



**US Army Corps
of Engineers®**

APPENDIX E: REAL ESTATE

WACCAMAW RIVER,

HORRY COUNTY, SOUTH CAROLINA

**FLOOD RISK MANAGEMENT STUDY INTEGRATED
FEASIBILITY REPORT AND ENVIRONMENTAL ASSESSMENT**

MARCH 2026

MAIN REPORT SUMMARY

The Integrated Feasibility Report and Environmental Assessment (FR/EA), that this appendix addresses, details a collaborative study by the U.S. Army Corps of Engineers (USACE) and Horry County, South Carolina. It is aimed at reducing existing and future flood risks to communities and transportation infrastructure within the Waccamaw River Basin, with a focus on Horry County. The study identifies four key flood impact areas: Longs & Red Bluff, Conway, Bucksport, and Socastee.

The flood impacts in each of these areas were independent of each other, so solutions could be evaluated self-reliantly, making any proposed alternative plans separable. The study considered a range of structural, non-structural, and nature-based solutions while incorporating public feedback gathered during meetings. An environmental analysis was completed, and a Finding of No Significant Impact is included within the main report. The document completed a public review and comment period while also undergoing internal agency reviews and adapted to those concerns and suggestions. In addition to historical flooding, the report acknowledges the flooding event caused by Hurricane Debby in August 2024 during this study, and its impact was assessed to further inform the study's conclusions.

The Recommended Plan, based on an evaluation of alternatives, includes two separable elements that are incrementally justified: Relief Bridges (cross drains) in the Conway flood impact area and Barrier Removal in the Socastee flood impact area. The Recommended Plan is classified as the National Economic Development Plan and is also the plan that maximizes net comprehensive benefits. No alternatives were justified for Federal investment for the Longs & Red Bluff and Bucksport flood impact areas. This Appendix provides detailed real estate information to support these recommendations.

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Exhibit List

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Exhibit “E”: Non-Federal Sponsor Risk Letter

A STATEMENT OF PURPOSE

A.1 Purpose

The Real Estate Plan (REP) is tentative in nature and focused on the Recommend Plan. The report is to be used for planning purposes only and all real estate requirements and cost estimates identified in the report are subject to change pending completion of the final plans and specifications.

Residents of Horry County have suffered structural and economic loss from recurring flooding from the Waccamaw River, Pee Dee River, and numerous hurricanes within the last 75 years. For example, Hurricane Florence flooded 2,000 homes and damaged nearly 250 roads in 2018, with the majority not having flood coverage at that time. Intense local rainfall in upstream reaches of the Waccamaw River and Pee Dee River, induces phased flood events that have displaced communities for 10-30 days at a time. Flash flooding and backwater, compounded by tidal flooding, pose a continued threat to structures, commerce, infrastructure, critical facilities, and emergency services.

The purpose of the Waccamaw River, Horry County, South Carolina, Flood Risk Management (FRM) Study, hereafter referred to as the Waccamaw River FRM Study, is to study current and projected flood and life safety risk to communities and transportation routes within Horry County, South Carolina and to recommend a plan to reduce this risk. Tidal effects, flat topography and low elevations in the study area result in slow subsidence when high water events occur. Significant flooding affects major transportation routes, leaving densely populated communities isolated and without supplies and emergency services.

Communities within the County are subject to greater flood risk from increasingly frequent and severe riverine flooding and storm events. The physical and geographic conditions of the Waccamaw River Basin (the Basin), coupled with frequent severe storms, justifies flood risk management. Horry County requested USACE assistance with flood damage reduction due to the scope of flooding, including more frequent riverine flooding to severe and widespread impacts like those following Hurricanes Joaquin, Matthew and Florence.

A.2 Study Authorization

The non-Federal Sponsor (NFS) for the Study is Horry County, South Carolina. The authority to investigate a flood control project for the Waccamaw River in Horry County, South Carolina was provided in Section 445 of WRDA 1999 (P.L. 106-53). Section 445 states:

The Secretary shall conduct a study to determine the feasibility of undertaking a flood control project for the Waccamaw River in Horry County, South Carolina.

