

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 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 Abbeville, Anderson, Laurens, Oconee, and Pickens counties. The extent of the FFRMS floodplain was determined using the 0.2 percent annual chance floodplain approach.

SCOR is conducting a Tier I Broad Level environmental review for the Hurricane Helene Housing Program. Project activities will include rehabilitation, reconstruction, replacement, relocation, elevation, 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 a mobile home unit (MHU) is not feasible at the same location as the original structure, the MHU will be replaced at an alternative location. The alternate location must be a previously developed residential property/parcel, zoned to allow for installation of an MHU and have ready access to sewer, water, and electric connections. Additionally, the alternate site cannot be located in the FFRMS Floodplain or a mapped wetland.

According to the FEMA Flood Map Service Center, Abbeville County contains approximately 28,800 acres within the 100-year floodplain and 6 acres within the 500-year floodplain. The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) identifies approximately 24,336 acres of designated wetlands in the county. Anderson County has an estimated 48,107 acres within the 100-year floodplain and 182 acres within the 500-year floodplain. It also includes approximately 41,986 acres of designated wetlands. Laurens County contains about 29,790 acres within the 100-year floodplain and 567 acres within the 500-year floodplain. The county has approximately 23,123 acres of designated wetlands. Oconee County has an estimated 38,168 acres within the 100-year floodplain and 13 acres within the 500-year floodplain. The NWI identifies approximately 38,394 acres of designated wetlands in the county. Pickens County contains approximately 18,100 acres within the 100-year floodplain and 163 acres within the 500-year floodplain. It also has about 16,809 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 comment about floodplains/wetlands can facilitate and enhance federal efforts to reduce the risks 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 the SCOR, at the following address on or before August 2, 2025: South Carolina Office of Resilience, 632 Rosewood Drive, Columbia, South Carolina 29201 and 839-250-0171; Attention: Keely Lewis-Schroer, Environmental Manager (RE: Hurricane Helene Housing Program-Abbeville, Anderson, Laurens, Oconee, and Pickens Counties). A full description of the project may also be reviewed from 8:30 AM to 5:00 PM at the address above. Comments may also be submitted via email to keely.lewis-schroer@scor.sc.gov.

Date: July 18, 2025