



TO: The Coastal Resources Commission

FROM: Christine A. Goebel, DEQ Assistant General Counsel

DATE: August 21, 2026 (for the August 26-27, 2026 CRC Meeting)

RE: **Variance Request by Scott & Nancy McMurray (CRC-VR-26-24)**

Petitioners, as trustees of the Scott and Nancy McMurray Trust, own property at 6607 West Beach Drive in Oak Island, Brunswick County. Petitioners propose to develop the Site by adding a 1,072 SF addition (including a 348 SF roof-covered porch) to their existing 1,488 SF home. The existing home does not meet the applicable 60' setback where the 60' setback from the vegetation line bisects the house and the more-restrictive pre-project line is along the waterward side of the house. Petitioners proposed that Commission's oceanfront setback rules at 7H .0306(a)(6) be varied where that provision states that new development landward of the applicable setback may be cosmetically but not structurally attached to an existing structure that does not conform with current setback requirement. The site plan submitted with the minor permit application was not designed to meet the setback rule and did proposed a structurally attached addition as Petitioners planned to seek this variance. On June 25, 2026, The Town of Oak Island's CAMA LPO denied Petitioners' CAMA minor permit application due to the addition's non-conformity with the applicable 60' ocean erosion setback for the addition to the non-conforming house and because the addition was structurally attached. Petitioners now seek a variance to the Commission's oceanfront erosion setback rules at 7H .0306(a)(6) in order to develop their home addition as proposed.

The following additional information is attached to this memorandum:

Attachment A: Relevant Rules
Attachment B: Stipulated Facts
Attachment C: Petitioner's Positions and Staff's Responses to Variance Criteria
Attachment D: Petitioner's Variance Request Materials
Attachment E: Stipulated Exhibits including powerpoint

cc(w/enc.): Nancy McMurray, Petitioner, nancyraymcmurray@yahoo.com
Sarah Zambon, CRC Counsel, szambon@ncdoj.gov
Margaret Mendez, Oak Island LPO, mmendez@oakislandnc.gov



RELEVANT RULES**SECTION .0300 - OCEAN HAZARD AREAS****15A NCAC 07H .0301 OCEAN HAZARD CATEGORIES**

The Ocean Hazard categories of AECs encompass the natural hazard areas along the Atlantic Ocean shoreline where, because of their vulnerability to erosion or other adverse effects of sand, wind, and water, uncontrolled or incompatible development could endanger life or property. Ocean hazard areas include beaches, frontal dunes, inlet lands, and other areas in which geologic, vegetative and soil conditions may subject the area to erosion or flood damage.

15A NCAC 07H .0302 SIGNIFICANCE OF THE OCEAN HAZARD CATEGORY

(a) Hazards associated with ocean shorelines are due to the constant forces exerted by waves, winds, and currents upon the unstable sands that form the shore. During storms, these forces are intensified and can cause changes in the bordering landforms and to structures located on them. Ocean hazard area property is in the ownership of a large number of private individuals as well as several public agencies and is used by a vast number of visitors to the coast. Ocean hazard areas are critical due to both the severity of the hazards and the intensity of interest in these areas.

(b) The location and form of the various hazard area landforms, in particular the beaches, dunes, and inlets, are in a permanent state of flux, responding to meteorologically induced changes in the wave climate. For this reason, the siting of development on and near these landforms shall be subject to the provisions in this Section in order to avoid their loss or damage. The flexible nature of these landforms presents hazards to development situated immediately on them and offers protection to the land, water, and structures located landward of them. The value of each landform lies in the particular role it plays in affording protection to life and property. Development shall not diminish the energy dissipation and sand storage capacities of the landforms essential to the maintenance of the landforms' protective function.

15A NCAC 07H .0303 MANAGEMENT OBJECTIVE OF OCEAN HAZARD AREAS

(a) The CRC recognizes that absolute safety from the destructive forces of the Atlantic Ocean shoreline is an impossibility for development located adjacent to the coast. The loss of life and property to these forces, however, can be greatly reduced by the proper location and design of structures and by care taken in prevention of damage to natural protective features particularly primary and frontal dunes. Therefore, it is the CRC's objective that development in ocean hazard areas shall be sited to minimize danger to life and property and achieve a balance between the financial, safety, and social factors that are involved in hazard area development.

(b) The rules set forth in this Section shall further the goals set out in G.S. 113A-102(b), to minimize losses to life and property resulting from storms and long-term erosion, prevent encroachment of permanent structures on public beach areas, preserve the natural ecological conditions of the barrier dune and beach systems, and reduce the public costs of development

within ocean hazard areas, and protect common-law and statutory public rights of access to and use of the lands and waters of the coastal area.

15A NCAC 07H .0306 GENERAL USE STANDARDS FOR OCEAN HAZARD AREAS

(a) In order to protect life and property, all development not otherwise specifically exempted or allowed by law or elsewhere in the Coastal Resources Commission's rules shall be located according to whichever of the following is applicable:

(1) The ocean hazard setback for development shall be measured in a landward direction from the vegetation line, the pre-project vegetation line, or the measurement line, whichever is applicable.

(2) The ocean hazard setback shall be determined by both the size of development and the shoreline long term erosion rate as defined in Rule .0304 of this Section. "Development size" is defined by total floor area for structures and buildings or total area of footprint for development other than structures and buildings. **Total floor area includes the following:**

(A) The total square footage of heated or air-conditioned living space;

(B) The total square footage of parking elevated above ground level; and

(C) The total square footage of non-heated or non-air-conditioned areas elevated above ground level, excluding attic space that is not designed to be load-bearing.

Decks, roof-covered porches, and walkways shall not be included in the total floor area unless they are enclosed with material other than screen mesh or are being converted into an enclosed space with material other than screen mesh.

(3) With the exception of those types of development defined in 15A NCAC 07H .0309(a), no development, including any portion of a building or structure, shall extend oceanward of the ocean hazard setback. This includes roof overhangs and elevated structural components that are cantilevered, knee braced, or otherwise extended beyond the support of pilings or footings. The ocean hazard setback shall be established based on the following criteria:

(A) A building or other structure less than 5,000 square feet requires a minimum setback of 60 feet or 30 times the shoreline erosion rate, whichever is greater;

(6) Structural additions or increases in the footprint or total floor area of a building or structure represent expansions to the total floor area and shall meet the setback requirements established in this Rule and 15A NCAC 07H .0309(a). New development landward of the applicable setback may be cosmetically but not be structurally attached to an existing structure that does not conform with current setback requirements.

(9) A local government, group of local governments involved in a regional beach fill project, or qualified "owners' association" as defined in G.S. 47F-1-103(3) that has the authority to approve the locations of structures on lots within the territorial jurisdiction of the association and has jurisdiction over at least one mile of ocean shoreline, may petition the Coastal Resources Commission for approval of a "Beach Management Plan" in accordance with 15A NCAC 07J .1200. If the request for a Beach Management Plan is approved, the Coastal Resources Commission shall allow development setbacks to be measured from a vegetation line that is oceanward of the pre-project vegetation line under the following conditions:

(A) Development meets all setback requirements from the vegetation line defined in Subparagraphs (a)(1) and (a)(3) of this Rule;

(B) Development setbacks shall be calculated from the shoreline erosion rate in place at the time of permit issuance;

(C) No portion of a building or structure, including roof overhangs and elevated portions that are cantilevered, knee braced, or otherwise extended beyond the support of pilings or footings, extends oceanward of the landward-most adjacent habitable building or structure. The alignment shall be measured from the most oceanward point of the adjacent building or structure's roof line, including roofed decks, if applicable. An "adjacent" property is one that shares a boundary line with the site of the proposed development. When no adjacent buildings or structures exist, or the configuration of a lot, street, or shoreline precludes the placement of a building or structure in line with the landward-most adjacent building or structure, an average line of construction shall be determined by the Director of the Division of Coastal Management based on an approximation of the average seaward-most positions of the rooflines of adjacent structures along the same shoreline, extending 500 feet in either direction. If no structures exist within this distance, the proposed structure must meet the applicable setback from the Vegetation Line and will not be held to the landward-most adjacent structure or an average line of structures.

(D) With the exception of swimming pools, the exceptions defined in Rule .0309(a) of this Section shall be allowed oceanward of the pre-project vegetation line.

**15A NCAC 07H .0309 USE STANDARDS FOR OCEAN HAZARD AREAS:
EXCEPTIONS**

(a) The following types of development shall be permitted seaward of the oceanfront setback requirements of Rule .0306(a) of this Section if all other provisions of this Subchapter and other state and local regulations are met:

- (1) campsites;
- (2) driveways and parking areas with clay, packed sand, or gravel;
- (3) elevated decks not exceeding a footprint of 500 square feet. Existing decks exceeding a footprint of 500 square feet may be replaced with no enlargement beyond their original dimensions;
- (4) beach accessways consistent with Rule .0308(c) of this Section;
- (5) unenclosed, uninhabitable gazebos with a footprint of 200 square feet or less;
- (6) uninhabitable, single-story storage sheds with a foundation or floor consisting of wood, clay, packed sand or gravel, and a footprint of 200 square feet or less;
- (7) temporary amusement stands consistent with Section .1900 of this Subchapter;
- (8) sand fences;
- (9) swimming pools; and
- (10) fill not associated with dune creation that is obtained from an upland source and is of the same general characteristics as the sand in the area in which it is to be placed.

In all cases, this development shall be permitted only if it is landward of the vegetation line or pre-project vegetation line, whichever is applicable; involves no alteration or removal of primary or frontal dunes which would compromise the integrity of the dune as a protective landform or the dune vegetation; is not essential to the continued existence or use of an associated principal development; and meets all other non-setback requirements of this Subchapter.

1. Scott and Nancy McMurray (“Petitioners”), as trustees of the Trust, own property at 6607 West Beach Drive (the “Site”), also known as Lot 8, Block 135 of West Long Beach as shown on the 1953 Map 3, Page 113 of the Brunswick County Registry, a copy of which is attached. The Site was originally platted as 150’ by 50’ (7500 sf/0.17 acres). Petitioners as trustees represent themselves and their trust in this variance.
2. Petitioner Scott McMurray originally purchased the Site with his former wife through a 1999 deed. Mr. McMurray took sole ownership of the Site in 2004 and later added Petitioner Nancy McMurray to title in 2019. In a deed recorded on December 28, 2021 at Book 4770, Page 1244, Petitioners transferred title of the Site to the Scott and Nancy McMurray Trust, as trustees. Copies of the 1999 deed and the 2021 deed are attached. Mr. McMurray granted a 2015 30-year easement to the Town for nourishment-related activity for the dry-sand beach area waterward of the vegetation line.
3. The Site is developed with an existing two-story piling-supported 1,488 square foot 3-bed/2-bath home (based on correspondence by Petitioners and the County to correct the incorrectly listed tax card, correspondence is included- the incorrect total of 1816 appears to include the unfinished lower level at 144 SF and the covered porch 184 SF). A copy of the tax card is attached. The house was built in 2000 per the tax card. When Mr. McMurray purchased the lot in 1999, the house was on septic but in 2009, the Town developed a sewer system and the house switched to sewer at that time.
4. The Site is located with the Atlantic Ocean to the south, 6609 West Beach to the west (owned by Schofield Family Revokable Trust), West Beach Drive, a 60’ wide right-of-way to the north, and 6605 West Beach (owned by Pookie Property Holdings, LLC) to the east. At this location, the waters of the Atlantic Ocean are classified as SB waters and are open to the harvest of shellfish.
5. The site is located within the Ocean Erodible Area of Environmental Concern (AEC). Pursuant to N.C.G.S. § 113A-118, any development proposed in an AEC on the Site requires authorization through the issuance of a CAMA permit.
6. The applicable erosion rate at the site is 2 feet per year. The applicable setback for any development under 5000 square feet total floor area (TFA) in this area is 60 feet landward of the applicable line. The updated but not adopted rate would continue to be 2’/year. Under the proposed but not adopted Erosion Rate update (2025), the Site would be within the proposed Inlet Hazard Area.
7. At the Site, the applicable line is the static vegetation line, which represents the location of the vegetation line before the Town’s initial large-scale nourishment project in 1998. However, through rule, the Commission amended the initial pre-project line through rule 7H.0305(6) and used 1998 pre-storm (Floyd in ’99) aerial imagery to establish the pre-project/pre-storm line for Ocean Isle and Oak Island. The location of the

pre-project vegetation line at the Site is shown on attached images from the DCM MapViewer and on the 2025 Survey. The location of the pre-project vegetation line is located along the waterward side of the existing home's roof line.

8. Also attached is an image from the DCM Map Viewer showing the various locations of historic vegetation lines in the area of the Site. The most-landward vegetation lines on the Site appears to be the 1987-1990 vegetation lines.

9. In July of 2023, the Commission approved the Town's Beach Management Plan, which is currently in effect. Having a Beach Management Plan allows some limited development and use of the "actual" vegetation line instead of the pre-project vegetation line if the "actual" vegetation line is more waterward than the pre-project line, as it is in this case currently. A copy of the Beach Plan is here:

<https://www.oakislandnc.gov/files/assets/town/v/1/administration/documents/beach-management-plan.pdf>

10. The approximate location of the vegetation line on the Site is shown on the Saltwater Surveying Survey dated September 9, 2025 and sealed by George Hart, PLS. It depicts the "FLSNV Marked 09/05/25 by BG" which seems to refer to former LPO Brady Golden who flagged the vegetation line on that date. Also shown on this survey is the location of the pre-project vegetation line which is landward of the vegetation line flagged on September 5, 2025. On July 22, 2026, in anticipation of this variance being heard, Minor Permits Coordinator Courtney Milliron visited the site and confirmed that the location of the vegetation line at the site visit is in the same location as on the 2025 survey.

11. As the vegetation line is waterward of the pre-project vegetation line and the Town has an approved Beach Management Plan, the applicable 60' setback for structures 5,000 square feet or less is measured landward from the vegetation line. In this case, that 60' setback line falls approximately three-quarters of the way through the existing house, as seen on the 2025 survey. In this case however, 7H.0306(a)(6) controls where it describes additions to structures which do not meet the 60' setback from the vegetation line.

12. The portion of the site where the proposed development is located has a Base Flood Elevation of 13 feet and is located within a VE-13 Flood Zone. Petitioner supplied their Elevation Certificate dated June 8, 2005 a copy of which is attached which certified the 11' BFE applicable at that time.

13. At the location of the Site, the Town's Beach Plan indicates that the western portion of Oak Island (near Station 660+00 on Beach Plan p.12) has received nourishment in the initial 2001 project, the 2015 Lockwood Folly Habitat Restoration Project, the 2019 AIWW Crossing project, the 2021 AIWW Crossing project, the 2021/22 nourishment project and the 2025/26 nourishment project.

14. Past CAMA permits for this Site include a written sand-fencing exemption from March 19, 2019, a beach bulldozing GP85514D issued January 28, 2022 and for

sandbags through GP 90183D on January 19, 2024. Photos of the site including some recently planted vegetation and sand fencing can be seen in photos and copies of these permits are attached.

15. On or about September 15, 2025, Petitioners, through their authorized CAMA Agent, Eric Rainwater at Rainwater Coastal Construction, applied for a CAMA Minor Development Permit with the Town of Oak Island Local Permit Officer (LPO) Justice Herman. The application form was dated September 15, 2025. Petitioners seek to add a 536 square foot footprint/ 944 heated SF addition (total of 1,072 sf including covered porches) addition on the street-side of the existing structure. There was also proposed a 399 third-story roof covered porch (as measured from the edge of the roof overhang), and some proposed siding/window work on the existing structure. The northeast corner of the two-story house would be expanded landward 12' and the northwest corner of the two-story house would be expanded 20' landward. A copy of the initial permit materials is attached.

16. Petitioners existing structure does not meet the 60' setback where the setback line measured landward from the vegetation line (not the pre-project line) bisects the house. The proposed addition would meet the 60' setback using the Beach Plan rules if it met those rules. However, 7H .0306(a)(6) states "Structural additions or increases in the footprint or total floor area of a building or structure represent expansions to the total floor area and shall meet the setback requirements established in this Rule and 15A NCAC 07H .0309(a). New development landward of the applicable setback may be cosmetically but not be structurally attached to an existing structure that does not conform with current setback requirements."

17. On September 17, 2025, the LPO sent the agent correspondence that more information was needed for a complete permit application, including an updated AEC Hazard Notice Form signed by the applicants and the permit fee. A copy of this correspondence is attached. The application remained on hold from September 17, 2025 until the time the agent Mr. Rainwater requested it move toward a denial on June 25, 2026, removing the hold.

18. The addition consists of approximately 536 square feet of footprint to the existing 960 square foot footprint existing. It would increase the Total Floor Area over two stories by 1,072 square feet. It is created by expanding the structure landward 12' and 20' feet landward respectively on the east and west halves of the rear side of the house for both stories. A new roof, covered decking, a third-story 348 square foot roof-covered porch, elevator and entrance door are proposed. A copy of the survey and plans are attached as Stipulated Exhibits. The addition of 1,072 square feet of TFA (which includes roof covered porches and elevator shaft) represents approximately a 59% increase in Total Floor Area (1,072 SF/1,816=59%).

19. The applicable 60' ocean erosion setback measured landward from the vegetation line (per the Beach Plan rules, so must meet those rule limitations) results in the setback line falling approximately $\frac{3}{4}$ of the way through the existing house, as shown on the

attached survey. If the 60' setback was measured landward from the pre-project vegetation line, all of the existing and proposed house would fall within the setback.

20. The pre-project vegetation line falls along the waterward face of the house and so the existing and proposed decking are within the setback. 15A NCAC 7H .0309(a)(3) allows up to 500 square feet of elevated decking waterward of the setback line. In this case, the proposed 399 SF third-story roof-covered deck (as measured from the edge of the roof overhang), the 160 SF existing deck and the 128 SF proposed roof-covered deck total 636 SF of roof-covered deck in excess of the 500 SF deck in the setback by rule and are within the setback area.

21. At the time of Petitioner's permit application to the Town of Oak Island in September of 2025, Petitioners' agent sent notice of the CAMA minor permit application for the proposed addition to the two adjacent riparian property owners. Copies of the notices and the tracking show the notice was delivered to Harbin but not Steward/Pookie Properties LLC. The Town received no objections from the adjacent riparian property owners or from any member of the public.

22. On June 24, 2026, Petitioners submitted the variance petition materials, but without a copy of the permit denial. A copy of the petition is attached.

23. Through a June 25, 2026 denial letter, the Oak Island CAMA LPO denied Petitioner's proposed addition as it was a structurally connected addition to the existing structure where the existing structure does not meet the setback but the proposed addition does meet the setback. A copy of the denial letter is attached as a stipulated exhibit.

24. Petitioners did not seek a local variance first as required as part of a complete variance request by 15A NCAC 7J .0701, as they were seeking an addition to an existing structure. Also, LPO Margaret Mendez stated on May 4, 2026 that the proposed addition appears compliant with local zoning as long as the labeled front setback of 15.6 feet is taken from the front property line (not the edge of the street). A copy of this correspondence is attached.

25. Adjacent riparian property owners were sent notices of this Variance Petition being filed with the Coastal Resources Commission. Copies of the notification letter and the certified mailing information are attached as Stipulated Exhibits. Notice was received by the Schofield Family Revocable Trust on May 27, 2026. Mr. John Stewart of Pookie Property Holdings, LLC on did not accept notice. Notice was sent to Mr. Stewart again and was delivered on July 20, 2026, as shown on the attached tracking information. No comments have been received to date, but if any comments are received prior to the Commission Meeting, they will be provided to the Commission.

26. Petitioners' structural engineer Eric Tomczak, P.E. and their architect John McGee provided affidavits, attached. While DCM cannot agree as stipulated fact to their statements, DCM acknowledges that these are their sworn statements.

27. For purposes of this Variance Petition, Petitioner stipulates that their proposed addition constitutes development that is inconsistent with the CAMA setback rules specified in 15A NCAC 7H.0306.

28. Without a variance, Petitioners would be allowed by rule to add a cosmetically attached/structurally detached addition on the landward side of the existing home. Petitioners could also re-configure the inside of the existing home to better meet their needs without increasing the total floor area of the existing home.

29. Ground Level and Aerial photographs, both current and historic, are attached as part of a power point presentation.

Stipulated Exhibits:

1. 1953 West Long Beach Plat at 3/113
2. 1999 and 2021 Deeds
3. Brunswick County Tax Card for the Site and associated email
4. DCM Map Viewer of pre-project vegetation line
5. DCM Map Viewer of historic vegetation lines and shorelines and IHA current/proposed
6. OI Beach Plan by link only: [1](#)
7. 2025 Survey
8. Elevation Certificate
9. Sandbag/Beach Push past permits
10. CAMA Minor Permit Application materials
11. 9-17-25 Add Info Letter
12. Notice to adjacent owners during application phase
13. Denial Letter
14. Local variance related emails
15. Notice of Variance to AROs
16. Affidavits of Tomczk and McGee
17. Photos (Ground level and aerial) of the Site and surrounding area and Powerpoint

PETITIONERS' and STAFF'S POSITIONS**ATTACHMENT C**

- I. Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? If so, the petitioner must identify the hardships.**

Petitioners' Position: Yes.

We are both in our late 60's and beginning to experience some conditions that are encountered by those fortunate to begin old age. We will not be able to safely continue living in our home during our senior years unless we can create a safer environment that will provide accessible bathroom features, an elevator, and enlarged doorways to accommodate our near future needs. This became quite apparent when our parents, (in their 90's) could no longer navigate our home or stairs and can no longer visit us here.

Beyond our physical needs, \$16,400 has been spent on architectural plans, a structural engineer's analysis and review of the proposed new structure and the original part of the house. The amount spent to date is significant and does not include administrative costs, surveys, and permit fees.

Staff's Position: No.

Staff notes that the amount of money Petitioners have spent on their proposal is irrelevant to the statutory standard of whether the Commission's rules cause Petitioners an unnecessary hardship and should not be considered by the Commission.

Staff disagrees that the strict application of the oceanfront erosion setbacks causes Petitioners any unnecessary hardships. Petitioners seek to increase their Total Floor Area (TFA) by over 50% by adding 944 SF of conditioned space or 1,072 SF of TFA including roof-covered porches to their existing 1,488 SF non-conforming home to make the home more accessible for their personal needs. They propose to increase the TFA of the home by adding a two-story addition to the landward side of the house, which is landward of the 60' setback (the line crosses through the landward side of the existing home as measured from the pre-project vegetation line (PPVL)). Petitioners also propose a new third-story covered porch. While the addition largely meets the setback (though the new third-story covered porch does not), it will increase the TFA of a currently non-conforming (to the oceanfront setback) structure.

The Commission's rules regarding the Ocean Hazard AEC acknowledge that shoreline erosion is part of the oceanfront system, and the intent of the rules is "minimizing losses to life and property resulting from storms and long-term erosion, preventing encroachment of permanent structures on public beach areas, preserving the natural ecological conditions of the barrier dune and beach systems, and reducing the public costs of inappropriately sited development" (15A NCAC 07H .0303(b)). In order to accomplish this goal, the Commission's rules require new structures, including additions, to meet a minimum 60' setback measured from the applicable line- here the

Vegetation Line (and not the more-restrictive PPVL because the Town has a Beach Plan). The Commission's rules at 15A NCAC 7H .00306(a)(6) also specifically address additions that meet the oceanfront setback but are adding TFA to an existing structure which is non-conforming to the setback, which must be cosmetically attached but structurally detached. While this allows for the addition, it prevents the size of the non-conforming structure from being enlarged which could impact the ability to relocate the non-conforming structure in the future. Petitioners have chosen not to avail themselves of this exception found in the Commission's rules. Staff see no unnecessary hardships from not being able to add a structural addition.

II. Do such hardships result from conditions peculiar to the petitioner's property, such as location, size, or topography of the property? Explain.

Petitioners' Position: Yes.

Changes in CRC rules and 20 years of beach changes due to storm erosion and the town's failure to implement proper beach management plan until recently have created a "non-conforming" label on our home that will not permit us to build an attached addition that will allow us to add age in place features necessary for safe living now that we are in our Senior years. Please keep in mind that this area of what was once Long Beach had a vast beach that grew every year when we built. No major town beach plan was in place on the western end of the "new" Oak Island for 20+ years. Consequently, the western end of Oak Island Beach suffered from beach erosion. The CRC approved the Oak Island Beach Management Plan that promises future action to protect the beach.

Staff's Position: No.

Staff disagree with Petitioners' argument that peculiarities of their lot (such as size, location or topography) cause them hardships. Petitioners' oceanfront lot is located on the west end of Oak Island in the Ocean Erodible AEC. While it is not within the current Inlet Hazard (IHA) AEC, it is located within the proposed IHA AEC. This location has been impacted by erosion sufficiently enough to prompt Petitioners to apply for and receive a sand fence exemption in 2019, a beach bulldozing permit in 2022 and a sandbag permit in 2024 resulting in the placement of sandbags.

While Petitioners' allege "the town's failure to implement proper beach management plan until recently", Staff note that Oak Island (and at times with the Corps of Engineers) has caused the placement of five nourishment placements at Petitioners' site since the town's initial 2001 nourishment project, so while the formal beach plan was more recently developed, there has been nourishment at the site. Despite those nourishments, including four which took place before Petitioners installed their sandbag structure, the erosion at the site was enough to cause their structure to be eligible for sandbags, receive a sandbag permit and to place sandbags. The area of Petitioners' lot was experiencing erosion despite five nourishments over 25 years.

Staff contend that any hardships claimed by Petitioners' are not caused by conditions peculiar to their property such as size, location or topography as required by the statute. The site is located on

an eroding shoreline like much of the state's coast and a portion of the Oak Island oceanfront. The applicable PPVL was established in connection to the 2001 large-scale nourishment project, making Petitioners' property non-conforming if the setback is measured from the PPVL (which was the location of the vegetation line before the 2001 project), although in 2001, with the vegetation line along the landward side of the house, it would already have been non-conforming with a 60' setback. Petitioners' site has benefited from five nourishment projects in the past 25 years, but due to erosion in this area, was eligible for sandbags in 2024. It is also not peculiar that a house built in 2000 no longer meets the CAMA setbacks, especially where the setbacks are calculated based on a 30-year time horizon.

