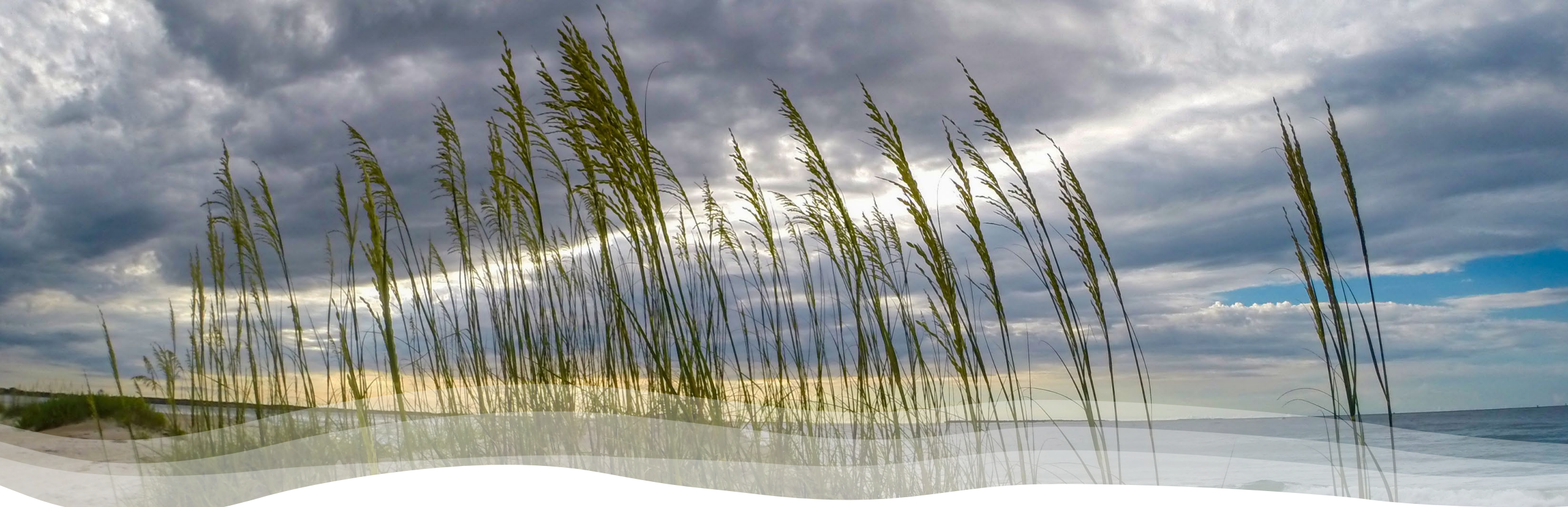




Beach Management Plan Approval Request: Topsail Beach

Ken Richardson - NC Division of Coastal Management

November 20, 2025

Beach Management Plan (BMP) Approval Procedures



Beach Nourishment & Setbacks Overview

Town of Topsail Beach – 2025 Beach
Management Plan

Staff Recommendations

15A NCAC 07J .1200

An aerial photograph of a coastal area, likely in Dare County, NC. The image shows a sandy beach with waves breaking on the left. A green line runs along the coastline, starting from the top left and curving down towards the bottom right. This line represents setbacks measured from three different points: the Vegetation Line (FLSNV), the Pre-Project Line, and the Measurement Line. The area to the right of the beach is densely populated with houses and buildings, some of which are highlighted with a green box and labeled 'Vegetation Line'. The ocean is a deep blue, and the sky is clear.

Setbacks measured from:

1. Vegetation Line (FLSNV)
2. **Pre-Project Line**
3. Measurement Line

*15A NCAC 07H .0305: Definition &
Description of Landforms*

Vegetation Line

Base Photo: Dare County, NC

Photo Simulation: NC DCM



Pre-Project Vegetation Line:

Established before start of
beach fill project

Pre-Project
Vegetation Line

Large-scale beach fill project:
greater than 300,000 cubic yards

15A NCAC 07H .0305(a)(7)

Completed Beach Fill Project & Planted Vegetation

Pre-Project
Vegetation Line

Planted
Vegetation

Base Photo: Dare County, NC
Photo Simulation: NC DCM

Scenario #1:
Initial Beach Fill Project
Not Maintained

Post-Project
Vegetation

Pre-Project
Vegetation Line

erosion

erosion

erosion

erosion

erosion

erosion

erosion

Base Photo: Dare County, NC

Photo Simulation: NC DCM

Scenario #2: Initial Beach Fill Project Maintained

Pre-Project
Vegetation Line

Post-Project
Vegetation
(FLSNV)

Base Photo: Dare County, NC
Photo Simulation: NC DCM

Scenario #2: Initial Beach Fill Project Maintained

Oceanfront Structures:

- Cannot meet setback from PPV
- Can meet setback from FLSNV

Pre-Project Vegetation
Line (PPV)

Base Photo: Dare County, NC

Photo Simulation: NC DCM

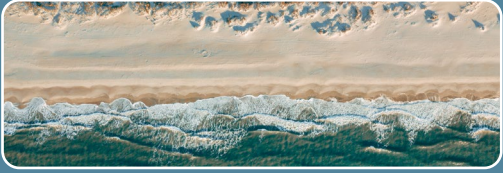
Beach Management Plan Regulatory Relief

Setbacks measured from FLSNV 15A NCAC 07H .0306(a)(9)

Structures > 5,000 sqft minimum setback = 120 ft, or 60 x SBF 15A NCAC 07H .0306(a)(3)(K)

Grandfathering applies 15A NCAC 07H .0306(a)(3)(L)

Beach Management Plan Approval Procedures: 15A NCAC 07J.1200



Review Summary of Beach Fill Projects

- In the area associated with the Beach Management Plan



Review Maintenance Plans

- Needed to achieve a design life of no less than 30 years of shore protection



Review Sediment Sources

- Location and volume of compatible sediment necessary to construct and maintain the project over design life (30 years)



Review Financial Resources

- Identification of sources used to fund projects over its design life (30 years)



Consider Public Comments

- Received on the draft BMP at the local level (Bogue Banks, Carteret County)