



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Zoning & Development

Multi Government Center • 100 Ribaut Road
Post Office Drawer 1228, Beaufort, SC 29901-1228
OFFICE (843) 255-2170
FAX (843) 255-9446

BULKHEAD /ROCK REVETMENT/ RIP RAP APPLICATION REQUIREMENTS AND PROCEDURES

Submit five (5) copies of the following information to the Zoning Department:

1. Property site plan prepared by a registered surveyor with the following information:
 - a) Existing trees 8" dbh or greater within 50' buffer. (If Magnolias, Redbuds, or Dogwood 4" dbh or greater)
 - b) Delineation of major clumps of under story vegetation in 50' buffer.
 - c) OCRM approved critical line location (stamped and approved by OCRM)
 - d) Existing 1' contours in 50' buffer.
 - e) Delineate disturbed area (including fill) landward of erosion control device.
 - f) Provide square footage of disturbed areas.
 - g) Bulkhead/revetment/rip rap location(s).
 - h) Provide top and bottom of erosion control device elevation (existing grade) at 20' intervals.
 - i) Delineate 50' buffer.
 - j) Show building footprints (existing and/or proposed).
 - k) Show tree protection fencing location as required.
2. Photographs of existing vegetation and conditions within the 50' buffer. Include photos taken looking into the site from water side and within the 50' buffer. Also provide photos of any erosion along shoreline or in buffer.
3. OCRM permit approving proposed bulkhead/ revetment/riprap.
4. For bulkheads, rip-rap or other erosion control device more than 48" in total vertical height from the existing ground elevation, applicant shall submit design plans stamped by a South Carolina Registered Professional Engineer as to the adequacy of the design standards included to prevent collapse or other failure.
5. Provide a cross section of the erosion control device and shoreline alteration.
6. Any disturbance of shoreline within the river buffer landward of the OCRM critical line applicant shall require submission of a re-vegetation plan. See Community Development Code (CDC) Division 5.11.60 (G), CDC Table 5.11.90.B (Forest Mitigation Planting Requirements – Maritime Forest) and SCDHEC-OCRM publication Backyard Buffers No. CR-003206 for planting requirements. Sod is not allowed in the 50' River Buffer.
7. Provide narrative of proposed work to include any vegetation to be removed from the buffer. The narrative should also include a description of existing vegetation and conditions (i.e. erosion, etc.) within the 50' buffer.



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Zoning & Development
Multi Government Center • 100 Ribaut Road
Post Office Drawer 1228, Beaufort, SC 29901-1228
OFFICE (843) 255-2170
FAX (843) 255-9446

BEAUFORT COUNTY TIMBER BULKHEAD/REVTMENT/RIP-RAP
APPLICATION

NAME OF APPLICANT _____

ADDRESS/PHONE# _____

DISTRICT _____ MAP _____ PARCEL _____

HEIGHT OF BULKHEAD _____ LENGTH OF BULKHEAD _____ WING WALLS _____

LENGTH OF ROCK REVTMENT _____ HEIGHT OF ROCK REVTMENT _____

TOTAL DISTURBED AREA (SQFT) _____ (Any disturbance to the shoreline, applicant shall submit
planting plan)

WILL A DOCK BE PERMITTED WITH THIS OCRM PERMIT? _____

COMMENTS

NAME OF CONTRACTOR _____

ADDRESS/PHONE # _____

CONTRACTOR LICENSE # _____ EXPIRATION DATE _____

CONTRACTOR BUSINESS LICENSE# _____ EXPIRATION DATE _____

APPLICANT /AUTHORIZED AGENT _____ DATE _____

DATE OF OCRM APPROVAL _____ DATE PERMIT ISSUED _____

DATE OF DRT APPROVAL _____ DATE DEV. PERMIT ISSUED _____

either side of the lot for which the waiver is requested a floor area ratio of three-tenths or a maximum building footprint (heated area) of 15 percent of the total lot area, whichever is less, shall guide the need for a waiver.

2. **Reduction of Street or Front Yard Setback to Avoid Waiver.** The Director may reduce the street or front yard setback by up to 30 percent in order to avoid the need for a waiver where such reduction is not in conflict with any applicable covenant or restriction.
3. **Limit on Reduction of OCRM Critical Line Setback.** The OCRM critical line setback shall not be reduced to less than a 35-foot setback, except in areas where homes that already exist are located closer than 35 feet to the OCRM critical line setback. In those cases, the average critical line setback of adjoining lots shall be used, provided that in no case shall a setback of less than 20 feet be granted though an administrative waiver unless the setback is to preserve a specimen tree, historic resource, or to prevent a lot from becoming unbuildable with comparable houses as described in Subsection D.1 above. Where the setback is to preserve a specimen tree or historic resource, the building envelope allowed shall optimize the protection of the resources.
4. **Stormwater Management.** If the house and lot do not drain into a stormwater management system that uses BMPs in accordance with the requirements of Subsection E below, the landowner shall provide the necessary stormwater management on the lot; See Section 5.12.30.A (On-Lot Volume Control).

