



Policy Group IV - Commercial Development

Project Name: _____
TMS: _____

The Agency's Coastal Zone Consistency (CZC) certification review of all activities within the Coastal Zone that require a State permit will be based on the policies contained within the project based checklists. For the CZC request to be complete, you must answer the questions contained within the policies segment relative to your project by checking off all that apply. More than one checklist may apply to your project based on the plan proposal. For example, a road or highway project might also require dredging and filling of coastal wetlands.

A) Commercial Activities:

Required: Will your proposed commercial activity project or plans...

- a. require the facility be located immediately adjacent to the shoreline based upon a water-dependent activity?
b. avoid the filling or permanent alteration of salt brackish or freshwater wetlands unless no feasible alternatives exist and the facility is water-dependent? Explain the feasible alternatives that will be implemented on an attached document.
c. (for filling, ditching, clearing, or excavation of wetlands) demonstrate mitigation sites or practices to offset the losses of wetlands consistent with the Division's Mitigation Guidelines? The types of mitigation include wetland buffers, creation of wetlands, and restoration of existing wetlands, offsite mitigation, and mitigation banking. Provide a summary of mitigation details on an attached document.
d. avoid areas where flooding has been a recurring serious problem based on existing national building standards within the 100 year flood plain?
e. be consistent with the Priority of Uses of each listed Geographic Areas of Particular Concern (GAPCs) as discussed in the Geographic Areas of Particular Concern (GAPCs) Polices and Priority of Uses document located on the Resources section of the CZC webpage?
f. lessen or eliminate erosion water quality degradation and other negative impacts on adjacent waters and wetlands through the design of drainage plans and construction measures by utilizing naturally vegetated buffers, permeable surfaces rather than paving, grass ditching and surface drainage rather than direct storm water discharges?
g. be consistent with EPA and DHEC's standards for new commercial development?
h. (along immediate beach or riverfront locations) avoid the disruption to public access along the shoreline by providing areas for general public use in the plans?

Required:

As applicant or agent, having completed all appropriate checklists and having read the applicable polices, I certify that this project is consistent with the South Carolina Coastal Zone Management Program based on the information outlined above and supplemental information attached.

Signature and date