There is a completed USACE navigation project that overlaps the study area. Section 445 necessarily includes the authority to recommend FRM measures including structures or changes to the river in the footprint of this completed USACE navigation project, which was originally authorized by the Rivers and Harbor Acts of June 14, 1880 -S. Ex. Doc. 117, 46th Cong., 2d session and Annual Report, 1880, p. 848, and of July 3, 1930 - H. Doc. 82, 70th Cong.

There are multiple completed USACE FRM projects within the Waccamaw River basin in Horry County, South Carolina. Section 216 of the Flood Control Act of 1970 (33 U.S.C. 549a) provides authority to review the operation of these FRM projects and recommend modifications. Section 216 states:

The Secretary of the Army, acting through the Chief of Engineers, is authorized to review the operation of projects the construction of which has been completed and which were constructed by the Corps of Engineers in the interest of navigation, flood control, water supply, and related purposes, when found advisable due the significantly changed physical or economic conditions, and to report thereon to Congress with recommendations on the advisability of modifying the structures or their operation, and for improving the quality of the environment in the overall public interest.

These completed FRM projects were originally authorized under the following Continuing Authorities Program authorities, Section 205 of the Flood Control Act of 1948 and Section 208 of the Flood Control Act of 1954.

B STUDY LOCATION

The entire Waccamaw River Basin (the Basin) is located in the states of North and South Carolina and covers some 1,640 square miles. The Waccamaw River begins in Columbus County, North Carolina and flows approximately 140 miles southwest, roughly paralleling the coast of the Atlantic Ocean until joined by the Atlantic Intracoastal Waterway (AIWW) and the Great Pee Dee River before reaching the tidal Winyah Bay in Georgetown County, South Carolina. The Basin includes all or portions of five counties as shown below in **Figure B-1**. The study area is comprised of the Basin within Horry County, South Carolina. Population centers within the study area and flood impact areas evaluated in this study include the following municipalities and unincorporated areas: Longs, Red Bluff, Conway, Bucksport, and Socastee, shown in **Figure B-1** below:

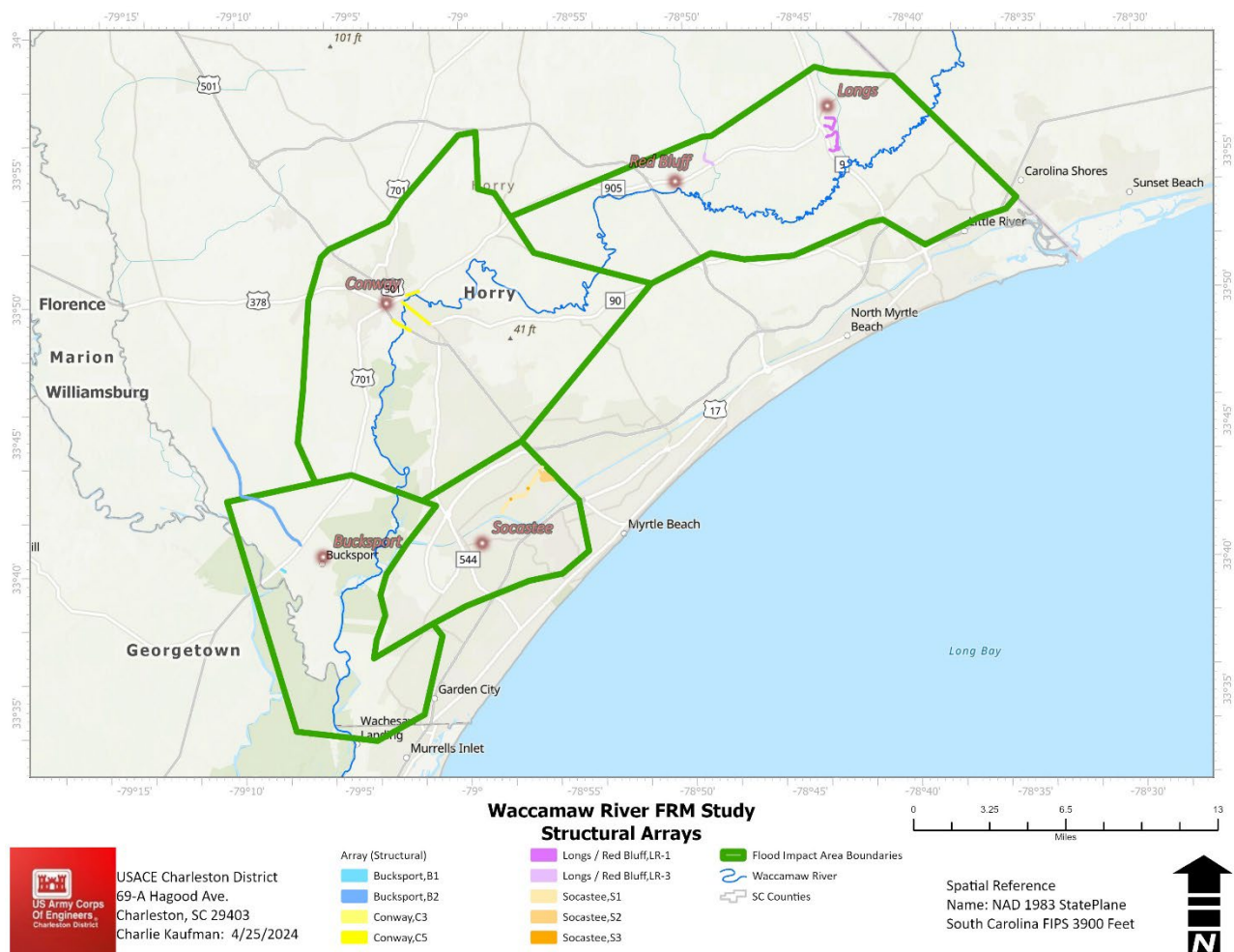


Figure B-1: Waccamaw River Study Area

C PROJECT DESCRIPTION

C.1 Project Description

This study was developed to identify, evaluate, and compare alternatives for flood risk management, consistent with USACE policy and regulations, for the purpose of reducing risk to life safety, property, and infrastructure in the Waccamaw River Basin. A comprehensive range of alternatives was analyzed throughout the study process, resulting in the identification of a Recommended Plan comprised of the following features.

Conway Relief Bridges (C3): In Conway, the Recommended Plan consists of adding relief bridges/culverts at Hwy 501 Business, Hwy 501 Bypass, and Hwy 905 to increase conveyance where floodwater bottlenecks and floods these roadways. Relief bridges in the City of Conway are designed to reduce flooding upstream of a road embankment by providing additional conveyance under the road via a wider opening or additional opening. By providing a larger opening and maintaining a clearer path for water flow, relief bridges can reduce the chances of water backing up and causing localized flooding as well as stabilizing adjacent natural channels and provide additional habitat connectivity. This can prevent erosion and sediment buildup,

maintain the integrity of the watercourse and reduce the risk of channel shifting or bank failure. Relief bridges can increase the hydraulic capacity of waterways by providing a wider and deeper opening for water to pass through. This can improve overall drainage and reduce the likelihood of overtopping during high-flow events.

Conway Relief Bridge Modification OMRR&R would include annual inspection and clearing out of the culverts along with additional clearing necessary after any major flow event. This would be conducted by the utilization of a long-reach excavator and potentially a vac truck for maintenance and cleaning.

Socastee Barrier Removal (S3): Removal of the two existing weirs along Socastee Creek – Both 40 foot wide and 10ft high – constructed from concrete and sheet pile. The weirs were originally constructed under the Socastee Creek Federal Project to maintain a certain ground water level to mitigate loss of wetland area. With increased development in this area, weirs may not be needed to maintain water level. Water currently flows around the weirs, eroding the area and causing damage to the weir structures. Removal of the weirs would increase conveyance in the adjacent flood impact area. This proposed measure is intended to decrease flood elevations at upstream homes along Socastee Creek. During and post construction turbidity curtains will need to be placed to trap or retain any sediment from going downstream.

