



North Carolina Department of Public Safety

Office of Recovery and Resiliency

Roy Cooper, Governor
Eddie M. Buffaloe, Jr., Secretary

Laura H. Hogshead, Director

EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN AND WETLAND

**ELIJAH'S LANDING APARTMENTS
3200 BRIDGES STREET, MOREHEAD CITY
CARTERET COUNTY, NORTH CAROLINA 28557**

June 28, 2023

To: All Interested Agencies, Groups and Individuals

This is to give notice that the North Carolina Office of Recovery and Resiliency (NCORR) has received an application from Elijah's Landing, LLC to use U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) funding from the Affordable Housing Development Fund Program to construct the Elijah's Landing Apartments project ("Proposed Activity"). NCORR is conducting an evaluation as required by Executive Orders 11988 and 11990 in accordance with HUD regulations (24 CFR 55) including identifying and evaluating practicable alternatives to locating the Proposed Activity in 100-year floodplain and wetlands and the Proposed Activity's potential impacts on these special areas. The Proposed Activity entails construction of a new 168-unit multifamily affordable housing complex with seven 24-unit, three-story residential buildings, a clubhouse, gazebo, covered picnic area, boardwalk, playground and tot lot, dog park, paved parking areas, landscaped areas, three storm water retention ponds, and associated infrastructure. The site is an approximate 11.64-acre tract located at 3200 Bridges Street, Morehead City, Carteret County, NC 28557.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands, and those who have an interest in the protection of the natural environment, should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative locations outside of the floodplain and wetlands, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, adequate public notice is an important public education tool. The dissemination of information and request for public comment about floodplain and wetlands facilitates and enhances governmental 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 government determines it will participate in actions taking place in floodplain and wetlands, it must inform those who may be put at greater or continued risk. Funding for the Proposed Activity will be provided, in part, by the HUD CDBG-DR program for Hurricane Florence storm recovery activities in North Carolina.

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The Proposed Activity is needed to address an affordable housing inventory shortage, which was exacerbated by the impacts of Hurricanes Matthew (October 8, 2016) and Florence (September 14, 2018) when hundreds of homes were damaged or destroyed. Elijah's Landing Apartments will provide a multifamily residential development for low- and middle-income households. The Proposed Activity will assist Morehead City and Carteret County to provide affordable housing options to the local community.

The Proposed Activity will result in temporary impacts to 0 acres of a 100-year floodplain and 0 acres of National Wetlands Inventory-mapped and U.S. Army Corps of Engineers (USACE) verified delineated wetlands. The Proposed Activity will result in permanent impacts to 0.310 acres of the 100-year floodplain (Zone AE) and 0.349 acres of NWI-mapped wetlands and USACE verified delineated wetlands (PSS1A – Freshwater Palustrine Forested/Scrub-Shrub Wetland). Permanent impacts to the 100-year floodplain and Wetland impact area #5 (0.083 acre) include fill material needed for Building #500's foundation, sanitary sewer and water line placement and connection, grading, and construction of paved parking, drive aisle access, retaining wall (wetland only), landscaping, lighting, and stormwater pond #2 per NC Department of Environmental Quality (NCDEQ). Permanent impacts to Wetland impact areas #1 and #2 (0.176 acre) include fill material, sanitary sewer and water line placement, grading, and construction of paved parking, drive aisle access, retaining walls, landscaping, lighting, and stormwater pond #1 per NCDEQ. A 6-foot wide boardwalk is also proposed over a small portion of Wetland impact areas #1, 2 and 3. Permanent impacts to Wetland impact areas #3 and #4 (0.09 acre) include fill material, sanitary sewer and water line placement, grading, and construction of paved parking, drive aisle access, retaining wall, landscaping, lighting, and Building #500. Best Management Practices and design features will minimize impacts to floodplain and wetlands. The site contains approximately 1.47 acres of wetland and 0.389 acre of floodplain with Calico Creek located north of the site. Side slopes from parking lots and drive aisles shall not exceed 3:1 slope in order to reduce impacts to wetlands. A temporary silt fence around the toe of the slope will prevent sediment from going downstream during a rain event prior to the embankments being stabilized. There is also Class B rip rap installed downstream of the outlet control device will prevent washout of the surrounding material. Natural floodplains and wetlands provide flood risk reduction benefits by slowing runoff and storing flood water. In addition, floodplains and wetlands are beneficial by providing diverse wildlife habitat, flood and erosion control, surface water quality maintenance, groundwater recharge, and educational, scientific, cultural, and recreational opportunities. Wetlands have unique natural characteristics that play an integral role in the ecology of the watershed. According to the USACE JD, the wetland impacted has typical coastal plain floodplain vegetation but does not provide ideal habitat for wildlife diversity. The ground surface is considered severely altered with moderately altered water storage function. Due to land use in the area being mostly impervious surfaces, there is little to no opportunity to improve water quality. The USACE determined a mitigation fee was not required due to the low quality of the impacted wetlands. According to the FEMA Flood Insurance Rate Map (FIRM) effective 7/16/2003, the impacted 100-year floodplain is Zone AE and a less restrictive Preliminary FIRM dated 6/30/2016 identifies it as 500-year floodplain along with a small portion on the parcel's northern edge. The Proposed Activity will be completed in accordance with all applicable federal, state and local laws, regulations, and permit requirements and conditions including a Floodplain Development Permit, USACE Clean Water Act (CWA) Section 404 Nationwide Permits 18 & 29, NCDEQ CWA Section 401 Water Quality General Certification, and Morehead City Erosion and Sediment Control Permit which will be obtained prior to starting work.

Floodplain maps based on the FEMA FIRM, NWI maps, USACE Jurisdictional Determination, and supporting documentation are available for review at <https://www.rebuild.nc.gov/about/plans-policies-reports/environmental-reviews>. A full description of the Proposed Activity may also be viewed in person, by appointment only, at: NCORR, 200 Park Offices Drive, Durham, NC 27709. Call (984) 833-5350 to make an appointment.

Written comments must be received by NCORR at the following address on or before July 13, 2023: Laura Hogshead, Director, NCORR, ATTN: Elijah’s Landing Apartments, P.O. Box 110465, Durham, NC 27709. Comments may also be submitted by email to publiccomments@rebuild.nc.gov with “ATTN: Elijah’s Landing Apartments Comments” in the subject line.