

Final Notice and Public Explanation of a Proposed Activity in a Floodplain/Wetland

To: All interested Agencies Groups and Individuals

This is to give notice that the Town of Lane has conducted an evaluation as required by Executive Order 11988 and Executive Order 11990 and 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 CDBG Grant #4-CI-25-005. The proposed project(s) location is Bennet Ct, Broomstraw Rd, Carrie Ln, Chapel Ave, Church Ln, Cross St, E. 8th St, E. 9th St, Gordon Ln, Law Ave, McCleary Ave, N. Lane Rd, N. McCleary Ave, Pear Ave, Ravenal Ave, S. Lane Rd, Seaboard Rd, Van Ave, W. 3rd St, and 10th St in the Town of Lane, Williamsburg County, South Carolina and is located in a floodplain/wetland.

The proposed project will connect 54 households to the public sewer system and decommission their existing septic tanks, while also decommissioning the septic tanks of 10 additional households already connected to the public sewer system. Community Development Block Grant funds totaling \$365,177, along with approximately \$40,575 in local funds, will be used to complete the project. Based on FEMA Map Panel No. 45089C042D, effective November 16, 2012, approximately 0.1 acres total of the project area lie within Zone AE, an area within the 100-year floodplain, and wetlands, as indicated by the presence of hydric soils. Floodplains provide natural and beneficial values and functions, including but not limited to, natural water quality filtration and wildlife habitat. Wetland areas also provide natural and beneficial values and functions, including but not limited to, habitat for many songbirds, waterfowl, shellfish, and mammals. Wetlands also function like sponges, soaking up water that comes from periodically flooding rivers. These natural and beneficial values could potentially be adversely affected by the project. The project includes installing sewer connection lines to link existing homes to existing sewer service line cleanouts located at the right-of-way, and existing septic tanks will be filled and abandoned. All construction activities will be confined to existing yards, and no construction will occur in wetlands. For residences located within the 100-year floodplain, limited construction activities within the floodplain will be necessary to connect the homes to existing sewer service and abandon existing septic tanks. The project is located in previously disturbed residential yards, is not located in any jurisdictional waters of the United States, and no fill material will be placed in navigable waters of the United States, wetlands, or the 100-year floodplain.

The Town of Lane 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: Under the No Action Alternative #1, no action is not practicable because it fails to meet the project's purpose and need: connecting 54 LMI households to the public sewer system and decommissioning the existing septic tanks and decommissioning the septic tanks of 10 LMI households that are already connected to the public sewer system. It would leave existing septic tank systems in place, continue the risk of septic tank failure and associated water-quality/public-health concerns, and would not deliver the intended CDBG benefit. Under HUD's 8-step framework, the no-action option must be considered, but it may be rejected when it does not satisfy the project purpose. This alternative would avoid impacts associated with construction in the floodplain and wetlands, but it would not meet the project purpose and need. Therefore, No Action is not practicable. Under Alternative #2, This is only partially practicable at best, and likely not practicable if the grant purpose is to serve all identified LMI households. For a house-connection project, the location of the work is largely dictated by the location of the existing

residences, plumbing exits, septic tanks, and nearest sewer mains. Unlike a new building on a vacant site, the work cannot simply be shifted to another parcel without losing service to the intended beneficiaries. If excluding floodplain/wetland properties would leave some LMI households unserved, that undermines the project purpose and equity rationale. HUD requires consideration of alternative sites/actions, but the responsible entity may conclude there is no practicable off-site alternative when the activity is inherently tied to existing occupied homes and utility infrastructure. This alternative would exclude intended households or require abandonment of the service objective. Therefore, this alternative is not practicable because it only addresses a portion of the project purpose. Under Alternative #3, All sewer services from the sewer main to the right-of-way line at each property are existing (already installed) and stubbed out with a cleanout indicating the connection point for each house. The proposed action will connect 54 LMI households to the public sewer system and decommission the existing septic tanks, along with 10 additional septic tanks at homes already connected to public sewer. This is the best alternative because it meets the project purpose in a direct, permanent, and cost-effective manner. The purpose of the project is to eliminate reliance on individual septic tanks and provide safe, dependable wastewater service to 64 LMI households. No other alternative accomplishes that purpose as effectively. This project is also practicable because the work is limited to connections from existing homes to existing sewer service cleanouts and the abandonment of existing septic tanks. The project does not involve new residential development, expansion into undeveloped areas, or construction of new occupied structures in the floodplain or wetlands. The work is minor, site-specific utility installation tied to existing homes and existing infrastructure. Because of that, there is no other location that would meet the purpose of the project as well as the proposed action. To further minimize potential adverse effects, the project will be designed to minimize adverse impacts to lives, property, and values within the FFRMS floodplain/wetland and will be carried out in compliance with applicable local floodplain/wetlands management requirements and other permitting conditions. Project design and construction will seek to avoid unnecessary encroachment within the floodplain/wetlands, limit disturbance to the smallest area practicable, and maintain existing drainage patterns and floodplain storage capacity to the extent feasible. Construction activities will be planned so that equipment staging, stockpiling, and other temporary disturbances within the floodplain/wetlands are minimized, and any areas disturbed by trenching, excavation, or access will be restored to pre-construction contours and stabilized promptly after installation. The completed sewer improvements will be designed to withstand floodplain conditions to the extent practicable and to reduce the potential for damage or service interruption during flood events. Utility components located within the FFRMS floodplain will be installed in a manner intended to minimize infiltration, inflow, erosion, scour, and other flood-related impacts that could affect system performance or create hazards to nearby properties. The project will not involve construction of new habitable structures and is not expected to increase occupancy within the floodplain or expose additional residents to flood risk. Because the action is limited to utility improvements serving existing households, it is intended to improve public infrastructure resilience without increasing threats to life or property.

The Town of Lane has reevaluated alternatives to building in the floodplain/wetland and has determined that it has no practicable alternative to floodplain/wetland development. Environmental files documenting compliance with Executive Order 11988, and Executive Order 11990, and 24 CFR 55, 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/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 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 the Town of Lane at the following address on or before August 21, 2026: PO Box 39, Lane, SC 29564 and 843-387-5151, Attention: Charlie Fulton, Mayor. A full description of the project may also be reviewed from 8 AM – 9 PM, Monday through Friday at the Town Hall, 340 S. Lane Rd, Lane. SC 29564. Comments may also be submitted via email at ckfulton06@gmail.com.

Date: August 11, 2026