



SC DEPARTMENT *of*  
**ENVIRONMENTAL  
SERVICES**

# Seewee Landing Virtual Public Meeting & Public Hearing

September 29, 2025

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Seewee Landing Public Meeting &  
Public Hearing Sign-In Sheet





SC DEPARTMENT *of*  
**ENVIRONMENTAL  
SERVICES**

# Seewee Landing Public Meeting & Public Hearing

September 29, 2025

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SC DEPARTMENT *of*  
**ENVIRONMENTAL  
SERVICES**

Air Quality

Land & Waste Management

Coastal Management

Water

Regional & Laboratory Services

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Science • Service • Sustainability







# Purpose

- Share Information NPDES permit application for Seewee Landing
  - Discuss the role of SCDES in the permitting process
  - Answer questions
  - Convene a formal public hearing to record oral comments
- 

No decision made tonight.  
Please sign in with the form to receive a notice of  
decision.





## Agenda

- 6 pm: Public Meeting
- 7 pm: Public Hearing

## Public Meeting

- Presentation & Information Sharing
- Opportunity for your questions & facilitated discussions

## Public Hearing

- Formal proceeding
- Oral comments received
- Not interactive
- Time-limited

**Written Comments may be submitted until October 9, 2025**

# How to Provide Comments



Recorded comments at  
tonight's public hearing



Email  
[george.cox@des.sc.gov](mailto:george.cox@des.sc.gov)



By US Mail: George Cox  
SCDES Bureau of Water, Coastal  
Stormwater Permitting  
1362 McMillan Avenue, Suite 300  
N. Charleston, SC 29405



ePermitting Portal  
"Seewee Landing "

**Written Comments may be submitted until October 9, 2025**





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# Presentation Overview

- Scope of Reviewing Authorities for the State Stormwater Management and Coastal Zone Consistency (CZC) Programs
- Application Details of Proposed Seewee Landing
- Next Steps





# Scope of State Stormwater Permits



# Scope of State Stormwater Permits

- A stormwater permit is required for construction activities proposed to include 1 or more acres of land disturbance
- Applicants must engage a professional engineer to develop a Stormwater Pollution Prevention Plan (SWPPP) to control stormwater discharges during construction activities in a manner which meets state regulatory requirements
- The contractor must follow the SWPPP during construction activities to remain in compliance





# Scope of State Stormwater Permits



Water quality during  
construction of the  
development



Rate of stormwater runoff  
upon completion of  
development



Quality of stormwater  
runoff upon completion of  
development

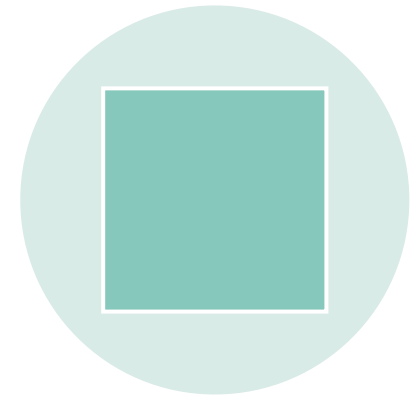
# State Construction Stormwater Permits Don't Cover



Zoning and Land Use of  
the Site



County Ordinances



Design, Permitting, Installation, &  
Maintenance of Septic Systems



# **Bureau of Coastal Management (BCM) Roles**



# Bureau of Coastal Management (BCM) Program Goals

- Protect and enhance coastal resources while promoting responsible development
- Implementing Coastal Zone Management Act through regulatory programs
- Community planning and technical assistance
- Public participation and outreach
- Develop partnerships with state and federal agencies, municipal governments, and academic communities



# CZC Certification

- Projects within the 8 coastal counties that require certain State or Federal Permits, direct Federal activities, or are Federally funded
- Projects are reviewed for consistency with policies of CZMP
  - Guidelines for Evaluation of All Projects
  - Activity Specific policies (Residential Development, Transportation- Roads and Highways, Stormwater Management – Wet ponds)
  - Coastal Resource related policies (when applicable)
    - Areas of Special Resource Significance (Wetlands)-Nationwide Permit for Jurisdictional Wetlands
    - GAPC (Threatened or Endangered Species Habitats, Historic and Archaeological resources)



# Application Details



# Application Details

Request for permit coverage submitted to Coastal Stormwater Permitting includes:

1. Proposed single family residential development on a 48.9 acre site
2. Proposed roadway, utility, and stormwater management infrastructure to support the development.





HWY 17

Seewee Road

Maxville Road

Seewee Landing

Site Location



# Site Location



# Application Details

## Seewee Landing

### Proposed Project Consists of:

- 65 single family residential lots
- Roadway, utility, and stormwater management infrastructure serving the lots
- 39.6 acres of proposed land disturbance
- Entire site is 48.9 acres
- Wetland Impacts
  - 0.480 acres of jurisdictional
  - 0 acres of non-jurisdictional

# Application Details – Seewee Landing

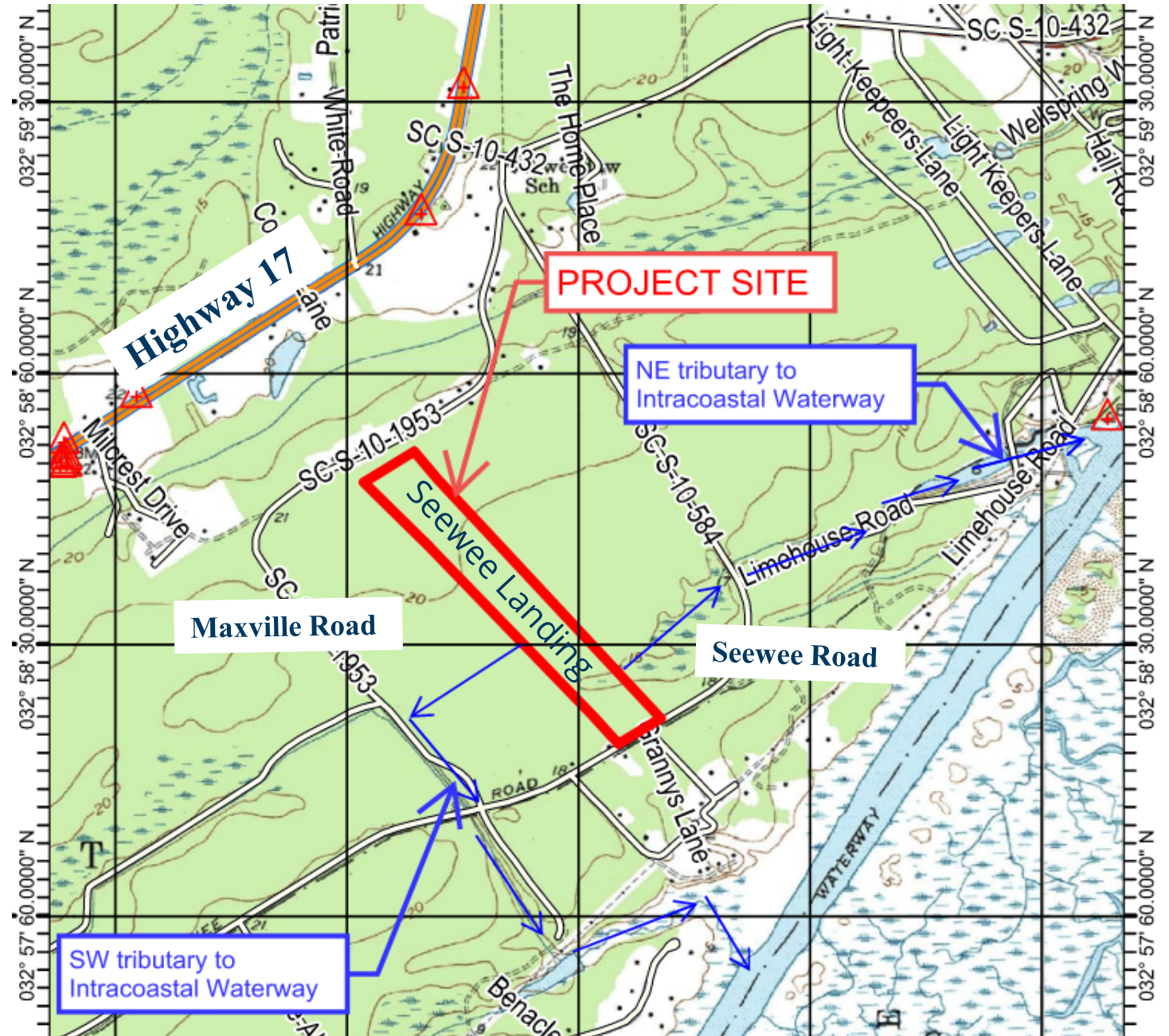
Stormwater runoff generated on site ultimately routes to Seewee Bay

