



North Carolina Living Shoreline Permitting



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How to get Started

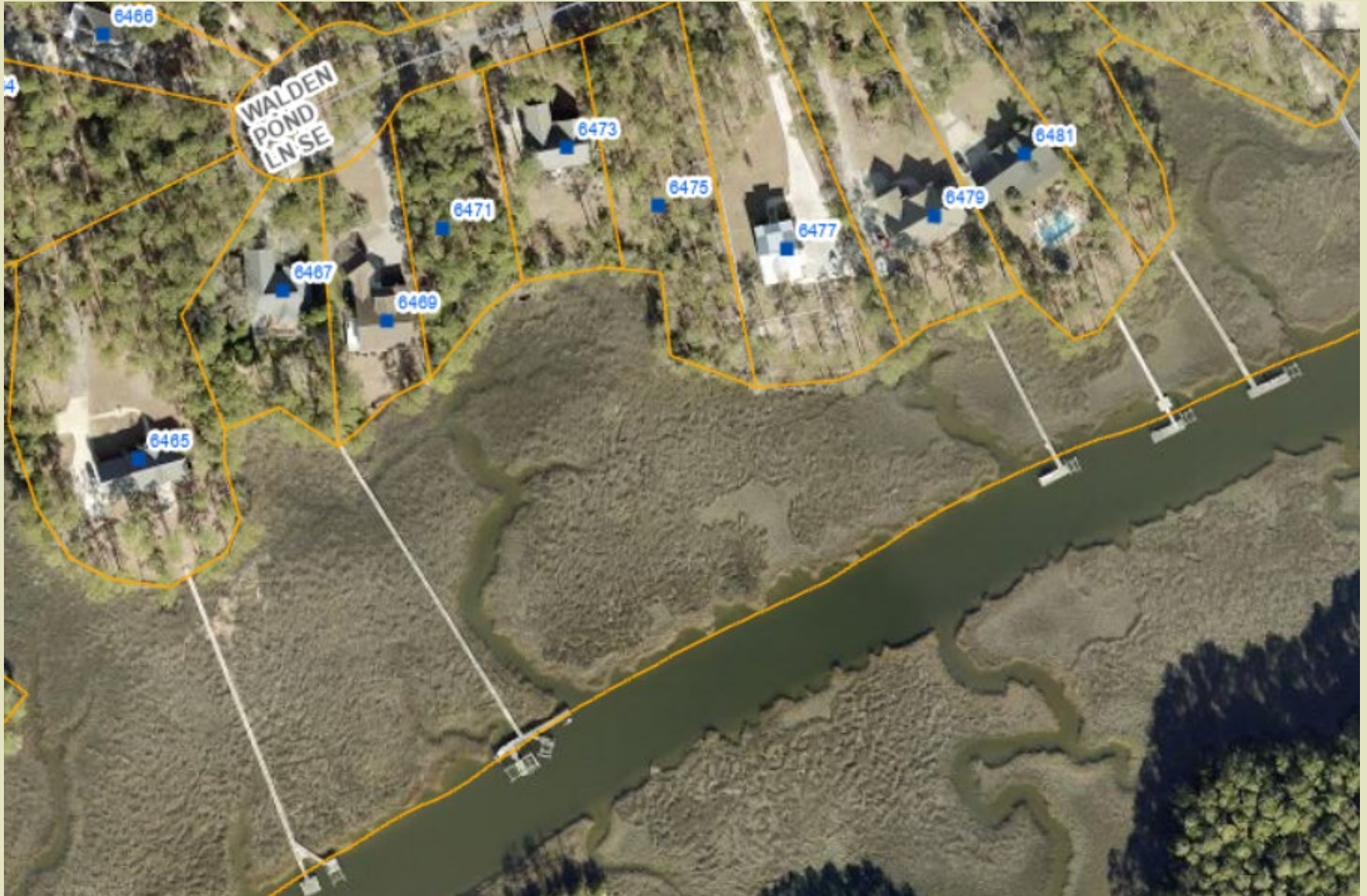
- Determine if the property is **riparian** (deeded to Mean high water (MHW))
- Look at **wave action and tidal flow** – would a living shoreline be appropriate?
- Determine riparian lines and potential location.
- Contact your field representative for a site visit.



How to determine if a parcel is riparian?

1. **Deed** – Meets and bounds
2. **Plat Map**- Do property lines follow MHW?
3. **Survey** – Does Mean or Normal High Water cross the property line?

