



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
David Jordan
L-J Holding, Inc.

Published: October 16, 2025
Expires: October 31, 2025

**Charleston District
Permit Application No. SAC-2003-35075**

TO WHOM IT MAY CONCERN: The Charleston District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army (DA) permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403).

The South Carolina Department of Environmental Services (SCDES) is also reviewing an application pursuant to 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). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: David Jordan
L-J Holding, Inc.
615 Knox Abbott Drive
Cayce, South Carolina 29033

AGENT: Curtis Joyner
BridgeView Coastal Consulting
P.O. Box 30937
Charleston, South Carolina 29417

WATERWAY AND LOCATION: The project would affect navigable waters of the United States associated with the Sampit River. The project/review area is located on property Identified as Tax Parcel ID# 0104380040000, situated at the terminus of and north of Johnnys River Road, near the City of Georgetown, Georgetown County, South Carolina (Latitude 33.350162 ° and Longitude -79.328545 °) Georgetown South Quad.

EXISTING CONDITIONS: The proposed waterfront project is situated on a 308-acre tract that has been recently clearcut, with the exception of delineated wetlands (Delineation Concurrence issued by the Corps on February 26, 2025). The site is accessible via the existing unimproved Johnnys River Road. Significantly, the project area incorporates land previously permitted for a residential development that was never built (SAC-2003-35075-3NH) and abuts a previously authorized marina (SAC-2002-02706 (f.k.a 20021H539)).

APPLICANT'S STATED PROJECT PURPOSE: The applicant stated the project is designed to address the need for community boat storage and increased recreational boating access to the Sampit River. The project will provide facilities that enable residents to safely store boats and easily access the river and its adjacent waterways for recreational activities.

PROPOSED WORK: The proposed project involves the construction of a 288-slip private community marina. This includes the construction of two access walkways, two initial floating docks, and three main floating dock sections, designated A, B, and C. Access to Docks A and B will be provided by a 12-foot wide by 304-foot long fixed walkway leading to an 8-foot wide by 80-foot long ramp leading to a 35-foot by 46-foot floating dock. Dock A will accommodate 84 slips, each measuring 14 feet by 30 feet, resulting in an overall dock dimension of 68 feet by 680 feet. Dock B will accommodate 112 slips, each 14 feet by 30 feet, resulting in an overall dimension of 68 feet by 900 feet. Dock C will be accessed by a 12-foot wide by 902-foot long fixed walkway, leading to an 8-foot wide by 40-foot long ramp and a 30-foot by 36-foot floating dock. Dock C will accommodate 92 slips, each 14 feet by 30 feet, resulting in an overall dimension of 68 feet by 784 feet.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: As stated by the applicant: *Though the requested community dock consists of a large facility, it is proposed to be a pile supported structure which minimizes impacts to the environment. The community dock will be a passive structure in that there will be no commercial or marina like services such as a ships store, fueling, wastewater pump outs, storage areas or any dredging.*

COMPENSATORY MITIGATION: The applicant has provided the following explanation why compensatory mitigation should not be required: As stated by the applicant: *The dock would be pile supported therefore impacts are minimal. Due to minimal impacts, mitigation is not proposed.*

SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES:

COASTAL ZONE: The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930).

STATE NAVIGABLE WATERS: This activity may also require evaluation for compliance with the S.C. Construction in Navigable Waters Permit Program.

For questions regarding SCDES permitting procedures, please visit <https://des.sc.gov/permits-regulations/permit-central>. SCDES will receive written comments about the proposed work, as outlined above, until October 31, 2025. Comments may be submitted directly to the South Carolina Department of Environmental Services by email at WQCWetlands@des.sc.gov and

CULTURAL RESOURCES:

The Corps evaluated the undertaking pursuant to Section 106 of the National Historic Preservation Act (NHPA) utilizing its existing program-specific regulations and procedures along with 36 CFR Part 800. The Corps' program-specific procedures include 33 CFR 325, Appendix C, and revised interim guidance issued in 2005 and 2007, respectively. The District Engineer consulted district files and records and the latest published version of the National Register of Historic Places (NRHP) and initially determines that:

Historic properties (i.e., properties listed in or eligible for inclusion in the NRHP), are present within the Corps' permit area; moreover, the undertaking may have an adverse effect on these historic properties. The Corps will initiate consultation with the State Historic Preservation Officer (SHPO) and/or Tribal Historic Preservation Officer (THPO).

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.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), National Marine Fisheries Service (NMFS) Section 7 Mapper, and the NMFS Critical Habitat Mapper to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project.

