

## **Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain and/or Wetland**

To: All interested Agencies, Groups, and Individuals

This is to give notice that the South Carolina Office of Resilience (SCOR) under 24 CFR Part 58 has determined that the following proposed actions under the Hurricane Helene Housing Program may include properties located in the Federal Flood Risk Management Standard (FFRMS) floodplain/wetland, and SCOR will be identifying and evaluating practicable alternatives to locating the action within the floodplain/wetland and the potential impacts on the floodplain/wetland from the proposed action, as required by Executive Orders 11988 and 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 proposed projects will be located in McCormick, Greenville, Greenwood, Spartanburg, and Orangeburg counties. The extent of the FFRMS floodplain was determined using the 0.2 percent flood approach.

SCOR is conducting a Tier I Broad Level environmental review for the Hurricane Helene Housing Program. Project activities will include rehabilitation, reconstruction, replacement, elevation, relocation/demolition, and buyout of single-family homes and/or mobile home units (MHUs). The proposed projects will be located in multiple locations throughout each county, with the exact location of site-specific projects determined at a later date. Site-specific project activities will be conducted on previously developed residential properties. Homes located in the FFRMS floodplain, that receive assistance for reconstruction, repair of substantial damage, or substantial improvement, will be elevated in compliance with applicable federal, state, and local regulations or requirements, including 24 CFR Part 55. All homes assisted through the program within the 100-year floodplain will require the maintenance of flood insurance in perpetuity. When replacement of an MHU is not feasible at the same location as the original structure, the MHU will be replaced at an alternative location with a new MHU or new construction of stick-built housing. The alternative site must be a developed residential parcel, properly zoned, and with access to utilities, including water (municipal or working well), sewer (municipal or working septic system), and electricity. The site must also be outside of any floodplain and mapped wetlands.

According to the FEMA Flood Map Service Center, McCormick County contains approximately 38,358 acres within the 100-year floodplain and 273 acres within the 500-year floodplain. The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) identifies approximately 34,919 acres of designated wetlands in the county. Greenville County has an estimated 33,738 acres within the 100-year floodplain and 1,914 acres within the 500-year floodplain. It also includes approximately 18,463 acres of designated wetlands. Greenwood County contains about 18,754 acres within the 100-year floodplain and 656 acres within the 500-year floodplain. The county has approximately 14,025 acres of designated wetlands. Spartanburg County has an estimated 25,926 acres within the 100-year floodplain and 830 acres within the 500-year floodplain. The NWI identifies approximately 21,158 acres of designated wetlands in the county. Orangeburg County contains approximately 109,191 acres within the 100-year floodplain and 721 acres within the 500-year floodplain. It also has about 149,526 acres of designated wetlands. None of the counties include areas classified as Coastal High Hazard Areas (V Zones) or Limits of Moderate Wave Action (LIMWA). Floodplains and wetlands are beneficial for wildlife, creating a variety of habitats for fish and other animals. In addition, floodplains are important to the storage and conveyance of storm water, water quality protection, and recharge of groundwater.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain/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. Commenters are encouraged to offer alternative sites outside of the floodplain/wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain/wetland. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplain/wetland 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/wetland, it must inform those who may be put at greater or continued risk.

Written comments must be received by SCOR at the following address on or before July 27, 2025: South Carolina Office of Resilience, 632 Rosewood Drive, Columbia, SC 29201 and (839) 250-0171, Attention: Keely Lewis-Schroer, Environmental Manager (RE: Hurricane Helene Housing Program- McCormick, Greenville, Greenwood, Spartanburg, and Orangeburg counties). A full description of the project may also be reviewed from 8:30 a.m. to 5:00 p.m. at the address above. Comments may also be submitted via email at [keely.lewis-schroer@scor.sc.gov](mailto:keely.lewis-schroer@scor.sc.gov).

Date: July 11, 2025