

TOWN OF OAK ISLAND OCEANFRONT SETBACKS

**Presented to
Oak Island Town Council
August 16, 2022**

**By
Doug Huggett
Moffatt and Nichol**



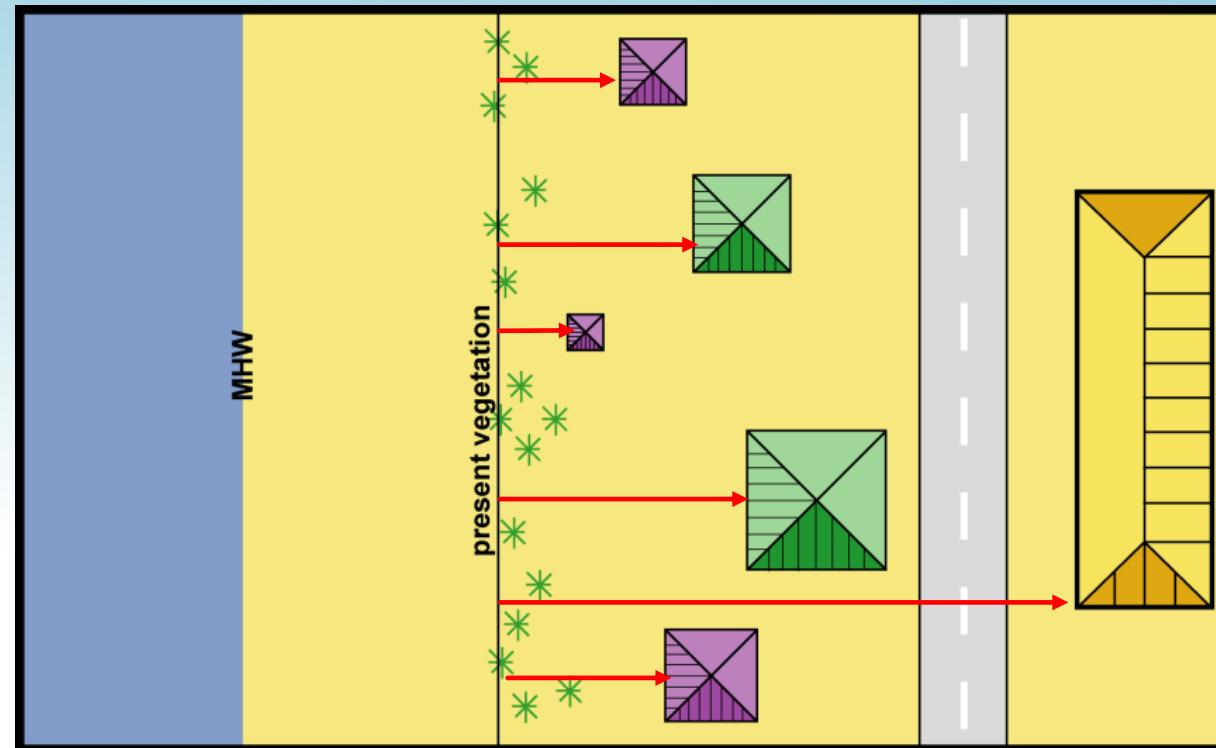
moffatt & nichol

OCEANFRONT SETBACKS – NO BEACH NOURISHMENT

Setbacks based on size of structures and long-term erosion rates, and measured from existing FLSNV

Minimum Setback Factor (“erosion rate”) = 2 feet/year

- <5,000 sqft... x30
- 5-10K sqft.... x60
- 10-20K sqft... x65
- 20-40K sqft... x70
- 40-60K sqft... x75
- 60-80K sqft... x80
- 80-100K sqft . x85
- >100K sqft... x90



OCEANFRONT SETBACKS – AFTER BEACH NOURISHMENT

STATIC LINE **(NOW PRE-PROJECT LINE)**

- FLSNV in place prior to a large-scale beach nourishment project.
- The Static Line shall be used as the line for measuring setbacks from for all future developments.