The following species have the potential to be present in the action area:

Table ##: ESA-listed species and/or critical habitat potentially present in the action area.

| Species Common Name and/or Critical Habitat Name | Scientific Name | Federal Status |
|---|--|-----------------------|
| Atlantic Sturgeon | <i>Acipenser oxyrinchus oxyrinchus</i> | Endangered |
| Shortnose Sturgeon | <i>Acipenser Brevirostrum</i> | Endangered |
| Canby's Dropwort | <i>Oxypolis canbyi</i> | Endangered |

| | | |
|--------------------------|------------------------------------|------------|
| Eastern Black Rail | <i>Laterallus jamaicensis ssp.</i> | Threatened |
| Green Sea Turtle | <i>Chelonia mydas</i> | Threatened |
| Kemp's Ridley Sea Turtle | <i>Lepidochelys kempii</i> | Endangered |
| Piping Plover | <i>Charadrius melodus</i> | Threatened |
| Pondberry | <i>Lindera melissifolia</i> | Endangered |
| Red-cockaded Woodpecker | <i>Dryobates borealis</i> | Threatened |
| Rufa Red Knot | <i>Calidris canutus rufa</i> | Threatened |
| West Indian Manatee | <i>Trichechus manatus</i> | Threatened |

Pursuant to Section 7 of the ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service (USFWS Project Code: 2025-0156019) for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

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 3.9 acres of estuarine substrates 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.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The proposed project will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been verified by Corps personnel.

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. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: 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 proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to 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 (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Charleston District will receive written comments on the proposed work, as outlined above, until October 31, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Rob Huff at Robert.c.huff@usace.army.mil. Alternatively, you may submit comments in writing to the District Engineer, U.S. Army Corps of Engineers, Charleston District, Attention: Rob

Huff, 1949 Industrial Park Road, Room 140 Conway, South Carolina 29526. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

As noted above, SCDES will receive written comments about the proposed work, as outlined above, until October 31, 2025. Comments may be submitted directly to the South Carolina Department of Environmental Services by email at OCRMPermitting@des.sc.gov and wqcwetlands@des.sc.gov.



LOCATION MAP

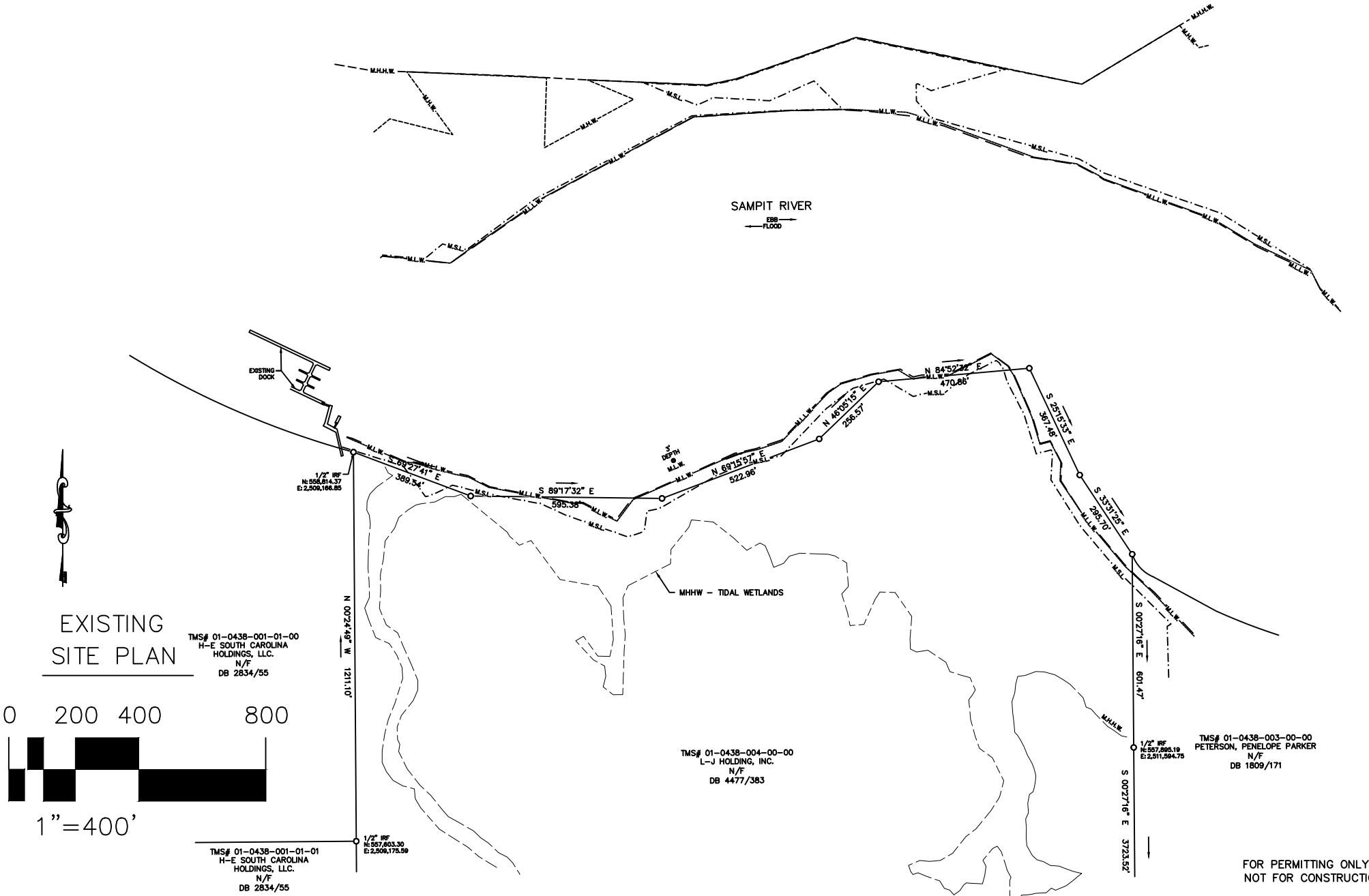
FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

