

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
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201**

REGULATORY DIVISION

Refer to: SAC-2006-02305

October 2, 2023

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), 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 S.C. Department of Health and Environmental Control by

**Town Creek Companies
c/o The Brigman Company, Inc.
PO Box 1532
Conway, South Carolina 29528
csingleton@thebrigmancompany.com**

for a permit to construct a marina in the

SAMPIT RIVER

located adjacent to a 259.7-acre site identified as Tax Map Sequence (TMS)# 01-0417-009-04-00, south of the intersection of Shady Grove Lane and U.S. Highway 521/US Highway 17Alternate, in Georgetown, Georgetown County, South Carolina (Latitude: 33.372639 °, Longitude: -79.379834 °), Olin 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 **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 as a planned amenity for the adjacent proposed upland RV resort to provide users boating access and day storage within the Sampit River.

Project Description

The proposed work consists of the construction of a 98-slip marina. In detail, the proposed marina consists of a 10' x 1,045' fixed walkway providing access to a 20' x 20' fixed pierhead. Attached to the fixed pierhead is a 4' x 80' ADA gangway connecting to a 6' x 520' wide floating connector walkway providing access to 4 sections of 14-slip floating finger docks totaling 56 slips (Phase 1). Phase 2 consists of an additional 6' x 435.7' floating connector walkway providing access to 3 sections of 14-slip floating finger docks totaling 42 slips. **Note:** the proposed adjacent upland RV Park is currently being reviewed under a Nationwide Permit.

Avoidance and Minimization

The applicant has stated that the proposed project will avoid and/or minimize impacts to the aquatic environment by limiting the proposed docking facility to the minimal amount possible while accommodating the users of the proposed RV park. Furthermore, the applicant stated the project has reduced the proposed docking from the previously authorized 176 slips (DA Permit SAC-2006-02305-3IH, September 15, 2008) to the currently proposed 98 slips. In addition, the applicant stated they have considered various engineering designs such as spacing of pilings to further minimize impacts to the aquatic resources.

Proposed Compensatory Mitigation

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

South Carolina Department of Health and Environmental Control

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 Health and Environmental Control, in accordance with provisions of Section 401 of the Clean Water Act (CWA). The CWA Section 401 Certification Rule (Certification Rule, 40 CFR 121), effective September 11, 2020, requires certification, or waiver, for any license or permit that authorizes an activity that may result in a discharge. The scope of a CWA Section 401 Certification is limited to assuring that a discharge from a Federally licensed or permitted activity will comply with water quality requirements. The applicant is responsible for requesting certification and providing required information to the certifying authority. In accordance with Certification Rule part 121.12, the Corps will notify the U.S. Environmental Protection Agency Administrator when it has received a Department of the Army (DA) permit application and the related certification. The Administrator is responsible for determining if the discharge may affect water quality in a neighboring jurisdiction. The DA permit may not be issued pending the conclusion of the Administrator's determination of effects on neighboring jurisdictions.

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 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 0.423 acre of estuarine substrates and emergent wetlands 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 proposed project and based on location and available information, the following species have the potential to occur in the vicinity of the proposed work: American chaffseed (*Schwalbea americana*), Canby's dropwort (*Oxypolis canbyi*), Eastern Black rail (*Laterallus jamaicensis ssp. jamaicensis*), Green sea turtle (*Chelonia mydas*), Kemp's ridley sea turtle (*Lepidochelys kempii*), Leatherback sea turtle

(*Dermochelys coriacea*), Loggerhead sea turtle (*Caretta caretta*), Piping Plover (*Charadrius melodus*), Pondberry (*Lindera melissifolia*), Red knot (*Calidris canutus rufa*), Red-cockaded woodpecker (*Picoides borealis*), Tricolored bat (*Perimyotis subflavus*), West Indian Manatee (*Trichechus manatus*), Northern Long-Eared Bat (*Myotis septentrionalis*), Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*), Shortnose Sturgeon (*Acipenser brevirostrum*).

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

The project will have no effect on American chaffseed (*Schwalbea americana*), Canby's dropwort (*Oxypolis canbyi*), Eastern Black rail (*Laterallus jamaicensis ssp. jamaicensis*), Green sea turtle (*Chelonia mydas*), Kemp's ridley sea turtle (*Lepidochelys kempi*), Leatherback sea turtle (*Dermochelys coriacea*), Loggerhead sea turtle (*Caretta caretta*), Piping Plover (*Charadrius melodus*), Pondberry (*Lindera melissifolia*), Red knot (*Calidris canutus rufa*), Red-cockaded woodpecker (*Picoides borealis*), Tricolored bat (*Perimyotis subflavus*) and will not result in the destruction or adverse modification of designated or proposed critical habitat.

The project is not likely to adversely affect West Indian Manatee (*Trichechus manatus*), Northern Long-Eared Bat (*Myotis septentrionalis*), Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*), and Shortnose Sturgeon (*Acipenser brevirostrum*).

This public notice serves as a request to the U.S. Fish and Wildlife Service (USFWS project code: 2023-0133650) 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 historic properties, are present; moreover, these historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to initiate Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this public notice. 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 other interested parties to provide any information they may have with regard to historic properties.

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 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