STATIC LINE

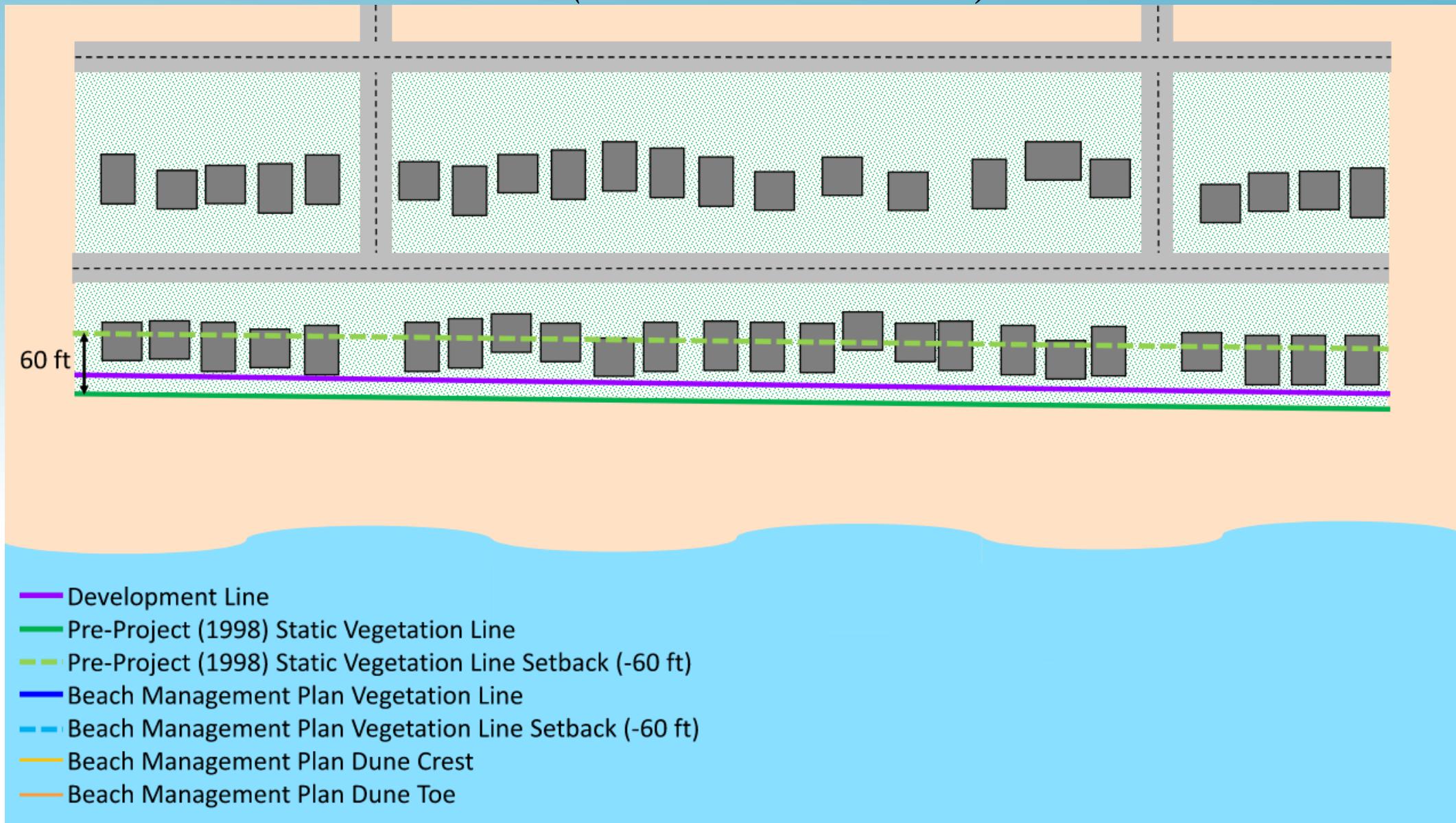
(NOW PRE-PROJECT LINE)



OCEANFRONT SETBACKS – AFTER BEACH NOURISHMENT

STATIC LINE

(NOW PRE-PROJECT LINE)



OCEANFRONT SETBACKS – AFTER BACH NOURISHMENT
STATIC LINE
(NOW PRE-PROJECT LINE)



STATIC LINE EXCEPTION

(NOW BEACH MANAGEMENT PLAN)

For communities that have a static line, may be able to use the existing FLSNV to measure setbacks, provided:

Can show that plans and finances are in place to maintain a nourishment program for a minimum of 30 years.