GEORGETOWN SOUTH QUAD

APPLICANT:
L-J HOLDING, INC
ACTIVITY:
Construct Marina
P/N#

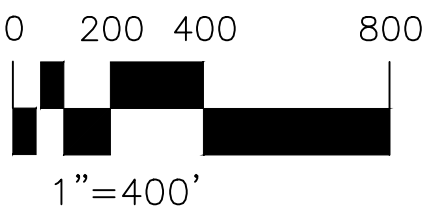
LOCATION:
Sampit River
Georgetown, SC
COUNTY: Georgetown
DATE: 4/11/2025

SAC-2003-35075
Riverview Plantation Marina
Georgetown County, South Carolina
Sheet 1 of 9
Date: 4/11/2025, Revised 9/22/2025



EXISTING
SITE PLAN

TMS# 01-0438-001-01-00
H-E SOUTH CAROLINA
HOLDINGS, LLC.
N/F
DB 2834/55



TMS# 01-0438-001-01-01
H-E SOUTH CAROLINA
HOLDINGS, LLC.
N/F
DB 2834/55

TMS# 01-0438-004-00-00
L-J HOLDING, INC.
N/F
DB 4477/383

TMS# 01-0438-003-00-00
PETERSON, PENELOPE PARKER
N/F
DB 1809/171

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

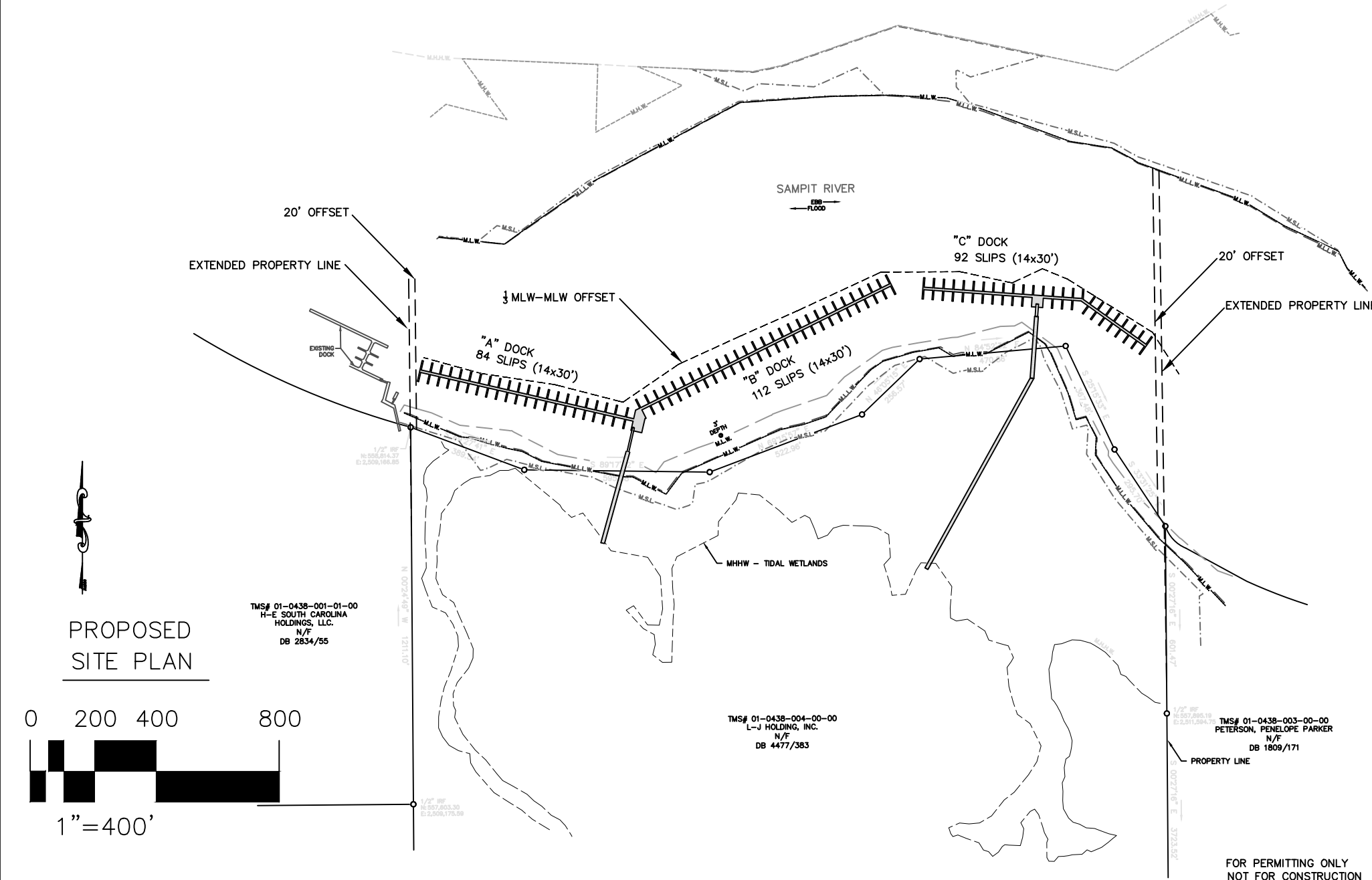
APPLICANT: **L-J HOLDING, INC**
ACTIVITY: Construct Marina

