

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and
THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: SAC-2022-01478

January 18, 2023

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), 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 South Carolina Department of Health and Environmental Control by

Mr. Hank Hofford
North Shore Hotel, LLC
537 St. Andrews Blvd
Charleston, South Carolina 29407

for a permit to construct a commercial marina and fishing dock in

Lake Marion

located at 1005 Pollys Lane in Summerton, Clarendon County, South Carolina (Latitude: 33.5117 °, Longitude: -80.4293 °), Saint Paul Quad.

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

N O T I C E

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.

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 construct a marina and fishing dock for patrons of the planned hotel, rental cottages, and restaurant to be located in the adjacent uplands.

Project Description

The proposed work consists of constructing a commercial marina and fishing dock in Lake Marion. The marina consists of a 6' x 250' walkway with ten 4' x 40' floating finger docks, a 10' x 24' "T" pier head, and a 4' x 90' floating dock. The fishing dock consists of a 6' x 53' walkway to a 15' x 15' covered pier head to a 10' x 20' floating dock.

Avoidance and Minimization

The applicant has stated that the proposed project has avoided and minimized impacts to the aquatic environment to the greatest extent practicable. Impacts have been limited to the driving of piles for the construction of docks.

Proposed Compensatory Mitigation

The applicant has proposed no mitigation since the proposed work would not impact wetlands and would not result in the loss of waters of the United States.

South Carolina Department of Health and Environmental Control

This activity requires evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. 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 0.127 acre of waters located upstream of estuarine habitat 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 coordination with the NMFS.

Endangered Species

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project and based on the location of the project and available information, the following species may be present in the County where the work will occur: American wood stork, red-cockaded woodpecker, Atlantic sturgeon, shortnose sturgeon, American Chaffseed, and Canby's dropwort.

The project will have no effect on the American wood stork, red-cockaded woodpecker, Atlantic sturgeon, shortnose sturgeon, American Chaffseed, and Canby's dropwort; and will not result in the destruction or adverse modification of designated or proposed critical habitat.

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).

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 interest. 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.