Stormwater runoff during construction activities is proposed to be managed by:

- Construction Entrance
- Sediment basins
- Silt fence
- Inlet Protection
- Appropriate placement of portable toilets and waste receptacles



# Stormwater flow from the Site

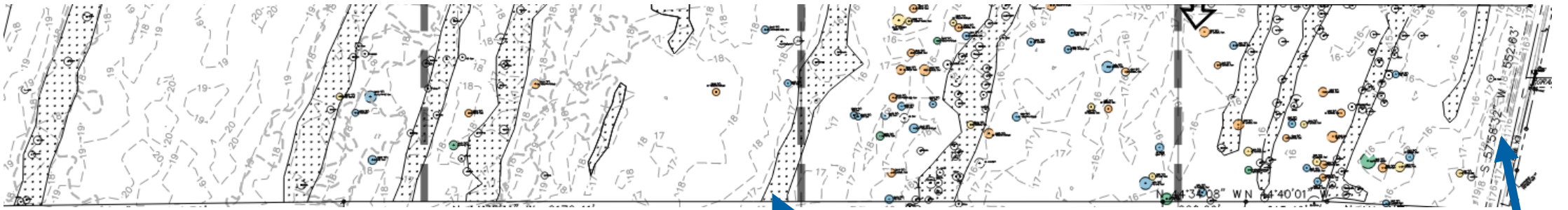




# Wetland Exhibit



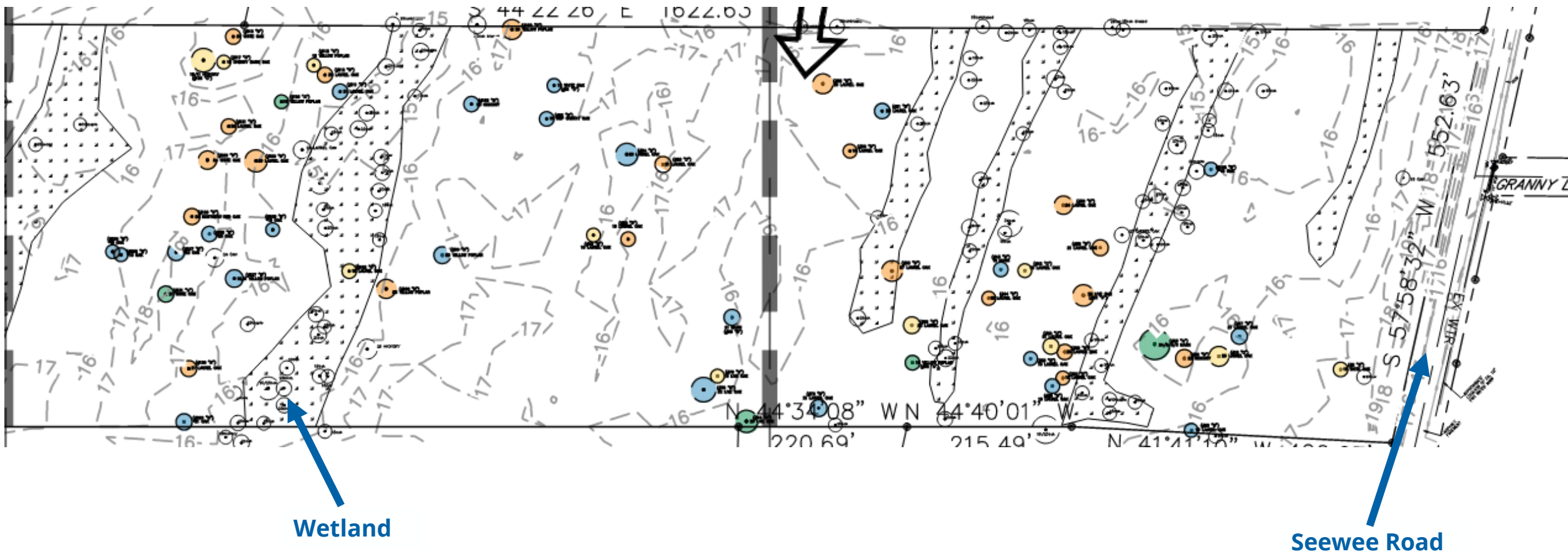
# Pre-Development Conditions



Wetland

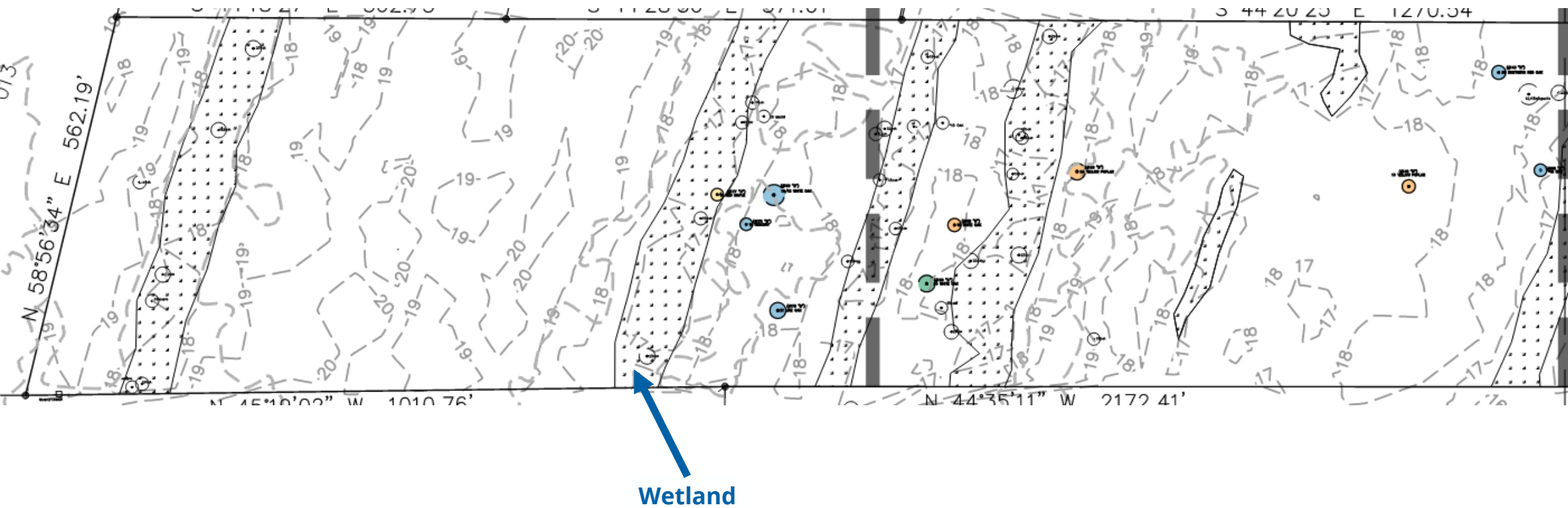
Seewee Road

# Pre-Development Conditions



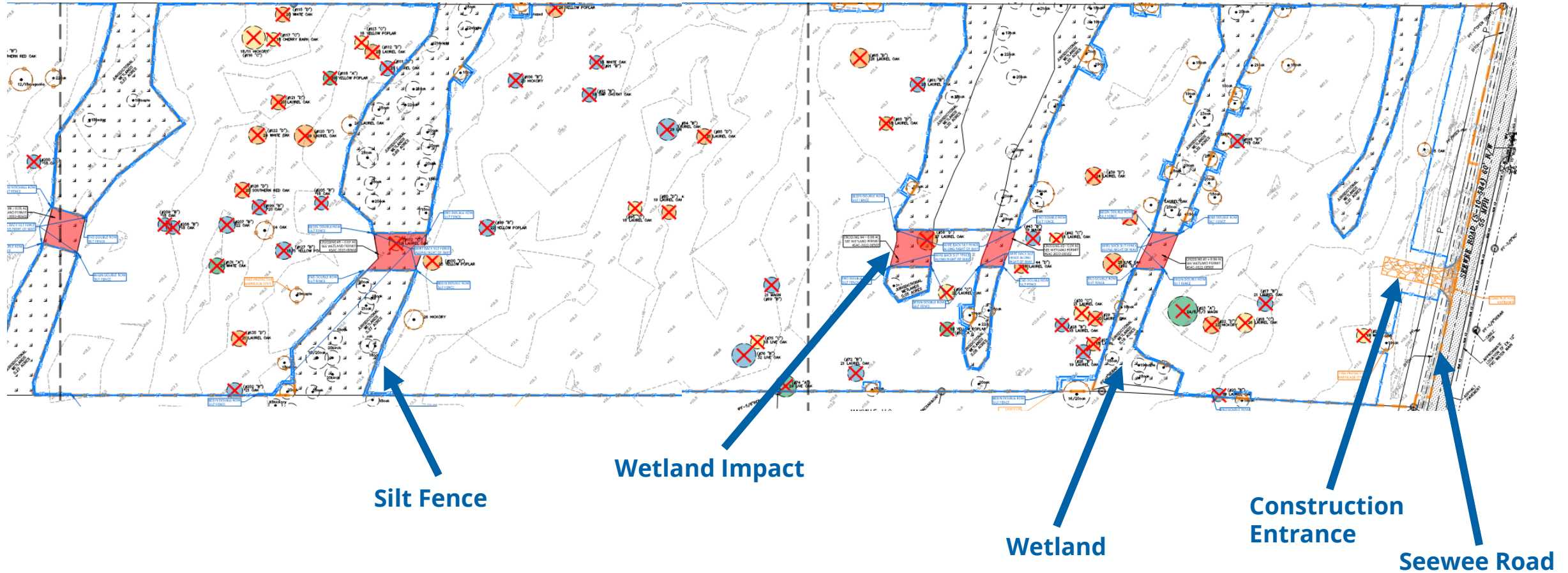


# Pre-Development Conditions

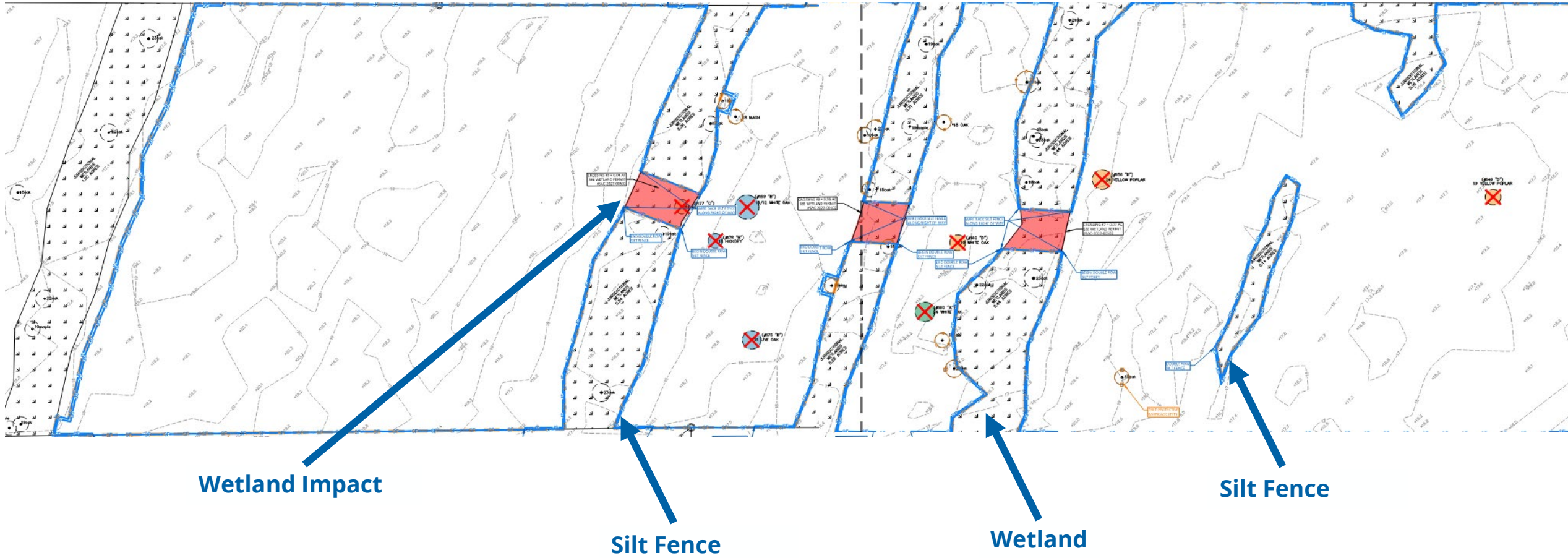




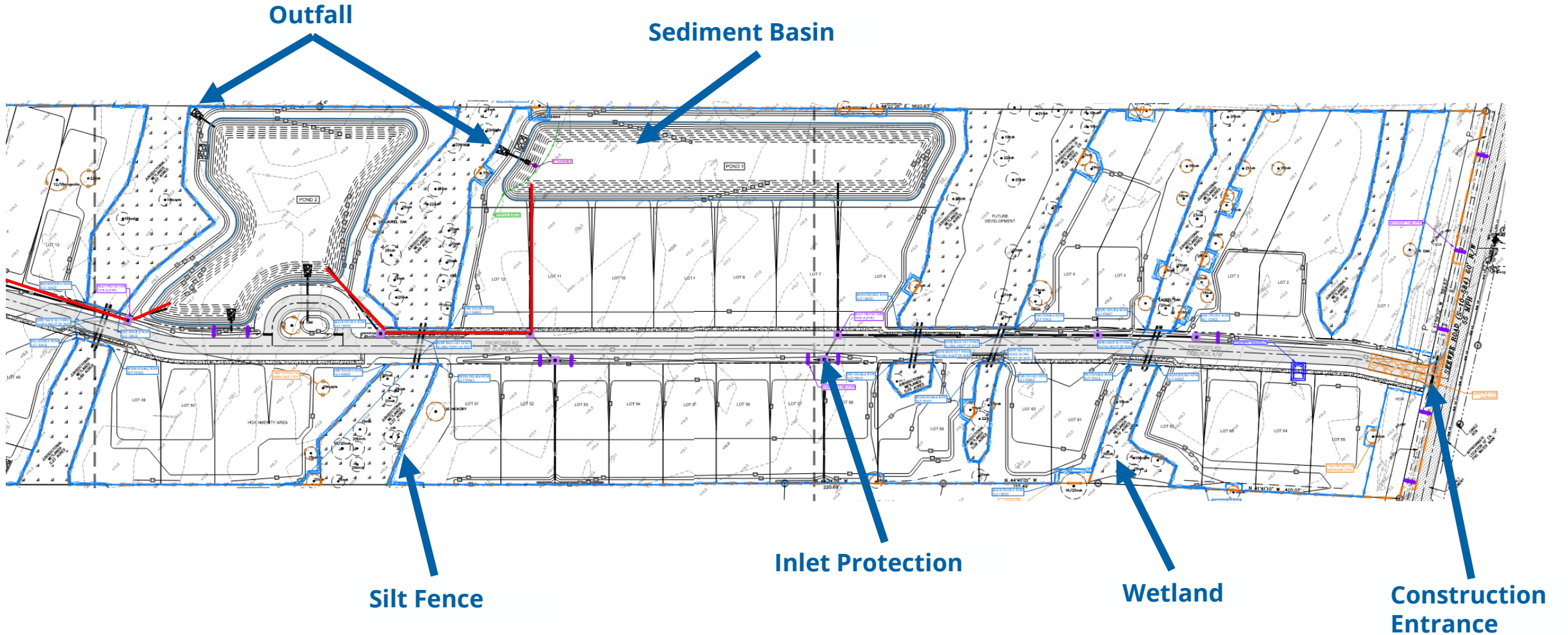
