

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1949 INDUSTRIAL PARK ROAD, ROOM 140
CONWAY, SOUTH CAROLINA 29526
and
THE S.C. DEPARTMENT OF ENVIRONMENTAL SERVICES
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: SAC-1997-11212

06 February 2025

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), the South Carolina Coastal Zone Management Act (48-39-10 et.seq.) and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et. seq., 1976 S.C. Code of Laws, as amended), an application has been submitted to the Department of the Army and the South Carolina Department of Environmental Services by

Keel Funds Advisor, LLC
c/o The Earthworks Group
PO Box 201
Murrells Inlet, South Carolina 29576

for a permit to modify an existing marina (Grande Dunes Marina – North Basin) located adjacent to the

Atlantic Intracoastal Waterway (AIWW)

within the Grande Dunes Marina, north of and adjacent to Marina Parkway, in Horry County, South Carolina (Latitude: 33.7635 °, Longitude: -78.8180 °), Hand Quad.

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 **SCDES** 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.

NOTE: This public notice and associated plans are available on the Corps' website at: <http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

Applicant's Stated Purpose

According to the applicant, the purpose of the proposed project is "to maximize the efficient use of the commercial marina space for public benefit and recreational access to the waterbody."

Project Description

The proposed work consists of modifications and additions to an existing marina. The modifications proposed include modifications to floating Dock G, Floating Dock H, and Floating Dock I, as well as the addition of a rental dock at the entrance of the north basin.

On floating dock G, the proposed work consists of the removal of one (1) 12' x 55' floating dock on the channel ward side of the basin and the removal of one (1) 4' x 40' finger dock on the landward side of the basin. In addition, the work includes the addition of one (1) 4' x 40' finger dock on the channel ward side of floating dock G and the addition of an 8' x 30' dock extension.

On floating dock H, the proposed work consists of the addition of six (6) 3' x 20' finger docks with pilings to create additional rental slips. In addition, the proposed work includes the addition of twenty (20) 6' x 12.8' PWC rental platforms along floating dock H. Floating dock H will be accessible by the addition of two (2) 4' x 46' aluminum gangways at each end of the floating dock.

On floating dock I, the work consists of the addition of thirteen (13) new 4' x 40' finger docks with pilings to create boat slips 13-25 that will be approximately 23' in width.

Finally, the work includes the addition of one (1) 12' x 80' rental dock to be located at the entrance of the north basin and will be accessible by a 4' x 45' aluminum gangway that will be attached to a proposed 8' x 16' fixed pier head. The applicant also proposes the installation of fourteen (14) new dock service towers with water and electrical connections.

It is understood that this work is to be conducted on/or adjacent to an area subject to a prism and/or disposal area held by the United States. Appropriate provisions will be included in the permit to ensure the interests of the Federal Government are understood.

Avoidance and Minimization

The applicant has stated that the proposed project will avoid and/or minimize impacts to the aquatic environment by utilizing the existing dockage (floating docks G, H & I) to accommodate more watercraft by the addition of the proposed finger docks and slips. All work has been designed to be confined within the existing north marina basin with no expansion outside the original permitted limits. The rearrangement with the additions of the smaller finger docks was designed to minimize future dredging requirements by providing dockage for smaller watercraft in areas with less water depth. Based on the new configuration of the finger docks and access docks, less maintenance dredging should be required to maintain serviceable floating docks for this marina.

Proposed Compensatory Mitigation

The applicant offered no compensatory mitigation for the impacts associated with the proposed work.

South Carolina Department Environmental Services

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the certifying authority, South Carolina Department of Environmental Services, in accordance with provisions of Section 401 of the Clean Water Act (CWA).

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the South Carolina Department of Environmental Services. The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

Essential Fish Habitat

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.096 acre of estuarine substrates utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's 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). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and

Endangered Species

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the proposed project and based on location and available information, the following species have the potential to occur in the vicinity of the proposed work: Northern Long-eared Bat (*Myotis septentrionalis*), Tricolored Bat (*Perimyotis subflavus*), West Indian Manatee (*Trichechus manatus*), Piping Plover (*Charadrius melodus*), Red-cockaded Woodpecker (*Dryobates borealis*), Rufa Red Knot (*Calidris canutus rufa*), Green Sea Turtle (*Chelonia mydas*), Kemp's Ridley Sea Turtle (*Lepidochelys kempii*), Shortnose sturgeon (*Acipenser Brevirostrum*), and the Atlantic sturgeon (*Acipenser oxyrinchus*).

Based on all information provided by the applicant and the most recent available information, the District Engineer has determined the following:

The project will have no effect on the Northern Long-eared Bat (*Myotis septentrionalis*), Tricolored Bat (*Perimyotis subflavus*), Piping Plover (*Charadrius melodus*), Red-cockaded Woodpecker (*Dryobates borealis*), Rufa Red Knot (*Calidris canutus rufa*), Green Sea Turtle (*Chelonia mydas*), Kemp's Ridley Sea Turtle (*Lepidochelys kempii*), Shortnose sturgeon (*Acipenser Brevirostrum*), and the Atlantic sturgeon (*Acipenser oxyrinchus*) and will not result in the destruction or adverse modification of designated or proposed critical habitat.

The project is not likely to adversely affect the West Indian Manatee (*Trichechus manatus*) or 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 (USFWS project code: 2025-0050675) 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.

Cultural Resources

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 Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(1)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties 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 and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence

within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

Corps' Evaluation

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public. 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 cannot undertake to adjudicate rival claims.

Solicitation of Public Comment

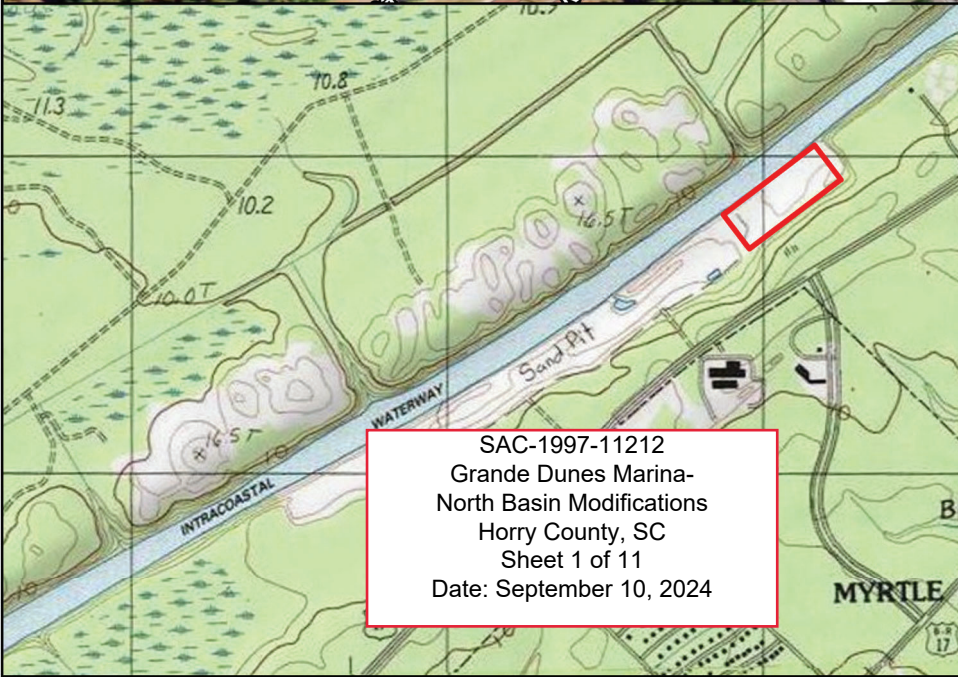
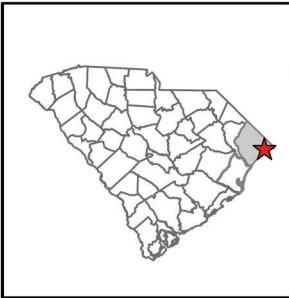
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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. 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.

