

U.S. Department of Housing and Urban Development 451 Seventh Street, SW Washington, DC 20410 www.hud.gov

espanol.hud.gov

# **Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5**

Pursuant to 24 CFR 58.35(a)

#### **Project Information**

Project Name: SF Res Rehab - 4686 Orangewood, Myrtle Beach, SC 29588

Responsible Entity: Horry County

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer: Elizabeth Tranter, Community Development Director

Certifying Officer Name and Title: Barry Spivey, Horry County Administrator

**Grant Recipient** (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to: Elizabeth Tranter, Community Development Director

Project Location: 4686 Orangewood Court, Myrtle Beach, SC 29588

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Project involves land acquisition of 0.14 acres at 4686 Orangewood Court, Myrtle Beach, SC 29588. After acquiring, the structure will be demolished and the property used as green space.

#### Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

# Activity/Project is Categorically Excluded Subject To §58.5 per 24 CFR 58.35(a)(3)(i) Funding Information

Grant Number	HUD Program	Funding Amount
B-24-UC-45-0006	CDBG	\$ 110,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$ 110,000.00

### Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE OR 58.6	DERS, AND R	EGULATIONS LISTED AT 24 CFR 50.4 &
Airport Hazards  24 CFR Part 51 Subpart D	Yes No	This project involves land acquisition. The project is not located within 2,500 feet of a civil airport or 15,000 feet of a military airfield (Attachment A).
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No	This project is not located within a CBRS unit. Please see attached U.S. Fish and Wildlife Service Map (Attachment B).
Flood Insurance  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No	This project involves land acquisition. As the parcel will be cleared of all structures, flood insurance is not required. The parcel is located in a 100-year flood plain per attached FIRM Map #45051C0703K, dated 12/16/21. (Attachment C.)
STATUTES, EXECUTIVE OF 58.5	RDERS, AND R	EGULATIONS LISTED AT 24 CFR 50.4 &
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No	South Carolina does not currently contain any designated non-attainment counties (See <a href="https://www3.epa.gov/airquality/greenbook/ancl.html">https://www3.epa.gov/airquality/greenbook/ancl.html</a> ).
Coastal Zone Management  Coastal Zone Management Act, sections 307(c) & (d)	Yes No	No effect. SC DHEC has provided consistency determination (Attachment D).

Contamination and Toxic Substances  24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No	No effect. No dumps, landfills, industrial sites or mines are on or adjacent to the site per review of the state hazardous site databases. Site is not within 3000 feet of a Brownfield or Superfund Site. The average Radon level for Horry County is 0.8 pCi/L which is below the risk level of 4.0 pCi/L. See the attached NEPAssist Map (Attachment E).
Endangered Species  Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No	This acquisition project will not disturb any endangered species, plants or animal habitat, as proposed was previously developed. The project will not include any vegetation removal or atypical noise. (Attachment F).
Explosive and Flammable Hazards  24 CFR Part 51 Subpart C	Yes No □ ⊠	The project will not increase occupancy, make an uninhabitable vacant building habitable, or convert a non-habitable structure to a habitable structure.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No	This project involves Land acquisition. The site's land use is already established as non-agricultural and no conversion of use will occur.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No	The site is located in the FFRMS floodplain. Please see the attached FFRMS CISA Report.  Per 24 CFR 55.12(c)(3), the project is exempt from the 8 step decision making process at 24 CFR 55.20 for projects located in a floodplain. The property will be cleared of structures and a restrictive covenant will be placed on the property to preserve the floodplain from future development.  (Attachment G).
Historic Preservation  National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No	This project involves land acquisition. There is a structure at the project site. Please see attached SHPO letter, THPO letter and ArchSite map which confirms that the site of the acquisition does not have an historical structure and site is not located in an historic area (Attachment H).

Noise Abatement and Control  Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No	No effect. This project will not result in new noise-sensitive use. The property is not located within 1,000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military airport. The property is located approximately 3.44 miles west of a civilian airport; however, noise is contained to airport property ( <b>Attachment I</b> ).
Sole Source Aquifers  Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No	No sole source aquifers are located within SC. See map of location (Attachment J).
Wetlands Protection  Executive Order 11990, particularly sections 2 and 5	Yes No □ ⊠	No effect. This acquisition project will not result in a change in size, capacity, or land use at this time. There are no wetlands onsite. Please see the attached NWI map (Attachment K).
Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No	This project is not located within an area protected by Wild and Scenic Rivers Act. In South Carolina, only the Chattooga River is protected by the Act. See <a href="https://www.rivers.gov">www.rivers.gov</a> . This river is not located in Horry County. Four Horry County rivers, i.e. Pee Dee, Little Pee Dee, Lumber, and Waccamaw, are listed in the National River Inventory. The rehabilitation site is approximately .16 miles north of the Waccamaw River.  (Attachment L)  (www.nps.gov/ncrc/programs/rtca/nri/index. html).
ENVIRONMENTAL JUSTIC	E	
Environmental Justice  Executive Order 12898	Yes No	The project will not be impacted by harmful environmental conditions having a disproportional impact on low income or minority persons.

<u>Field Inspection</u> (Date and completed by): A site visit was conducted by Sharon Smith, Community Development Project Manager, on 1/13/2025.

<u>Summary of Findings and Conclusions:</u> This is for the land acquisition of .14 acres located at 4686 Orangewood Court, Myrtle Beach. The building on site is 1,344 square feet and will be demolished and the area will become green space.

### Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Law, Authority, or Factor