# During Construction Conditions



# During Construction Conditions

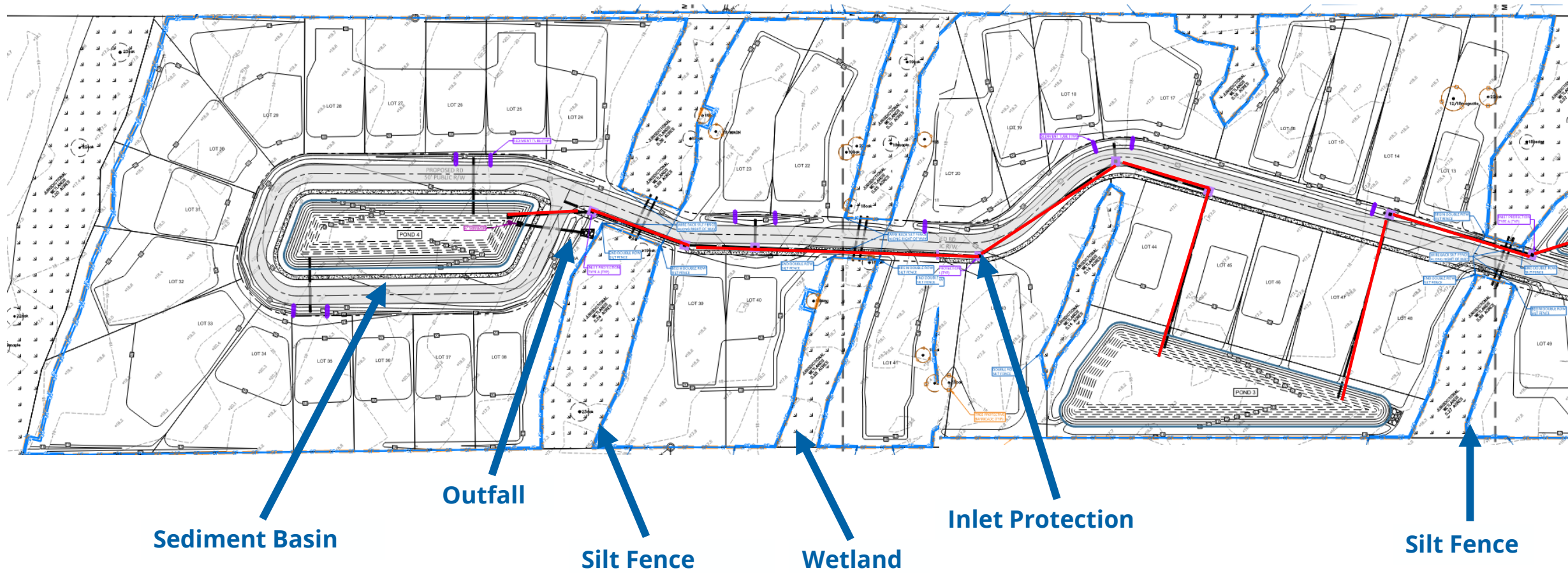


# During Construction Conditions



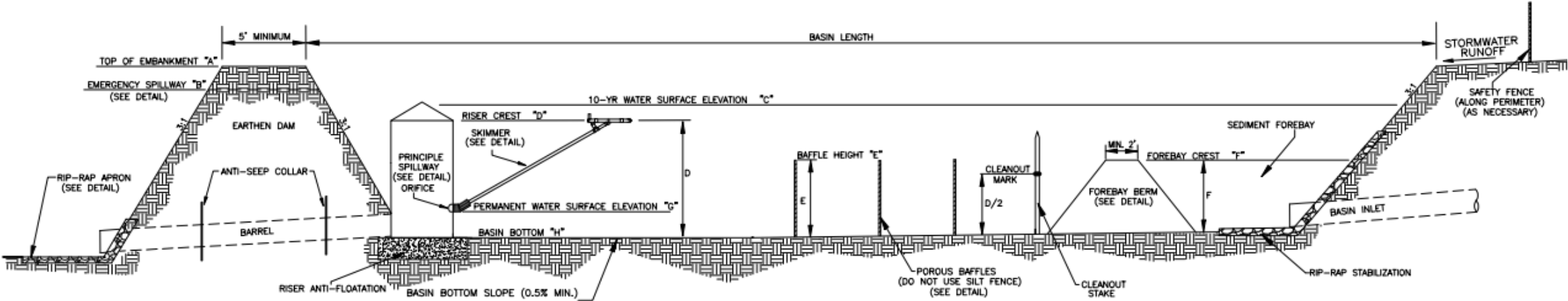


# During Construction Conditions

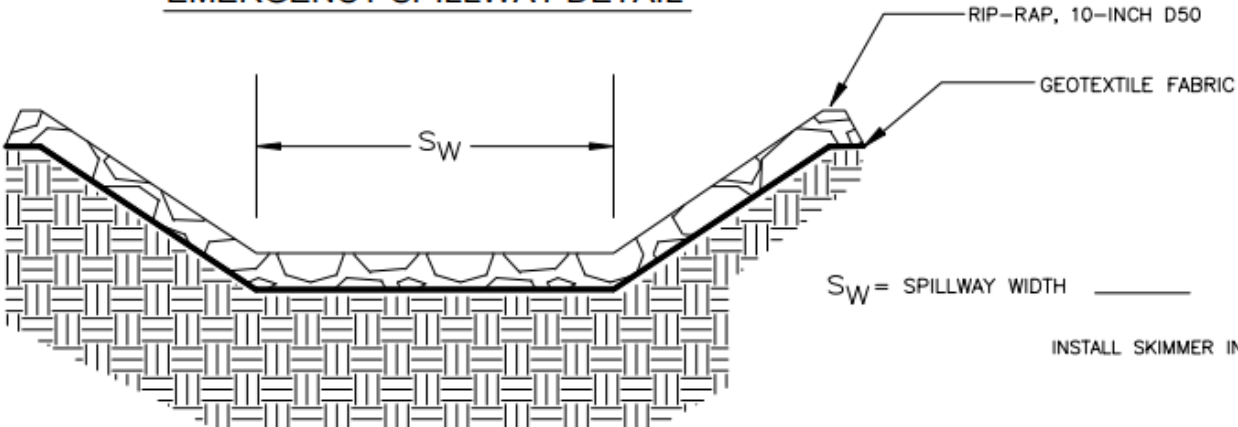




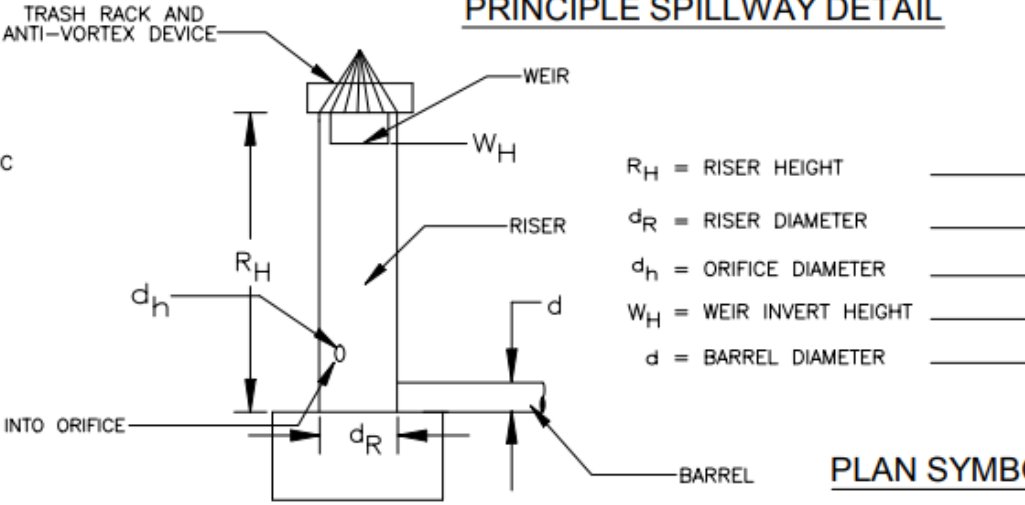
# WET SEDIMENT BASIN SECTIONAL VIEW



## EMERGENCY SPILLWAY DETAIL



## PRINCIPLE SPILLWAY DETAIL



## PLAN SYMBOL

# Application Details – Seewee Landing

- Stormwater Pollution Prevention Plan (SWPPP) to be implemented and monitored during construction
- Phased Sediment and Erosion Control Plans
