



Inlet Hazard Area (IHA) Rule Amendments – CRC Subcommittee Update

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Subcommittee Task:

Examine Rule Amendment Options & the Application of Hybrid-Vegetation Line (HVL) for Measuring Setbacks Inside IHAs:

- How existing development would be affected
 - Application of grandfathering rules
 - Long-term Goal - limit seaward encroachment of new development where erosion risks are higher
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Rule-Making Considerations & Fiscal Analyses: Definitions of “Substantial Cost”

**More than \$1M over
5-year period**

- Requires 2/3 CRC member approval

**More than \$10M over
5-year period**

- Requires 100% CRC member approval

**More than \$20M over
5-year period**

- Requires ratification by General Assembly

What is a Hybrid-Vegetation Line (HVL)

Hybrid-Vegetation

Vegetation Lines

Tubbs Inlet – Ocean Isle

- **Vegetation lines mapped:** 1970, 1971, 1974, 1975, **1980**, **1981**, 1987, 1990, 1992, **1993**, 1998, 2000, 2001, 2003, 2004, 2009, 2010, 2012, 2016, 2020, 2022
- **Hybrid-Vegetation:** **1980**, **1981**, **1993**

Legend

- Hybrid-Vegetation Line
- Vegetation Lines

2024 Imagery

0 250 500

Updated Inlet Hazard Areas

2025 Proposed Inlet Hazard Area

Eastern Channel

90-YRL

30-YRL

HVL

IHA (current)

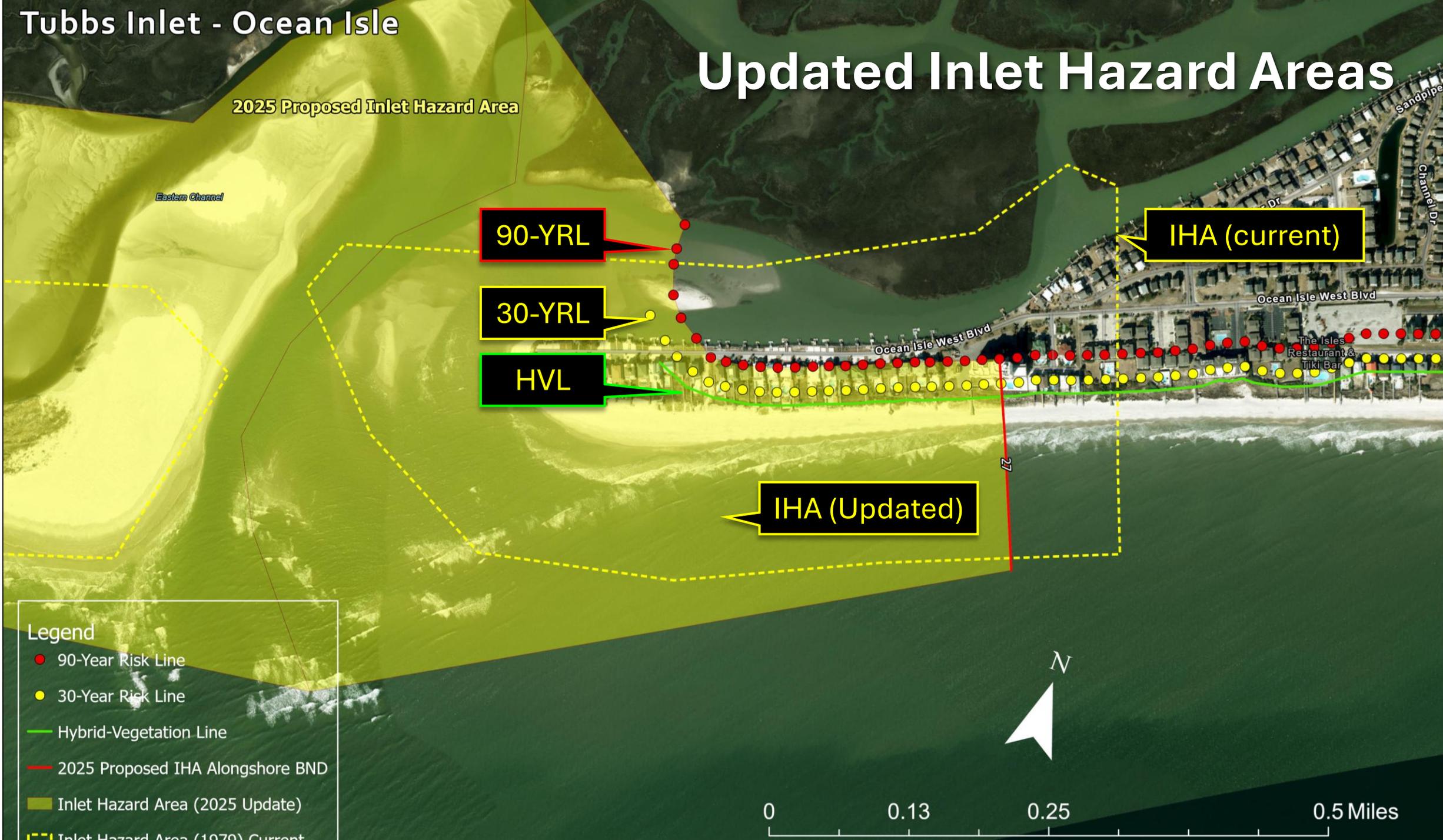
IHA (Updated)