Please submit comments in writing, identifying the project of interest by public

notice/file number (SAC-1997-11212), to Robert.C.Huff@usace.army.mil or the following address:

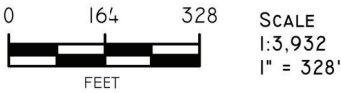
**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
1949 INDUSTRIAL PARK ROAD, ROOM 140
CONWAY, SOUTH CAROLINA 29526**

If there are any questions concerning this public notice, please contact Rob Huff, Project Manager, at (843) 365-4239, or by email at Robert.C.Huff@usace.army.mil.



SAC-1997-11212
 Grande Dunes Marina-
 North Basin Modifications
 Horry County, SC
 Sheet 1 of 11
 Date: September 10, 2024

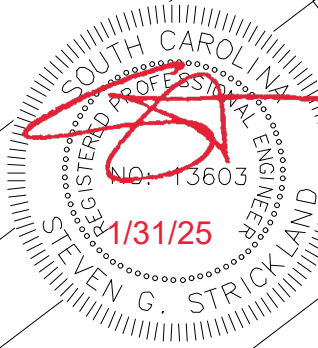
SITE / VICINITY
 GRANDE DUNES MARINA - NORTH BASIN DOCKS



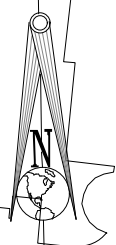
11655 HIGHWAY 707
 MURRELLS INLET, SC 29576
 P: 843-651-7900 F: 843-651-7903
 WWW.EARTHWORKSGROUP.COM

APPLICANT: WILLIAM A. BODEN/KEEL FUNDS ADVISOR, LLC
 3715 NORTHSIDE PARKWAY, BLDG 100 SUITE 300
 ATLANTA, GEORGIA 30327
 PIN: 3950000013
 LOCATION: 8201 MARINA PARKWAY
 MYRTLE BEACH, SC 295572
 33.7641353 BY -78.8169184
 USGS QUAD: HAND
 DATE: 9/10/2024

FOR PERMITTING PURPOSES ONLY - NOT FOR CONSTRUCTION
01/21/2025 ACOE COMMENTS SMD



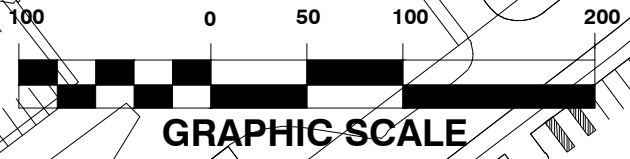
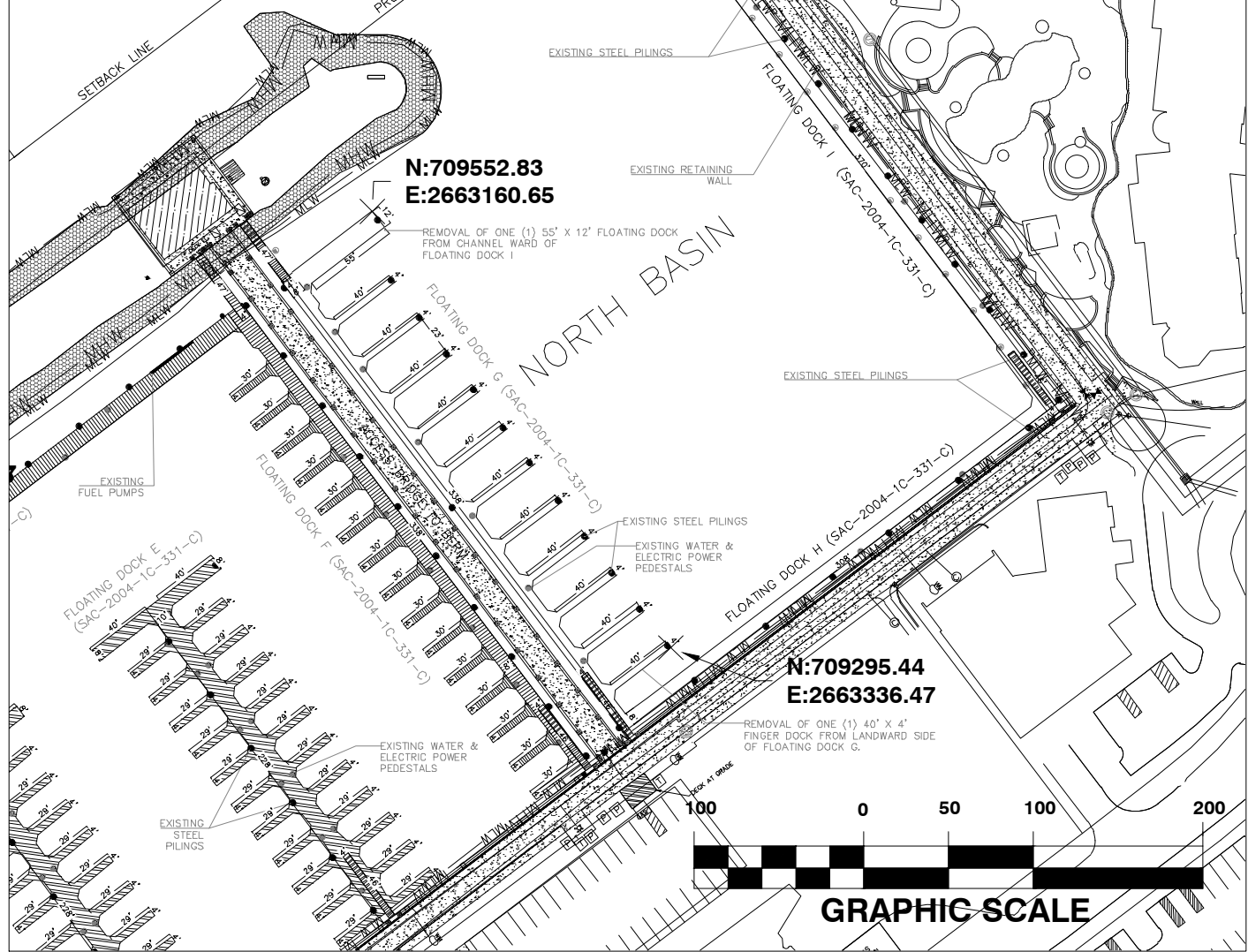
COASTAL WATERWAY



