



South Carolina Department of Health and Environmental Control
Office of Ocean and Coastal Resource Management

General Coastal Zone Consistency
Bureau of Water Coastal Stormwater
NPDES General Permit for Stormwater Discharges from Construction Activities
Individual Residential Lots

Applicant: General Public – State of South Carolina
Permit Number: GCZC-2023-002
Date of Issuance: January 4, 2023
Expiration Date: January 4, 2028
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.

This General Coastal Zone Consistency Certification (GCZC) is issued under the provisions of Coastal Tidelands and Wetlands Act, S.C. Code Ann. §§ 48-39-10 et seq. (2008 & Supp. 2019) and the South Carolina Coastal Zone Management Program (SCCZMP) of the SC Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management (DHEC OCRM). The intent of this 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. The activities covered by this GCZC have been determined to be consistent with the SCCZMP after a thorough review of the policies and guidelines as listed below.

This GCZC serves as the final staff coastal zone consistency decision associated with the construction activities on individual residential lots as covered under Section 2.2.2.A of the current South Carolina NPDES General Permit for Stormwater Discharges from Construction Activities (CGP) unless DHEC staff determines that an individual certification will be required, or unless otherwise specified. For more information regarding BOW's Stormwater Program, please visit <https://scdhec.gov/bow/stormwater/stormwater-construction-activities>.

In reviewing this GCZC for consistency with the SCCZMP, staff determined the referenced policies listed below allow for minor impacts without further review:

Policies applicable in the review of the activity for consistency:

- I. Residential Development
- XII. Activities in Areas of Special Resource Significance (Barrier Islands, Dune Areas, Navigational Channels, Public Open Spaces, and Wetlands)
- XIII. Stormwater Management (Runoff)

Policies not applicable in the review of the activity for consistency:

- XIII. Transportation Facilities (Ports, Roads and Highways, Airports, Railways, and Parking Facilities)
- XIV. Coastal Industries (Agriculture, Forestry, Mineral Extraction, Fish and Seafood Processing, Aquaculture, and Manufacturing)
- XV. Commercial Development
- XVI. Recreation and Tourism (Parks and Commercial Recreation)
- XVII. Marine Related Facilities (Marinas, Boat Ramps, and Docks)
- XVIII. Wildlife and Fisheries Management (Artificial Reefs and Impoundments)
- XIX. Dredging (Dredging and Spoil Disposal)
- XX. Public Services and facilities (Sewage Treatment, Solid Waste Disposal, Dams and Reservoirs, Public Buildings, and Water Supply)
- XXI. Erosion Control (Funding and General Erosion Control)
- XXII. Energy and Energy Related Facilities
- XIII. Stormwater Management (Bridge Runoff, Golf Course Management, Mines and Landfills)
- XIV. Beach and Shoreline Access

DHEC OCRM must be notified in writing to request coverage under this GCZC prior to project initiation. The notification must include General Coastal Zone Consistency Request Form (DHEC 0352), copies of the NOI, lot site plan, lot location map, and any applicable Memoranda of Agreements (MOAs) or restrictive covenants/recorded plats.

Please carefully read the project description and all conditions which appear on this certification as they affect the activities allowed.

Conditions for Individual Residential Lots

1. This GCZC does not alleviate the applicant's responsibility for obtaining any other necessary local, state and/or federal approvals 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. Projects that would result in the filling, excavation, or other permanent alteration of Waters of the State, including wetlands, are not covered by this GCZC. Any project proposing impacts to Waters of the State will require an individual certification which requires a demonstration of no feasible alternatives for those proposed impacts.
 6. 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.

AN APPLICANT 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 AS APPROVED BY THE AGENCY PERMITTING AUTHORITY. ANY DEVIATION FROM THESE CONDITIONS AND TERMS OF THIS GCZC OR THE PLANS AND SPECIFICATIONS OF THE PERMIT AS ISSUED SHALL BE GROUNDS FOR REVOCATION, SUSPENSION, OR MODIFICATION OF THIS GCZC AND THE INITIATION OF SUCH LEGAL PROCEEDINGS AS DHEC MAY CONSIDER APPROPRIATE.



Christopher Stout
Coastal Zone Consistency Section Manager
DHEC OCRM

1/4/2023

Date