

Final Notice and Public Explanation of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain

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

This is to give notice that Charleston County under 24 CFR Part 58 has conducted an evaluation as required by Executive Order(s) 11988, as amended by Executive Order 13690 and Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under Community Planning and Development (CPD) Program B-24-CP-SC-2012. The proposed project(s) location is identified by Charleston County parcel identification (PID) number 212-00-00-483 on Kiawah River Drive in Johns Island, Charleston County and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain and one 0.083-acre wetland is present on site. The extent of the FFRMS floodplain was determined using a 0.2 percent flood approach. Charleston County proposes to construct an emergency medical service (EMS) and sheriff's office building and a St. John Fire District Fire Station on the approximately 3.47-acre parcel. The purpose of the construction project is to establish emergency response facilities and resources to serve the surrounding communities on Johns Island as growth and development continues. The proposed project site is located with the FFRMS floodplain (FIRM #45019C0645K). as proposed today, approximately 3.47-acres of FFRMS floodplain would be impacted by the proposed project. Approximately 0.083-acres, or approximately 3,615 square feet, of a palustrine wetland is located on site but will be avoided by the project and preserved.

The floodplain is located within a relatively undeveloped area of Johns Island. The site currently consists of undeveloped cleared and wooded land including a recreational pedestrian/bicycle path. The site currently provides natural and beneficial functions including floodwater storage and conveyance to an adjacent stormwater pond and limited habitat for local flora and wildlife. Its intrinsic value is primarily recreational by providing public access to the existing paved pedestrian path based on its location, classification, and current function.

Charleston County has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain/wetland:

Alternative 1: Locate the activity outside of the floodplain. Selecting only properties outside of the floodplain would inhibit the ability of Charleston County to strategically locate the emergency response facilities to effectively serve the surrounding communities and residents as available sites outside of the FFRMS floodplain on Johns Island are very limited.

Alternative 2: Finding alternative methods to accomplish the goals. Project modifications include revising the initial project plans to avoid any wetland impacts, preserving the onsite wetland in its natural state, implementing permeable concrete pavers in the parking lot to adequately manage runoff and maintain the functionality of the floodplain, and elevating all buildings constructed two feet above base flood elevation (BFE) or Design Flood Elevation of 15.5 feet to alleviate flood impacts and ensuring adequate water management/drainage on site to comply with state and local floodplain protection procedures.

No Action: Impact of taking no action. Another alternative is to not build any additional emergency responder facilities. Trends of development and growth in the area support the need for additional

emergency response facilities and resources. This no action alternative would not achieve the goal of providing accessible emergency response facilities and resources to the surrounding area in Charleston County and could result in less effective emergency response as the area continues to experience growth and development.

Alternative 2 is the preferred alternative based on the 8-step process. With this alternative, impacts to the floodplain will be mitigated by elevating the structure to a safe level above the BFE and following state and local floodplain protection procedures. Impacts to the onsite wetland are being avoided by redesigning the site plan to avoid the wetland.

Charleston County has reevaluated alternatives to building in the floodplain and wetland and has determined that it has no practicable alternative to floodplain development but was able to avoid impacts to the onsite wetland. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, and Executive Order 11990 are available for public inspection, review and copy upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain and wetland 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. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about proposed floodplain and wetland impacts 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 and wetlands, 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 **[written date]** **[a minimum 15 calendar day comment period will begin the day after the publication and end on the 16th day after the publication]**: Charleston County, Facilities Department, 4045 Bridge View Drive, Suite C216, North Charleston, Sc 29405 and (843) 202-6906, 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 and www.charlestoncounty.org or [Facilities Department](#) home page. Comments may also be submitted via email at cwohlfeil@charlestoncounty.org.

Date: August XX, 2025