C.2 Required Lands, Easements, and Rights-of-Way (LER) for the Conway Recommended Plan

The NFS will be responsible for acquiring, or ensuring the performance of acquiring, all the LER required for the construction, operation and maintenance of the Recommended Plan. Table B-1 below summarizes the LER required for the Conway element of the Recommended Plan. The LER required for the Conway element of the recommended plan will encompass an estimated land total of .46 acres and will impact approximately 3 parcels. Within the LER required, 1 parcel was identified as publicly owned and 2 parcels were identified as privately-owned properties.

Utility and/or Pipeline Easement (Standard Estate No. 13): Approximately 4 utility easements, totaling 0.33 acres, are required in perpetuity for the implementation of relief bridges and culverts along HWY 501 Business, HWY 501 Bypass, and HWY 905. This requirement affects three parcels of land, as well as the South Carolina Department of Transportation (SCDOT) Right-of-Way (ROW), located in Conway, South Carolina.

Temporary Work Area Easement (Standard Estate No. 15): Four temporary work area easements are required, totaling approximately 0.13 acres, for the construction of three relief bridges in Conway, South Carolina. These easements will impact the SCDOT ROW, 1 public parcel (NFS-owned) and 2 private parcels.

Table B-1: LER Requirements for Conway Recommended Plan:

Location	Project Description	Standard Estate	Acres	Ownership Type
Conway	Relief Bridges	Utility/Pipeline Estate	.33 AC	SCDOT ROW, 1 Public Parcel (NFS-owned), 2 Private Parcels
		Temporary Work Area Estate	.13 AC	SCDOT ROW, 1 Parcel (NFS-owned), 2 Private Parcels
Total LER Required			.46 AC	3 Parcels and SCDOT ROW

C.3 Required Lands, Easements, and Rights-of-Way for the Socastee Recommended Plan

Table B-2 below summarizes the LER required for the Socastee Element of the Recommended Plan. The LER required for the Socastee Recommended Plan will encompass an estimated land total of .43 acres and will impact approximately 4 privately-owned parcels.

Table B-2: LER Requirements for Socastee Recommended Plan:

Location	Project Description	Standard Estate	Acres	Ownership Type
Socastee	Barrier Removal	Channel Improvement Estate	0.27 AC	4 Private Parcels (overlapping existing federal project)
		Temporary Work Area Estate	0.16 AC	4 Private Parcels
Total LER Required			.43	4 Private Parcels

Channel Improvement (Standard Estate Number No. 8): An area of approximately 0.27 acres is required in perpetuity for the removal of the two existing weirs along Socastee Creek. This action will impact four private parcels located in Socastee, South Carolina. The NFS previously acquired four perpetual channel improvement easements as part of the Socastee Flood Risk Management project. The four existing channel improvement estates are sufficient and available for the project.

Temporary Work Area Easement (Standard Estate No. 15): Four temporary easements, totaling approximately 0.16 acres, are required for the removal of two existing weirs along Socastee Creek, South Carolina. These easements will impact a total of four private parcels. All temporary work area easements are anticipated to be required for a duration of approximately three years. Please note that the durations specified for these easements are preliminary and may be subject to change.

C.4 Standard Estates

The recommended standard estate language is shown in Exhibit "A", attached to this REP.

C.5 Non-Standard Estates

There are no anticipated non-standard estates required for the project at this time. Should the need for a non-standard estate be identified during the design of the project, the non-standard estate package will be drafted by the district and forwarded through Division for USACE HQ approval prior to completion of design.

D REAL ESTATE OWNED BY THE NON-FEDERAL SPONSOR

The NFS holds ownership interest of approximately 0.029 acres of land in fee, which is required for temporary construction purposes associated with the construction of the E Highway 501 relief bridge. Additionally, the NFS owns 0.11 acres in fee, required in perpetuity for the construction, operation and maintenance of the proposed E Highway 501 relief bridge.

The NFS acquired 2 channel improvement easements, totaling 14.865 acres, for the construction, operation and maintenance of the two Socastee Creek weirs under the Socastee Creek Section 205 Flood Control project, authorized by the 1948 Flood Control Act. These easements overlap with the area required for the

proposed removal of the weirs and ongoing channel maintenance, as part of the Recommended Plan for the Socastee area. These interests are both sufficient and available to support the proposed project. Additionally, the non-Federal sponsor will not receive credit for the value of any LER, including incidental costs, that have been provided previously as an item of cooperation for another Federal project.

