



**US Army Corps  
of Engineers**  
Wilmington District

## Eastfield Crossing Development and Associated Infrastructure Projects – Selma, Johnston County NC

**Regulatory Office: Raleigh**

**Project Manager: Christopher Hopper (christopher.d.hopper@usace.army.mil)**

**Field Office Chief: Jean Gibby (jean.b.gibby@usace.army.mil)**

---

CONGRESSIONAL DISTRICT: NC 13

DATE: 10 MARCH 2023

1. **PROJECT:**

Adventure Development, LLC's proposed construction of a 400-acre, 2.8 million square foot Master Planned Mixed-Use Development east of the Town of Selma, in Johnston County, North Carolina.

2. **CONCERNS/CHALLENGES:**

Public concerns: Effects on adjacent properties, infrastructure, and traffic.

NCDWR and USEPA concerns: Impacts proposed are conceptual; additional detail is needed. Impacts associated with residential components are significant relative to what the project would gain.

Major USACE concerns: Alternatives Analysis is vague and does not detail avoidance and minimization either on- or off-site. Industrial components of the proposal are not justified in the application. More detail is needed.

Applicant concerns: Major retailers have committed to work in commercial areas of the development and approval is necessary to meet project deadlines. The applicant hopes to proceed with commercial development first, industrial development soon after, and residential development in the future.

3. **CURRENT STATUS:**

Public Notice issued 17 DEC 2022

Comments received were shared with the applicant. USACE is finalizing its comments on the application and anticipates sharing those the week of 27 FEB 2023.

4. **NEXT STEPS:**

USACE is working with the applicant to craft a permittable application that would enable work on priority components, with the understanding that future permitting may be required. A thorough alternatives analysis that addresses current and future impacts is necessary for this approach to succeed.

POC: Jean Gibby (910) 554-4884, extension: 24