Staff therefore find no peculiarities of this property, such as size, location or topography, which cause any hardships to Petitioners.

III. Do the hardships result from the actions taken by the Petitioner? Explain.

Petitioners' Position: No.

Our home, built on our lot in late 1999 and completed in early 2000. It was fully compliant with local and state setback regulations. The beach at high tide was typically as wide as a football field. The previous owner of the lot did not do anything to build or renew dunes that had been present during his tenure as the property owner. As soon as the house was completed, we worked to build more substantial dunes on the ocean side of the house. We installed sand fences according to CAMA rules, we paid to have beach grasses planted and even placed our old Christmas trees behind the fencing all in the interest of making our property safer should a storm come through.

The street side of the lot was limited at the time because it had to have a septic tank there. This necessitated a smaller footprint between the one small dune that was set back way behind the "beach" proper. The sewer installation a few years later removed that limitation.

Staff's Position: Yes.

Staff agree that Petitioners did not cause the erosion of the shoreline, vegetation line and dune system on their lot. Staff also acknowledge that Petitioners received a sand fence exemption and planted vegetation to attempt to grow the dunes on the site. Staff also acknowledge that the initial placement of the house in 2000 was partly dictated by needing room for a septic system landward of the home (but is now served by sewer).

Long-term erosion is common for an ocean shoreline in the state and on Oak Island and is contemplated in the Commission's rules for the Ocean Hazard AECs. Those oceanfront setback rules have remained largely the same since initially passed in 1979 and were in effect when this house was built in 2000.

Staff contend that the addition of more than 50 % of the current TFA where they would add 944 SF of heated area/1,072 SF of new TFA to the existing 1,488 SF is not a de minimis addition and represents significantly more additional material within the Ocean Erodible category of the Ocean Hazard AEC. It would also be a larger structure in case of future relocation or storm damage.

The Commission's rules require that additions to houses which are non-conforming with the applicable setback can only be cosmetically attached/structurally detached. This is allowed to afford owners of non-conforming homes to add an addition, but not to enlarge the non-conforming structure, in part to allow for relocation of smaller structures in the case of long-term erosion's encroachment further landward on the site. Petitioners have decided not to pursue this exception found within the Commission's rules. While they contend that their professionals recommend against this approach, it is something which could be authorized without varying the Commission's setback rules. Petitioners could also re-work their existing structure to better meet their personal needs without a variance.

Staff believe that on-balance, Petitioners have caused their own hardship through their choice of location and design of the proposed addition.

IV. Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards, or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Petitioners' Position: Yes.

The variance will be consistent with the spirit, purpose, and intent of the rules, standards, or CRC orders which include securing the public safety and security of neighbors, public utilities, and the public beach.

The proposed attached addition will greatly enhance the structural integrity of the house. It is in the best interest of our neighbors, community, and the health of the beach/ocean to make our home better able to withstand a major storm.

A variance will also preserve substantial justice and enable us to continue to live in our home during our old age.

Staff's Position: No.

Staff disagree that the proposed 944 SF of heated area/1,072 SF of new TFA in addition to the existing 1,488 SF home, enlarging the structure by over 50%, is consistent with the spirit, purpose, and intent of the rules, standards, or orders issued by the Commission. Petitioners' argument that such an addition will help fortify the existing structure while also meeting their personal desires for the house goes against the Commission's setback rules which limit additions to non-conforming structures (which do not meet the oceanfront setback) and only allows such additions

to be cosmetically attached/structurally detached so that a structure is not made larger. Such a larger non-conforming structure would add significantly more structure to a chronically eroding shoreline which continues to erode despite five nourishment events over 25 years. Allowing such an addition to a non-conforming structure would also increase the difficulty and cost of relocating the structure as a possible response to future lot-narrowing from erosion. Staff contend that this large addition of TFA to a non-conforming structure will have a negative impact on public safety and welfare both in a storm and in connection with long-term chronic erosion. A variance will not preserve substantial justice where such a significant addition to a non-conforming structure would be built on a lot with a long history of erosion.

Petitioner's Petition Materials
(without initial proposed facts or duplicative exhibits)

J. Scott McMurray and Nancy McMurray
6607 W. Beach Drive, Oak Island NC 28465

Variance Request Packet Contents

1) Variance Form	3 pages
2) Variance Request	3 pages
3) Facts	1 page
4) Variance Request Narrative	1 page
5) Residence Renovations	13 pages
6) Survey 6607 W. Beach Dr.	1 page
7) Deed 6607 W. Beach Dr.	2 pages
8) Submitted Building Permit	9 pages
9) Email with Denial and Reason	1 page
10) Emails with Denial information	4 pages
11) Email denoting no local variance needed	1 page
12) Structural Professional Engineer Report	5 pages
13) Invoice Structural Engineer	1 page
14) Invoice Architect	2 pages
15) Invoice B&B Marine for sandbags	1 page
16) Additional Information and Photos	5 pages
17) Notification to Adjacent Property Owners	3 pages

RECEIVED

JUN 24 2026

DCM-MHD CITY

CAMA VARIANCE REQUEST FORM**DCM FORM 11****DCM FILE No.:** _____

PETITIONER'S NAME J. Scott McMurray & Nancy McMurray _____

COUNTY WHERE THE DEVELOPMENT IS PROPOSED Brunswick _____

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: www.nccoastalmanagement.net

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the

RECEIVED

JUN 24 2026

DCM-MHD CITY

Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

- _____ The name and location of the development as identified on the permit application;
- _____ A copy of the permit decision for the development in question;
- _____ A copy of the deed to the property on which the proposed development would be located;
- _____ A complete description of the proposed development including a site plan;
- _____ A stipulation that the proposed development is inconsistent with the rule at issue;
- _____ Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- _____ Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- _____ Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- _____ A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- _____ This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

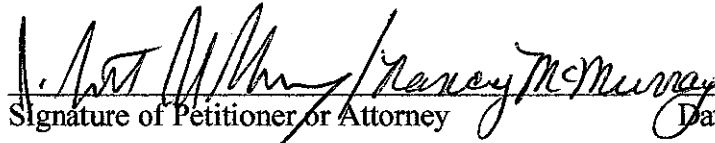
**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

RECEIVED

JUN 24 2026

DCM-MHD CITY

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.

 June 22, 2026
Signature of Petitioner or Attorney Date

J. Scott McMurray / Nancy McMurray nancyraymcmurray@yahoo.com
Printed Name of Petitioner or Attorney Email address of Petitioner or Attorney

6607 W. Beach Drive 919-632-6425
Mailing Address Telephone Number of Petitioner or Attorney

Oak Island NC 28465 N/A
City State Zip Fax Number of Petitioner or Attorney

DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received** by the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division. 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

By mail, express mail or hand delivery:
Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

By Fax:
(252) 247-3330

By Email:
Check DCM website for the email
address of the current DCM Director
www.nccoastalmanagement.net

Contact Information for Attorney General's Office:

By mail:
Environmental Division
9001 Mail Service Center
Raleigh, NC 27699-9001

By express mail:
Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

By Fax:
(919) 716-6767

Revised: July 2014

RECEIVED

JUN 24 2026

DCM-MHD CITY

2) Variance Request

3 pages

RECEIVED

JUN 24 2026

DCM-MHD CITY

Variance Request

Property Owners: Scott & Nancy McMurray

6607 W. Beach Dr.
 Town of Oak Island
 Brunswick County
 North Carolina 28465
 PIN#: 203619507267
 Parcel ID#: 233NE029
6607 W. Beach Drive, Oak Island NC

We respectfully request that the proposed addition to our home at 6607 W. Beach Drive, Oak Island, NC be allowed to be built as presented in our plans drawn by Architect Josh Cline McGee, AIA NCARB and supported by Structural Engineer Eric Tomczak, PE

Goals**Create an Age in Place Home**

- Create a handicap-friendly one-level living area with a kitchen, Great Room with dining area, main bedroom, bathroom, and a laundry room. Additionally, add a powder room that will provide access to a second toilet and sink. We will have the benefit of a second toilet when needed and guests won't have to walk through our main bedroom to use a bathroom on the first floor.
- Install an elevator and wider doorways to accommodate future use of walkers and/or wheelchairs.
- Build an ADA compliant bathroom to facilitate aging in place.

Increase the stability of current home

The planned addition will increase the stability of our home. The additional pilings and structural support from an **attached** addition on the street side of the current structure will make our home more resilient to wind and storm damage in the future. Eric Tomczak, a Professional Structural Engineer analyzed and stamped the plan that was created by architect, Josh Cline McGee. An affidavit signed by Professional Structural Engineer Eric Tomczak, details that **the addition will increase the safety and stability of our home** and has been submitted as evidence. The engineer stated that **a detached addition is structurally impossible** in this situation.

RECEIVED

JUN 24 2026

DCM-MHD CITY

1. An unnecessary hardship **would** result from the strict application of the regulation
(15A NCAC 07H.0306(a)(9))

We are both in our late 60's and beginning to experience some conditions that are encountered by those fortunate to begin old age. We will not be able to safely continue living in our home during our senior years unless we can create a safer environment that will provide accessible bathroom features, an elevator, and enlarged doorways to accommodate our near future needs. This became quite apparent when our parents, (in their 90's) could no longer navigate our home or stairs and can no longer visit us here.

Beyond our physical needs, \$16,400 has been spent on architectural plans, a structural engineer's analysis and review of the proposed new structure and the original part of the house. The amount spent to date is significant and does not include administrative costs, surveys, and permit fees.

2. The hardships **do** result from conditions peculiar to the property such as location, size or topography.

Changes in CRC rules and 20 years of beach changes due to storm erosion and the town's failure to implement proper beach management plan until recently have created a "non-conforming" label on our home that will not permit us to build an attached addition that will allow us to add age in place features necessary for safe living now that we are in our Senior years. Please keep in mind that this area of what **was once Long Beach** had a vast beach that grew every year when we built. No major town beach plan was in place on the western end of the "**new**" **Oak Island** for 20 + years. Consequently, the western end of Oak Island suffered from beach erosion. The CRC approved the Oak Island Beach Management Plan that promises future action to protect the beach.

3. The hardships **are not** a result of actions taken by us, the petitioners.

Our home, built on our lot in late 1999 and completed in early 2000. It was fully compliant with local and state setback regulations. The beach at high tide was typically as wide as a football field. The previous owner of the lot did not do anything to build or renew dunes that had been present during his tenure as the property owner. As soon as the house was completed, we worked to build more substantial dunes on the ocean side of the house. We installed sand fences according to CAMA rules, we paid to have beach grasses planted and even

JUN 24 2026

DCM-MHD CITY

placed our old Christmas trees behind the fencing all in the interest of making our property safer should a storm come through.

The street side of the lot was limited at the time because it had to have a septic tank there. This necessitated a smaller footprint between the one small dune that was set back way behind the "beach" proper. The sewer installation a few years later removed that limitation.

4. The variance **will** be consistent with the spirit, purpose, and intent of the rules, standards, or CRC orders which include securing the public safety and security of neighbors, public utilities, and the public beach.

The proposed **attached** addition will greatly enhance the structural integrity of the house. It is in the best interest of our neighbors, community, and the health of the beach/ocean to make our home better able to withstand a major storm.

A variance will also preserve substantial justice and enable us to continue to live in our home during our old age.

RECEIVED

JUN 24 2026

DCM-MHD CITY

4) Variance Request Narrative

1 page

RECEIVED

JUN 24 2026

DCM-MHD CITY

Variance Request Narrative

Property Owners Scott & Nancy McMurray

6607 W. Beach Dr.
Town of Oak Island
Brunswick County
North Carolina 28465
PIN#: 203619507267
Parcel ID#: 233NE029

We built our home in 1999 on a very restricted buildable footprint. The previous owner of the lot had neglected to vegetate or build dunes on the lot which created a setback from the ocean that was quite significant. Additionally, a septic system was required to be placed on the street side of the lot which further constricted available space. Around 2009, we transitioned to the sewer system as soon as it was available, which provided buildable space for a future home addition on the streetside.

From the beginning our plan was to live in our home full time as we retired. That was realized in 2020 after freeing ourselves from obligations in the Triangle area of North Carolina. We had rented the Oak Island home to visitors in the summers prior to that but spent extensive time on Oak Island during the Fall, Winter, and Spring seasons.

For the past 26 years we have nurtured our property. We hired contractors to build sizeable dunes, (beyond what the town provided). Increased storm protection came in 2024 with the installation of 54 sandbags at a cost of \$33,000, placed closer to the ocean side to line up with our neighbors' sandbags. We have planted, watered, and fertilized thousands of sea oats and other plants to increase dune stability. When sand fences were allowed on the ocean side of the dune, we installed them ourselves so the dune would grow larger.

Eric Tomczak, a Professional Structural Engineer, has studied our current home and the architectural plans for the addition, and stated that **the addition greatly enhances the structural stability** of the home to withstand future storm surges that may happen.

We are now in our late 60's, watching our 90+ year old parents' struggles and realize the requirement to integrate ADA compliant components into the house to accommodate our decreasing physical agility. Creating an ADA compliant home with an elevator, accessible bathrooms and wider doorways will allow us to live in our home and stay in our community for as long as possible.

RECEIVED

JUN 24 2026

DCM-MHD CITY

9) Email with Denial and Reason

1 page

RECEIVED

JUN 24 2026

DCM-MHD CITY

028

6607 W Beach Dr

From: MacPherson, Tara (tara.macpherson@deq.nc.gov)
To: nancyraymcmurray@yahoo.com
Cc: courtney.milliron@deq.nc.gov; mmendez@oakislandnc.gov
Date: Tuesday, April 7, 2026 at 01:53 PM EDT

Good afternoon, Ms. McMurray,

DCM received your email and I wanted to respond to you in writing to cite the rules and include the Town of Oak Island. According to the attached survey, while your house is landward of the Pre-Project Vegetation Line, it is encroaching into the required 60' setback line measured from the first line of natural and stable vegetation (FLNSV). Under current rule 15A NCAC 07H .0306(a)(3), no portion of a building or structure, shall extend oceanward of the ocean hazard setback, which in this case is the 60' setback from the FLNSV. Due to the setback requirement issue, the house is currently nonconforming. Per current rule 15A NCAC 07H .0306(a)(9) the oceanfront setback requirement is pulled from the FLSNV in Oak Island, but prior to this rule it used to be pulled from the Pre-Project Vegetation Line before the Town had an approved Beach Plan.

Since the house does not currently meet the 60' setback requirement, we cannot permit the expansion of a nonconforming structure. As mentioned in a previous email from Courtney Milliron, Field Representative for DCM, to your contractor back in October, the proposed addition can be constructed as **structurally separate/detached** from the principle structure according to our current rules under 15A NCAC 07H .0306(a)(6). You do have the option of pursuing a variance through the Coastal Resources Commission. I've posted the link below for more information on our variance process. This would require applying for a permit and getting a denial to file for a Variance Petition.

<https://www.deq.nc.gov/about/divisions/division-coastal-management/coastal-management-permits/variances-appeals>

Please note that the CAMA Minor Permit Program for Oak Island is run by the Town of Oak Island. I am copying the current LPO, Margaret Mendez, on this email as well.

Thanks,
Tara

Tara MacPherson
Wilmington Region District Manager
North Carolina Division of Coastal Management
Department of Environmental Quality

910 796-7266 office
tara.macpherson@deq.nc.gov

127 Cardinal Drive Ext
Wilmington, NC 28405

RECEIVED

JUN 24 2026

DCM-MHD CITY

10) Emails discussing denial

4 pages

RECEIVED

JUN 24 2026

DCM-MHD CITY

030

Fw: [External] RE: 6607 W Beach Dr - CAMA Application

From: Taylor Davis (tdavis@oakislandnc.gov)

To: nancyraymcmurray@yahoo.com

Cc: MKirkland@oakislandnc.gov; KAdams@oakislandnc.gov; mmendez@oakislandnc.gov

Date: Friday, March 6, 2026 at 03:32 PM EST

Good afternoon,

Please see the below emails and attached survey from Courtney Milliron with DCM to Eric Rainwater.

It appears that DCM will require the addition to be structurally separate due to the existing home being considered non-conforming to the 60' setback.

For additional questions regarding this determination or CAMA regulations please contact Courtney Milliron directly at 910 796-7423 or Courtney.milliron@deq.nc.gov

Thank you,



Taylor Davis (She/Her) MPA, CZO
Planning Manager

Phone: (910) 201-8047
tdavis@oakislandnc.gov
4601 E Oak Island Drive
Oak Island, NC 28465
www.OakIslandNC.gov



Pursuant to North Carolina General Statutes, Chapter 132, Public Records, this e-mail and any attachments, as well as any e-mail messages(s) that may be sent in response to it, may be considered public records and therefore are subject to public records requests for review and copying.

RECEIVED

From: Milliron, Courtney <courtney.milliron@deq.nc.gov>

Sent: Friday, March 6, 2026 3:24 PM

To: Taylor Davis <tdavis@oakislandnc.gov>

JUN 24 2026

DCM-MHD CITY

031
Cc: Matt Kirkland <MKirkland@oakislandnc.gov>; Margaret Mendez <mmendez@oakislandnc.gov>
Subject: FW: [External] RE: 6607 W Beach Dr - CAMA Application

Hi Taylor,

Please see the email below. It looks like this was a CAMA Minor application that is likely still on hold due to the information below. This is one I discussed with Robb Mairs, our Regulatory Chief and Minor Permit Coordinator. We can't permit an addition to a nonconforming structure even if the addition is on the streetside. If they can construct it as structurally separate/detached from the principle structure, then that is something that would be compliant with our rules under 15A NCAC 07H .0306(a)(6). If you have any questions on this please let me know.

Best,
Courtney Milliron
Field Representative
North Carolina Division of Coastal Management
Department of Environmental Quality

910 796-7423 office
courtney.milliron@deq.nc.gov

127 Cardinal Drive Ext
Wilmington, NC 28405



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

Find a Field Rep (arccgis.com)
Join the DCM Interested Parties List

From: Milliron, Courtney
Sent: Wednesday, October 22, 2025 3:12 PM
To: Eric Rainwater <eric@rainwatercoastalconstruction.com>; 'Justice Herman' <jherman@oakislandnc.gov>
Cc: 'Margaret Mendez' <mmendez@oakislandnc.gov>
Subject: RE: [External] RE: 6607 W Beach Dr - CAMA Application

Hi Eric,

It's not because of the addition, it is because the existing house is within the 60' setback according to the survey provided (attached). Because the principle structure is non-conforming, the addition would need to be structurally separate in order to be permitted under CAMA.

Best,
Courtney Milliron
Field Representative
North Carolina Division of Coastal Management
Department of Environmental Quality

910 796-7423 office
courtney.milliron@deq.nc.gov

127 Cardinal Drive Ext

RECEIVED

JUN 24 2026

DCM-MHD CITY



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

Find a Field Rep (arccgis.com)
Join the DCM Interested Parties List

****Please see UPDATED CAMA Rep. contact information below:****

Surf City/Topsail Island/Pender Co. (not Hampstead)- genevieve.ivec@deq.nc.gov
Topsail Beach/Surf City Minor Permit requests to robb.mairs@deq.nc.gov
N. New Hanover Co. (N. side of Bradley Creek)/Hampstead- phil.dangelis@deq.nc.gov
S. New Hanover (S. side of Bradley Creek)- hannah.mitchell@deq.nc.gov
Eastern Brunswick Co. (OKI/HB)- courtney.milliron@deq.nc.gov
Western Brunswick Co. (OIB/SB)- austin.turbitt@deq.nc.gov
For Minor Permit Program questions please contact: robb.mairs@deq.nc.gov or
courtney.milliron@deq.nc.gov
Main number: 910-796-7215

From: Eric Rainwater <eric@rainwatercoastalconstruction.com>
Sent: Wednesday, October 22, 2025 3:07 PM
To: 'Justice Herman' <jherman@oakislandnc.gov>
Cc: 'Margaret Mendez' <mmendez@oakislandnc.gov>; Milliron, Courtney <courtney.milliron@deq.nc.gov>
Subject: [External] RE: 6607 W Beach Dr - CAMA Application

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Hi Justice

I went out and did some measurements. And I disagree with the non conforming.
All of the addition is being done street side further than the 60' setback.
We are doing additional remodeling to the same footprint of the existing structure (siding, windows, etc). but none of the addition encroaches over the 60' setback
Let me know if we need to talk or meet etc.

Thanks

Eric Rainwater
704-813-4644

From: Justice Herman <jherman@oakislandnc.gov>
Sent: Tuesday, October 14, 2025 9:42 AM
To: Rainwater Construction <eric@rainwatercoastalconstruction.com>
Cc: Margaret Mendez <mmendez@oakislandnc.gov>
Subject: Re: 6607 W Beach Dr - CAMA Application

Hey Eric,

RECEIVED

JUN 24 2026

DCM-MHD CITY

Hope you are doing well.

033

I just got confirmation from Courtney that since 6607 W Beach is nonconforming with the 60' setback, the heated addition would need to be structurally detached from the current house in order to be permissible. I will need a copy of the engineered drawings to confirm this.

Please let me know if you have any questions.

Thank you,



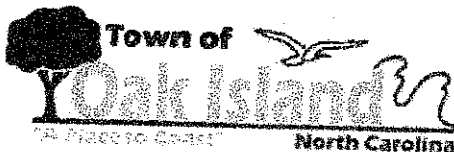
Justice Herman, MPA
Planner I

Phone: (910) 201-8052
jherman@oakislandnc.gov
4601 E Oak Island Drive
Oak Island, NC 28465
www.OakIslandNC.gov

From: Justice Herman <jherman@oakislandnc.gov>
Sent: Thursday, September 18, 2025 8:24 AM
To: Rainwater Construction <eric@rainwatercoastalconstruction.com>
Subject: Re: 6607 W Beach Dr - CAMA Application

Received.