LOCATION: Sampit River
Georgetown, SC
COUNTY: Georgetown
DATE: 4/11/2025

REV 9/22/2025

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Riverview Plantation Marina
Georgetown County, South Carolina
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P/N#



TMS# 01-0438-001-01-00
 H-E SOUTH CAROLINA
 HOLDINGS, LLC.
 N/F
 DB 2834/55

TMS# 01-0438-004-00-00
 L-J HOLDING, INC.
 N/F
 DB 4477/383

TMS# 01-0438-003-00-00
 PETERSON, PENELOPE PARKER
 N/F
 DB 1809/171

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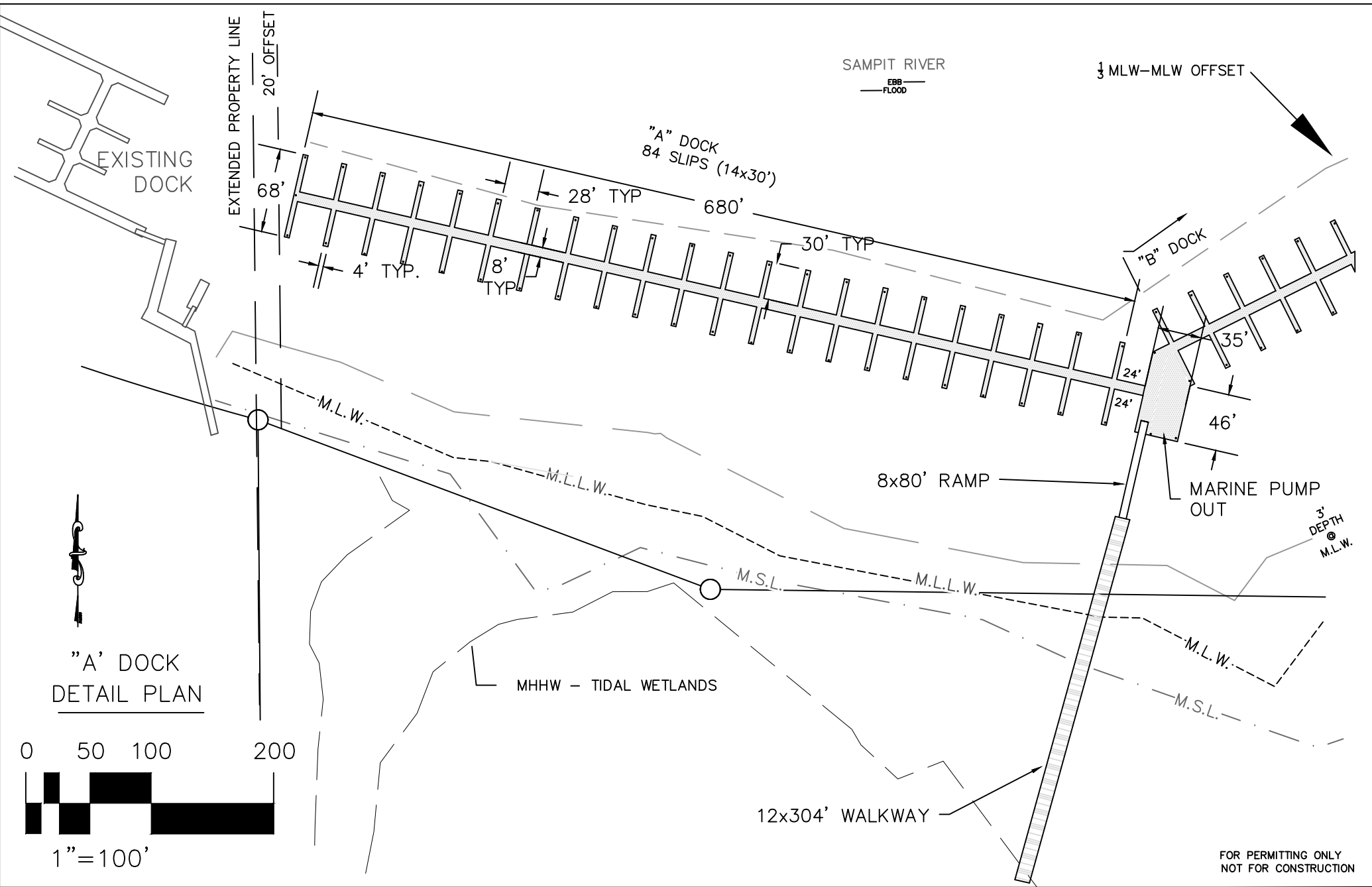
APPLICANT: **L-J HOLDING, INC**
 ACTIVITY: Construct Marina
 P/N#

LOCATION: Sampit River
 Georgetown, SC
 COUNTY: Georgetown
 DATE: 4/11/2025

REV 7/31/25

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 Riverview Plantation Marina
 Georgetown County, South Carolina

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 Date: 4/11/2025, Revised 9/22/2025