E EXISTING FEDERAL PROJECTS

A variety of projects and activities are ongoing or have been completed in the Waccamaw River basin. While they are not part of this study, the scope and status of these efforts have been tracked for consideration in the planning process, conceptual design development and impact analysis. The following USACE Federal projects are located within the Study area:

- Crabtree Swamp, South Carolina, Section 206, Aquatic Ecosystem Restoration Study, 2020 (Study terminated/not constructed)
- Crabtree Swamp, South Carolina, Section 208, Flood Control Project, 1966 (Completed): The project was authorized on 16 November 1964, under Section 208 of the 1954 Flood Control Act. The project provides for clearing a channel 4.5 miles long with bottom widths of 10 to 50 feet wide along Crabtree Swamp and in short reaches of Kingston Lake Swamp and Smith Lake Swamp for a total length of 1 mile by 50 feet wide
- Socastee Creek, South Carolina, Section 205, Flood Control Project, 1993 (Completed): The project consists of a channel 2.1 miles long with the inclusion of two low-flow weirs to protect the quality of the existing natural environment. Construction began in January 1992 and was completed in July 1993.
- Waccamaw River, North and South Carolina, Flood Control Report, 1951 (Completed)
- Atlantic Intracoastal Waterway, 1930 (Completed): Systematic improvements to connect coastal waterways along the southeast Atlantic (completed/constructed)

F FEDERALLY OWNED LAND

There is no federally owned land within the Recommended Plan.

G FEDERAL NAVIGATION SERVITUDE

The use of Navigational Servitude does not apply to this project.

H REAL ESTATE MAPPING

Exhibit "B," attached to this REP, illustrates the LER required for the Recommended Plan. The GIS data depicted on the maps and parcel information used for this REP were obtained through the Horry County Office of Information Technology and Geographic Information Systems.

I INDUCED FLOODING

There are no induced flooding impacts from the Recommended Plan. The Savannah District Office of Counsel, in coordination with the Charleston District Office of Counsel, conducted a Preliminary Takings Analysis, dated December 1, 2025, that concluded no compensable takings would result from the

Recommended Plan. Further, there are no validly measurable increases in flood risk that are attributable to the project. The Preliminary Takings Analysis is preliminary and may be revised if there are further updates to induced flooding risk as the design evolves, models are adjusted, or additional information is provided.

J BASELINE COST ESTIMATE FOR REAL ESTATE

The Baseline Cost Estimate for Real Estate (BCERE) shows the estimated federal and non-federal financial costs attributed to the real estate requirements for the Conway Relief Bridge Recommended Plan the Socastee Creek Weir Removal Recommended Plan. The BCERE encompasses the non-Federal Sponsor's real estate acquisition costs for land payments and administrative costs, as shown in the 01, Lands and Damages Account. Pursuant to USACE Real Estate Policy Guidance Letter No. 31 (CEMP-CR, 11 Jan 2019), Real Estate Support to Civil Works Planning, a certified district appraiser prepared a brief gross appraisal, as the estimated value of the required real estate (including land, improvements, and severance damages) for both Recommended Plans was not anticipated to exceed 30 percent of total project costs. The 30 - Planning, Engineering and Design Account, contains the federal real estate administrative costs associated with the review and oversight of the NFS during real estate acquisition. Table-J-1 and Table-J-2 below provide a summary of the BCERE(s) for each recommended plan, located within Horry County, South Carolina.

