

**Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Bucksport Structure Demolition

Responsible Entity: Horry County, SC

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer: Peter J. Neiger, Civitas LLC

Certifying Officer Name and Title:

Steven S. Gosnell, P.E.

Horry County Administrator

Grant Recipient (if different than Responsible Entity): N/A

Consultant (if applicable): Peter J. Neiger, Civitas LLC

Direct Comments to:

Michael Dobson, Deputy Director

Community Development

100 Elm Street

Conway, SC 29526

Dobson.michael@horrycountysc.gov

843-915-7041

Project Location:

West side of Highway 701 at approximately 7970 US-701, Conway, SC 29527

Supporting Document: Project Maps

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

The proposed project includes the demolition of an unsafe structure in the Bucksport neighborhood of Conway. The structure was a fire station that had fallen into disrepair.

Demolition of this structure is required in order to help ensure a safe living environment for residents.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The proposed project will clear an unsafe structure and area, allowing for an improved living environment for residents. Without support, the structure will continue to be in a state of disrepair and a target for vandalism.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Currently, the structure is unsafe and needs to be demolished before long-term improvements will be made. The structure is publicly owned and will not convert to a different purpose. Support is required in order to meet the needs of the community.

Funding Information

Grant Number	HUD Program	Funding Amount
B-23-UC-45-0006	CDBG	\$12,000

Estimated Total HUD Funded Amount: \$12,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$12,000

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.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Due to the location of this project, there are no compliance steps or mitigation required. The project site is located approximately 3 miles from the nearest airport. This factor only applies to activities within 15,000 feet of a military airport or 2,500 feet of a civilian airport. - Supporting Document: Airport Distance Map

<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Due to the location of this project, there are no compliance steps or mitigation required. The project site is located approximately 10 miles from the coastline.</p> <ul style="list-style-type: none"> - Supporting Document: Coastal Distance Map
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Due to the location of this project, there are no compliance steps or mitigation required. The project is not located in a Special Flood Hazard Area.</p> <ul style="list-style-type: none"> - Supporting Document: National Flood Hazard Layer FIRMette
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Due to the location of this project, there are no compliance steps or mitigation required. The project area is located within Horry County, which is not in nonattainment for pollutants.</p> <ul style="list-style-type: none"> - Supporting Document: South Carolina EPA County Ratings Table
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Due to the location of this project, there are no compliance steps or mitigation required. The project area is not located near the state's coastal zones.</p> <p>Supporting Document: Coastal Distance Map</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Due to a review of potential contaminants, there are no compliance steps or mitigation required. There are no superfund sites, underground storage tanks, or landfills near the project area.</p> <ul style="list-style-type: none"> - Supporting Document: Site Contamination Assessment
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Due to a review of the project using US Fish and Wildlife's iPac system, there are no compliance steps or mitigation required. The project has received a "Clearance to Proceed" by US Fish and Wildlife</p>

		- Supporting Document: US Fish and Wildlife Clearance to Proceed
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Due to the nature of this project, there are no compliance steps or mitigation required. This factor only applies to activities that will increase residential densities or land use conversion.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Due to the nature of this project, there are no compliance steps or mitigation required. Activities are limited to demolition of a structure with no potential to impact farmland.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Due to the location of this project, there are no compliance steps or mitigation required. It was determined that this project is not located in an FFRMS Floodplain. - Supporting Document: National Flood Hazard Layer FIRMette, FFRMS Calculations
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Due to consultation with the State Historic Preservation Office, there are no compliance steps or mitigation required. The SC SHPO concurred with the county's findings that this project will have no effect on historic properties or districts.
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 <input type="checkbox"/> <input checked="" type="checkbox"/>	Due to the nature of this project, there are no compliance steps or mitigation required. This factor only applies to activities that will increase residential densities or land use conversion.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Due to the location of this project there are no compliance steps or mitigation required. The state of South Carolina does not include any Sole Source Aquifers.

		- Supporting Document: Sole Source Aquifer Map
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	- Due to the nature of this project, there are no compliance steps or mitigation required. This factor only applies to new construction.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Due to the location of this project, there are no compliance steps or mitigation required. There are no applicable rivers near the project site. - Supporting Documents: National Rivers Inventory Map, Study Rivers List, Wild and Scenic Rivers Map
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Due to the completion of this review, there are no compliance steps or mitigation required. The project will not have a negative impact on the environment.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		

Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The Horry County 2023-2027 Consolidated Plan identifies “Improvements to Public Facilities and Infrastructure” as a high priority. The Bucksport community was specifically identified as a geographic area impacted by this priority need. This project has no impact on land use, zoning, scale, or urban design. Supporting Documents: - Horry County 2023-2027 Consolidated Plan Priority Needs
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The proposed project is limited to demolition of an unsafe structure. It has no potential to impact soil suitability, slope, erosion, drainage, or storm water runoff. The activities will not have a physical impact on these factors.
Hazards and Nuisances including Site Safety and Noise	3	The proposed project includes activities that will clear issues regarding site safety. Demolition of the structure and site clearance will create an environment that is safer and will no longer be a target of vandalism or theft.
Energy Consumption	2	The efficient use of scarce energy sources is a high priority in Horry County. When practical, energy efficient procedures will be used during the project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	This project is not expected to have any impact on employment or income patterns in the area. It will not alter commercial activities in the area.
Demographic Character Changes, Displacement	2	The proposed project will have no impact on the demographics of the area. It does not include a change in housing density or other activities that could lead to displacement.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed project is limited to demolition of an unsafe non-residential structure. It will not lead to a change in population density or access to residential structures. This project will not impact educational or cultural facilities.
Commercial Facilities	2	The proposed project is limited to demolition of an unsafe non-residential structure. It will not lead to a change in population density or access to residential structures. This project will not impact commercial facilities.
Health Care and Social Services	2	The proposed project is limited to demolition of an unsafe non-residential structure. It will not lead to a change in population density or access to residential structures. This project will not impact health care or social services.

Solid Waste Disposal / Recycling	2	The proposed project is limited to demolition of an unsafe non-residential structure. It will not lead to a change in population density or access to residential structures. Any waste created during demolition will be disposed of prior to completion of the project. This project will not impact solid waste disposal or recycling.
Wastewater / Sanitary Sewers	2	The proposed project is limited to demolition of an unsafe non-residential structure. It will not lead to a change in population density or access to residential structures. This project will not impact waste water or sanitary sewers.
Water Supply	2	The proposed project is limited to demolition of an unsafe non-residential structure. It will not lead to a change in population density or access to residential structures. This project will not impact water supply.
Public Safety - Police, Fire and Emergency Medical	2	The proposed project is limited to demolition of an unsafe non-residential structure. It will not lead to a change in population density or access to residential structures. This project will not impact access or availability of public safety in Bucksport.
Parks, Open Space and Recreation	2	The project area does not include any parks or recreational facilities. The land currently includes an unsafe public facility that requires demolition.
Transportation and Accessibility	2	The proposed project is limited to demolition of an unsafe non-residential structure. It will not lead to a change in population density or access to residential structures. The project is located on a major roadway but will not impact transportation or accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The project area does not include any unique natural features or water resources. As noted above, there are no endangered species, habitats, or waterways present.
Vegetation, Wildlife	2	The project area does not include any vegetation or wildlife. It is a developed lot.
Climate Change	2	The proposed project will not have an impact on climate change. It will not affect air quality, create urban heat islands, or impact soil suitability or water sources.
Environmental Justice	2	The proposed project is not expected to impact the environment or affect the community in a negative way. The community was consulted during the process and key stakeholders are actively involved.
Other Factors	N/A	

Additional Studies Performed:

Contamination Screening Report

Additional studies will be completed during the construction process as required.

Field Inspection (Date and completed by): Horry County staff, Winter 2023

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Horry County

US Fish and Wildlife

US Environmental Protection Agency

US HUD

SC State Historic Preservation Office

US Department of Agriculture

List of Permits Obtained:

Permits will be obtained in accordance with regulatory requirements and industry standards. Please contact Horry County staff for an updated list of any permits related to this project.

Public Outreach [24 CFR 50.23 & 58.43]:

Finding of No Significant Impact and Notice of Intent to Request Release of Funds

Public comment events during the Consolidated Planning process

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is not expected to have a negative impact on the environment. The project will clear an unsafe structure and area. This will be completed without a physical impact on the natural environment or negatively impact residents in the area.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Horry County considered three broad alternatives to this project.

Alternative 1 – Different Site: Horry County staff considered whether a similar project could be completed at a different site. This option was rejected due to the nature of this project and the lack of environmental impact. Demolition of unsafe structures is a static project that can not be relocated to a different location.

Alternative 2 – Different Project: Horry County staff considered whether it would be a better use of resources to fund an entirely different project. This option was rejected because other projects were deemed to be not the best use of resources to meet the community's needs.

Alternative 3 – No Action Alternative: See below.

No Action Alternative [24 CFR 58.40(e)]:

Horry County staff considered whether taking the “no action alternative” would be the best course of action. This course of action is generally only used when the environmental assessment determines the project will have a negative environmental impact that outweighs any potential

benefits. This project is not expected to have an environmental impact and taking the “no action alternative” is not the proper course of action.

Summary of Findings and Conclusions:

The proposed project will improve the Bucksport community and will do so without a negative impact on the environment. The project meets all regulatory requirements related to the NEPA and should move forward as planned.

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

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.

Law, Authority, or Factor	Mitigation Measure
N/A	N/A


Determination:

- Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not have a significant impact on the quality of the human environment.
- Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: 

Date: 9/9/2024

Name/Title/Organization: Peter J. Neiger, ER Consultant, Civitas LLC

Certifying Officer Signature: 

Date: 9/12/24

Name/Title: Steven S. Gosnell, P.E., 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).