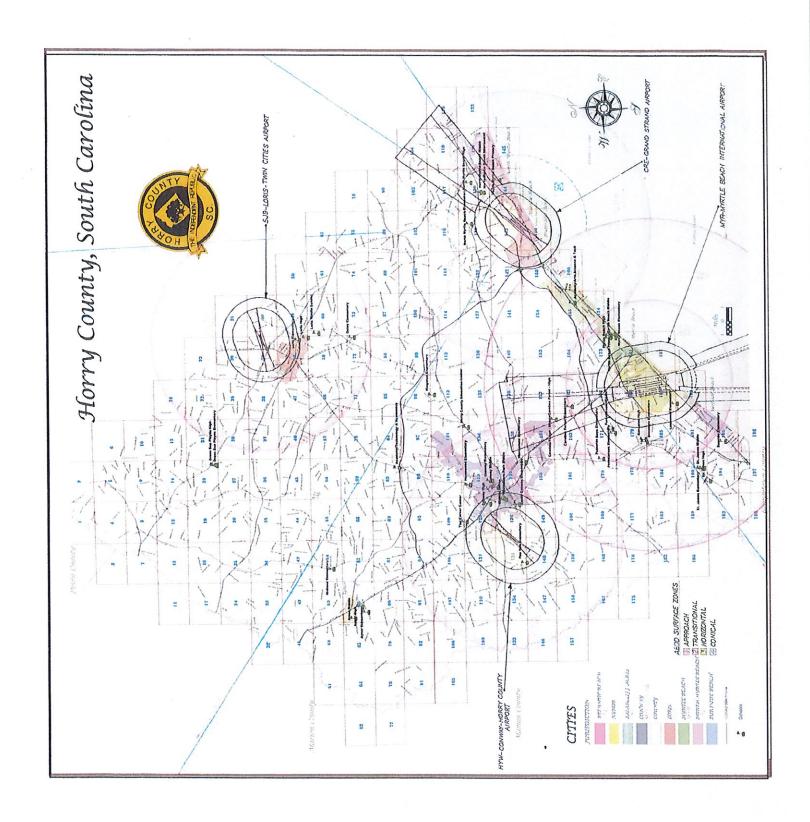
Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

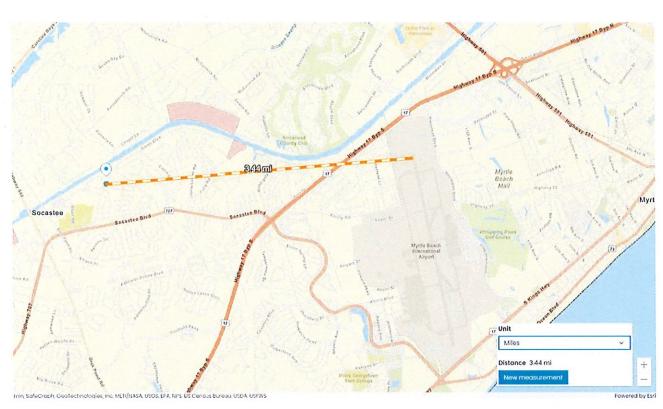
Mitigation Measure

N/A

Deterr	nination:
$\boxtimes$	This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. Funds may be
	committed and drawn down after certification of this part for this (now) EXEMPT project; OR  This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per
	Section 58.70 and 58.71 before committing or drawing down any funds; OR This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).
Prepar	er Signature: El le Manuelle Date: Februcery 13, 2025
	Title/Organization: Elizabeth Tranter / Community Development Director / Horry County
Respo	Bary Agency Official Signature:  Date: 2 17 2025
Name	Title: Barry Spivey/ Horry County Administrator

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).





4686 Orangewood Court, Myrtle Beach – approximately 3.44 miles west of MYR Airport

#### U.S. Fish and Wildlife Service

Coastal Barrier Resources System Mapper Documentation



#### **CBRS** Units

Otherwise Protected Area

System Unit

CBRS Buffer Zone

-78.991958, 33.690561

390 ft 65 130

1:4,514

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance. Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: S Smith

User Supplied Address/Location Description: 4686 Orangewood Court, Myrtle Beach

Pin Location: Outside CBRS

Pin Flood Insurance Prohibition Date: N/A Pin System Unit Establishment Date: N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at https://www.fws.gov/library/collections/officialcoastal-barrier-resources-system-maps.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 1/13/2025 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

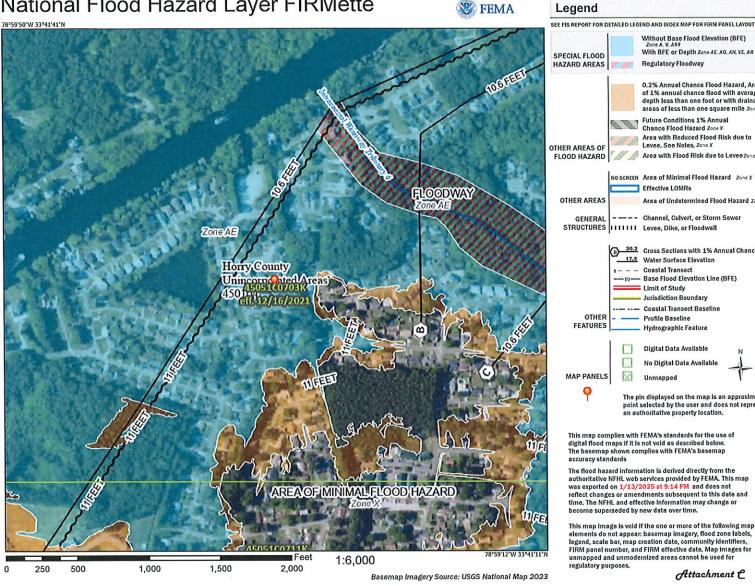
This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: https://www.fws.gov/node/263838

Attachment B



## National Flood Hazard Layer FIRMette





HAZARD AREAS Regulatory Floodway 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee, See Notes, Zone X OTHER AREAS OF FLOOD HAZARD Area with Flood Risk due to Levee Zone D NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D

Without Base Flood Elevation (BFE) Zone A. V. A33 With BFE or Depth Zone AE. AO, AH, VE, AR

GENERAL ---- Channel, Culvert, or Storm
STRUCTURES IIIIII Levee, Dike, or Floodwall -- Channel, Culvert, or Storm Sewer 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation - - - Coastal Transect Base Flood Elevation Line (BFE) Limit of Study - Jurisdiction Boundary --- Coastal Transect Baseline OTHER FEATURES Profile Baseline

Hydrographic Feature Digital Data Available

No Digital Data Available MAP PANELS X The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/13/2025 at 9:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment C



July 14, 2023

Andrea Richardson South Carolina Office of Resillence 632 Rosewood Drive Columbia, SC 29201

Re:

Residential Acquisition/Demolition 5 addresses (617 West Oak Circle, 1034 Starcreek Circle, 4686 Orangewood Court, 5811 Rosewood Drive, and 5924 Rosewood Drive, in Myrtle Beach, South Carolina)

HPV-SNBM-9JTEH

Dear Ms. Richardson:

This letter is in response to the recent South Carolina Office of Resilience Funding Assistance request submitted to the U.S. Department of Housing and Urban Development for funding assistance to acquire, demolish, and restore to greenspace the above referenced properties due to being in areas of repetitive flooding. The review is submitted in accordance with US Department of Housing and Urban Development requirements and is also subject to the Federal Coastal Zone Management Act as a Federal Consistency Funding Assistance. The request was received on June 30, 2023.