Thank you,



Justice Herman, MPA
Planner I

Phone: (910) 201-8052
jherman@oakislandnc.gov
4601 E Oak Island Drive
Oak Island, NC 28465
www.OakIslandNC.gov

RECEIVED

JUN 24 2026

DCM-MHD CITY

From: Eric Rainwater <eric@rainwatercoastalconstruction.com>
Sent: Thursday, September 18, 2025 7:00 AM
To: Justice Herman <jherman@oakislandnc.gov>
Subject: RE: 6607 W Beach Dr - CAMA Application

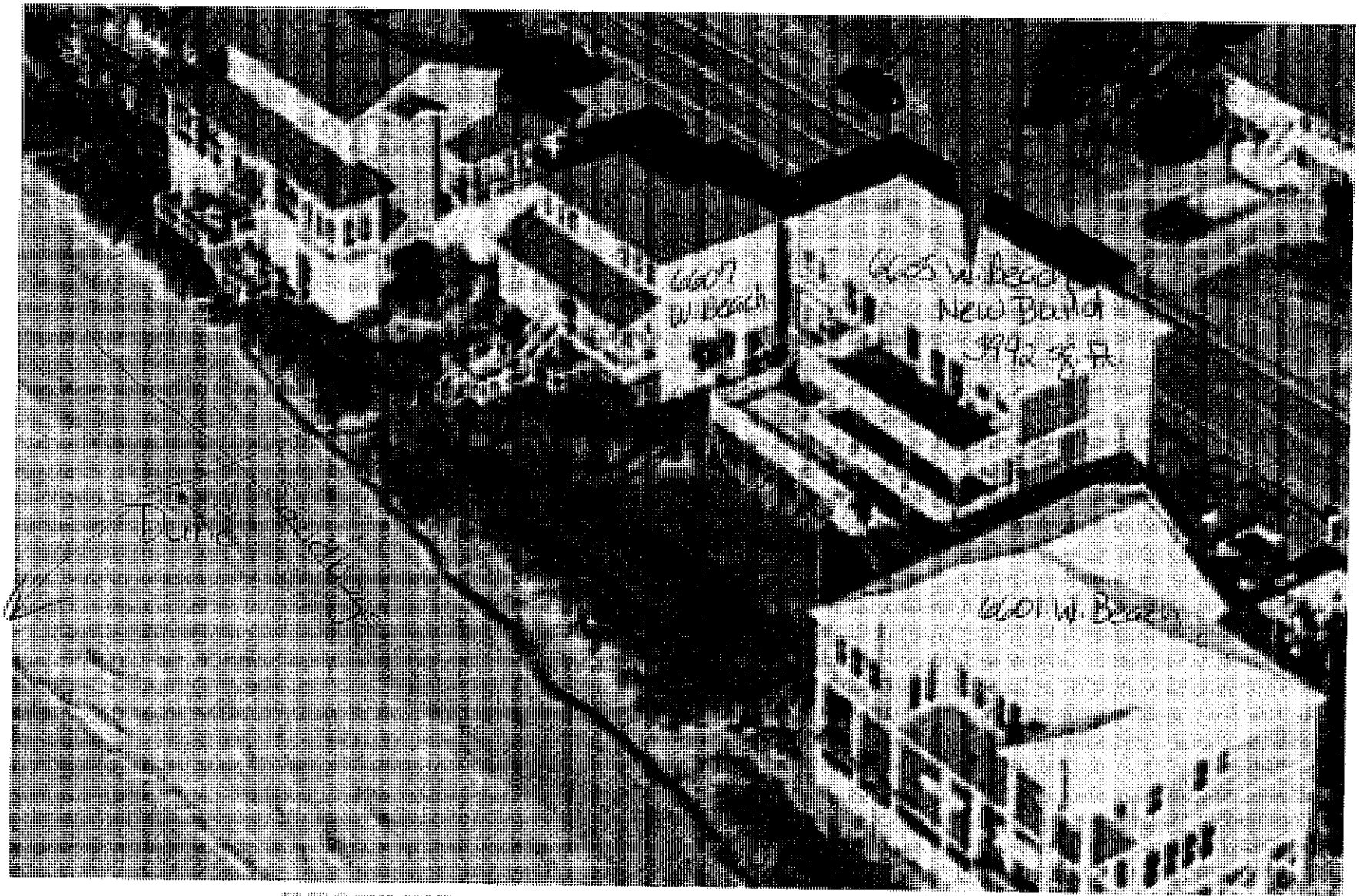
16) Additional information and photos

5 pages

RECEIVED

JUN 24 2026

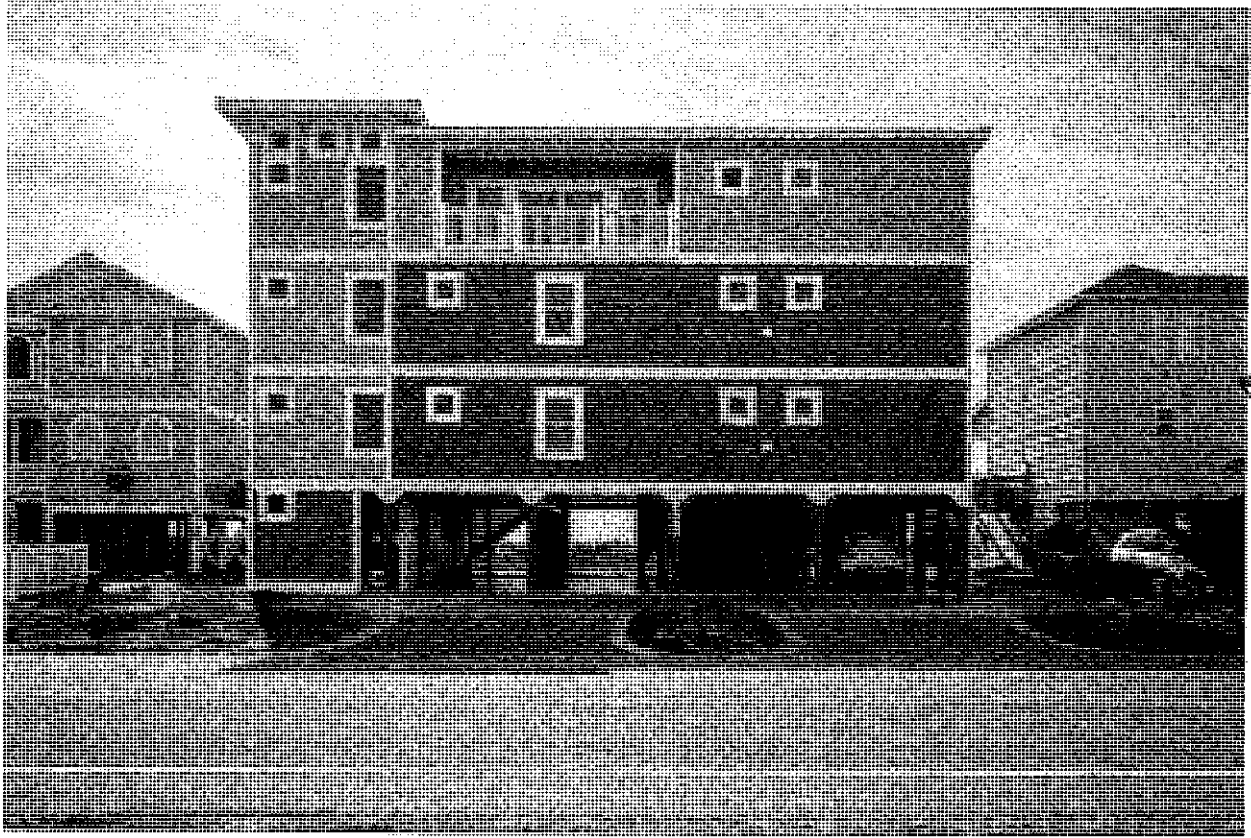
DCM-MHD CITY



RECEIVED

JUN 24 2026

DCM-MHD CITY



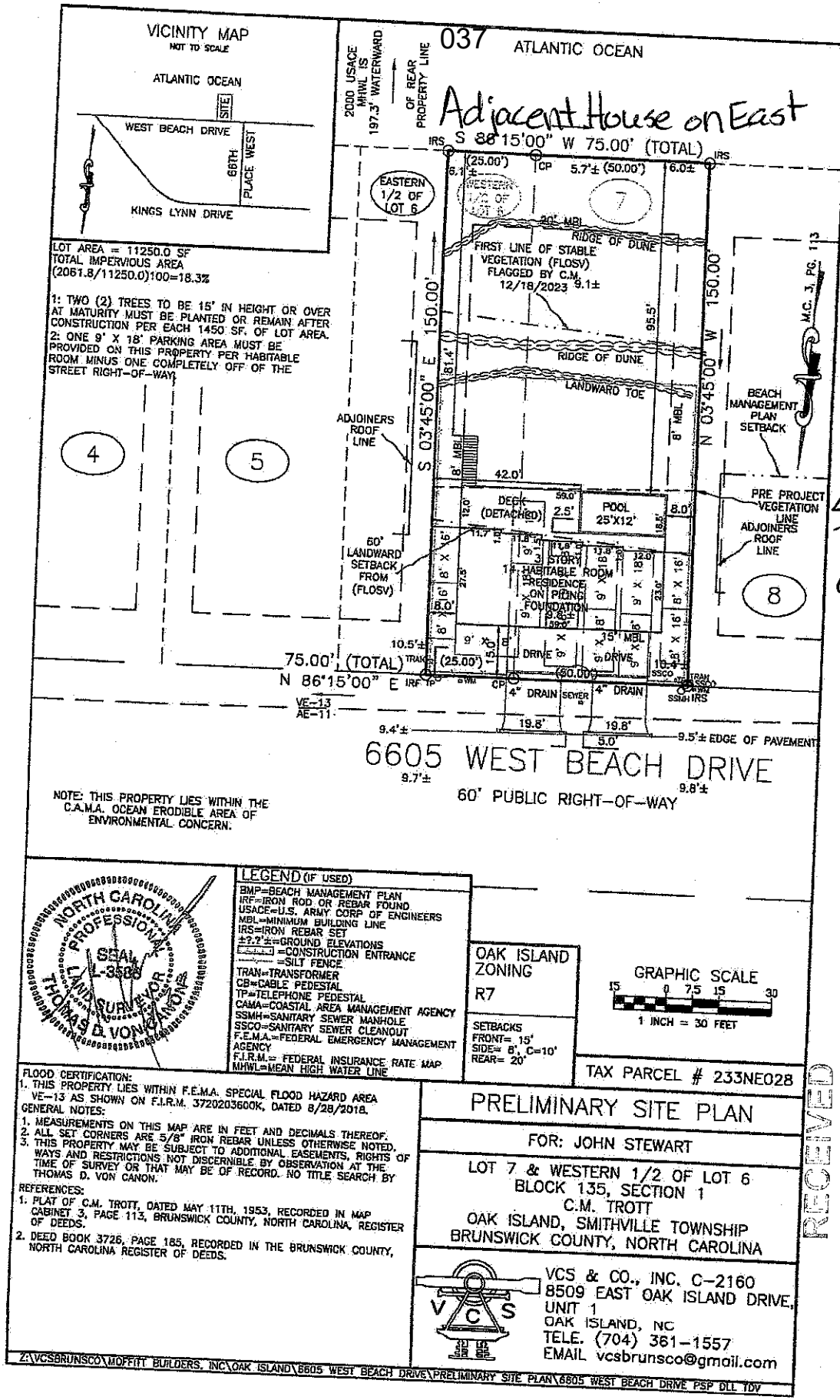
6607
W. Beach
1490
heated
sq. ft

6605 W. Beach Dr.
Eastern Adjacent Property
3942 sq. ft. heated area

RECEIVED

JUN 24 2026

DCM-MHD CITY

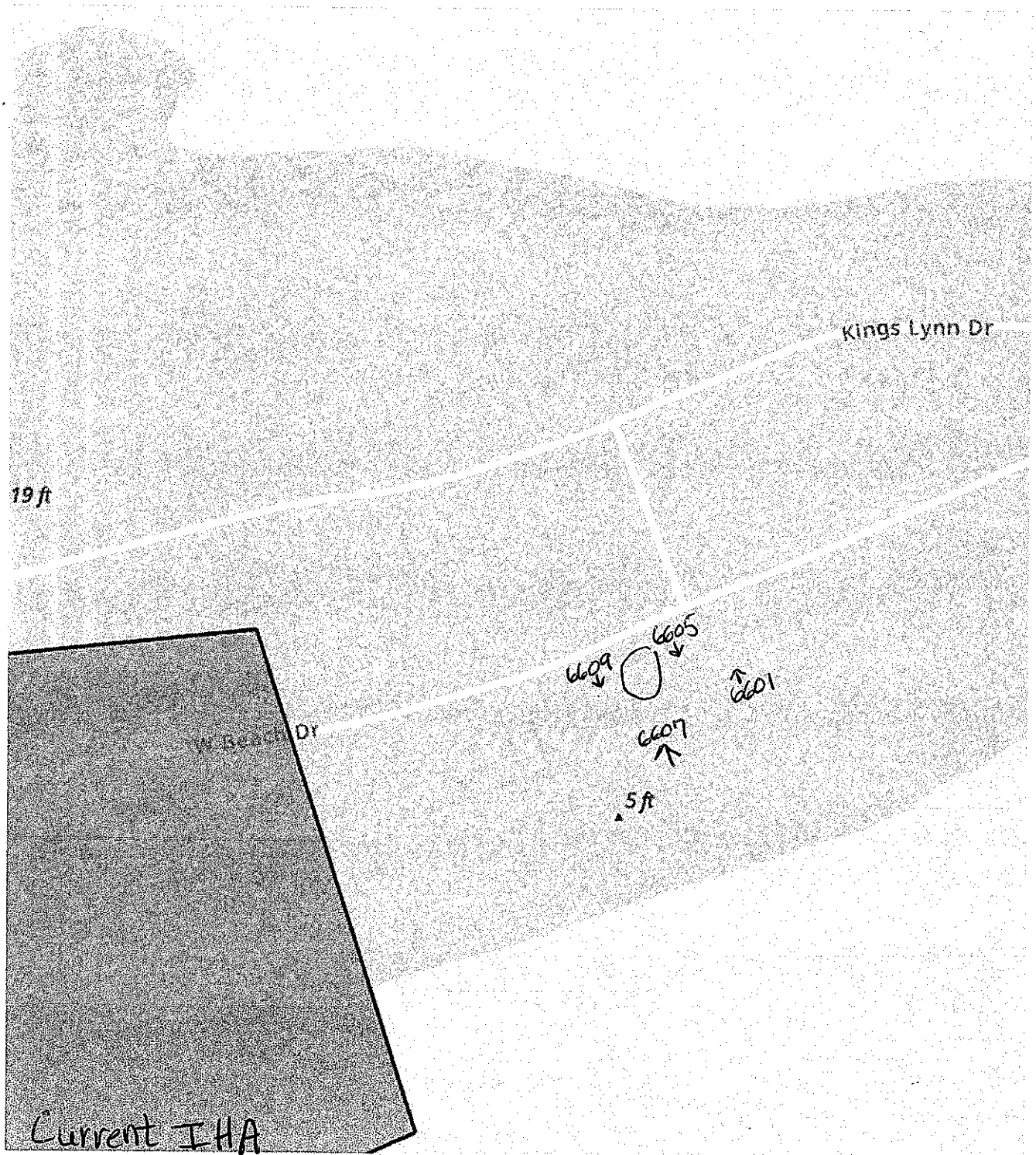


RECEIVED

JUN 24 2023

DCM-MHD CITY

6607 W. Beach
Roof line includes
cantilevered area
on 1st floor

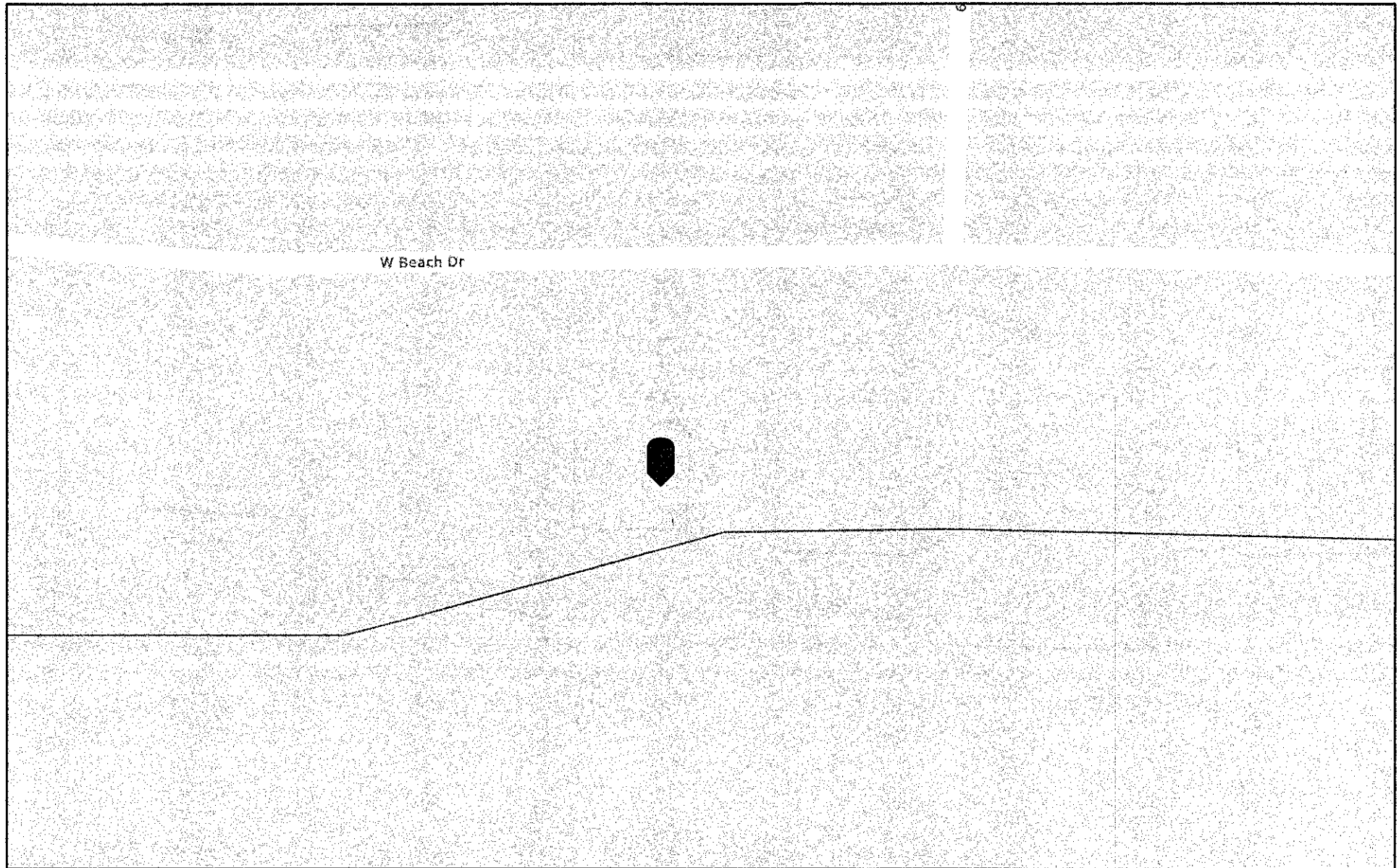


RECEIVED

JUN 24 2026

DCM-MHD CITY

Pre-project Vegetation⁰³⁹ Line 6607 W Beach Dr



3/3/2026

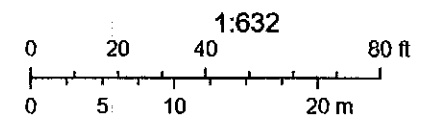
RECEIVED

JUN 24 2026

DCM-MHD CITY

DCM North Carolina Pre-Project Vegetation Lines

World_Hillshade



NC Division of Coastal Management (DCM), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS

Stipulated Exhibits

1. 1953 West Long Beach Plat at 3/113
2. 1999 and 2021 Deeds
3. Brunswick County Tax Card for the Site and associated email
4. DCM Map Viewer of pre-project vegetation line
5. DCM Map Viewer of historic vegetation lines and shorelines and IHA current/proposed
6. OI Beach Plan by link only: [1](#)
7. 2025 Survey
8. Elevation Certificate
9. Sandbag/Beach Push past permits
10. CAMA Minor Permit Application materials
11. 9-17-25 Add Info Letter
12. Notice to adjacent owners during application phase
13. Denial Letter
14. Local variance related emails
15. Notice of Variance to AROs
16. Affidavits of Tomczk and McGee
17. Photos (Ground level and aerial) of the Site and surrounding area and Powerpoint



Brunswick County Register of Deeds
Robert J. Robinson
Tract #12644 Book 1300 Page 1359
05/11/1999 10:18 am Rec'd

13145

Excise Tax \$

Recording Time, Book and Page

Tax Lot No.

Parcel Identifier No. 233NE029

Verified by ..

County on the

day of

, 19

by ..

Mail after recording to Michael R. Isenberg

This instrument was prepared by Michael R. Isenberg, P.O. Box 11028, Southport, NC 28461 (99-13004)

Brief description for the Index

LOT 8, BLK 135, WEST LONG BEACH

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28 day of April, 1999, by and between

GRANTOR

Chris Browning and wife,
Lindsay L. Browning
24 Westlake Pointe Drive
Pinehurst, NC 28374

GRANTEE

J. Scott McMurray and wife,
Deborah J. McMurray
10516 Crisp Drive
Raleigh, NC 27614

30-233NE-0290-500

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Long Beach, Smithville Township, Brunswick County, North Carolina and more particularly described as follows:

BEING all of Lot 8, Block 135, of West Long Beach, according to a map thereof duly recorded in Map Book 3 at Page 113 of the Brunswick County Registry, said lot having the metes, bounds and location as shown on said map. It is the intent to convey both riparian and accretive rights incident to the ownership of said property.

Mike Isenberg
TOTAL 10 REV 240 TC 100
RECH 50 CK AMT 300 CK# 80004

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1194 at Page 966 of the Brunswick County Registry.

MAP

A map showing the above described property is recorded in Book 3 page 113.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Taxes to be assessed.
2. Easements of record.
3. Covenants and restrictions of record.

Inst. # 12644 Book 1300 Page: 1360

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____
 _____ President
 ATTEST: _____
 _____ Secretary (Corporate Seal)

USE BLACK INK ONLY

Chris Browning (SEAL)
 Lindsay L. Browning (SEAL)
 LINDSAY L. BROWNING (SEAL)

SEAL-STAMP

NORTH CAROLINA, Richmond County.
 I, a Notary Public of the County and State aforesaid, certify that Chris Browning
 Lindsay L. Browning Grantor,
 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
 hand and official stamp or seal, this 29th day of April, 1999.
 My commission expires: 12/31/2001 Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.
 I, a Notary Public of the County and State aforesaid, certify that _____
 personally came before me this day and acknowledged that _____ he is _____ Secretary of
 _____ a North Carolina corporation, and that by authority duly
 given and as the act of the corporation, the foregoing instrument was signed in its name by its _____
 President, sealed with its corporate seal and attested by _____ as its _____ Secretary.
 Witness my hand and official stamp or seal, this _____ day of _____, 19____.
 My commission expires: _____ Notary Public

STATE OF NORTH CAROLINA
 COUNTY OF BRUNSWICK

The Forgoing (or annexed) Certificate(s) of AMY T. STEFF

Notary(ies) Public is (are) Certified to be Correct.

This Instrument was filed for Registration on this 11th Day of May, 1999
 in the Book and Page shown on the First Page hereof.

ROBERT J. ROBINSON Register of Deeds

alorem taxes, fees, assessments or other
 iens which the Brunswick County Tax
 Collector is charged with collecting, that are
 ien on: Parcel Number: 233 NE 027
 as notated by the Brunswick County
 Assessor's Office This is not a certification
 hat the parcel number matches the deed
 escription.

DEC 28 2021 Huston
 (Ass'n Tax Col / Del. Tax Sec)

B4770 P1244 12-28-2021 13:02:43.000
 Brenda M. Clemmons PROP
 Brunswick County, NC Register of Deeds page 1 of 2

Return to John + Nancy McMurray Type GC
 Total 26 Rev 3321 Int. 26
 % \$ 26 Ck # 3321 Cash \$ 26
 Refund Cash \$ Finance
☒ Portions of document are illegible due to condition
 of original.
☒ Document contains seals verified by original
 instrument that appear as PARAPHRASE or copied

Excise Tax: \$0

This conveyance includes the primary residence of the Grantor.

After recording return to: Grantor

This instrument was prepared by: **Huston Law Firm, PLLC** without title examination. No title advice rendered.

Parcel Number: 233NE027

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of December, 2021 by and between

GRANTOR

**JOHN SCOTT MCMURRAY and wife
 NANCY RAY MCMURRAY**

Address:

6607 West Beach Drive, Oak Island, NC 28465

GRANTEE

**JOHN SCOTT MCMURRAY AND NANCY
 RAY MCMURRAY, TRUSTEES OF THE
 SCOTT AND NANCY MCMURRAY TRUST,
 DATED 12/22, 2021**

Address:

6607 West Beach Drive, Oak Island, NC 28465

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Brunswick County, North Carolina**, and more particularly described as follows:

All of Lot 8, Block 135 of West Long Beach, according to the map thereof duly recorded in Map Book 3 at Page 113 of the Brunswick County Registry, said lot having the metes, bounds and location as shown on said map. It is the intent to convey both riparian and accretive rights incident to the ownership of said property.

Being the same property acquired by Grantor by deed recorded in Book 4295, Page 1327, Brunswick County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to all rights of way for public utilities.

Subject to all rights of way for public streets, roadways, and/or easements.

Subject to applicable zoning ordinances, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Nancy Ray McMurray
 NANCY RAY MCMURRAY

John Scott McMurray
 JOHN SCOTT MCMURRAY

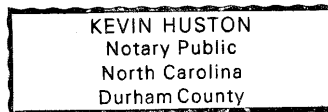
SEAL-
 STAMP

STATE OF NORTH CAROLINA, COUNTY OF Durham

I, Kevin Huston, a Notary Public of the State aforesaid, certify that **Nancy Ray McMurray and John Scott McMurray** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 22 day Dec., 2021.

My commission expires: 12/22/25
Kevin Huston Notary Public



SCOTT & NANCY MCMURRAY TRUST

6607 W. BEACH DR OAK ISLAND 28465 OAK ISLAND
80121329

BRUNSWICK COUNTY (100), DOSHER HOSP TAX (100), OAK ISLAND (100)

Reval Year: 2023 Tax Year: 2025 L-8 B-135 S-5B KL PLAT 7/36 3/113

Appraised by 53 on 09/20/2022 306AC OAK ISLAND - KINGS LYNN

Return/Appeal
Notes:

Parcel: 233NE029

PLAT:
00000/00000

UNIQ ID
96083

ID NO: 203619507267

CARD NO. 1 of
1

1.0000 LT

SRC=

TW-03

CI-
14

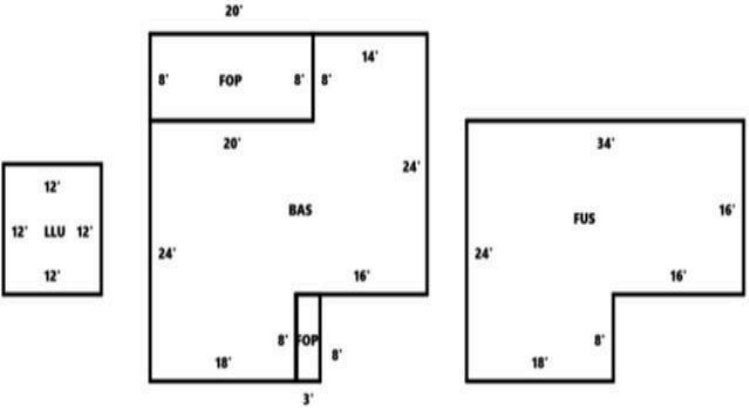
FR-
08

EX-

AT-

LAST ACTION
20230329

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION				CORRELATION OF VALUE											
Foundation - 3 Piers>8ft w/Con		10.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard		0.23000	CREDENCE TO			MARKET								
Sub Floor System - 4 Plywd/Ptl bd		8.00	07	01	1,503	134	268.00	402804	2000	2000	% GOOD			77.0	DEPR. BUILDING VALUE - CARD			310,160							
Exterior Walls - 16 Wood/Vinyl Shingle		32.00	TYPE: SINGLE FAMILY BEACH										SFR CONSTRUCTION			DEPR. OB/XF VALUE - CARD			0						
Roofing Structure - 03 Gable		7.00	STYLE: 3 - 2.0 Stories										MARKET LAND VALUE - CARD			225,000									
Roofing Cover - 06 Arch Shingle		5.00											TOTAL MARKET VALUE - CARD			535,160									
Interior Wall Construction - 5 Drywall/Sheetrock		21.00											TOTAL APPRAISED VALUE - CARD			535,160									
Interior Floor Cover - 08 Vinyl		7.00											TOTAL APPRAISED VALUE - PARCEL			535,160									
Interior Floor Cover - 14 Carpet		0.00											TOTAL PRESENT USE VALUE - PARCEL			0									
Heating Fuel - 04 Electric		1.00											TOTAL VALUE DEFERRED - PARCEL			0									
Heating Type - 09 Heat Pump Only		4.00											TOTAL TAXABLE VALUE - PARCEL \$			535,160									
Air Conditioning Type - 03 Central		4.00											PERMIT												
Bedrooms/Bathrooms/Half-Bathrooms 3/2/0		12.000											CODE		DATE		NOTE		NUMBER		AMOUNT				
Bedrooms BAS - 3 FUS - 0 LL - 0		-											ROUT: WTRSHD:												
Bathrooms BAS - 2 FUS - 0 LL - 0		-	SALES DATA																						
Half-Bathrooms BAS - 0 FUS - 0 LL - 0		-	OFF. RECORD		DATE		DEED		Q/U/V/I		INDICATE SALES PRICE														
Office BAS - 0 FUS - 0 LL - 0		0	BOOK		PAGE		MO/YR		TYPE		SALES PRICE														
TOTAL POINT VALUE		111.000	04770		1244		12 2021		GW		U I		0												
BUILDING ADJUSTMENTS			04295		1327		12 2019		GW		U I		0												
Market/Design		09 .20 1.2000	01899		0216		2 2004		WD		U V		0												
Quality		3 AVERAGE 1.0000	01300		1359		5 1999		WD		Q V		130000												
Size		Size SIZE 1.0100	01194		0966		1 1998		WD		U V		0												
Construction Factor		05 1.00 1.0000																							
TOTAL ADJUSTMENT FACTOR		1.210																							
TOTAL QUALITY INDEX		134																							
Click on image to enlarge																									
SUBAREA																									
TYPE		GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE				
TOTAL OB/XF VALUE																						0			
BAS		800	100	214400																					
FOP		184	030	14740																					
FUS		688	090	165892																					
LLU		144	020	7772																					
FIREPLACE		1 - None		0																					
SUBAREA TOTALS		1,816		402,804																					



Click on image to enlarge

BUILDING DIMENSIONS FOP=W20N8E20S8Area:160;FOP=N8E3S8W3Area:24;LLU=W12N12E12S12Area:144;BAS=E20N8E14S24W16S8W18N24Area:800;FUS=E18N8E16N16W334S24Area:688;TotalArea:1816

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT					ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
IMP CAMA	0115	R7	50	150	1.0000	0	1.0000	imp cama					PS	225,000.00	1.000	LT	1.000	225,000.00	225000		
TOTAL MARKET LAND DATA																			225,000		
TOTAL PRESENT USE DATA																					

From: [Nancy Ray McMurray](#)
To: [Goebel, Christine A](#)
Cc: [MacPherson, Tara](#); [Milliron, Courtney](#); [Margaret Mendez](#); [Richardson, Ken](#); [DAngelis, Phil R](#)
Subject: [External] Re: McMurray CAMA Variance
Date: Wednesday, July 15, 2026 5:52:46 PM
Attachments: [county tax card.pdf](#)
[image001.png](#)

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Christy,

The Brunswick County Tax Office did not measure our house correctly during one of the appraisals that was done well before I noticed it in early 2019. It took multiple trips by county tax employees to measure the house correctly. Michael Idol was the agent who I spoke with about the situation before it was finally corrected to 1488 sq. ft. as evidenced by the screen shot of an email he sent with confirmation.