Table J-1: Baseline Cost Estimate for Real Estate, Construction of Relief Bridges/Culverts in Conway, South Carolina:

ACCOUNT	COSTS	CONTINGENCY	TOTAL
01 Land/Damages	\$ 253,000.00	\$ 88,550.00	\$ 341,550.00
02 Relocation	\$ 223,000.00	\$ 64,670.00	\$ 287,670.00
30 PED	\$ 150,000.00	\$ 53,000.00	\$ 203,000.00
TOTAL	\$ 626,000.00	\$ 206,220.00	\$ 832,220.00

Table J-2: Baseline Cost Estimate for Real Estate, Socastee Creek Weir Removal:

ACCOUNT	COSTS	CONTINGENCY	TOTAL
01 Land/Damages	\$ 70,000.00	\$ 24,500.00	\$ 94,500.00
02 Relocation	\$ 0	\$ 0	\$ 0
30 PED	\$ 52,000.00	\$ 18,200.00	\$ 70,200.00
TOTAL	\$ 122,000.00	\$ 42,700.00	\$ 164,700.00

K UNIFORM RELOCATION ASSISTANCE

No relocation assistance benefits are anticipated for the proposed project. There are no residences or businesses that will be temporarily or permanently displaced within the project area.

L MINERALS AND TIMBER ACTIVITY

There are no known present or anticipated mineral extraction or timber harvesting activities within the LER required for the Recommended Plan.

M NON-FEDERAL SPONSOR CAPABILITY ASSESSMENT

The Non-Federal Sponsor's Capability Assessment is shown on Exhibit "C", attached to this REP. The NFS maintains the professional capability for land acquisitions and can reasonably obtain contract services if needed. The NFS has the responsibility to acquire all real estate interests required for the Project. The NFS shall accomplish all alterations and relocations of utilities/facilities, structures and improvements determined by the government to be necessary for construction of the Project. The NFS will have all operation and maintenance responsibility for the project after construction is completed.

Title to any acquired real estate will be retained by the NFS and will not be conveyed to the United States Government. Prior to advertisement of any construction contract, the NFS shall furnish to the government an Authorization for Entry for Construction to all lands, easements and rights-of-way, as necessary, as shown on Exhibit "D," attached to this REP. The NFS will also furnish to the government evidence supporting their legal authority to grant rights-of-way to such lands.

The NFS is entitled to receive credit against its share of project costs for the value of lands it provides and the value of the relocations that are required for the project. Generally, for the purpose of determining the amount of credit to be afforded, the value of the LERRD is the fair market value of the real property interest, plus certain incidental costs of acquiring those interests, that the NFS provided for the project as required by the Government.

N LAND USE ZONING

Zoning ordinances are not of issue with this project. Application or enactment of zoning ordinances is not to be used in lieu of acquisition.

O REAL ESTATE ACQUISITION SCHEDULE

The NFS will be responsible for acquiring all real estate interests required for the project. It is projected that the proposed easements for the Conway Element of the Recommended Plan can be acquired within 10-12 months and the proposed easements for the Socastee Recommend Plan can be acquired within 6-8 months. Acquisition can begin when the Project Participation Agreement (PPA) has been signed, engineering plans and specs have been completed, and a notice to proceed with acquisition has been furnished to the NFS by the District Chief of Real Estate. Table O-1 below reflects the acquisition milestone schedule for the Conway, South Carolina, element of the Recommended Plan and Table O-2 reflects the acquisition milestone schedule for the Socastee Creek Weir Removal element of the Recommended Plan.

Table O-1: Real Estate Acquisition Schedule for Conway Recommended Plan

Milestone	Forecasted Dates
Design Agreement Execution	March 2028
Final Attorney's Opinion of Compensability Completed for Each Utility	July 2028
Project Partnership Agreement Execution	October 2028
65% Design Submittal	May 2030
Notice to Proceed with Real Estate Acquisition Furnished to Sponsor	June 2030
Authorization-for-Entry for Construction and Attorneys Certificate	April-June 2031
Real Estate Certification	July 2031

Milestone	Forecasted Dates
Ready to Advertise for Construction	October 2031
Construction Award	April 2032

Table O-2: Real Estate Acquisition Schedule for Socastee Recommended Plan

Milestone	Forecasted Dates
Sign Design Agreement	March 2028
Project Partnership Agreement for Construction	October 2028
65% Design Submittal	October 2028
Notice to Proceed with Real Estate Acquisition Furnished to Sponsor	November 2028
Authorization-for-Entry for Construction and Attorneys Certificate	April -June 2029
Real Estate Certification	July 2029
Construction Start (In-house)	December 2029