Legend

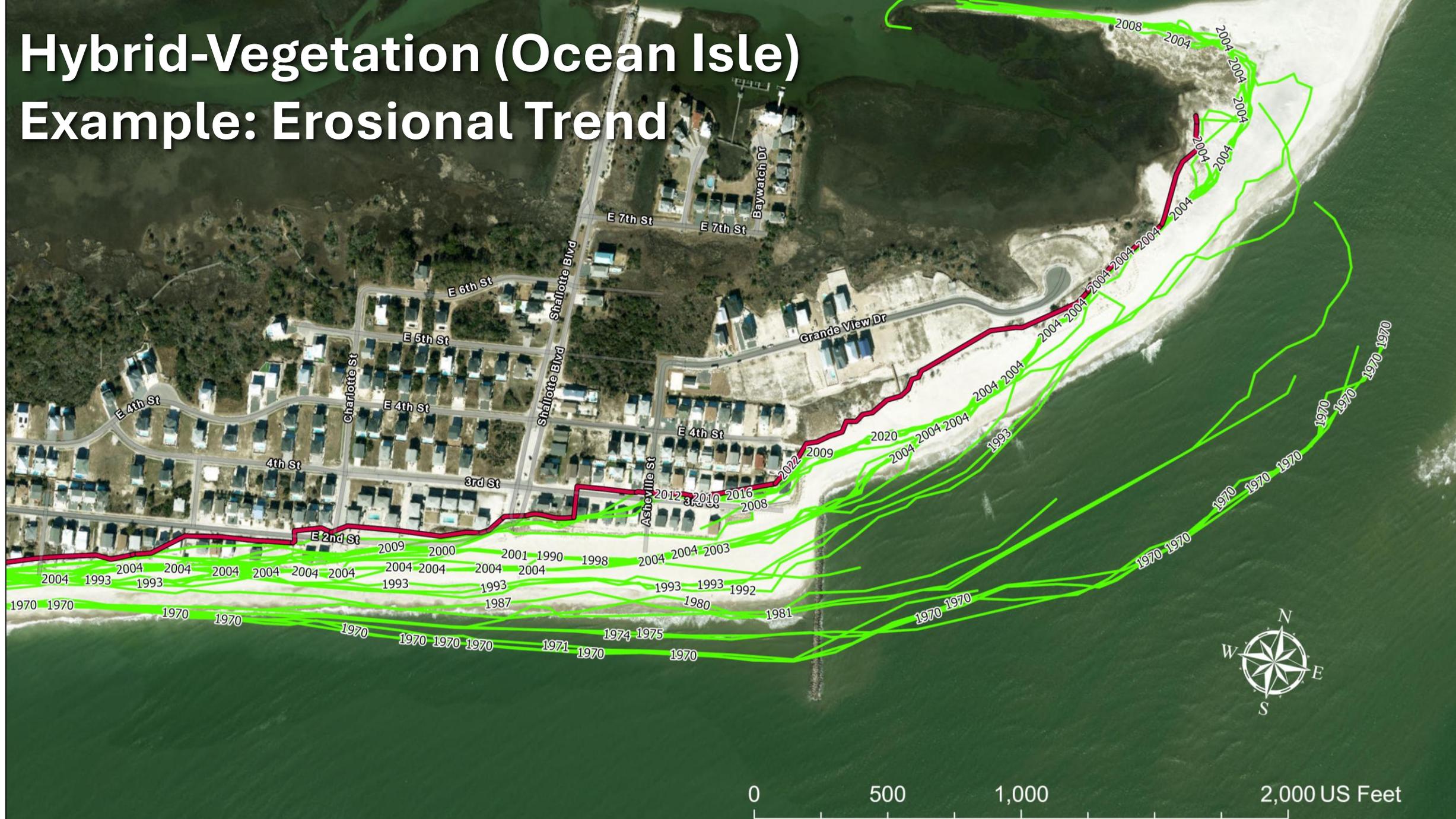
- 90-Year Risk Line
- 30-Year Risk Line
- Hybrid-Vegetation Line
- 2025 Proposed IHA Alongshore BND
- Inlet Hazard Area (2025 Update)
- Inlet Hazard Area (1970) Current