- Best Management Practices (BMPs) are proposed to reduce pollution during construction

# Sediment and Erosion Controls

## Construction Entrance





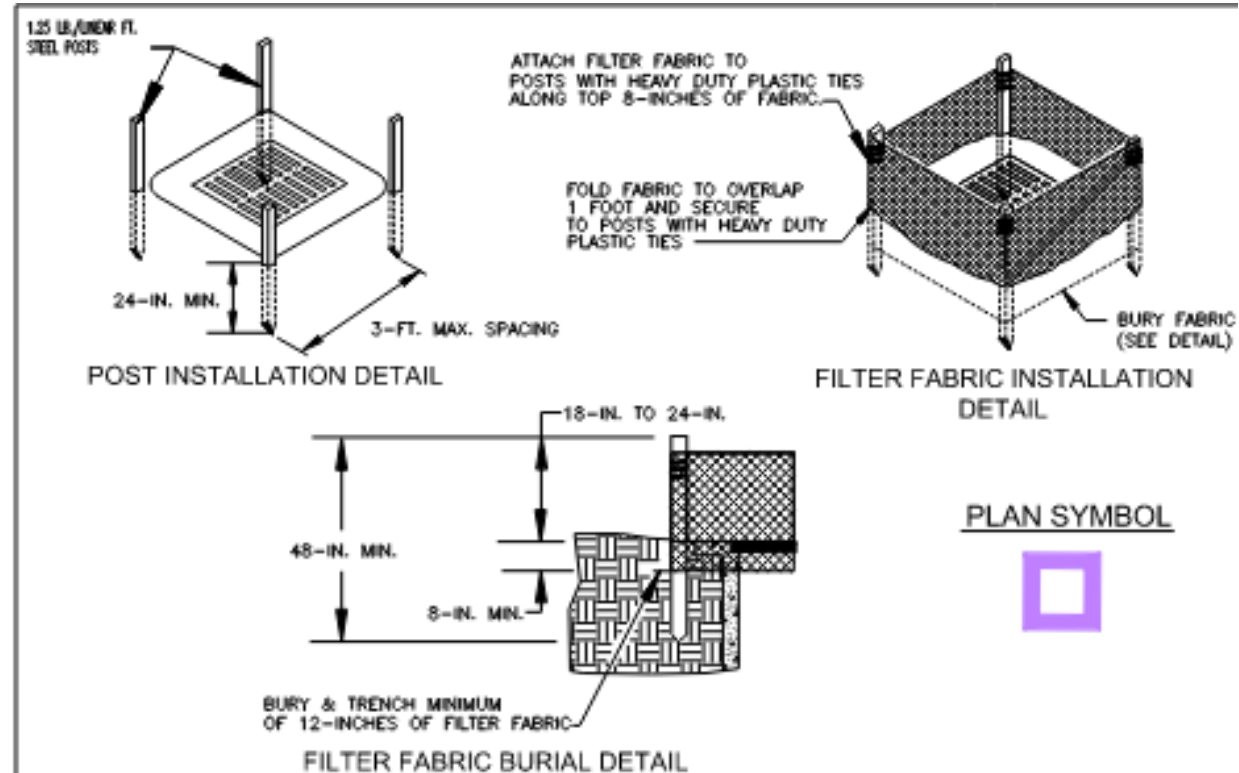
# Sediment and Erosion Controls

## Silt Fence



# Sediment and Erosion Controls

## Inlet Protection



# Sediment and Erosion Controls

## Sediment Basins





# Sediment and Erosion Controls

## Stabilization



# Application Details

## Seewee Landing

Proposed Permanent Stormwater Management Features:

- Wet Detention Ponds
  - Inlets and piping for conveyance of stormwater runoff to detention ponds
- Sheet flow from the rear of residential lots