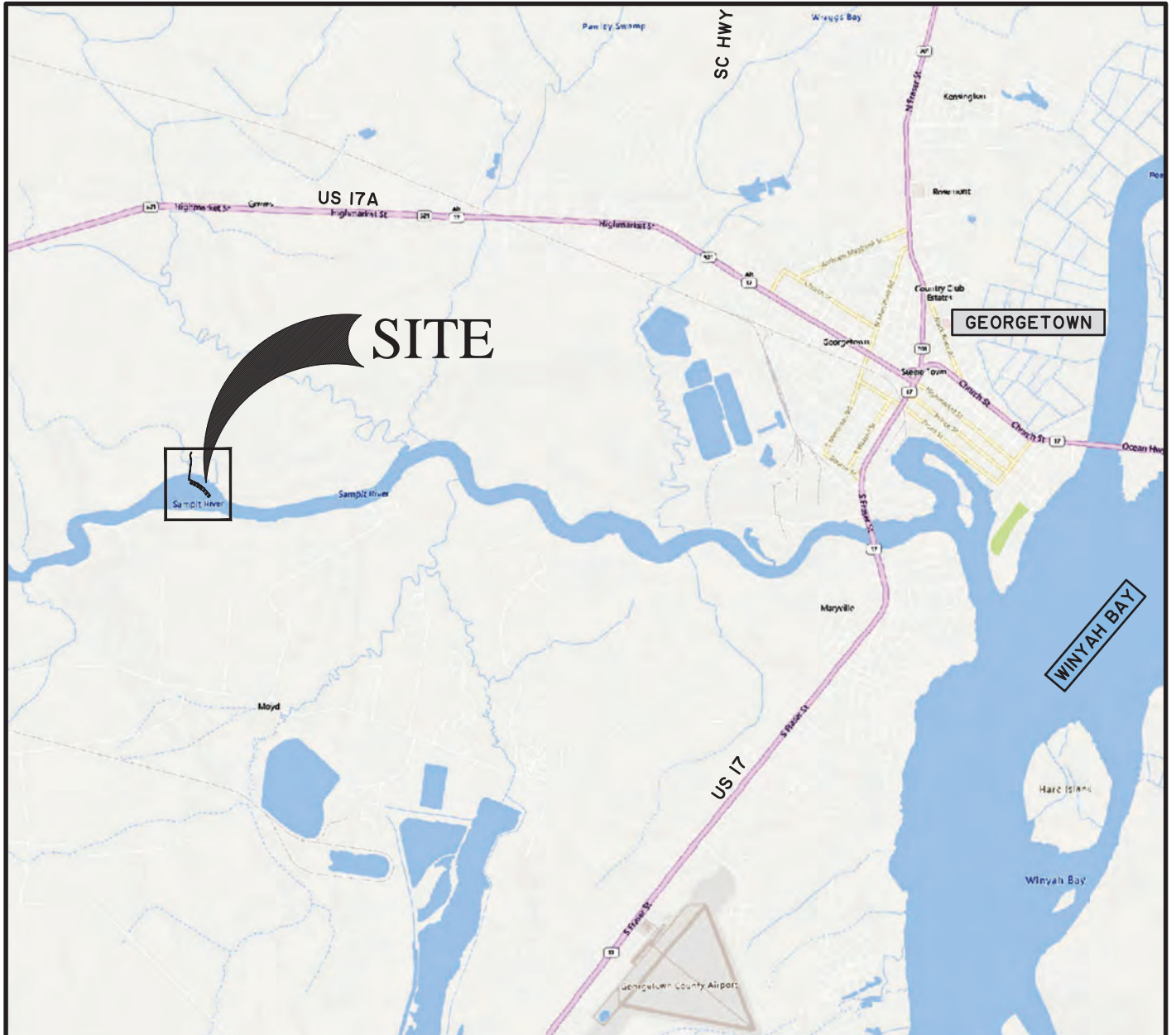
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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-2006-02305), 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, Team Lead, at (843) 365-4239, or by email at Robert.C.Huff@usace.army.mil.



SAC-2006-02305
Riverview Resort Marina
Georgetown County, SC
Sheet 1 of 12
Date: March 3, 2020, Rev July 28, 2023



GRAPHIC SCALE



(IN FEET)
1 inch = 6000ft.

RIVERVIEW RESORT RV AND MARINA

SHEET NAME:

VICINITY MAP

APPLICANT:

PULTE HOME COMPANY, LLC

LOCATION: CAINHOY (BERKELEY), SC

DATE: 3/03/2020

JOB NUMBER: J - 31045.0000

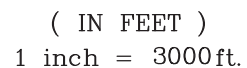
SHEET: 1 OF 13

SCALE: 1"=6000'