APPLICANT: **L-J HOLDING, INC**

ACTIVITY: Construct Marina

P/N#

LOCATION: Sampit River
 Georgetown, SC

COUNTY: Georgetown

DATE: 4/11/2025

REV 9/22/25

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 Georgetown County, South Carolina

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SAMPIT RIVER

EBB
FLOOD

$\frac{1}{3}$ MLW-MLW OFFSET

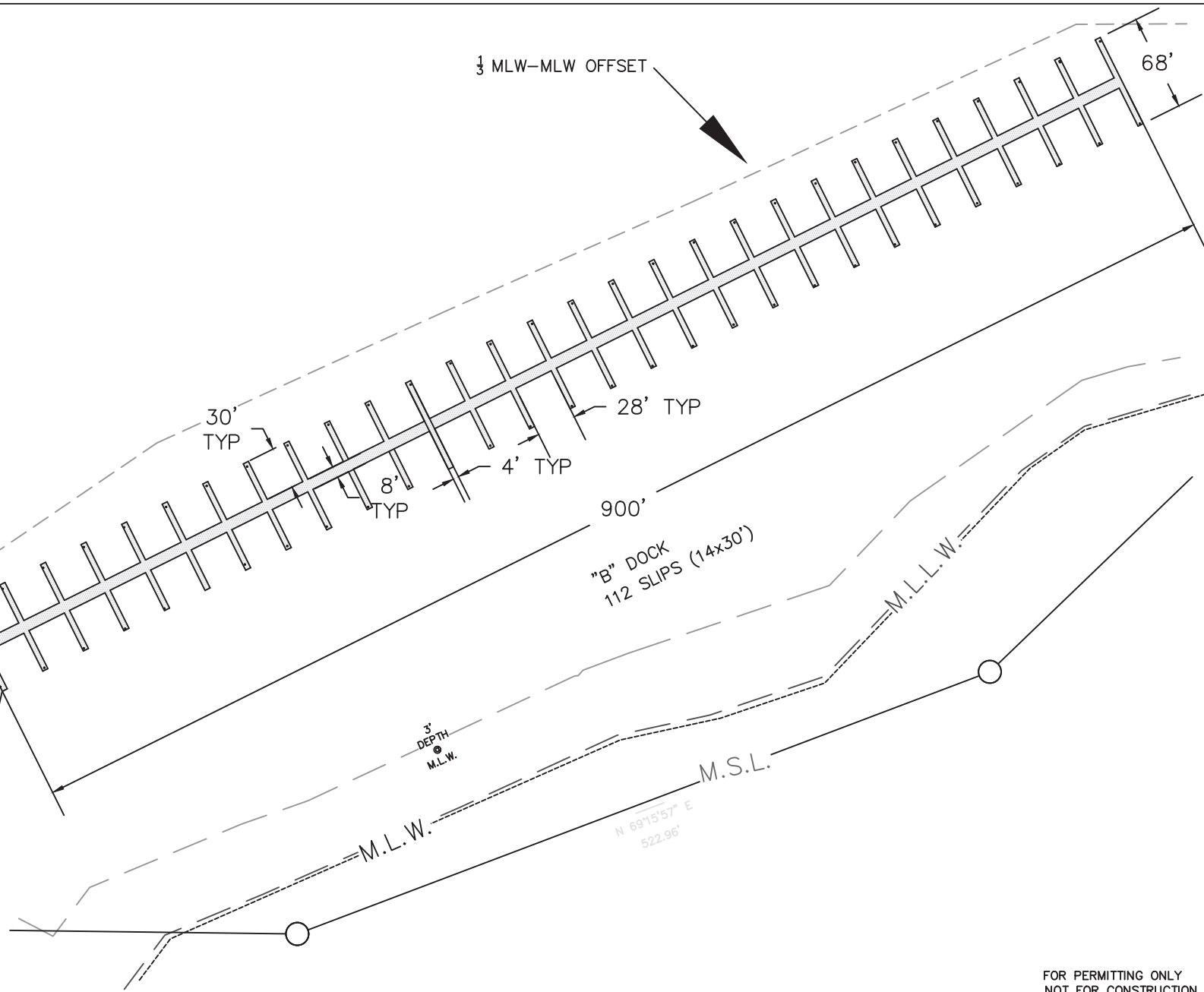
68'

"A" DOCK
"B" DOCK
DETAIL PLAN

0 50 100 200



1" = 100'