After reviewing the Consistency Determination and associated documents, the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management (SCDHEC OCRM) concurs pursuant to that the proposed activities do not have coastal effects and comply with the enforceable policies contained within the S. C. Coastal Zone Management Program (SCCZMP) pursuant to 15 C.F.R. § 930 Subpart F.

This determination shall serve as the DHEC OCRM Federal Coastal Zone Consistency Determination for the work described above. This determination does not serve as the final permitting decision and does not alleviate the applicant's responsibility to obtain final authorizing State or Federal permit(s), Local government authorizations may also be required.

Sincerely,

nucleur OP. Hartung

MicheleHartung
Coastal Zone Consistency Project Manager, SCDHEC OCRM
(843) 238-4528

#### Smith, Sharon

From:

Colleen PM McDonald <Colleen.McDonald@des.sc.gov>

Sent:

Thursday, February 13, 2025 9:06 AM

To:

Smith, Sharon; Holli D. Martin

Subject:

Re: 4686 Orangewood Court Myrtle Beach

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### Good morning,

The Federal Funding review under CZC Certification # HPV-SNBM-9JTEH was reviewed for the following residential addresses:

- 1. 617 Oak Circle
- 2. 1034 Starcreek Circle
- 3. 4686 Orangewood Court
- 4. 5811 Rosewood Drive

If your project is one of the above then it was covered under the original review and the certification is still valid for all sites.

Please let me know if you have additional questions or need more clarification.

#### Regards,

Colleen P.M. McDonald, Project Manager Coastal Zone Consistency Department of Environmental Services Bureau of Coastal Management

O: 843.953.0702 C: 843.214.5500

Colleen.McDonald@des.sc.gov





From: Smith, Sharon < Smith. Sharon@horrycountysc.gov>

Sent: Wednesday, February 12, 2025 15:55

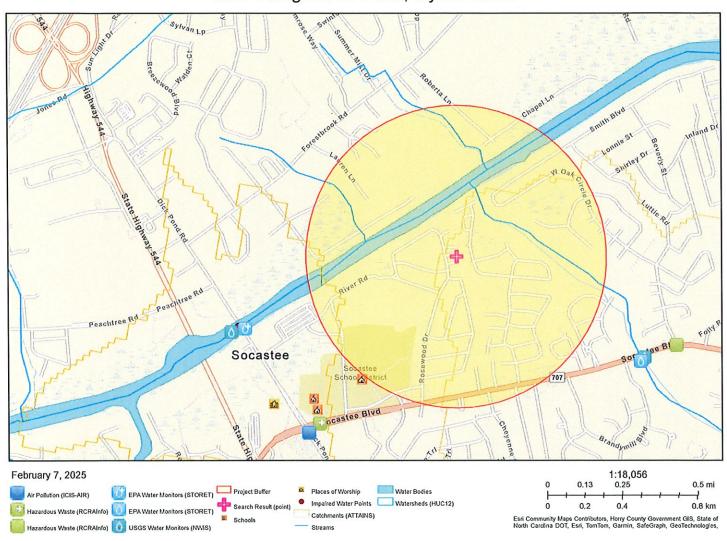
To: Holli D. Martin < Holli.Martin@des.sc.gov >; Colleen PM McDonald < Colleen.McDonald@des.sc.gov >

Cc: Colleen PM McDonald < Colleen. McDonald@des.sc.gov>

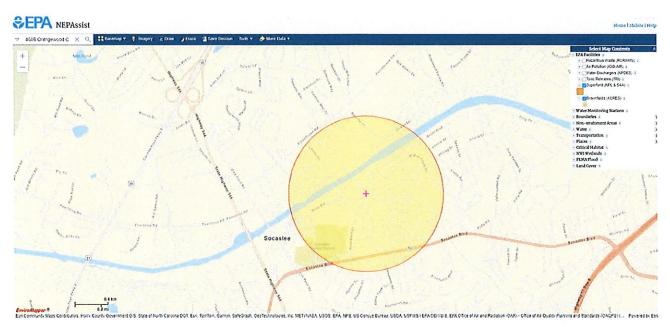
Subject: RE: 4686 Orangewood Court Myrtle Beach