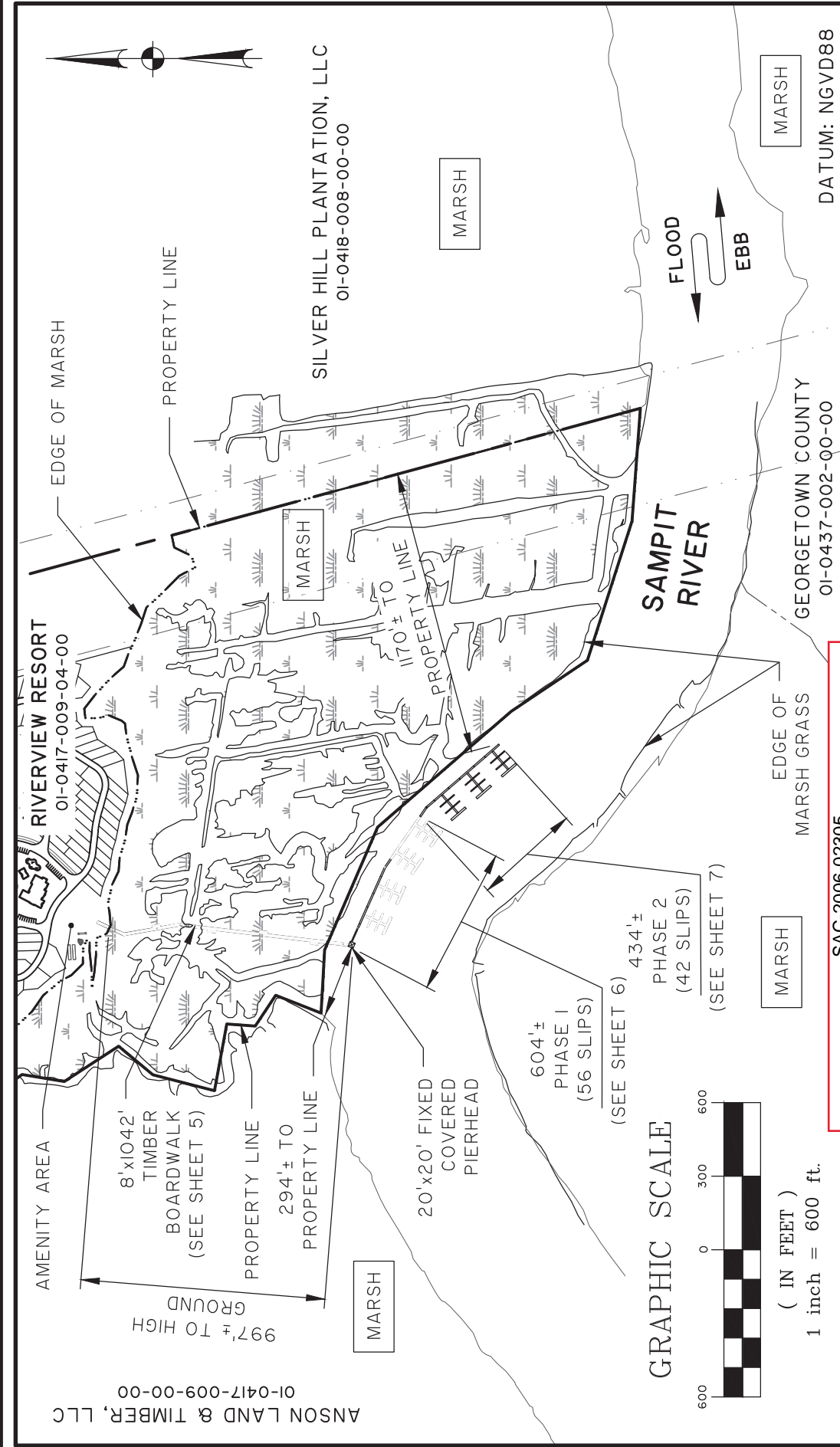
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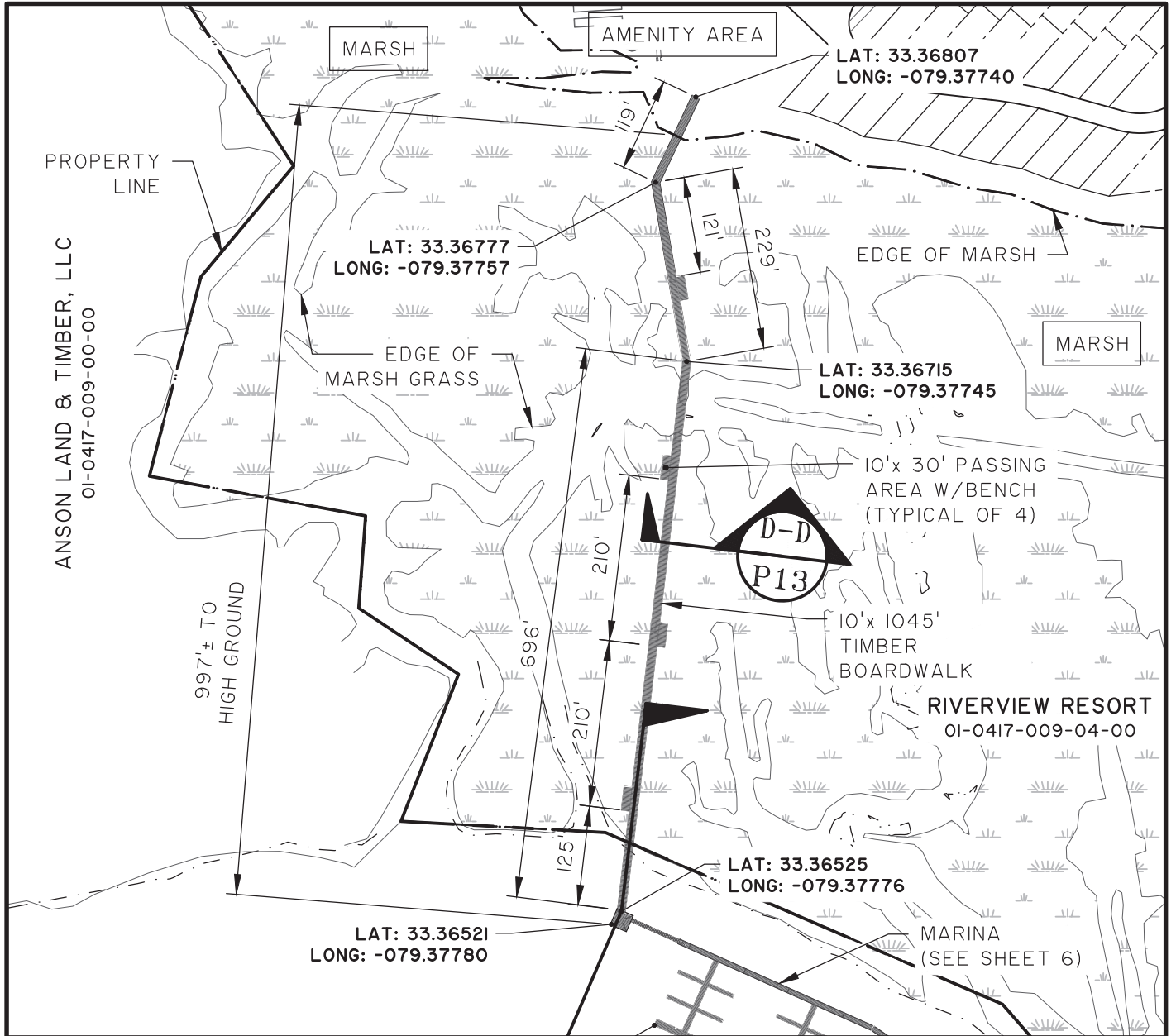
MARINA

SAC-2006-02305
Riverview Resort Marina
Georgetown County, SC
Sheet 3 of 12
Date: March 3, 2020, Rev July 28, 2023

SHADY GROVE LN LLC
LOCATION: GEORGETOWN, SC
DATE: 7/28/2023
JOB NUMBER: J-31045.0000

JENNIFER A. HAYES
LICENSED PROFESSIONAL ENGINEER
No. 24727
SOUTH CAROLINA

SHEET: 4 OF 13
SCALE: 1" = 600'



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

RIVERVIEW RESORT RV AND MARINA

SHEET NAME:

BOARDWALK PLAN

APPLICANT:

PULTE HOME COMPANY, LLC

LOCATION: CAINHOY (BERKELEY), SC

DATE: 7/28/2023

JOB NUMBER: J - 31045.0000

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Riverview Resort Marina

Georgetown County, SC

Sheet 4 of 12

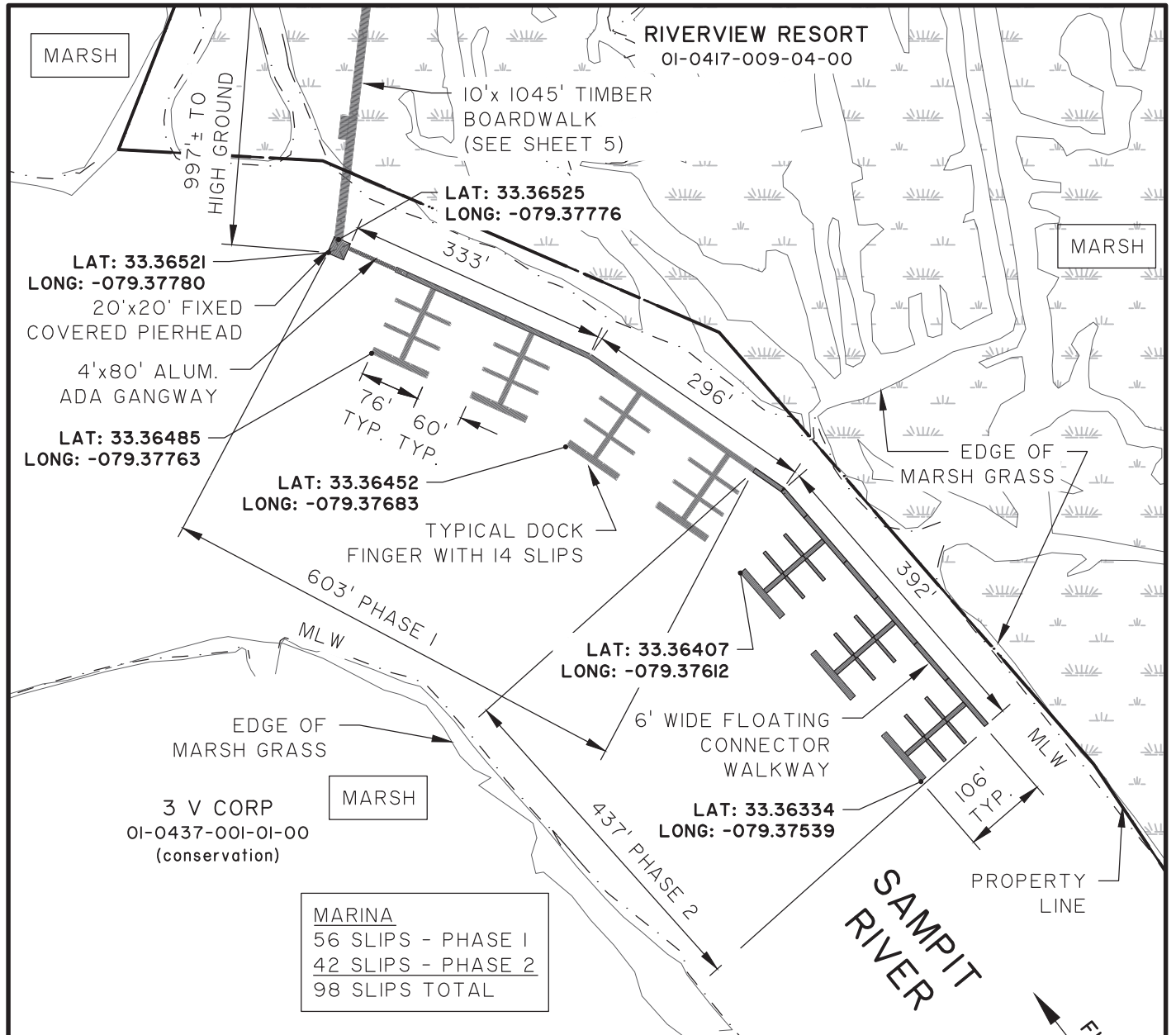
Date: March 3, 2020, Rev July 28, 2023

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SHEET: 5 OF 13
SCALE: 1" = 199.9998'



SAC-2006-02305
Riverview Resort Marina
Georgetown County, SC
Sheet 5 of 12
Date: March 3, 2020, Rev July 28, 2023



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

RIVERVIEW RESORT RV AND MARINA

SHEET NAME:

MARINA LAYOUT PLAN

APPLICANT:

PULTE HOME COMPANY, LLC

LOCATION: CAINHOY (BERKELEY), SC

DATE: 7/28/2023

JOB NUMBER: J - 31045.0000

SHEET: 6 OF 13

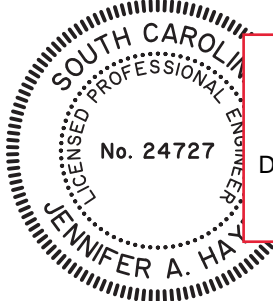
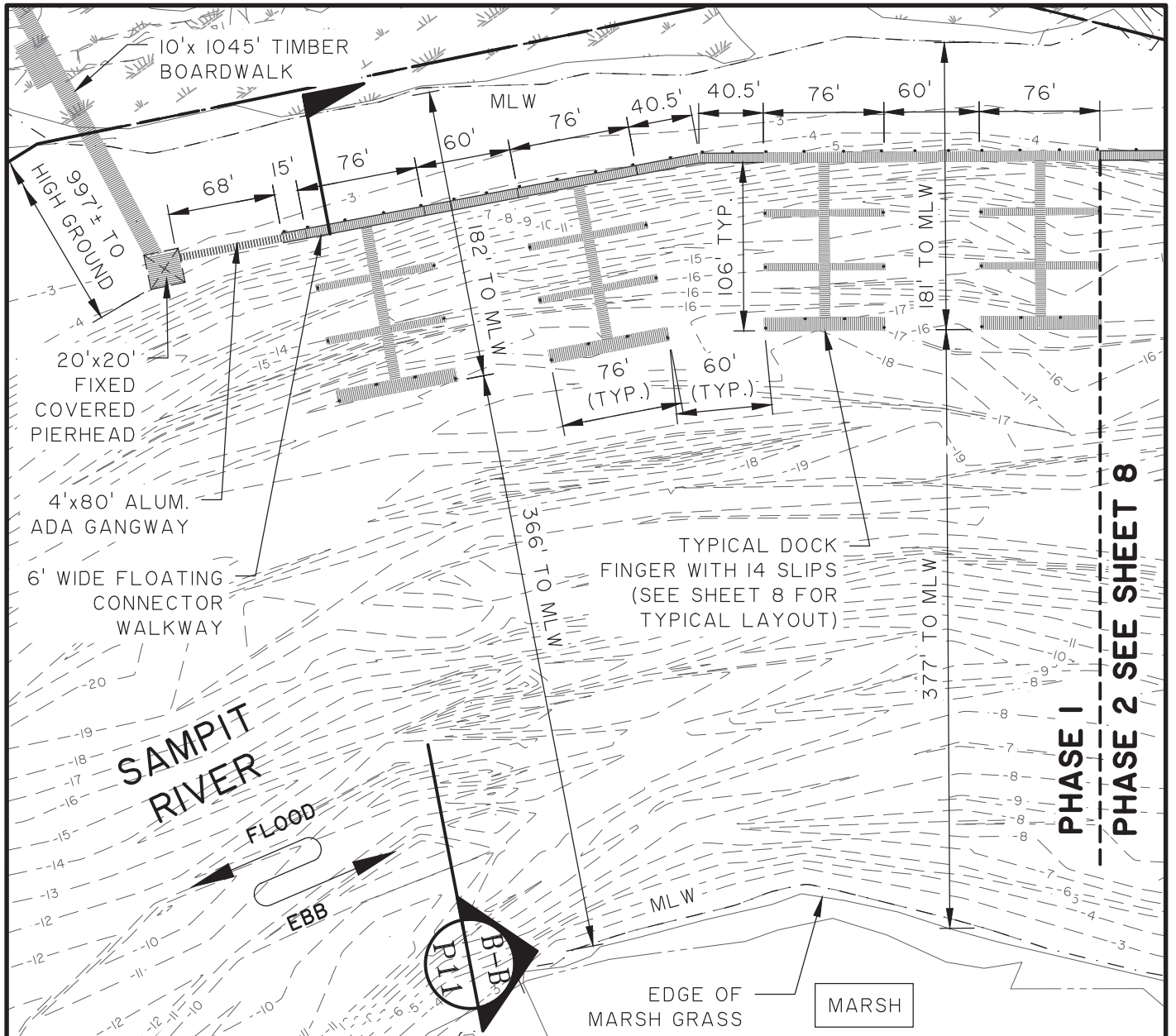
SCALE: 1" = 200'