# Post - Development Water Quantity Control

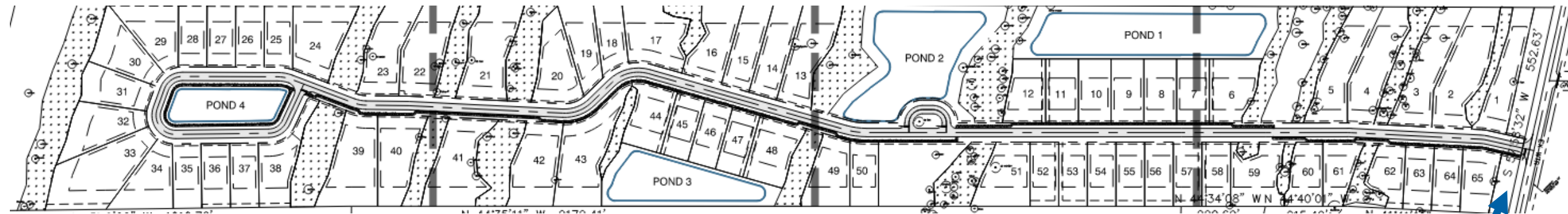
- Rate of stormwater runoff leaving the site does not increase in post development conditions for the 2 & 10- year, 24-hour storm event
- The stormwater outlet points from the site will remain the same
- Stormwater leaves site and enters an unnamed tributaries to the Sewee Bay



# Post-Development Water Quality Control

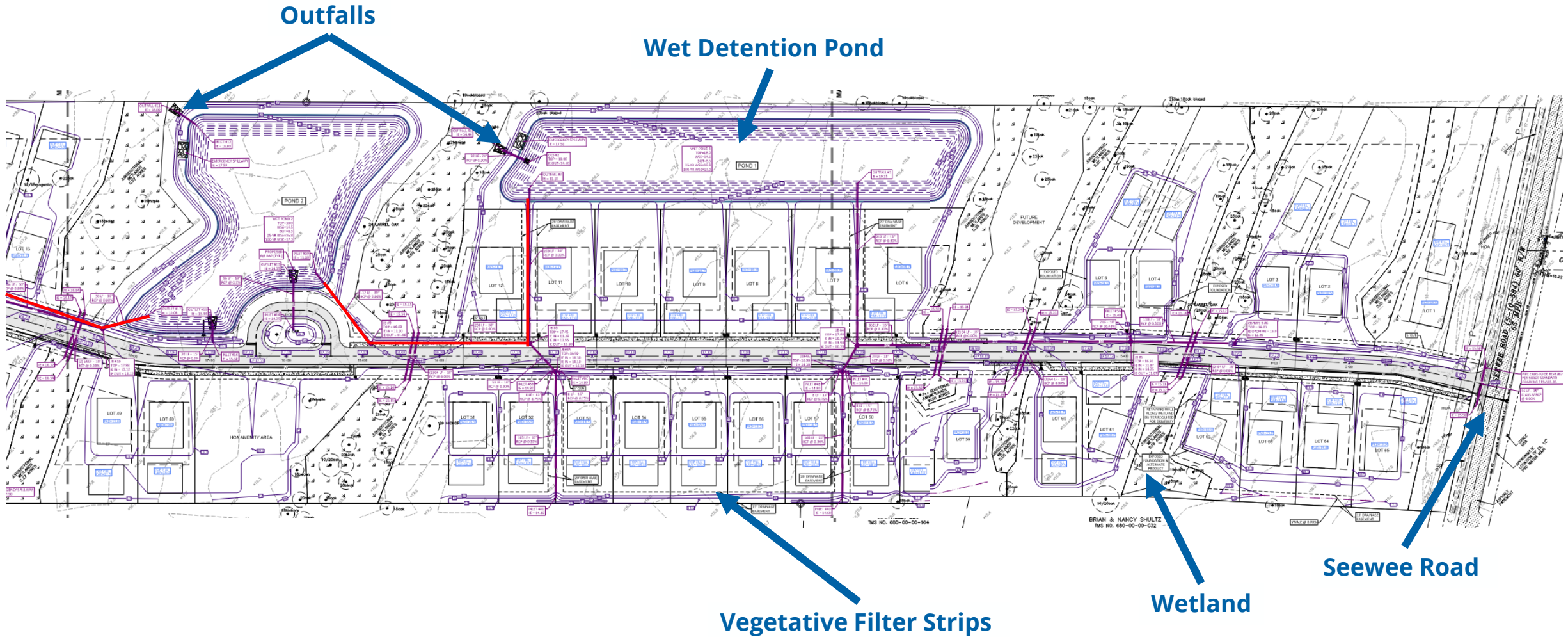
- Wet detention ponds will capture first flush from housing and roadway areas and provide water quality treatment
- Some stormwater will be treated by sheet flow from the rear of the lots prior to entering wetlands

