

EL 26228

BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT

Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

October 6, 2017

Ms. Diana Wood
Surface Transportation Board
Docket No. FD 36095
c/o ICF
9300 Lee Highway
Fairfax, VA 22031
Diana.Wood@stb.gov

RE: REQUEST FOR INFORMATION PERTAINING TO "STB Finance Docket No. 36095, Palmetto Railways – Construction and Operation Exemption – In Berkeley County, SC; Preliminary Consultation"

Dear Ms. Wood,

Thank you for engaging Berkeley County about Palmetto Railways' proposed 22.7-mile rail line extension from the Cross Generating Station to the Camp Hall Industrial Campus, located within the "Cross Corridor" and hereinafter referred to as the "proposed route". We appreciate the opportunity to comment on the resources under our jurisdiction that may be potentially impacted by this project as well as provide preliminary information on the applicable permits and authorizations required of Palmetto Railways (hereinafter referred to as *the Applicant*) in order to commence construction.

Resource Considerations:

In order to analyze those resources that may be potentially impacted, we mapped the proposed route, using the KML file obtainable from your project website, to identify potential crossings at roadways (public and private) and drainage conveyances as well as impacts to private properties and conserved lands (please see enclosed map in Appendix A). I also reached out to representatives from Berkeley County Water and Sanitation (BCWS), Engineering/Stormwater, Roads & Bridges, and the Administration to obtain their feedback. Our analysis follows:

Roadways:

A listing of "named" roads that will be crossed by the proposed route is provided below. Please note that there are a number of unnamed, private forestry roads that will be impacted by the proposed route that are not included in this list. From our analysis, ten (10) publically-maintained roads will be crossed by the proposed route (see highlighted roads below). A county-

maintained segment of George Wigfall Road is located approximately 500 linear feet east from the proposed route; should the alignment shift, this county-maintained road may be impacted.

STREET	ALT NAME	COMMUNITY	ZIP	MAINTENANCE	STATE ID
MIKEY RD		CROSS	29436	PRIVATE; UNKNOWN	
VIPER RD		PINEVILLE	29468	STATE SECONDARY	S-8-708
RANGER DR	HWY 6	CROSS	29436	STATE SECONDARY	S-8-132
ROYALEGATES CT		CROSS	29436	PRIVATE; UNKNOWN	
*GEORGE WIGFALL RD		CROSS	29436	COUNTY PAVED	
MUDVILLE RD		CROSS	29436	STATE SECONDARY	S-8-135
STATE RD	HWY 176	RIDGEVILLE	29472	US HIGHWAY	
SHORT CUT RD		CROSS	29436	STATE SECONDARY	S-8-60
CALAMUS POND RD		SUMMERVILLE	29486	PRIVATE; UNKNOWN	
FISH RD		RIDGEVILLE	29472	STATE SECONDARY	S-8-309
OLD HIGHWAY 6	HWY 45	CROSS	29436	STATE HIGHWAY	
HWY 311		CROSS	29436	STATE HIGHWAY	
FISH RD		RIDGEVILLE	29472	STATE SECONDARY	S-8-309
VOLVO CAR DR		RIDGEVILLE	29472	COUNTY MAINTAINED	
*Proximate to proposed alignment; may be impacted should alignment shift					

Stormwater Drainage:

There are two (2) county-maintained blue-line ditches that will be crossed by the proposed route; one is located just south of the Royalegates Court crossing, and the other is located just west of the Ranger Drive Crossing (see the enclosed map exhibit found in Appendix A).

Utilities:

Berkeley County Water and Sanitation (BCWS) provided the following information pertaining to proposed utilities crossings identified in the proposed route:

- Crosses 6" PVC water main along Mudville Rd. near 2978 Mudville Rd. [33°16'47.80" N 80°10'24.11" W]
- Crosses 12" PVC water main along Highway 311 between Jungle Ln and OHP. [33°16'55.54" N 80°10'27.68" W].
- Crosses 12" PVC water main along Short Cut Rd near 1480 Short Cut Rd. [33°20'24.28"N 80°10'43.79" W]
- Crosses 12" PVC water main along Old Highway 6 near 1139 Old Highway 6 [33°21'00.22" N 80°09'10.94" W]
- Crosses 8" PVC water main along Ranger Dr. near 2253 Ranger Dr. [33°21'17.64" N 80°08'13.95" W]
- Cross 20" PVC water main along HWY 176 near the intersection of HWY 176 and Volvo Car Drive.
- Cross 16" PVC Water main along Volvo Car Drive.