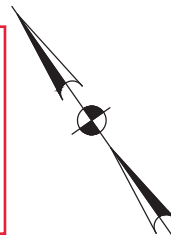
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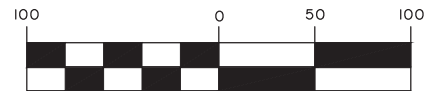
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Riverview Resort Marina
Georgetown County, SC
Sheet 6 of 12
Date: March 3, 2020, Rev July 28, 2023



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

RIVERVIEW RESORT RV AND MARINA

SHEET NAME:

MARINA PLAN - PHASE 1

APPLICANT:

PULTE HOME COMPANY, LLC

LOCATION: CAINHOY (BERKELEY), SC

DATE: #####

JOB NUMBER: J - 31045.0000

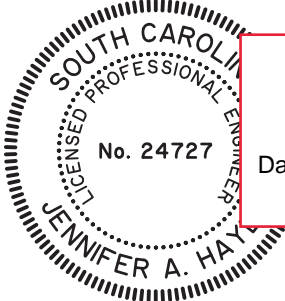
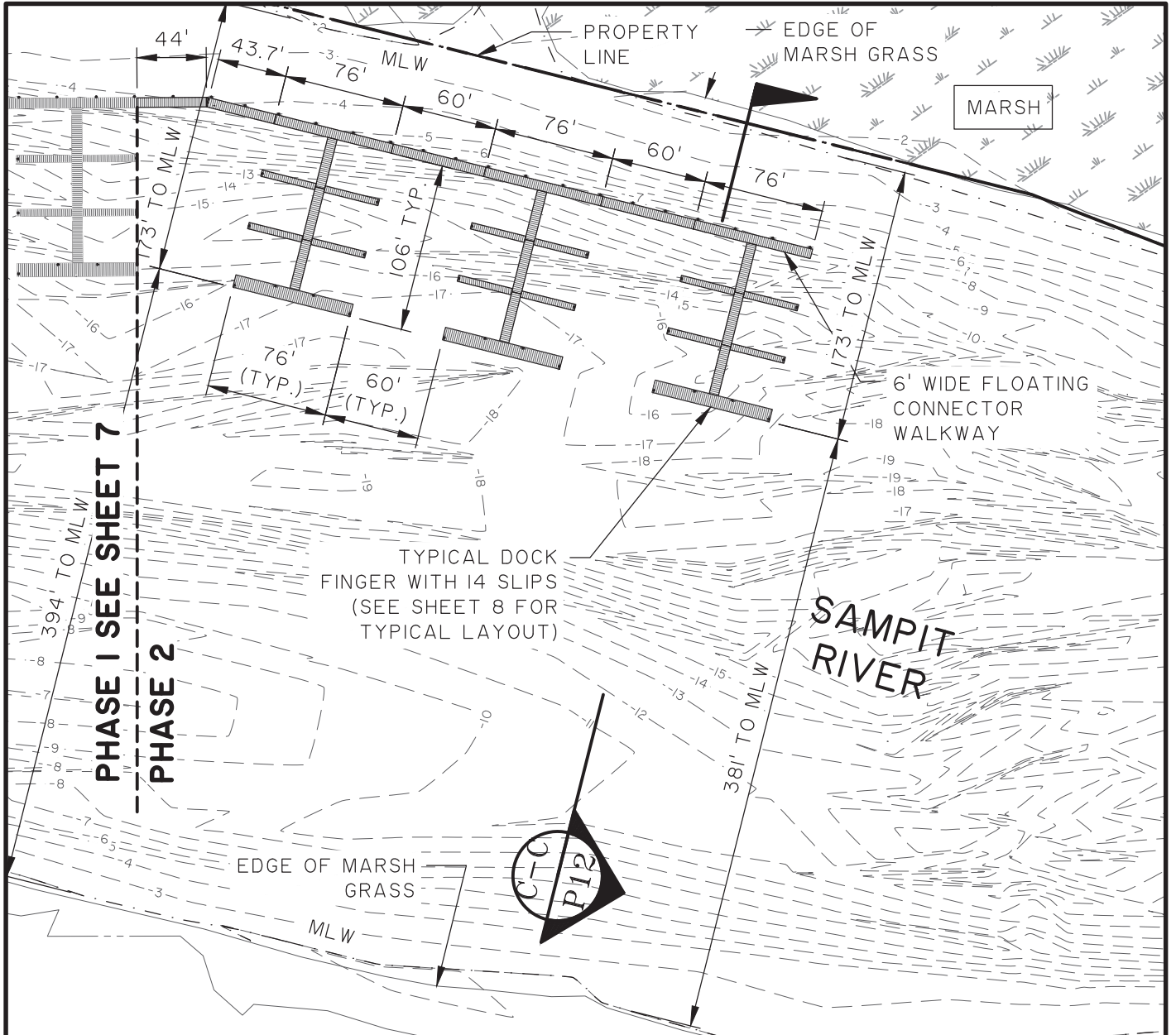
SHEET: 7 OF 13