Actually, when I looked at the current tax card it once again mistakenly lists our square footage as 1503 sq. ft. I will have to contact Mr. Idol once again to get that corrected. I attached the tax card from Brunswick County records. Please notice in the area that shows square footage at the correct 1488 sq. ft.

I hope that this is sufficient documentation of this discrepancy in the square footage. If not I will dig further.

Thank you!
Nancy

On Monday, April 22, 2019, 3:37:31 PM EDT, Michael Idol <Michael.Idol@brunswickcountync.gov> wrote:

Ms. McMurray,

Thank you for the provided appraisal. I have physically measured your home and the heated area square footage of your home is 1488 SF. Per our conversation, I am emailing you to let you know that I am recommending to the Board of Equalization and Review to adjust the value of your parcel # 233NE029 at 6607 W. Beach Dr. from \$550,350 to \$522,580 Please email me back if you accept this value or would prefer to go before the board of Equalization and Review.

Thanks

Michael P. Idol

Chief Appraiser

Brunswick County Tax Office

30 Government Center Dr. NE

Bolivia, NC 28422

910-253-2540

S
A

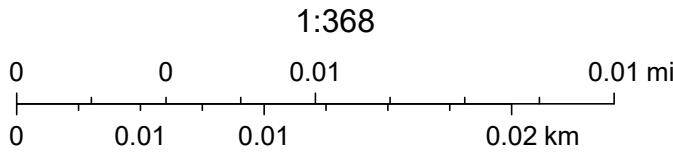
NC DCM Map Viewer



8/21/2026, 1:12:57 PM

-  ArcGIS World Geocoding Service
-  Setback Factors (2020)
-  World Imagery
-  Low Resolution 15m Imagery

-  High Resolution 60cm Imagery
-  High Resolution 30cm Imagery
-  Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, North Carolina Division of Coastal Management, NC CGIA, Microsoft, Vantor

NC DCM Map Viewer



8/21/2026, 1:17:33 PM

1:613

- ArcGIS World Geocoding Service

High Resolution 60cm Imagery

15cm Resolution Metadata
- Setback Factors (2020)

High Resolution 60cm Imagery

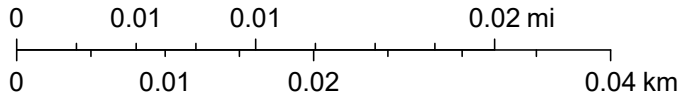
15cm Resolution Metadata
- World Imagery

High Resolution 30cm Imagery
- World Imagery

High Resolution 30cm Imagery
- Low Resolution 15m Imagery

Citations
- Low Resolution 15m Imagery

Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, North Carolina Division of Coastal Management, NC CGIA, Microsoft, Vantor

NC DCM Map Viewer

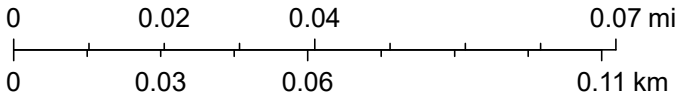


8/21/2026, 1:19:14 PM

- ArcGIS World Geocoding Service
- [-] Setback Factors (2020)
- World Imagery
- Low Resolution 15m Imagery

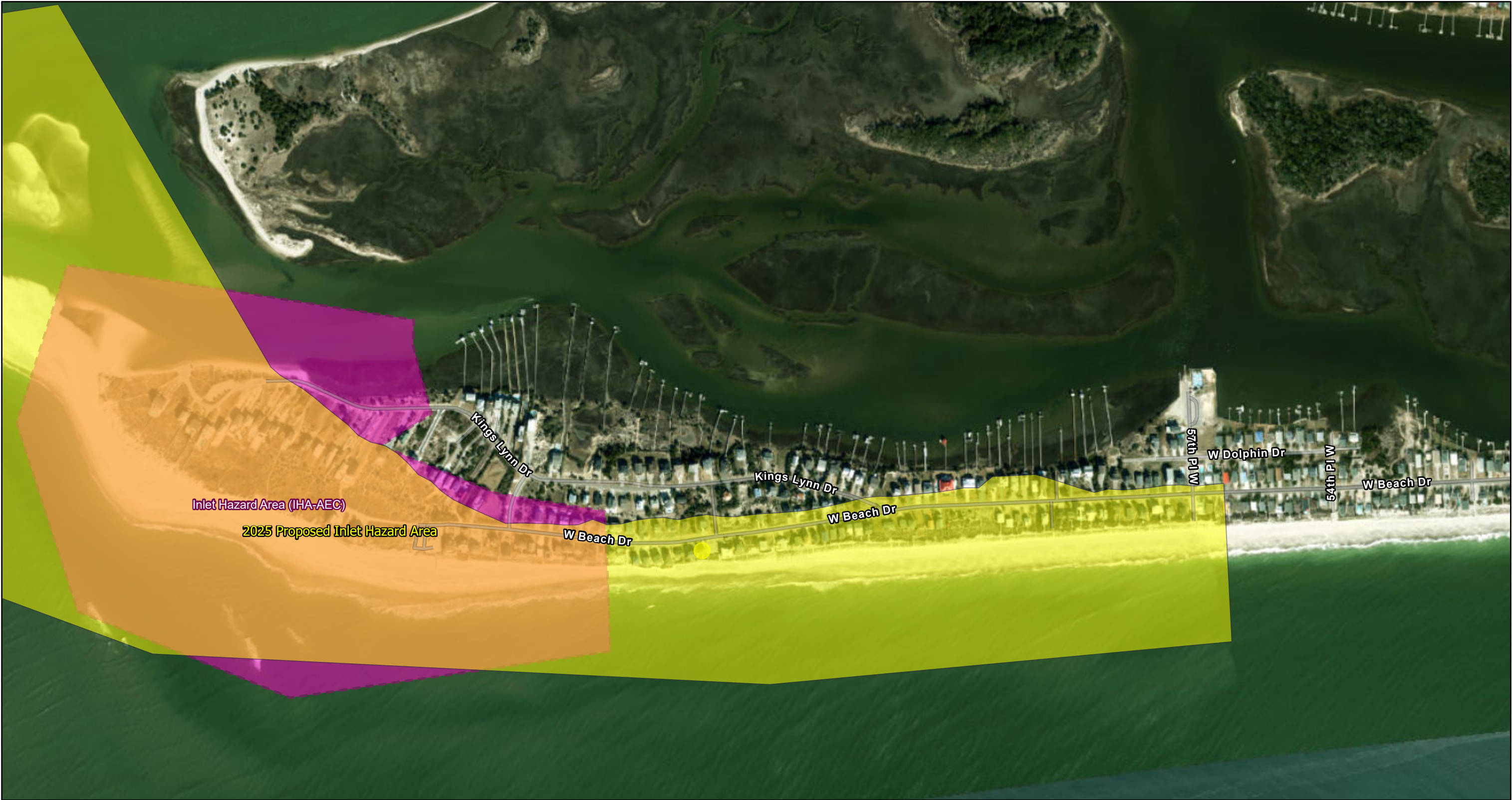
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:1,702



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, North Carolina Division of Coastal Management, NC CGIA, Microsoft, Vantor

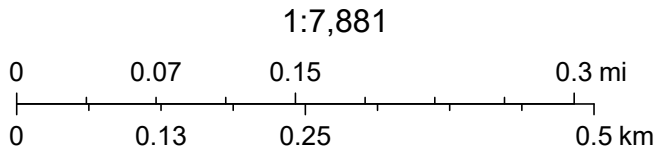
NC DCM Map Viewer



8/21/2026, 1:51:09 PM

-  ArcGIS World Geocoding Service
-  Inlet Hazard AEC (2025) - Pending
-  Inlet Hazard AEC
-  World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC Division of Coastal Management (DCM), NC CGIA, Vantor

VICINITY MAP (NO SCALE)



I, GEORGE L. HART, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTIONS AS RECORDED IN DEED BOOK 4770 PAGE 1244 AND MAP BOOK 3 PAGE 113, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1/60000+.

I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS 9TH DAY OF SEPTEMBER, 2025

PROFESSIONAL LAND SURVEYOR L-5390



LEGEND

- CP ——— COMPUTED POINT
- PK ——— PK NAIL FOUND
- DB ——— DEED BOOK
- MB ——— MAP BOOK
- IRF ——— IRON ROD FOUND
- IRS ——— IRON ROD SET
- MNS ——— MAG NAIL SET
- MNF ——— MAG NAIL FOUND
- ECM ——— EXISTING CONCRETE MONUMENT
- — — — — TIE LINE
- SURVEYED BOUNDARY LINE
- NON-SURVEYED LINES FROM DEEDS OR PLATS
- X— FENCE
- N/F ——— NOW OR FORMERLY

GENERAL NOTES:

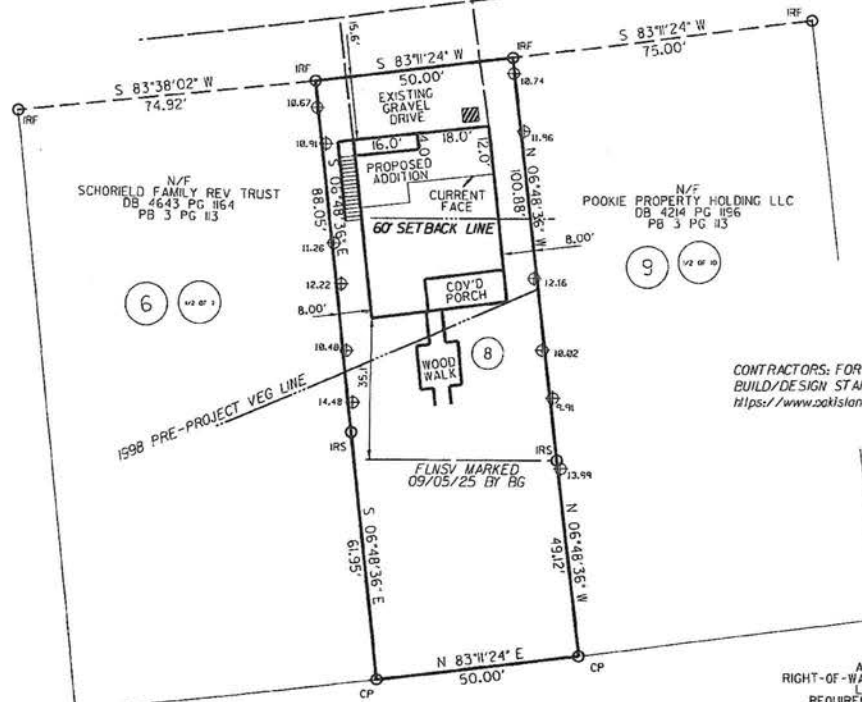
- ALL DISTANCES ARE HORIZONTAL GROUND.
- AREA COMPUTED BY COORDINATE METHOD.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAY OF RECORD.
- NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
- THIS SURVEY IS SUBJECT TO ANY FACTS DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THIS PROPERTY IS LOCATED WITHIN FEMA FLOOD HAZARD AREA VE-13 (FANAL 3720203600K EFFECTIVE 08/28/2018).
- LOT IS ZONED RESIDENTIAL R7
- UTILITIES WERE NOT LOCATED WITH THIS SURVEY.
- SETBACKS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

THERE HAS BEEN NO ATTEMPT BY THE CERTIFYING SURVEYOR TO LOCATE, MARK OR IDENTIFY ANY SUBSURFACE UTILITY LINES ON THE PROPERTIES SHOWN ON THIS MAP. THE EXISTENCE OF SUBSURFACE UTILITIES, IF ANY, MAY AFFECT THE USE OF THESE PROPERTIES BEYOND THE CONTROL OF THE SURVEYOR. USERS OF THIS MAP AND THEIR ASSIGNS, ARE HEREBY NOTIFIED AND ACKNOWLEDGE THAT ANY DAMAGE RESULTING FROM ANY UTILITY SHOWN OR NOT SHOWN ON THIS MAP IS NOT THE RESPONSIBILITY OF THE SURVEYOR OR SALTWATER SURVEYING, PLLC.

GPS CONTROL NOTES:

- GPS CONTROL USED FOR THIS PROJECT BASED OFF OF THE FOLLOWING DATA:
- CLASS OF SURVEY: B
- POSITIONAL ACCURACY: ± 0.07
- TYPE OF FIELD PROCEDURE: VRS
- DATE OF SURVEY: 09/09/25
- DEED MODEL: IPR
- UNITS: US SURVEY FEET

WEST BEACH DRIVE 60' RW PER PB 3 PG 113



IMPERVIOUS NOTES: ALLOWED 45%.

EXISTING STRUCTURE = 960 SQ FT
PROPOSED ADDITION = 536 SQ FT

TOTAL = 1,496 SQ FT
LOT AREA = 7,500 SQ FT
PERCENT IMPERVIOUS = 20%

IMPERVIOUS CALC - ADDITION

I = 536 X 1.5/12 = 67 CF / 22J = 3.03 OR 4 CHAMBERS

CONTRACTORS: FOR ADDITIONAL INFORMATION ON STORMWATER REQUIREMENTS AND BUILD/DESIGN STANDARDS PLEASE VISIT WEBSITE ADDRESS BELOW
<https://www.oakislandnc.gov/home/showpublisheddocument/2301/63810290983110000>

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, FEMA REGULATIONS, STATE STORMWATER LIMITATIONS, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY.

SALTWATER SURVEYING

FIRM LICENSE#: P-2791
GEORGE L. HART, PLS L-5390
1592 VILLAGE POINT ROAD SW, SHALLOTTE, NC
PHONE 910-309-2704

DATE: 09/09/2025 SURVEYED BY: GLH
SCALE: 1" = 30' DRAWN BY: GLH

JOB #2099

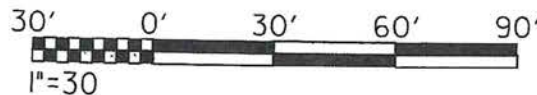
SITE PLAN

6607 WEST BEACH DRIVE
OAK ISLAND, NC

FOR
RAINWATER CONSTRUCTION

BRUNSWICK COUNTY
SMITHVILLE TOWNSHIP
PARCEL # 233NE029

DEED REFERENCE - DB 4770 PG 1244
PLAT BOOK 3 PAGE 113



**FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM**

O.M.B. No. 3067-0077
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use:	
BUILDING OWNER'S NAME <u>Scott McMurray</u>		Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. <u>6607 West Beach Drive</u>		Company NAIC Number	
CITY <u>Oak Island</u>	STATE <u>North Carolina</u>	ZIP CODE <u>28465</u>	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Lot-8; Block-135; Section-5B; Westlong Beach</u>			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) <u>RESIDENTIAL</u>			
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ###" or ###.####")		HORIZONTAL DATUM: SOURCE: ☐ GPS (Type): ☐ USGS Quad Map ☐ Other	
		☐ NAD 1927 ☐ NAD 1983	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER <u>Oak Island 370523</u>		B2. COUNTY NAME <u>Brunswick</u>		B3. STATE <u>N. Carolina</u>	
B4. MAP AND PANEL NUMBER <u>375354-0001</u>	B5. SUFFIX <u>D</u>	B6. FIRM INDEX DATE <u>3-27-71</u>	B7. FIRM PANEL EFFECTIVE/REVISED DATE <u>4-2-91</u>	B8. FLOOD ZONE(S) <u>VE</u>	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) <u>19'</u>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe): _____

B11. Indicate the elevation datum used for the BFE in B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe): _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
 Designation Date: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 6 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
 Complete Items C3.a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
 Datum 1929 Conversion/Comments _____

Elevation reference mark used Rm-3 Does the elevation reference mark used appear on the FIRM? ☒ Yes ☐ No

☐ a) Top of bottom floor (including basement or enclosure)	<u>12.8</u> ft.(m)
☐ b) Top of next higher floor	<u>22.8</u> ft.(m)
☐ c) Bottom of lowest horizontal structural member (V zones only)	<u>20.7</u> ft.(m)
☐ d) Attached garage (top of slab)	<u>12.7</u> ft.(m)
☐ e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area.)	<u>20.2</u> ft.(m)
☐ f) Lowest adjacent (finished) grade (LAG)	<u>4-12.5</u> ft.(m)
☐ g) Highest adjacent (finished) grade (HAG)	<u>4-12.6</u> ft.(m)
☐ h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade	<u>2</u>
☐ i) Total area of all permanent openings (flood vents) in C3.h	<u>96</u> sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date

Jim Boney Jr
6/8/05

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME James F. Boney, Jr LICENSE NUMBER NC L-2796

TITLE Land Surveyor COMPANY NAME Boney Land Surveyors, Inc.

ADDRESS 4922 E. Oak Is. Dr. CITY Oak Island STATE N.C. ZIP CODE 28465

SIGNATURE James F. Boney, Jr DATE 6/8/05 TELEPHONE 910-278-9415

IMPORTANT: In these spaces, copy the corresponding information from Section A.		For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 6607 West Beach Drive 055		Policy Number
CITY Oak Island	STATE N. Carolina	ZIP CODE 28465
		Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS *The residence is 2-story frame construction on piles. Enclosed area below.*

C.3.e. - HVAC air handler

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1. through E5. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number ☐ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is ☐ ft. (m) ☐ in. (cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available.)
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is ☐ ft. (m) ☐ in. (cm) above the highest adjacent grade. Complete Items C3.h and C3.i on front of form.
- E4. The top of the platform of machinery and/or equipment servicing the building is ☐ ft. (m) ☐ in. (cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available.)
- E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, C, and E are correct to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	TELEPHONE	
COMMENTS			

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

31. ☐ The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
32. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
33. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
-------------------	------------------------	---

37. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

38. Elevation of as-built lowest floor (including basement) of the building is:

39. BFE or (in Zone AO) depth of flooding at the building site is:

_____ ft. (m) Datum: _____
 _____ ft. (m) Datum: _____

LOCAL OFFICIAL'S NAME	TITLE
COMMUNITY NAME	TELEPHONE
SIGNATURE	DATE
COMMENTS	

☐ Check here if attachments



LF 5-27-22
Amw

3/19/2019

Exemption Number – SF 19-14

John & Nancy McMurray
1313 Meadston Dr.
Durham, NC 27712

**RE: EXEMPTED PROJECT - SAND FENCE (15A NCAC 07K .0212)
OCEAN HAZARD AEC
PROJECT LOCATION/ADDRESS – 6607 W. Beach Dr.**

Dear MS. & Mr. McMurray:

I have reviewed the information submitted to this office in your inquiry concerning the necessary filing of an application for a minor development permit under the Coastal Area Management Act. After making a site inspection on 3/18/19, I have determined that the activity you propose is exempt from needing a minor development permit as long as it is installed in accordance with your site drawing, submitted on 3/18/19, and meets the conditions specified below. If you plans should change and your project will no longer meet these conditions, please contact me before proceeding.

SAND FENCE CONDITIONS:

- (1) Sand fencing may only be installed for the purpose of: building sand dunes by trapping wind blown sand; the protection of the dune(s) and vegetation (planted or existing).
- (1) Sand fencing shall not impede existing public access to the beach, recreational use of the beach or emergency vehicle access.
- (2) Sand fencing shall not be installed in a manner that impedes or restricts established common law and statutory rights of public access and use of public trust lands and waters.
- (3) Sand fencing shall not be installed in a manner that impedes, traps or otherwise endangers sea turtles, sea turtle nests or sea turtle hatchlings.
- (4) Non-functioning, damaged, or unsecured sand fence shall be immediately removed by the property owner.
- (5) Sand fencing shall be constructed from evenly spaced thin wooden vertical slats connected with twisted wire, no more than 5 feet in height. **RECEIVED**

MAR 19 2019

posts or stakes no larger than 2" X 4" or 3" diameter shall support sand fencing.

(6) Location:

- a) Sand fencing shall be placed as far landward as possible to avoid interference with sea turtle nesting, existing public access, recreational use of the beach, and emergency vehicle access.
- b) Sand fencing shall not be placed on the wet sand beach area.
- c) Sand fencing installed parallel to the shoreline shall be located no farther waterward than the crest of the frontal or primary dune; or
- d) Sand fencing installed waterward of the crest of the frontal or primary dune shall be installed at an angle no less than 45 degree to the shoreline. Individual sections of sand fence shall not exceed more than 10 feet in length and shall be spaced no less than seven feet apart, and shall not extend more than 10 feet waterward of the following locations, whichever is most waterward: the first line of stable natural vegetation, the toe of the frontal or primary dune, or erosion escarpment of frontal or primary dune.

This exemption to CAMA permit requirements does not alleviate the necessity of your obtaining any other State, Federal or Local authorization. This exemption expires 90 days from the date of the letter.

Sincerely,

Donna Coleman

Donna Coleman, LPO
Town of Oak Island

Cc: Tara MacPherson,
DCM Representative

CAMA MINOR PERMIT PROGRAM

☐ MODIFICATION

☒ EXEMPTION

☐ MAINTENANCE AND REPAIR

Town of Oak Island

CAMA Minor Permit Office

As authorized by the State of North Carolina
per the Coastal Area Management Act of 1974Permit # SF 19-14Date previous
permit issued May? 2015

Applicant Name John Scott McMurray
Nancy Ray McMurray

Address 1313 Meadston Drive

City Durham NC 27712

Cell # 919-632-6425 *Preferred

Phone # 919-499-4706

Authorized Agent N/A

Project Location Information

Street Address 6607 West Beach Dr
Oak Island, NC

Adj. Water Body Atlantic Ocean

AEC: ☐ CS ☒ OE ☒ HH ☐ IH

Type of Project

Description of Activity:

Place sand fencing on
the seaward side of
6607 West Beach Dr.
to rebuild dunes that
were lost due to erosion.
Sand fencing will be placed
in the manner specified
by CAMA 15A NCAC

Notes or special
conditions: OTK 0212
Cost of project.