*Please note that BCWS provided information on potential crossings for each route alternative assessed as part of the NEPA alternatives analysis. These findings are provided in Appendix B.

Other Considerations – Quality of Life:

We identified twenty-seven (27) parcels that will be crossed by the proposed alignment. While the fabric comprising the "Cross Corridor" is marked by low density rural residential and agricultural land use patterns, it is our hope that strides will be taken to preserve the tranquil, rural quality of life, particularly in the nighttime hours.

Permitting/Authorizations Necessary to Commence Construction:

Planning and Zoning:

1. Plats that seek to create new rail right of way (ROW) or rail parcels will require review by the Planning and Zoning Department. If the plat qualifies as "exempt" it can be reviewed administratively. If the plat does not qualify as "exempt", it will be required to be reviewed at Plan/Plat Review Committee (PRC), which is a committee comprised of representatives from Planning, Engineering/Stormwater, Roads & Bridges, and BCWS. These plats will need to be approved by the Planning and Zoning Department before they can be recorded into the public record at the Register of Deeds (ROD). It is upon recordation of final plat at the ROD that any new parcels will be created by Real Property Services.
2. Construction drawings/site plans for the proposed route, including exhibits for roadway crossings as well as any accompanying switching stations, laydown/storage yards, or similar uses will be required to be submitted to the Planning Department for review in conjunction with any additional applicable County departments. Approval will need to be granted before any construction activity can commence and/or any building permit can be issued.

Engineering/Stormwater:

1. Any encroachments within or upon County maintained roadways and or drainage facilities (including County-maintained ditches), will require the issuance of Encroachment Permits by the Roads & Bridges Department. Engineering/Stormwater will perform a review of the proposed encroachments in association with any encroachment permit application submitted to the Roads & Bridges Department.
2. The proposed route is not within the County's MS4 regulated area. Therefore, stormwater permitting and SWPPP review/approval in association with the construction activity and/or land disturbing activity will be through the South Carolina Department of Health and Environmental Control – Ocean and Coastal Resources Management Division (SCDHEC/OCRM).
3. Engineering/Stormwater will review/approve civil site, stormwater, and SWPPP plans that would involve or require a Building Permit as required by Article III, Chapter 11, *Building & Building Regulations*.
4. It is worth noting that should an alternative route be selected that is located within the County's MS4 regulated area, the Berkeley County Stormwater Division will review the civil construction drawings/site plan package, land disturbance, stormwater, and SWPPP plans, and issue Construction Activity Application (CAA) approval (in addition to SCDHEC/OCRM permitting). Based on the NEPA alternatives analysis, those alternate routes that are located within the MS4 regulated area include: the Moncks Corner alignment, the Soter North alignment, and the Soter South alignment.

Roads & Bridges:

1. Encroachment Permits will be required for all proposed rail crossings within or upon any county-maintained road or drainage facility. The proposed route shows two potential crossings into county-maintained blue-line ditches as well as encroachment into Volvo Car Drive, which is presently a county-maintained roadway.

BCWS:

1. All utilities crossings will need to be agreed upon by BCWS and the Applicant. Berkeley County will not waive any prior rights through any of its easements and/or rights of way.

Thank you again for engaging us about this project. We look forward to working with the Applicant as this project progresses. Please feel free contact me if you have any questions or if you would like to convene in a conference call to discuss these findings further.