Additional Studies Performed:

Contamination Screening Report

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

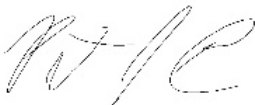
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Law, Authority, or Factor	Mitigation Measure
N/A	N/A

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not have a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: 

Date: 9/9/2024

Name/Title/Organization: Peter J. Neiger, ER Consultant, Civitas LLC

Certifying Officer Signature:

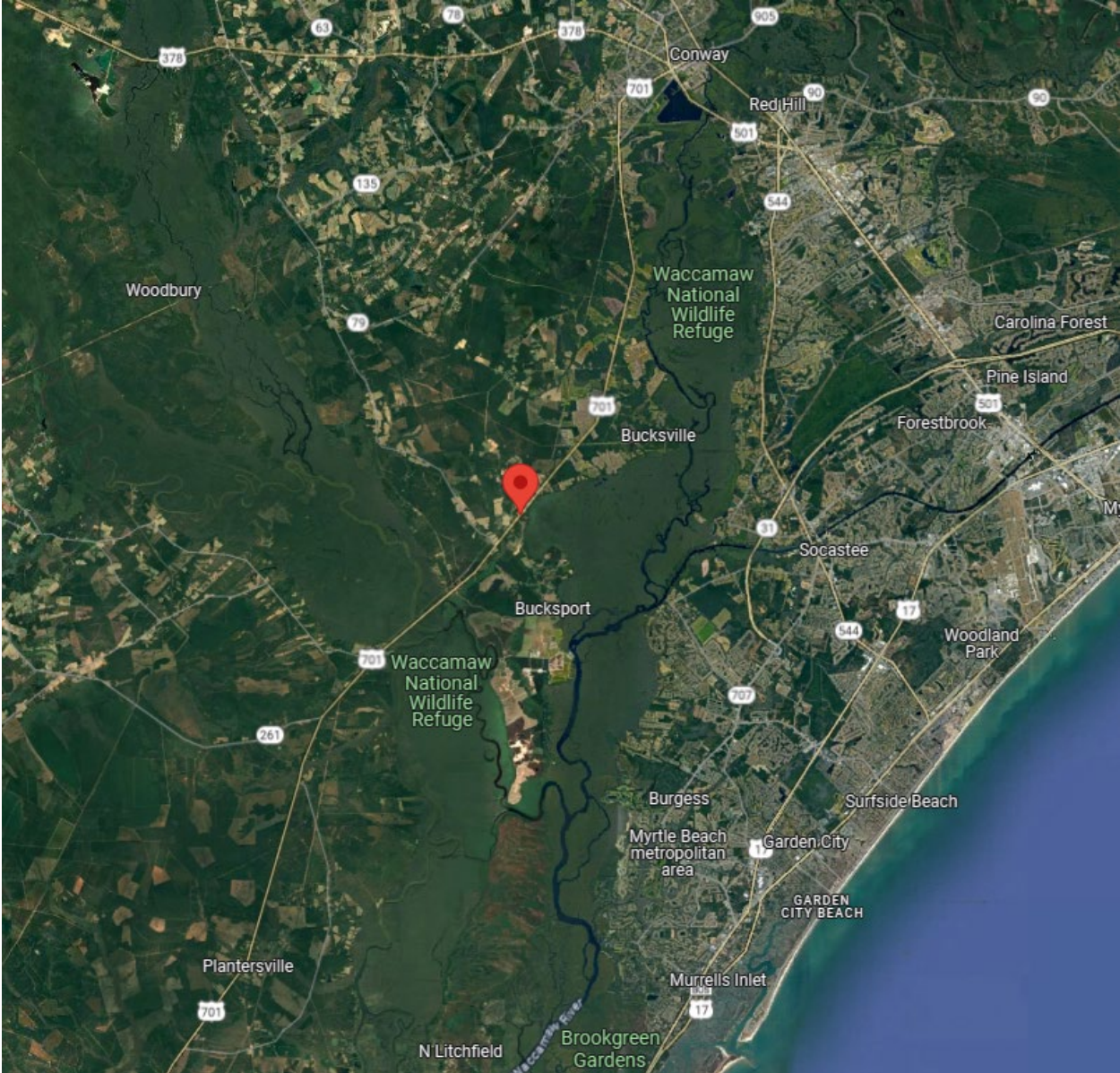
Date:

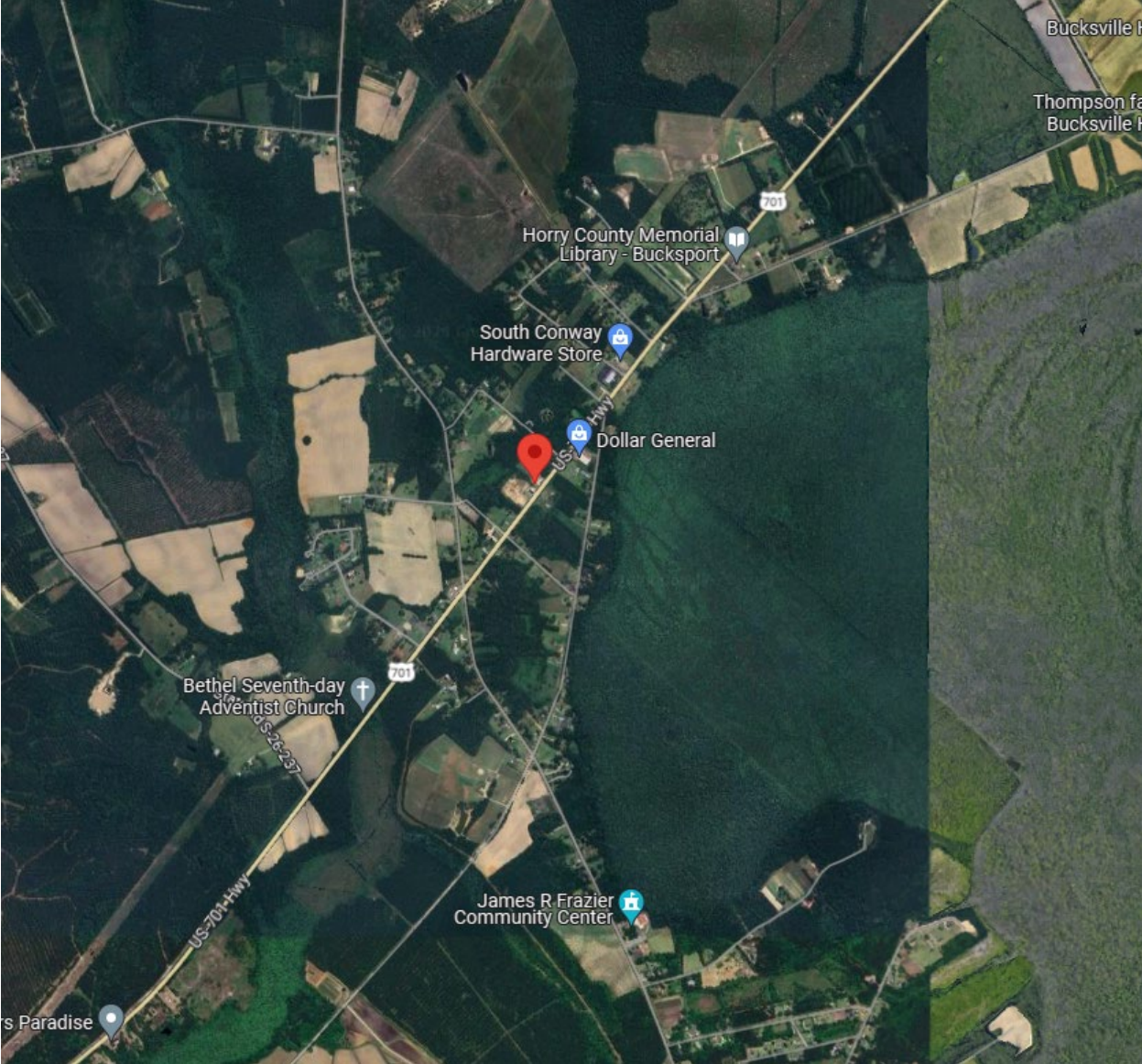
Name/Title: Steven S. Gosnell, P.E., Horry County Administrator

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Supporting Documents:

Location Maps





horrycountysc.gov Land Records

Owner, PIN, TMS, Address or Subdivision

Close

W SIDE HWY 701; BUCKSPOR...
PIN: 43701040024 / TMS: 1770004027

Owner
HORRY COUNTY COUNCIL
PO BOX 1236
CONWAY SC 29528-1236

Deed Book
Deed Page

Transfers
District 100 - CONWAY
Estimated Acres 0.63 Acres

Permits

Miscellaneous

Contact Us

Taxable Values

Residential Land	\$0.00
Residential Impr.	\$0.00
Farm Land	\$0.00
Farm Impr.	\$0.00
Farm Use	\$0.00
Other Land	\$18,342.00
Other Impr.	\$0.00
Total	\$18,342.00