See Attached
Drawing

SITE DRAWING

John Scott McMurray
Owner's Name (Print)

John Scott McMurray
Signature (owner or agent)

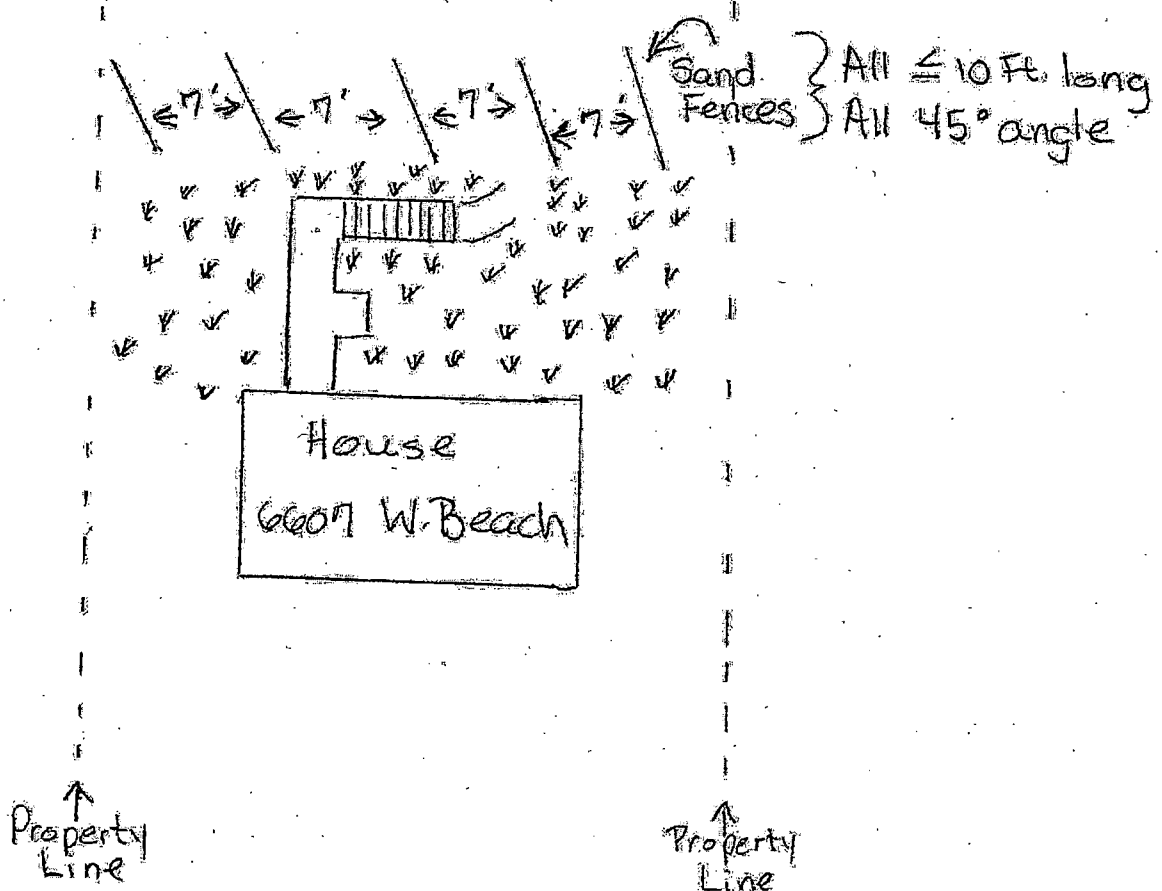
Donna Coleman
LPO Signature

3/19/19
Issuance Date

6/19/19
Exp. Date

ATLANTIC OCEAN

Not drawn to scale
* must not prohibit public from
walking on the beach @ high tide.





4/29/15

Exemption Number – **M&R 15-43**

Scott McMurray
1313 Meadston, Dr.
Durham, NC 27712

**RE: EXEMPTED PROJECT - MAINTENANCE AND REPAIR of STRUCTURES
CONSISTENT WITH CURRENT RULES [15A NCAC 07K .0209(c)]**

**PROJECT ADDRESS – 6607 W Beach Dr.
AREA OF ENVIRONMENTAL CONCERN – OE,HH**

Dear Scott McMurray:

I have reviewed the information submitted to this office in your inquiry concerning the necessary filing of an application for a minor development permit under the Coastal Area Management Act. After making a site inspection on 4/29/15, I have determined that the activity you propose is exempt from needing a minor development permit as long as it remains consistent with your site drawing and materials list submitted on 4/23/15, and meets the conditions specified below. If your plans should change and your project will no longer meet these conditions, please contact me before proceeding.

MAINTENANCE AND REPAIR – [15A NCAC 7K .0209(c)] - Any structure, or part thereof, consistent with current CRC rules may be maintained, repaired or replaced in a similar manner, size and location as the existing structure without requiring a permit, unless the repair or replacement would be in violation of the criteria set out below. This exemption applies to those projects that are not within the exclusion for maintenance and repairs as set out in G.S. 113A-103(5)b.5., Rule .0103 of this Subchapter and Rule 07J .0210.

1. the development must not disturb a land area of greater than 200 square feet on a slope of greater than 10 percent;
2. the development must not involve removal, damage, or destruction of threatened or endangered animal or plant species;
3. the development must not alter naturally or artificially created surface drainage channels;
4. the development must not alter the land form or vegetation of a frontal dune;

5. the development must not be within 30 feet of normal water level or normal high water level; and;

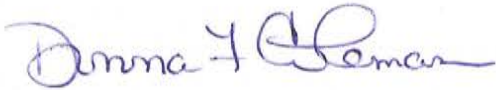
6. development must be consistent with all applicable use standards and local land use plans in effect at the time the exemption is granted.

Structures may be repaired in a similar manner, size and location as the original structure. No expansions or additions are permissible and the following specific conditions apply:

1. The project consists of the repair of replace steps, as shown on the attached drawing and materials list.
2. The proposed repairs shall be consistent with all other applicable local ordinances and North Carolina Building Code standards.

This exemption to CAMA permit requirements does not alleviate the necessity of your obtaining any other State, Federal or Local authorization and N.C. Building Permits. This exemption expires 90 days from the date of the letter.

Sincerely,

A handwritten signature in blue ink that reads "Donna Coleman". The signature is fluid and cursive, with the first name "Donna" and last name "Coleman" clearly distinguishable.

Donna Coleman, LPO
Town of Oak Island

Cc: Heather Coats – DCM Wilmington
AGENT (IF APPLICABLE)

Permit Application

Project Description Set of Steps

Septic Permit# _____ Sewer _____ Water Tap Size _____

Heated _____ Unheated _____ Decks _____ Porches _____

Bedrooms _____ Bath _____ Value of construction \$ _____

Use of structure (commercial, residential, government...) Res

Is structure used as rental property? Yes

Location of Project: 6607 W BERRY

Lot # _____ Block _____ Section _____ Parcel # _____

Property Owner Scott McMurray

Property Owner Address 1313 Meadston Dr Durham NC 27712

Phone Number (H) _____ (B) _____ (C) _____

Contractor Greg Foltz

Contractor Address _____

Contractor Phone Number (B) _____ (C) 279-1283

License # _____ Oak Island Privilege License # _____

Signature of Applicant [Signature]

For Office Use Only

Notes or special conditions: _____

Approval: _____

received
4-23-14 (80)

CAMA MINOR PERMIT PROGRAM

☐ MODIFICATION

☐ EXEMPTION

☒ MAINTENANCE AND REPAIR

Town of Oak Island
CAMA Minor Permit Office
As authorized by the State of North Carolina
per the Coastal Area Management Act of 1974

Permit # Mar 15-43
Date previous
permit issued _____

Applicant Name Scott McMurray
Address 6607 W 30th
City Oak Island
Phone # _____
Authorized Agent Craig Potter

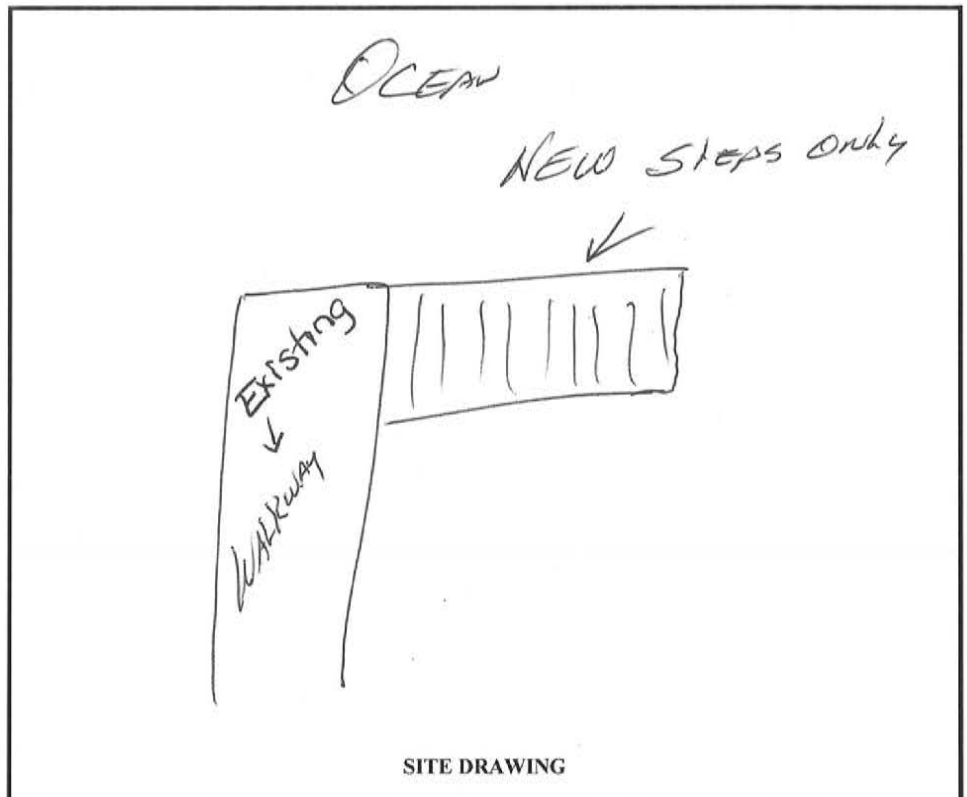
Project Location Information

Street Address 6607 WB
Adj. Water Body Atlantic
AEC: ☐ CS ☒ OE ☒ HH ☐ IH

Type of Project Description of Activity:

Set of Steps

Notes or special conditions: Cost of project.



Scott McMurray
Owner's Name (Print)

[Signature]
Signature (owner or agent)

Donna F. Cline
LPO Signature

4/29/15
Issuance Date

7/30/15
Exp. Date



☒ CAMA ☐ DREDGE & FILL
GENERAL PERMIT

064

No 85514

A B C **D**

Previous permit _____

Date previous permit issued _____

☒ New ☐ Modification ☐ Complete Reissue ☐ Partial Reissue

is authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

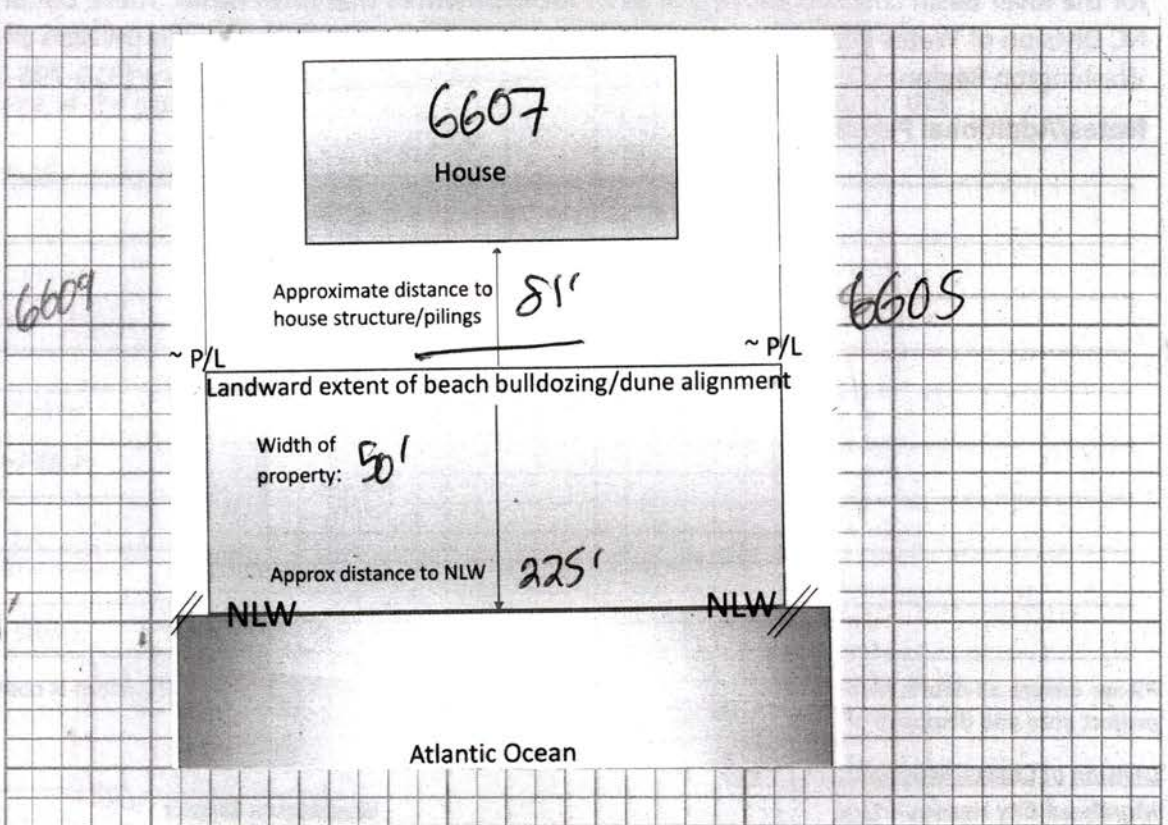
5A NCAC 07H.1800 ☐ Rules attached. ☐ General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Nancy Ray Mc Murray Authorized Agent N/A
Address 6607 W. Beach Dr Project Location (County): Brunswick
City Oak Island State NC ZIP 28465 Street Address/State Road/Lot #(s) same
Phone # (919) 632 6025 Subdivision _____
Email nancyraymcmurray@yahoo.com City Oak Island ZIP 28465

Affected ☐ CW ☐ EW ☐ PTA ☐ ES ☐ PTS Adj. Wtr. Body Atl Ocean (nat/man/unk)
EC(s): ☒ OEA ☐ IHA ☐ UW ☐ SPIMA ☐ PWS Closest Maj. Wtr. Body Atl Ocean
RW: yes/no ☒ PNA: yes/no

Type of Project/ Activity Beach Bulldozing in Ocean Hazard AEC (Scale: NTS)

shoreline Length _____
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Pier length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Tide distance/ length _____
Basin, channel _____
Tidal yards _____
Boat ramp _____
Bathouse/ Boatlift _____
Beach Bulldozing 50' x 225' x 1'
Other _____



AV observed: yes ☐ no ☒
Laboratory: n/a yes ☐ no ☒
Take Photos: yes ☐ no ☒
Parian Waiver Attached: yes ☐ no ☒

building permit/zoning permit may be required by: Town of Oak Island
Permit Conditions all rules 07H.1800. Permit authorizes a one time push of a depth of one foot moving landward from NLW to authorized alignment. The town requests work be completed before town nourishment project is within 500 feet of project area.

☐ TAR/PAM/NEUSE/BUFFER (circle one)
☐ See note on back regarding River Basin rules
☐ See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) _____
Applicant PRINTED Name Nancy Ray Mc Murray Permit Officer's PRINTED Name Patrick Amico
Date 1-28-22 Date 2-27-22



☒ CAMA ☒ DREDGE & FILL
GENERAL PERMIT

065

No 90183

A B C D

Previous permit _____

Date previous permit issued _____

☒ New ☐ Modification ☐ Complete Reissue ☐ Partial Reissue

2/20 after C-daitS

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

15A NCAC 07H.1700 ☐ Rules attached. ☒ General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Nancy Ray McMurray
Address 6607 West Beach Drive
City Oak Island State NC ZIP 28465
Phone # (919) 632 6425
Email nancyraymcmurray@yahoo.com

Authorized Agent Brandon Grimes; B&B Marine Construction
Project Location (County): Brunswick
Street Address/State Road/Lot #(s) same
Subdivision _____
City _____ ZIP _____

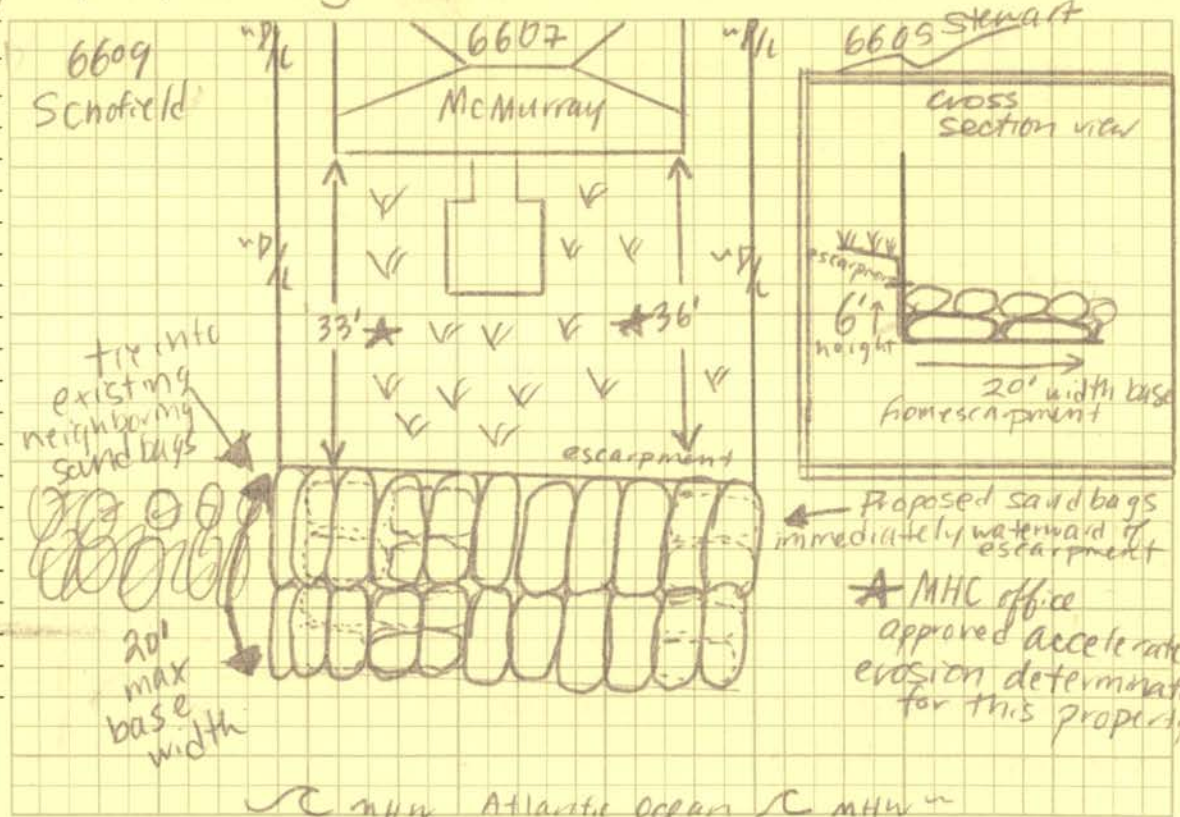
Affected ☐ CW ☐ EW ☐ PTA ☐ ES ☐ PTS
AEC(s): ☒ OEA ☐ IHA ☐ UW ☐ SPIMA ☐ PWS

Adj. Wtr. Body Atlantic Ocean (nat/man/unk)
Closest Maj. Wtr. Body Atlantic Ocean

ORW: yes/no ☒ PNA: yes/no ☒

Type of Project/ Activity proposal for emergency work - installation of sandbags at property experiencing accelerated erosion (Scale:)

Shoreline Length ~50 LF
Access Length _____
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/ Riprap length _____
Avg distance offshore _____
Breakwater/Sill _____
Max distance/ length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other sand bags
50' x 20' x 6'



SAV observed: yes ☐ no ☒
Moratorium: n/a yes ☐ no ☒
Site Photos: yes ☐ no ☒
Riparian Waiver Attached: yes ☐ no ☒

A building permit/zoning permit may be required by: Town of Oak Island
Permit Conditions all rules of 07H.1700. other, state, local, and federal regulations apply. If bags are covered, sand must be sourced from an upland source and approved by DCM or OKI LPO prior to placement. Existing vegetation will not be covered at + one of project

☐ TAR/PAM/NEUSE/BUFFER (circle one)
☐ See note on back regarding River Basin rules
☐ See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) _____

Agent or Applicant PRINTED Name _____

Permit Officer's PRINTED Name Patrick Annico

Signature [Signature]

Signature [Signature]

Application Fee(s) \$400.00 (2) 19-604609470 19-604609469

Issuing Date 11/19/24 Expiration Date 5/19/24

Check #/Money Order _____

Locality Oak Island Permit Number 47-250I

Ocean Hazard X Estuarine Shoreline _____ ORW Shoreline _____ Public Trust Shoreline _____ Other _____

(For official use only)

GENERAL INFORMATION

LAND OWNER

Name Scott and Nancy McMurray Trust

Address 6607 W. Beach Dr

City Oak Island State NC Zip 28465 Phone 919-632-6425

Email nancyraymcmurray@yahoo.com

AUTHORIZED AGENT

Name Eric Rainwater/Rainwater Coastal Construction

Address 149 NE 16th ST

City Oak Island State NC Zip 28465 Phone 704-813-4644

Email eric@rainwatercoastalconstruction.com

LOCATION OF PROJECT: (Address, street name and/or directions to site. If not oceanfront, what is the name of the adjacent waterbody.) 6607 WBD Atlantic Ocean

DESCRIPTION OF PROJECT: (List all proposed construction and land disturbance.) sfr addition

SIZE OF LOT/PARCEL: _____ square feet 0.17 acres

PROPOSED USE: Residential ☐ (Single-family ☐ Multi-family ☐) Commercial/Industrial ☐ Other ☐

COMPLETE EITHER (1) OR (2) BELOW (Contact your Local Permit Officer if you are not sure which AEC applies to your property):

(1) OCEAN HAZARD AECs: TOTAL FLOOR AREA OF PROPOSED STRUCTURE: 2992 square feet (includes air conditioned living space, parking elevated above ground level, non-conditioned space elevated above ground level but excluding non-load-bearing attic space)

(2) COASTAL SHORELINE AECs: SIZE OF BUILDING FOOTPRINT AND OTHER IMPERVIOUS OR BUILT UPON SURFACES: _____ square feet (includes the area of the roof/drip line of all buildings, driveways, covered decks, concrete or masonry patios, etc. that are within the applicable AEC. Attach your calculations with the project drawing.)

STATE STORMWATER MANAGEMENT PERMIT: Is the project located in an area subject to a State Stormwater Management Permit issued by the NC Division of Water Quality?

YES _____ NO _____

If yes, list the total built upon area/impervious surface allowed for your lot or parcel: _____ square feet.





OTHER PERMITS MAY BE REQUIRED: The activity you are planning may require permits other than the CAMA minor development permit, including, but not limited to: Drinking Water Well, Septic Tank (or other sanitary waste treatment system), Building, Electrical, Plumbing, Heating and Air Conditioning, Insulation and Energy Conservation, FIA Certification, Sand Dune, Sediment Control, Subdivision Approval, Mobile Home Park Approval, Highway Connection, and others. Check with your Local Permit Officer for more information.

STATEMENT OF OWNERSHIP:

I, the undersigned, an applicant for a CAMA minor development permit, being either the owner of property in an AEC or a person authorized to act as an agent for purposes of applying for a CAMA minor development permit, certify that the person listed as landowner on this application has a significant interest in the real property described therein. This interest can be described as: (check one)

_____ an owner or record title, Title is vested in Scott & Nancy McMurry Trust, see Deed Book 04770
page 1244 in the Brunswick County Registry of Deeds.

_____ an owner by virtue of inheritance. Applicant is an heir to the estate of _____;
probate was in _____ County.

_____ if other interest, such as written contract or lease, explain below or use a separate sheet & attach to this application.

NOTIFICATION OF ADJACENT PROPERTY OWNERS:

I furthermore certify that the following persons are owners of properties adjoining this property. I affirm that I have given **ACTUAL NOTICE** to each of them concerning my intent to develop this property and to apply for a CAMA permit.

	(Name)	(Address)
(1)	Schofield Family Rev Trust	2930 McCords Ferry Rd, Eastover, SC 29044
(2)	Pookie Property Holdings	1629 Margaret Ridge Rd, Matthews NC 28105
(3)	_____	_____
(4)	_____	_____

ACKNOWLEDGEMENTS:

I, the undersigned, acknowledge that the land owner is aware that the proposed development is planned for an area which may be susceptible to erosion and/or flooding. I acknowledge that the Local Permit Officer has explained to me the particular hazard problems associated with this lot. This explanation was accompanied by recommendations concerning stabilization and floodproofing techniques.

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.

This the 15th day of Sept, 20 25

Eric Samueller

Landowner or person authorized to act as his/her agent for purpose of filing a CAMA permit application

This application includes: general information (this form), a site drawing as described on the back of this application, the ownership statement, the Ocean Hazard AEC Notice where necessary, a check for \$100.00 made payable to the locality, and any information as may be provided orally by the applicant. The details of the application as described by these sources are incorporated without reference in any permit which may be issued. Deviation from these details will constitute a violation of any permit. Any person developing in an AEC without permit is subject to civil, criminal and administrative action.

AGENT AUTHORIZATION FOR CAMA PERMIT APPLICATION

RECEIVED
 SEP 15 2025
 JEL

Name of Property Owner Requesting Permit: Scott & Nancy McMurray Trust

Mailing Address: 6607 W. Beach Dr
Oak Island NC 28465

Phone Number: 919-632-6425

Email Address: nancyraymcmurray@yahoo.com

I certify that I have authorized Rainwater Coastal Construction/Eric Rainwater
 Agent / Contractor

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

at my property located at 6607 W. Beach Dr, Oak Island, NC,
 in Brunswick 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:

Nancy McMurray
 Signature
Nancy McMurray
 Print or Type Name

Owner
 Title

9 / 15 / 2025
 Date

This certification is valid through 6 / 30 / 2026

VICINITY MAP (NO SCALE)



I, GEORGE L. HART, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTIONS AS RECORDED IN DEED BOOK 4770 PAGE 1244 AND MAP BOOK 3 PAGE 113, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1/10000+.