SCALE: 1" = 100.0001'

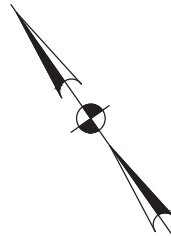
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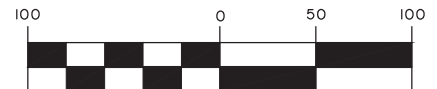
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Riverview Resort Marina
Georgetown County, SC
Sheet 7 of 12
Date: March 3, 2020, Rev July 28, 2023



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

RIVERVIEW RESORT RV AND MARINA

SHEET NAME:

MARINA PLAN - PHASE 2

APPLICANT:

PULTE HOME COMPANY, LLC

LOCATION: CAINHOY (BERKELEY), SC

DATE: #####

JOB NUMBER: J - 31045.0000

SHEET: 8 OF 13

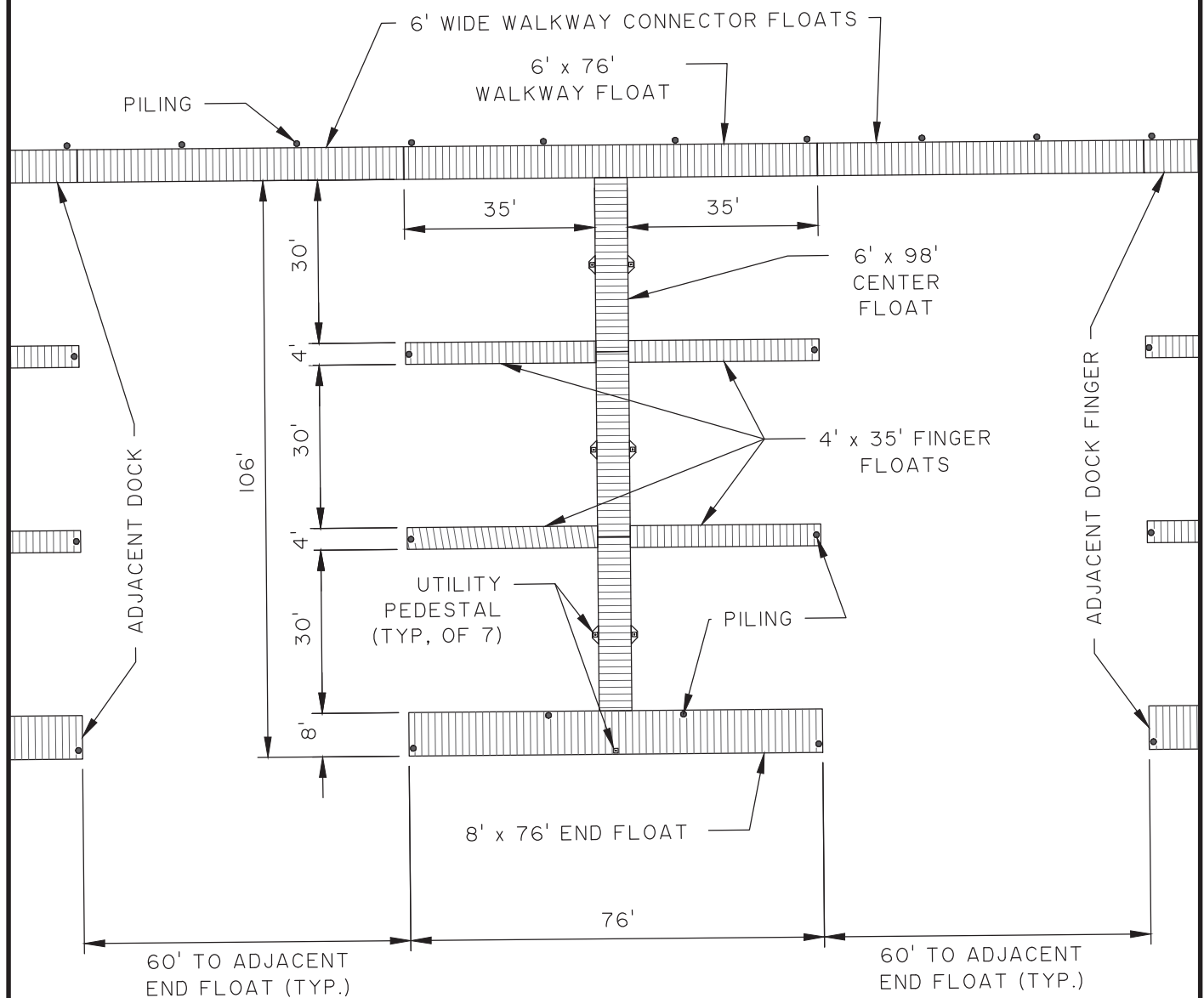
SCALE: 1" = 100'



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 Riverview Resort Marina
 Georgetown County, SC
 Sheet 8 of 12
 Date: March 3, 2020, Rev July 28, 2023

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

RIVERVIEW RESORT RV AND MARINA

SHEET NAME:

TYPICAL DOCK LAYOUT

APPLICANT:

PULTE HOME COMPANY, LLC

LOCATION: CAINHOY (BERKELEY), SC

DATE: #####

JOB NUMBER: J - 31045.0000

SHEET: 9 OF 13

SCALE: 1" = 30'

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1045' LONG x 10' WIDE BOARDWALK
(987'± IN MARSH AREA)

20' PIERHEAD

METAL ROOF

WOOD RAILING
(BEYOND)
WOOD
DECKING

STRINGER
SPLIT
PILE
CAP

WOOD
CROSS
BRACING

1' MAX. ROOF & BENCH RAILING
OVERHANG (ALL SIDES)