Alison R. Simmons, AICP



Director

Planning & Zoning Department

Direct: 843.719.4164

Cell: 843.291.7318

Alison.Simmons@Berkeleycountysc.gov

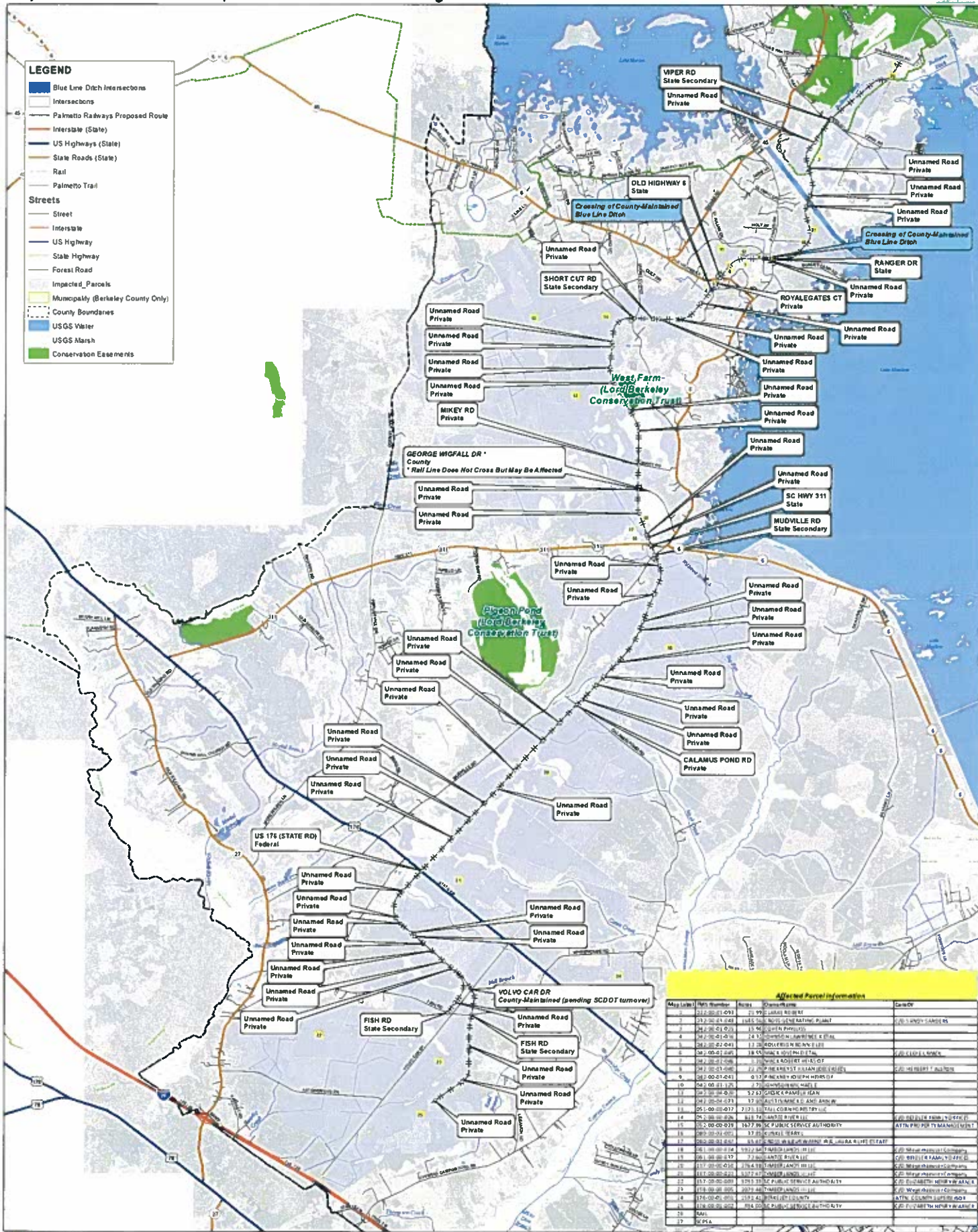
<https://www.berkeleycountysc.gov/drupal/zoning>

CC: Hon. William Peagler, County Supervisor
Les Blankenship, Deputy Supervisor
Doug Smits, Director, BCWS
Ashley Yeh, Director of Engineering, BCWS
John O. Williams, County Attorney
Thomas Lewis, County Engineer
Clint Busby, Deputy County Engineer
Danny Thrower, Director, Roads & Bridges
Thomas Moore, Planning Manager

Appendix A

Illustrative Map Depicting Proposed Route and Resource Considerations

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Appendix B

BCWS Utilities Impacts Associated with Each Route Alternative Assessed

BCWS ASSESSMENT OF ALTERNATIVES: POTENTIAL UTILITY CROSSINGS

Tier 1:

NS Alignment:

- Crosses 10" FM along I-26 near Ridgeville Rd and I-26 intersection. [33°08'02.23" N 80°18'08.15" W].