Division of Coastal Management





NOTES:

- MINIMUM LOT SIZE: GREATER THAN 15000 SQ.FT.
- ALL STREETS ARE PRIVATE
- ALL LOTS ARE TO HAVE ON SITE SEWAGE DISPOSAL SYSTEMS. SAID SYSTEMS ARE REQUIRED TO HAVE PERMITS ISSUED BY THE BRUNSWICK COUNTY HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
- WATER IS TO BE PROVIDED BY THE BRUNSWICK COUNTY WATER SYSTEM.
- ALL STREETS ARE SUBJECT TO PUBLIC UTILITY EASEMENT.
- A PORTION OF SECTION TWO WINDING CREEK SUBDIVISION APPEARS TO BE IN A FLOOD HAZARD ZONE.
- 1360 LINEAR FEET OF STREETS
- REFERENCE: DEED BOOK 172, PAGE 169; MAP CABINET W, PAGE 112.
- LOT OWNERSHIP EXTENDS TO MEAN HIGH WATER WHERE ADJACENT TO A WATER BOUNDARY.
- TOTAL AREA IS 24.2 ACRES
- THERE WILL BE NO DRIVEWAY ACCESS TO LOTS ALONG BETHEL RD. ALL ACCESS WILL BE FROM SUBDIVISION STREETS
- ZONING CLASSIFICATION - R7500

CE



Site Specific Considerations:

WHAT STRUCTURES CURRENTLY EXIST BELOW NHW/MHW?

IS THE SHORELINE CURRENTLY ERODING?

ARE ANY COASTAL WETLANDS PRESENT?

WHAT IS THE RIPARIAN CORRIDOR AREA FOR THE PROPERTY?

IS THERE SUBMERGED AQUATIC VEGETATION (SAV) OR OYSTER HABITAT PRESENT?

**IS THE AREA SUBJECT TO INCREASED WAVE ACTION?
(BOAT WAKES, FETCH)**

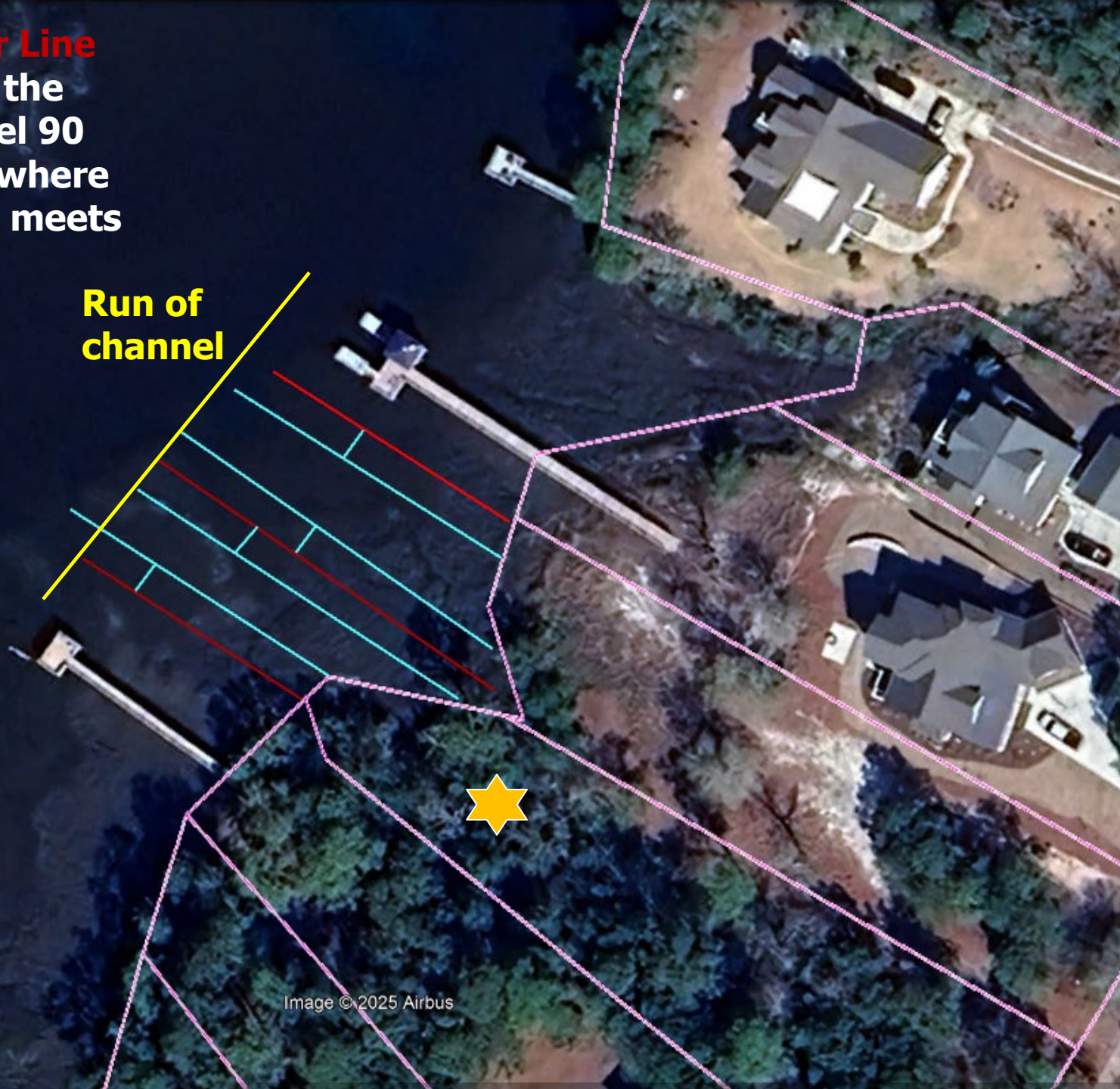


VS



Riparian Corridor Line
– determined by the
run of the channel 90
degrees back to where
the property line meets
NHW/MHW.

**Run of
channel**






Find a Field Rep Locator Tool



The Division of Coastal Management has launched a new interactive mapping tool to assist the public in identifying the appropriate field representative in the 20 coastal counties to start the CAMA permit application process in your area. The tool provides this information in a simple map format. The location query will generate a pop-up box with contact information to “Find a Field Rep”.

Landowners, contractors, and others can use the tool to identify the Division of Coastal Management field staff serving as the first point of contact for permitting inquiries and processes.

Click the [here](#)  to Find a Field Rep in your CAMA region.

<https://www.deq.nc.gov/about/divisions/coastal-management/about-coastal-management/dcm-offices-program-areas>



Permit Applications and Forms

- Agent Forms
- Notification Forms
- Site Drawing

****New** E-permitting –can apply online for all water dependent development!!!**

AGENT AUTHORIZATION FOR CAMA PERMIT APPLICATION

Name of Property Owner Requesting Permit: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

I certify that I have authorized _____
Agent / Contractor

to act on my behalf, for the purpose of applying for and obtaining all CAMA permits
necessary for the following proposed development: _____

_____ at my property located at _____,
in _____ County.

*I furthermore certify that I am authorized to grant, and do in fact grant permission to
Division of Coastal Management staff, the Local Permit Officer and their agents to enter
on the aforementioned lands in connection with evaluating information related to this
permit application.*

Property Owner Information:

Signature

Print or Type Name

Title

____/____/____
Date

This certification is valid through ____/____/____



Home > Coastal Management - Public Portal Home

General Information:

[About Us](#)

[Variances & Appeals](#)

[Permit Fees](#)

Useful Links:

[CAMA Major Development Permit Application Checklist](#)

Coastal Management - Public Portal Home

Welcome to the DCM E Permitting System. Our E Form design is similar to common tax software. We will ask you a series of questions about your project and your answers will be used to fill out the application. You can save the application and return to complete at any time, and if you have any questions, just look for the ? next to certain words for a description. You will be asked to upload any workplans and other documents needed for the application at the end. As always, a DCM field representative will be in contact to review your application, conduct a site visit, and be available to provide you with any assistance throughout the application process.

It is important to contact the field representative for your area before proceeding. While not required, you are **strongly** encouraged to schedule a pre-application site visit with a CAMA field representative. Such a meeting can greatly aid in expediting the review of your permit application. A DCM Field Representative will assist you as you navigate your options and provide you with guidance throughout your application. As a part of the application process, a site visit by your local area field representative is **required**. If you have not spoken with your field representative, you may use the contact us tools below to contact your local field representative.

[Contact Field Representative](#)

We strongly recommend reaching out to your local field representative prior to initiating a permit application. Use this form to connect with the appropriate field representative to ensure the permit application process is as smooth as possible.

[CAMA Complaint](#)

This form allows citizens to report issues or potential coastal area management act violations or permit violations.

[CAMA Permit Applications](#)

Have you spoken to your regional field representative and you are ready to begin a permit application? Use this page to start a new application, continue working on an existing application or check in on the status of a submitted application.