FOR PERMITTING ONLY
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APPLICANT: **L-J HOLDING, INC**

ACTIVITY:
Construct Marina

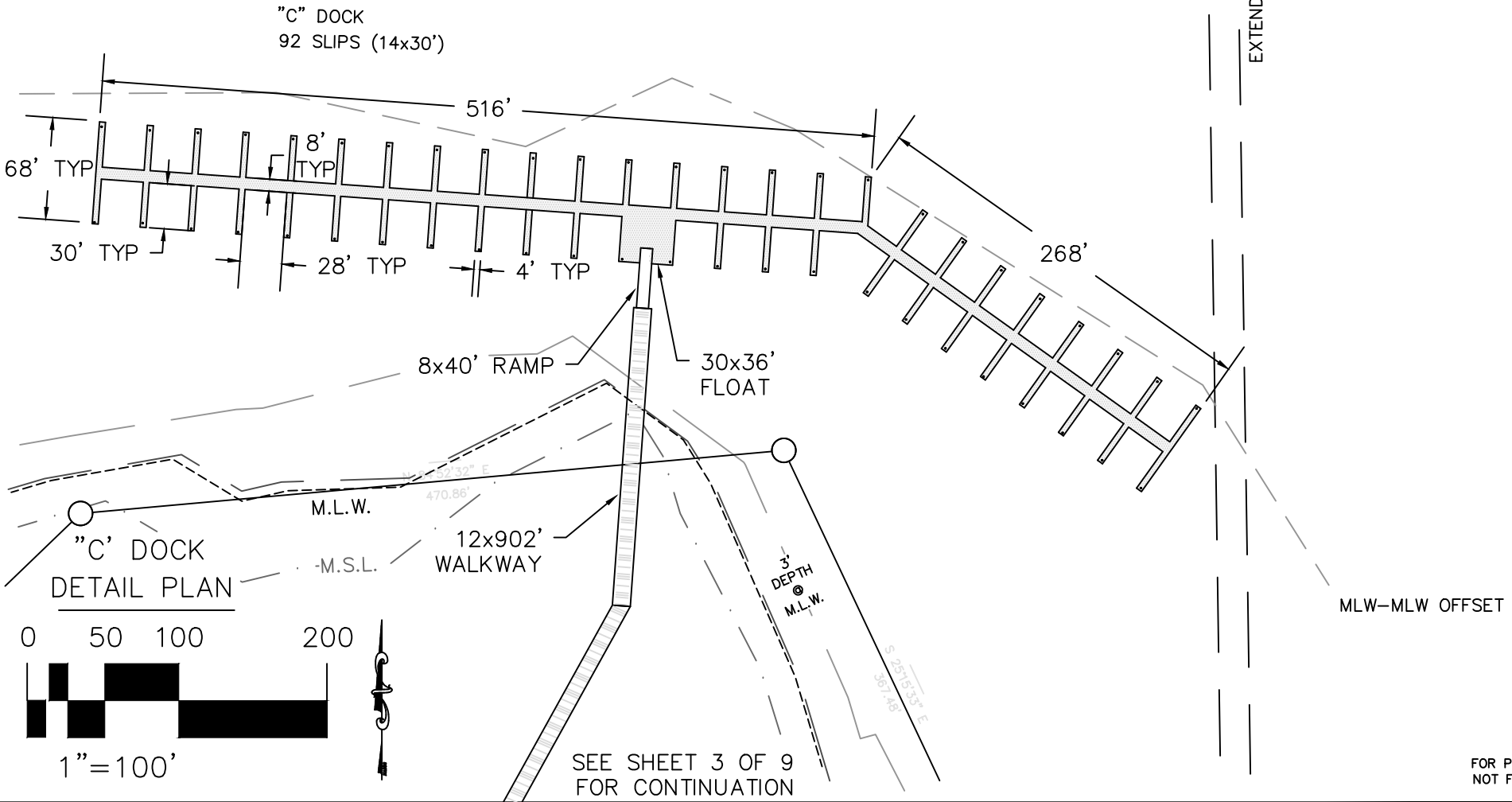
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Riverview Plantation Marina
Georgetown County, South Carolina
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SAMPIT RIVER