Colleen,

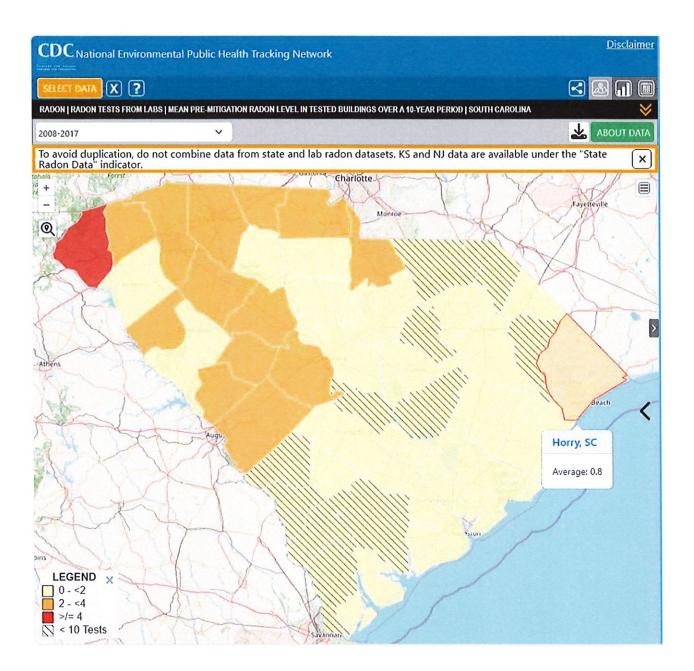
4686 Orangewood Court, Myrtle Beach



Attachment £



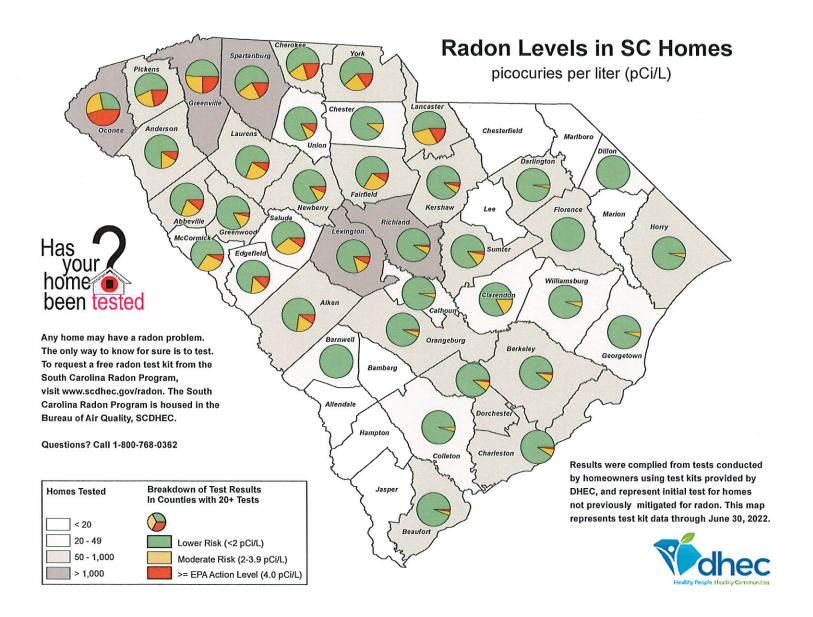
4686 Orangewood Court, Myrtle Beach – Site is not within 3000 feet of a Brownfield or Superfund Site.



#### South Carolina Average In-home Radon Concentrations from SC Radon Program Testing

To reduce the lung cancer risk from radon, EPA recommends that all homes be tested, and that homeowners consider mitigation when the average of two radon tests is 4.0 picocuries per liter (pCi/L) or higher. (Radon levels below 4.0 pCi/L still carry some risk.) The results below were compiled from tests done by homeowners, using test kits provided by the S.C. Department of Health and Environmental Control (DHEC), and represent initial tests for homes not been previously mitigated for radon through June 30, 2022. DHEC cannot guarantee that the kits were used under appropriate testing conditions or that the information is without error.

County	Number of Homes Tested	Average Result	Highest Test Result
Abbeville	71	1.9	14.0
Aiken	803	1.9	74.7
Allendale	3	0.6	1.3
Anderson	711	1.7	38.0
Bamberg	8	1.1	4.0
Barnwell	26	0.8	1.7
Beaufort	209	1.0	11.6
Berkeley	126	1.0	6.7
Calhoun	28	0.9	3.2
Charleston	418	0.9	17.3
Cherokee	147	3.0	29.3
Chester	21	0.9	3.4
Chesterfield	18	0.7	2.0
Clarendon	23	1.2	3.0
Colleton	25	0.7	3.8
Darlington	144	0.7	4.0
Dillon	33	0.6	1.8
Dorchester	124	1.1	12.:
Edgefield	33	1.8	8.
Fairfield	69	1.6	9.
Florence	95	0.7	6.
Georgetown	44	0.7	2.
Greenville	5,220	3.4	126.
Greenwood	199	1.3	10.
Hampton	10	0.5	0.
Horry	228	0.8	6.
Jasper	12	0.7	1.
Kershaw	156	1.0	9.
Lancaster	387	2.3	17.
Laurens	281	1.9	19.
Lee	12	0.8	3.
Lexington	1,329	1.7	49.
Marion	18	1.0	2.
Marlboro	18	1.0	2.
McCormick	29	2.2	11.
Newberry	113	1.4	15.
Oconee	1,045	5.0	37.
Orangeburg	110	0.9	4.
Pickens	726	3.0	48.
Richland	1,468	1.0	46.
Saluda	31	1.6	5.
Spartanburg	1,136	2.6	41.
Sumter	97	1.2	4
Union	43	1.7	10.
Williamsburg	20	0.9	2
York	477	2.2	22





# ( Attachment ( United States Department of the Interior

#### FISH AND WILDLIFE SERVICE

176 Croghan Spur Road, Suite 200 Charleston, South Carolina 29407



U.S. Fish and Wildlife Service Clearance to Proceed with Department of Housing and Urban Development Projects and US Department of Agriculture Rural Development Projects

The U.S. Fish and Wildlife Service (Service) is one of two lead Federal Agencies responsible for the protection and conservation of Federal Trust Resources, including threatened or endangered species listed under the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.) (ESA). Included in this mandate is the review of projects involving Federal agencies. The U.S. Department of Housing and Urban Development (HUD), and the U.S. Department of Agriculture (USDA) typically allocate grant funds for rural development projects. Obligations under the ESA, as well as the National Environmental Policy Act (NEPA), require HUD and USDA to perform an environmental impact review prior to the project's authorization. Primarily, these projects involve repair or reconstruction of existing facilities associated with developed land.

In order to expedite the consultation process, the South Carolina Ecological Services Field Office will no longer respond to concurrence requests for no effect determinations. Many of the projects supported by the HUD Community Development Block Grant and the USDA Rural Development Program typically result in no adverse impacts to fish and wildlife resources. A Federal agency need not contact the Service if the action agency determines an action will have no effect upon listed species or critical habitat. To aid your agency in determining if your project will have no effect on the resources under the jurisdiction of the Service, we have compiled a list of activities that typically result in no adverse impacts to the natural environment.

To fulfill section 7 requirements of the ESA and the environmental impact review requirements of the National Environmental Policy Act, we provide the following guidance and clearance relative to the criteria stated below for HUD and USDA project requests in all cities and unincorporated areas throughout South Carolina.

If your project description falls in one of the categories below and there is no impact to Federal Trust Resources, this letter will provide a blanket concurrence for such projects conducted in South Carolina. Therefore, applicants need not contact the Service, because no further action is required under section 7(a)(2) of the ESA. The following categories of projects have been evaluated in accordance with the Fish and Wildlife Coordination Act (16 U.S.C 661 et seq.), and the ESA.

### Description of HUD and USDA Projects Covered

- 1. Purchase machinery, equipment, and supplies for use in existing structures and buildings.
- 2. Finance or refinancing existing dwellings.
- 3. Restore or rehab existing structures and expansion of structures associated with developed land. Developed lands are paved, filled, graveled, or routinely mowed

- vegetated grasses. Undeveloped lands or areas are those sites where natural vegetation dominates. Examples include renovation of substandard single or multiple family residences, conversion of a school building to a community center and renovation or expansion of an existing factory building.
- 4. Demolish and rebuild family housing and other urban buildings with new structures and associated developments (e.g., parking lots) that do not expand into previously undeveloped areas. One example is the construction of new housing without expansion beyond limits of existing developed lot.
- 5. Implement streetscape beautification projects within city limits. Examples of these projects include the removal and replacement of existing sidewalks, curbing or gutters; demolishing and disposing of existing curbing; installing handicap sidewalk ramps or irrigation systems for plants; installing or replacing streetlights, benches or trashcans; and installing new sidewalks within city limits in right of ways with no impacts to wetlands or waters of the United States.
- 6. Repair, replace, or renovate an existing water treatment facility (either sewage or potable water supply) without expansion of the existing facility's footprint.
- 7. Install new water or sewer pipelines by using trenchless technology (directional drilling) techniques to upgrade or replace existing pipelines. Trenchless technology eliminates the need to disturb the environment caused by excavating and backfilling trenches. Trenchless technology methods used for upgrading or replacing pipelines include cured-in-place pipe (CIPP); slip-lining (SL); close-fit pipe (CFP); and thermoformed pipe (ThP). The choice of the method utilized depends on the physical conditions of the pipeline, but all of the methods involve work in the pipeline without surface or subsurface excavations.
- 8. Transfer all HUD loans where the original lending or mortgage institutions for existing projects are no longer holding the loans and the properties transfer via HUD back loans.

The Service believes that these activities will have "no effect" on any federally listed species protected under section 7 of the ESA, based on the criteria referenced provided.

#### Clearance to Proceed

For all projects that meet the criteria described above, no further coordination with the Service is necessary.

The Service appreciates your cooperation in the protection of federally listed species and migratory birds in South Carolina. If you need further assistance, please contact my staff or me at (843)727-4707.

Sincerely,

Field Supervisor

Report generated by the Federal Flood Standard Support Tool on Fri Feb 07 2025. For more information on FFRMS and the data, visit <a href="https://floodstandard.climate.gov">https://floodstandard.climate.gov</a>.

## Summary

Based on the user-defined location, service life (25 Years), and non-critical designation, the proposed action is in the coastal FFRMS floodplain.

The 2050 estimated sea-level rise amount is 2 ft, corresponding to a FFRMS flood elevation of 11 FT NAVD88.

The North American Vertical Datum of 1988 (NAVD88) is the datum used on FEMA Digital Flood Insurance Rate Maps (DFIRMs) for Base Flood Elevations (BFEs).

Projects located in the FFRMS floodplain should be designed consistent with the applicable policies and directives of the agency taking or approving the action.

## **Proposed Action Details**

Location centroid (Latitude, Longitude): Y: 33.690514 X: -78.991984

Service criticality: Non-critical Service Life: Through 2050

Consult with the applicable agency to identify any agency-specific policies, guidance, protocols, or direction on the critical action determination. The services of a professional engineer, architect, or other licensed design professional are recommended for designing critical actions or assets with long intended service life, and for other situations where risk tolerance is low because of unique characteristics of the action.

## Considerations of CISA approach at this location

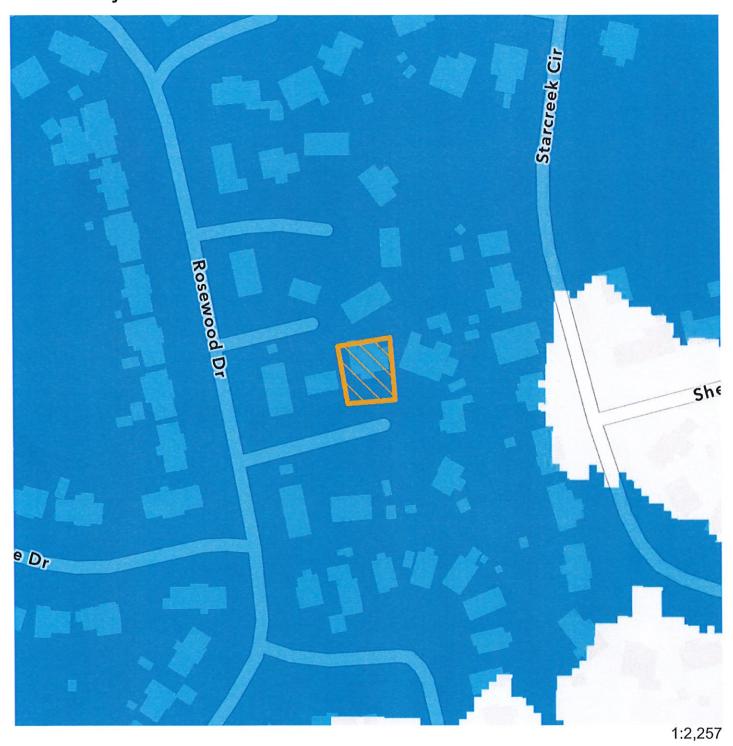
No additional considerations at this location.

## **Next Steps**

This is the Step 1 of the 8-step decision-making process required in section 2(a) of Executive Order 11988, Floodplain Management (Determine if the proposed action within the FFRMS floodplain). Follow the remainder of the 8-step process outlined in the <a href="Implementation Guidelines (2015)">Implementation Guidelines (2015)</a>, page 4, including Step 5 which include minimizing harm and restoring and preserving natural and beneficial values. (Please refer to the Nature Based Solutions section). A licensed design professional should be contacted for the design or engineering of the action. If an action is in the FFRMS floodplain and its location is the only practicable alternative, then you may need the services of a professional engineer, architect, or other licensed design professional to determine how to minimize the impacts of flood and make the action resilient (e.g., elevation, flood-proofing and/or nature-based solutions), especially when dealing with critical actions.

## **Assistance**

## 2050 Project Location



FFRMS Floodplain

**Project Location** 





#### Introduction

FEMA is developing freeboard mapping to support the implementation of the Federal Flood Risk Management Standard through the Federal Flood Standard Support Tool in areas of the United States where there are FEMA digital effective Flood Insurance Rate Maps. The work to develop freeboard mapping is currently ongoing, and data are being added to the tool on a regular basis. FEMA expects to complete this effort in Summer 2024. Please set the Interim FRIST Data Development Methodology Report for additional information on the methodology processes and procedures followed by FEMA to create digital flood elevations and extents that are used within the Federal Flood Standard Support Tool.







February 11, 2025

Sharon L. Smith
Community Development Project Manager
Horry County
Smith.Sharon@horrycountysc.gov

Re:

Acquisition/Demolition of 4686 Orangewood Court Myrtle Beach, Horry County, South Carolina SHPO Project No. 25-JS0024

Dear Ms. Smith:

Thank you for your January 14, 2025 letter and project review submittal, which we received on January 17, 2025, regarding the above referenced proposed undertaking. We also received a Section 106 Project Review Form, maps, and photographs as supporting documentation. The State Historic Preservation Office is providing comments to Horry County and U.S. HUD pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR 800. Consultation with the SHPO is not a substitution for consultation with Tribal Historic Preservation Offices, other Native American tribes, local governments, or the public.

Based on the description of the proposed undertaking's Area of Potential Effect (APE) and the identification of no historic properties within the APE, our office concurs with the assessment that no properties listed in or eligible for listing in the National Register of Historic Places will be affected by this project.

If archaeological materials are encountered during construction, the procedures codified at 36 CFR 800.13(b) will apply. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials. The federal agency or the applicant receiving federal assistance should contact our office immediately.

Please refer to SHPO Project Number 25-JS0024 in any future correspondence regarding this project. If you have any questions, please contact me at (803) 896-6129 or <a href="mailto:isystem: 150%;">isystem: 150%;</a> where the support of the project is any future correspondence regarding this project. If you have any questions, please contact me at (803) 896-6129 or <a href="mailto:isystem: 150%;">isystem: 150%;</a> where the project is any future correspondence regarding this project. If you have any questions, please contact me at (803) 896-6129 or <a href="mailto:isystem: 150%;">isystem: 150%;</a> where is a contact me at (803) 896-6129 or <a href="mailto:isystem: 150%;">isystem: 150%;</a> where is a contact me at (803) 896-6129 or <a href="mailto:isystem: 150%;">isystem: 150%;</a> where is a contact me at (803) 896-6129 or <a href="mailto:isystem: 150%;">isystem: 150%;</a> where is a contact me at (803) 896-6129 or <a href="mailto:isystem: 150%;">isystem: 150%;</a> where is a contact me at (803) 896-6129 or <a href="mailto:isystem: 150%;">isystem: 150%;</a> where is a contact me at (803) 896-6129 or <a href="mailto:isystem: 150%;">isystem: 150%;</a> where is a contact me at (803) 896-6129 or <a href="mailto:isystem: 150%;">isystem: 150%;</a> or <a href="mailto:isystem: 150%;</a> or <a href="mailto:isystem: 150%;">isystem: 150%;</a> or <a href="mailto:isystem: 150%;</a> or <a

Sincerely,

John D. Sylvest

John D. Sylvest

Supervisor of Survey and Review & Compliance
State Historic Preservation Office

Catawba Indian Nation Tribal Historic Preservation Office 1536 Tom Steven Road Rock Hill, South Carolina 29730

Office 803-328-2427 Fax 803-328-5791



February 6, 2025

Attention: Sharon Smith Horry County Government 100 Elm Street Conway, SC 29526

Re. THPO# TCNS#

Project Description

2025-342-6

4686 Orangewood Court, Myrtle Beach, SC 29588

Dear Ms. Smith,

The Catawba have no immediate concerns with regard to traditional cultural properties, sacred sites or Native American archaeological sites within the boundaries of the proposed project areas. However, the Catawba are to be notified if Native American artifacts and / or human remains are located during the ground disturbance phase of this project.

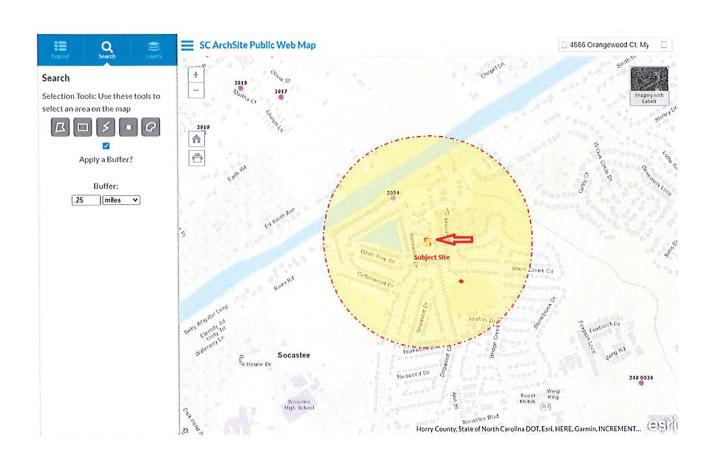
If you have questions please contact Caitlin Rogers at 803-328-2427 ext. 226, or e-mail Caitlin.Rogers@catawba.com.

Sincerely,

Wenonah G. Haire

Tribal Historic Preservation Officer

Caitle Rogers for



## Noise (CEST Level Reviews)

General requirements	Legislation	Regulation		
HUD's noise regulations protect	Noise Control Act of 1972	Title 24 CFR 51		
residential properties from		Subpart B		
excessive noise exposure. HUD	General Services Administration			
encourages mitigation as	Federal Management Circular			
appropriate.	75-2: "Compatible Land Uses at			
	Federal Airfields"			
References				
https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-				
<u>control</u>				

1.	What activities does your project involve? Check all that apply:  ☐ New construction for residential use (Reconstruction)  NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.  → Continue to Question 4.
	<ul> <li>         ⊠ Rehabilitation of an existing residential property     </li> <li>         NOTE: For modernization projects in all noise zones, HUD encourages mitigation         to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B         for further details.         → Continue to Question 2.     </li> </ul>
	☐ A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster  → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.
	<ul> <li>□ None of the above</li> <li>→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.</li> </ul>

2.	Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double glazed windows or extra insulation?		
	☐ Yes		
	Indicate the type of measures that will apply (check all that apply):  Improved building envelope components (better windows and doors, strengthened sheathing, insulation, sealed gaps, etc.)  Redesigned building envelope (more durable or substantial materials, increased air gap, resilient channels, staggered wall studs, etc.)  Other		
	Explain:		
	→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below and provide any supporting documentation.		
	⊠ No		
	→ Continue to Question 3.		
3.	Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).  Describe findings of the Preliminary Screening:		
	The property is not located within 1,000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military airport. The property is located approximately 3.44 miles west of a civilian airport.		
	→ Continue to Question 6.		

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport). Indicate the findings of the Preliminary Screening below:

X There are no noise generators found within the threshold distances above.

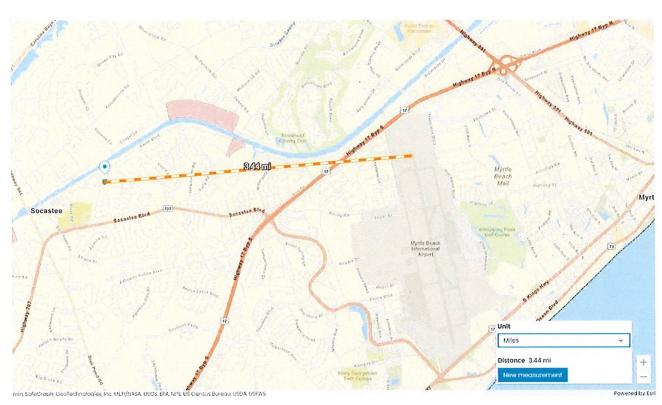
	→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.
	☐ Noise generators were found within the threshold distances.
	→ Continue to Question 5.
5.	Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate
	the findings of the Noise Assessment below:
	$\square$ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))
	Indicate noise level here:
	→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.
	☐ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))
	Indicate noise level here:
	Is the project in a largely undeveloped area¹?  ☐ No
	→Your project requires completion of an Environmental Assessment (EA) pursuant to 51.104(b)(1)(i). Elevate this review to an EA-level review.
	Provide noise analysis, including noise level and data used to complete the analysis.  Continue to Question 6.
	☐ Yes
	→Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Elevate this review to an EIS-level review.
	Provide noise analysis, including noise level and data used to complete the analysis.  Continue to Question 6.

<sup>&</sup>lt;sup>1</sup> A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses and does not have water and sewer capacity to serve the project.

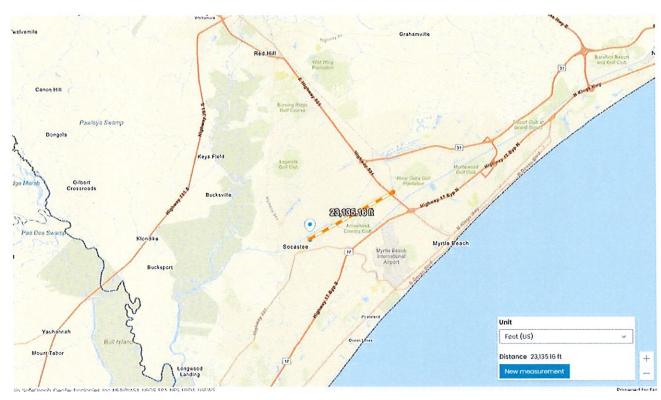
	☐ Unacceptable: (Above 75 d	lecibels)	
	Indicate noise level here:		
	Your project requires comp (EIS) pursuant to 51.104(b) a waiver signed by the ap	)(1)(i). You may either	complete an EIS or provide
	☐ Convert to an EIS → Provide noise analys the analysis. Continue to Question 6		l and data used to complete
	Officer or the Assistant	Secretary for Commu FR 51.104(b)(2) and no complete the analysis.	nt waiver from the Certifying nity Planning and ise analysis, including noise
Expla impa	strongly encourages mitigation in in detail the exact measures ct or effect, including the timeli matically included in the Mitiga	that must be impleme ne for implementation	nted to mitigate for the n. This information will be
	Mitigation as follows will be in	nplemented:	
	→ Provide drawings, specification the project's noise mitigation Continue to the Worksheet Su	measures.	rials as needed to describe
Σ	No mitigation is necessary. Explain why mitigation will r	not be made here:	

The property is not located within 1,000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military airport. The property is located approximately 3.44 miles west of a civilian airport. However, noise is contained to airport property and is within acceptable levels.	
→ Continue to the Worksheet Summary.	
Worksheet Summary Compliance Determination Provide a clear description of your determination and a synopsis of the information based on, such as:  • Map panel numbers and dates • Names of all consulted parties and relevant consultation dates • Names of plans or reports and relevant page numbers • Any additional requirements specific to your region	ation that it was
-Horry County GIS, 1/14/2025 -MYR OPSNET, 2/10/2025	
Are formal compliance steps or mitigation required?  □ Yes	

⊠ No



4686 Orangewood Court, Myrtle Beach – approximately 3.44 miles west of MYR Airport



4686 Orangewood Court, Myrtle Beach – approximately 23135 feet west of railroad



4686 Orangewood Court, Myrtle Beach – approximately 2375 feet north of Hwy 707

## **Airport Noise Worksheet**

Use this worksheet to identify information needed to evaluate a site's exposure to aircraft noise.

Name/Location of Project: 4686 Orangewood Ct, Myrtle Beach <u>Date</u>: 2/10/2025 Name of Airport: Myrtle Beach MYR <u>Person completing worksheet</u>: S. Smith

- 1. Determine if the proposed site/project is within 15 miles of a civil or military airport.
- No. Attach a map identifying the location of the proposed project site and the location of any airports. This worksheet is not required.
- Yes. Attach a map identifying the location of the proposed project site and the location of any airports. Continue
- 2. Determine the number of operations at the airport by:
  - Going to: <a href="http://www.gcrl.com/5010web/">http://www.gcrl.com/5010web/</a>
  - Type in the name of the city press search
  - · Find your airport.
  - Open the report under "Print 5010"
  - Complete section 3 below by using the information found in the report (see arrow #1 in the example below)



3.			ons for air carriers #100, ai us #104 exceeds threshold		2,				
Annua Annua	l air carrier operations l air taxi operations l military operations l general aviation operation	32,729. 134,405. 3,470 ns_20,246.	Is this 9000 or more Is this 18,000 or more Is this 18,000 or more Is this 72000 or more	Yes _X_ Yes _X_ Yes Yes	_ No				
the	you answer "No" on each of airplanes will not extend be cumentation in your Environal airport noise for this airports.	peyond the bound conmental Review	aries of the airport. Maint Record. You are finished	tain the with the e	valuation				
<ul> <li>Contact the airport manager, (see arrow #2 above) and ask them if the airport has noise contour maps. Are contour maps available?</li> <li>Yes. Locate your project on the noise contour map. If there are no roads or railroads that are being considered for noise, utilize the information from the contour map to determine if the site is acceptable. If roads or railroads are being considered input the information obtained from the airport noise contours, along with the road and railroad information in the HUD Noise Assessment Guidelines (NAG) or the online tool at <a href="https://www.hudexchange.info/environmental-review/dnl-calculator.">https://www.hudexchange.info/environmental-review/dnl-calculator.</a></li> </ul>									
	of the <u>NAG</u> . You will ne number of nighttime jet o operations (7 am to 10 pn	ed to obtain the formal perations (10pm of 1) 3). The flight pred changes in air pred the formal per the formal	ours by using the guidance following information from to 7 am) 2). The number coaths of the major runways port traffic (e.g. will the nuears).	the airpor of daytime . 4). Any a	t: 1). The jet available				

Contact your HUD Representative if you need assistance.