# Post-Development Conditions



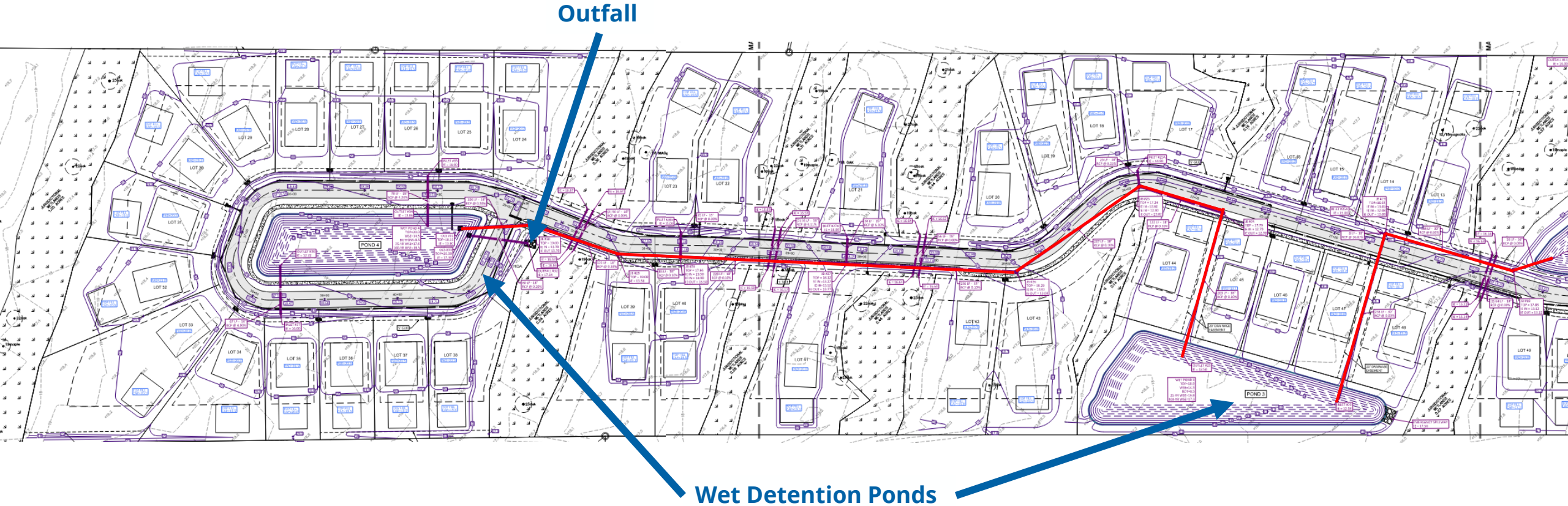
Seewee Road

# Post-Development Conditions

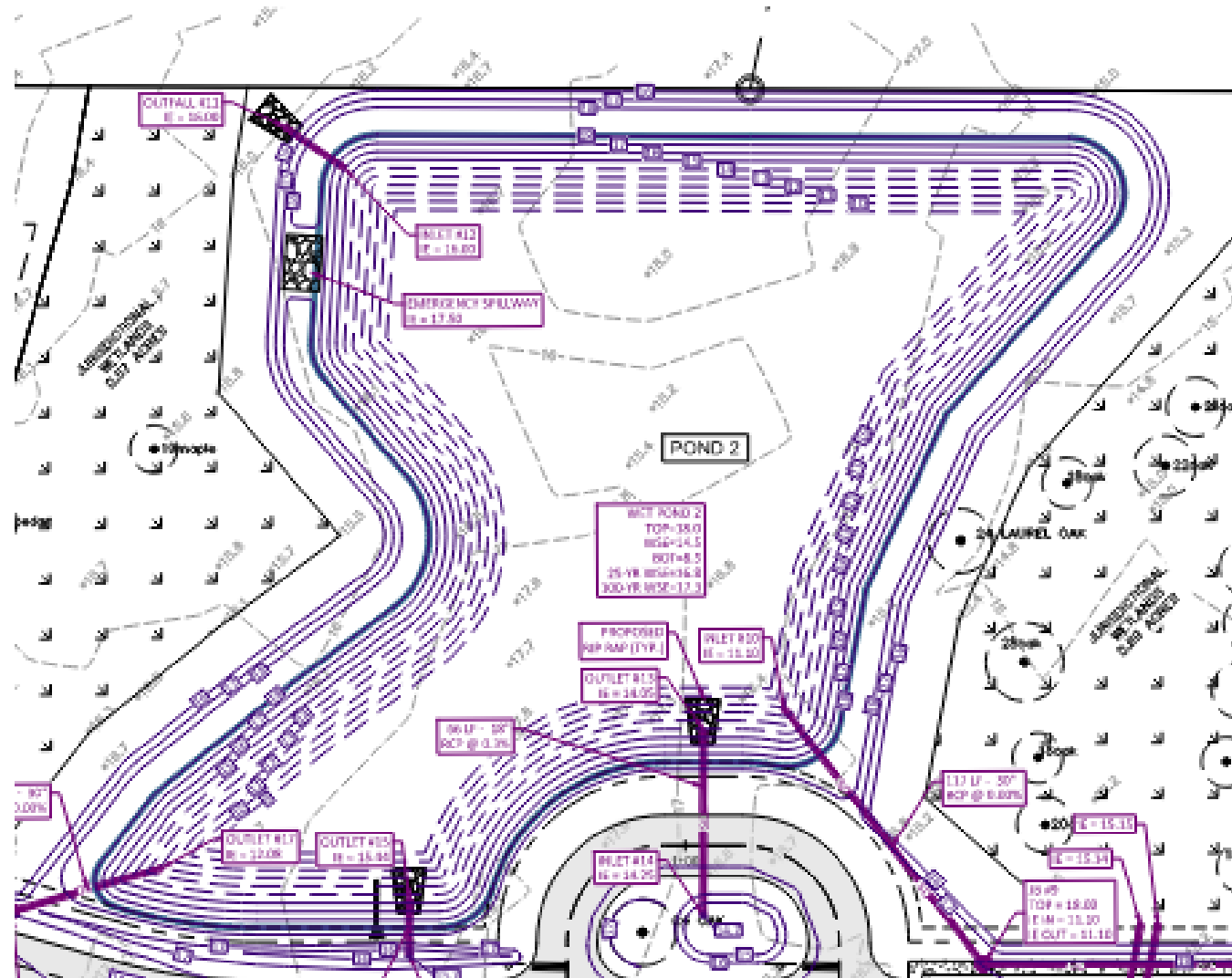




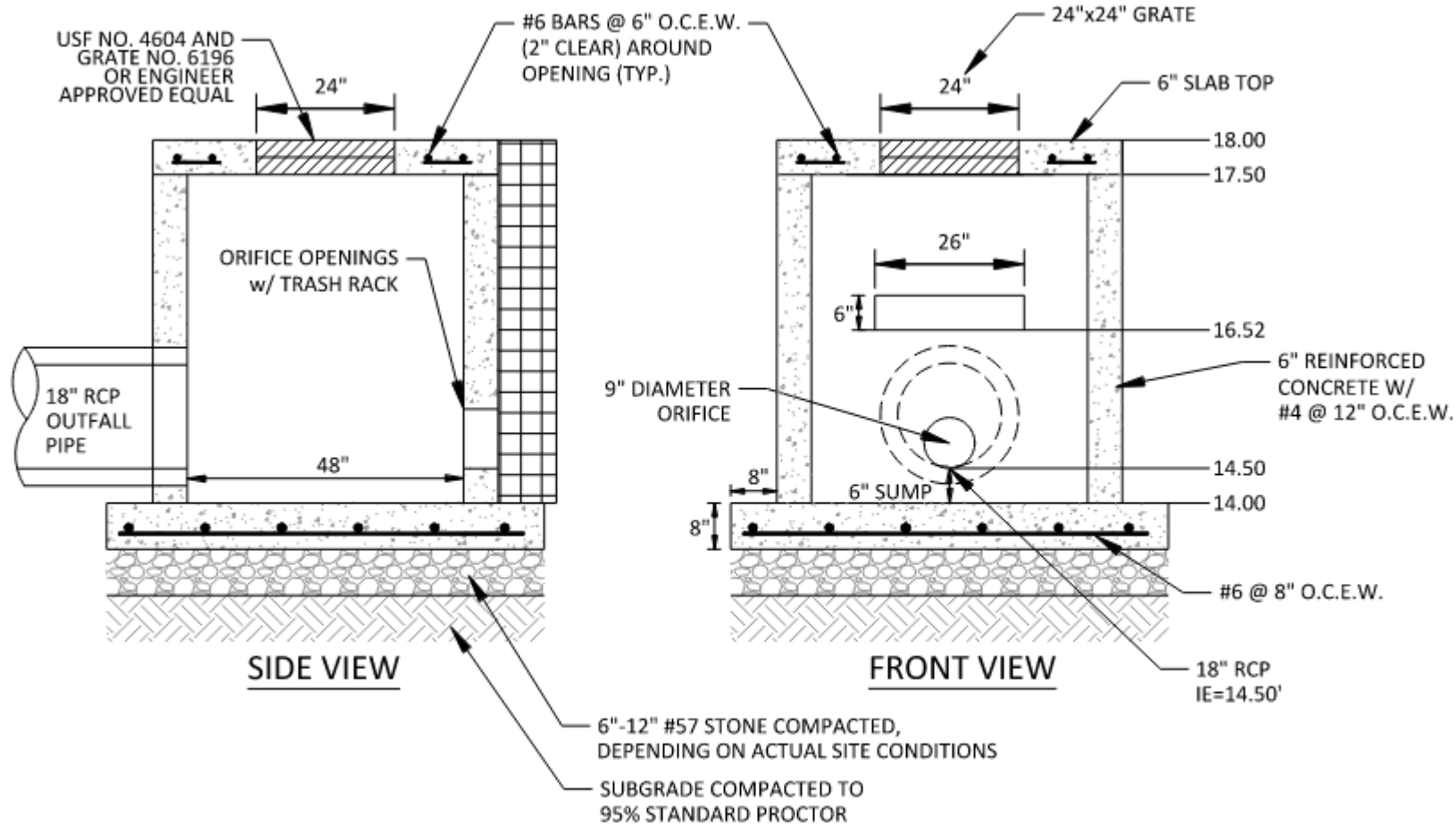
# Post-Development Conditions



# Wet Detention Pond 2

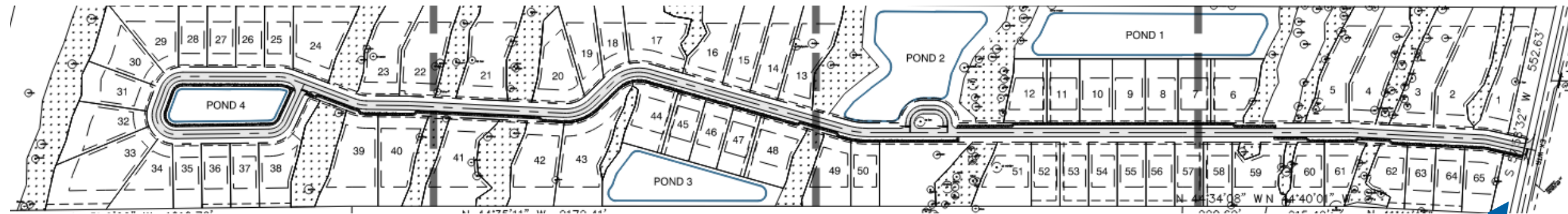


# Outlet Control Structure



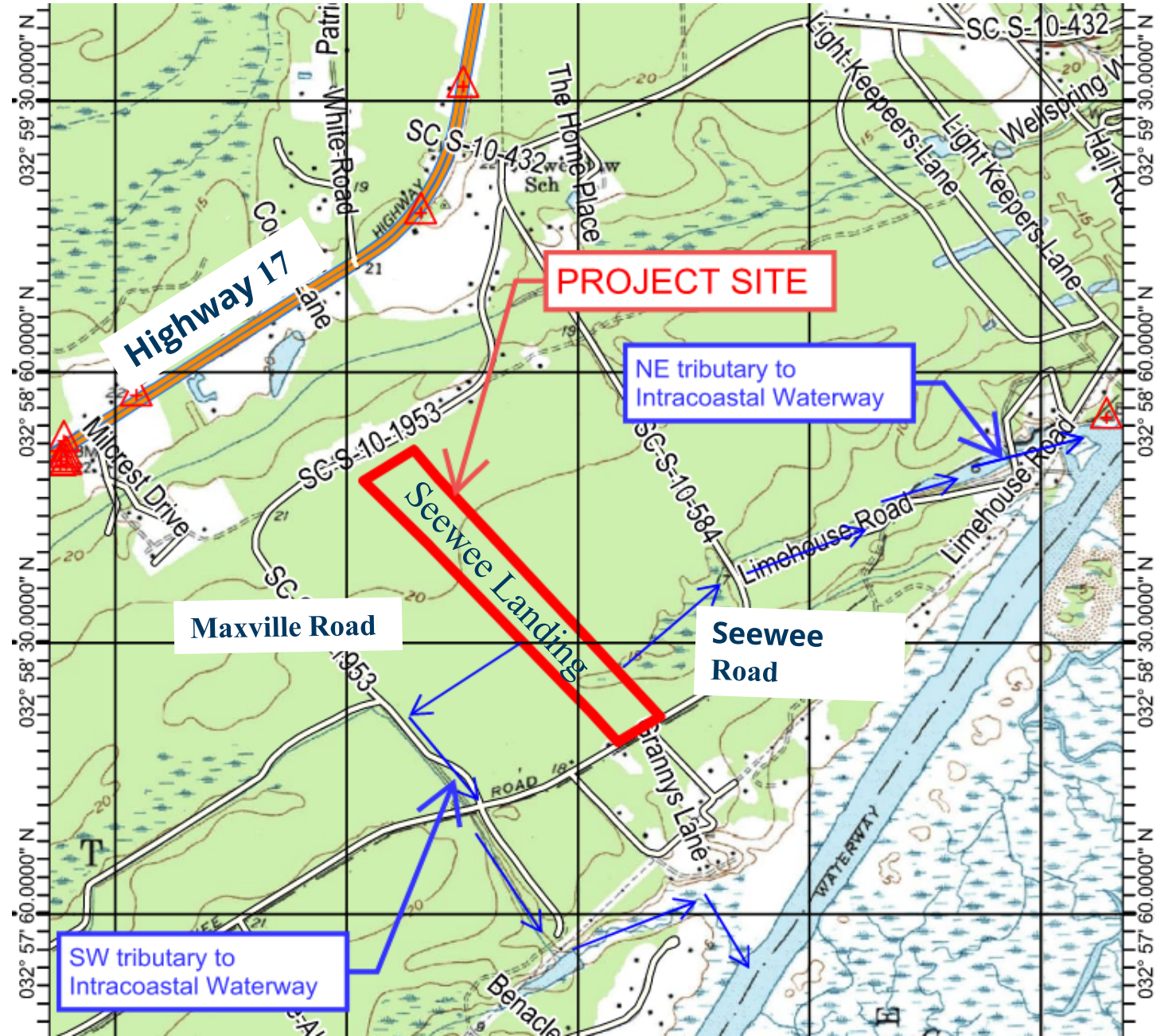


# Post-Development Conditions



Seewee Road

# Stormwater flow from the Site



# Regulatory Authorities

## State Stormwater Regulations

- **SC Regulation 72-300**

[https://des.sc.gov/sites/des/files/Library/Regulations/R.72-300\\_72-316.pdf#page=3](https://des.sc.gov/sites/des/files/Library/Regulations/R.72-300_72-316.pdf#page=3)

- **SC Regulation 61-9**

<https://des.sc.gov/sites/des/files/Library/Regulations/R.61-9.pdf>



# Regulatory Authorities (cont.)

- **NPDES General Permit for Stormwater Discharges from Construction Activities**

[https://des.sc.gov/sites/des/files/media/document/BOW\\_NPDESStormwaterDischargesGP\\_01292021\\_0.pdf](https://des.sc.gov/sites/des/files/media/document/BOW_NPDESStormwaterDischargesGP_01292021_0.pdf)

- **Coastal Zone Management Program Document**

<https://des.sc.gov/programs/bureau-coastal-management/south-carolina-coastal-zone-management-program>

# Next Steps



# Next Steps



Ongoing Project Review



SCDES review clock is 20 business days and restarts with each submittal



Decision timeframe



Written notification of the decision must be requested in writing



# Facilitated Questions



# How to Provide Comments



Recorded comments at  
tonight's public hearing



Email  
[george.cox@des.sc.gov](mailto:george.cox@des.sc.gov)



By US Mail: George Cox  
SCDES Bureau of Water, Coastal  
Stormwater Permitting  
1362 McMillan Avenue, Suite 300  
N. Charleston, SC 29405



ePermitting Portal  
"Seewee Landing"

**Written Comments may be submitted until October 9, 2025**

# How to Comment in ePermitting



[Programs ▾](#)[Community ▾](#)[Business ▾](#)[Permits & Regulations ▾](#)[Data & Tools ▾](#)[About SCDES ▾](#)

