Permitting Coastal Projects in SC

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South Carolina Department of Health and Environmental Control
Healthy People. Healthy Communities.
Critical Area
(Offshore)
Energy Siting, Development and Transmission, Sand Resources

Coastal Zone Consistency Certification
Water Supply Waste Water Air
NPDES Mining Landfills Stormwater Direct Federal Actions, Permits and Funding

Critical Area
Docks Marinas Boat Ramps Bulkheads Dredging Nourishment

OCRM COASTAL ZONE & CRITICAL AREA JURISDICTION
Beachfront Management Act (BMA)

- Passed in 1988, establishes two lines of beach jurisdiction, the baseline and the 40-year setback line
- Prohibits the construction of new erosion control structures (except to protect a public highway)
- Allows existing erosion control structures to be repaired if the damage is <50%
- If the damage exceeds 50%, it is “destroyed beyond repair” and cannot be rebuilt
The policy of South Carolina is to:

- Protect, preserve, restore, and enhance the beach-dune system
- Severely restrict the use of hard erosion control devices to armor the beach-dune system
- Promote carefully planned nourishment as a means of beach preservation and restoration where economically feasible
Setting the Baseline

Unstabilized Inlets

Stabilized Inlets & “Standard Zones”
Setting the Setback Line
Between the Baseline & Setback Line:
Beachfront Notifications (new houses, renovations, pool replacement) or General Permits (utilities, drainage structures, landscaping, etc.)

Seaward of the Baseline:
Major Permits and some General Permits (small decks, sand fencing, dune revegetation, minor nourishment)
Beachfront Notification Process

- No fee
- Notification form
- Heated square footage can’t exceed 5,000 sq. ft. seaward of the Setback Line
- Structure must be as far landward as possible
- Drawings showing footprint and cross-sections of new or replacement structures in relation to the Baseline and Setback Line and property lines
General Permit Process

- No fee for beachfront GP’s
- Application form
- Notify adjacent property owners and local gov’t via certified mail
- Newspaper public notice run for 1 day with a 15-day comment period
- Project drawings; don’t have to be professional
- GP special conditions
- GP valid for 1 year
Major Permit Process

- Fee: $1,000 / $250 for local gov’t / $0 for state gov’t
- Major beach & inlet projects processed jointly with USACE
- 30-day public comment period
- Public Hearing, if requested by 20 or more individuals
- 401 Water Quality Certification can be waived
- Close coordination with other State and Federal agencies (SCDNR, SHPO, USFWS, NMFS)
- 90 days for staff decision once file is complete
- Permit valid for 5 years
- Any permit decision can be appealed
Project Considerations

- Sediment compatibility
  - Qualitative: grain size, color, quality

- Selection of offshore borrow areas

- Pre- and post-project monitoring
  - Physical and biological at borrow sites, primarily physical at beach placement sites
  - Compaction
  - Escarpments

- T&E Species: Dredging & sand placement windows: typically November 1 – April 30
Emergency Orders
CONTACT US

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