



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 WETLAND

**STARWAY VILLAGE APARTMENTS
2346 CAROLINA BEACH ROAD, WILMINGTON,
NEW HANOVER COUNTY, NORTH CAROLINA 28401**

October 21, 2022

To: All interested Agencies, Groups and Individuals

This is to give notice that the NC Office of Recovery and Resiliency (NCORR) has received an application from Starway Village I/II, LLC to use Community Development Block Grant – Disaster Recovery (CDBG-DR) funding from the Affordable Housing Development Fund Program to construct the Starway Village Apartments (hereinafter, the “Proposed Activity”) and is conducting an evaluation as required by 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 concerns and share information about the Proposed Activity, including alternative locations outside of the wetland. Second, adequate public notice is an important public education tool. The dissemination of information about 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 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 Hurricane Florence 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. Starway Village Apartments will provide a multifamily residential development for low- and middle-income households. The Proposed Activity will assist the City of Wilmington and New Hanover County to provide affordable housing options for the local community. The Proposed Activity entails construction of a new multifamily, affordable housing project consisting of seven apartment buildings containing 278 units in seven apartment buildings (3 and 4 stories), two playgrounds, a clubhouse, a pool, parking, two stormwater detention ponds, and landscaped areas. An extension of Maryland Avenue to Carolina Beach Road across the southern portion of the site is also proposed. The development will be conducted in two phases. The proposed development will occur on an approximate 15.67-acre tract located at 2346 Carolina Beach Road, Wilmington, New Hanover

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Phone: (984) 833-5350
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The Proposed Activity will result in only permanent impacts to an approximately 0.24 acre isolated wetland. This depression, basin wetland functions as collection point for stormwater from the Starway Flea Market and surrounding commercial properties. The natural and beneficial functions and values related to hydrology and water quality include slowing down stormwater runoff, providing surface and subsurface retention, and filtering out pollutants. Proposed Activity impacts will consist of fill and grading for a proposed stormwater management pond and fill for a stable foundation for one of the apartment buildings (Building 2).

Wetland maps based on the U.S. Army Corps of Engineers Jurisdictional Determination and the NC Division of Water Resources General Permit and Wetland Assessment Form with further information on functions and values are available for review at <https://www.rebuild.nc.gov/about/plans-policies-reports/environmental-reviews>. A full description of the Proposed Activity 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 November 7, 2022: Laura Hogshead, Director, NCORR, ATTN: Starway Village Apartments, P.O. Box 110465, Durham, NC 27709. Comments may also be submitted by email to publiccomments@rebuild.nc.gov with “ATTN: Starway Village Apartments Comments” in the subject line.

Date: October 21, 2022