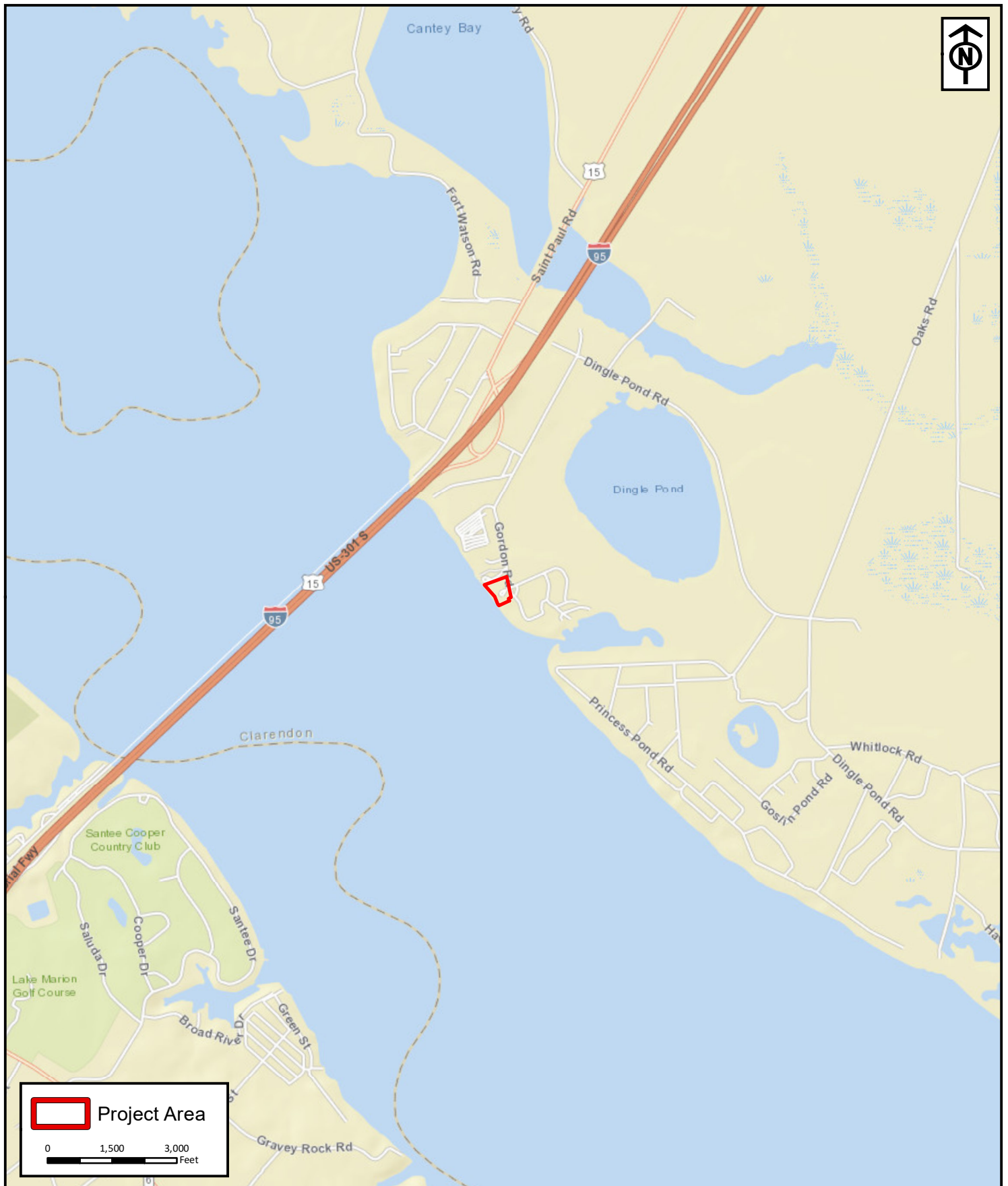
Solicitation of Public Comment

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-2022-01478), to Leslie.A.Estill@usace.army.mil or the following address:

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

If there are any questions concerning this public notice, please contact Leslie Estill, Project Manager, at (843) 329-8039, toll free at 1-866-329-8187, or by email at Leslie.A.Estill@usace.army.mil.



RLC Project No.:	22-196
Figure No.:	1
Prepared By:	CL
Sketch Date:	9/27/2022
Map Scale :	1 inch = 3,000 feet

North Shore Marina
Clarendon County, South Carolina

Project Location
Prepared For: North Shore Hotel, LLC

RLC
**RESOURCE+LAND
CONSULTANTS**
41 Park of Commerce Way, Ste. 101
Savannah, Georgia 31405
912.443.5596 www.rlc.com



EXTENDED PROPERTY LINES

PROPOSED DOCKS

SITE LOCATION
LAT: 33.510231
LONG: -80.42860

VICINITY MAP

PROJECT INFORMATION

Owner: North Shore, LLC
Agent Phone: (843) 323-4224
Agent Email: Dmiller@RobertsCivilEngineering.com

SITE DATA

Site Address: 1005 Pollys Lane
Parcel Number: 034-10-00-006-00
Waterway: Lake Marion

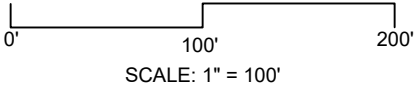
ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX

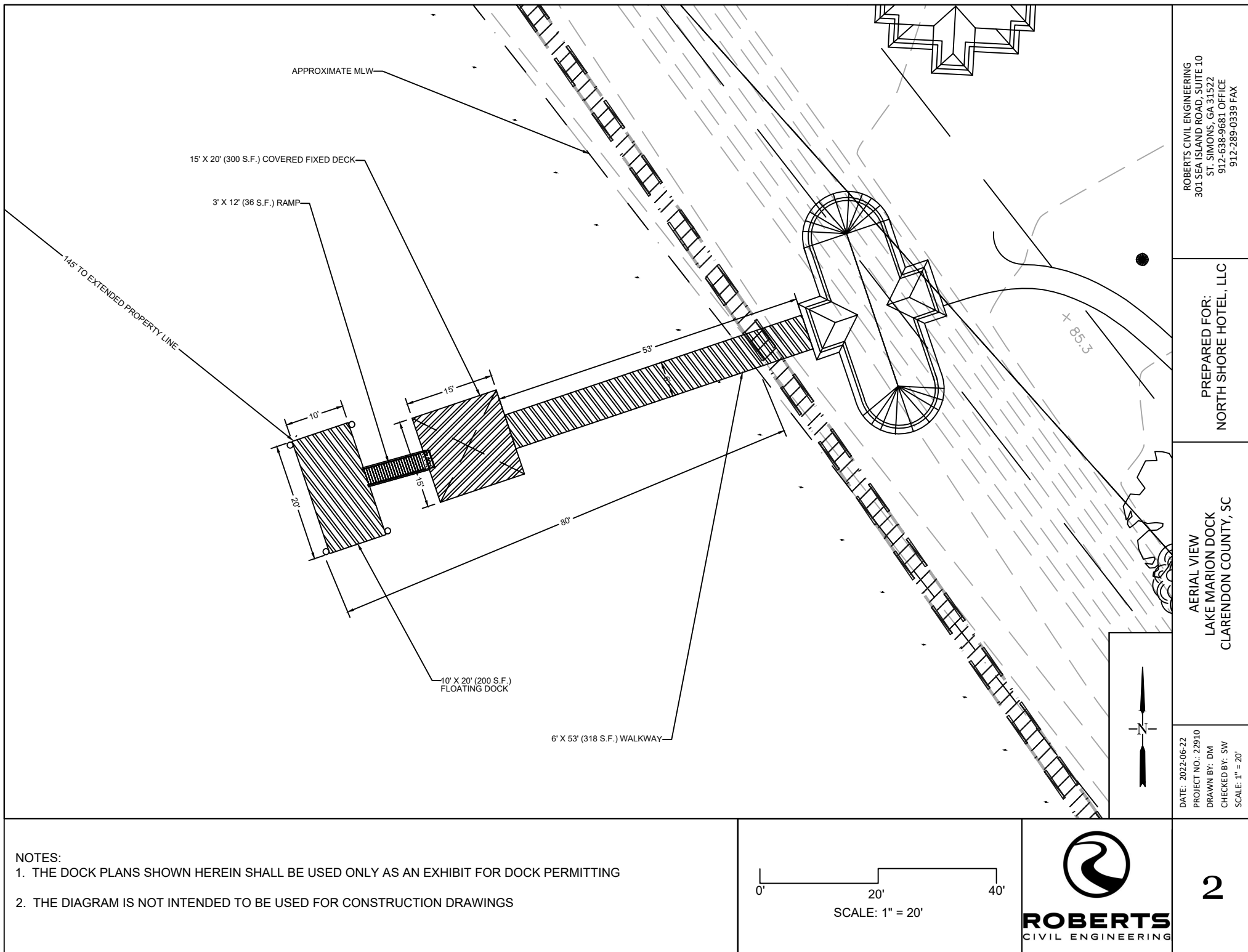
PREPARED FOR:
NORTH SHORE HOTEL, LLC

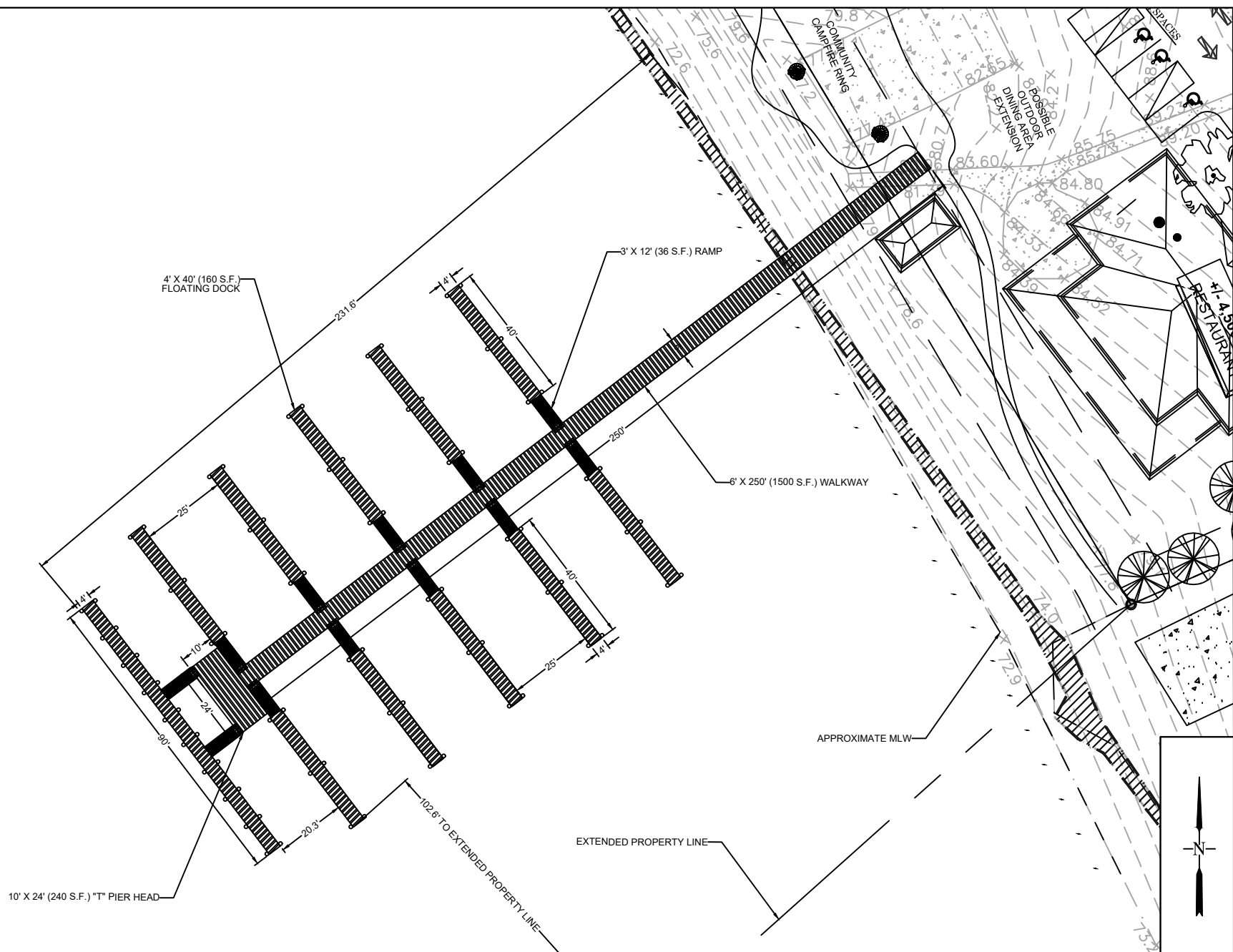
SITE OVERVIEW
LAKE MARION DOCK