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N:709552.83
E:2663160.65

N:709295.44
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Grande Dunes Marina - North Basin

ACOE Permit Application
Overall Site Plan - Existing

CLIENT:
William A. Boden/Keel Funds Advisor, LLC

SAC-1997-11212
Grande Dunes Marina-
Morth Basin Modifications
Horry County, SC
Sheet 2 of 11
Date: September 10, 2024

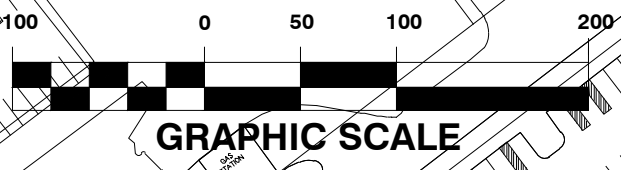
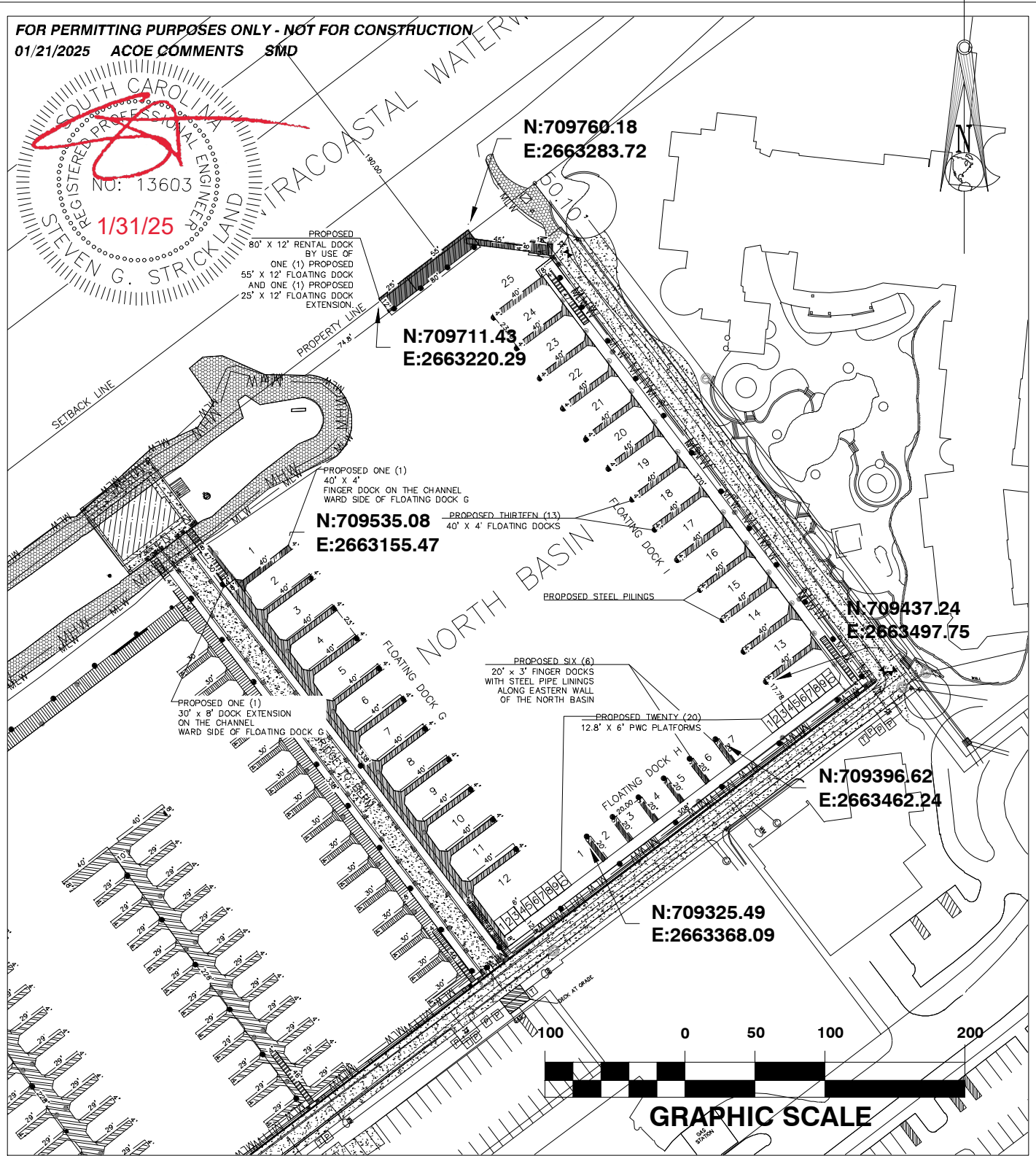
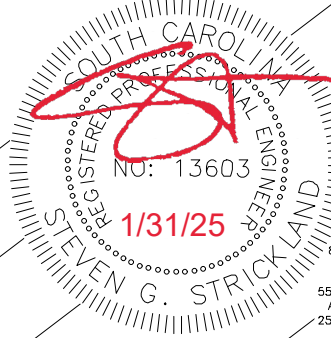
BY: SMD SHEET: 1
MD SCALE: 1" = 100'



11655 HIGHWAY 707
MURRELLS INLET, SC 29576
843.651.7900
(FAX) 843.651.7903
www.earthworksgroup.com

NAME: Y:\Projects\24\241173 Grande Dunes Marina 8201 Marina Parkway MB\CE\Modelling\231173.2024.0924.CIV.CURRENT_DOCK_DRAWINGS.dwg TAB SITE - EXISTING Jan 28, 2025 - 1:50pm SDittenhafer

FOR PERMITTING PURPOSES ONLY - NOT FOR CONSTRUCTION
 01/21/2025 ACOE COMMENTS SMD



Grande Dunes Marina - North Basin

ACOE Permit Application
 Overall Site Plan - Proposed

CLIENT:
 SAC-1997-11212
 Grande Dunes Marina-
 North Basin Modifications
 Horry County, SC
 Sheet 3 of 11
 Date: September 10, 2024

Funds Advisor, LLC

DRAWN BY: SMD SHEET: 2
 REVIEWED BY: MD SCALE: 1" = 100'



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Y:\Projects\24\241173 Grande Dunes Marina 8201 Marina Parkway MB\CE\Modelling\231173.2024.0924.CIV.CURRENT_DOCK_DRAWINGS.dwg TAB SITE - PROPOSED Jan 28, 2025 - 1:52pm SDittenhafer