# A new era in environmental protection.

Formerly a part of DHEC, SCDES is committed to preserving South Carolina's air, land, water and coast through Science, Service and Sustainability.

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# Environmental Public Notices

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Are you interested in attending an upcoming public hearing or meeting about a permit application under consideration by SCDES staff? To find public meeting dates and details, simply search our interactive public notice directory. You can [search by county](#), project name, or SCDES program.

You can also use our [interactive mapping application](#) to learn about public notices. Simply select the map, use your current location, or enter an address to find information about public notices near you or your area of interest.

SEARCH BY GIS LOCATION

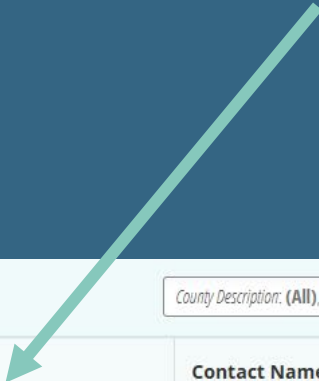
SEE LATEST PUBLIC NOTICES

*Please note: All permit applications for activities within 401 Water Quality Certification, Air, Agriculture, Construction in Navigable Waters, Groundwater Withdrawal, Mining, Solid Waste, Stormwater, BCM's Critical Areas, Coastal Zone Consistency-Stormwater and Wastewater-NPDES, General NPDES Permits, and ND Permits will be placed on public notice at the following website: <https://epermweb.dhec.sc.gov/ncore/external/publicnotice/search>.*

Activities related to BCM's Coastal Zone Consistency requests for program areas other than Stormwater will continue to be placed on public notice on this site until further notice.

Click  
Here

# Site Name



## Public Notice Search

< Home

County Description: (All), Program Area: (All) ▼

Search 🔍 ↺

Type	Reference Number(s)	Site	Contact Name	County Coverage	Start Date	End Date	Program Area	
<input type="text" value="▼"/>	<input type="text" value="▼"/>	<input type="text" value="Seewee"/>	<input type="text" value="▼"/>	<input type="text" value="▼"/>			<input type="text" value="▼"/>	
