



PUBLIC NOTICE

The City of Charleston has applied as a subrecipient of Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance (FMA) funding through the South Carolina Department of Natural Resources.

Under the National Environmental Policy Act (NEPA), federal actions must be reviewed and evaluated for feasible alternatives and for social, economic, historic, environmental, legal, and safety considerations. Under Executive Order (EO) 11988 and EO 11990, FEMA is required to consider alternatives to and to provide a public notice of any proposed actions in or affecting floodplains or wetlands. EO 12898 also requires FEMA to provide the opportunity for public participation in the planning process and to consider potential impacts to minority and low-income populations. This notice may also fulfill requirements under Section 106 of the National Historic Preservation Act (NHPA).

Project grant funding is conditional upon compliance with all applicable federal, tribal, state, and local laws, regulations, floodplain standards, permit requirements and conditions.

Applicant: City of Charleston

Project Title: Acquisition and Demolition of 2 SRL Residential Structures

Name of Structures: Residential Structures

Location of Proposed Work: One residential structure is located within the West Ashley area of Charleston and the other is in the James Island area of Charleston. Both properties are located within City of Charleston limits and are situated in the AE flood zone and the Special Flood Hazard Area. They have been identified as severe repetitive loss structures due to their past record of flood claims filed with the National Flood Insurance Program (NFIP).

Special Flood Hazard Area Zone: The acquisition and demolition of 2 SRL residential structures is located in a mapped AE flood zone. Confirmation of location in SFHA was made by reference to the latest Flood Insurance Rate Map, Panel Numbers 45019C0511K and 45019C0677K dated 1/29/2021. The proposed work conforms to all applicable State of South Carolina and local floodplain regulations. The proposed acquisition and demolition projects are not located within existing water bodies and will not impact the local floodplain. The proposed acquisition and demolition projects have no potential to be affected by the location in an SFHA. The action will be mitigated by removing the residential structures from an area of severe repetitive flooding. The demolition is functionally dependent (cannot perform its intended purpose unless it is located near water) and facilitates open, green space use.



Proposed Work and Purpose:

The City of Charleston is proposing to acquire and demolish 2 residential properties. The purpose of removing these structures is to reduce repetitive flood loss to the residential structures. Upon demolition, the area will be maintained as open, green space.

Project Alternatives:

Alternative #1: Elevating the existing buildings would be cost prohibitive and cannot be guaranteed to be successful as the homes would remain in the Special Flood Hazard Area.

Alternative #2: The no action alternative would not be feasible as the structure would continue to experience repetitive flooding.

Alternative #3: Acquisition of the properties is the appropriate alternative because the homeowner is willing to sell the property.

Comment Period:

Comments are solicited from the public; local, state or federal agencies; and other interested parties in order to consider and evaluate the impacts of the proposed project. The comments should be made in writing and addressed to The City of Charleston. All comments are due within 30 days of this notice. The City of Charleston will forward comments to applicable regulatory agencies as needed.

Interested persons may submit comments, obtain more detailed information about the proposed action, or request a copy of the findings by emailing Caroline Schnell, Floodplain Manager, at schnellc@charleston-sc.gov.

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End of Notice