Living Shoreline Permitting

General Permits (GPs): issued by DCM field staff and are streamlined major permits for routine projects. (Valid for 120 days- do not transfer)

Major permits: reviewed by 10 state & 4 federal agencies and are issued at the Division headquarters (permit issuance averages 75-90 days & valid for 5 years- transferrable).

Applicants need to define the scope of the project



Marsh Sills (Living Shorelines)

~Constructed out of sloping riprap stone including granite, marl, oyster shell or broken concrete (no rebar).

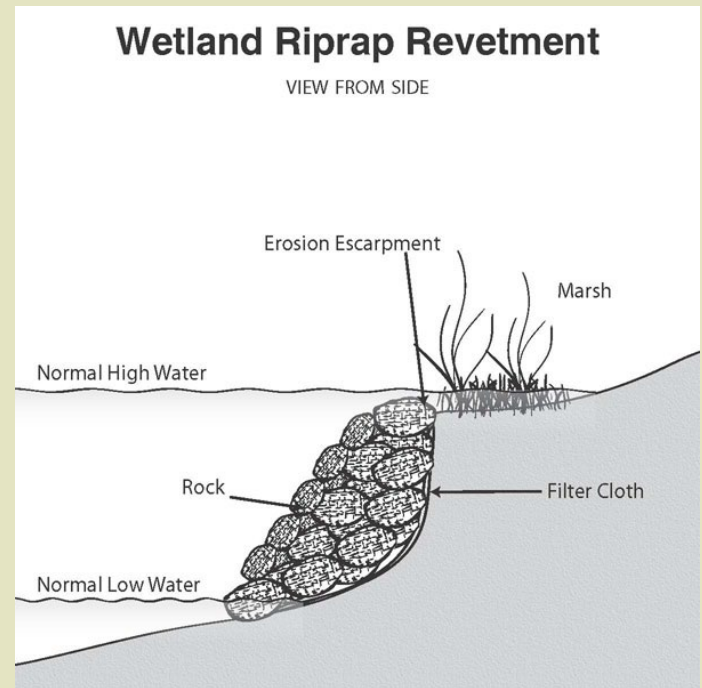
~Placed offshore and parallel to shore to reduce wave energy to protect existing and or newly planted wetland/marsh grasses.





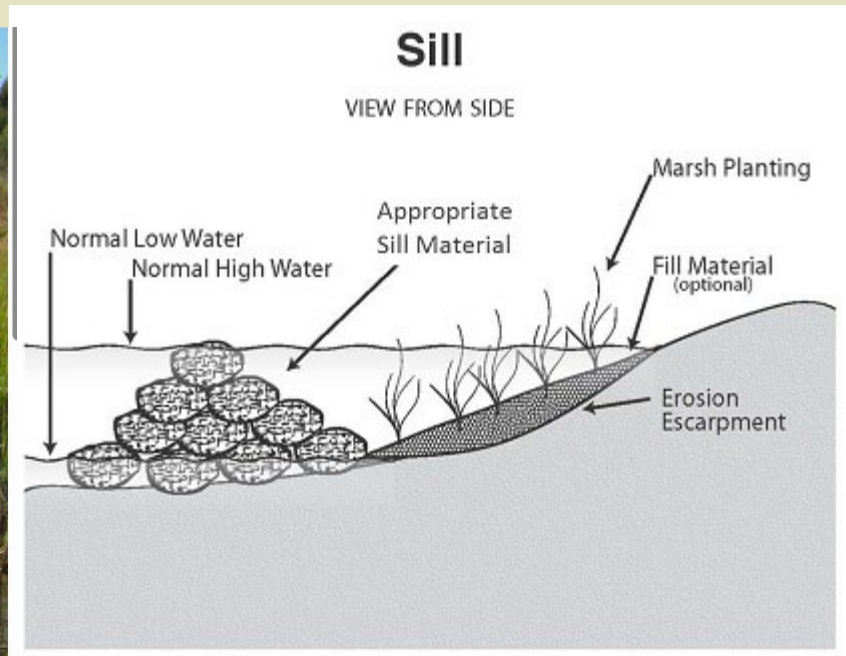
Two Types of General Permits:

- Riprap Revetment for Wetland Protection GP (.2400)





Marsh Sill for Wetland Enhancement GP (.2700) – AKA Living Shoreline GP





General Permit for Living Shorelines

- Limited to 30' past normal high water or 5' past existing wetlands.
- Cannot exceed 12" above normal high water (NHW)
- Slope cannot exceed 1.5' horizontal distance over a 1' vertical rise
- Max length 500' with a 5' openings every 100'
- Max base width of 12'
- Must be marked for navigational purposes every 50'
- Cannot construct over existing SAV or oyster beds
- **NO ASSOCIATED BACKFILL**



