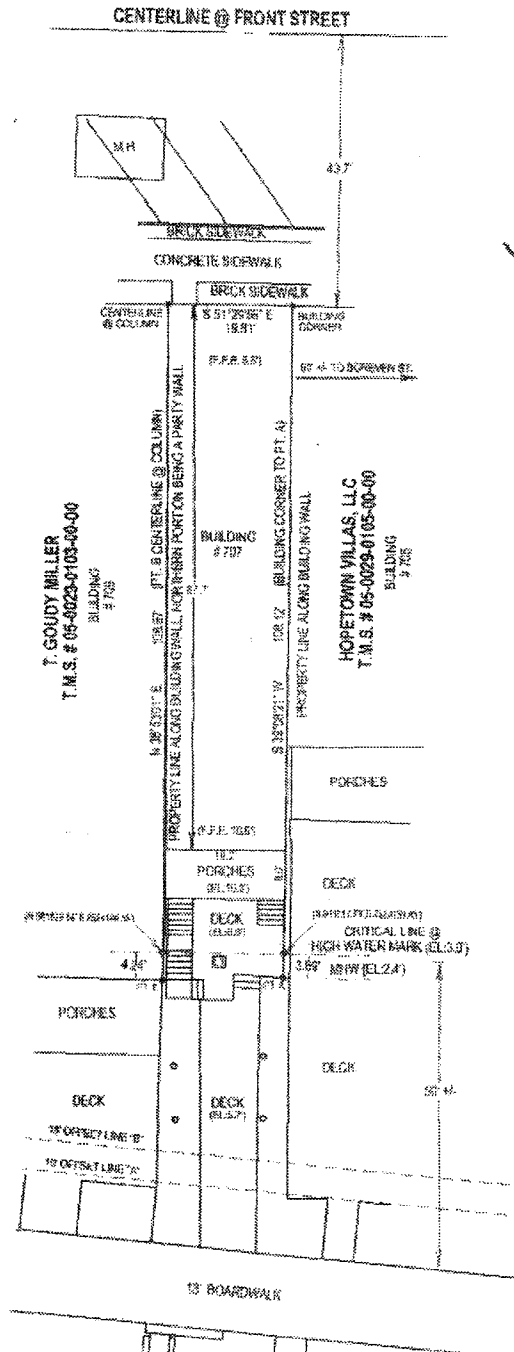
28440

I hereby state to the best of my knowledge, information, and belief and in my professional opinion that the survey shown on this map was made in accordance with the requirements of the Professional Surveyor for the Practice of Land Surveying in South Carolina and meets all of the requirements for a Class A survey as specified therein. Also there are no known faults or errors other than those shown.

CONSENT TO BE A SURVEYOR OF A FIELD JUDGE
 OFFICE OF LAND RECORDS AND MAPS
 THE SOUTH CAROLINA DEPARTMENT OF REVENUE
 MAILING ADDRESS: COLUMBIA, SC



VICINITY MAP



T. GOUDY MILLER
 T.M.S. # 05-0023-0103-00-00
 BUILDING # 703

HOPETOWN VILLAS, LLC
 T.M.S. # 05-0029-0105-00-00
 BUILDING # 705

12-0682
 M.H. MARKER #
 SHOW MEAN HIGH WATER
 POINT

Point	Bearing	Distance
A-2	N 55° 05' 11" W	10.24

Point	Bearing	Distance
A-1	N 55° 05' 11" W	10.25



CRITICAL LINE SURVEY

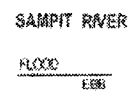
OF A PORTION OF PRIVILEGE LOT #1 IN THE CITY OF GEORGETOWN

SURVEYED FOR
HARBORAGE, LLC

GEORGETOWN CO., S.C. (TAX DISTRICT # 05)

PROPERTY DONE
 CURRENT/PREVIOUS OWNER & ADDRESS:
 HARBORAGE, LLC
 40 OAKMILL DRIVE
 GREENVILLE, SC 29607
 REF. DEED BOOK 1022 AT PAGE 96
 TAX MAP # 05-0023-0104-00-00
 FLOOD ZONE AE (EL. 5.7)
 FIRM COMMUNITY FIRM PANEL
 NUMBER H8001 D
 DATED MARCH 16, 1999

