

Final Notice and Public Explanation of a Proposed Activity in a FFRMS Floodplain

To: All interested Agencies, Groups, and Individuals

This is to give notice that the City of Charleston has conducted an evaluation as required by Executive Orders 11988 and 13690 (floodplains), in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands to determine the potential affect that its activity in the floodplain will have on the human environment under the United States Department of Housing and Urban Development's (HUD) Project-Based Vouchers (PBV) Program.

The proposed project is located at 678 King Street, Charleston, Charleston County, SC. The project includes the construction of the Lowline Apartments, a multi-family/unit residential development on approximately 2.37 acres of partially wooded and previously disturbed land. The project consists of a five-story, 55-unit residential building and an additional single-story building. Thirteen (13) units will receive PBVs. Features of the development will include entrance drives, parking areas, underground stormwater detention, a multi-purpose community room, an office, and exercise/fitness room, common space, and landscaping.

As currently designed, impacts to the Federal Flood Risk Management Standard (FFRMS) floodplain are needed to accommodate various project construction needs such as clearing, excavation, and grading for the buildings, parking areas, stormwater control measures, sedimental and erosion control measures, and landscaping. The entire site is located within the FFRMS floodplain (500-year floodplain, or Zone X [shaded]).

City of Charlotte, Housing and Neighborhood Services has considered the following alternatives to building in a floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with Steps 3 through Executive Orders 11988, and 13690 are available for public inspection, review, and copying upon request at the time and location designated in the last paragraph of this notice for receipt of comments. This activity will have no significant impact on the environment for the following reasons:

Considered mitigation measures to be taken to minimize adverse significant impacts and to restore and preserve natural and beneficial values include the following: 1.) Locate the activity outside of the floodplain. Selecting property outside of the floodplain would not meet the goal of the proposed project. Selection of an alternate site would be cost-prohibitive as the availability of properties in the area that could accommodate the scale of the proposed project are limited. 2.) Alternative Actions. An alternative to the proposed project is to design the proposed project to minimize impacts to floodplains on the proposed project site. As currently designed, impacts to the FFRMS floodplain could not be avoided due to the entire site being in the FFRMS floodplain. 3.) The impact of taking no action would fail to meet the purpose and need of the proposed action by not constructing the project, thereby decreasing affordable residential opportunities. If construction did not take place, the property could be purchased and developed for market-value residential or commercial uses. Based on this information, the project will be in compliance with applicable floodplain protection procedures and regulations.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains 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 impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about floodplains 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 floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by City of Charleston, Department of Housing and Community Development at the following address on or before August 8, 2025, at City of Charleston, Department of Housing and Community Development, 2 George Street, Suite 2600, Charleston, SC, 29401, and 843.724.3768, Attention: Geona Shaw Johnson, Director. A full description of the project may be reviewed from 8am to 5pm, Monday through Friday at the same as stated above. Comments may also be submitted via email: johnsong@charleston-sc.gov

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