Soter South:

- Crosses 14" PVC water main and 8" FM near Jedburg Rd and BEC substation. [33°05'18.22" N 80°12'00.27" W].
- Crosses 20" PVC & 8" FM past Nexton Elementary School. [33°04'24.44" N 80°08'15.15" W].
- Crosses 36" DIP transmission main along OHP, located within TMS# 222-00-00-051. [33°04'20.83" N 80°06'28.06" W].
- Crosses 16" PVC FM & 12" DIP water main along Highway 176, between S Live Oak Dr. intersection and OHP. [33°04'10.74" N 80°05'55.00" W].
- Crosses 12" DIP water main along S Live Oak Dr., between Highway 176 intersection and OHP. [33°04'02.08" N 80°05'26.12" W].
- Crosses 24" DIP transmission main along OHP within TMS# 223-00-00-019. [33°03'48.25" N 80°04'37.63" W].
- Crosses 18" DIP FM at the CSX transportation connection (FM on east side of CSX line)

Soter North:

- Crosses 24" DIP transmission main along OHP within TMS# 223-00-00-019. [33°05'50.61" N 80°04'37.57" W].
- Crosses 36" DIP transmission main along OHP across from 236 Lawrence Rd. [33°04'25.20" N 80°05'25.63" W].
- Crosses 12" DIP water main & 16" PVC FM along Highway 176, located between Domingo Dr. and OHP [33°04'25.20" N 80°06'08.84" W]. (Line shown running along the FM on Highway 176).
- Crosses 12" PVC at the intersection of Highway 176 and Cane Bay Blvd. [33°06'13.94" N 80°07'37.21" W].
- Shown on the back of the water tower near the intersection of Black Tom Rd and Highway 176. [33°08'24.13" N 80°09'26.15" W].
- Crosses 14" PVC water main at the intersection of Jedburg Rd and Highway 176. [33°08'30.82" N 80°09'38.56" W].

Moncks Corner:

- Crosses 12" PVC water main & 2" water service line near the intersection of Old Whitesville Rd and Hanna Rd. [33°12'06.60" N 80°02'54.20" W].
- Crosses 14" PVC water main along W Main St., near the intersection of W Main St. and Old Whitesville Rd. [33°12'13.61" N 80°02'30.01" W].
- Crosses 48" DIP transmission main that runs along OHP, roughly 1000' past Glencoe Dr. [33°12'37.46" N 80°01'38.30" W].
- Crosses 16" DIP transmission main at the tree line below the intersection of Thornford Ln and Broughton Rd. [33°13'14.17" N 80°01'03.10" W].
- Crosses 14" DIP water main leaving the water plant off of Water Plant Rd, and runs along the water main until it turns to merge with CSX transportation. [33°13'44.45" N 80°00'34.07" W].

Holly Hill/Eutawville:

- Crosses 10" PVC water main along Highway 311, between Poplar Hill Dr. intersection and Grooms Rd. [33°16'27.67" N 80°16'13.30" W].

Cross:

- Crosses 12" PVC water main along Highway 311 between Red Ash Ln and the OHP. [33°16'56.04" W 80°10'32.96" N].

Cross Continued:

- Crosses 12" PVC water main along Short Cut Rd near the intersection of Bolt Dr. [33°19'06.68" N 80°10'29.24" W].
- Crosses 12" PVC water main along Old Highway 6 near Royalgates Ct. [33°20'59.18" N 80°09'16.40" W].
- Crosses 8" PVC water main along Ranger Dr. near Jiminy Ln. [33°22'32.80" N 80°08'09.81" W].

Tier 2:

Tier 2 shows the same routes as Tier 1 except NS Alignment and Eutawville lines are removed.

Tier 3:

Cross Option 1:

- Crosses 6" PVC water main along Mudville Rd at 2978 Mudville Rd. [33°16'48.12" N 80°10'22.83" W].
- Crosses 12" PVC water main along Highway 311 between Jungle LN and OHP [33°16'55.36" N 80°10'26.17" W].
- Crosses 12" PVC water main along Short Cut Rd, past 1480 Short Cut Rd. [33°20'24.28" N 80°10'43.79" W].
- Crosses 12" PVC water main along Old Highway 6 near 1139 Old Highway 6. [33°21'00.22" N 80°09'10.94" W].

- Crosses 8" PVC water main along Ranger Dr. near 2563 Ranger Dr. [33°22'28.62" N 80°08'08.23" W].

Cross Option 2:

- Crosses 8" PVC water main along Ranger Dr. near 2253 Ranger Dr. [33°21'17.64" N 80°08'13.95" W].