Market Values

Residential Land	\$0.00
Residential Impr.	\$0.00

2020 Horry County Imagery esri

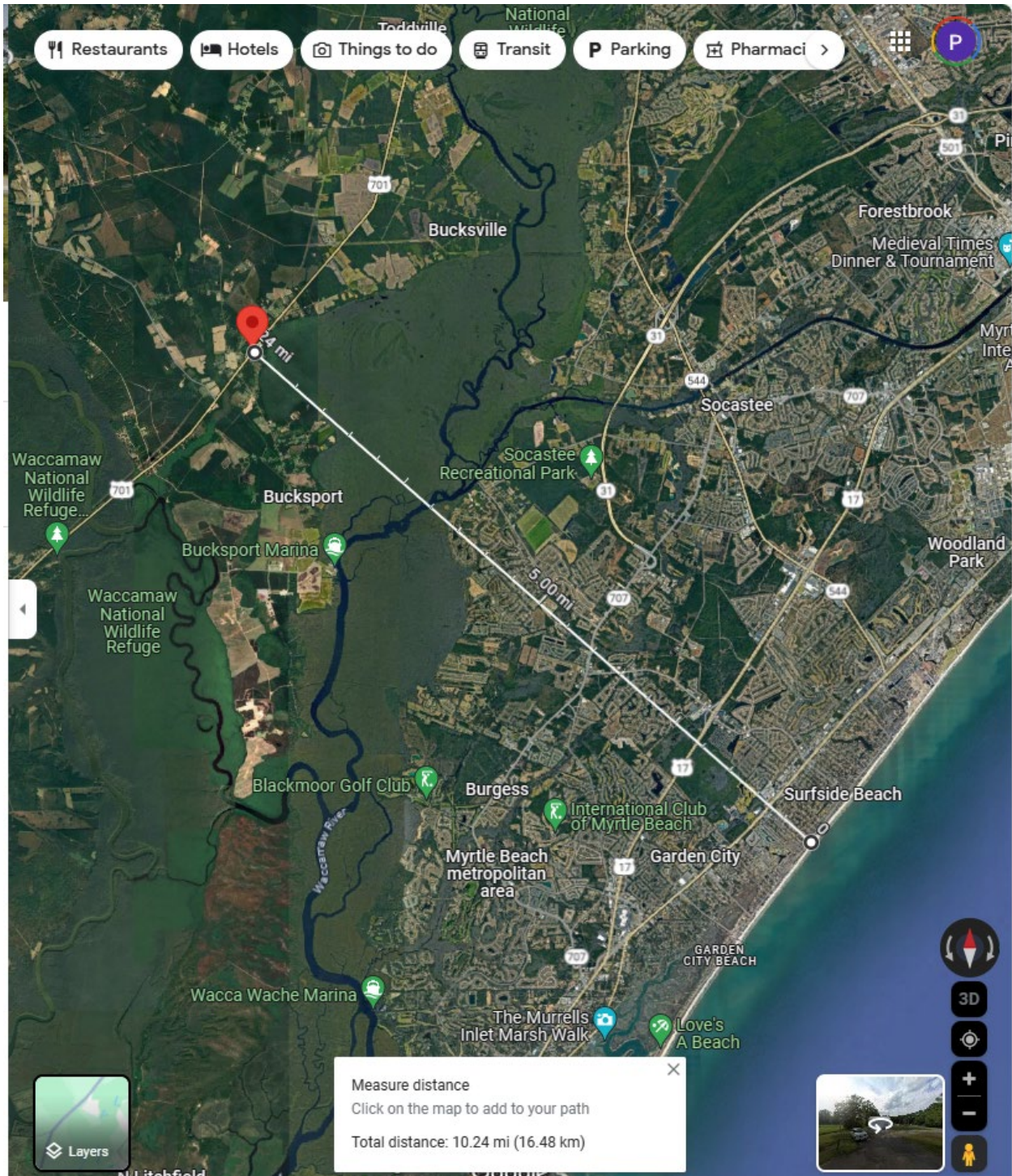
Former Bucksport Fire Station
Conway, SC
PIN 43701040024

Legend
Former Bucksport Fire Station

State Ave
State Ave
701
Dollar General
Precision Hair Care
US-701 Hwy
701
701
400 ft
N
Precision Hair Care

Google Earth

Coastal Distance Map



Property Card

W SIDE HWY 701; BUCKSPORT FIRE STAT

PIN: 43701040024 - TMS: 1770004027

Parcel

Owner

HORRY COUNTY COUNCIL
PO BOX 1236
CONWAY SC 29528-1236

Neighborhood Name	HWY 701 & BUCKSPORT
Neighborhood Number	4501116
District	100 - CONWAY
Legal Acres	0.63

Transfer of Ownership

No Transfer Data Available.

Valuation Record

Assessment Year	Reason for Change	Appraised							Total
		Residential		Farm			Other		
		Land	Improvement	Land	Improvement	Use	Land	Improvement	
2010	Converted REASSESSMENT ROLL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,800.00	\$0.00	\$26,800.00
2014	Converted 2014 Reassessment Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,190.00	\$0.00	\$29,190.00
2019	Converted 2019 Reassessment Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,480.00	\$0.00	\$36,480.00
2023	Converted Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,480.00	\$0.00	\$36,480.00

Land Size

Land Type	Acreage • or • Effective Frontage	Square Feet • or • Effective Depth	Influence Factor
Comm Primary	0,670000	29185,200000	SF on CP

Summary of Improvements

No Improvement Data Available.

Summary of Addons

No Improvement Data Available.

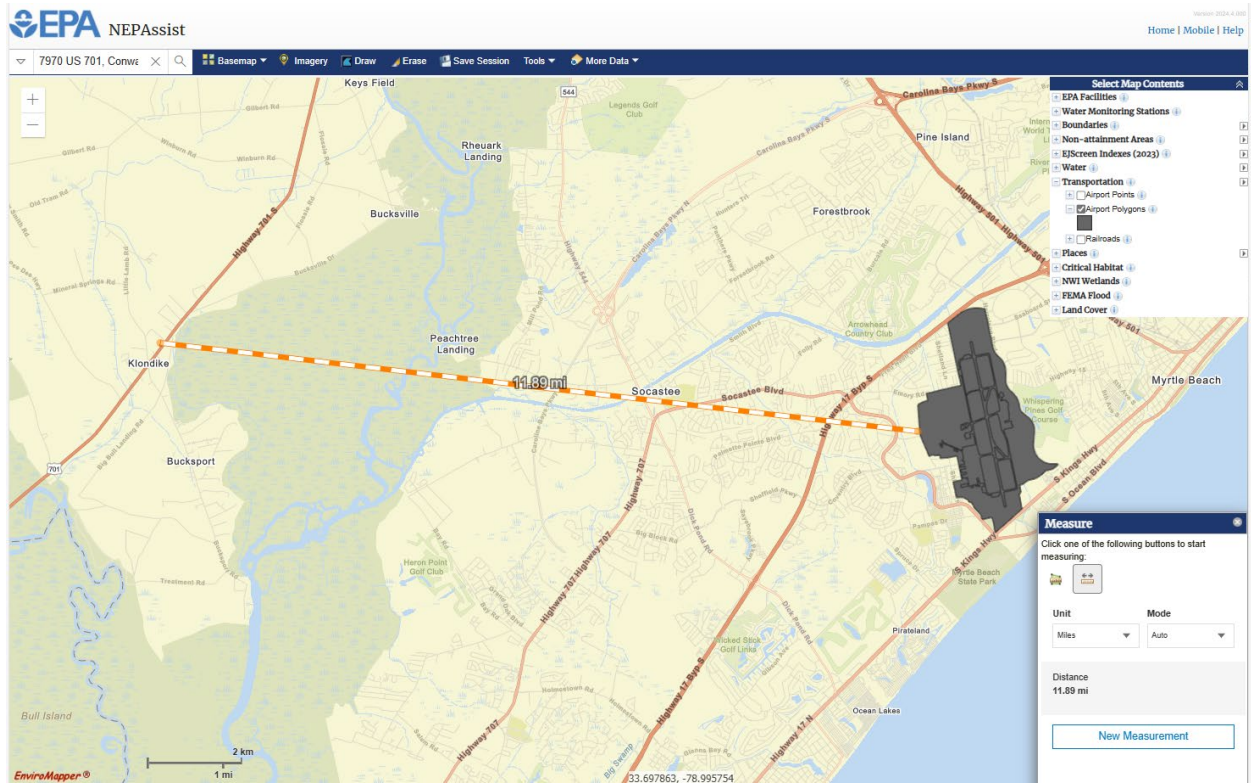
Summary of Details

No Improvement Data Available.

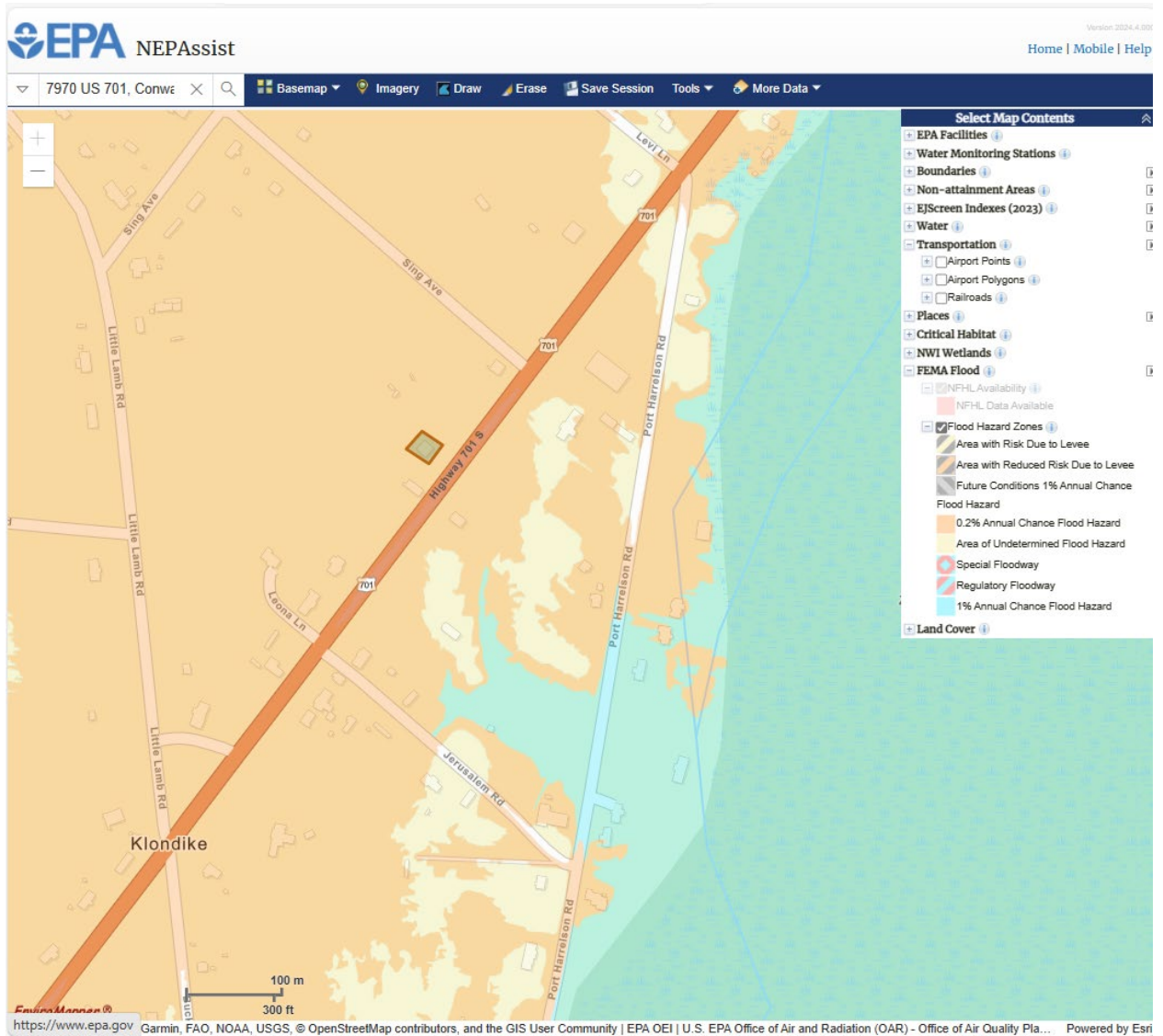
Physical Characteristics

No Physical Characteristic Data Available.

