

FINAL PUBLIC NOTICE

The County of Charleston has applied for Federal Emergency Management Agency (FEMA) SWIFT CURRENT funding through the South Carolina Department of Natural Resources as a sub-recipient.

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).

Funding for the proposed project will be conditional upon compliance with all applicable federal, tribal, state, and local laws, regulations, floodplain standards, permit requirements and conditions.

Applicant: County of Charleston

Project Title: Buyout of XXXX Hutton Place

Location of Proposed Work:

Name of Structure: Residential Structure

Address of Structure: XXXX Hutton Place, Charleston SC 29407 (Protected information until the grant is awarded)

Address	Latitude	Longitude	Date of Construction
XXXX Hutton Place	32.818752	-80.013882	1963

Special Flood Hazard Area: This project is for the acquisition and demolition of the residential structure located in a mapped VE 13 Flood Zone. Confirmation of location in the SFHA was made by reference to the latest Flood Insurance Rate Map, Panel 45019C0484K dated 01/29/2021. The proposed work conforms to all applicable State of South Carolina and local floodplain regulations. The proposed acquisition and demolition project is not located within existing bodies of water and will not have a negative impact on the local floodplain. The proposed acquisition and demolition project has no potential to be impacted by the location in the SFHA. The project will mitigate the structure by removing it from an area of repetitive flooding.

Proposed Work and Purpose:

The County of Charleston is proposing to acquire and demolish a residential property. The purpose of removing this structure is to reduce repetitive flood loss to the residential structure. Upon demolition, the area will be maintained as open space.

Project Alternatives:

Alternative #1: Elevating the existing home would be cost prohibitive and cannot be guaranteed to be successful due to the variety of construction methods used throughout the years.

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

Alternative #3: Relocating the structure would be cost prohibitive and the structure would not pass a feasibility study for such a project.

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 County of Charleston. All comments are due within 30 days of this notice. The County 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 contacting:

(Sean Dove/ Email: SDove@charlestoncounty.org / Phone: 843-202-6938)

POSTED ON: (10/22/2025)

End of Notice