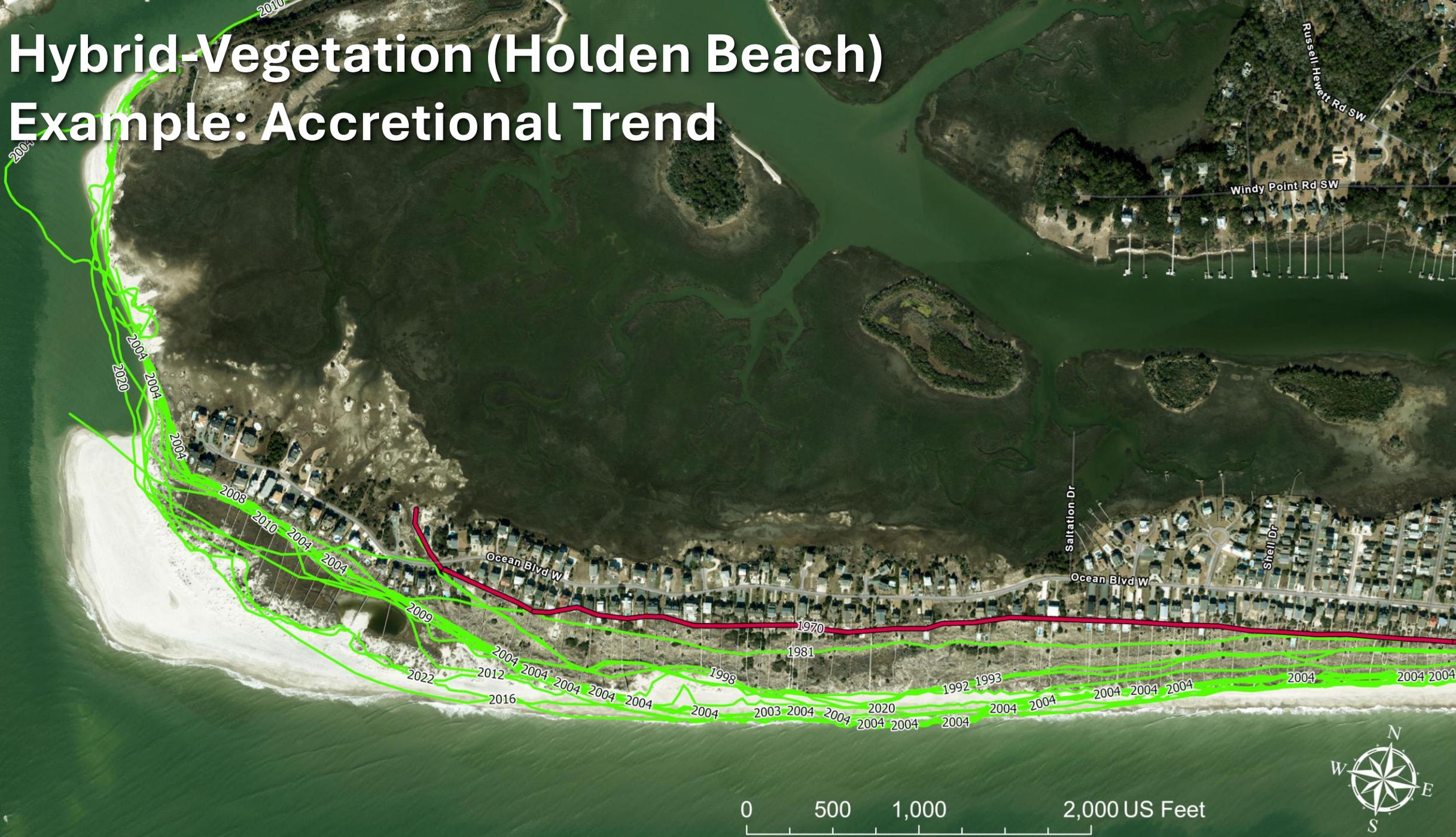
0 0.13 0.25 0.5 Miles



Hybrid-Vegetation (Ocean Isle) Example: Erosional Trend



Hybrid-Vegetation (Holden Beach) Example: Accretional Trend



