

# Coastal Resources Commission

## Development Line

September 20, 2016

# Static Line

- Currently, in Kure Beach, we utilize what is known as the Static Line (CAMA Line).
- The Static Line is a just that, a line that was drawn by CRC that remains Static, never changing or projected to change.
- It is the point from which the setbacks are measured which delineates where you may build.
- We also use only 2 setbacks.
  - 60' setback for structures smaller than conditioned 5000sf
  - 120' setback for structures larger than conditioned 5000sf

# Static Line

The setback area as shown in the next slide, is the area where certain structures can be constructed; pools, gazebo, decking, beach access ways, etc.

All of these items may not be attached structurally in any way to the main building.



The area between the Green and Yellow lines is the setback area.

# Cama Line and 60' Setback

Cama Line is YELLOW

60' Setback is GREEN

## Legend

-  60' Setback
-  Static Line



Google Earth

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100 ft



# Why Create a Development Line?

- The rule was created to alleviate some of the hardships due to the unlikely possibility of older buildings being rebuilt if destroyed.
- This could be part of the benefit to Kure Beach, particularly to Ocean Dunes, and some older houses.
- The line would immediately allow for greater flexibility within potential undeveloped and redeveloped lots in Kure Beach.

# Differences between Development Line and Static Line?

- Mainly, it provides greater flexibility and consistency between infrastructure development.
- In NO case would any new building be allowed to be built seaward of the Easement Line.
- In CAMA regulations, this does not include accessory structures such as pools. However, the Easement language would still prohibit pools and other structures seaward of the Development line.

# Creating a Development Line

- CRC has given Town's with Beach Nourishment projects the option to create their own "Development Line".
- The line would be specific only to the Town, and could provide consistency for building on the oceanfront, or could create more obstacles.
- Only 2 Towns have moved forward with this option: Carolina Beach, and Oak Island.

# How?

- Simply put, we already have a “Development Line” since we have easements along the entire shoreline for Beach Nourishment.
- Carolina Beach and Oak Island opted to use their easements as their “Development Line.”
- Instead of using the Static Line to measure setbacks, we would use what is called the First Line of Stable and Natural Vegetation.
- If Council wishes to pursue this process, this would be my recommendation.



# What would it look like?



- In the next 2 slides, you will see the differences in setbacks compared to what we are using now, and what it would be if we were to use the “Development Line.”

# Cama Line and 60' Setback

Cama Line is YELLOW

60' Setback is GREEN

**Legend**

-  60' Setback
-  Static Line



Google Earth

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100 ft





# FLSNV and NEW 60' Setback

First Line is RED

New 60' Setback is BLUE

EASEMENT LINE is BRIGHT BLUE

## Legend

-  60' Setback
-  Static Line



Google Earth

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100 ft

# First Line of Stable and Natural Vegetation

- This is a line that I would determine with help from the Wilmington CAMA office. Typically it is the first set of dune lines that have good clean vegetation on them. It would move up and down the beach, as the vegetation/dune line is not concurrent to anything.
- The first line of stable and natural vegetation would have to be marked, and surveyed along the entire beach strand.
- **REMEMBER!** Nothing can be built seaward of the Easement Line.

- The following slides show the Static Line, 60' Setback, Easement Line, New 60' Setback, and FLSNV.

