



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 WETLAND

PRINCEVILLE 53-ACRE SITE REDEVELOPMENT 53-ACRE SITE ALONG U.S. HIGHWAY 64 WEST BETWEEN SOUTH MAIN STREET AND SOUTH SHILOH FARM ROAD; AND 1029 LYNCH DRIVE, PRINCEVILLE, EDGECOMBE COUNTY, NC 27886

November 17, 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 the Town of Princeville to use U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant – Mitigation (CDBG-MIT) funding under 24 CFR 58 from the Infrastructure Recovery Program to implement the Princeville 53-Acre Site Redevelopment Project (Proposed Activity) located at a 53-acre site along U.S. Highway 64 West between S. Main Street (U.S. Highway 64 Alternate East) and S. Shiloh Farm Road; and 1029 Lynch Drive in Princeville, Edgecombe County, NC 27886 (Subject Property) which contains a wetland. There will also be work in the public rights-of-way for stormwater infrastructure; water and sanitary sewer connections; ingress/egress access points and turn lanes on S. Main Street (U.S. Hwy 64 Alt. East) and S. Shiloh Farm Road; water line and road connections to Lynch Drive; and outlet structures connecting to 30” reinforced concrete pipe (RCP) along U.S. Hwy 64 West. NCORR is conducting an evaluation as required by Executive Order 11990 in accordance with HUD regulations (24 CFR Part 55) including identifying and evaluating practicable alternatives to locating the Proposed Activity in wetland and the Proposed Activity’s potential impacts on these special areas. There are three primary purposes for this notice. First, people who may be affected by activities in 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 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 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 wetlands, it must inform those who may be put at greater or continued risk.

Mailing Address:
Post Office Box 110465
Durham, NC 27709



Phone: (984) 833-5350
www.ncdps.gov
www.rebuild.nc.gov

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The State of North Carolina was adversely impacted by the landfall of Hurricanes Matthew (October 8, 2016) and Florence (September 14, 2018). During the Hurricane Matthew storm event, a large majority of the 2,357 citizens residing in the Town of Princeville were displaced by floodwaters due in part to the location of the Town along the Tar River. According to the Coastal Resilience Center, approximately 450 homes were destroyed during the hurricane and subsequent flooding, and an estimated 80 percent of the Town was underwater. Many of the Town's commercial and municipal facilities were also damaged or displaced, severely limiting the extent and reliable delivery of those services. The Town of Princeville has requested HUD CDBG-MIT funding for the Phase One construction of water, sewer, electrical, stormwater, and road infrastructure on a vacant 53-acre site which will later support the development of critical town facilities (such as police and fire stations, public works facility, and Town Hall Annex); offices and commercial buildings; single- and multi-family housing (Apartments [unit #s to be determined], Townhouses [22 units], and Single-Family Homes [15 units]); and open space. The 53-acre site will have roads, sidewalks, ADA ramps, parking areas, and street signs throughout the site with direct access points (including temporary gravel construction entrances) and turn lanes on S. Main Street (U.S. Hwy 64 Alt. East) and S. Shiloh Farm Road. Phase One includes potential acquisition of a northern adjacent parcel located at 1029 Lynch Drive that will link the 53-acre site to Lynch Drive in the Southern Terrace neighborhood by a two-lane collector road and to the existing water line in Lynch Drive and provide parking areas. The Proposed Activity includes engineering designs, site surveys, geotechnical investigations, and construction of roads, parking areas, and site infrastructure, including installation of water piping, sewer force mains, sewer lift station, gravity sewer piping, backflow preventers, electrical conduit and service, fiber optic cable, fire hydrants, stormwater collection systems, and connections to existing infrastructure, relocation of utility poles, and landscaping. Stormwater collection systems include proposed wet and dry ponds with forebays, various-sized RCPs with grate inlets and headwalls throughout the site, and outlet structures connecting to 30" RCP along U.S. Hwy 64 West.

The Proposed Activity is Phase One of a multi-phase project which will ultimately redevelop the 53-acre site with municipal facilities including police and fire stations, public works facility, and Town Hall Annex; offices; commercial buildings; single- and multi-family housing (apartments, townhomes, and single-family homes); a stormwater retention pond; and community open space. In August 2017, a five-day design community workshop was conducted on strategies for the 53-acre site including the relocation of select public facilities and development of replacement housing outside of the 100-year floodplain. Relocation of the Town's critical facilities, businesses, and residents to the 53-acre site located outside of the 100-year floodplain and areas of frequent flooding will reduce property damage and the threat to public health and safety while providing enhanced, uninterrupted municipal services to the residents during future storm events.

The Proposed Activity will result in no direct or indirect, temporary or permanent impacts to an approximately 0.75-acre Freshwater Forested/ Shrub Wetland (PFO1A) U.S. Army Corps of Engineers (USACE) verified, delineated wetland located on the Subject Property. There are no other wetlands located on the Subject Property. The NC Department of Environmental Quality (DEQ) Division of Water Resources (DWR) reviewed two onsite ephemeral streams and determined them to not be at least intermittent or not present. As designed, the proposed construction will not encroach into the wetland. The USACE confirmed the delineation for avoidance and minimization and permitting purposes. Therefore, no wetland impacts are expected, Clean Water Act Section 404 and 401 permits will not be required, and mitigation is not required.

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. Best management practices for erosion and sedimentation control such as silt fencing will be utilized during construction, green open spaces incorporated, native plants used in landscaping and site

restoration, and a proposed onsite stormwater retention pond installed. Since the Proposed Activity will avoid the wetland and incorporate these measures, no indirect wetland impacts or negative impacts to wetland functions and values are anticipated. The proposed activities will be completed in accordance with all applicable federal, State, and local laws, regulations, and permit requirements and conditions. Required permits such as the NC DEMLR Erosion and Sediment Control Permit and NPDES Construction Stormwater Permit (NCG010000) shall be obtained before commencing work.

The location maps, site plans, USFWS NWI Map, USACE correspondence, Preliminary Jurisdictional Determination Request, 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 December 4, 2023: Laura Hogshead, Director, NCORR, ATTN: Princeville 53-Acre Site Redevelopment, P.O. Box 110465, Durham, NC 27709. Comments may also be submitted by email to publiccomments@rebuild.nc.gov with “ATTN: Princeville 53-Acre Site Redevelopment Comments” in the subject line.