I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS 9TH DAY OF SEPTEMBER, 2025

PROFESSIONAL LAND SURVEYOR L-5390



LEGEND

- CP ——— COMPUTED POINT
- PK ——— PK NAIL FOUND
- DB ——— DEED BOOK
- MB ——— MAP BOOK
- IRF ——— IRON ROD FOUND
- IRS ——— IRON ROD SET
- MNS ——— MAG NAIL SET
- MNF ——— MAG NAIL FOUND
- ECM ——— EXISTING CONCRETE MONUMENT
- — — — — TIE LINE
- SURVEYED BOUNDARY LINE
- NON-SURVEYED LINES FROM DEEDS OR PLATS
- X— FENCE
- N/F ——— NOW OR FORMERLY

GENERAL NOTES:

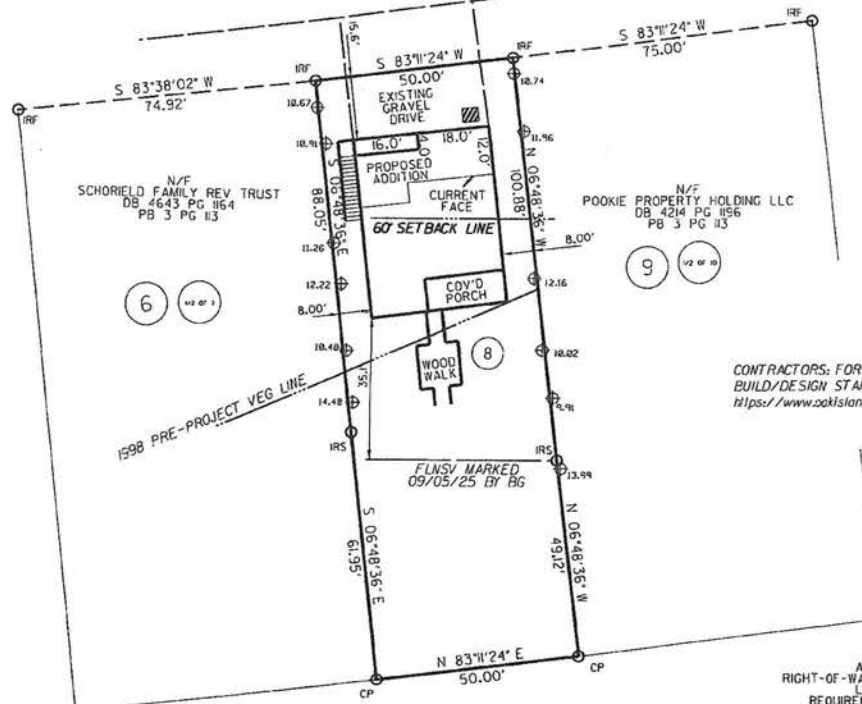
1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. AREA COMPUTED BY COORDINATE METHOD.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAY OF RECORD.
4. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
5. THIS SURVEY IS SUBJECT TO ANY FACTS DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
6. THIS PROPERTY IS LOCATED WITHIN FEMA FLOOD HAZARD AREA VE-13 (FANAL 3720203600K EFFECTIVE 08/28/2018).
7. LOT IS ZONED RESIDENTIAL R7
8. UTILITIES WERE NOT LOCATED WITH THIS SURVEY.
9. SETBACKS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

THERE HAS BEEN NO ATTEMPT BY THE CERTIFYING SURVEYOR TO LOCATE, MARK OR IDENTIFY ANY SUBSURFACE UTILITY LINES ON THE PROPERTIES SHOWN ON THIS MAP. THE EXISTENCE OF SUBSURFACE UTILITIES, IF ANY, MAY AFFECT THE USE OF THESE PROPERTIES BEYOND THE CONTROL OF THE SURVEYOR. USERS OF THIS MAP AND THEIR ASSIGNS, ARE HEREBY NOTIFIED AND ACKNOWLEDGE THAT ANY DAMAGE RESULTING FROM ANY UTILITY SHOWN OR NOT SHOWN ON THIS MAP IS NOT THE RESPONSIBILITY OF THE SURVEYOR OR SALTWATER SURVEYING, PLLC.

GPS CONTROL NOTES:

1. GPS CONTROL USED FOR THIS PROJECT BASED OFF OF THE FOLLOWING DATA:
2. CLASS OF SURVEY: B
3. POSITIONAL ACCURACY: ± 0.07
4. TYPE OF FIELD PROCEDURE: VRS
5. DATE OF SURVEY: 09/09/25
6. GEOID MODEL: IPR
7. UNITS: US SURVEY FEET

WEST BEACH DRIVE
60' RW PER PB 3 PG 113



NC GRID
NAD 83 NA 2011

IMPERVIOUS NOTES: ALLOWED 45%.

EXISTING STRUCTURE = 960 SQ FT
PROPOSED ADDITION = 536 SQ FT

TOTAL = 1,496 SQ FT
LOT AREA = 7,500 SQ FT
PERCENT IMPERVIOUS = 20%

IMPERVIOUS CALC - ADDITION
1 = 536 X 1.5/12 = 67 CF / 221 = 3.03 OR 4 CHAMBERS

CONTRACTORS: FOR ADDITIONAL INFORMATION ON STORMWATER REQUIREMENTS AND BUILD/DESIGN STANDARDS PLEASE VISIT WEBSITE ADDRESS BELOW
<https://www.oakislandnc.gov/home/showpublisheddocument/2301/638102909831170000>

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, FEMA REGULATIONS, STATE STORMWATER LIMITATIONS, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY.

SALTWATER SURVEYING

FIRM LICENSE#: P-2791
GEORGE L. HART, PLS L-5390
1592 VILLAGE POINT ROAD SW, SHALLOTTE, NC
PHONE 910-309-2704

DATE: 09/09/2025 SURVEYED BY: GLH
SCALE: 1" = 30' DRAWN BY: GLH

JOB #2099

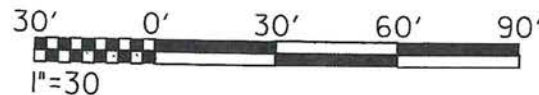
SITE PLAN

6607 WEST BEACH DRIVE
OAK ISLAND, NC

FOR
RAINWATER CONSTRUCTION

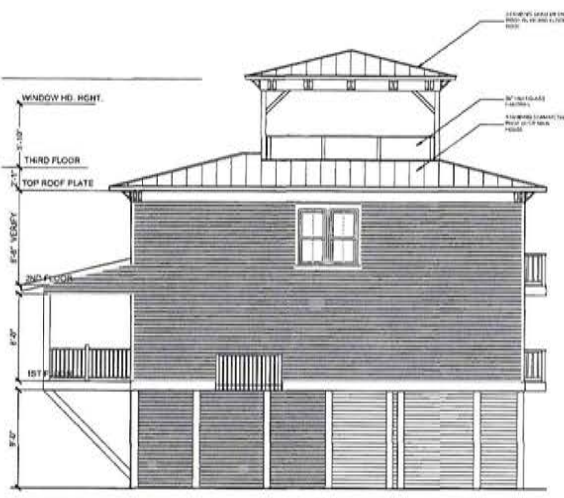
BRUNSWICK COUNTY
SMITHVILLE TOWNSHIP
PARCEL # 233NE029

DEED REFERENCE - DB 4770 PG 1244
PLAT BOOK 3 PAGE 113



RECEIVED
SEP 15 2023
jes

CMA DESIGN
 105 GENTLE BRIDGE COURT
 WILMINGTON, NC 28403
 T 781.418.2916
 CMADESIGN@GMAIL.COM
 Committed to Excellence
 in Architecture and Design
 Construction
 Documents
 Submittal



2 NEW LEFT SIDE ELEVATION
 A2.2 Scale: 1/4" = 1'-0"



1 NEW FRONT ELEVATION
 A2.2 Scale: 1/4" = 1'-0"

McMurray Renovations
 6607 West Beach Dr.
 Oak Island, NC

REVISION	DATE
1	09/15/23
2	09/15/23
3	09/15/23
4	09/15/23
5	09/15/23
6	09/15/23
7	09/15/23
8	09/15/23
9	09/15/23
10	09/15/23
11	09/15/23
12	09/15/23
13	09/15/23
14	09/15/23
15	09/15/23
16	09/15/23
17	09/15/23
18	09/15/23
19	09/15/23
20	09/15/23
21	09/15/23
22	09/15/23
23	09/15/23
24	09/15/23
25	09/15/23
26	09/15/23
27	09/15/23
28	09/15/23
29	09/15/23
30	09/15/23
31	09/15/23
32	09/15/23
33	09/15/23
34	09/15/23
35	09/15/23
36	09/15/23
37	09/15/23
38	09/15/23
39	09/15/23
40	09/15/23
41	09/15/23
42	09/15/23
43	09/15/23
44	09/15/23
45	09/15/23
46	09/15/23
47	09/15/23
48	09/15/23
49	09/15/23
50	09/15/23
51	09/15/23
52	09/15/23
53	09/15/23
54	09/15/23
55	09/15/23
56	09/15/23
57	09/15/23
58	09/15/23
59	09/15/23
60	09/15/23
61	09/15/23
62	09/15/23
63	09/15/23
64	09/15/23
65	09/15/23
66	09/15/23
67	09/15/23
68	09/15/23
69	09/15/23
70	09/15/23
71	09/15/23
72	09/15/23
73	09/15/23
74	09/15/23
75	09/15/23
76	09/15/23
77	09/15/23
78	09/15/23
79	09/15/23
80	09/15/23
81	09/15/23
82	09/15/23
83	09/15/23
84	09/15/23
85	09/15/23
86	09/15/23
87	09/15/23
88	09/15/23
89	09/15/23
90	09/15/23
91	09/15/23
92	09/15/23
93	09/15/23
94	09/15/23
95	09/15/23
96	09/15/23
97	09/15/23
98	09/15/23
99	09/15/23
100	09/15/23

A2.2

REC
SEP 15 2023
Jey

McMurray Renovations
6607 West Beach Dr.
Oak Island, NC

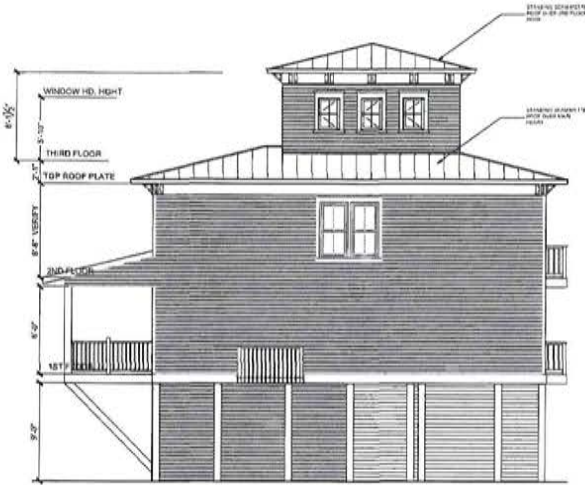
DATE	DESCRIPTION
09/15/23	Issue Date
09/15/23	Issue Date
09/15/23	Issue Date
09/15/23	Issue Date
09/15/23	Issue Date

DRAWING DATA
DRAWING BY: JAY
DESIGNED BY: JAY
CHECKED BY: JAY
DATE: 09/15/23

SHEET TITLE
FUTURE NEW
ELEVATIONS -
FRONT, LEFT SIDE

SHEET NUMBER

A2.2F

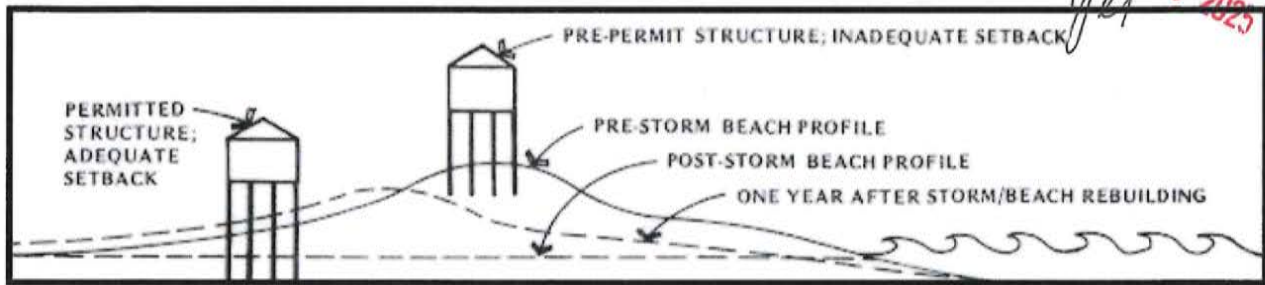


2 NEW LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"



1 NEW FRONT ELEVATION
Scale: 1/8" = 1'-0"

OCEAN HAZARD AREA NOTICE



Before you build, know your property and its specific risk characteristics:

1. The long-term average annual erosion rate where your property is located is 2 feet per year and requires a 60 foot setback for your 2312 square foot structure. This rate is updated every 5 years and established using a combination of aerial imagery, mean high water data, and statistical analysis.
2. Erosion rates are a measure of historic erosion and are not a prediction of future erosion.
3. Ocean shorelines can erode suddenly due to storms, or chronically due to natural processes. Erosion can be minor or severe and may be temporary or permanent.
4. This location may be subject to storm surge and ocean overwash with wave action.

Permit Officer Contact and Property Information

Justice Herman
CAMA Local Permit Officer

704-813-4644
Phone Number

Oak Island
Locality

Nancy McMurray
Property Owner Name

jherman@oakislandnc.gov
Email

6607 W. Beach Dr
Property Address

By signing below, you acknowledge that you've read this notice and reviewed the relevant CRC guidance. It's important to confirm current erosion rates and setbacks with the Local Permit Officer (LPO) and to remember that permits are valid for three years. Before beginning construction, take time to recheck site conditions, and be aware that work should not begin or continue if the permit has expired. This helps ensure your project stays compliant and protects your investment.

Nancy McMurray 9-17-2025
Property Owner Signature Date



PROJECT PHASE

Construction Documents Submittal

STAMPED

Nancy and Scott McMurray

ARCHITECT

GENERAL CONTRACTOR

STRUCTURAL ENGINEER
TO BE DETERMINED

SURVEYOR

JOSEPH R. BROCHURE PLS & ASSOCIATES
102 S.E. 68TH STREET
OAK ISLAND, NC 28465
910-523-6122 (mobile)

INDEX OF DRAWINGS

[illegible]

REGULATORY REQUIREMENTS

2018 NC RESIDENTIAL BUILDING CODE
TOWN OF OCEAN ISLE BEACH – PLANNING AND INSPECTIONS
DIVISION OF COASTAL MANAGEMENT (NCDEQ)
BRUNSWICK COUNTY WATER/SEWER

McMurray Renovations
6607 West Beach Dr.
Oak Island, NC

PROJECT NUMBER	2501
ISSUE DATE	
Existing Plans	12.08.2024
	1.04.2025
	1.28.2025
Schematic Design	2.24.2025
Design Development	5.29.2025
Construction Documents	8.09.2025

DRAWING DATA
DRAWN BY: BNUJCM
CHECKED BY: JCM
FILE NUMBER:

SHEET TITLE	
1	Cover
2	Sheet

This drawing is the property of CH&A Design, PLLC and is not to be reproduced, copied in whole or in part. It is only to be used for the project and any execution is identified herein and is not to be used on any other project. It is to be returned upon request.

SHEET NUMBER

CS

RECEIVED

JUN 24 2026

DCM-MHD CITY

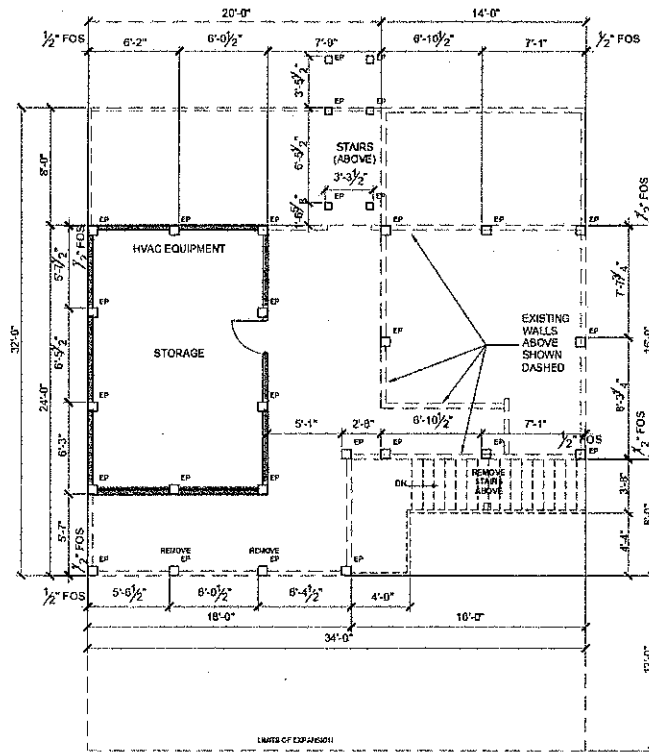
RECEIVED

JUN 24 2026

DCM-MHD CITY



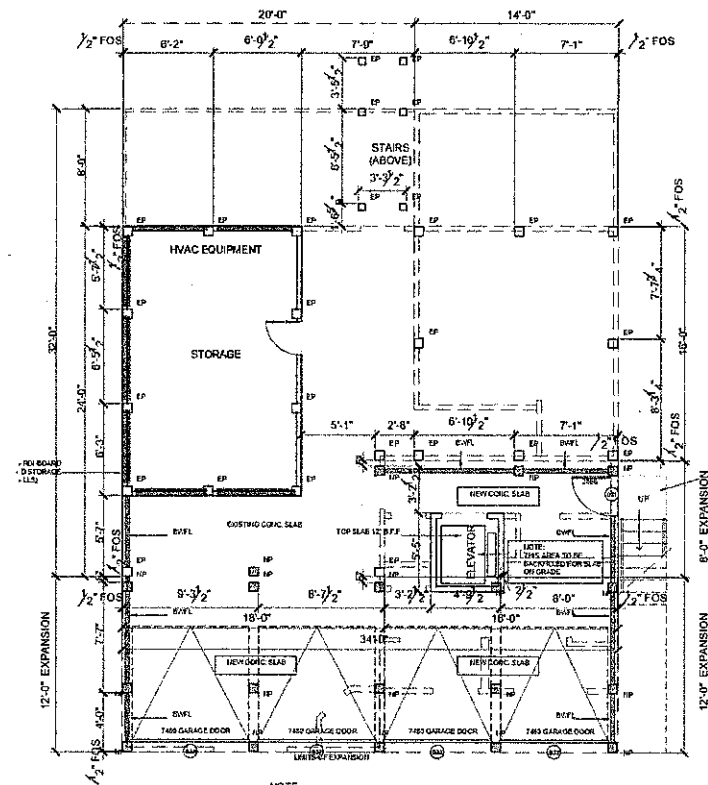
BREAKAWAY WALL FIXED LOUVERS



1 EXISTING GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

225 SF



2 NEW GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

425 SF

ABBREVIATIONS

- EP DENOTES EXISTING PILING
NP DENOTES NEW PILING
FOS DENOTES FACE OF SHEATHING
EWFL DENOTES BREAKAWAY WALL FIXED LOUVERS

GENERAL NOTES - PILINGS

- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION OF WORK.
- CONTRACTOR TO CROSS CHECK THIS DRAWING AGAINST STRUCTURAL PILING PLAN.
- EP/F DENOTES EXISTING FINISH FLOOR
- SEE STRUCTURAL DIVISION FOR PILING AND DEPTH OF PILING
- DIMENSIONS ARE TO FACE OF FRAMES UNLESS NOTED OTHERWISE.
- EXTERIOR FACE OF 12" SHEATHING TO ALIGN WITH FACE OF WINDOW. SEE WALL SECTIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE FULL PERCH (BLISS) CONCRETE SLAB & RETAINMENT TO ACCOMMODATE FOR ADEQUATE WATER DRAINAGE.

3'-4" x 8'-0" CONG PAD

NOTE: CONCRETE HOISTWAY SIZE PRIOR TO INSTALL FOUNDATION SLAB



195 GENTLE BREEZE COURT
SOUTHPORT, NC 28461
T. 704. 614. 2916
CMADESIGN7@GMAIL.COM

Committed to Excellence
in Architecture and Design

PROJECT PHS

Construction
Documents
Submital

SHEET PHS

McMurray Renovations
6607 West Beach Dr.
Oak Island, NC

PROJECT NUMBER: 2301

ISSUE DATE

Existing Plans 12/05/2024
1/24/2025
1/29/2025
Schematic Design 2/24/2025
Design Development 3/26/2025
Construction Documents 6/09/2025

DRAWING DATA

DRAWN BY: SM/CH
CHECKED BY: JCH
FILE NUMBER:

SHEET TITLE

EXISTING/ NEW
GROUND FLOOR
PLANS

This drawing is the property of CMA Design, PLLC. It is not to be used for any other project without the written consent of CMA Design, PLLC. No responsibility is assumed for any errors or omissions. The user of this drawing is advised to verify all dimensions and details with the original documents and field conditions.

SHEET NUMBER

A0.1



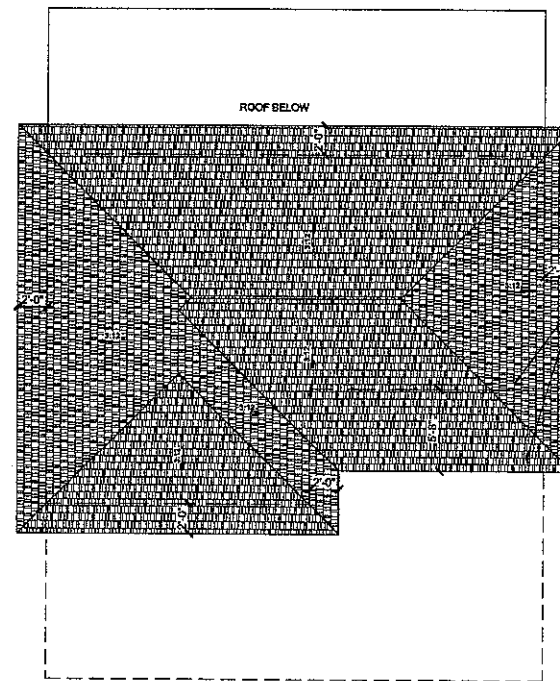
195 GENTLE BREEZE COURT
SOUTHPORT, NC 28461
T: 704.614.2956
CMADESIGN7@GMAIL.COM

Committed to Excellence
in Architecture and Design

PROJECT PHASE

Construction
Documents
Submittal

STAMP



1 EXISTING ROOF PLAN
A1.0R / Scale: 1/4" = 1'-0"

RECEIVED

JUN 24 2026

DCM-MHD CITY

McMurray Renovations
6807 West Beach Dr.
Oak Island, NC

PROJECT NUMBER: 2001
ISSUE DATE
Existing Plans 12.04.2024
1.04.2025
1.29.2025
Schematic Design 2.24.2025
Design Development 6.29.2025
Construction Documents 8.07.2025

DRAWING DATA
DRAWN BY: SAKJAK
CHECKED BY: JCM
FILE NUMBER:

SHEET TITLE
EXISTING/ DEMO
ROOF PLAN

This drawing is the property of CMA Design, LLC and is not to be reproduced or used in whole or in part, in any form, without the express written consent of CMA Design, LLC. The user of this drawing is to be held responsible for any errors or omissions.

SHEET NUMBER

A1.0R

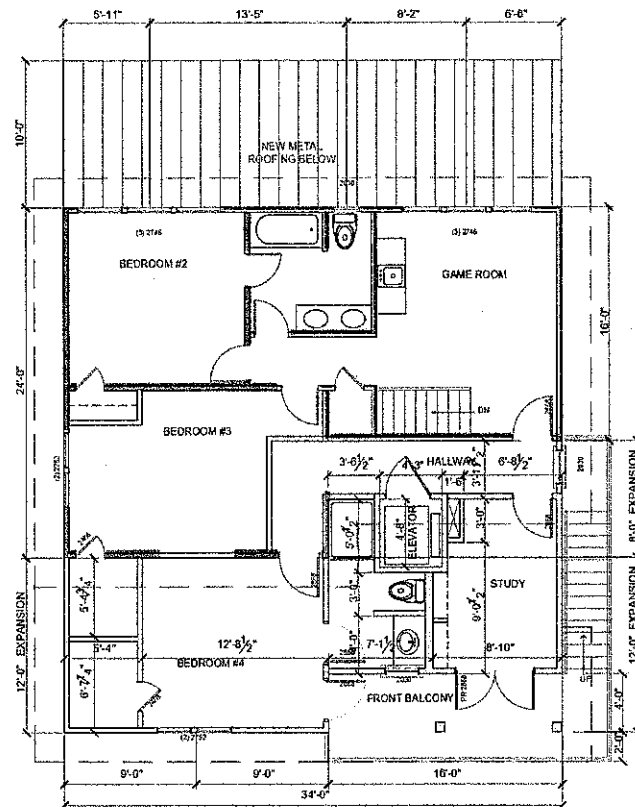
Committed to Excellence
in Architecture and Design

Construction Documents Submittal

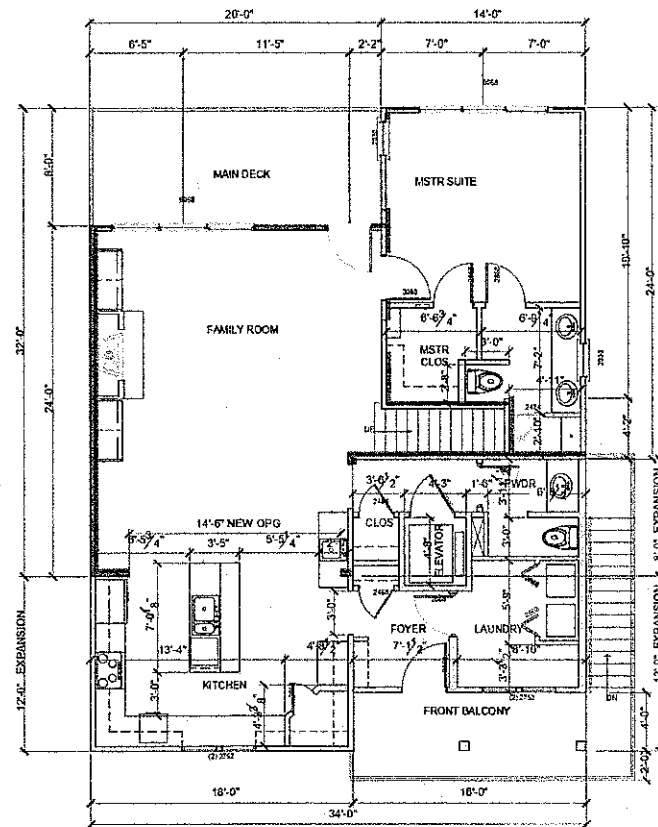
RECEIVED

JUN 24 2026

DCM-MHD CITY



2 DIMENSIONED UPPER FLOOR PLAN
AT.1 Scale: 1/4" = 1'-0"



DIMENSIONED FIRST FLOOR PLAN

WINDOW/ DR LEGEND
3062 DENOTES 3'-0" X
6'-2" WINDOW

WALL LEGEND

 EXISTING WALL

 NEW WALL

ROOM LEGEND

GEN NOTES - FLOOR PLAN

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTION OF WORK

CONTRACTOR TO CROSS CHECK ALL ARCHITECTURAL DRAWINGS AGAINST ALL STRUCTURAL DRAWINGS

SEE STRUCTURAL FOR WALL PLATE HEIGHTS UNLESS NOTED OTHERWISE (U.N.D.)