P UTILITY/FACILITY RELOCATIONS

There are known Water and Communications utilities located along the HWY 905 and HWY 501 Business roadways. There are potentially other unknown utilities that GIS did not show. All utilities in the Right-of-Way will need to be protected and potentially modified to be raised above the new box culverts. Due to the need for additional information and design details, no preliminary Attorneys' Opinions of Compensability have been prepared for the potential utility relocations for the Recommended Plan. Additional analysis will be required to identify any additional existing utilities that will be impacted by the Recommend Plan and the associated real estate impacts and legal considerations.

For flood control projects, the NFS is required to relocate affected facilities and utilities necessary for the construction, operation, and maintenance of a project. A relocation may take the form of an alteration, lowering, raising, or replacement (and attendant removal) of the affected facility/utility or part thereof. The cost to relocate a facility or utility is captured in the project's 02-Relocations cost account and is included as part of the Sponsor's LERRD responsibilities.

Q HAZARDOUS, TOXIC & RADIOACTIVE WASTE (HTRW)

The Final Waccamaw River, Horry County, South Carolina Flood Risk Management Study Integrated Feasibility Report and Environmental Assessment (IFR/EA), Section 2.10.1, states that an assessment of HTRW in the study area was conducted via a desktop review of publicly available EPA databases. This review identified several known hazardous waste sites, including a RCRA-registered mining operation in the Conway flood impact area and eight RCRA-registered hazardous waste producers in the Socastee flood impact area. The location of these known sites within or adjacent to flood-prone areas means that under existing conditions, there is already a risk that floodwaters could become contaminated by mobilizing materials from these facilities during a major storm event.

Any HTRW discovered during the acquisition of land easements, or preconstruction or construction phases would be the responsibility of the NFS to remove prior to initiation or completion of works.

R PROJECT PUBLIC SUPPORT

The NFS, represented by Horry County, has expressed support of the NED plans. A letter of intent acknowledging the NFS's intent to support project implementation will be included in the final report.

Three public meetings were held early in the study to facilitate external input on the scope of the study. Identical meetings were repeated in locations of the communities affected by riverine flooding, including one in Longs and Red Bluff, one in Bucksport, and one in the City of Conway that was also attended by the Socastee community. Attendees were introduced to the study and engaged with the study team through conversations and participatory mapping to help verify the extent and impacts of flooding, and to provide input on initial measures being considered to reduce flood risks. Attendees were also able to submit input following the meetings through an online form. The input was used to focus the final array of alternatives. Discussions held during public events also established a community baseline from which the Other Social Effects and Environmental Quality accounts were used to evaluate plans. As of the date of this report, it is anticipated that Landowners will be in favor of the NED plans. Landowners have previously expressed concerns regarding the significant flooding occurring along HWY 501 Business, HWY 501 Bypass, and HWY 905 in Conway, SC as well as flooding in Socastee, SC.

S NON-FEDERAL SPONSOR RISK NOTIFICATION

The NFS is not encouraged to acquire lands required for the project prior to execution of the PPA. Should the NFS proceed with acquisition of lands prior to execution of the PPA, it is at risk of not receiving credit or reimbursement for any costs incurred in the connection with the acquisition process should the PPA not be signed. There is also risk in acquiring lands either not needed for the project or not acquired in compliance with requirements for crediting purposes in accordance with 49 CFR Part 24, dated March 2, 1989. A letter identifying risk of early acquisition was sent to the NFS on July 9, 2024, and is attached as Exhibit "E."

T POINTS OF CONTACT

This REP was prepared in accordance with ER 405-1-12, Chapter 12 and is intended to present the overall plan describing the minimum real estate requirements (lands, easements, rights-of-way, relocations, and disposals) needed for the construction, operation, maintenance, repair, and rehabilitation of the Recommended Plan. The point of contact for this REP is Lauren Mazzola, Realty Specialist, who may be contacted by phone at (912) 710-1344 or via email at Lauren.N.Mazzola@usace.army.mil.

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