Airport Distance Map



Floodplain Map





Summary

Based on the user-defined location, service life ([26 Years](#)), and [non-critical](#) designation, the proposed action [is not](#) in the FFRMS floodplain. However, there are additional resilience measures you might consider. Check on the resources below to learn more.

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): [33°41'40.56"N 79°6'52.92"W](#)

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 [Implementation Guidelines \(2015\)](#), 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

To contact the FEMA Regional Floodplain Management & Insurance FFRMS Point of Contact for assistance, e-mail FEMA at FEMA-FFRMS-SUPPORT-REQUEST@fema.dhs.gov



2050 Project Location

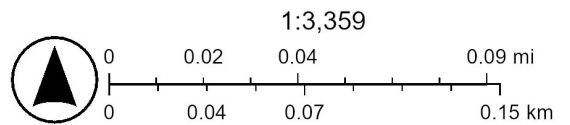


September 5, 2024

Project Location



FFRMS Floodplain



null, Maxar, Esri Community Maps Contributors, Horry County Government GIS, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

FFRMS Calculations

Step 1: Federal CISA reports that the project is not an FFRMS. The FFRMS elevation reported is 17.3 feet.

Step 2: The Base Flood Elevation level on the most recent FEMA floodplain map is 11 feet and 15 feet. The FFRMS level is greater and is the standard that will be used.

Step 3: Verify site elevation ([EPQS \(nationalmap.gov\)](https://nationalmap.gov))

- Corner 1 (S) 33.6944, -79.1146, elevation 18.4
- Corner 2 (W) 33.6946, -79.1149, elevation 18.4
- Corner 3 (N) 33.6948, -79.1147, elevation 18.3
- Corner 4 (E) 33.6946, -79.1145, elevation 18.4

Conclusion: Project is not located in an FFRMS. The Federal CISA data is confirmed based on elevation. All points are above the FFRMS minimum (17.3 ft.)

EPA Status List

Green Book

You are here: [EPA Home](#) > [Green Book](#) > [National Area and County-Level Multi-Pollutant Information](#) > South Carolina Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

South Carolina Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

Data is current as of March 31, 2024

Listed by County, NAAQS Area. The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.

* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 µg/m³) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. ([81 FR 58009](#))

Change the State:

Download National Dataset: [pdf](#) | [xls](#) | [Data distro](#)

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or Part County	Population (2010)	State/County FIPS Codes
SOUTH CAROLINA								
Cherokee County	1-Hour Ozone (1979)-NAAQS revoked	Cherokee County, SC	92		02/16/1993	Marginal	Whole	55,342 45/021
York County	8-Hour Ozone (1997)-NAAQS revoked	Charlotte-Gastonia-Rock Hill, NC-SC		04 05 06 07 08 09 10 11	12/26/2012	Moderate	Part	178,913 45/091
York County	8-Hour Ozone (2008)	Charlotte-Rock Hill, NC-SC		12 13 14 15	01/11/2016	Marginal	Part	177,819 45/091

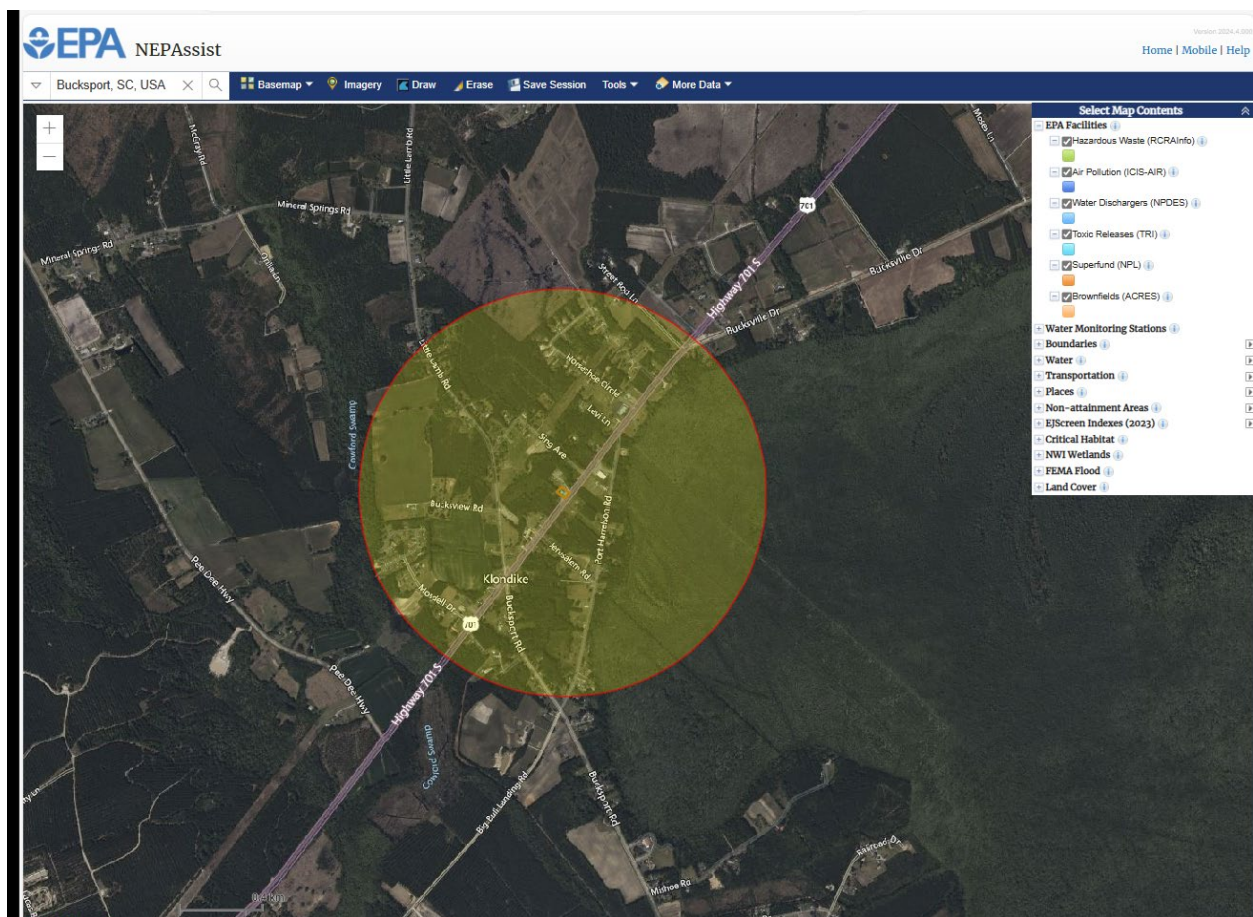
Contamination Analysis

The following analysis is to determine the presence of potential contaminants at the project location. Per HUD Guidance sites were inspected based on the following standard:

Sites known or suspected to be contaminated by toxic chemicals or radioactive materials include but are not limited to sites: (i) listed on an EPA Superfund National Priorities or CERCLA List, or equivalent State list; (ii) located within 3,000 feet of a toxic or solid waste landfill site; or (iii) with an underground storage tank. For any of these conditions, the grantee must provide an ASTM Phase I report.

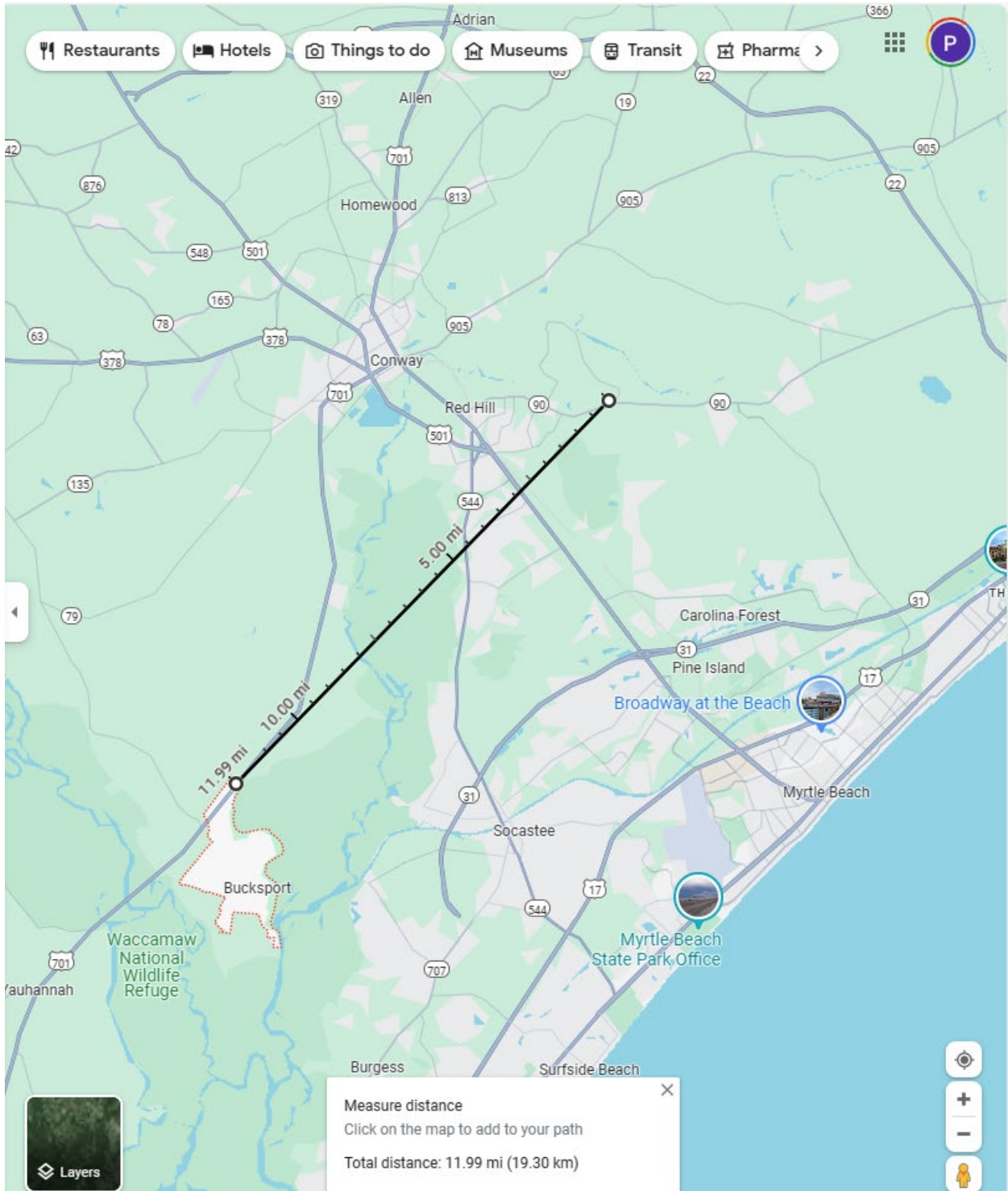
EPA Superfund National Priorities

According to the United States Environmental Protection Agency there are no EPA facilities within 3,000 feet of the project location.