20'x20' COVERED
FIXED PIERHEAD

4'x20' ALUMINUM
GANGWAY

T/BOARDWALK AND
PIERHEAD EL. 7.00

T/ROOF EL. 19.00

12' MAXIMUM

MHW = 1.95

MLW = -2.00

APPROXIMATE GRADE
OF RIVER BOTTOM

TIMBER
PILES

SAMPIT
RIVER

92'± TO MLW

104'± TO MARSH GRASS

520'± TO MLW

522'± TO MARSH GRASS

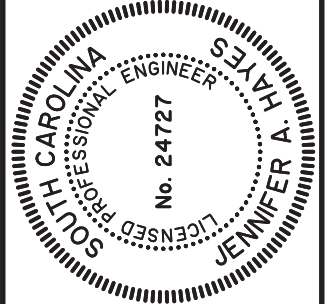
A-A

PIERHEAD SECTION AA

P10

1" = 10'

DATUM: NGVD88



RIVERVIEW RESORT RV AND MARINA

SHEET NAME:
PIERHEAD SECTION AA
CLIENT:
SHADY GROVE LN LLC
LOCATION: GEORGETOWN, SC
DATE: 6/15/2022
JOB NUMBER: J-31045.0000

SAC-2006-02305

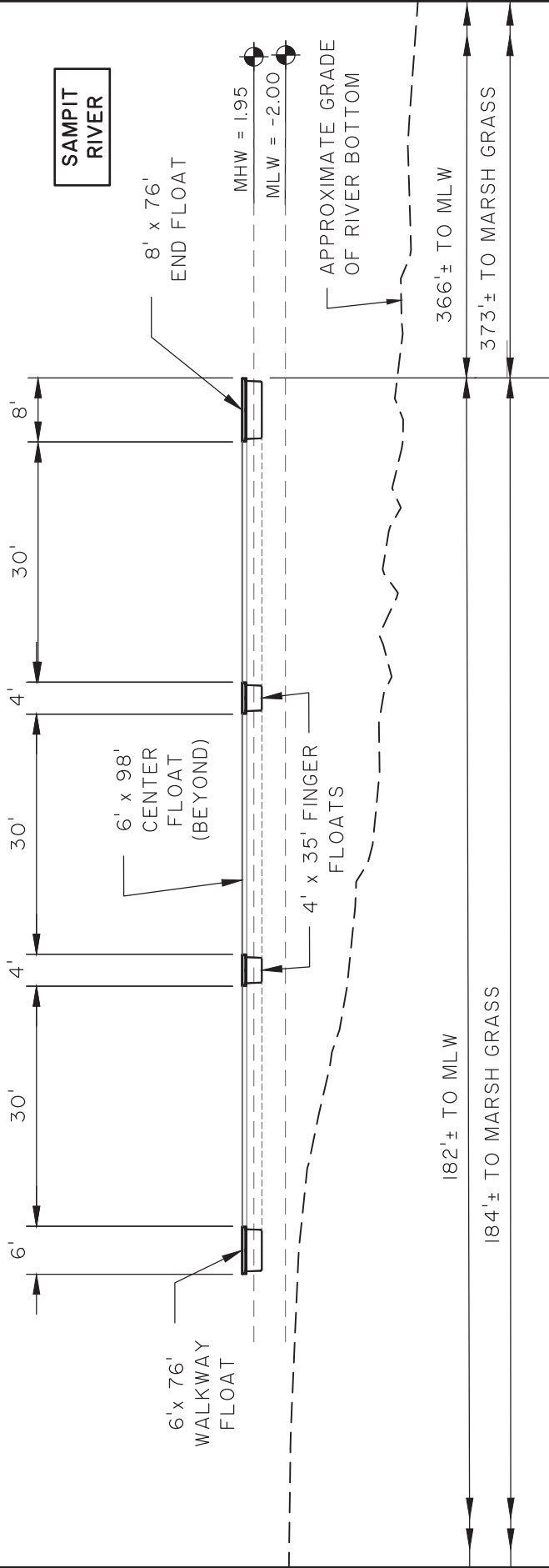
Riverview Resort Marina
Georgetown County, SC

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Date: March 3, 2020, Rev July 28, 2023

SHEET: 10 OF 13
SCALE: 1" = 10'

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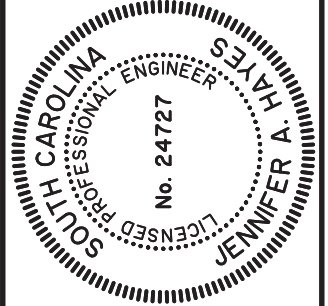


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B-B MARINA SECTION BB

1" = 20'

DATUM: NGVD88



RIVERVIEW RESORT RV AND MARINA

SHEET NAME:
MARINA SECTION BB
CLIENT:
SHADY GROVE LN LLC
LOCATION: GEORGETOWN, SC
DATE: 6/15/2022
JOB NUMBER: J-31045.0000

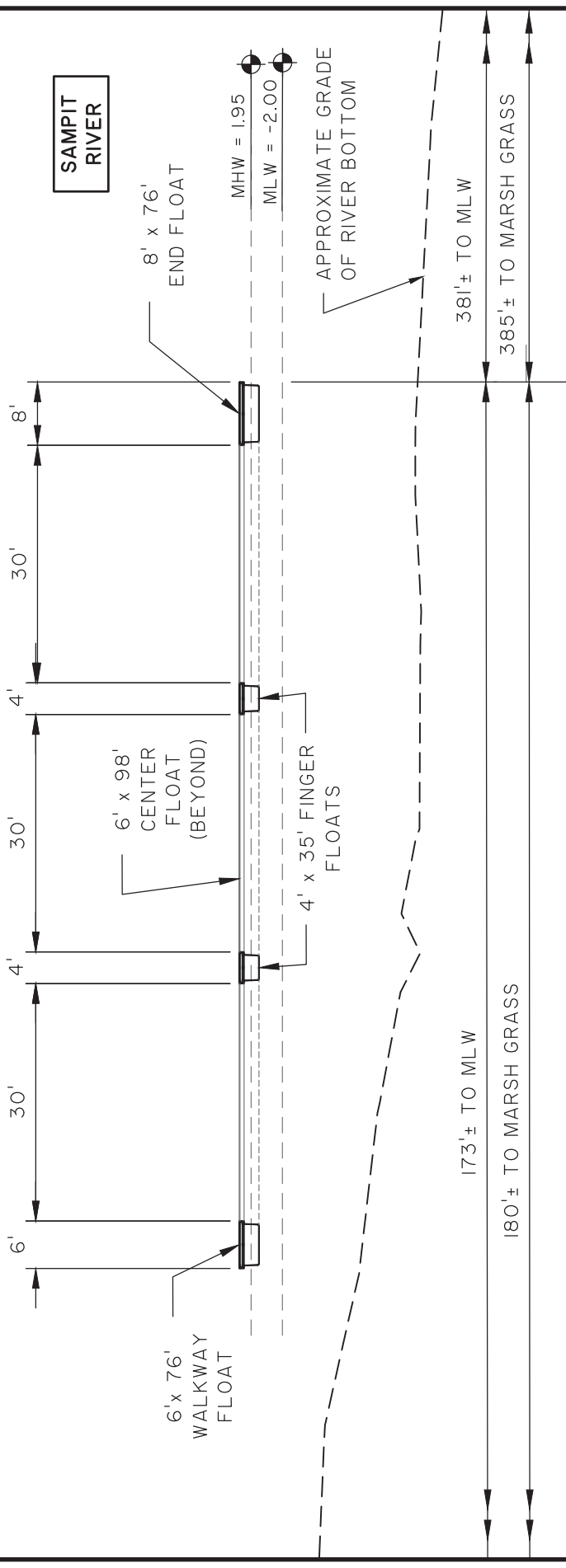
SHEET: 11 OF 13
SCALE: 1" = 20'