EBB
FLOOD



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ACTIVITY: Construct Marina

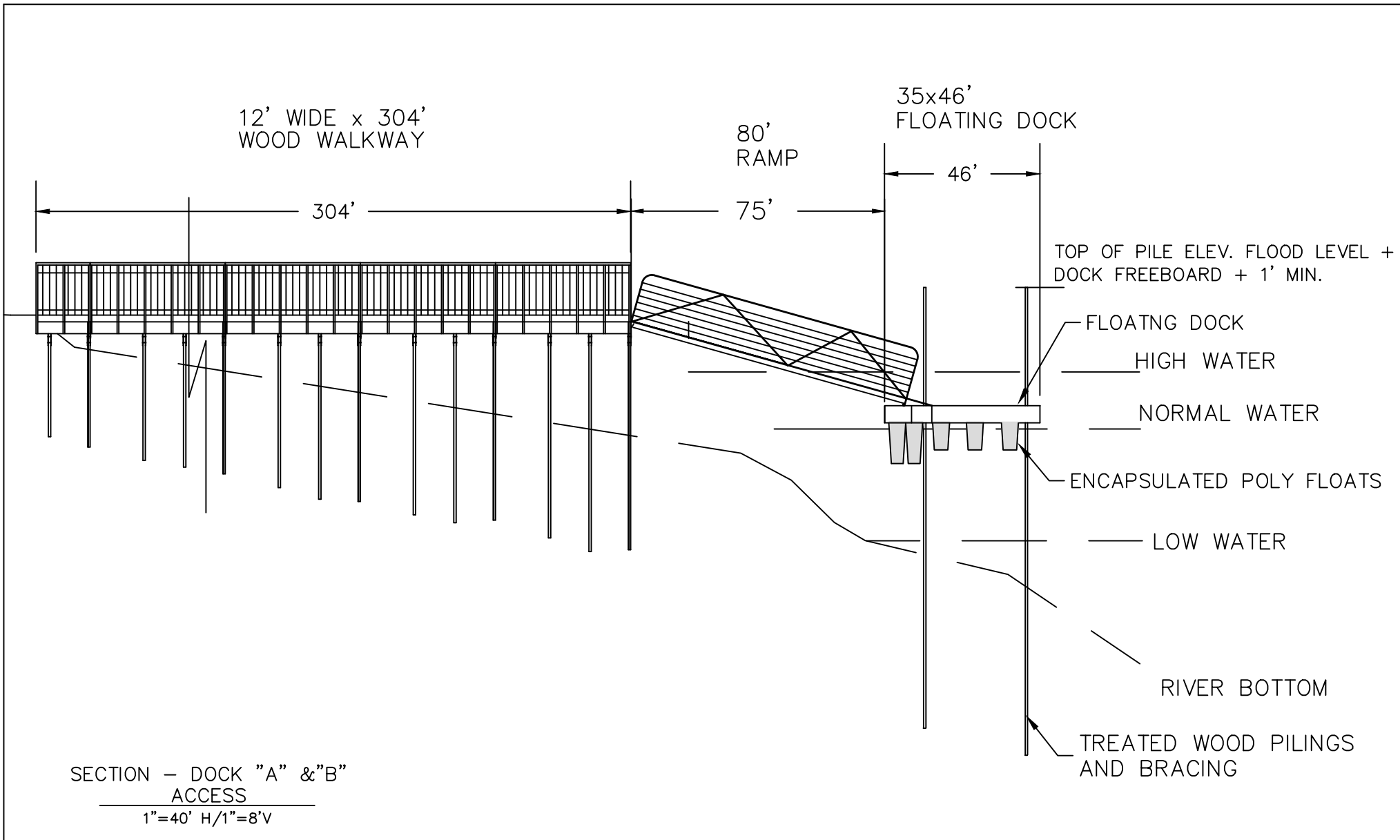
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Georgetown, SC
COUNTY: Georgetown
DATE: 4/11/2025

REV 7/31/25

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Georgetown County, South Carolina