Hybrid-Vegetation (HVL) vs. Pre-Project Vegetation Line (PPVL):

PPVL - Vegetation before beach nourishment

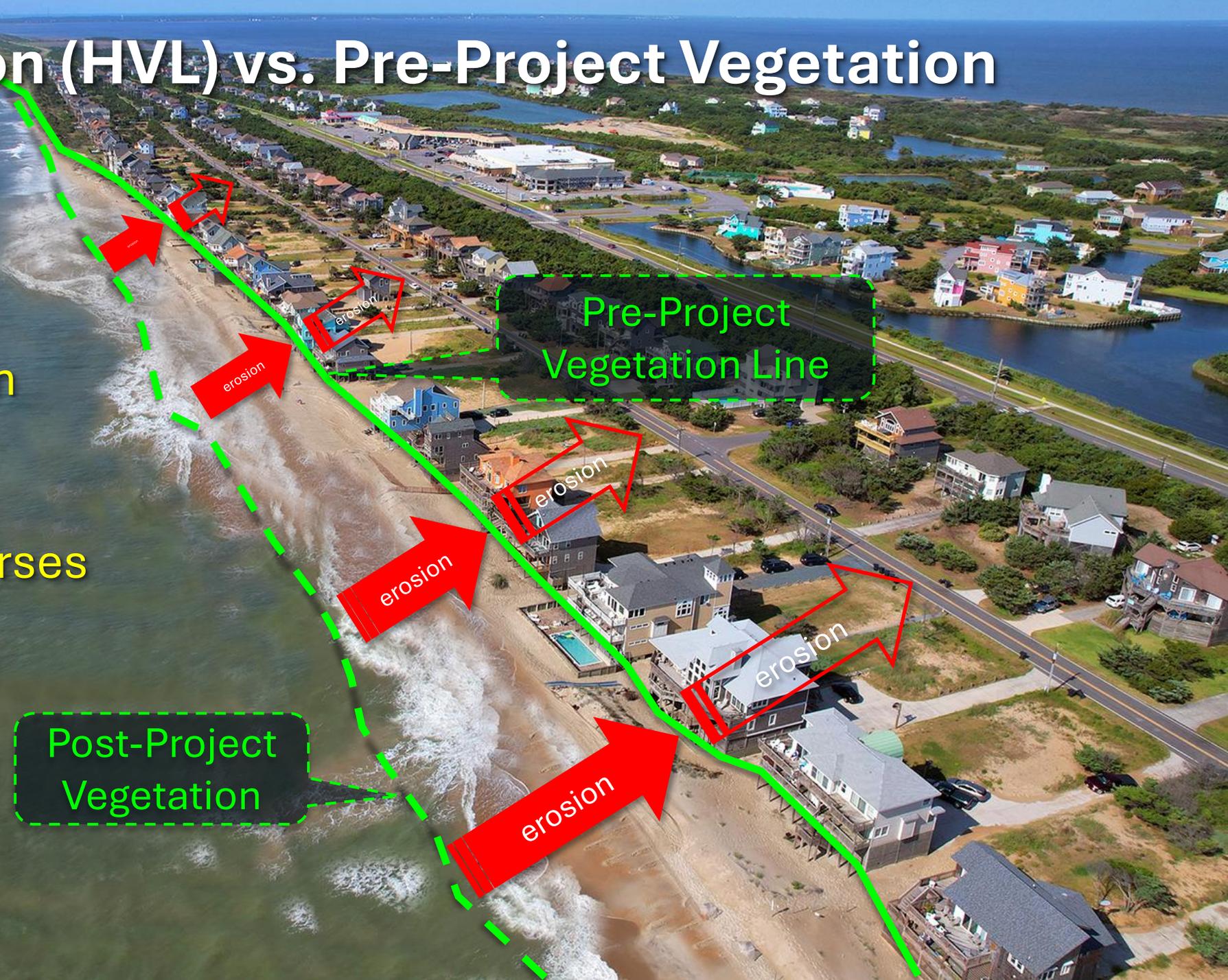
HVL - vegetation line before natural accretion started