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FOR PERMITTING PURPOSES ONLY - NOT FOR CONSTRUCTION
01/21/2025 ACOE COMMENTS SMD

PROPOSED ONE (1)
40' X 4'
FINGER DOCK ON THE CHANNEL
WARD SIDE OF FLOATING DOCK G

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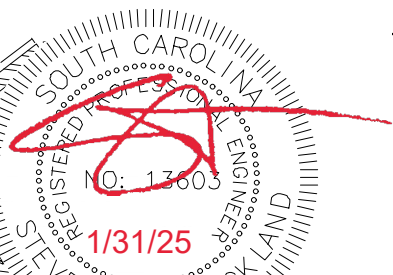
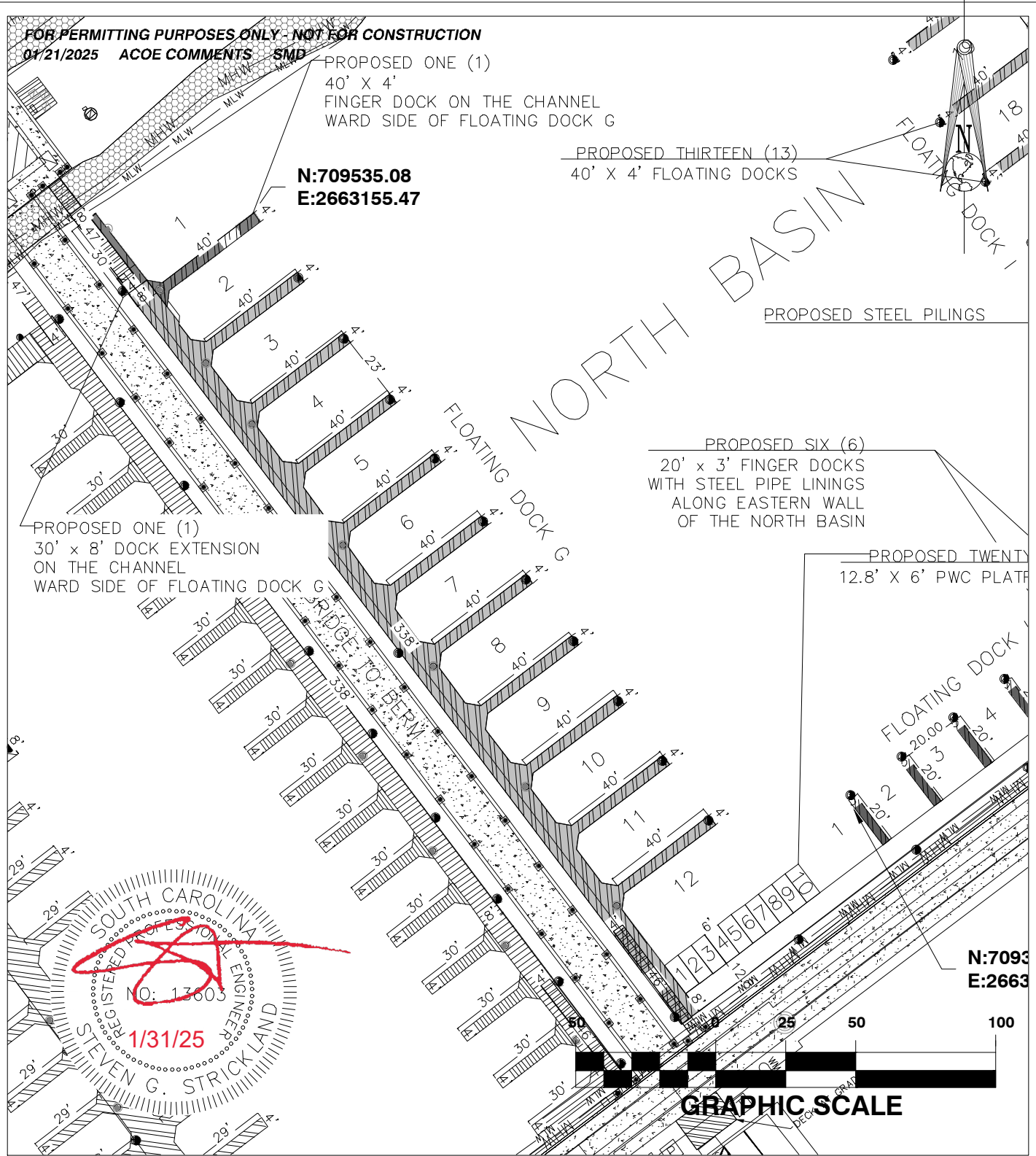
PROPOSED THIRTEEN (13)
40' X 4' FLOATING DOCKS

PROPOSED STEEL PILING

PROPOSED SIX (6)
20' x 3' FINGER DOCKS
WITH STEEL PIPE LININGS
ALONG EASTERN WALL
OF THE NORTH BASIN

PROPOSED ONE (1)
30' x 8' DOCK EXTENSION
ON THE CHANNEL
WARD SIDE OF FLOATING DOCK G

PROPOSED TWENTY
12.8' X 6' PWC PLATF



GRAPHIC SCALE

N:7093
E:2663

Grande Dunes Marina - North Basin

ACOE Permit Application
Floating Dock G - Proposed

CLIENT:

SAC-1997-11212
Grande Dunes Marina-
North Basin Modifications
Horry County, SC
Sheet 4 of 11
Date: September 10, 2024