E. Drainage.

1. **Apply Stormwater Best Management Practices (BMPs).** Development adjacent to and affecting the river buffer shall apply BMPs in accordance with the County Manual for Stormwater BMPs, as amended, in the design of drainage and detention basins. Additional special engineering may be required where the County Engineer determines it is necessary to protect nearby waters or wetlands.
2. **Divert Drainage Away from OCRM Critical Line.** All drainage shall be diverted away from the OCRM critical line, through a County-approved stormwater system employing BMPs.
3. **Lots Adjoining River Buffer.** Lots adjoining the river buffer shall be designed and engineered to prevent direct discharge from impervious surfaces across the river buffer. All discharges shall be diverted into the development's stormwater system and treated in accordance with the requirements of this Development Code.
4. **Stormwater Runoff.** Stormwater runoff generated closer than 50 feet from the OCRM critical line shall be directed to County approved treatment before discharge.

F. Buffer Disturbance. There shall be no disturbance of the river buffer established in Table 5.11.60.A, except as allowed for bulkheads, rip-rap and erosion control devices, view corridors, and other allowable disturbances authorized in this Section.

1. **Re-vegetation.** Any disturbance of the shoreline within the river buffer landwards of the OCRM critical line shall require submission of a re-vegetation plan. A principle objective of the plan is to preserve and replace as much of the on-site pre-construction native vegetation to the extent possible. Other acceptable landscaping plants are found in the SCDHEC publication entitled "*Backyard Buffers*", publication CR-003206 (11/00). The re-vegetation plan shall be prepared by a landscape designer or landscape architect. The re-vegetation plan shall be designed so that upon plant maturity, the disturbed area is completely vegetated.

Division 5.11: Resource Protection Standards

2. **Removal of Trees.** Except for invasive species; see Section 5.11.100.G (Removal of Invasive Tree Species), removal of any tree within a river buffer shall require a tree removal permit; see Section 7.2.50 (Tree Removal Permit). Removal of trees shall require plant back inch for inch (DBH) of trees removed. If all tree inches cannot be planted back on site due to site constraints, the remaining tree inches shall be subject to a general county reforestation fee; see Section 5.11.100.D.3 (Reforestation Fee).
 3. **Slope Stabilization of Re-Vegetated Areas.** Re-vegetation of areas landward of the OCRM critical line with slope topography in excess of a 1:3 slope shall also include slope stabilization measures in compliance with SCDOT standards, as set forth in Section 205, Embankment Construction, of the SCDOT Standard Specifications for Highway Construction, Edition of 2000, as amended.
- G. **Bulkheads, Rip-Rap, and Erosion Control Devices.** All bulkheads, rip-rap, or other erosion control devices in the river buffer shall comply with the following:
1. **Approved by OCRM.** A permit to construct the bulkhead, rip-rap or erosion control device shall be approved by OCRM.
 2. **Bulkhead, Rip-Rap, or Other Erosion Control Device More Than 48 Inches High.** A proposal to install a bulkhead, rip-rap, or other erosion control device more than 48 inches in total vertical height from the existing ground elevation shall be accompanied by design plans and certification from a South Carolina registered professional engineer stating the design is adequate to prevent collapse or other failure.
 3. **Tree Protection.** The bulkhead, rip-rap, or erosion control device shall be in compliance with Section 5.11.100 (Tree Protection).
 4. **Re-vegetation.** Any disturbance of shoreline within the river buffer landwards of the OCRM critical line shall require submission of a re-vegetation plan in compliance with Subsection F.1. above.
- H. **View corridor.** A view corridor across the river buffer may be established by a landowner in accordance with the following:
1. **Width.** The width of the view corridor crossing the river buffer shall be no more than 75 feet or one-third of the lot width, whichever is less.
 2. **Management.** Management of vegetation within the view corridor shall be limited to only pruning needed to provide views, except that a landowner may submit a selective clearing and selective landscaping program for the view corridor, prepared by a landscape designer or landscape architect, which shall be approved if the net result provides both ample screening of the shoreline and filtering of runoff from lawns on the lots.
- I. **Access.** Public/private road crossings and access drives are allowed as a Special Use; see Section 7.2.130 (Special Use Permit), in the river buffer only where no reasonable alternative exists.
- J. **Sewer/Water.** Crossings for sewer/potable water facilities are allowed as a Special Use; see Section 7.2.130 (Special Use Permit), in the river buffer only where no reasonable alternative exists.
- K. **Private Trails.** Private trails shall be permitted to cross the river buffer at reasonable intervals for access to the water. Horizontal trails through the river buffer, such as walking paths and bikeways, will be allowed with the following requirements: