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CASE STUDIES

Greenhill Drainage System
Oceanview Drainage System

GREENHILL DRAINAGE SYSTEM

- Historically and Predominantly Black Community
- Many of the parcels are heirs property – Total of 36 Parcels
- Centrally located to the Town of James Island, close to the Town Hall complex and adjacent to the island's largest church
- Existing system was the result of irrigation ditches from once farmland
- Still somewhat rural in nature surrounded by more traditionally-surburban neighborhoods
- Area includes some non-standard surface roadways

TO: SOUTH CAROLINA DEPT OF TRANSPORTATION AND OTHER RESPONSIBLE PARTIES

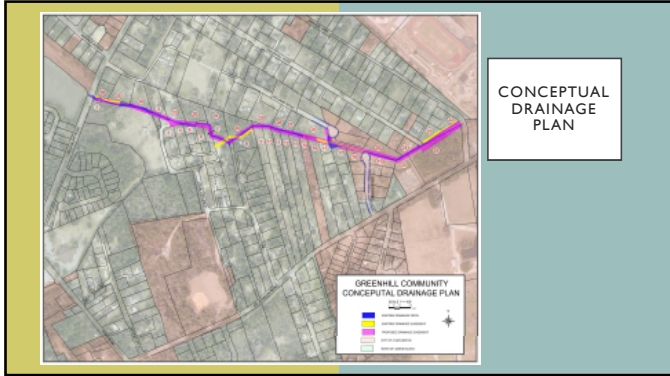
FROM: CONCERNED CITIZENS OF THE HONEY HILL IMPROVEMENT COMMITTEE

DATE: NOVEMBER 15, 2011

There is an urgent need for proper drainage in the Honey Hill Greenhill Subdivision. There are incidents of standing water in the ditches and on the property of homeowners for over a month. Residents are complaining about mold, odors and bad odors in the houses. Such conditions pose a major threat to the health and well being of the families and their pets affected by this problem.

Therefore, we the undersigned concerned citizens of the Honey Hill Improvement Committee are petitioning the SC Dept of Transportation and other responsible parties to take some action to alleviate or lessen the threat of major illness or maybe death. We are asking for the ditches to be cleaned so that the water may have a way to escape and for the assessment constructed by the State at 1186 Honey Hill Lane some years back to be fully completed. Your cooperation and attention to the matter is greatly appreciated.

NAME	ADDRESS	PHONE
1. <i>John George</i>	<i>1881 Greenhill</i>	<i>803-725-6241</i>
1. <i>Robert Williams</i>	<i>1297 Greenhill</i>	<i>702-793-0990</i>
1. <i>Barry Washburn</i>	<i>1850 Greenhill</i>	<i>803-795-5798</i>
1. <i>Charles L. Jones</i>	<i>1057 Sea Island</i>	<i>803-797-1378</i>
1. <i>Rosewell Campbell</i>	<i>1105 Sea Island</i>	<i>803-751-8288</i>
1. <i>Yvonne S. Allen</i>	<i>1080 Sea Island</i>	<i>704-461-7474</i>
1. <i>Samuel S. Jones</i>	<i>1155 Sea Island</i>	<i>803-797-1378</i>
1. <i>Robert L. Williams</i>	<i>1105 Sea Island</i>	<i>803-797-1378</i>



GREENHILL DRAINAGE SYSTEM

- June of 2016 – Community Meeting (show easement area and future sidewalk plans)
- Charleston County was currently handling the rough easement design
- In 2017, hired Primacq Group to begin acquisitions
- Significant issues with heirs property
- Finding property owners
- Lack of Public Trust led to a second Community Meeting

GREENHILL DRAINAGE SYSTEM

- Town hired Stantec in 2018 to analyze drainage deficiencies in the Greenhill Community
- Analysis showed lack of capacity in pipes and ditches
- Also, drainage was being blocked by the driveway at 1053 Williams Road
- Recommendations are to add pipes and construct an adequately sized ditch



GREENHILL DRAINAGE SYSTEM

- Wetlands Permitting
- Coordination between the Engineers and ROW Firm on Easement Exhibits
- DOT Coordination
- Complete Culvert Failure resulting in DOT completing a portion of the project – Dills Bluff Crossing



GREENHILL DRAINAGE SYSTEM

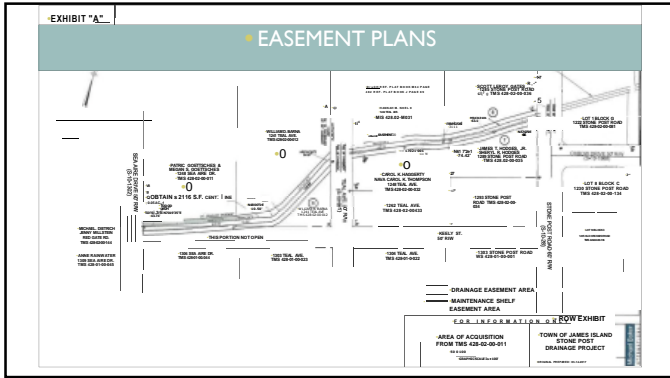
- Submitted for BRIC grant – not successful
 - One reason would be not all of the easements had been obtained
- Redo Opinion of Probable Cost removing the DOT work
- 2 Resolutions to Council on Eminent Domain – 9 total
- Regular Acquisition Status Reports
- Back and Forth to Council for Cost Estimate Approvals
- ARPA FUNDING!!!
- Construction Cost - \$236,200

PROJECT COMPLETION OCTOBER 2023



OCEANVIEW DRAINAGE SYSTEM

- Drainage concerns arose after the 1,000 Flood
- Older neighborhood with approximately 1/3 acre lots
- Wetland Considerations
- Clear titles
- Mix of long-time residents and newcomers
- Engaged Seabrook Engineers for Easement Plans & Michael Baker for ROW Acquisition



COMPLICATIONS

- Tidal Gate Valve
- Spartina Grass
- Expanding the Project - Oceanview Drainage
- Development Concerns
- An Old Dirt Mine
- One Disastrous Public Meeting

TIDAL CHECK VALVE

OCEANVIEW DRAINAGE SYSTEM

- Engaged the Services of Thomas & Hutton
- Drainage Project Plans
- ARPA Funding!!!
- Permitting
- Project Nearing Completion
- Construction Cost approximately \$800k

PROJECT NEARING COMPLETION
OCTOBER 2023



FINAL THOUGHTS – LESSONS LEARNED

- Defining the Narrative
- Identify Community Leaders and Engage Early
- Get Projected Costs Approved Upfront
- Engineer & ROW Firm Coordination
- Kid Gloves with Difficult Residents
- Be prepared to make concessions (moving fences, landscaping, etc.)
