

Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard Designated Floodplain

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

This is to give notice that Charleston County under 24 CFR Part 58 has determined that the following proposed action under CDBG Program through HUD Grant #B23-UC-45-002, B24-UC-45-002, B25-UC-45-002 is located in the Federal Flood Risk Management Standard (FFRMS) 100 year floodplain, and Charleston County will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 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 Protection of Wetlands. The City of North Charleston proposed project location is located within the Cohen Hill Community and specifically includes an approximate 1,900 linear feet by 5 feet in width (i.e. 9,500 square feet) section of right-of-way beginning at the intersection with Dorchester Road and extending southwest through the intersection with E. Shirley Drive in North Charleston, Charleston County, South Carolina. 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 enhance public safety and improve community access and infrastructure by providing local citizens with paved walking paths which are positioned at safe distances from motorist traffic.

The City of North Charleston sidewalk proposed for Bream Road is located within a designated FFRMS floodplain and portions of the project sidewalk are also mapped within 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. The proposed improvement is within one of the City's low – and moderate – income neighborhoods and would provide benefits such as safety, mobility, and a healthier community. This floodplain extends across a densely developed area of North Charleston and has therefore been modified over time due to the extent of mixed-use residential, commercial, and municipal development which characterize 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 ¼ acre of the floodplain, which is estimated to comprise over 1,300 acres, would be impacted by the Bream Road sidewalk.

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. 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 project impacts on the floodplain. 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 December 6, 2025: Charleston County, Community Development Department, 4045 Bridge View Dr, Suite C216, North Charleston, SC 29405 and (843) 202-6960, Attention: William Tuten, County Administrator, (RE: HUD Environmental Review). A full description of the project may also be reviewed from 8:30 AM to 4:30 PM at address same as above. Comments may also be submitted via email at greeder@charlestoncounty.org.

Date: November 21, 2025