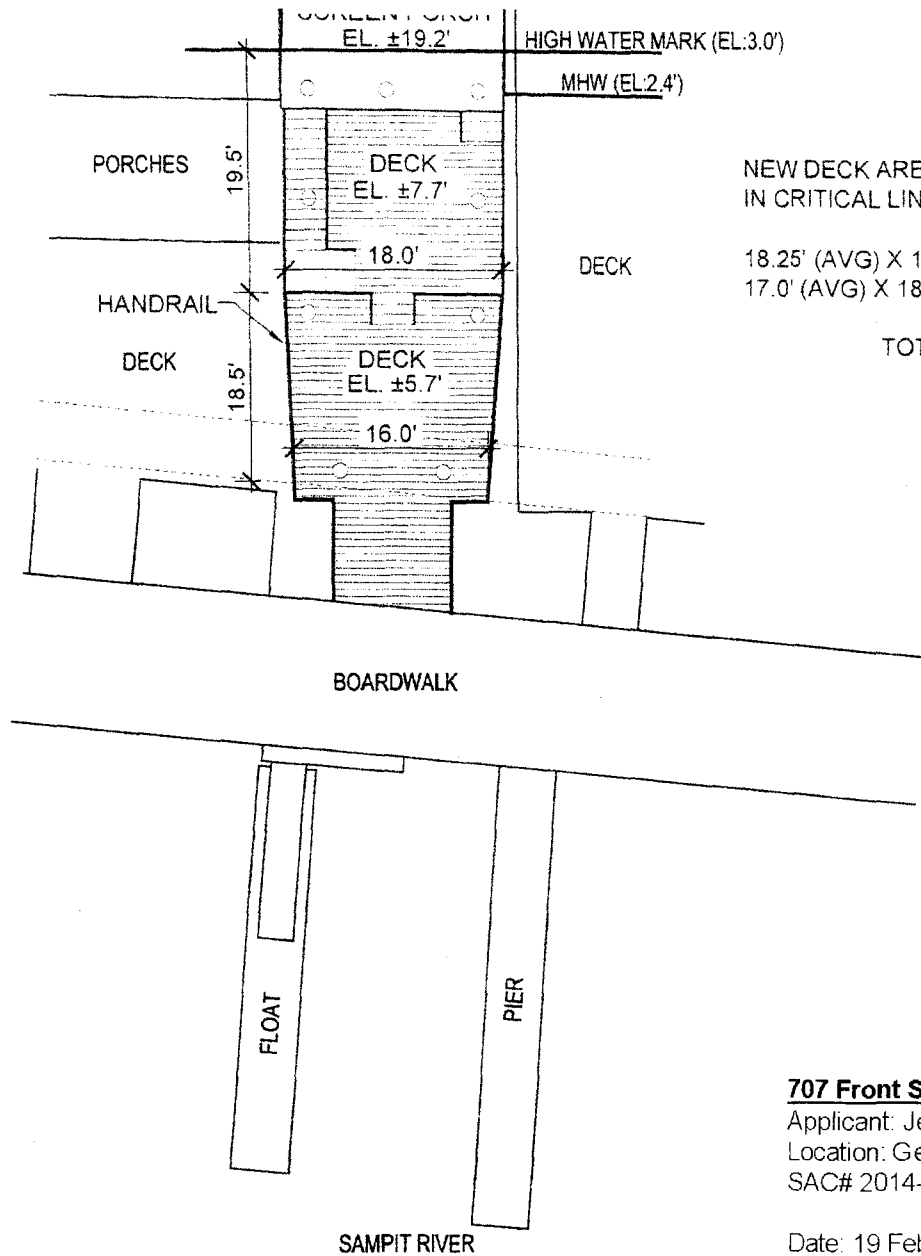
48" ± CRITICAL LINE @ HIGH WATER MARK
 TO EDGE OF MARSH @ OAK ISLAND



707 Front Street Dock Renovation
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 Location: Georgetown Count
 SAC# 2014-00041-3B

DATE OF FIELD SURVEY: OCTOBER 11, 2011
 REFERENCE MON. 887 1926 TIDAL 2

THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS
 THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.



