



PUBLIC NOTICE

The City of Charleston is applying as a subrecipient of Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance (FMA) Swift Current funding (FY24) 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 SRL/RL Residential Structures

Name of Structures: Single-Family Residential Structures on James Island

Location of Proposed Work: The three (3) structures are within the James Island area of Charleston and were originally constructed in the 1980s. The properties are within City of Charleston limits, Congressional District 1, and are situated in the AE flood zone of the Special Flood Hazard Area. Two of the properties are categorized as FMA Severe Repetitive Loss (SRL) and one of the properties is categorized as NFIP Repetitive Loss (RL).

The individual property addresses are excluded from public notice due to privacy concerns. Each property will be under their own grant application, as well.

Special Flood Hazard Area Zone: The residential structures are located in a mapped AE flood zone with a Base Flood Elevation of 11' NAVD88. Confirmation of location in SFHA was made by reference to the latest Charleston County Flood Insurance Rate Map (FIRM), Panel Number 45019C0677K dated 1/29/2021. The proposed acquisition and demolition projects are not located within existing water bodies, wetlands or floodways. The proposed acquisition and demolition projects have no potential to affect the location of the SFHA. The proposed work conforms to all applicable State of South Carolina and local floodplain regulations. The action will eliminate future flood losses by removing the residential structures from an area of severe repetitive flooding. The demolition facilitates open, green space use, restoring natural floodplain functions.

**Proposed Work and Purpose:**

The City of Charleston is proposing to acquire and demolish 3 residential properties, under 3 separate grant applications. The project scope of work is commonly referred to as a “Buyout” and includes the City acquiring the property and then demolishing the structure using FEMA funds. The purpose of removing these structures is to reduce repetitive flood loss to the residential structures. These projects can provide additional community benefits such as flood storage or conveyance, recreation, habitat restoration, and improved water quality.

Project Alternatives:

Alternative #1: Elevating the existing buildings would be cost prohibitive due to slab-on-grade foundations and cannot be guaranteed to be successful to eliminate future flood losses as the homes would remain in the Special Flood Hazard Area.

Alternative #2: Relocation of the buildings outside of the Special Flood Hazard Area (SFHA) is not feasible because the entirety of each parcel is within the SFHA.

Alternative #3: The no action alternative would not be feasible as the structure would continue to experience repetitive flooding.

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.

POSTED ON: JUNE 3, 2025

[Click here to view the Public Notice published on the City of Charleston's Flood Mitigation Resources Webpage](#)

End of Notice