DIMENSIONS ARE TO FACE OF SHEETROCK U.N.D.

G.C. TO VERIFY FINISH ORDER @ HOUSE TO DETERMINE NUMBER OF AT&P'S REQUIRED.

INTERIOR WALLS: FIGURE A Y 3 1/2" MIN. USE 5 1/2" STUD
BEHIND ALL BATHROOM WATER CLOSERS. IT SHALL SOUND
BATT WALL INSULATION IF WALLS RISE BY OTHER.

EXTERIOR WALL DIMENSIONS ARE TO FRAMING FACE OF 12"
SHEATHING

EXTERIOR WALLS: FIGURE A 8" MIN. 5 1/2" STUD PLUS 1/2"
SHEATHING UNLESS NOTED OTHERWISE.

SEE ELEVATIONS FOR WINDOW, DOOR, AND CASE OPENING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) UNLESS NOTED OTHERWISE.

WINDOW SIZES ARE CENTER TO CENTER. CONSULT MANUFACTURER'S SPECIFICATIONS FOR

WINDOWS ARE TO BE SINGLE HUNG UNO, GLAZING LOWE

CONSULT WITH REGARDING SOFFITS AT UPPER CABINETS,
FIREPLACE, CUILT INS AND SHOWER DETAILS.

PROVIDE THRESHOLD AT ALL EXTERIOR DOORS AND
WHEREVER THERE IS A CHANGE IN FLOOR MATERIAL.

G.C. TO SUPPLY RECESSED DRIVER WENT DOOR - DRIVER BOX
MODEL NO. 8425 OR EQUAL.

NOTE:



NOTE:
SEE SHEET A
HORIZONTAL
DIMENSIONS

McMurray Renovations
6607 West Beach Dr.
Oak Island, NC

PROJECT PHASE	2024
ISSUE DATE	
Existing Plans	12.05.2024
	1.04.2025
	1.25.2025
Schematic Design	2.24.2025
Design Development	5.25.2025
Construction Documents	6.02.2025

DRAWING DATA

DRAWN BY: SM/JCM
CHECKED BY: JCM
FILE NUMBER:

SHEET TITLE
DIMENSIONED
FLOOR PLANS

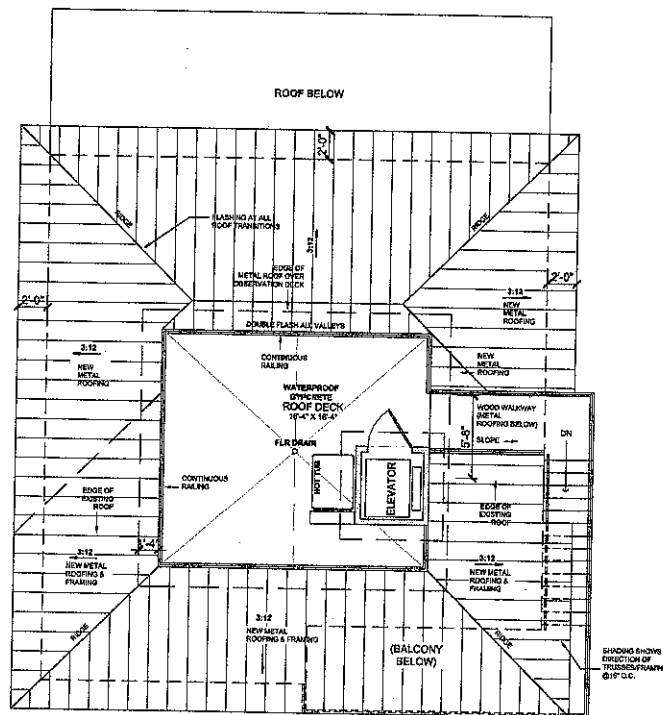
SHEET NUMBER

A1.1D

RECEIVED

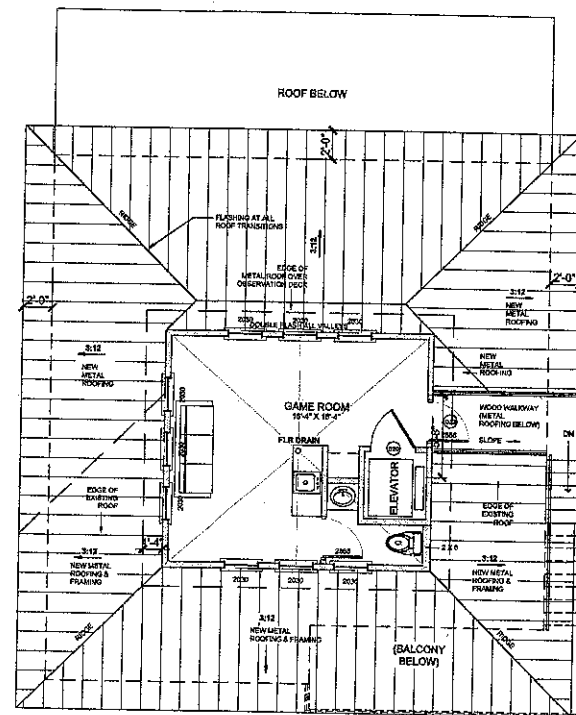
JUN 24 2026

DCM-MHD CITY



2 RENOVATED ROOF PLAN (OBSERVATION DECK)
A1.2 Scale: 1/4" = 1'-0" 300 SF

Open roof observation
will be done



1 RENOVATED ROOF PLAN (THIRD FLOOR)
A1.1 Scale: 1/4" = 1'-0" 300 SF

Enclosed third floor will not be done

GENERAL NOTES ROOF PLAN

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTION OF WORK.
CONTRACTOR TO CROSS-CHECK ALL ARCHITECTURAL DRAWINGS AGAINST ALL STRUCTURAL DRAWINGS.
SEE STRUCTURAL AND/OR TRUSS DRAWING FABRICATION DRAWINGS FOR ALL TRUSS DESIGN AND LAYOUTS.



195 GENTLE BREEZE DR
SOUTHPORT, NC
T: 704.614
CMADESIGN@GMAIL

Committed to Excell
in Architecture and De
PROJECT

Construct
Docume
Subm

McMurray Renovatio
6607 West Beach I
Oak Island, N

PROJECT NUMBER
ISSUE DATE
Selling Plans 12.26.2
12.24.2
12.28.2
Schematic Design 12.29.2
Design Development 12.29.2
Construction Documents 1.06.3

DRAWING DATA

DRAWN BY: SMX
CHECKED BY: JK
FILE NUMBER:

SHEET TITLE
RENOVATED
ROOF PLANS

The drawing is the property of CMA Design, Inc. and is not to be reproduced or used in whole or in part. It is only to be used for the project and is not to be used for any other project. It is to be returned to CMA Design, Inc.

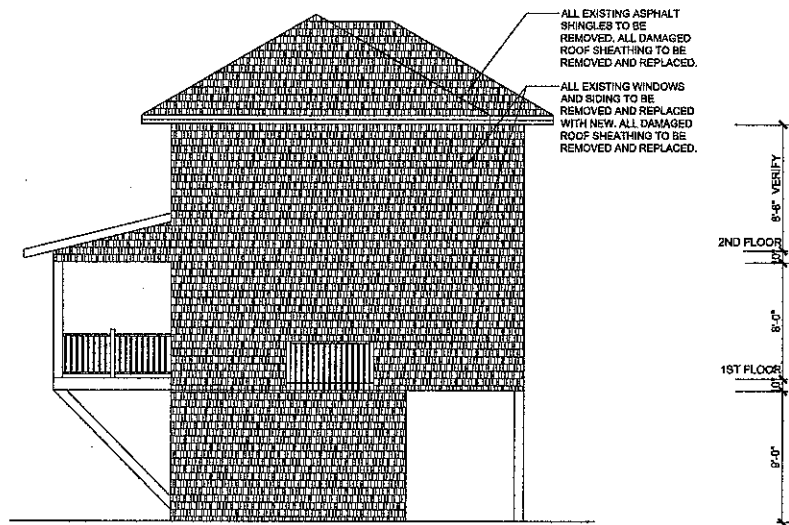
SHEET NUMBER

A1.2

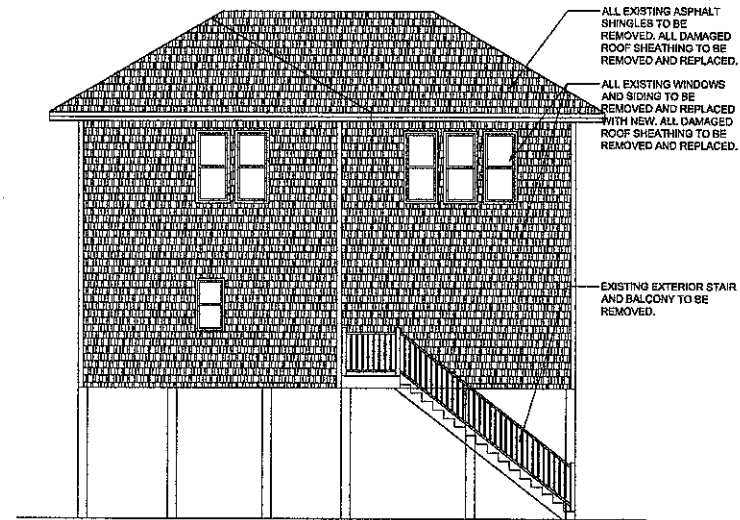
RECEIVED

JUN 24 2026

DCM-MHD CITY



2 EXISTING LEFT SIDE ELEVATION
A2.0 Scale: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
A2.0 Scale: 1/4" = 1'-0"

CMA DESIGN



195 GENTLE BREEZE COURT
SOUTHPORT, NC 28461
T. 704. 614. 2955
CMADESIGN7@GMAIL.COM

Committed to Excellence
in Architecture and Design

PROJECT NAME

Construction
Documents
Submittal

STAMP

McMurray Renovations
6607 West Beach Dr.
Oak Island, NC

PROJECT NUMBER 2201
ISSUE DATE
Existing Plans 12.05.2024
1.04.2025
1.20.2025
Schematic Design 2.24.2025
Design Development 5.05.2025
Construction Documents 6.02.2025

DRAWING DATA

DRAWN BY: SAU/AM
CHECKED BY: JCH
FILE NUMBER:

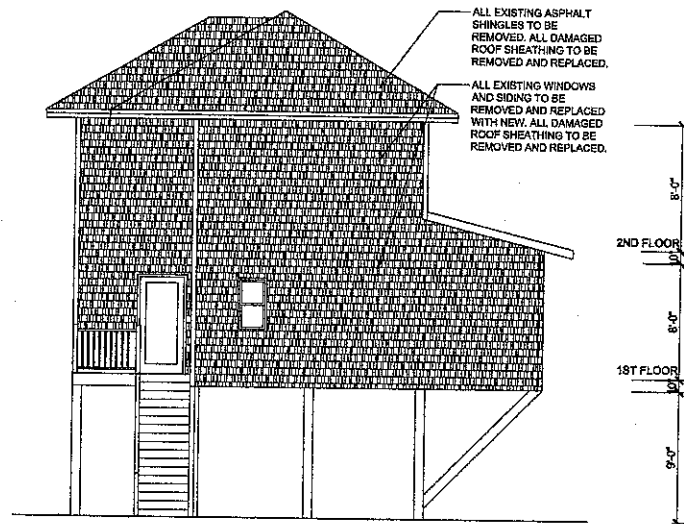
SHEET TITLE
EXISTING
ELEVATIONS -
FRONT, LEFT SIDE

This drawing is the property of CMA Design, Inc. It is not to be reproduced or copied in whole or in part. This copy is to be used for the project and the specific identified means and is not to be used on any other project. Use for other project requires.

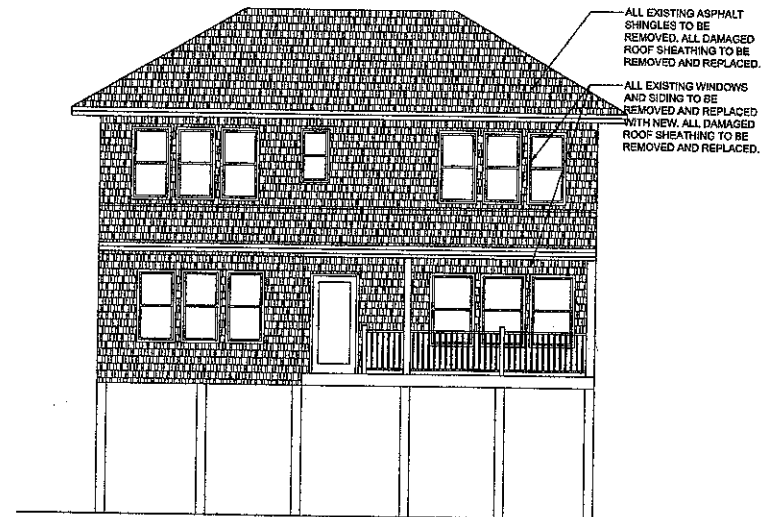
SHEET NUMBER

A2.0

RECEIVED
JUN 24 2026
DCM-MHD CITY



2 EXISTING RIGHT SIDE ELEVATION
A2.1 Scale: 1/4" = 1'-0"



1 EXISTING PIER/ BACK ELEVATION
A2.1 Scale: 1/4" = 1'-0"



CMA DESIGN
195 GENTLE BREEZE C
SOUTHPORT, NC
757-704-6114
CMADESIGN7@GMAIL

Committed to Excellence
in Architecture and Design
PROJECT

Construction Documents
Submittal

McMurray Renovation
6607 West Beach
Oak Island, NC

PROJECT NUMBER	ISSUE	DATE
Existing Plans 10.00	1.00	1.00
Schematic Design 0.00	1.00	1.00
Design Development 0.00	1.00	1.00
Construction Documents 0.00	1.00	1.00

DRAWING DATA

DRAWN BY: JML
CHECKED BY: JML
FILE NUMBER:

SHEET TITLE
EXISTING
ELEVATIONS -
OCEANSIDE, RIGHT

This drawing is the property of CMA Design, Inc. and is not to be reproduced or copied in whole or in part. It is to be used only for the project and location specified on the drawing. It is not to be used for any other project. It is to be returned upon completion.

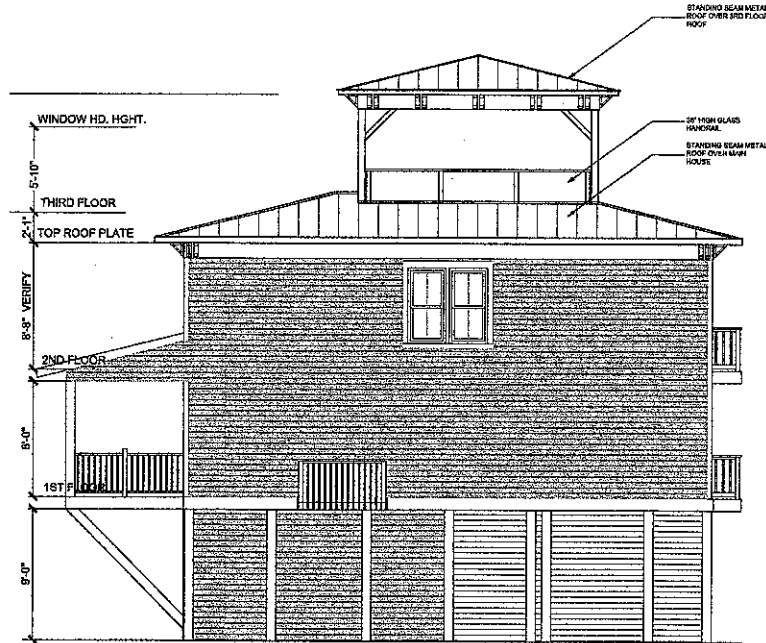
SHEET NUMBER

A2.1

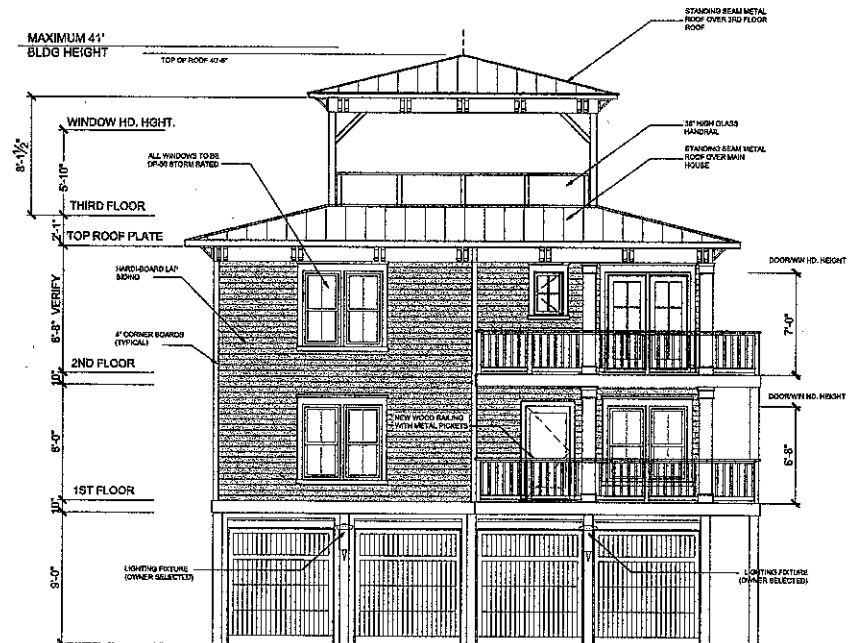
RECEIVED

JUN 24 2026

DCM-MHD CITY



2 NEW LEFT SIDE ELEVATION
A2.2 Scale: 1/4" = 1'-0"



1 NEW FRONT ELEVATION
A2.2 Scale: 1/4" = 1'-0"



195 GENTLE BREEZE COURT
SOUTHPORT, NC 28461
T: 704.614.2856
CMADESIGN@GMAIL.COM

Committed to Excellence
in Architecture and Design

PROJECT NAME

Construction
Documents
Submittal

STAMP

McMurray Renovations
6607 West Beach Dr.
Oak Island, NC

PROJECT NUMBER	ISSUE DATE
2501	
Existing Plans	12.05.2024
	1.04.2025
	1.29.2025
Schematic Design	2.24.2025
Design Development	5.20.2025
Construction Documents	6.02.2025

DRAWING DATA

DRAWN BY: SAJAM
CHECKED BY: JCM
FILE NUMBER:

SHEET TITLE

NEW
ELEVATIONS -
FRONT, LEFT SIDE

This drawing is the property of CMA Design, PLLC and is not to be reproduced or copied in whole or in part. It is to be used only for the project and site specified by the client and is not to be used for any other project. It is to be kept confidential.

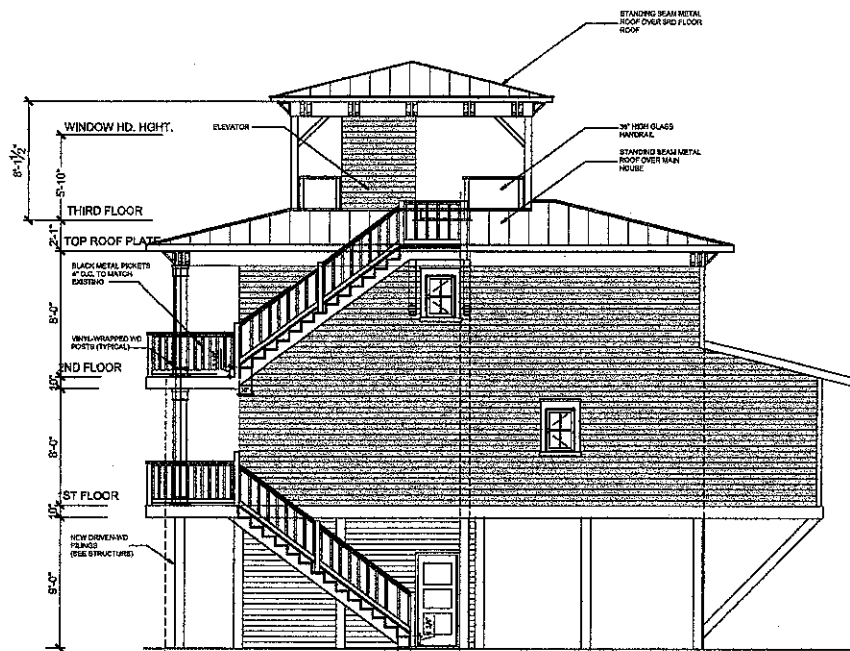
SHEET NUMBER

A2.2

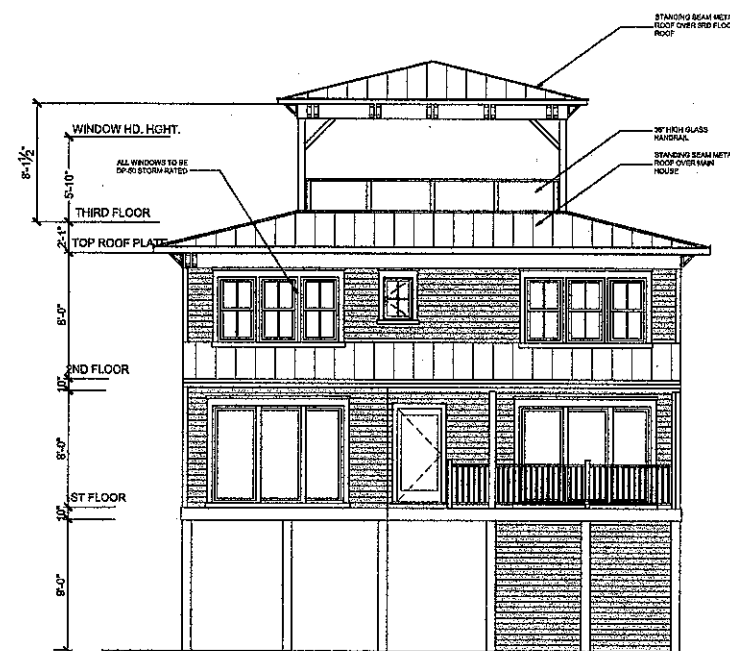
RECEIVED

JUN 24 2026

DCM-MHD CITY



2 NEW RIGHT SIDE ELEVATION
A2.2 Scale: 1/4" = 1'-0"



1 NEW OCEANSIDE ELEVATION
A2.2 Scale: 1/4" = 1'-0"

CMA DESIGN



195 GENTLE BREEZE COURT
SOUTHPORT, NC 28460
T: 704.614.2951
CMADESIGN@GMAIL.COM

Committed to Excellence
In Architecture and Design

PROJECT NAME

Constructor
Documents
Submit

STAMP

McMurray Renovations
6607 West Beach Dr
Oak Island, NC

PROJECT NUMBER: 2001
ISSUE DATE
Editing Phase 12.05.2024
1.04.2025
1.29.2025
Schematic Design 5.24.2025
Design Development 5.29.2025
Construction Documents 6.02.2025

DRAWING DATA

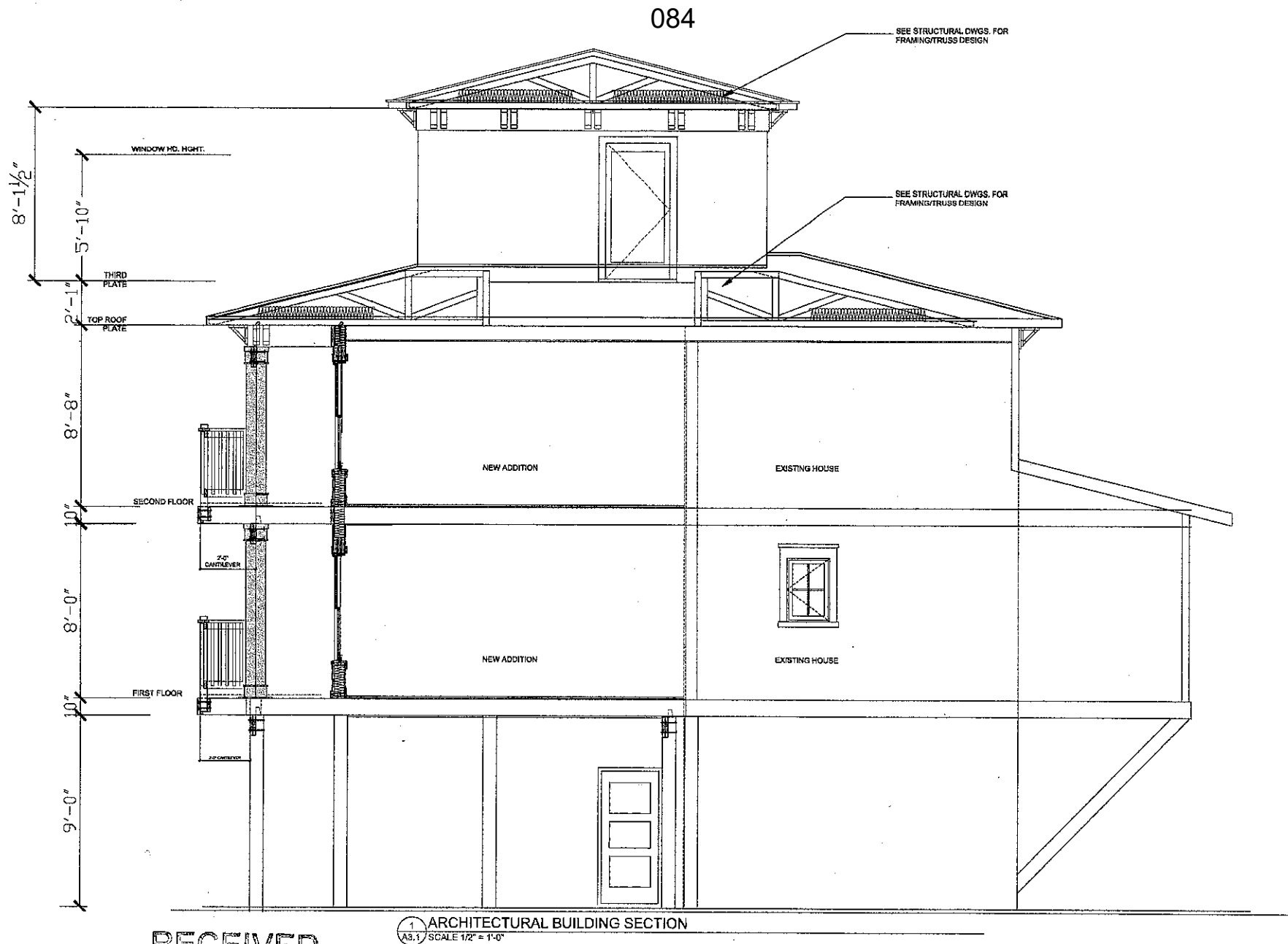
DRAWN BY: BM/CM
CHECKED BY: JCM
FILE NUMBER:

SHEET TITLE
NEW
ELEVATIONS -
OCEANSIDE, RIGHT

This drawing is the property of CMA Design, PLLC
and it will be returned to the client upon request for
it. It is not to be used for the project and it is
specifically intended for the project and it is not to be used
for any other project. It is to be deleted upon request.