Pre-Project
Vegetation Line

Hybrid-Vegetation (HVL) vs. Pre-Project Vegetation Line (PPVL):

Oceanfront:
Without routine maintenance = erosion

Inlet Areas:
Accretional trend reverses = erosion



Base Photo: Dare County, NC

Photo Simulation: NC DCM

Structures Inside Inlet Hazard Areas: *Current vs. Updated*

Location	Current IHA (1979)	Updated IHA (2025)	Net Difference
Tubbs Inlet – Sunset Beach	206	17	-189
Tubbs Inlet – Ocean Isle	41	30	-11
Shallotte Inlet – Ocean Isle	0	200	+200
Shallotte Inlet – Holden Beach	59	144	+85
Lockwood Folly Inlet – Holden Beach	4	42	+38
Lockwood Folly Inlet – Oak Island	43	105	+62
Carolina Beach Inlet – Carolina Beach	0	18	+18
Masonboro Inlet – Wrightsville Beach	0	3	+3
Mason Inlet – Wrightsville Beach	1	16	+15
Mason Inlet – Figure Eight	36	10	-26
Rich Inlet – Figure Eight	36	62	+26
New Topsail Inlet – Topsail Beach	177	17	-160
New River Inlet – North Topsail Beach	84	125	+41
Bogue Inlet – Emerald Isle	96	77	-19
Total:	783	866	+83

Existing Structures Inside IHAs & Potential Issues with Meeting Setbacks: **3 Scenarios**

Location	Total Structures Inside 2025 IHA	Scenario #1 Current Veg. & Setbacks	Scenario #2 Current Veg. & Updated Setbacks	Scenario #3 Hybrid-Veg & Updated Setbacks
Tubbs Inlet - Sunset Beach	17	0	0	5
Tubbs Inlet - Ocean Isle	30	1	12	13
Shalotte Inlet - Ocean Isle	200	66	113	122
Shalotte Inlet - Holden Beach	144	0	0	97
Lockwood Folly Inlet - Holden Beach	42	34	2	20
Lockwood Folly Inlet - Oak Island	105	24	24	76
Carolina Beach Inlet - Carolina Beach	18	2	1	15
Masonboro Inlet - Wrightsville Beach	3	0	0	1
Mason Inlet - Wrightsville Beach	16	0	0	3
Mason Inlet - Figure Eight	10	9	9	10
Rich Inlet - Figure Eight	62	14	22	33
New Topsail Inlet - Topsail Beach	17	2	2	7
New River Inlet - North Topsail Beach	123	41	58	68
Bogue Inlet - Emerald Isle	77	0	0	36
Total:	866	193	243	506

