

Final Notice and Public Explanation of a Proposed Activity in a Federal Flood Risk Management
Standard Designated Floodplain
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

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

This is to give notice that Charleston County under 24 CFR Part 58 has conducted an evaluation as required by Executive Order(s) 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 Wetlands Protection. The activity is funded under the HOME Program through HUD Grant #M24UC450204. The proposed project(s) is located within the Accabee Community at 3001, 3005, 3009, and 3013 Appleton Street in North Charleston, Charleston County, South Carolina and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain. 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

Charleston County has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain:

Alternative 1: Locate the activity outside of the floodplain. Selecting only properties outside of the floodplain would not sufficiently meet the goal of the **County's** affordable housing program and is not feasible due to the necessity for land acquisition. (Note: The grant applicant, Metanoia, already owns each of the project parcels.)

Alternative 2: Finding alternative methods to accomplish the goals. Project modifications include elevating future residential construction to or above the FFRMS base flood elevation (BFE), which takes into account future flood risks, and ensuring adequate water management/drainage on site.

No Action: Impact of taking no action. One alternative is to not build any housing of this type. There is a clear need for affordable housing in the area. There is a severe lack of affordable housing for the community. This property could be sold to another private homeowner or developer for other uses. This action would not meet the need of providing affordable housing to socially vulnerable communities in the Charleston County and could cause more problems from blight and abandonment.

Alternative 2 is the preferred alternative based on the 8-step process. With this alternative, impacts to the floodplain will be mitigated by elevating the structures to or above the FFRMS base flood elevation (BFE), which takes into account future flood risks and meets the **County's freeboard requirements**.

Charleston County has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, and/or Executive Order 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

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. 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 at the following address on or before March 12, 2025: County of Charleston, Community Development Department, 4045 Bridgeview Drive, Suite C216, North Charleston 29405 or by calling (843)-202-6960 Attention: Mr. William Tuten, Charleston County Administrator. A full description of the project may also be reviewed from 8:30 A.M. to 4:30 P.M. at the above referenced address. Comments may also be submitted via email at greeder@charlestoncounty.org.

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Date of Notice: February 25, 2025

Name of Responsible Entity [RE]: Charleston County

Address (e.g., Street No. or P.O. Box): 4045 Bridge View Drive

City, State, Zip Code: North Charleston, South Carolina, 29405

Telephone Number of RE: 843-202-6960

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Charleston County.

REQUEST FOR RELEASE OF FUNDS: On or about March 13, 2025 the County of Charleston will submit a request to HUD for the release of HOME funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, to undertake a project known as 3001, 3005, 3009, and 3013 Appleton Street for the purpose of constructing four single-family affordable housing units within North Charleston, SC. The estimate for the overall project is approximately \$207,347.86 in HOME funds.

FINDING OF NO SIGNIFICANT IMPACT: The County of Charleston has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at 4045 Bridge View Dr, Suite C216, North Charleston, SC 29405 and may be examined or copied weekdays 8:30 A.M to 4:30 P.M.

PUBLIC COMMENTS: Any individual, group, or agency may submit written comments on the ERR to the County of Charleston, Community Development and Revitalization Department at 4045 Bridge View Dr, Suite C216, North Charleston, SC 29405 Attention: William Tuten, County Administrator, (RE: HUD Environmental Review), by emailing greeder@charlestoncounty.org, or by calling 843-202-6960. All comments received by March 12, 2025 will be considered by the County of Charleston prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION: The County of Charleston certifies to HUD that William Tuten, Certifying Officer in his capacity as County Administrator consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and **that these responsibilities have been satisfied.** HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Metanoia to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS: HUD will accept objections to its release of fund and the County of Charleston certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the County of Charleston; (b) the County of Charleston has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD at Mr. Brad Evatt, CPD Field Office Director, U.S. Department of Housing & Urban Development, Community Planning and Development Division, Columbia Field Office, Strom Thurmond Federal Building, 1835 Assembly St., 13th Floor, Columbia, SC 29201-2480. Phone: (803)765-5344, Email: CPDRROFCSC@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

William Tuten, Charleston County Administrator, Certifying Officer