NEW DECK AREA
IN CRITICAL LINE AREA

$18.25' \text{ (AVG)} \times 19.5' = 355.875'$

$17.0' \text{ (AVG)} \times 18.5' = 314.500'$

TOTAL = 670.375' NEW DECK AREA

SCALE: 1/16" = 1'-0"

707 Front Street Dock Renovation

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Location: Georgetown Count

SAC# 2014-00041-3B

Date: 19 Feb 2014

Sheet 3 of 5

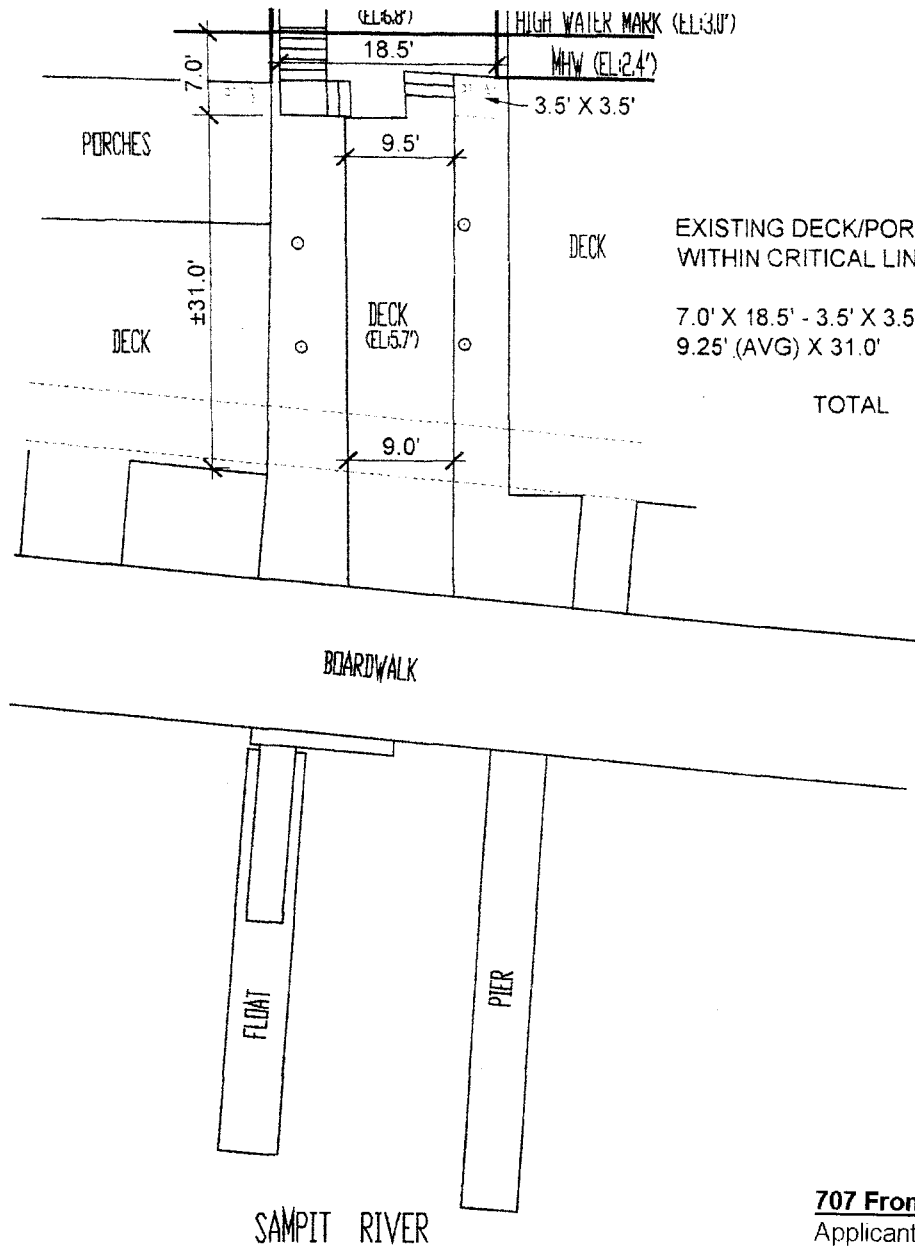
Exhibit A - Proposed New Deck

Georgetown County, South Carolina

Date: 2-5-14

MILLER/PLAYER
AND ASSOCIATES
ARCHITECTS AND PLANNERS, LTD





EXISTING DECK/PORCH AREA
WITHIN CRITICAL LINE TO 10' OFFSET LINE

$$7.0' \times 18.5' - 3.5' \times 3.5' = 117.25'$$

$$9.25' \text{ (AVG)} \times 31.0' = 294.50'$$

TOTAL = 411.75' EXISTING DECK AREA

SCALE: 1/16" = 1'-0"

