



# 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

#### PALATINE MEADOWS

4100 ACADEMIC DRIVE, NEW BERN, CRAVEN COUNTY, NORTH CAROLINA

August 24, 2022

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 Palatine Meadows LP to use Community Development Block Grant – Disaster Recovery (CDBG-DR) funding from the Affordable Housing Development Fund Program to construct Palatine Meadows (hereinafter, the “Proposed Activity”) and is conducting an evaluation as required by Executive Order 11988 and Executive Order 11990 in accordance with U.S. Department of Housing and Urban Development (HUD) regulations (24 CFR Part 55). There are three primary purposes for this notice. First, to provide the public an opportunity to express their concerns and share information about the Proposed Activity, including alternative locations outside of the floodplain and wetland. Second, adequate public notice is an important public education tool. The dissemination of information about floodplains and wetlands facilitates and enhances governmental efforts to reduce the risks 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 wetland, it must inform those who may be put at greater or continued risk. Funding for the Proposed Activity will be provided by the HUD CDBG-DR program for storm recovery activities in North Carolina.

The Proposed Activity is needed to address an affordable housing inventory shortage, which was exacerbated by the impacts of Hurricanes Matthew (Oct. 8, 2016) and Florence (Sept. 14, 2018) when hundreds of homes were damaged or destroyed. Palatine Meadows will construct 60 units of affordable rental housing targeting low-income families. The Proposed Activity will assist the City of New Bern and Craven County to provide affordable housing options for the local community.

The Proposed Activity entails development of an undeveloped lot with 60 units in three residential buildings, a community building, playground, recreation areas, and surface parking. The Proposed Activity is located on an approximately 3.745-acre parcel at 4100 Academic Drive in New Bern, Craven County, North Carolina 28562 (Parcel ID 8-211-008).

The Proposed Activity will result in temporary impacts to 0.01 acres of 100-year floodplain and 0.0187 acres of wetlands. The Proposed Activity will result in permanent impacts to 0 acres of 100-year floodplain

**Mailing Address:**  
Post Office Box 110465  
Durham, NC 27709



Phone: (984) 833-5350  
[www.ncdps.gov](http://www.ncdps.gov)  
[www.rebuild.nc.gov](http://www.rebuild.nc.gov)

*An Equal Opportunity Employer*

and 270 square feet of wetlands in an existing drainage ditch located along Academic Drive. These impacts will consist of the replacement of two City-owned culverts located under the existing driveway access to Academic Drive in order to facilitate drainage flow to the south. In addition, the overflow from the Proposed Activity's stormwater pond will discharge to this drainage ditch when the pond meets maximum capacity. A total of 100 linear feet of 15-inch diameter existing culvert pipe will be replaced with 18-inch diameter pipe. Stone aprons will be placed on either end of the new culvert pipes (total of 4 aprons) as well as at the outflow from the pond (1 apron). Each apron is 6 feet by 9 feet. The total impact to the drainage ditch will be 0.0187 acres. A small portion of 100-year floodplain is located on the northern portion of the Site. The floodplain will only be modified to remove a few trees. A stormwater pond will be built adjacent to the floodplain but has been designed to remain outside of the floodplain.

Floodplain maps based on the FEMA Flood Insurance Rate Map (FIRM) and wetland maps showing the drainage ditch location are available for review at <https://www.rebuild.nc.gov/about/plans-policies-reports/environmental-reviews>. A full description of the Proposed Activity, FIRM and maps may also be viewed in person by appointment only at: NCORR, 200 Park Offices Drive, Durham, NC 27713. Call (984) 833-5350 to make an appointment.

Written comments must be received by NCORR at the following address on or before September 8, 2022: Laura Hogshead, Director, NCORR, ATTN: Palatine Meadows, P.O. Box 110465, Durham, NC 27709. Comments may also be submitted by email to [publiccomments@rebuild.nc.gov](mailto:publiccomments@rebuild.nc.gov) with "ATTN: Palatine Meadows Comments" in the subject line.