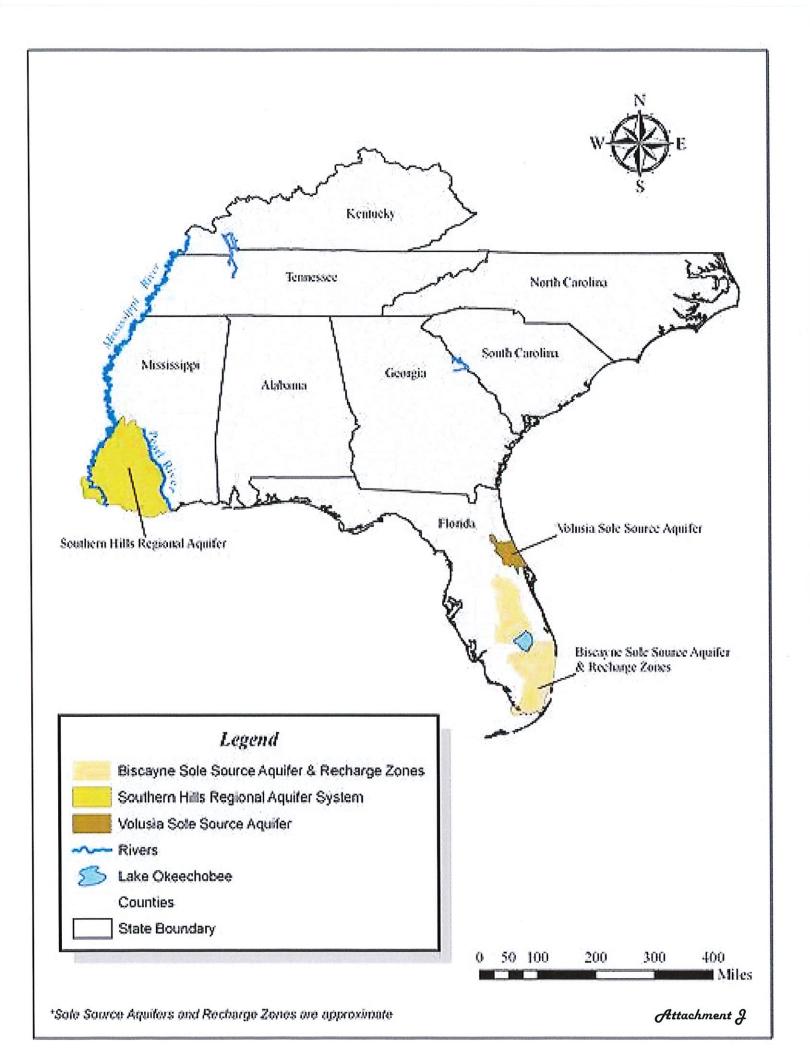
2/10/25, 11:05 AM OPSNET Report

## **OPSNET: Airport Operations: Standard Report**

From 01/2024 To 12/2024 | Facility=MYR

	Itinerant				Local				
Facility	Air Carrier	Air Taxi	General Aviation	Military	Total	Civil	Military	Total	Total Operations
MYR	32,729	134,405	17,748	3,166	188,048	2,498	304	2,802	190,850
Total:	32,729	134,405	17,748	3,166	188,048	2,498	304	2,802	190,850

Report created on Mon Feb 10 11:05:20 EST 2025 Sources: The Operations Network (OPSNET) Show data notices.



# U.S. Fish and Wildlife Service National Wetlands Inventory

## 4686 Orangewood Court, Myrtle Beach



January 13, 2025

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

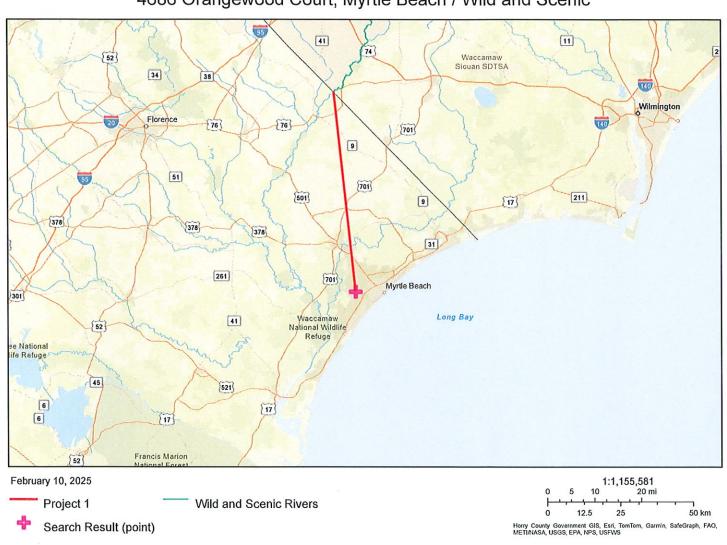
Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wellands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Attachment K

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

## 4686 Orangewood Court, Myrtle Beach / Wild and Scenic



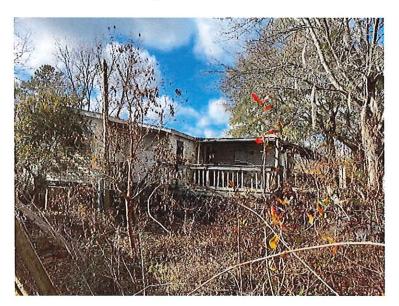
Attachment £

## 4686 Orangewood Court, Myrtle Beach





Front View - Looking North



Rear View – Looking Northwest



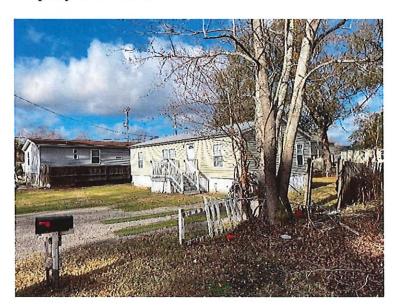
Right Side View – Looking West



Left Side View – Looking East



Property to the North



Property to the West



Property to the East



**Property to the South**