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ACTIVITY: Construct Marina

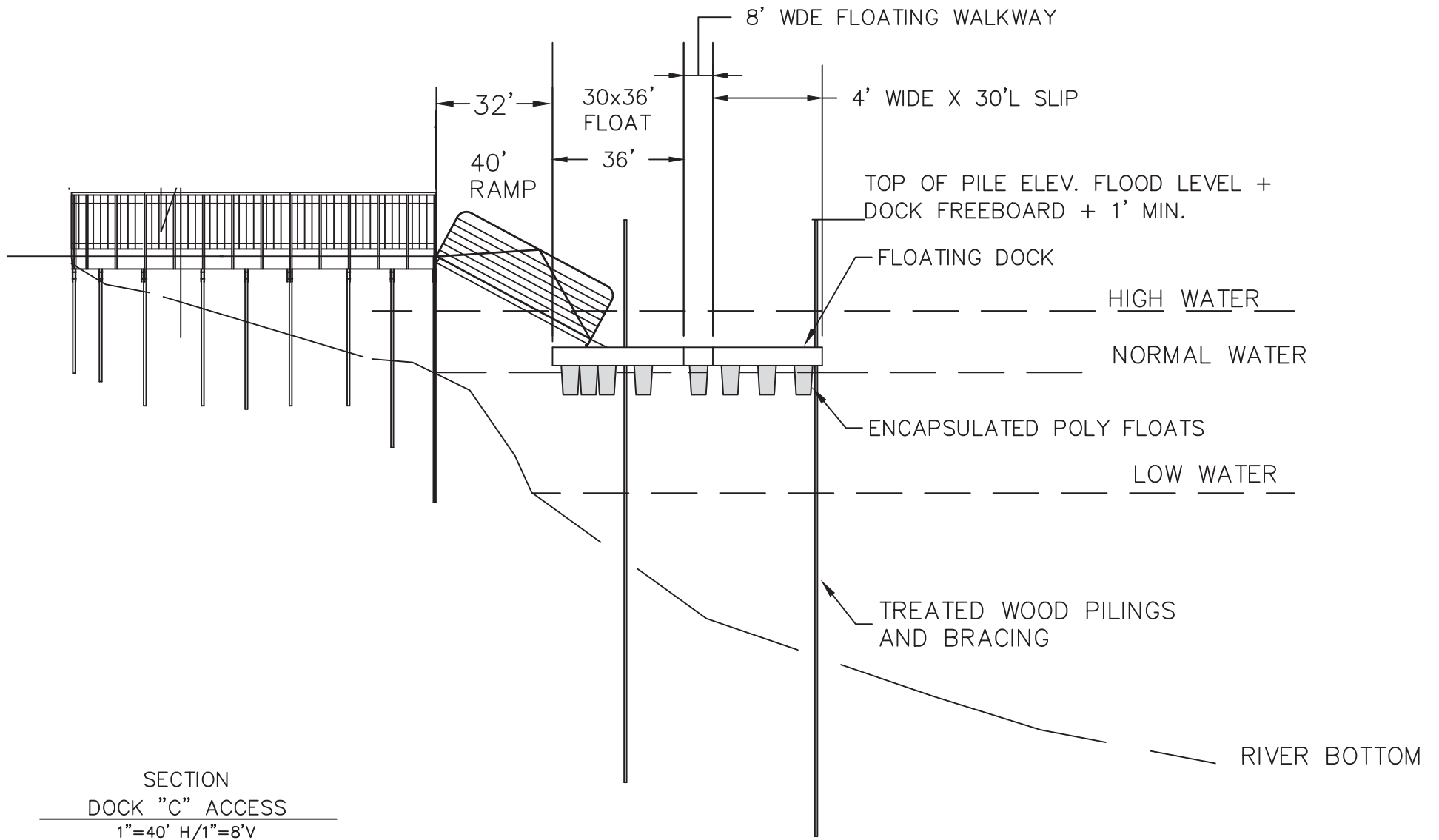
P/N#

LOCATION:
Sampit River
Georgetown, SC
COUNTY: Georgetown
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REV 9/22/25

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Georgetown County, South Carolina

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Date: 4/11/2025, Revised 9/22/2025



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APPLICANT: *L-J HOLDING, INC*

ACTIVITY: Construct Marina

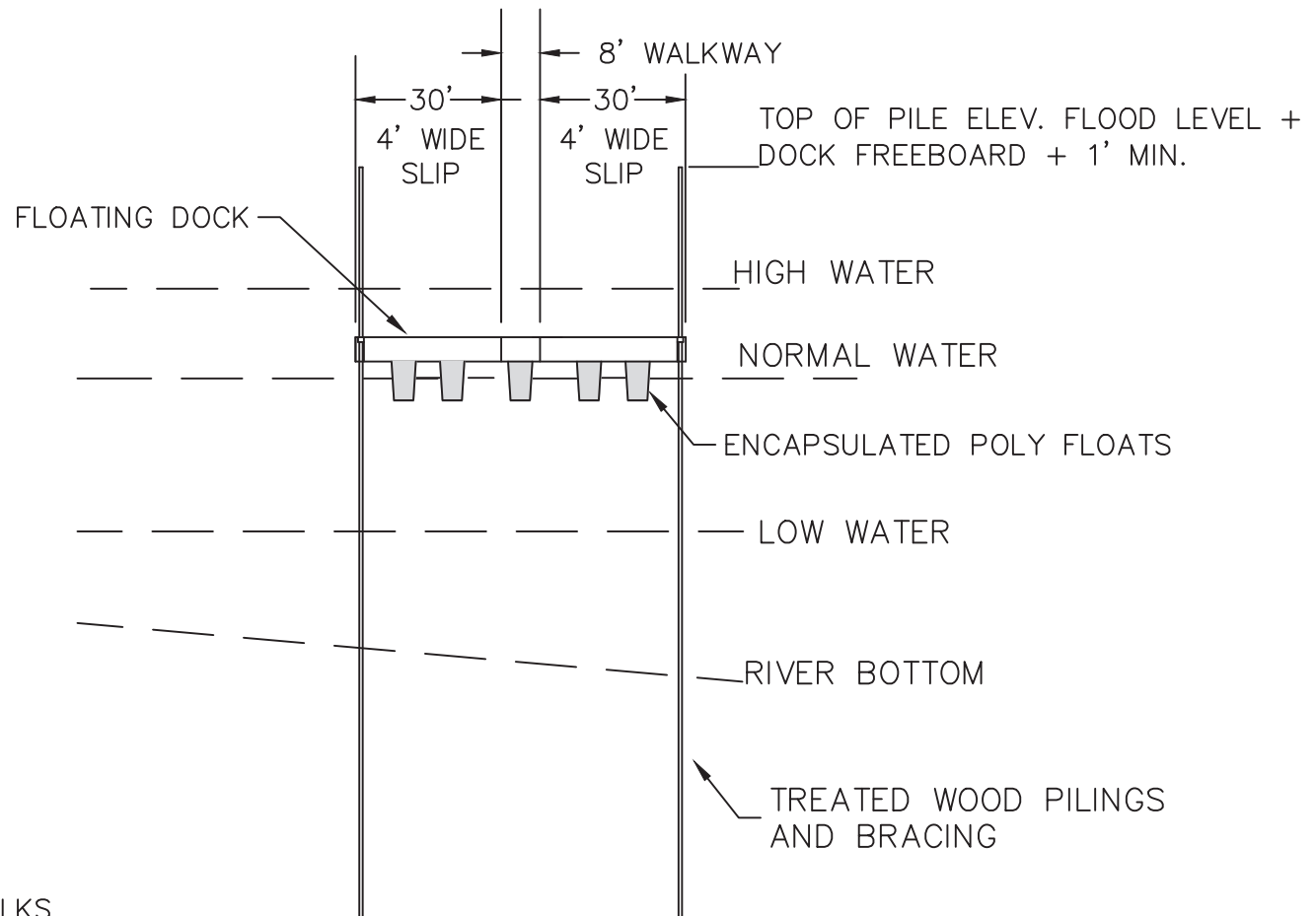
P/N#

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SECTION – DOCK SLIPS/WALKS
 1"=40' H/1"=8'V

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