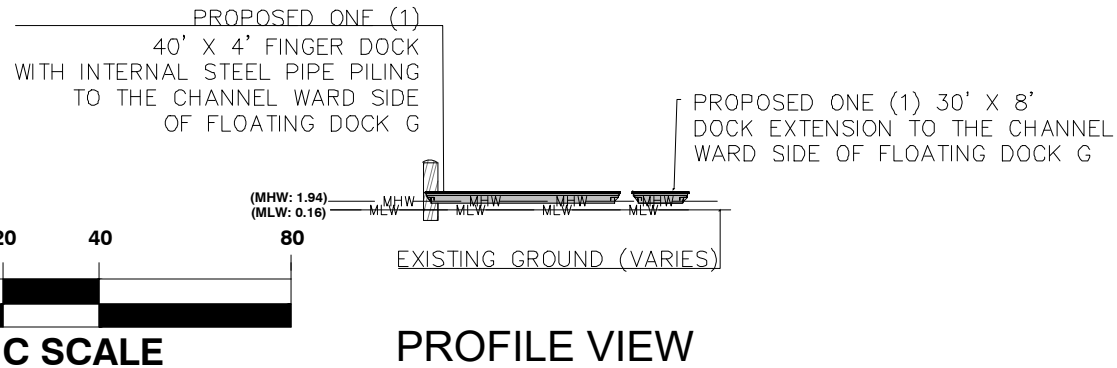
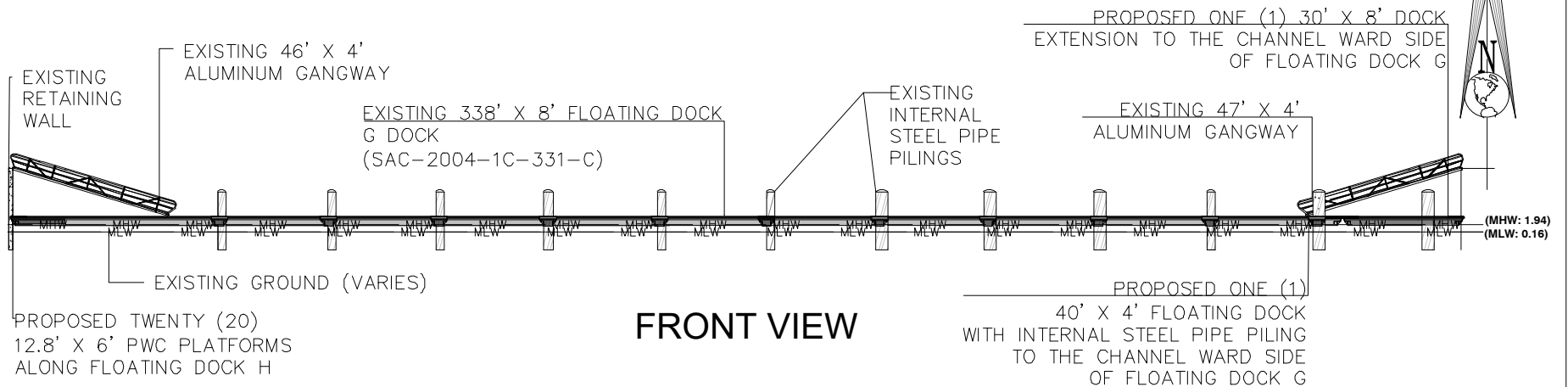
Advisor, LLC

D SHEET: 3
ID SCALE: 1" = 50'



planning and design consultants

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843.651.7900
(FAX) 843.651.7903
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01/21/2025 ACOE COMMENTS SMD
FOR PERMITTING PURPOSES ONLY - NOT FOR CONSTRUCTION

Grande Dunes Marina - North Basin

ACOE Permit Application
Floating Dock G - Cross Section

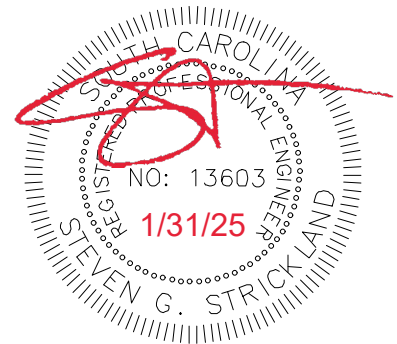
CLIENT:

SAC-1997-11212
Grande Dunes Marina-
North Basin Modifications
Horry County, SC
Sheet 5 of 11
Date: September 10, 2024

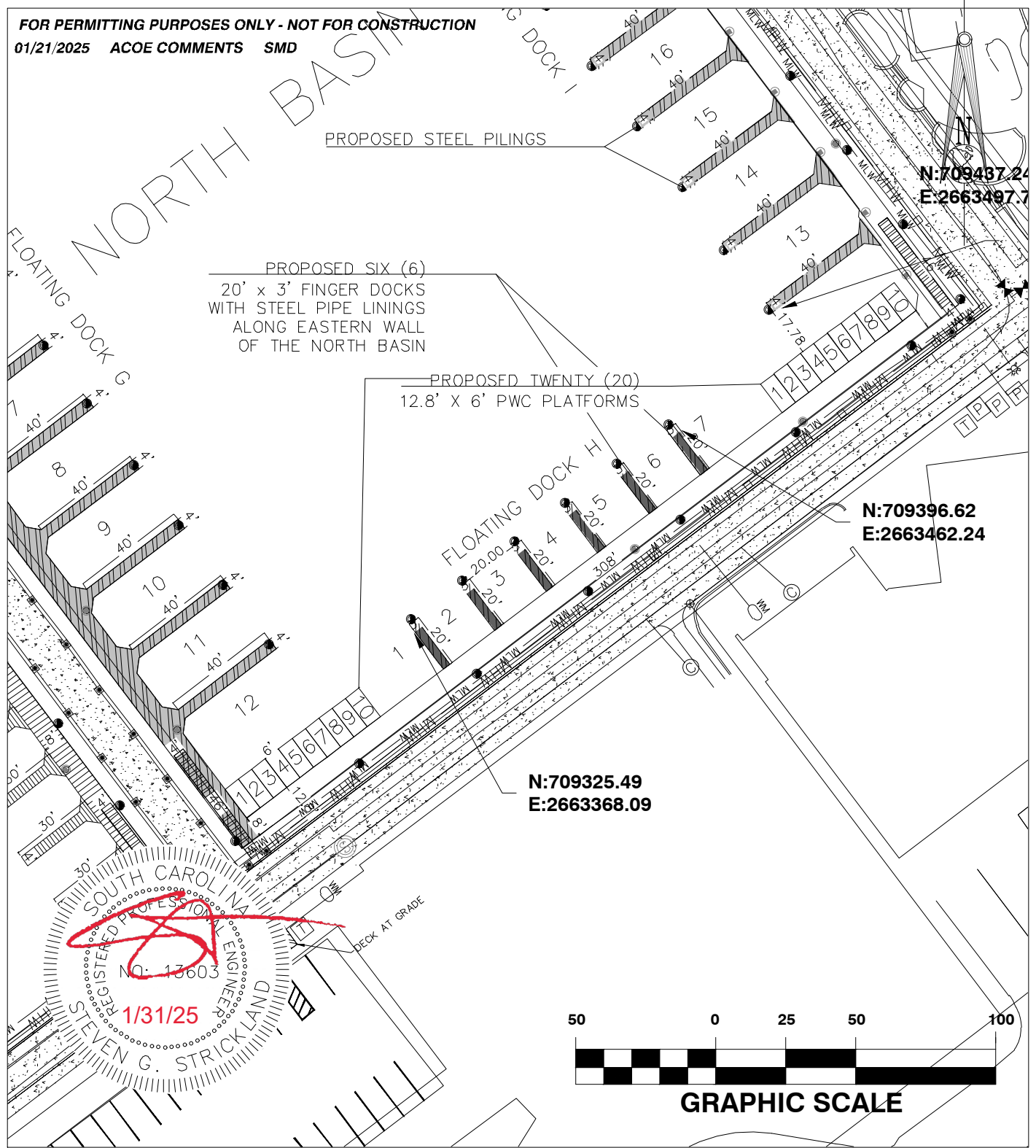
SMD SHEET: 4
: MD SCALE: 1" = 40'

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(FAX) 843.651.7903
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01/21/2025 ACOE COMMENTS SMD