**OCEANFRONT SETBACKS – AFTER BEACH NOURISHMENT
STATIC LINE EXCEPTION
(NOW BEACH MANAGEMENT PLAN)**

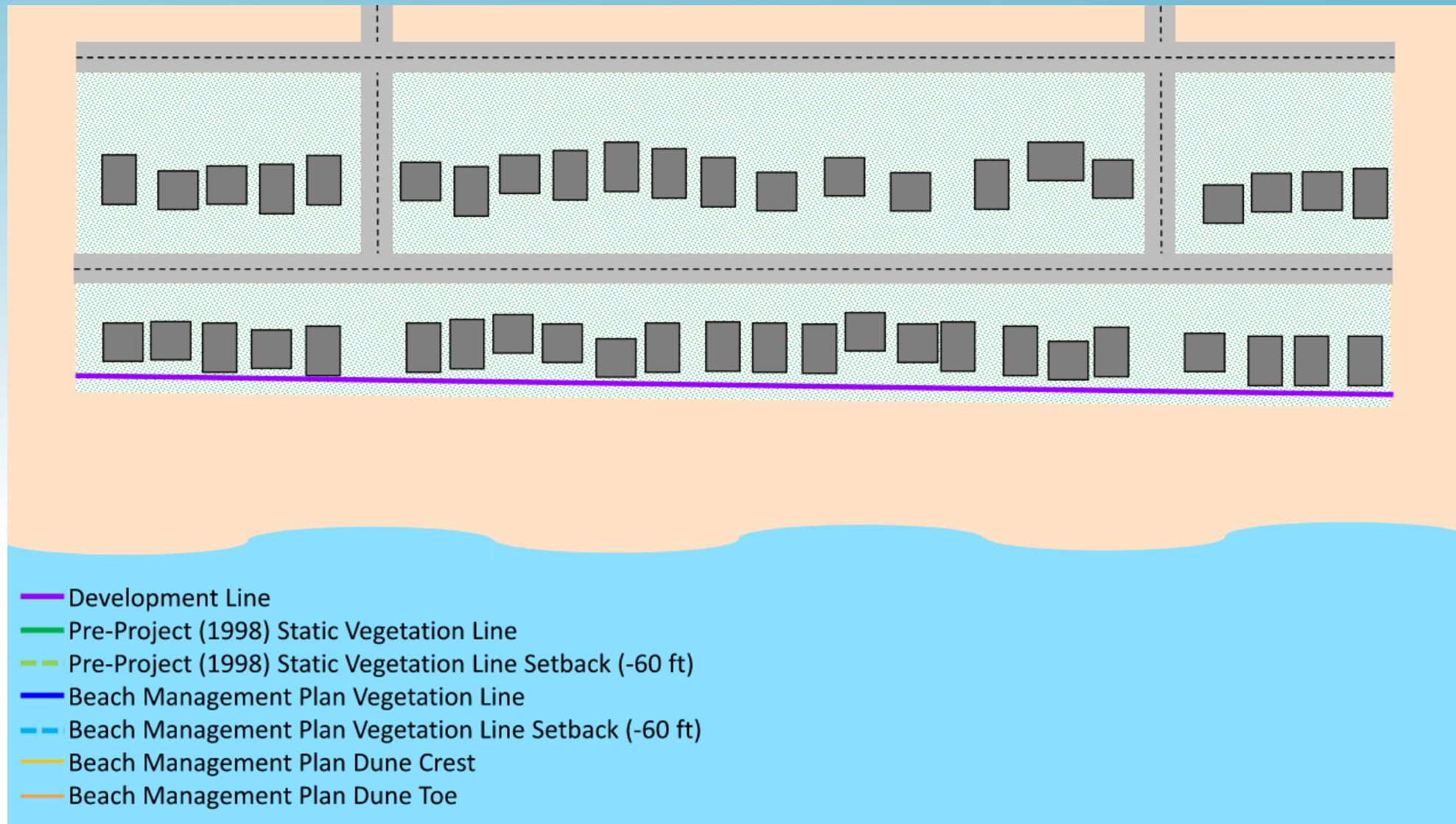


DEVELOPMENT LINES

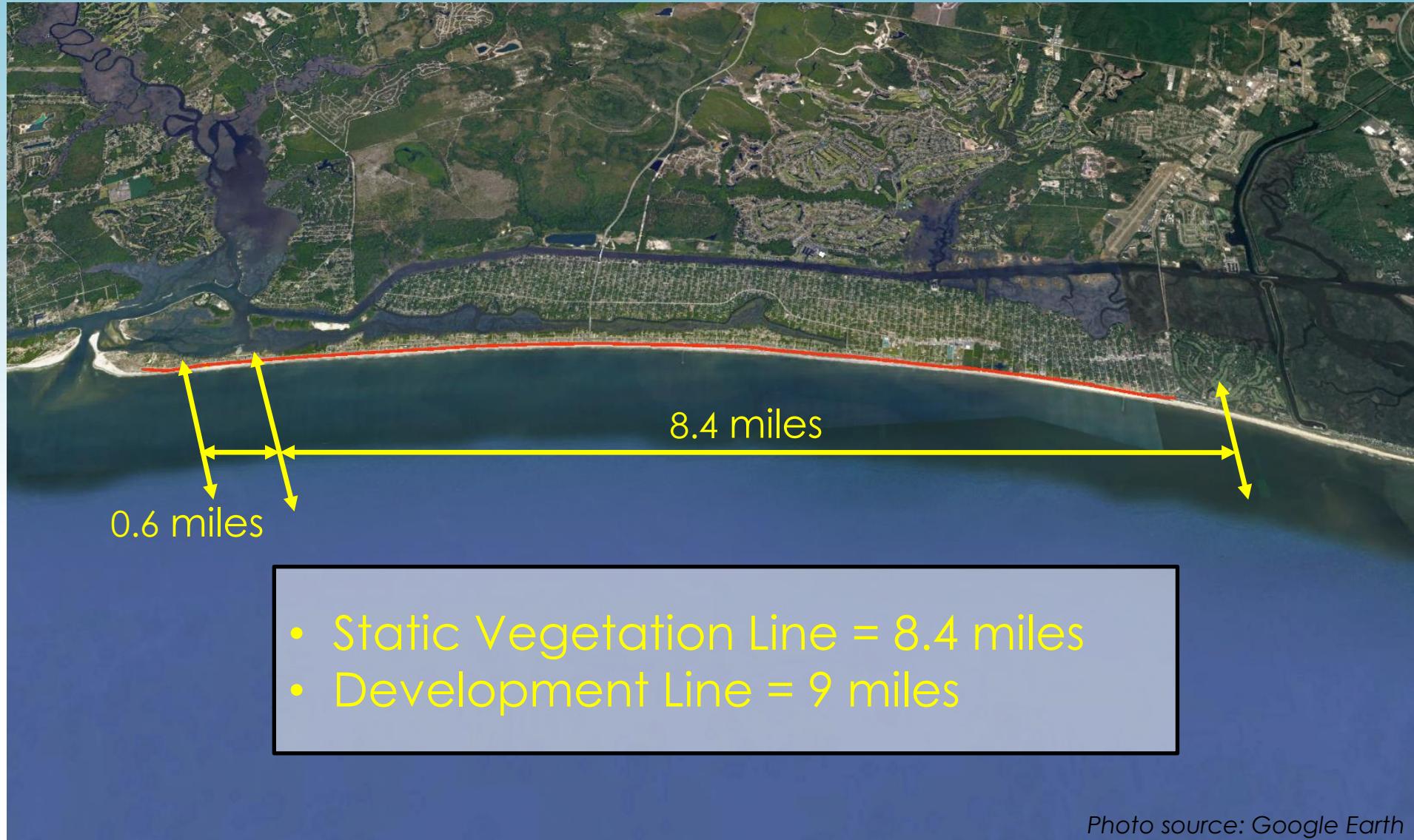
Development Line – What is it?

- “utilize an adjacent neighbor sight-line approach, resulting in an average line of structures. In areas where the seaward edge of existing development is not linear, the petitioner may determine an average line of construction on a case-by-case basis”
- It’s not the same as the SVL Exception
- It is not used as a reference feature to measure setbacks