Toxic or Solid Waste Landfill Sites within 3,000 Feet

The Horry County landfill is located at 1886 Highway 90, Conway, SC, which is approximately 12 miles from the project site.



Underground Storage Tanks

According to the SCDHEC Underground Storage Tank Registry, there are 15 underground storage tanks in the project ZIP Code. There are no tanks located at the project site.

UST Registry Search Results

Facility	Address	City	County	Permit	Num Tanks	
PARKERS AUTO & TRUCK SERVICE	2257 HWY 378	CONWAY	26	U 18618	3	Details
WACCAMAW GROCERY	4823 PEE DEE HWY	CONWAY	26	N 15175	2	Details
WACCAMAW GROCERY	4823 PEE DEE HWY	CONWAY	26	P 18236	1	Details
WACCAMAW GROCERY	4823 PEE DEE HWY	CONWAY	26	N 04955	2	Details
PIEDMONT COCA COLA BOTTLING CO	1160 HWY 501	CONWAY	26	P 16686	1	Details
JOHNS MART	3788 HWY 378	CONWAY	26	R 15516	6	Details
SAV WAY 21	604 CHURCH ST	CONWAY	26	R 05190	4	Details
CORNER STOP 106	401 JANETTE ST	CONWAY	26	R 05154	5	Details
COASTAL COCA COLA BOTTLING CO	1160 HWY 501	CONWAY	26	N 05041	2	Details
MCCRAY, ERNEST	UNKNOWN	BUCKSPORT	26	N 04983	2	Details
SANTEE COOPER	HWY 501 BYPASS	CONWAY	26	N 04899	1	Details
MONEY SAVER FOOD MART	4062 HWY 378	CONWAY	26	P 04958	10	Details
QUICK SHOP	5100 KATES BAY HWY	CONWAY	26	P 10324	4	Details
PEE DEE EXCHANGE LLC	6450 HWY 378	CONWAY	26	P 10471	4	Details
BUCKSPORT MARINA	135 BUCKSPORT RD	CONWAY	26	P 19525	2	Details



United States Department of the Interior

FISH AND WILDLIFE SERVICE
South Carolina Ecological Services
176 Croghan Spur Road, Suite 200
Charleston, SC 29407-7558
Phone: (843) 727-4707 Fax: (843) 727-4218



In Reply Refer To:

04/23/2024 16:10:53 UTC

Project code: 2024-0080722

Project Name: Bucksport Demolition

Please provide this document to the Federal agency or their designee with your loan/grant application.

Subject: Consistency letter for the project named 'Bucksport Demolition' for specified threatened and endangered species that may occur in your proposed project location, pursuant to the IPaC determination key titled 'Clearance to Proceed with Federally-Insured Loan and Grant Project Requests'.

To whom it may concern:

On April 23, 2024, Peter Neiger used the IPaC determination key 'Clearance to Proceed with Federally-Insured Loan and Grant Project Requests'; dated November 15, 2023, in the U.S. Fish and Wildlife Service's online [IPaC tool](#) to evaluate potential impacts to listed species from a project named 'Bucksport Demolition' in Horry County, South Carolina (shown below):

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@33.693990400000004,-79.11527782123176,14z>



The proposed project includes minor rehabilitation of a single family residential unit. The scope of work for this project includes the replacement of windows and doors, replacement of roof/soffit/fascia, exterior paint, tent fumigation, driveway maintenance, HVAC and thermal repair, and upgrades to the electrical panel.

Based on your answers provided, the proposed project is unlikely to have any detrimental effects to federally-listed species or critical habitat. Therefore, per this guidance, Peter Neiger has determined that Bucksport Demolition will have No Effect on the species listed below.

This letter serves as documentation of your consideration of endangered species, bald eagles, and migratory birds. No further coordination with the Service is necessary.

Please be advised that, if later modifications are made to the project that do not meet the criteria described above, if additional information involving potential effects to listed species becomes available, or if a new species is listed, reinitiation of consultation may be necessary.

BIRDS

- Piping Plover *Charadrius melodus* Threatened
- Red-cockaded Woodpecker *Picoides borealis* Endangered
- Rufa Red Knot *Calidris canutus rufa* Threatened

FLOWERING PLANTS

- American Chaffseed *Schwalbea americana* Endangered
- Canby's Dropwort *Oxypolis canbyi* Endangered
- Pondberry *Lindera melissifolia* Endangered

INSECTS

- Monarch Butterfly *Danaus plexippus* Candidate

MAMMALS

- Northern Long-eared Bat *Myotis septentrionalis* Endangered
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

REPTILES

- Green Sea Turtle *Chelonia mydas* Threatened
- Kemp's Ridley Sea Turtle *Lepidochelys kempii* Endangered
- Leatherback Sea Turtle *Dermochelys coriacea* Endangered
- Loggerhead Sea Turtle *Caretta caretta* Threatened

ADDITIONAL CONSIDERATIONS FOR NON-FEDERALLY LISTED SPECIES

- **Bald Eagle Nest Issues.** If any of the above-referenced activities (rehabilitation, demolition, or rebuilding) are proposed to occur **within 660 feet** of an active or alternate bald eagle (*Haliaeetus leucocephalus*) nest during the nesting season (October 1 through May 15), we recommend the applicant or their designated agent coordinate with the agency responsible for managing wildlife in their state. For additional information, please

visit the Service's regional web page: <https://www.fws.gov/service/3-200-71-eagle-take-associated-not-purpose-activity-incidental-take>.

- **Migratory Bird Issues.** If any native birds are using the structures for nesting then actions should be taken so as not to disturb the adults, nests, eggs, or chicks as this could lead to a potential violation of the Migratory Bird Treaty Act. If nests are present or any birds are using the structures regularly for roosting purposes, we recommend the applicant or their designated agent coordinate with the appropriate Service's Field Office and visit the Service's Migratory Bird Program website at <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds> for recommendations on how impacts can be avoided and minimized.

Peter Neiger answered the determination key questions for this project as follows:

1. Does the project intersect Monroe County, FL?
Automatically answered
No
2. Is the project exclusively a Federal loan transfer, where the original lending or mortgage institutions for existing project are no longer holding the loan and the property is being transferred via a federally-backed loan?
*No, this is **not** a Federal loan transfer as described above, or includes activities in addition to a Federal loan transfer.*
3. Does the project include a federally-insured loan or federal grant funding?
Yes, the project includes a federally-insured loan or federal grant funding.
4. Is the entire site currently developed/hard-surfaced (i.e., the site consists entirely of existing roads, sidewalks, buildings, driveways, etc., and does not contain any undeveloped and/or vegetated areas)?
Yes, the entire site is already developed/hard-surfaced.
5. Is the federally-insured loan or federal grant funding being used for demolition, rehabilitation, renovation, and/or rebuilding of one or more existing facilities (e.g., residential, commercial and industrial sites, or utilities)?
Yes, the project includes Federal funding for work on existing facilities.
6. Will the project significantly alter the present capacity of an existing structure?
No, this project will not alter the present capacity of any existing structure.
7. Does your project involve structures that are being used by any federally endangered or threatened species (e.g., roosting bonneted bats, denning indigo snakes, etc.) or are there known reports of species using the site?
*No, the site and/or structure(s) are **not** being used by any federally listed species.*

8. Is the project action area located within 0.25 miles of a known northern long-eared bat hibernaculum?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency

Automatically answered

No

9. Is the project action area located within 150 feet of a known occupied northern long-eared bat maternity roost tree?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency

Automatically answered

No

Attachments:

- Project questionnaire
- Standard manatee construction conditions
- Determination key description: Clearance to Proceed with Federally-Insured Loan and Grant Project Requests
- U.S. Fish & Wildlife Service contact list

PROJECT INFORMATIONAL QUESTIONNAIRE

As part of completing the determination key, Peter Neiger provided the following information about their project:

1. Please describe the loan/grant program you are using
CDBG
2. Which Federal Agency is the lead agency providing the funding?
U.S. Department of Housing and Urban development (HUD)
3. Which types of activities you will be conducting:
Demolition
4. Which types of structures this funding will address:
Public Facility
5. Please describe the activity you will be conducting:
Demolition
6. How many square feet of facilities will be affected by this project?
250
7. Are there bald eagles within 660 feet of the site, or migratory birds or bats using structures on the site?
None of the above

DETERMINATION KEY DESCRIPTION: CLEARANCE TO PROCEED WITH FEDERALLY-INSURED LOAN AND GRANT PROJECT REQUESTS

This key was last updated in IPaC on November 15, 2023. Keys are subject to periodic revision.

This determination key is for all Federally-insured loans, loan transfers, or grant requests for projects that may be completed without requiring additional clearing of undisturbed habitat beyond the original footprint of the existing project. For the purposes of this key, Federal loan transfers are those transfers where the original lending or mortgage institutions for existing projects are no longer holding the loans and the properties are being transferred via federally backed loans. Projects may include demolition, rehabilitation, renovations, and/or rebuilding of existing structures (*e.g.*, commercial buildings, multi-family housing, single-family housing), and various utilities projects such as water and wastewater treatment facilities, sewer or power line repair, etc.