General Permit for Living Shorelines

- USACE Regional General Permit for Marsh Sills became effective March 2019
- In turn, the DCM Living Shoreline GP became effective April 1, 2019

**** Cannot interfere with navigation,
submerged land claims or existing shellfish
leases****



General Permit Application

SECTION .2700 – GENERAL PERMIT FOR THE CONSTRUCTION MARSH SILLS

15A NCAC 07H .2701 PURPOSE

A general permit under this Section shall allow for the construction of marsh sills for wetland enhancement and shoreline stabilization in estuarine and public trust waters as set out in 15A NCAC 07J .1100 and according to the rules in this Section. Marsh sills are defined as sills that are shore-parallel structures built in conjunction with existing, created, or restored wetlands. This general permit shall not apply within the Ocean Hazard System AECs or waters adjacent to these AECs with the exception of those portions of shoreline within the Inlet Hazard Area AEC that feature characteristics of Estuarine Shorelines. Such features include the presence of wetland vegetation, lower wave energy, and lower erosion rates than in the adjoining Ocean Erodeable Area.

*History Note: Authority G.S. 113A-107; 113A-118.1;
Temporary Adoption Eff. June 15, 2004;
Eff. April 1, 2005;
Temporary Amendment Eff. April 1, 2019;
Amended Eff. July 1, 2019.*

15A NCAC 07H .2702 APPROVAL PROCEDURES

(a) An applicant for a General Permit under this Subchapter shall contact the Division of Coastal Management and request approval for development. The applicant shall provide information on site location, dimensions of the project area, and applicant name and address.

(b) The applicant shall provide:

- (1) confirmation that a written statement has been obtained signed by the adjacent riparian property owners indicating that they have no objections to the proposed work; or
- (2) confirmation that the adjacent riparian property owners have been notified by certified mail of the proposed work. The notice shall instruct adjacent property owners to provide any comments on the proposed development in writing for consideration by permitting officials to the Division of Coastal Management within 10 days of receipt of the notice, and, indicate that no response will be interpreted as no objection.

(c) DCM staff shall review all comments and determine, based on their relevance to the potential impacts of the proposed project, if the proposed project can be approved by a General Permit.

(d) No work shall begin until an on-site meeting is held with the applicant and a Division of Coastal Management representative to review the proposed development. Written authorization to proceed with the proposed development shall be issued if the Division representative finds that the application meets all the requirements of this Subchapter. Construction shall be completed within 120 days of the issuance of the general authorization or the authorization shall expire and it shall be necessary to re-examine the proposed development to determine if the general authorization may be reissued.

*History Note: Authority G.S. 113A-107; 113A-118.1;
Temporary Adoption Eff. June 15, 2004;
Eff. April 1, 2005;
Amended Eff. October 1, 2007.*

- GP application
 - Drawing (NHW/CW)
 - Adjacent Riparian Neighbor notifications
(Do not need a waiver if less than 25 ft. below NHW)
 - Permit fee (\$474)



Major Permit

** used for Living Shorelines that don't meet GP**

- Reviewed by 10 state & 4 federal agencies
- Permit issuance averages 75 days
- Application Requirements:

Adjacent Property owner notification

Deed (or other legal instrument)

Scaled Top view drawing

Scaled Cross section drawing

Application forms now online

Permit Fee \$474



“Umbrella Permitting”

Federal Agencies	State Agencies
U.S. Army Corps of Engineers	Division of Water Quality
U.S. Fish and Wildlife Service	Division of Marine Fisheries
Environmental Protection Agency	Division of Transportation
National Marine Fisheries Service	Division of Land Resources
	Wildlife Resources Commission
	Department of Cultural Resources
	Division of Public Health
	State Property Office
+ Local Government	Community Assistance



Quick tips for DCM pre-app site visits

- Discuss Navigational impacts
- Propose Marking (reflectors)
- Review possible submerged aquatic vegetation (SAV) impacts
- Discuss oyster growing potential
- Review if area is Open or Closed to shellfish
- Determine bottom type (mud or sand bottom)
- Propose gaps for marine animal movement



Wilmington Regional Office DCM

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Today marks **52 years** of the Coastal Area Management Act (CAMA).

Since its creation in 1974, CAMA has shaped how North Carolina cares for its coast. Its legacy continues to protect what makes our coastline special.



Questions?