CLARENDON COUNTY, SC

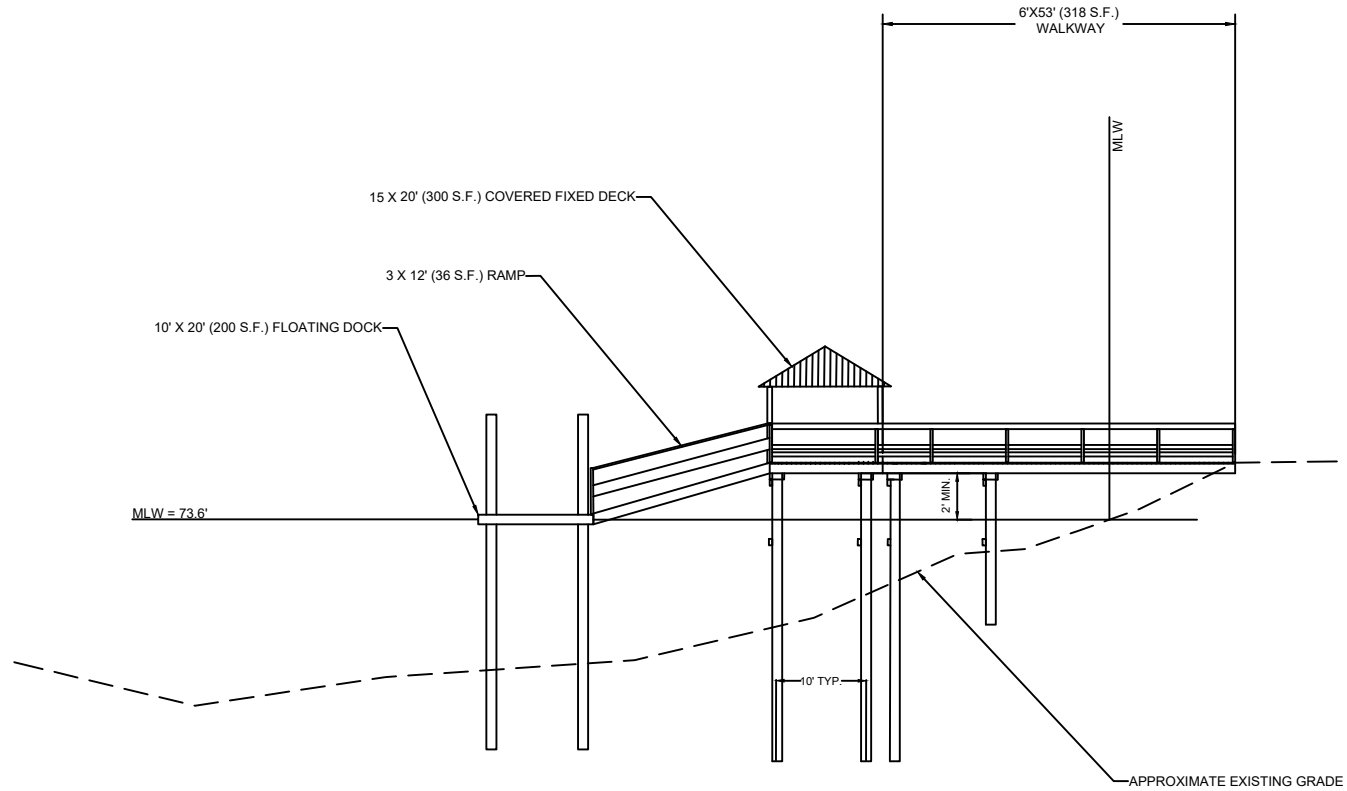
DATE: 2022-06-22
PROJECT NO.: 22910
DRAWN BY: DM
CHECKED BY: SW
SCALE: 1" = 100'

- NOTES:
1. THE DOCK PLANS SHOWN HEREIN SHALL BE USED ONLY AS AN EXHIBIT FOR DOCK PERMITTING
 2. THE DIAGRAM IS NOT INTENDED TO BE USED FOR CONSTRUCTION DRAWINGS









PROFILE
N.T.S.