707 Front Street Dock Renovation

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Location: Georgetown Count

SAC# 2014-00041-3B

Date: 19 Feb 2014

Sheet 4 of 5

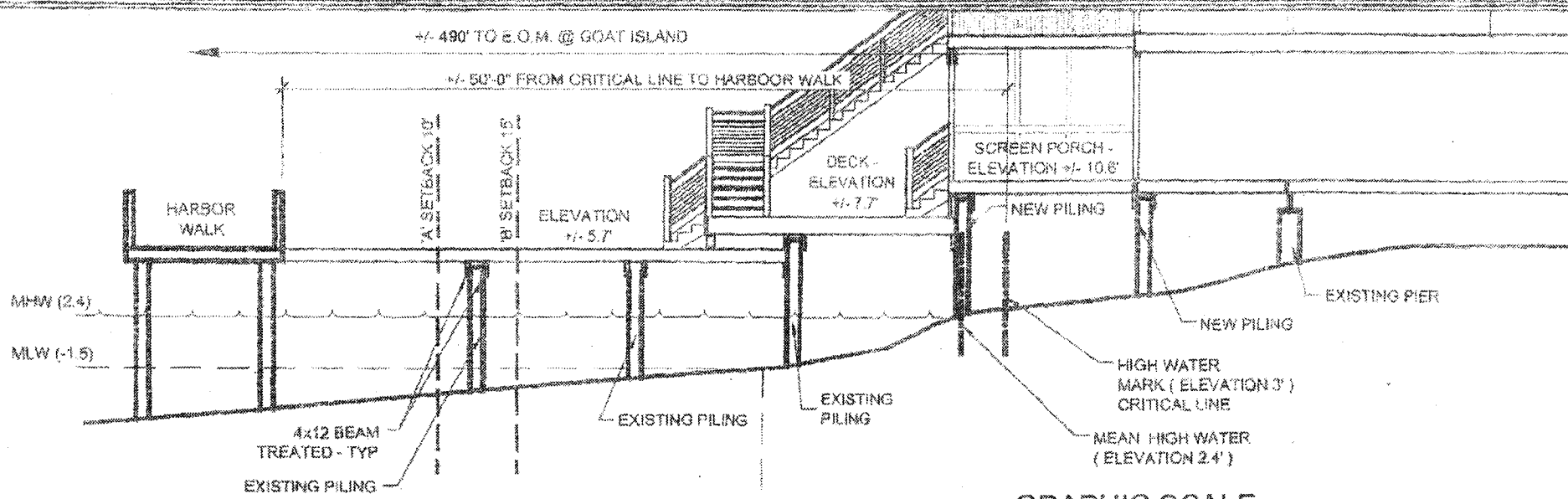
Exhibit B - Existing Deck

Georgetown County, South Carolina

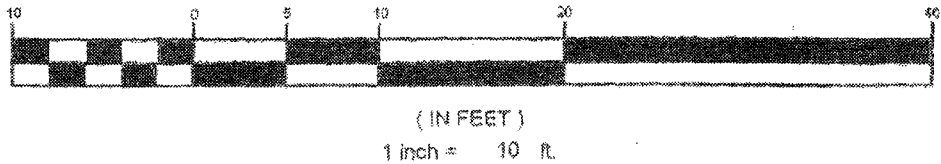
Date: 2-5-14

MILLER/PLAYER
AND ASSOCIATES
ARCHITECTS AND PLANNERS, LTD.





PROPOSED DECK SECTION



CRITICAL LINE WAS CERTIFIED BY _____ ON _____, ON CRITICAL LINE SURVEY OF A PORTION OF PRIVILEGE LOT 31 IN THE CITY OF GEORGETOWN, SURVEYED FOR HARBORAGE, LLC, BY J. LUCKY SANDERS, DATED OCTOBER 16, 2012.

BROOME RESIDENCE
707 FRONT ST
GEORGETOWN, SC
TMP: #05-0029-0104-00-00

APPLICANT: JERRY BROOME

ACTIVITY: DECK RECONFIGURATION -
710 SQUARE FEET

P/N:

707 Front Street Dock Renovation

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Date: 19 Feb 2014

Sheet 5 of 5

ADJACENT PROPERTY OWNERS.

T. GOUDY MILLER - TMS # 05-0029-0103-00-00
HOPETOWN VILLAS, LLC - TMS # 05-0029-0105-00-00