Public Hearing	Submission Number: PKG-0000131	Seewee Landing 📍 6578 Seewee Road Awendaw, SC 29429	Applicant/Permittee: Will Waterhouse	Charleston	08/29/2025	10/09/2025	Water - Stormwater	<a href="#">View / Submit Comment</a>

1 result found

# Select "View/Submit Comment"

Public Notice Search

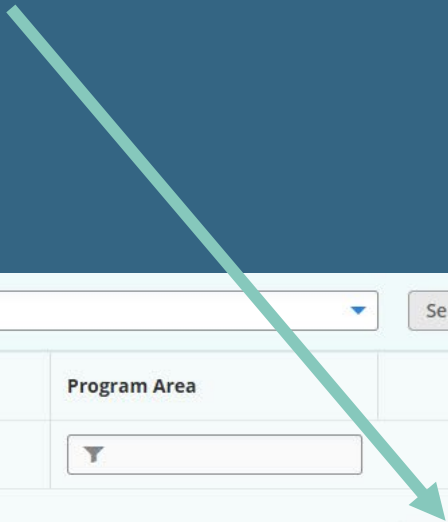
< Home

County Description: (All), Program Area: (All)

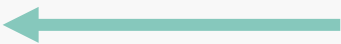
Search

Type	Reference Number(s)	Site	Contact Name	County Coverage	Start Date	End Date	Program Area	
<div></div>	<div></div>	<div>Seewee</div>	<div></div>	<div></div>			<div></div>	
Public Hearing	Submission Number: PKG-0000131	Seewee Landing 6578 Seewee Road Awendaw, SC 29429	Applicant/Permittee: Will Waterhouse	Charleston	08/29/2025	10/09/2025	Water - Stormwater	View / Submit Comment


1 result found



- Details
- Documents
- Add Comment



Select "Add Comment"

Notice Type:	Public Hearing
Description:	Notice of Public Informational Session and Public Hearing scheduled for September 29, 2025 related to application for coverage under the NPDES Construction Stormwater General Permit for the proposed Seewee Landing project, located in Awendaw, Charleston County, SC. Detailed information about the scheduled hearing and application is included in the documents attached to this notice.
Applicant Name:	Will Waterhouse
Application Number:	PKG-0000131
Permittee Name:	Will Waterhouse
Site Name:	Seewee Landing 
Address:	6578 Seewee Road Awendaw, South Carolina 29429
County Coverage:	Charleston
Lat/Long:	32.9766958/-79.6439103
Program:	Water - Stormwater
Agency Contact:	George M. Cox
Agency Contact Phone:	843-953-0238
Public Hearing Start Date:	08/29/2025
Public Hearing End Date:	10/09/2025





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SERVICES**

# Seewee Landing Public Hearing

September 29, 2025

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Seewee Landing Public Meeting &  
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# How to Provide Comments



Recorded comments at  
tonight's public hearing



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