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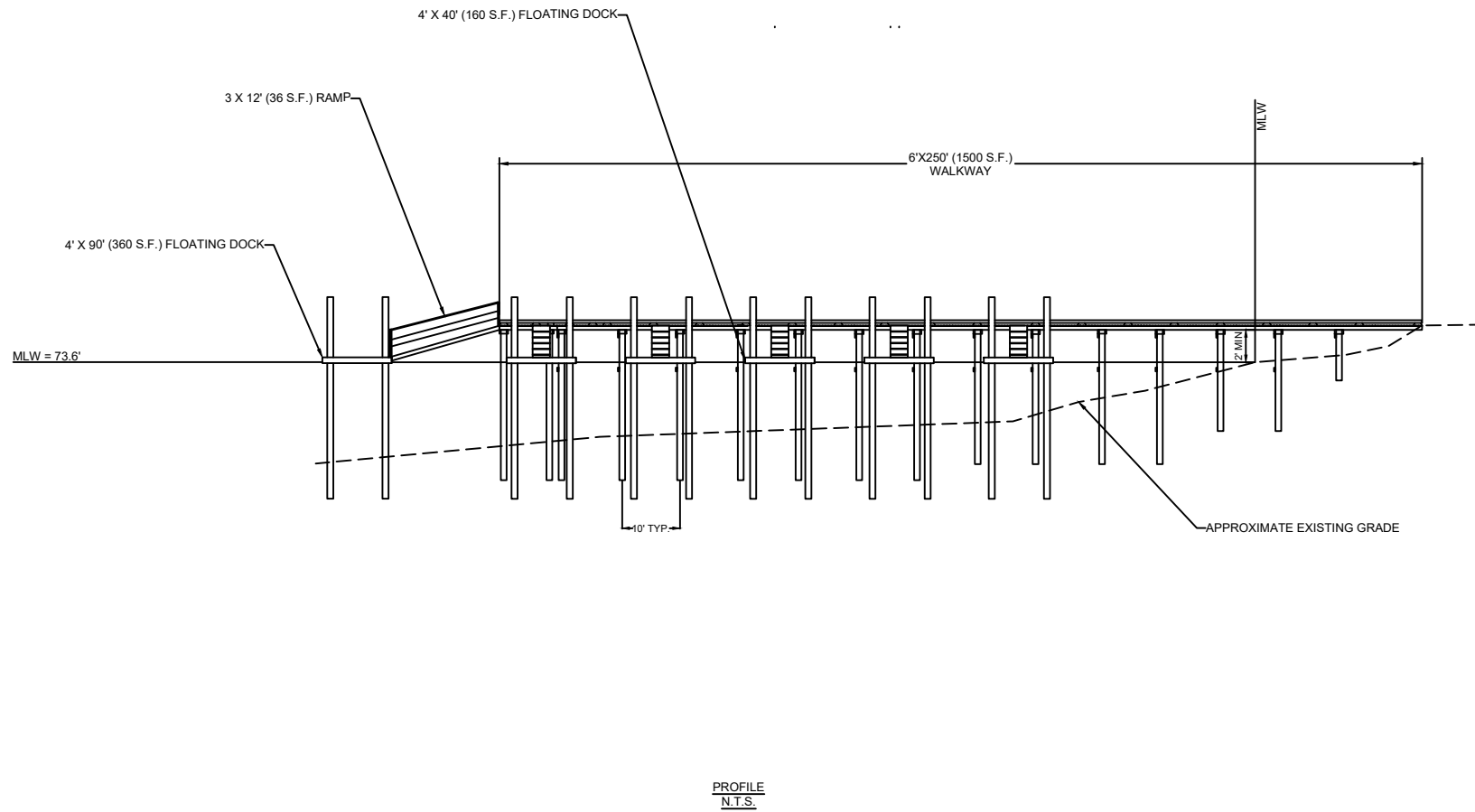
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PROFILE VIEW
LAKE MARION DOCK
CLARENDON COUNTY, SC

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PROFILE VIEW
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