Existing Structures Relative to the Hybrid-Vegetation Line

Location	Total Structures (Updated IHA)	Cannot Meet Updated Setback from HVL	Oceanward of HVL
Tubbs Inlet - Sunset Beach	17	5	5
Tubbs Inlet - Ocean Isle	30	13	11
Shallotte Inlet - Ocean Isle	200	122	24
Shallotte Inlet - Holden Beach	144	97	31
Lockwood Folly Inlet - Holden Beach	42	20	1
Lockwood Folly Inlet - Oak Island	105	76	61
Carolina Beach Inlet - Carolina Beach	18	15	6
Masonboro Inlet - Wrightsville Beach	3	1	1
Mason Inlet - Wrightsville Beach	16	3	
Mason Inlet - Figure Eight	10	10	9
Rich Inlet - Figure Eight	62	33	18
New Topsail Inlet - Topsail Beach	17	7	3
New River Inlet - N. Topsail Beach	125	68	30
Bogue Inlet - Emerald Isle	77	36	11
Total:	866	506 (58%)	211 (24%)

Hybrid-Vegetation Line (HVL) & Existing Structures



- Structures Seaward of HVL
- Structures Landward of HVL
- Hybrid-Vegetation Line (HVL)

Current Grandfathering Rules

07H .0306(a)(3)(L)

Applies to Ocean Erodible
and Inlet Hazard Areas

- **07H.0306(a)(3)(L)** - applies to structures
 - Built prior to August 11, 2009 or Community has CRC approved BMP
 - Cannot meet setback requirement
 - **No greater than 10,000 sqft**
 - **Does not exceed original footprint or size**
 - **Must meet minimum setback 60 ft, or 30 times erosion rate**
 - **As far landward as feasible**

Current Setback Relief & Exceptions

not “grandfathering”

Applies to Ocean Erodible &
Inlet Hazard Areas

07H .0306(a)(3)K) – Use Standards for OHAs:

CRC approved BMP: Structures greater than 5,000 sqft minimum setback of 120 feet or 60 times the shoreline erosion rate

07H .0309 – Use Standards for OHAs: Exceptions

(b) May be permitted seaward of setback when cannot meet setback requirement if:

- 1) Setback maximum distance on lot
- 2) At least 60 feet from vegetation, PVL, or ML
- 3) Cannot be on or oceanward of front dune, and landward of frontal dune toe
- 4) Limits floor area to 2,500 sqft, and no portion may extend seaward of landward most adjacent neighbor

Value of Structures Oceanward of Hybrid-Vegetation Line

based on Zillow.com search (2/12/2026)

Location	Structures Oceanward of HVL	Structure Value (M) Zillow.com (2/12/2026)
Tubbs Inlet - Sunset Beach	5	\$17.26
Tubbs Inlet - Ocean Isle	11	\$26.78
Shallotte Inlet - Ocean Isle	24	\$19.82
Shallotte Inlet - Holden Beach	31	\$69.21
Lockwood Folly Inlet - Holden Beach	1	\$0.64
Lockwood Folly Inlet - Oak Island	61	\$97.50
Carolina Beach Inlet - Carolina Beach	6	\$11.99
Masonboro Inlet - Wrightsville Beach	1	\$5.68
Mason Inlet - Wrightsville Beach	None	0
Mason Inlet - Figure Eight	9	\$32.68
Rich Inlet - Figure Eight	18	\$77.29
New Topsail Inlet - Topsail Beach	3	\$3.57
New River Inlet - N. Topsail Beach	30	\$39.51
Bogue Inlet - Emerald Isle	11	\$16.22
Total:	211	\$418.14M

Example: “Development Line” & Existing Structure Footprints



Example: “Development Line” & Existing Structure Footprints



IHA Rule Amendment Considerations

- Measure setbacks from vegetation or pre-project vegetation line using inlet erosion rates
- Minimum setback 60 feet or 30 x erosion rate
- Structure as replaced does not exceed the original footprint or square footage
- Development is built, or replaced as far landward on lot as feasible
- No portion of a building's total floor area may extend oceanward of the total floor area of the landward-most habitable building or structure