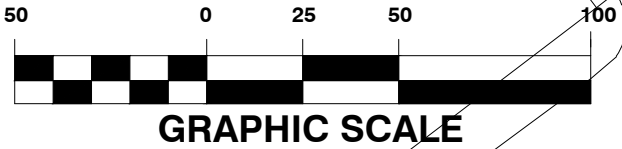


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E:2663462.24

N:709325.49
E:2663368.09

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
 NO. 13603
1/31/25
STEVEN G. STRICKLAND



Grande Dunes Marina - North Basin

ACOE Permit Application
 Floating Dock H - Proposed

CLIENT:

Grande Dunes Marina - Friends Advisor, LLC

SAC-1997-11212

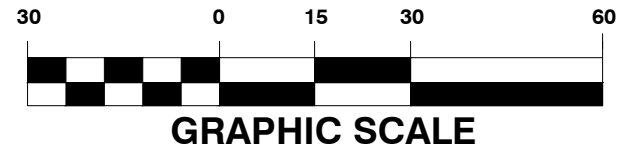
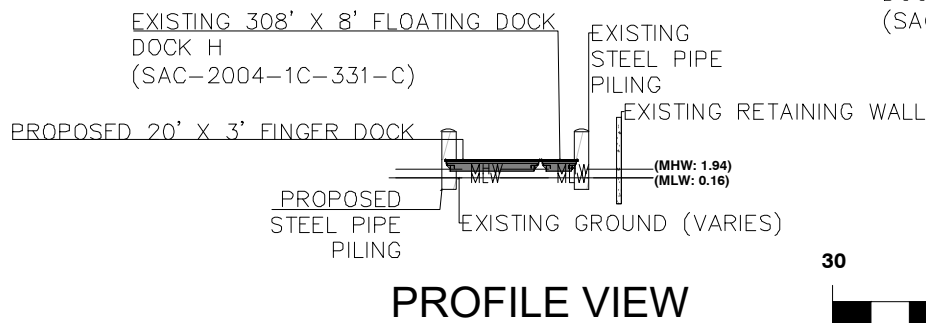
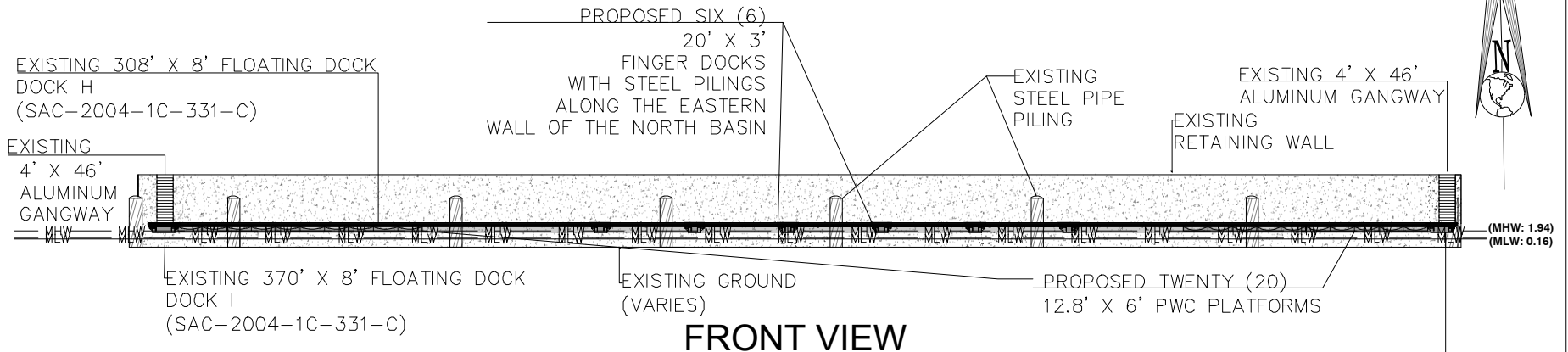
Grande Dunes Marina-
 North Basin Modifications
 Horry County, SC
 Sheet 6 of 11
 Date: September 10, 2024

DESIGNED BY: SMD
 CHECKED BY: MD
 SHEET: 5
 SCALE: 1" = 50'

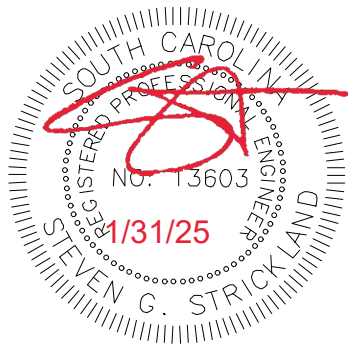
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planning and design consultants

11655 HIGHWAY 707
 MURRELLS INLET, SC 29576
 843.651.7900
 (FAX) 843.651.7903
 www.earthworksgroup.com

Y:\Projects\24\241173 Grand Dunes Marina 8201 Marina Parkway MBI\CE\Modelling\231173.2024.0924.CIV.CURRENT_DOCK_DRAWINGS.dwg TAB SITE - FLOATING DOCK H Jan 28, 2025 - 1:54pm SDittenhafer



01/21/2025 ACOE COMMENTS SMD
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Grande Dunes Marina - North Basin

ACOE Permit Application
Floating Dock H - Cross Section

CLIENT:

SAC-1997-11212
Grande Dunes Marina-
North Basin Modifications
Horry County, SC
Sheet 7 of 11
Date: September 10, 2024

Advisor, LLC

SHEET: 6
SCALE: 1" = 40'

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planning and design consultants

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Y:\Projects\24\241173 Grande Dunes Marina 8201 Marina Parkway MBI\CE\Modelling\231173-2024-0924.CIV.CURRENT_DOCK_DRAWINGS.dwg TAB SITE - FLOATING DOCK I Jan 28, 2025 - 1:54pm SDittenhafer

709711.43
2663220.29

THE CHANNEL
FLOATING DOCK G

PROPOSED THIRTEEN (13)
40' X 4' FLOATING DOCKS

PROPOSED STEEL PILINGS

PROPOSED SIX (6)
LONGER DOCKS
PIPE LININGS
WERN WALL
TH BASIN

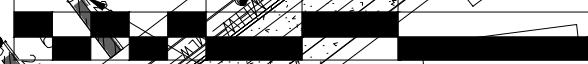
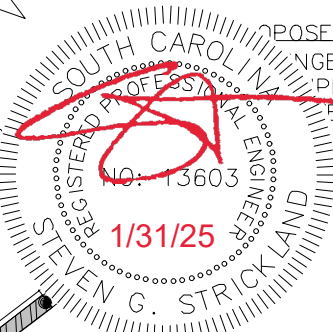
PROPOSED TWENTY (20)
12.8' X 6' PWC PLATFORMS

