The approximate wetland boundaries depicted on this map are not final and are subject to change by the U.S. Army Corps of Engineers.
To: SCDHEC, Dorchester County Zoning and Planning Commission

From: Sabine & Waters, Inc. on behalf of Sandridge Road Holdings LLC.

Date: 09/17/19

Subject: Letter of Intent – Special Exception

This letter is written to make clear Sandridge Road Holdings LLC.’s intent to perform Resource Extraction as set forth in the Dorchester County Zoning guidelines for one property zoned as AOC, Absence of Control. The subject property is identified by TMS# 084-00-00-042, 084-00-00-006, 084-00-00-003, & 084-00-00-082. The landowner is applying for two general mining permits for (2) five acre mines as well as an individual permit listing the uplands of the property as affected acreage and future reserves. The subject property is currently managed for silviculture, is a working farm, and is enjoyed for its wildlife and recreation as well. The adjacent property uses are similar, with a few residential properties nearby, and Norfolk Southern Railroad used for commercial uses as well.

The planned action is the installation of sand/dirt mines that will be reclaimed as lakes and grasslands upon completion of the mining operations. The surrounding land will continue to be managed for silviculture and wildlife. The objective of the mines is to generate revenue from the properties’ resources, and to enhance and beautify the properties.

Currently, a wetland delineation and verification has been conducted by Sabine & Waters, Inc. on the entire tract in preparation for the proposed mine. Sandridge Road Holdings LLC plans to collect any storm and groundwater that enters the mine into a sediment pond for settling and then pump the discharge through an outlet into an existing nearby wetland. The water will then exit the property through a series of wetlands, eventually draining to Halfway Gut creek and Four Holes Swamp. The mine permit application will consider the location of these wetland features and the mine location will be designed to avoid any impacts to this resource. A buffer will also be placed around the wetland features, offering further protection. Buffers will also be established at a distance of 100 feet from the proposed mine location from any adjacent property boundaries. Upon completion of these tasks, permit issuance will be contingent on approval from Dorchester County Planning and Zoning.
The proposed mines are located off of Sandridge Road. The entrances to the site are 0.5 miles South of the intersection with HWY 78, and 1.2 miles from HWY 78 for the two parcels. Sandridge Road Holdings LLC estimates the mine to operate for approximately 10 years and truck traffic is expected to be between 20-250 trucks, with an average of 75-125 per day, 5 days per week. Proposed business hours are to be from 6:00 a.m. until 5:00 p.m. The mine may also occasionally operate on Saturdays from 9:00 a.m. until 12:00 p.m. when needed. Truck traffic is not expected to cause abnormal vehicular congestion as similar traffic patterns from adjacent mining operations have not caused any problems.

Mining activities are not expected to adversely impact any surrounding properties. As evidenced by the surrounding zoning, there are no residential subdivisions within the close proximity that will experience any noise, dust, vibrations, etc. No chemicals or harmful substances are used in the mining process that would impact works on adjacent properties.

No water, sewer, or electrical service will be required of this operation. A temporary mobile office and a portable toilet will be installed on site. During the mining permit application, due diligence will be conducted to ensure that protected species and cultural resources will not be impacted.

Should you have any questions concerning this application towards granting special exception for resource extraction on the previously listed parcels, please contact me at (843) 871-5383.

Sincerely,

[Signature]

Robert Strange

Staff Ecologist