The U.S. Fish and Wildlife Service is the lead Federal agency charged with the protection and conservation of Federal Trust Resources, such as threatened and endangered species and migratory birds, in accordance with section 7 of the [Endangered Species Act of 1973](#), as amended (Act) (87 Stat. 884; 16 U.S.C. 1531 et seq.), the [Bald and Golden Eagle Protection Act](#), (16 U.S.C. 668-668d) (Eagle Act), and the [Migratory Bird Treaty Act](#) (40 Stat. 755; 16 U.S.C. 701 et seq.).

Recently, many Federal agencies have activated programs that have resulted in an increased consumer demand to initiate projects through federally-backed loans and grants, all of which require those same Federal agencies to comply with Section 7 of the Act. Consequently, we have experienced an increase in the number of requests for review of these government-backed loan and grant projects. These include, but are not limited to:

1. U.S. Department of Housing and Urban Development's (HUD) Neighborhood Stabilization and Community Development Block Grant programs;
2. U.S. Department of Energy's (DOE) Energy Efficiency and Renewable Energy program;
3. U.S. Department of Agriculture's (USDA) Housing Assistance and Rural Development Loan and Grant Assistance programs;
4. U.S. Federal Aviation Administration (FAA) regulatory airport and runway modifications;
5. U.S. Federal Emergency Management Agency's (FEMA) Hazard Mitigation Assistance program; and
6. U.S. Environmental Protection Agency's (EPA) Clean Water State Revolving Fund.

In order to fulfill the Act's statutory obligations in a timely and consistent manner, and to assist Federal agencies, State and local governments, and consultants in addressing Section 7 and National Environmental Policy Act (NEPA) environmental impact review requirements, we provide the following guidance and clearance relative to the criteria stated below for Federally-insured loan and grant project requests.

This guidance is based on the signed letters:

[U.S. Fish and Wildlife Service Clearance to Proceed with Federally-Insured Loan and Grant Project Requests](#) in Florida.

[U.S. Fish and Wildlife Service Clearance to Proceed with Federally-Insured Loan and Grant Project Requests](#) in Alabama, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

IPAC USER CONTACT INFORMATION

Agency: County of Horry
Name: Peter Neiger
Address: 600 Salty Alley
City: Mount Pleasant
State: SC
Zip: 29466
Email: pjneiger@gmail.com
Phone: 9104709323

SC SHPO Concurrence Letter



May 24, 2024

Peter J. Neiger
Civitas, LLC
pete.neiger@civitassc.com

Re: Bucksport Fire Station Demolition
Conway, Horry County, South Carolina
SHPO Project No. 24-JS0198

Dear Mr. Neiger:

Thank you for your project review submittal, which we received on April 25th, 2024, regarding the above referenced proposed undertaking. We received a Section 106 Project Review Form, property information, Google Earth images, and maps as supporting documentation. The State Historic Preservation Office is providing comments to Horry County and to the U.S. Department of Housing and Urban Development 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 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 No. 24-JS0198 in any future correspondence regarding this project. If you have any questions, please contact me at (803) 896-6129 or jsylvest@scdah.sc.gov.

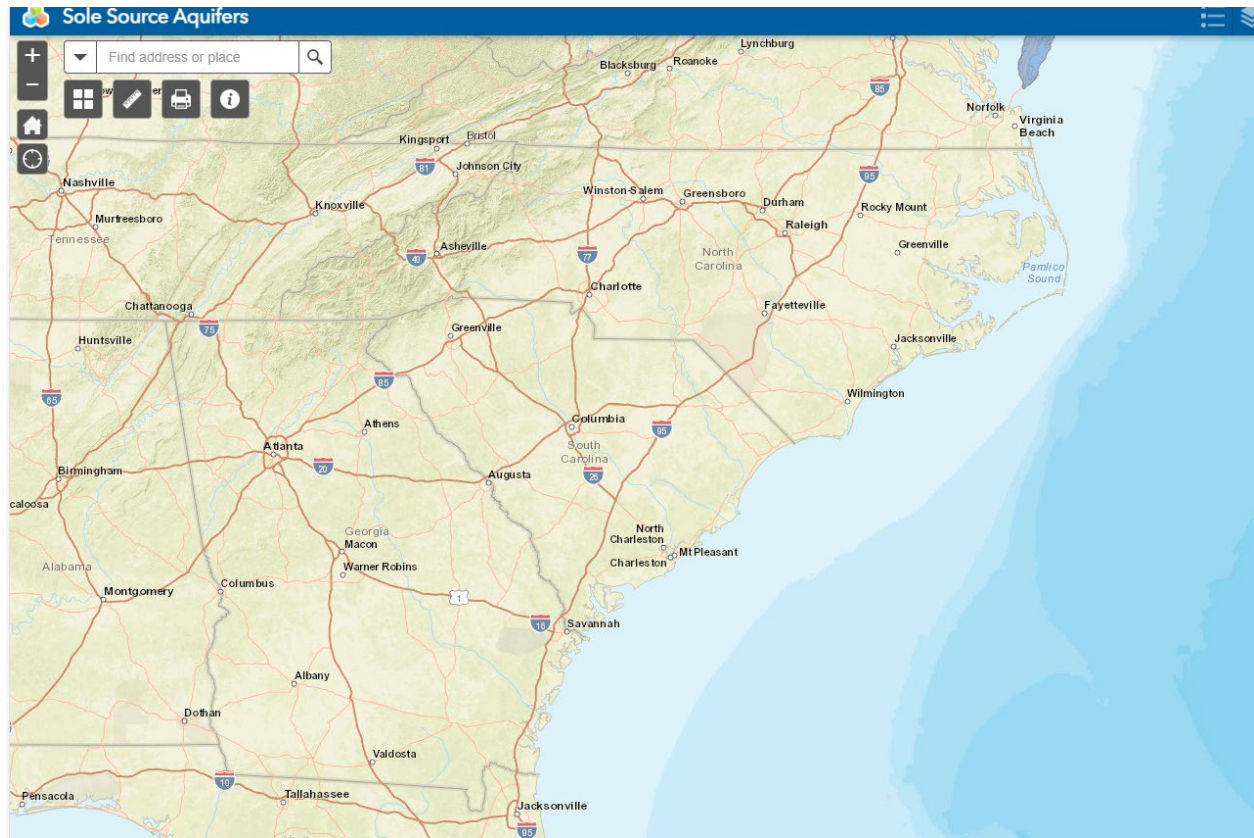
Sincerely,

John D. Sylvest

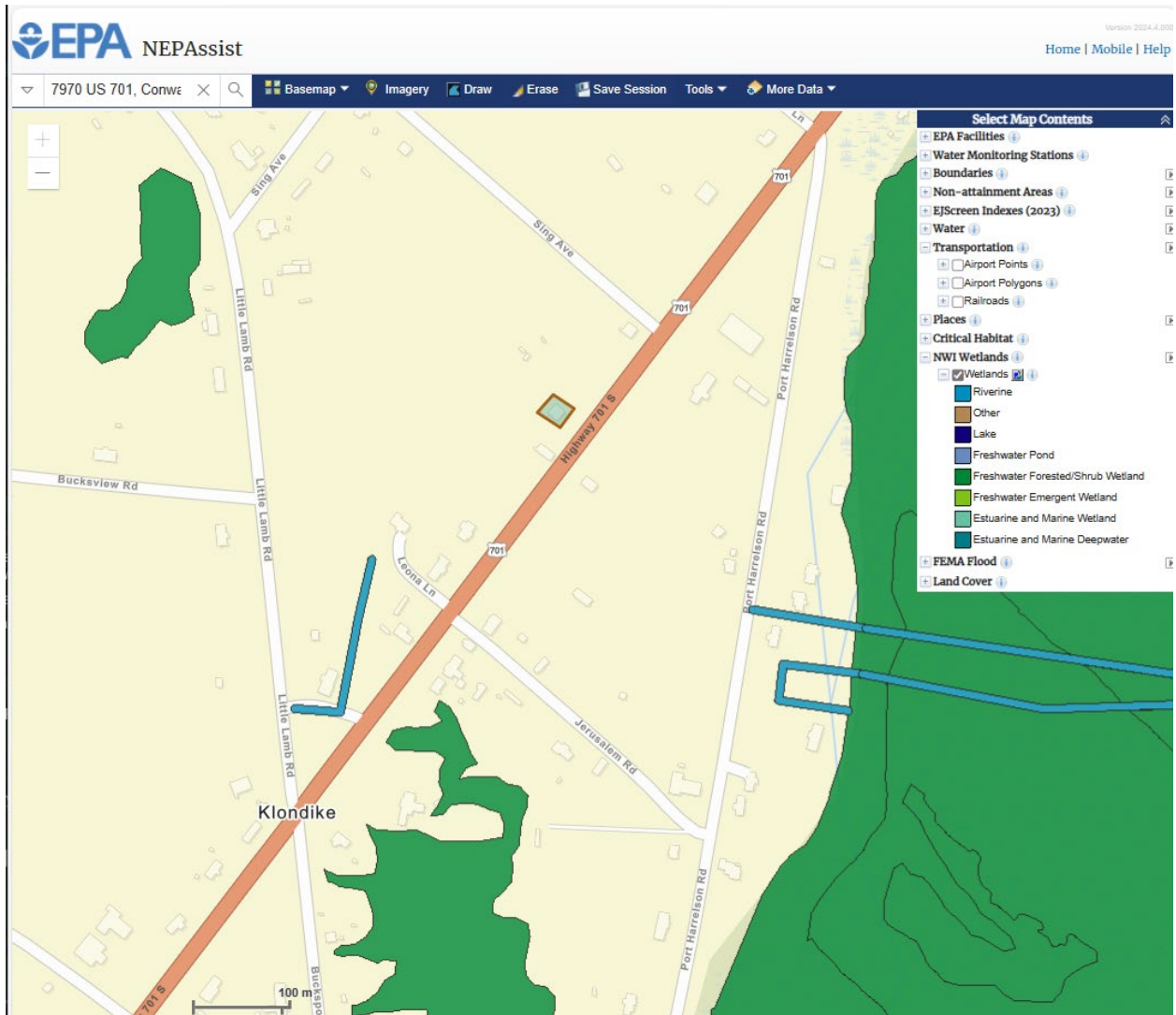
John D. Sylvest
Supervisor of Survey and Review & Compliance
State Historic Preservation Office