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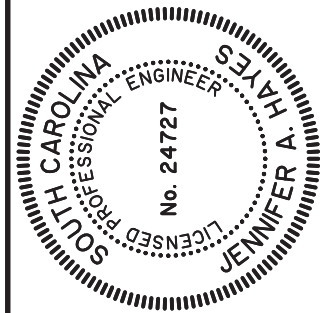
C-C

MARINA SECTION CC

P12

1" = 20'

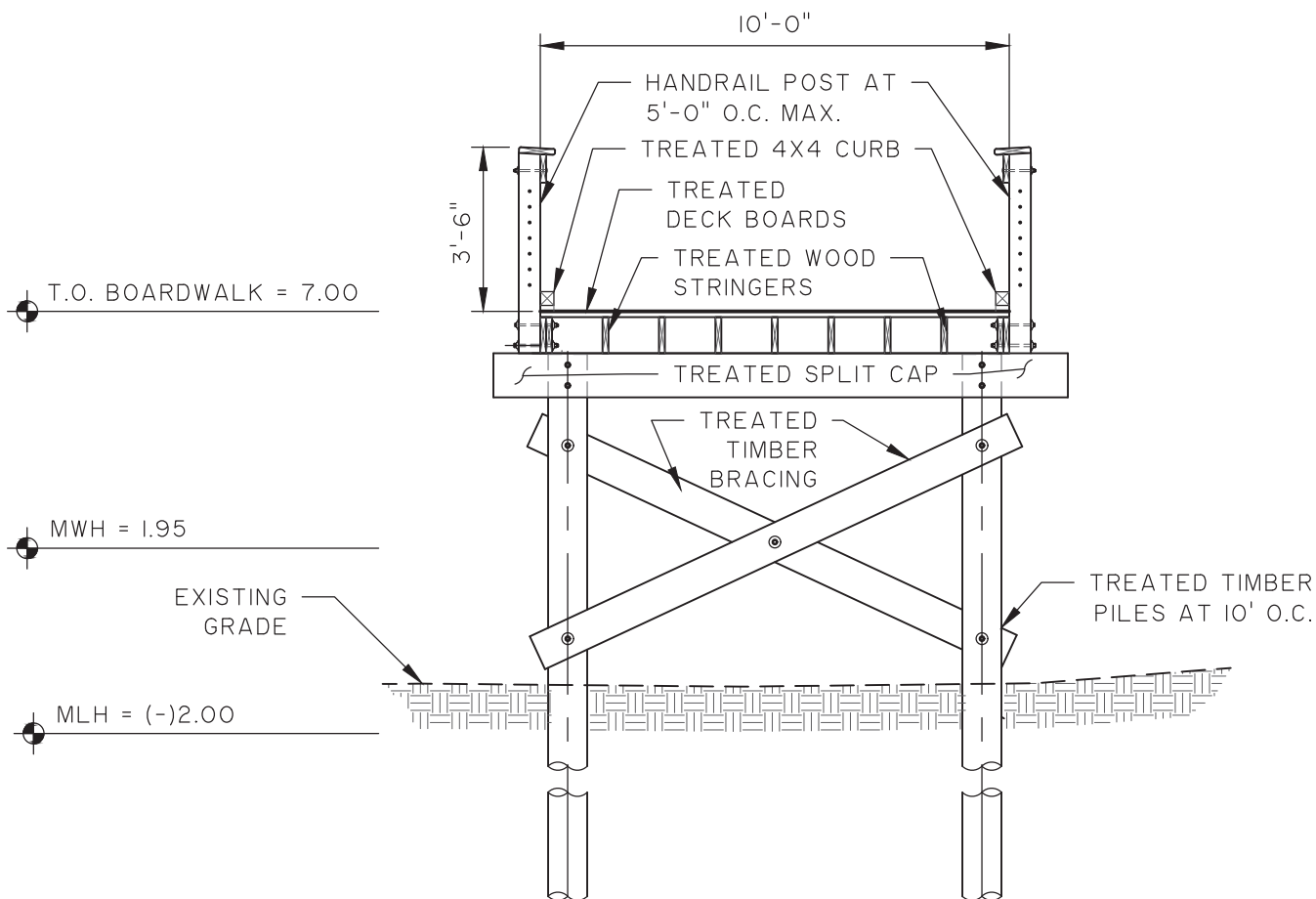
DATUM: NGVD88



RIVERVIEW RESORT RV AND MARINA
SHEET NAME:
MARINA SECTION CC
CLIENT:
SHADY GROVE LN LLC
LOCATION: GEORGETOWN, SC
DATE: 6/15/2022
JOB NUMBER: J-31045.0000

SHEET: 12 OF 13
SCALE: 1" = 20'

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B-B BOARDWALK SECTION D-D
1" = 4'



DATUM: NGVD88

RIVERVIEW RESORT RV AND MARINA

SHEET NAME:

TYPICAL BOARDWALK SECTION DD

APPLICANT:

SHADY GROVE LN LLC

LOCATION: GEORGETOWN, SC

DATE: 7/28/2023

JOB NUMBER: J - 31045.0000

SHEET: 13 OF 13

SCALE: 1"=4'

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