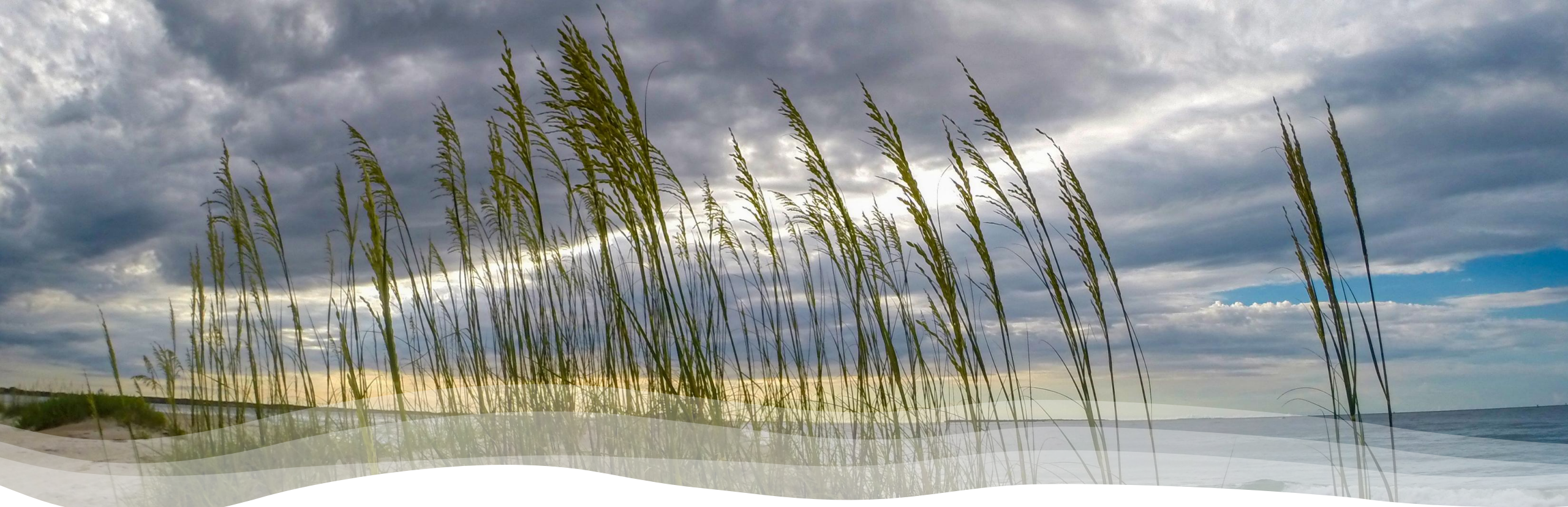




Beach Management Plan Approval Request: Topsail Beach

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 onto it. A green line is drawn along the edge of the vegetation, separating the beach from the residential area. The line starts near the top left and runs diagonally towards the bottom right. The residential area includes houses, a road, and a body of water. A green box with the text "Vegetation Line" is placed over the line. The text "Setbacks measured from:" is in yellow, and the list of setbacks is in white and green. The text "15A NCAC 07H .0305: Definition & Description of Landforms" is in white. The base photo credit is "Dare County, NC" and the photo simulation credit is "NC DCM".

Setbacks measured from:

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

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

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)