cc: Michael Dobson, dobson.michael@horrycountvsc.gov

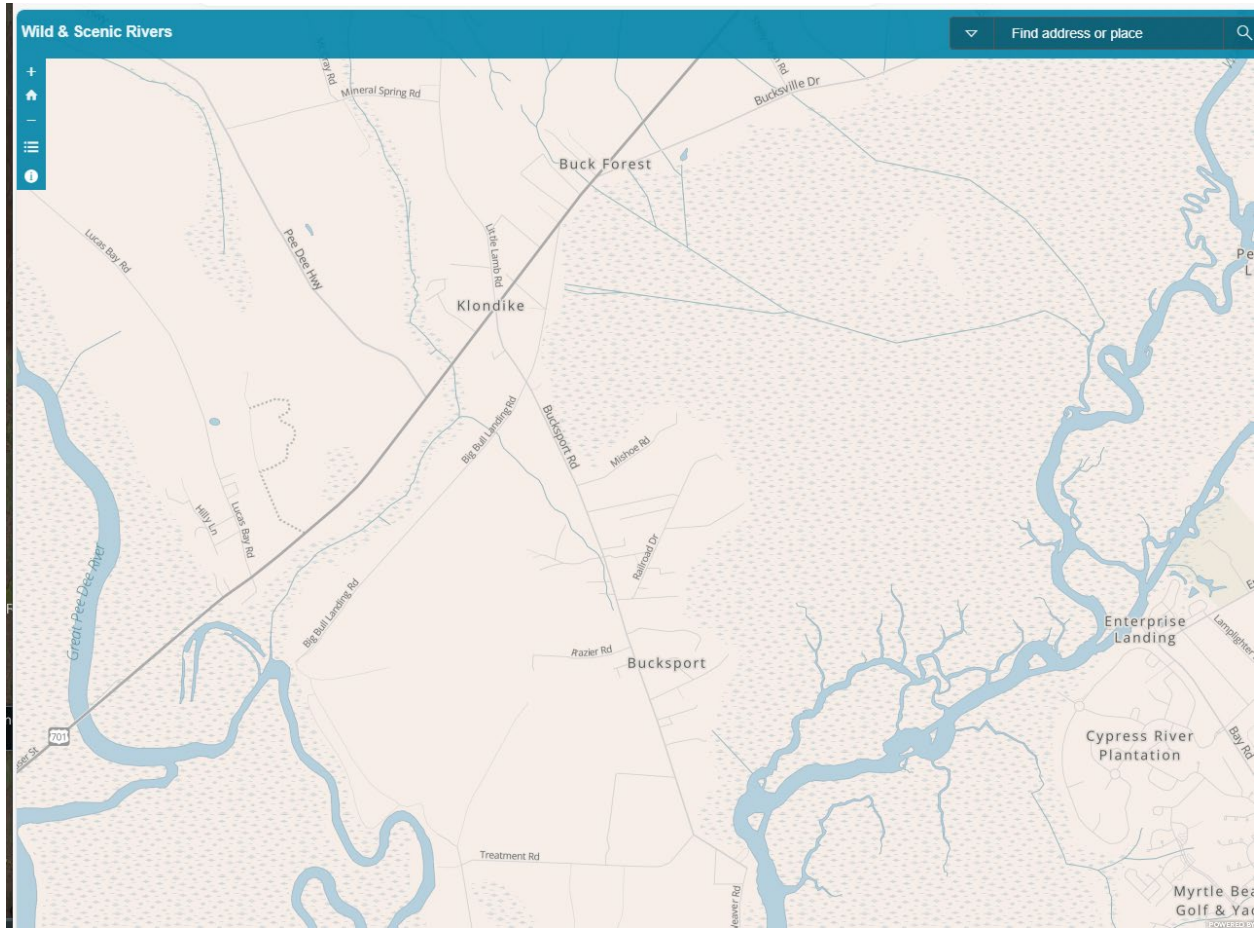
Sole Source Aquifer Map



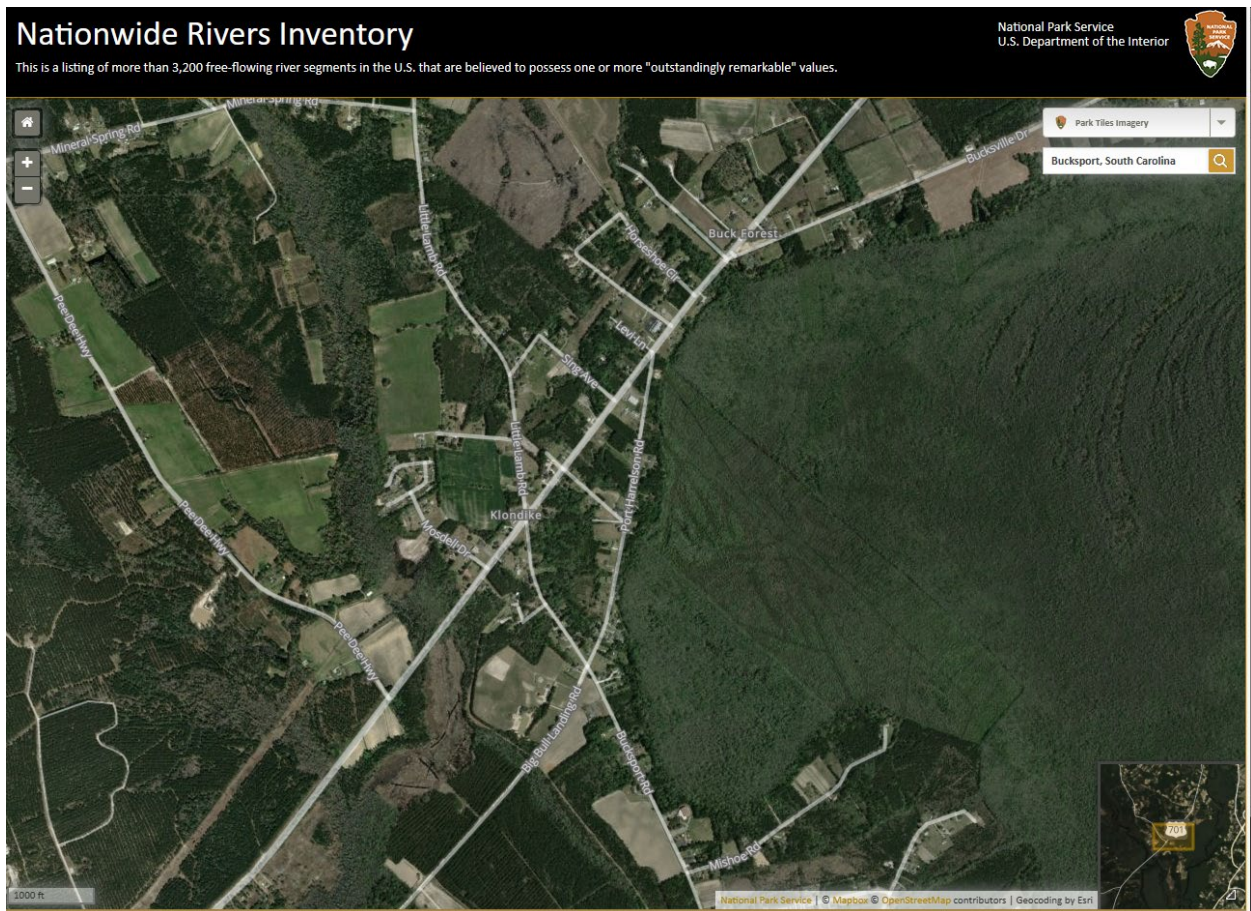
National Wetlands Inventory Map



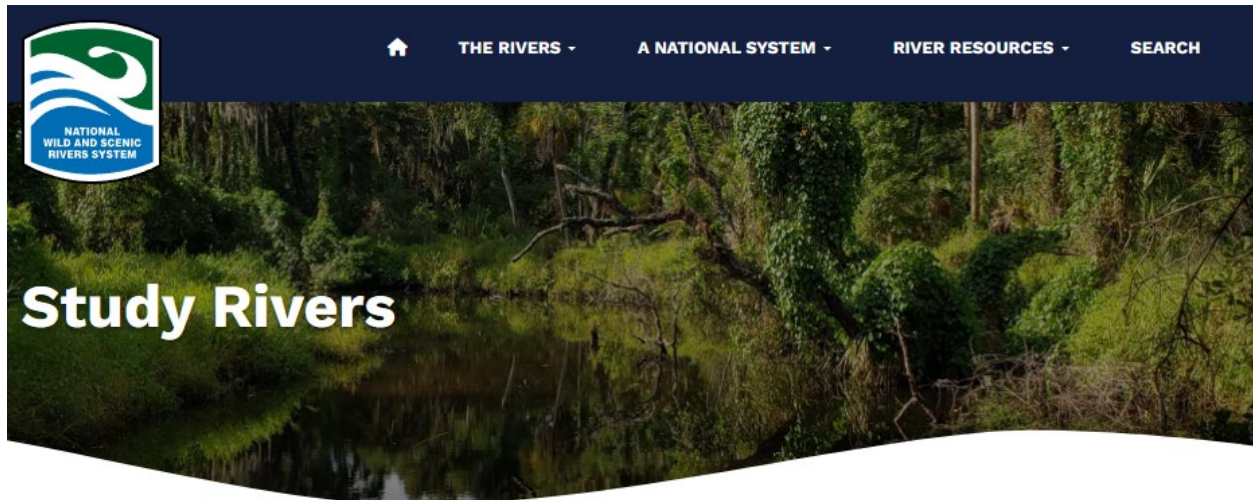
Wild and Scenic Inventory Map



National Rivers Inventory Map



Study River List



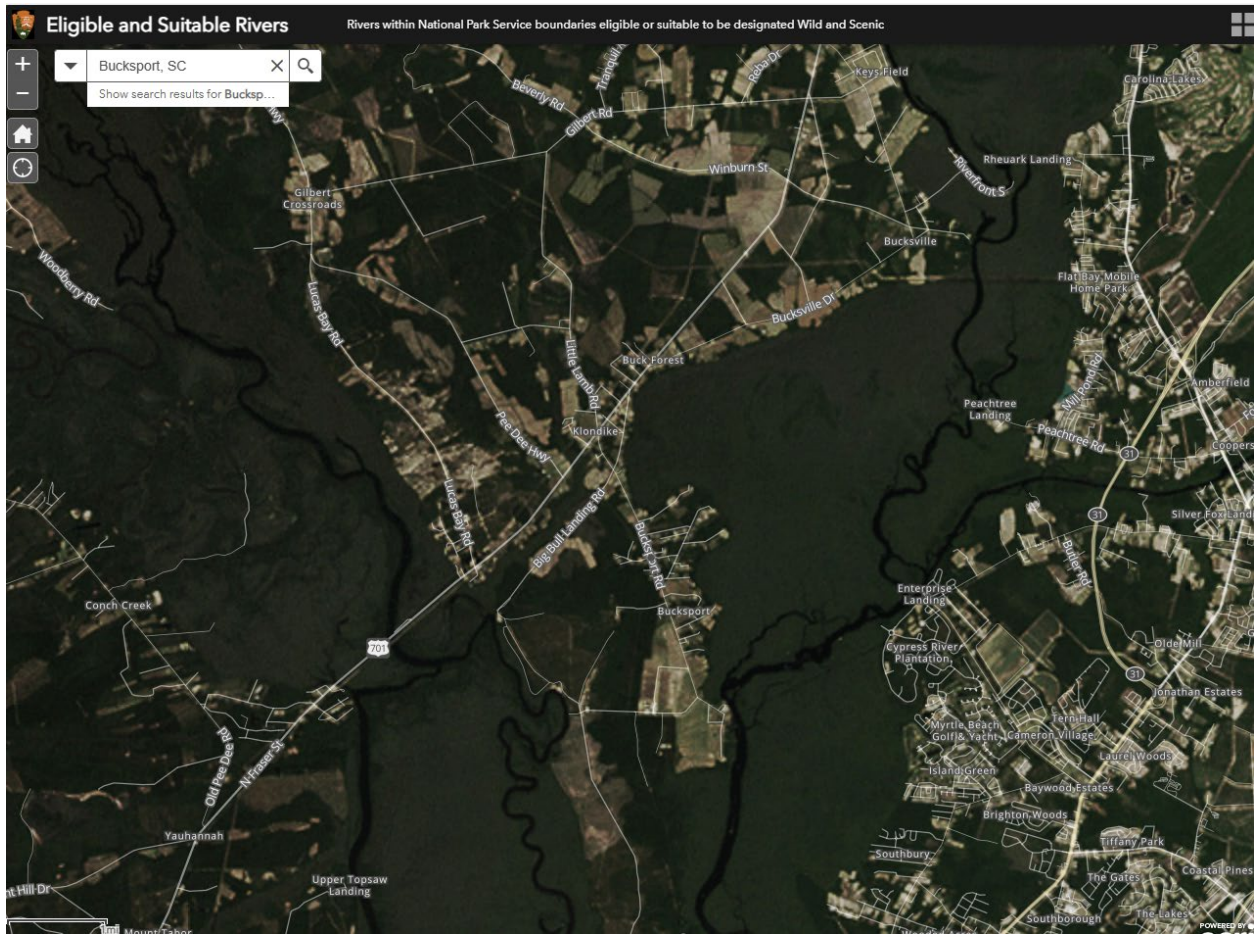
There are two study provisions in the Act — Section 5(a), through which Congress directs the study of select rivers, and Section 5(d)(1), which directs federal agencies to identify potential additions to the National Wild and Scenic Rivers System (National System) through federal agency plans. A brief explanation is provided in the following respective sections below.

Current Active Studies

Currently, there are two rivers or river systems under “authorized” study under Section 5(a) of the Wild & Scenic Rivers Act. This does not include those that might be under assessment as part of normal agency land-planning processes.

- Kissimmee River, Florida (Public Law 117-328, December 29, 2022) – Study not yet initiated by the National Park Service.
- Little Manatee River, Florida (Public Law 117-328, December 29, 2022) – Study not yet initiated by the National Park Service.

Eligible Rivers Map



Consolidated Plan Priority Needs

Table 1 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Preservation & Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	<p>City of Myrtle Beach - Central City Revitalization Area - Horry County</p> <p>City of Conway - Rebuild Conway Revitalization Area - Horry County</p> <p>Racepath - Horry County</p> <p>Freemont - Horry County</p> <p>Bucksport - Horry County</p> <p>Cedar Branch - Horry County</p> <p>Goretown - Horry County</p> <p>Brooksville - Horry County</p> <p>City of Myrtle Beach - Horry County</p> <p>City of Conway - Horry County</p> <p>Horry County</p> <p>Bennett Loop - Horry County</p> <p>City of Georgetown - West End Neighborhood - Georgetown County</p> <p>Town of Andrews - Georgetown County</p> <p>Town of Kingstree - Williamsburg County</p> <p>Town of Greeleyville - Williamsburg County</p> <p>Socastee - Horry County</p> <p>Georgetown County</p> <p>Williamsburg County</p>
	Associated Goals	<p>1A. Increase Homeownership Opportunities</p> <p>1B. Increase Affordable Rental Hsg Opportunities</p> <p>1C. Provide for Owner Occupied Hsg Rehabilitation</p> <p>1D. Reduce Slum & Blight in Residential Areas</p>
Description	The Consortium has identified the need for creating affordable housing through the preservation and development of new homeowner and renter units in LMI areas of the region. Additionally, the Consortium will work to reduce slum and blight in these residential areas.	

	Basis for Relative Priority	<p>Cost burden continues to be the biggest housing problem for both owner and renter-occupied housing according to the CHAS data in the NA-10. By each county in the Consortium, the percentages of homeowners with a mortgage that are cost burdened are 39.1% in Georgetown County, 34.4% in Horry County and 34.0% in Williamsburg County. For renters, the percentages of cost burdened are 53.5% in Georgetown County, 51.3% in Horry County and 45.2% in Williamsburg County.</p> <p>As older housing units age, there are more maintenance issues, and these homes may fall into conditions that are not suitable for habitation. Dilapidated housing in residential areas pose health and safety issues. In Georgetown County, 26% of owner-occupied housing and 30% of renter-occupied housing were built before 1980. For Horry County, 15% of owner-occupied housing and 25% of renter-occupied housing were built before 1980. For Williamsburg County, 41% of owner-occupied housing and 50% of renter-occupied housing were built before 1980.</p>
2	Priority Need Name	Improvements to Public Facilities & Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Racepath - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County
	Associated Goals	2A. Expand & Improve Public Infrastructure 2B. Improve Access to Public Facilities
	Description	The Consortium has identified the need for improvements and expansion of public infrastructure and public facilities in LMI areas of the region.

	Basis for Relative Priority	<p>The Consortium has identified public infrastructure and facilities as a priority need in the NA-50 of the Consolidated Plan. There is also a need to increase transportation services in the region, which includes expanding bike and pedestrian facilities with linkages to schools, parks and employment centers.</p> <p>In Horry County, geographic priority areas identified in SP-10 also have need for various public infrastructure improvements.</p>