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N:709396.62
E:2663462.24

01/21/2025 ACOE COMMENTS SMD

FOR PERMITTING PURPOSES ONLY - NOT FOR CONSTRUCTION



Grande Dunes Marina - North Basin

ACOE Permit Application
Floating Dock I - Proposed

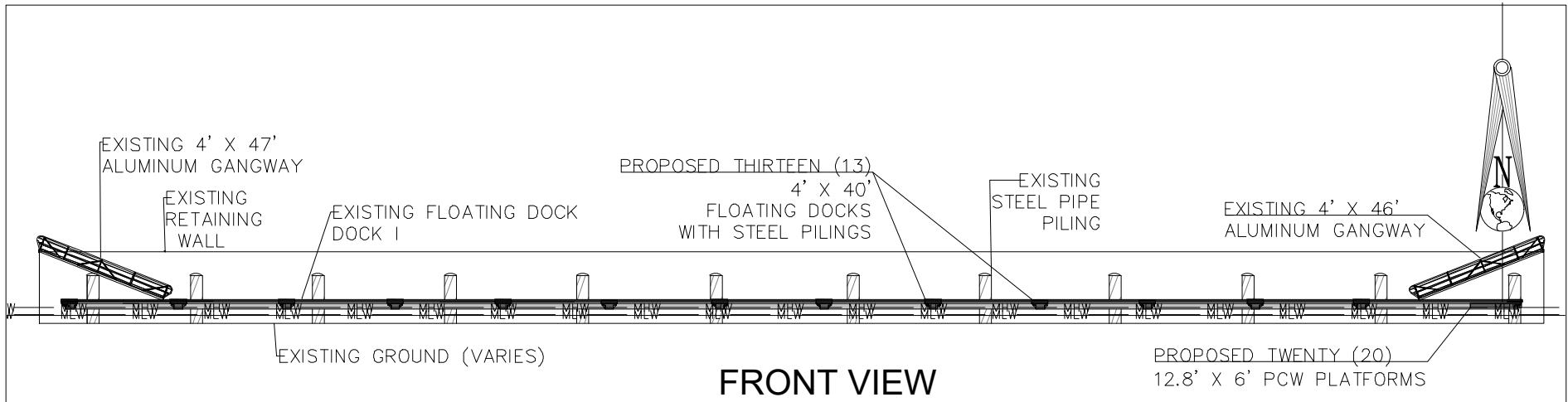
SAC-1997-11212
Grande Dunes Marina-
North Basin Modifications
Horry County, SC
Sheet 8 of 11
Date: September 10, 2024

Advisor, LLC

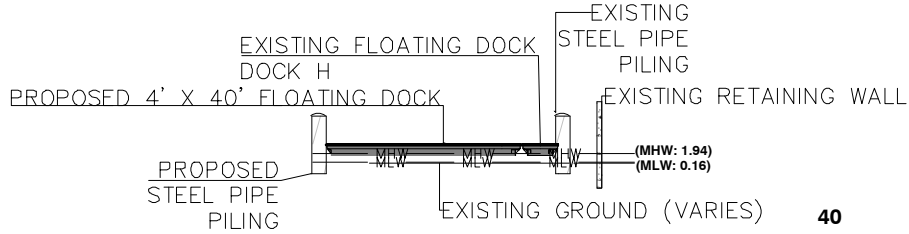
SHEET: 7
SCALE: 1" = 50'

EARTHWORKS
planning and design consultants

11655 HIGHWAY 707
MURRELLS INLET, SC 29576
843.651.7900
(FAX) 843.651.7903
www.earthworksgroup.com



FRONT VIEW

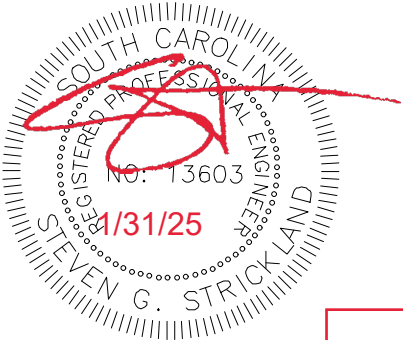


PROFILE VIEW



GRAPHIC SCALE

01/21/2025 ACOE COMMENTS SMD
 FOR PERMITTING PURPOSES ONLY - NOT FOR CONSTRUCTION



Grande Dunes Marina - North Basin
 ACOE Permit Application
 Floating Dock I - Cross Section
 CLIENT: [Redacted]
 SAC-1997-11212
 Grande Dunes Marina-
 North Basin Modifications
 Horry County, SC
 Sheet 9 of 11
 Date: September 10, 2024

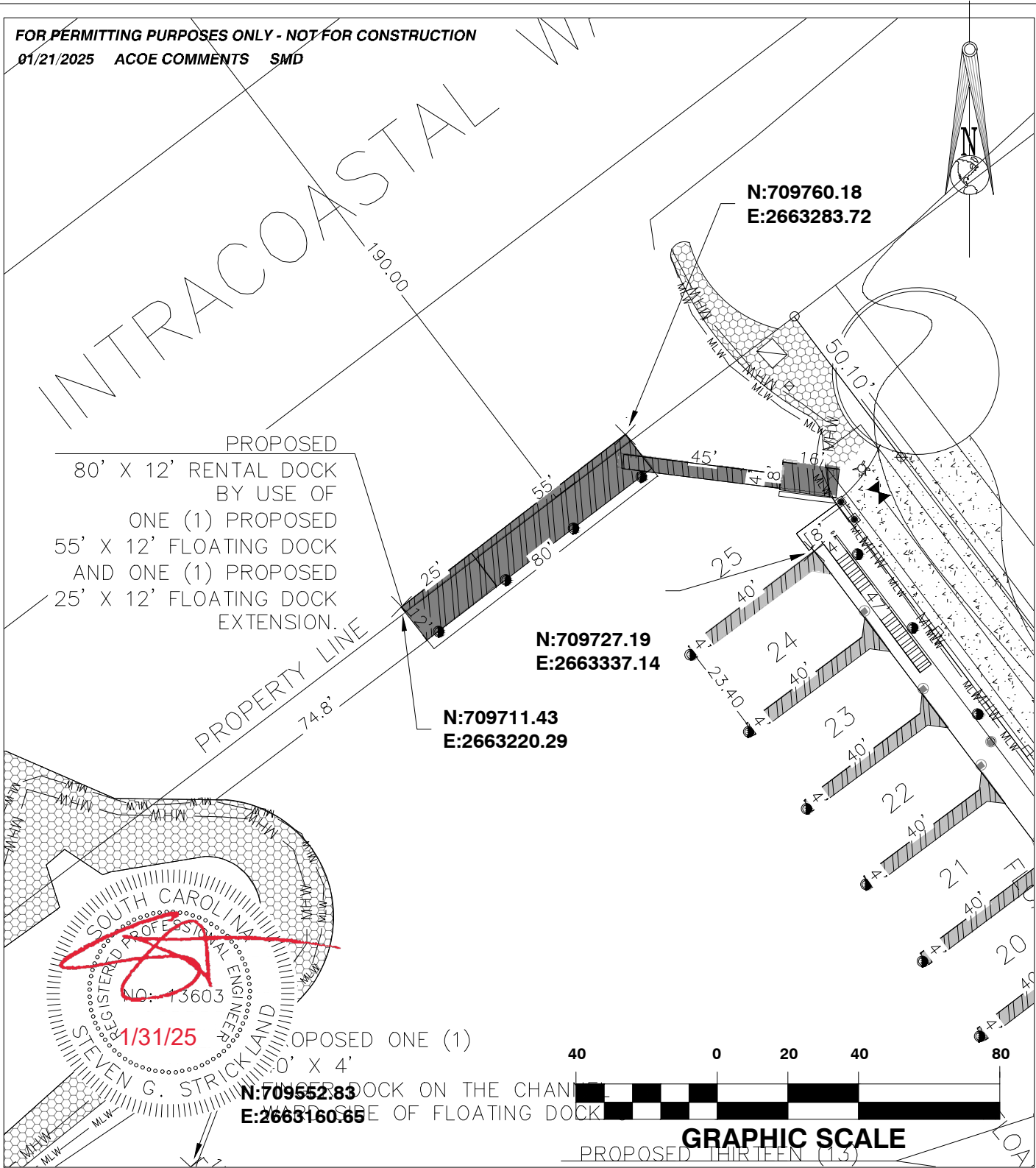
EARTHWORKS
planning and design consultants

