



SCDHEC Office of Ocean and Coastal Resource Management

General Coastal Zone Consistency Determination

for National Pollution Discharge and Elimination System (NPDES) Construction General Permit (CGP) Individual Residential Lots

Applicant: General Public – State of South Carolina

GCZC ID#: GCZC-2017-001

Date of Issuance: October 9, 2017

Expiration Date: October 9, 2022

Authorized Activities: NPDES stormwater discharge from construction activities related to individual residential lots that are part of a larger common plan of development or sale (LCP).

Location: The eight Coastal Zone counties of South Carolina - Beaufort, Berkeley, Charleston, Colleton, Dorchester, Georgetown, Horry, and Jasper.

The intent of this General Coastal Zone Consistency Certification (GCZC) is to provide a means by which certain activities determined to have minimal impact and to be consistent with the S. C. Coastal Zone Management Program (SCCZMP) may be authorized with minimal delay. This GCZC serves as the final staff coastal zone consistency decision associated with the following activity covered under Section 2.2.2.A of the current South Carolina NPDES Construction General Permit (CGP) unless DHEC staff determines that an individual certification will be required, or unless otherwise specified. This GCZC is issued under the provisions of Act 123 of the 1977 South Carolina General Assembly and the 1979 SCCZMP of the Department of Health and Environmental Control Office of Ocean and Coastal Resource Management. Please carefully read the project description and all conditions which appear on this certification as they affect the activity allowed.

Submittal Requirements

SCDHEC OCRM must be notified of invocation of this GCZC by submitting the GCZC Request Form, copy of the NOI, lot site plan, lot location map, and any applicable Memoranda of Agreements (MOAs) or restrictive covenants/recorded plats.

Conditions for Individual Residential Lots

1. This GCZC does not alleviate the applicant's responsibility for obtaining all necessary local, state and/or federal approvals for the development of the residential lot prior to work beginning.
2. This GCZC is conditioned upon the proper use of Best Management Practices (BMPs), which must be installed, inspected, and maintained to protect wetlands and waters by retaining sediment onsite during active construction of the project. Upon completion of construction activities, all disturbed areas, including those impacted for access, must be permanently stabilized. Once final stabilization has occurred, all temporary construction BMPs must be properly removed and discarded.
3. Individual residential lot(s) that are part of a LCP are granted coverage provided:
 - The lot(s) and its stormwater management drainage design is included within a previously authorized NPDES CGP Land Disturbance Permit and CZC Certification that adhered to the requirements of the S.C. Stormwater Management and Sediment Reduction Regulations (26 S.C. Code Ann. Reg. 72-300) and the SCCZMP policies contained in Chapter III, Section XIII, A, E, and D.
 - The lot(s), lot site plan(s), and the development's stormwater management drainage system has remained unchanged from the approved NPDES Permit.
 - Lot development must not result in adverse drainage impacts on adjacent properties.
4. The applicant must adhere to all conditions of any CZC Determination for Federal and/or State CZC Determinations, including but not limited to the NPDES CGP Land Disturbance that pertains to this lot. Individual lot(s), as applicable, must be compliant with any mitigation, MOA or Restrictive Covenants/Recorded plats completed under the previous CZC review(s) for the respective Permit(s). Compliance must be described in the request narrative supported through documentation and shown on the lot construction plan sheet.
5. In the event that any historic or cultural resources and/or archaeological materials are found during the course of work, the applicant must notify the State Historic Preservation Office (SHPO) and the South Carolina Institute of Archaeology and Anthropology. Historic or cultural resources consist of those sites listed in the National Register of Historic Places and those sites that are eligible for the National Register. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials.

6. The applicant is strongly encouraged to: protect and preserve undisturbed natural areas within the project boundary; utilize landscape designs that restore ground cover, understory, and canopy cover with plant species native to coastal South Carolina; and incorporate LID/green infrastructure practices *such as* pervious pavers/concrete, bio-retention areas, vegetative swales, and rain gardens in stormwater drainage designs. Implementation of these post construction practices aid in the recovery of lost ecosystem functions including water and air quality protection, stormwater runoff reduction, coastal zone habitat restoration, and the mitigation of heat island effects.

APPLICANT'S UTILIZING THIS GCZC HEREBY AGREES TO ABIDE BY THE TERMS AND CONDITIONS OF THE GCZC AND TO PERFORM THE WORK IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ANY DEVIATION FROM THESE CONDITIONS, TERMS, PLANS, AND SPECIFICATIONS SHALL BE GROUNDS FOR REVOCATION, SUSPENSION OR MODIFICATION OF THIS GCZC AND THE INITIATION OF SUCH LEGAL PROCEEDINGS AS THE SCDHEC MAY CONSIDER APPROPRIATE.



October 8, 2017

Curtis M. Joyner
Manager, Coastal Zone Consistency Section
SCDHEC OCRM

Issue Date