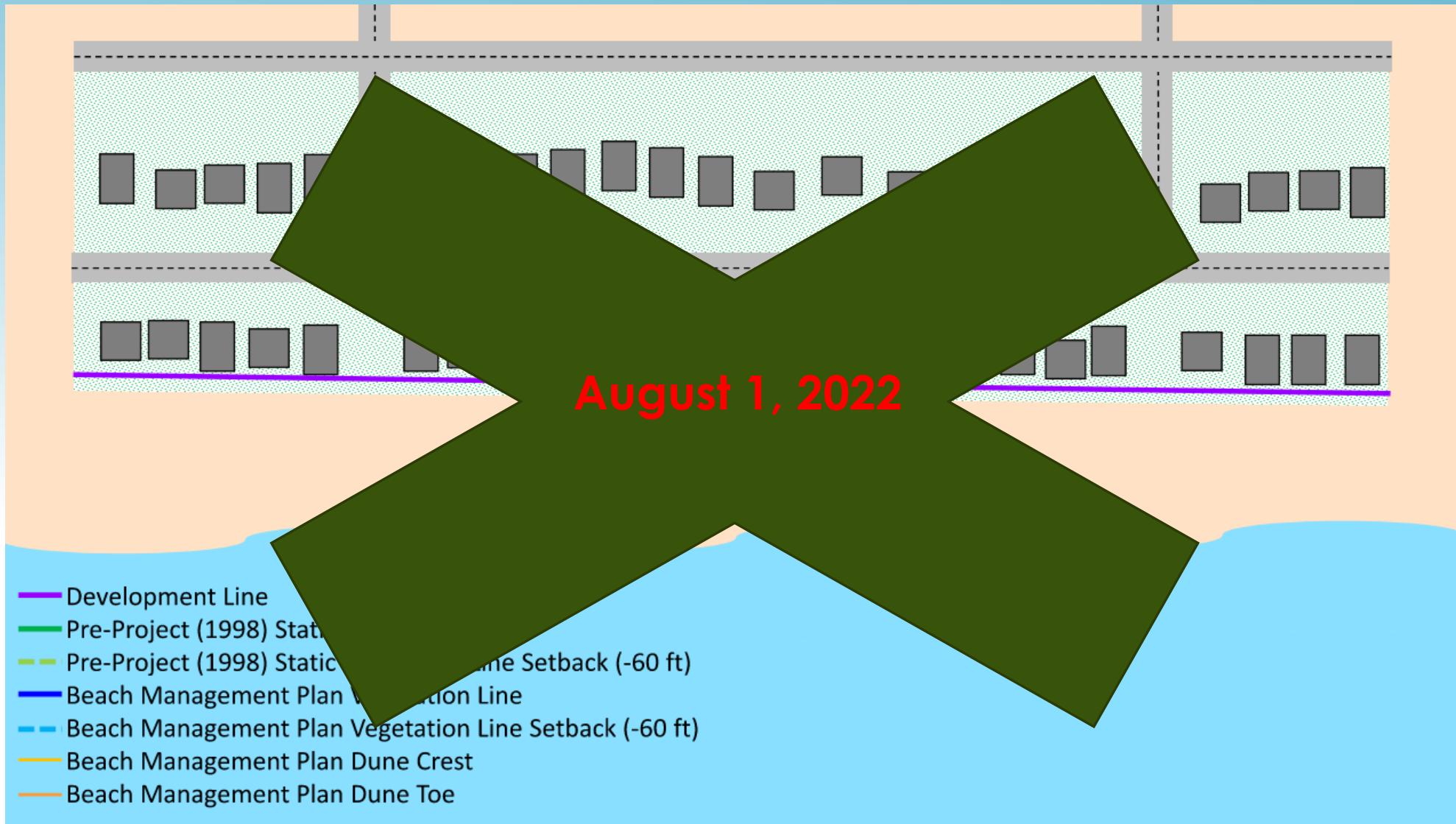
OCEANFRONT SETBACKS – AFTER BEACH NOURISHMENT DEVELOPMENT LINE



OAK ISLAND'S DEVELOPMENT LINE



OCEANFRONT SETBACKS – AFTER BEACH NOURISHMENT DEVELOPMENT LINE



OCEANFRONT SETBACKS – AFTER BEACH NOURISHMENT
PRE-PROJECT LINE
(FORMERLY STATIC LINE)



BEACH MANAGEMENT PLAN

(FORMERLY STATIC LINE EXCEPTION)

- For communities that have an existing static line(now known as pre-project line), may be able to use the existing FLSNV to measure setbacks.