11655 HIGHWAY 707
 MURRELLS INLET, SC 29576
 843.651.7900
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 www.earthworksgroup.com

BY: SMD SHEET: 8
 D BY: MD SCALE: 1" = 40'

FOR PERMITTING PURPOSES ONLY - NOT FOR CONSTRUCTION
01/21/2025 ACOE COMMENTS SMD

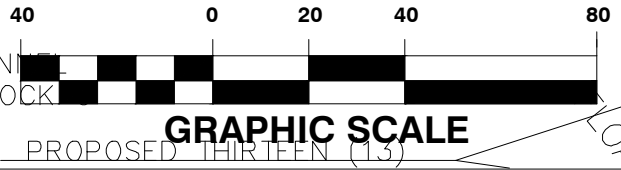
Y:\Projects\24\241173 Grande Dunes Marina 8201 Marina Parkway MB\CE\Modelling\231173.2024.0924.CIV.CURRENT_DOCK_DRAWINGS.dwg TAB SITE - RENTAL DOCK Jan 28, 2025 - 1:55pm SDittenhafer



PROPOSED
 80' X 12' RENTAL DOCK
 BY USE OF
 ONE (1) PROPOSED
 55' X 12' FLOATING DOCK
 AND ONE (1) PROPOSED
 25' X 12' FLOATING DOCK
 EXTENSION.

PROPERTY LINE
 74.8'

STEVEN G. STRICKLAND
 REGISTERED PROFESSIONAL ENGINEER
 NO. 13603
 1/31/25
 SOUTH CAROLINA



Grande Dunes Marina - North Basin

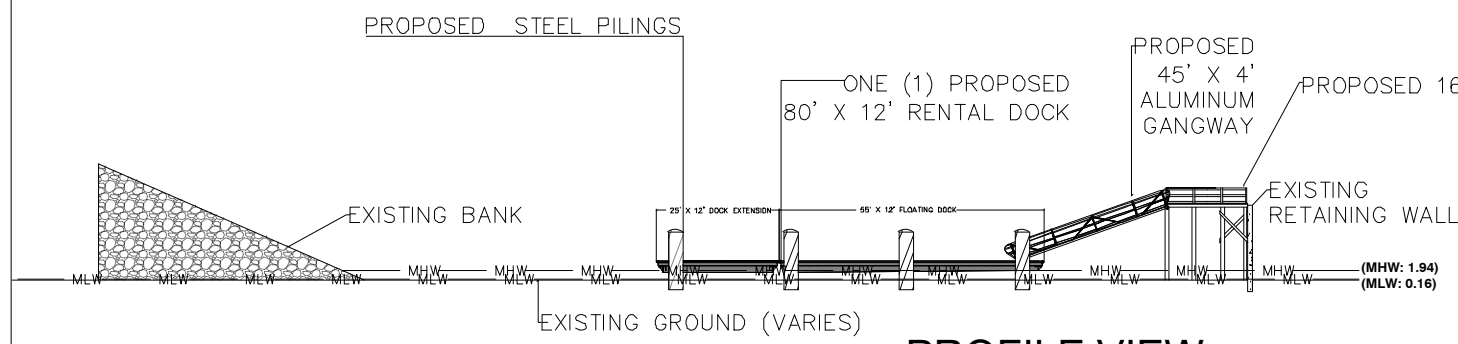
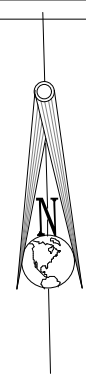
ACOE Permit Application
 Rental Dock - Proposed

SAC-1997-11212
 Grande Dunes Marina -
 North Basin Modifications
 Horry County, SC
 Sheet 10 of 11
 Date: September 10, 2024

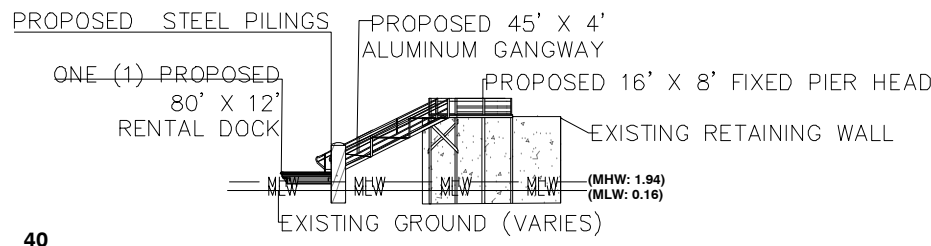
Designs Advisor, LLC
 BY: SMD SHEET: 9
 D BY: MD SCALE: 1" = 40'



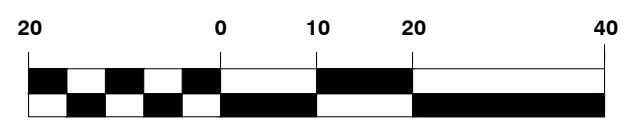
11655 HIGHWAY 707
 MURRELLS INLET, SC 29576
 843.651.7900
 (FAX) 843.651.7903
 www.earthworksgroup.com



PROFILE VIEW



FRONT VIEW



GRAPHIC SCALE

01/21/2025 ACOE COMMENTS SMD
 FOR PERMITTING PURPOSES ONLY - NOT FOR CONSTRUCTION

Grande Dunes Marina - North Basin
 ACOE Permit Application
 Rental Dock - Cross Section
 CLIENT:

SAC-1997-11212
 Grande Dunes Marina-
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 Sheet 11 of 11
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s Advisor, LLC
 BY: SMD SHEET: 10
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