

# CERTIFICATION OF POSTING

Early Notice and Public Review of a Proposed  
Activity in a Federal Flood Risk Management Standard Designated Floodplain

This is to certify that Charleston County has posted a Early Notice and Public Review of Proposed Activity in A Federal Flood Risk Management Standard Designated Floodplain for the project(s) listed below. The Notice was posted on Charleston County’s Website and the public common area at 4045 Bridgeview Lane, North Charleston, 29405 for 15 days beginning, December 20, 2024 through, January 4th, 2025.

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**Activity Type:** New Construction for Home Ownership

**Organization:** Metanoia

**Project Title:** PY24 CHDO – Metanoia – New Construction for Home Ownership

**Location(s):** 3001, 3005, 3009 and 3013 Appleton Street, North Charleston, SC 29405

**Purpose of Project:** Construction of 4 single family homes that are three bedroom, two bathroom and will be approximately 1,200 square feet each. Homes will be available to purchase for 4 low-to-moderate income households

**Proposed Project Cost:** \$1,389,780 total cost (\$207,347.86 in HOME PY24 funding)

This notice was posted to fulfill environmental compliance and public comment period.

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Name of Signatory (*please print*)

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Title (*please print*)

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Signature

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Date

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Activity in a Federal Flood Risk Management Standard Designated Floodplain

To: All interested Agencies [USACOE, SCDES], Groups and Individuals

This is to give notice that Charleston County under 24 CFR Part 58 has determined that the following proposed action under Home Investment Partnerships Program through HUD Grant #M24UC450204 is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and Charleston County will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690 and/or Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project location is located within the Accabee Community at 3001, 3005, 3009, and 3013 Appleton Street in North Charleston, Charleston County, South Carolina. The extent of the FFRMS floodplain was determined using both the Climate Informed Science Approach (CISA) and the Freeboard Value Approach. The purpose of this construction project is to meet **Charleston County's and the Accabee community's single-family** affordable housing needs. These efforts strategically target properties that build on the strengths of existing public investments and infrastructure and improve the **County's** inventory of properties. The proposed housing will consist of single-story, 3- bedroom/2- bath homes, each comprising approximately 1,200 square feet and will be built on raised, concrete pier foundations.

The new home construction project is being proposed for four (4), vacant, residential lots which collectively comprise less than ½ acre of land. The project parcels are located within a Federal Flood Risk Management Standard (FFRMS) floodplain with a corresponding FFRMS flood elevation of 12 FT NAVD88. Additionally, portions of the project parcels are located in the AE Zone, specifically Zone AE-EL 10) (area of special flood hazard with water surface elevations determined), as indicated on Flood Insurance Rate Map (FIRM) #45019C0501K effective January 29, 2021. This floodplain extends across a densely developed area of North Charleston and has therefore been modified over time due to the extent of established, mixed-use residential, commercial, and municipal development which characterizes the area. It currently functions as floodwater storage and conveyance and erosion control for a portion of the project area as well as limited habitat for local flora and wildlife. Its beneficial value is primarily educational, scientific, and recreational based on its location, classification, and current function. As proposed today, less than ½ acre of the floodplain, which comprises over 1,300 acres, would be impacted.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain]. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by Charleston County Community Development and Revitalization at the following address on or before January 4, 2025: Charleston County, Community Development and Revitalization Department, 4045 Bridge View Dr, Suite C216, North Charleston, SC 29405 and (843) 202-6960, Attention: William Tuten, County Administrator, (RE: HUD Environmental Review). A full description of the project may also be reviewed from 8:30 AM to 4:30 PM at address same as above and visit [www.charlestoncounty.org](http://www.charlestoncounty.org). Comments may also be submitted via email at [greeder@charlestoncounty.org](mailto:greeder@charlestoncounty.org).

Date: December 20, 2024