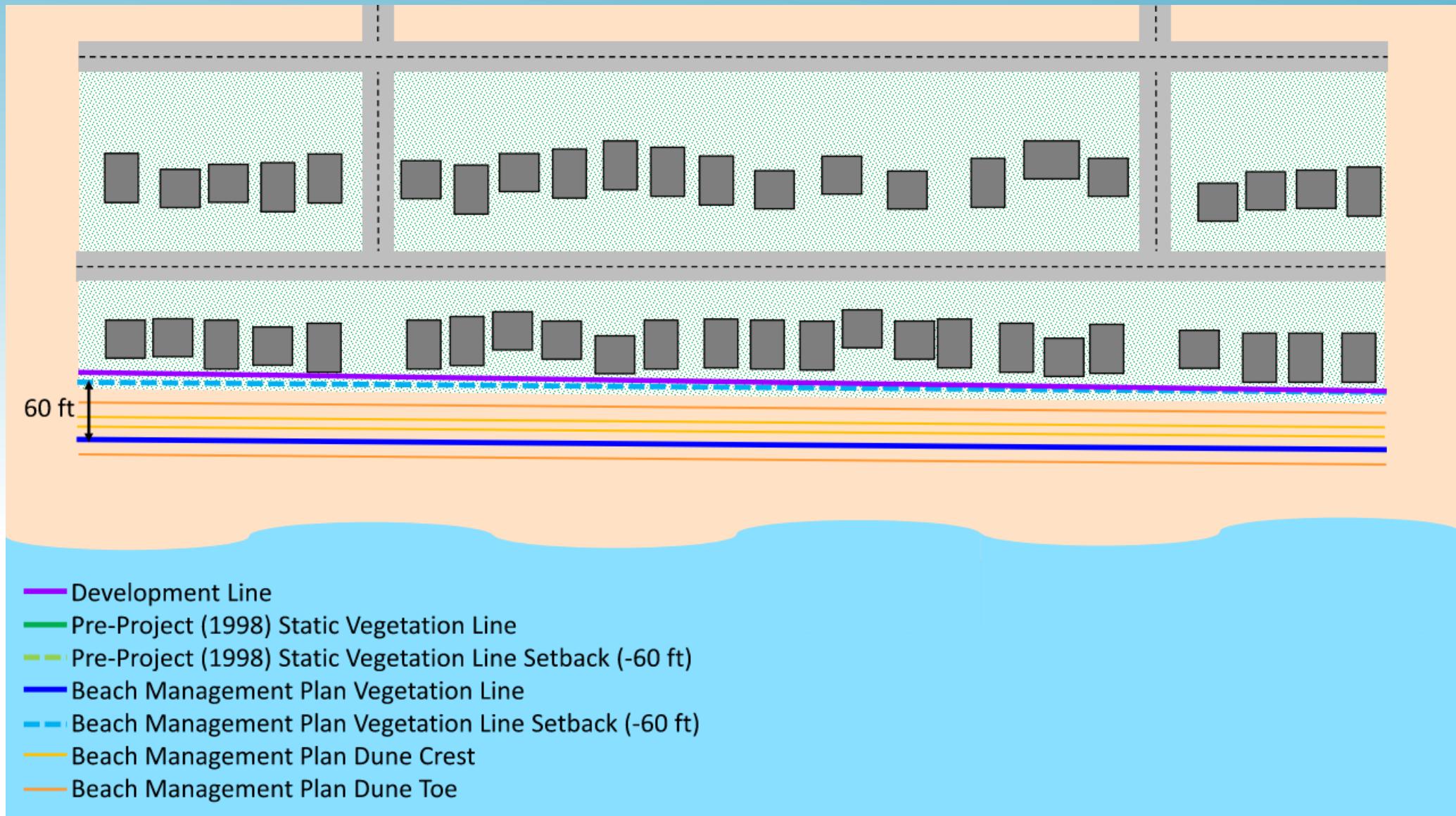
BEACH MANAGEMENT PLAN

(FORMERLY STATIC LINE EXCEPTION)

In order for this plan to be approved:

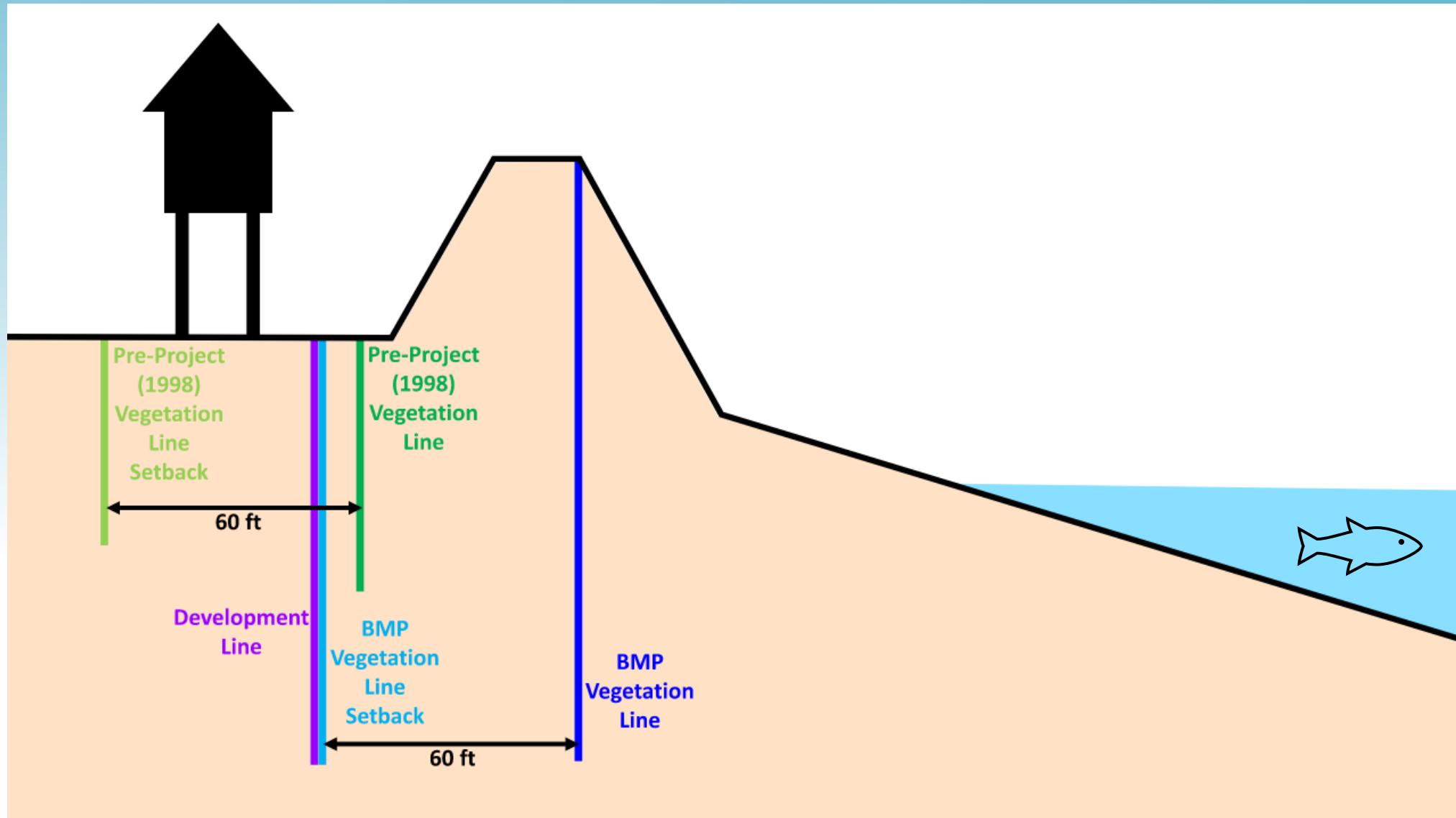
- The Town is required to develop a long-term (minimum of 30 years) beach maintenance plan,
- The plan must address:
 - Anticipated maintenance event volume triggers and schedules,
 - Long-term sand needs,
 - Annual monitoring protocols, and
 - Identification of financial resources and/or funding sources necessary to fund these long-term nourishment activities.
- Plan must be approved by the Coastal Resources Commission.

OCEANFRONT SETBACKS – BEACH MANAGEMENT PLAN (FORMERLY STATIC LINE EXCEPTION)



**OCEANFRONT SETBACKS – AFTER BEACH NOURISHMENT
BEACH MANAGEMENT PLAN
(FORMERLY STATIC LINE EXCEPTION)**





QUESTIONS?