3	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Persons with Physical Disabilities
	Geographic Areas Affected	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Racepath - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County
	Associated Goals	3A. Provide Vital Public Services
	Description	The Consortium has identified the need to expand available public service offerings that meet the needs of LMI persons and households in the region. These services will also include services that target the special needs population such as Victims of Domestic Violence. The Consortium will prioritize educational enrichment opportunities for LMI persons or households and offer employment training and small business development opportunities in the region.

	Basis for Relative Priority	<p>Through the citizen participation process and input from community stakeholders and County staff, the need for vital public services that improve the quality of life for low- to moderate-income residents in the Consortium region was identified.</p> <p>There is a need to further support and prioritize educational enrichment opportunities and programs. It has also been identified that there is a need to increase employment training and small business development opportunities as well as increase economic development activities and investments.</p>
4	Priority Need Name	Addressing Homelessness
	Priority Level	High
	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence
	Geographic Areas Affected	City of Myrtle Beach - Horry County Horry County
	Associated Goals	4A. Provide for Rapid Re-housing Programs 4B. Increase & Improve Homeless Prevention Service 4C. Increase Availability of Overnight Shelter Bed 4D: Improve Street Outreach & Supportive Services
	Description	The Consortium has identified the need to address homelessness in the region. It will do this through its rapid re-housing programs, homeless prevention services, and street outreach and supportive services provided by its local and regional network of partners.
	Basis for Relative Priority	The 2022 PIT Counts for the combined counties in the region show 288 sheltered and 400 unsheltered homeless persons. More worryingly, 90 persons were identified as chronically homeless.
5	Priority Need Name	Planning & Disaster Preparedness
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
Geographic Areas Affected	City of Myrtle Beach - Central City Revitalization Area - Horry County City of Conway - Rebuild Conway Revitalization Area - Horry County Racepath - Horry County Freemont - Horry County Bucksport - Horry County Cedar Branch - Horry County Goretown - Horry County Brooksville - Horry County City of Myrtle Beach - Horry County City of Conway - Horry County Horry County Bennett Loop - Horry County Socastee - Horry County
Associated Goals	5A: Develop Disaster Readiness & Response Programs
Description	The Consortium has identified the need to develop disaster readiness and response programs to better address storms and flooding in the region.
Basis for Relative Priority	In 2015, 2016, 2018, 2019, 2020, and 2022, Horry, Georgetown, and Williamsburg Counties were impacted by major storms, creating rising waterways, wind impacts, and other extensive damage of which the effects are still felt today. To meet the national objective of urgent need in the region, the Consortium has made it a priority to develop disaster readiness and response programs.

Narrative (Optional)

The highest priority for the Consortium is to continue to revitalize LMI communities throughout the region. This happens through increasing the availability of decent housing by prioritizing funding for rehabilitation of housing occupied by LMI households. Housing for special needs populations, including the homeless, is a top priority as well. Adequate public facilities and improvements, including but not limited to infrastructure and neighborhood revitalization, will improve the living environments of residents, and provide access to employment and services. The public services sector will continue to assist regional non-profits that aid all LMI residents (including women, children, fathers, the elderly, and disabled residents) in improving their quality of life. These

priorities were developed through data analysis in the NA/MA and a comprehensive citizen participation process.