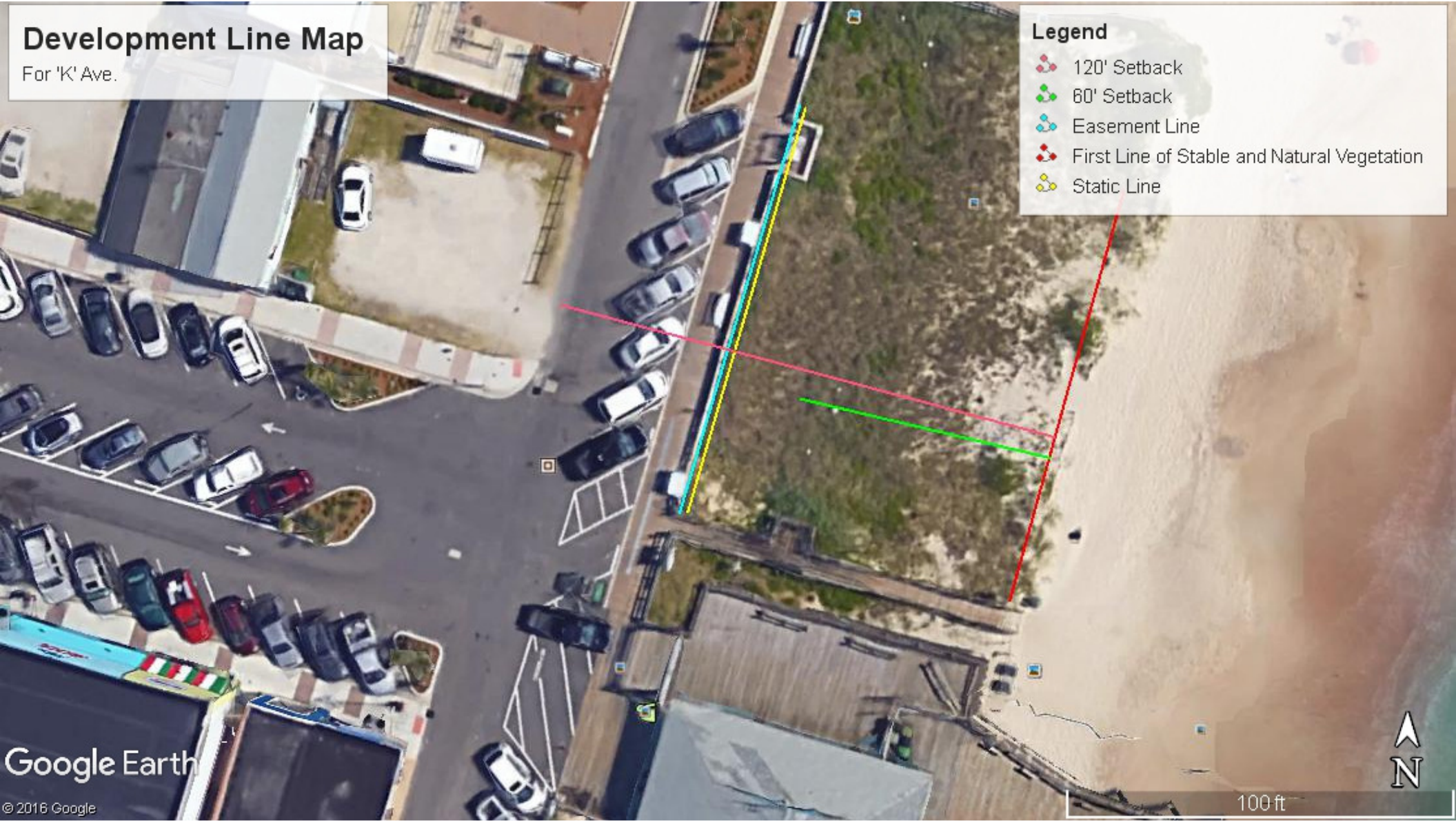


# Development Line Map

For 'K' Ave.

## Legend

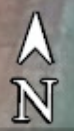
- 120' Setback
- 60' Setback
- Easement Line
- First Line of Stable and Natural Vegetation
- Static Line



Google Earth

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100 ft





# Development Line

1000 Block South Fort Fisher Blvd.

## Legend

- 60' Setback
- Easement Line
- First Line of Stable and Natural Vegetation
- Static Line

Google Earth

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100 ft





# Development Line

500 Block North Fort Fisher Blvd.

## Legend

- 60' Setback
- Easement Line
- First Line of Stable and Natural Vegetation
- Static Line
- [Untitled]





# Development Line

1200 Block North Fort Fisher Blvd.

## Legend

- 60' Setback
- Classic Footprints in the Sand
- Easement Line
- First Line of Stable and Natural Vegetation
- Static Line



Google Earth

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100 ft



## Yes or No?

- The Town has requested a quote for surveying the Easement Line, FLSNV, and 60' Setback, along with supplying the Town with maps and aerial photography showing us exactly what we would be getting into if we were to pursue this.
- This would be a recorded map with the Register of Deeds, and accessible to any interested parties.
- The survey data would also be placed on the CAMA website for easy access.
- We should be able to do all of this for around \$1500.
- This is the best first step.

# To Complete Process

- Town needs to submit a formal request for Development Line approval.
- The request must include a detailed survey of the development line and the static line in GIS format.
- Town should provide copies of any adopted local rules or regulations associated with the Development Line, and provide copies to the CRC.
- Provide a copy of the official record showing that the Town has adopted the Development Line.
- Provide a copy of the official record showing that the Town has incorporated the Development Line into local ordinance.
- The Development Line needs to be incorporated in local ordinance before the CRC can consider the request.
- A Development Line needs to encompass at least the entire length of the large-scale beach nourishment project; or in other words, at least the entire length of the Static Line (entire municipal boundary).