Before August 1, 2022

Static Vegetation Line

Static Line Exception

Development Line

As of August 1, 2022

Pre-Project Vegetation Line

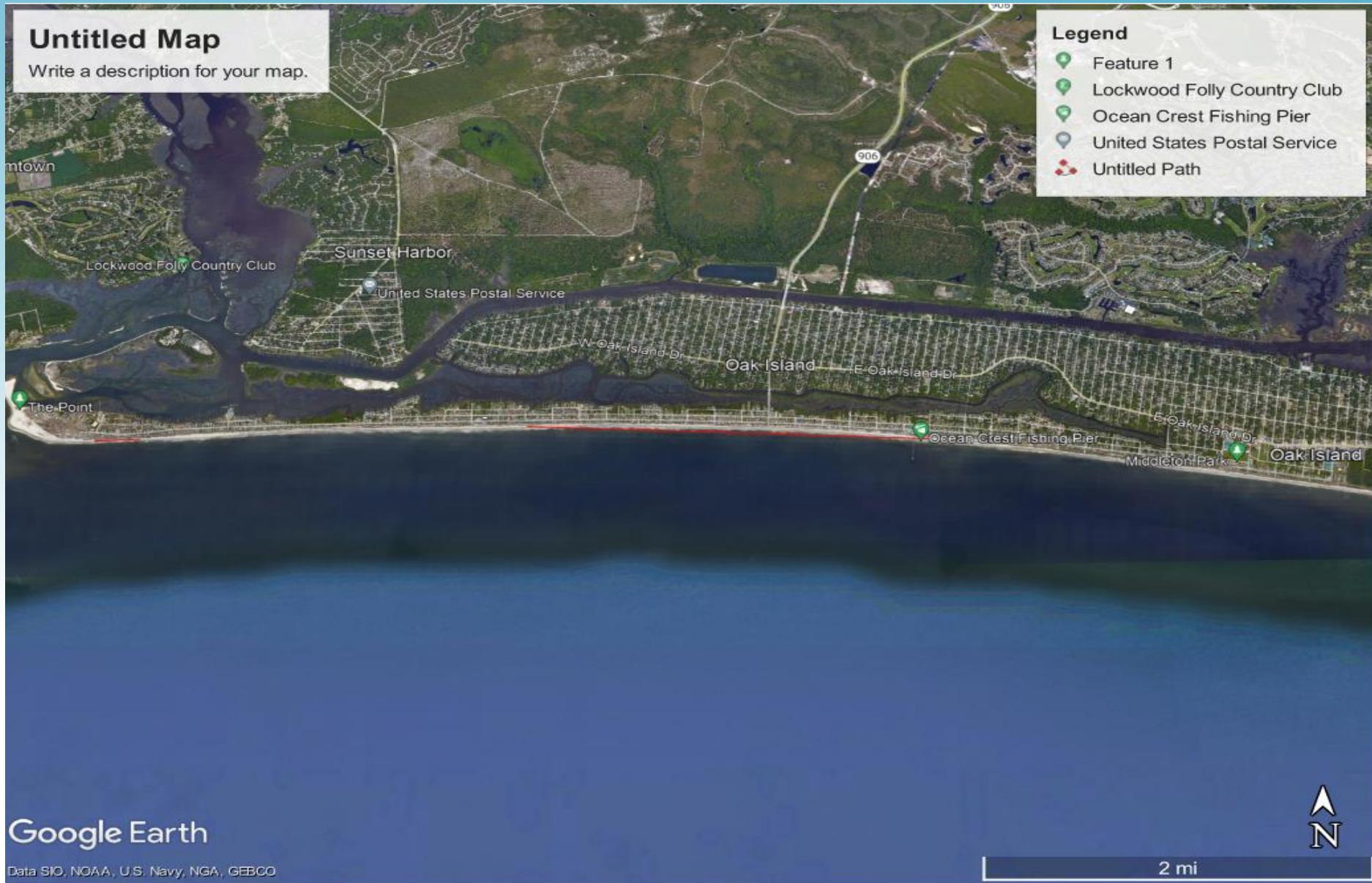
Beach Management Plan

Eliminated

- ▶ **Development Line Procedures:** effective April 1, 2016
- ▶ **Carolina Beach:** CRC approved September 13, 2016.
- ▶ **Oak Island:** CRC approved December 20, 2016
- ▶ **Figure Eight Island:** CRC approved April 26, 2017
- ▶ **Kure Beach:** CRC approved November 8, 2017
- ▶ **Development Line Procedures Amendments:** CRC adopted July 12, 2017, effective September 1, 2017

Untitled Map

Write a description for your map.



Oak Island - DRAFT Unvegetated Beach AEC & Measurement Line



Legend

- Measurement Line (DRAFT)
- Vegetation Line (2019)

An Unvegetated Beach Area of Environmental Concern (AEC) is being proposed for this portion of Oak Island because of significant overwash and loss of vegetation caused by Hurricane Isaias (08/03/2020).

A Measurement Line (red line) is being proposed as a temporary feature from which oceanfront setbacks are measured until the vegetation is re-established, and considered stable and natural.



For more information please contact the NC Division of Coastal Management's Wilmington District Office at 910-796-7215.

0 150 300 600 Feet



2020 Post-Hurricane Isaias Imagery

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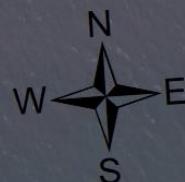
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