SHEET NUMBER

A2.3



RECEIVED

JUN 24 2026

DCM-MHD CITY

CMA DESIGN



195 GENTLE BREEZE COURT
SOUTHPORT, NC 28461
T: 704.614.2955
CMADESIGN7@GMAIL.COM

Committed to Excellence
in Architecture and Design

PROJECT PHASE

Construction
Documents
Submittal

STAMP

McMurray Renovations
6607 West Beach Dr.
Oak Island, NC

PROJECT NUMBER 2201
ISSUE DATE
Editing Files 12.05.2024
1.24.2025
1.23.2025
Schematic Design 2.24.2025
Design Development 6.25.2025
Construction Documents 6.09.2025

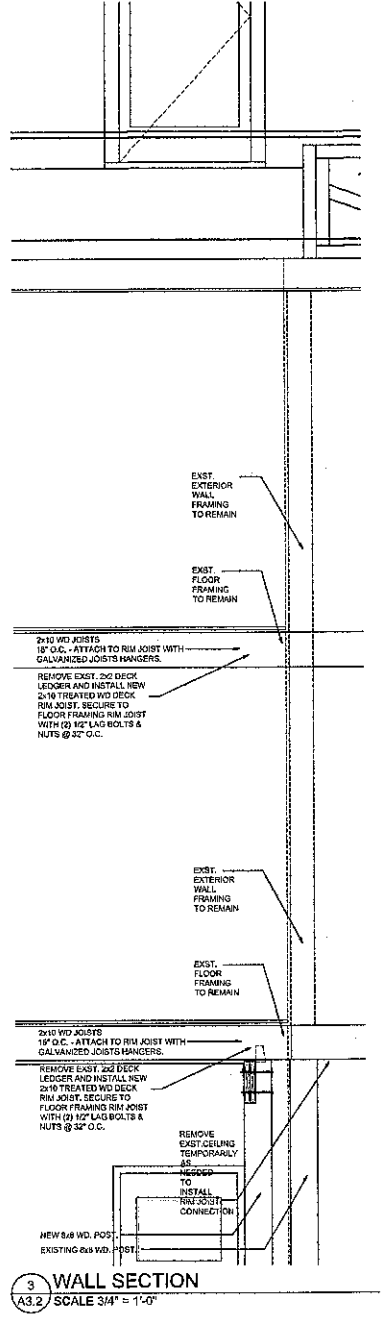
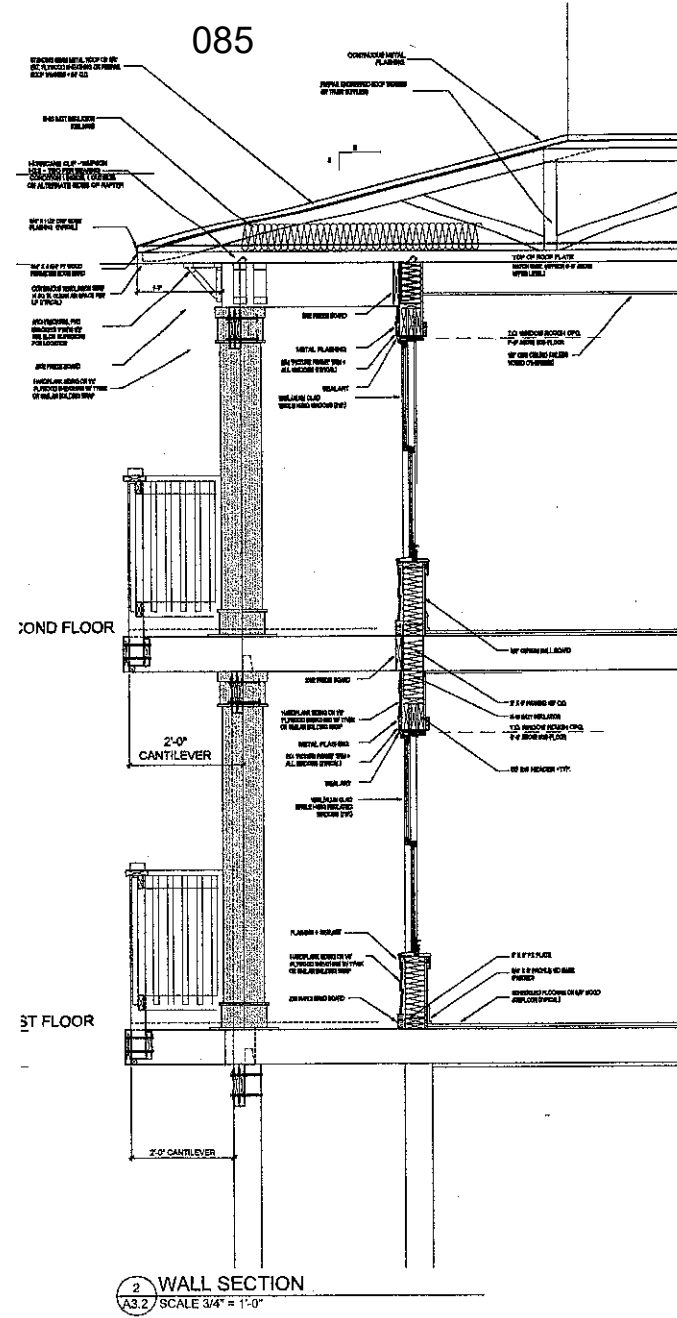
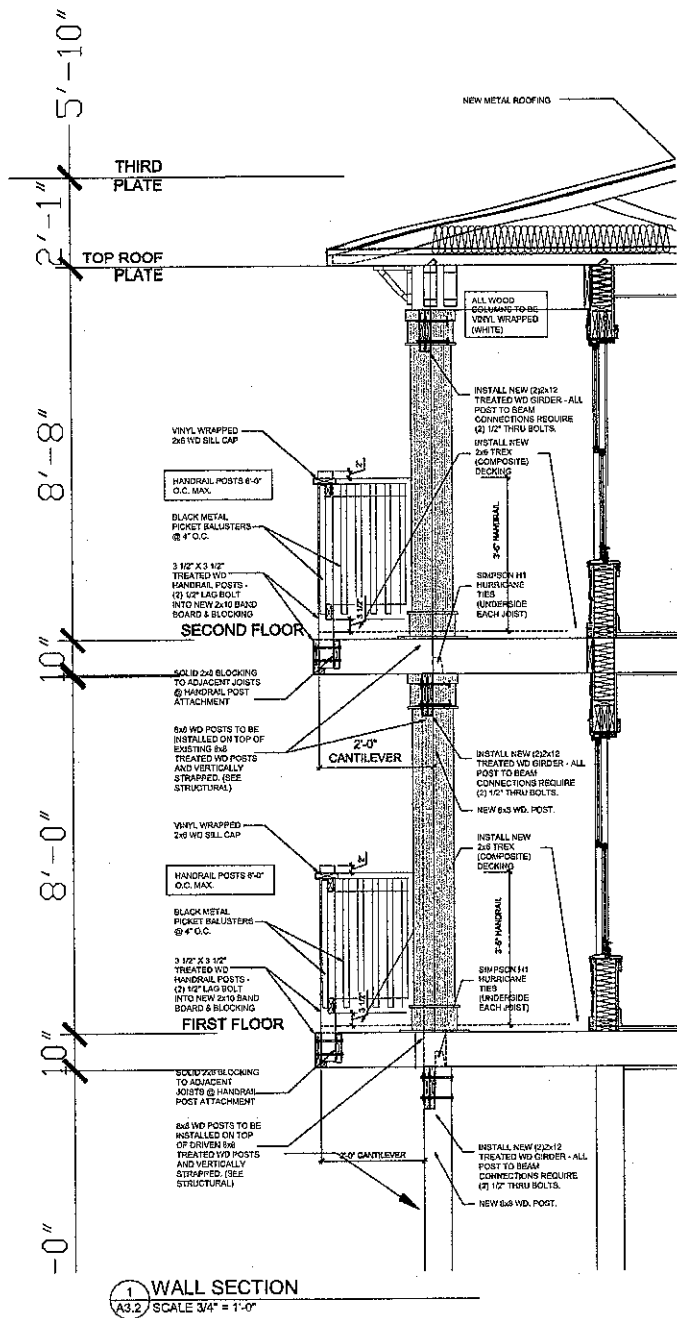
DRAWING DATA
DRAWN BY: SAJCM
CHECKED BY: JCM
FILE NUMBER:

SHEET TITLE
Architectural
Building
Section

This drawing is the property of CMA Design, PLLC
and is to be used only for the project and site
identified by the title block. It is not to be used
for any other project. It is to be returned upon request.

SHEET NUMBER

A3.1



CMA DESIGN

195 GENTLE BREEZE COURT
SOUTHPORT, NC 28461
T: 704.614.2955
CMAD@GMAIL.COM

Committed to Excellence
In Architecture and Design

PROJECT PHASE

Construction Documents Submittal

STAMP

McMurray Renovations
6607 West Beach Dr.
Oak Island, NC

PROJECT NUMBER: 2021
ISSUE DATE: 12.05.2021
Estimating Phase: 1.04.2021
1.28.2021
Schematic Design: 2.24.2021
Design Development: 5.20.2021
Construction Documents: 6.09.2021

DRAWING DATA
DRAWN BY: SAUNDRA JON
CHECKED BY: JON
FILE NUMBER:

SHEET TITLE
Architectural Wall Section Details

This drawing is the property of CMA Design, PLLC and is to be used only for the project and site specifically identified on this drawing. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CMA Design, PLLC.

SHEET NUMBER
A3.2

RECEIVED

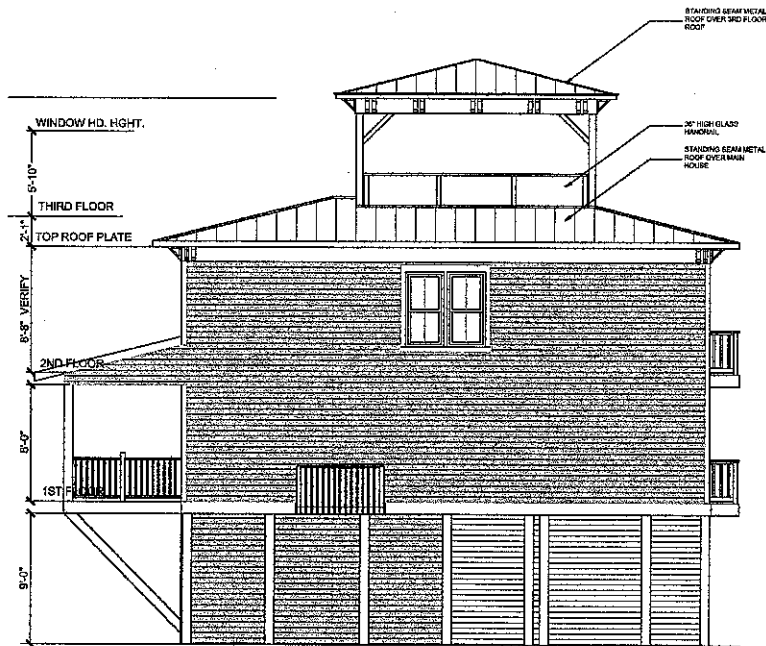
JUN 24 2026

DCM-MHD CITY

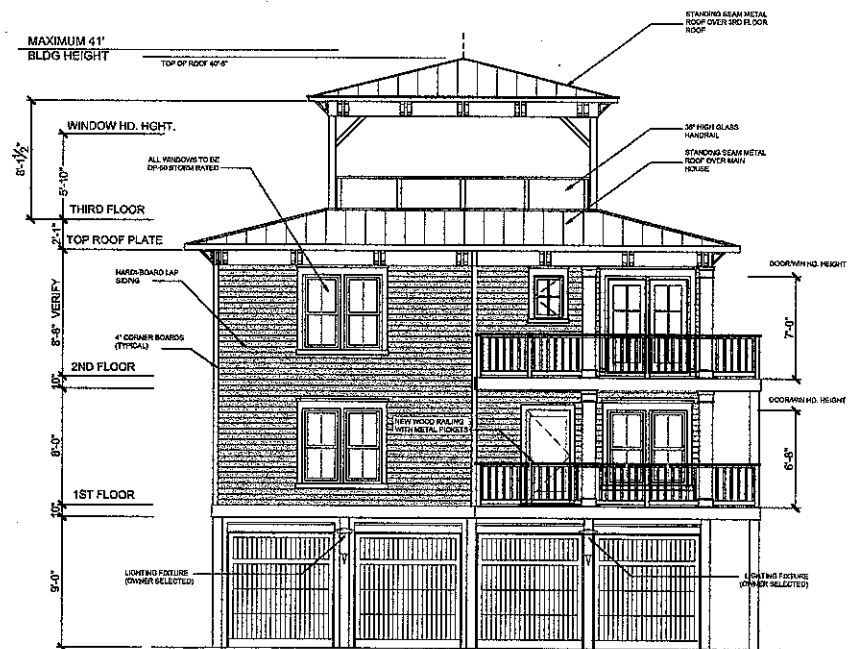
RECEIVED

JUN 24 2026

DCM-MHD CITY



2 NEW LEFT SIDE ELEVATION
A2.2 Scale: 1/4" = 1'-0"



1 NEW FRONT ELEVATION
A2.2 Scale: 1/4" = 1'-0"



195 GENTLE BREEZE COURT
SOUTHPORT, NC 28441
T: 704.614.2956
CMADESIGN@GMAIL.COM

Committed to Excellence
in Architecture and Design

PROJECT #0074

Construction
Documents
Submittal

STAMP

McMurray Renovations
6607 West Beach Dr.
Oak Island, NC

PROJECT NUMBER 0074
ISSUE DATE
Editing Phase 12/05/2024
1/04/2025
1/25/2025
Schematic Design 2/24/2025
Design Development 3/23/2025
Construction Documents 5/07/2025

DRAWING DATA
DRAWN BY: SM/CM
CHECKED BY: JCM
FILE NUMBER:

SHEET TITLE
NEW
ELEVATIONS -
FRONT, LEFT SIDE

This drawing is the property of CMA Design, PLLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and is not to be used for any other project. It is to be returned upon request.

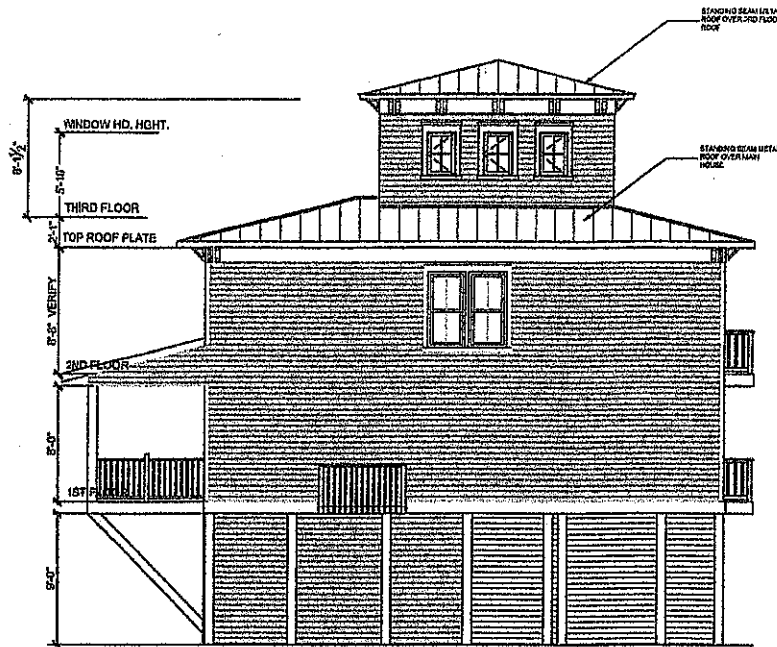
SHEET NUMBER

A2.2

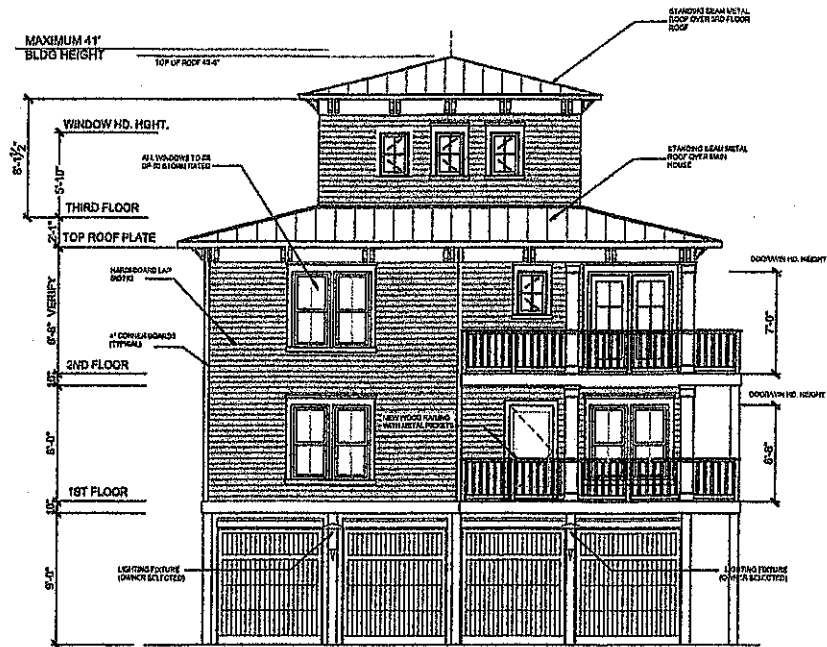
RECEIVED

JUN 24 2026

DCM-MHD CITY



2 NEW LEFT SIDE ELEVATION
A2.2 Scale: 1/4" = 1'-0"



1 NEW FRONT ELEVATION
A2.2 Scale: 1/4" = 1'-0"

Please note: The 3rd Floor will not be enclosed.
The 3rd Floor will be an observation
deck partially roofed.



105 GENTLY BREEZE COURT
SOUTHPORT, NC 28444
T: 704.614.222
CMADESIGN@GMAIL.COM

Committed to Excellence
in Architecture and Design

REVISIONS

Construction
Document
Submit

ETW

McMurray Renovation
6807 West Beach Dr
Oak Island, NC

PROJECT NUMBER: 002
ISSUE DATE:
Drawing Date: 12.02.2025
1.04.2025
1.20.2025
Schematic Design: 2.24.2025
Design Development: 5.22.2025
Construction Documents: 6.02.2025

DRAWING DATE:
DRAWN BY: CMA
CHECKED BY: CMA
FILE NUMBER:
SHEET TITLE:
FUTURE NEW
ELEVATIONS -
FRONT, LEFT SIDE

This drawing is the property of CMA Design, Inc. and is not to be reproduced or used in any form without the written consent of CMA Design, Inc. It is to be used only for the project and location specified on the title block.

SHEET NUMBER
A2.2F

February 22, 2026

RAINWATER COASTAL CONSTRUCTION, LLC
149 NE 16TH STREET
OAK ISLAND, NC 28465

Via: Regular & Electronic Mail

Attention: Eric Rainwater, General Contractor

Re: Variance Application Support Letter

SCOTT & NANCY McMURRAY
6607 WEST BEACH DRIVE
TOWN OF OAK ISLAND
BRUNSWICK COUNTY
NORTH CAROLINA 28465
PIN #: 203619507267
PARCEL ID#: 233NE029
JOB NUMBER: PD25123A

Dear Mr. Eric Rainwater,

Pursuant to our recent dialogue in relation to the above captioned 1½ Story single family residential dwelling renovation and addition, our office was made aware that a variance application is needed to support the proposed project. As you are aware, our office is familiar with this project based on the preparation of the four (4) sheet plan set entitled 'Structural Plans for a 'Residential Dwelling Renovation & Addition Inside VE-11 Flood Zone', dated July 22, 2025, with no revisions to date that governed the structural components of the project. It should also be noted that the Structural Plans were based on the eighteen (18) sheet plan set entitled 'McMurray Revisions, 6607 West Beach Drive, Oak Island Drive, Oak Island, North Carolina' prepared on December 5, 2024, and last revised under Revision #5 dated June 9, 2025, as prepared by 'CMA Design, PLLC, 195 Gentle Breeze Court, Southport, North Carolina 28461.

As shown on the plans an approximately 536 square feet of footprint area addition is proposed to the existing 960 square feet footprint area dwelling area. It should be noted the 536 square feet footprint addition area provides for a total of 1,072 square feet of additional usable area. Of the 536 square feet on each floor of usable area, 472 square feet is gross heated area and 64 square feet is exterior covered deck not including the minimal cantilevered deck portions and staircases.

It should also be noted the existing 1-½ dwelling has a footprint area of 960 square with 800 square feet of gross heated area and 160 square feet of exterior covered deck on the 1st Floor a deck. The partial 2nd Floor provides for additional 690 square feet of gross heated area while noting there is no 2nd Floor deck. In total the 1½ Story dwelling has 1,490 square feet of gross heated area and 160 square feet of deck with the deck on the 1st Floor only.

PROACTIVE
DEVELOPMENT

Post Office Box 533, Wilmington, NC 28402
 PLLC P-1624

RECEIVED

JUN 24 2026

DCM-MHD CITY

February 22, 2026

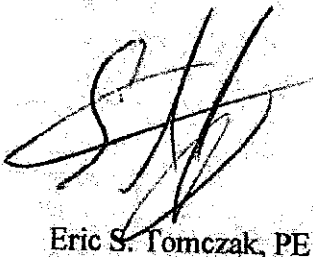
Page 2

Also of importance to note is a 348 square feet observation and usable rooftop area is also proposed as part of the addition project over the existing and proposed portions of the dwelling. Lastly as indicated above, there are some minimal cantilevered open staircases and cantilevered open deck sections associated with the application complying with setback and code requirement not included in the above 'footprint' area tabulations. In summation, there is 1,490 square feet of existing gross heated area and 944 square feet of new gross heated area proposed by the addition for a total 2,434 square feet of gross heated area. There is 160 square feet of existing covered deck area and 128 square feet (64 square feet each floor) new proposed covered deck area for a total of 288 square feet of covered deck area.

Based on our offices review of the dwelling from a structural perspective, the dwelling gross heated area would be better suited to be a continuous foundation system without any separation. Any gap or space between gross heated area foundations could further separate over time in the high wind zone and oceanfront environment causing structural integrity including differential settlement and water penetration issues. The intent of detached separated decks of less than 1,500 square feet is that during storm events, the decks would separate further from the dwelling and break apart into smaller pieces therefore not causing any foundation issues if trapped by flood waters against the pilings where more significant damage to the structure and surrounding structures would occur. This regulation is intended for decks and not typically grossed heated areas which may not break apart into smaller pieces as easily. Of further importance to note is the addition is proposed on the street side of the dwelling and not expanding towards the ocean with increased wind forces and oceanfront environment. Lastly, based on review of aerial mapping (see below) the proposed dwelling footprint addition would fall in line with the surrounding structure footprints with the existing dwelling currently much smaller than the surrounding structures.

In conclusion based on our office's preparation of the Structural Plans, review of the surrounding area and general knowledge of the flood regulations and construction practices for high wind zones, our office is of the opinion the structure is better suited to have a continuous foundation system for the gross heated area and not be separated as reviewed by a Licensed Professional Engineer in the State of North Carolina as per seal below. Please further note it is the sole responsibility of the piling installation contractor or builder to meet all the criteria of standards, provisions, methods of construction and usage of proper material in buildings or structures provided by the North Carolina Building Code, any local agencies and according to proper engineering practices. Should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,



Eric S. Tomczak, PE



PROACTIVE
DEVELOPMENT ENGINEER

RECEIVED

PALE License Number PE 13729
Post Office Box 533, Wilmington, NC 28402

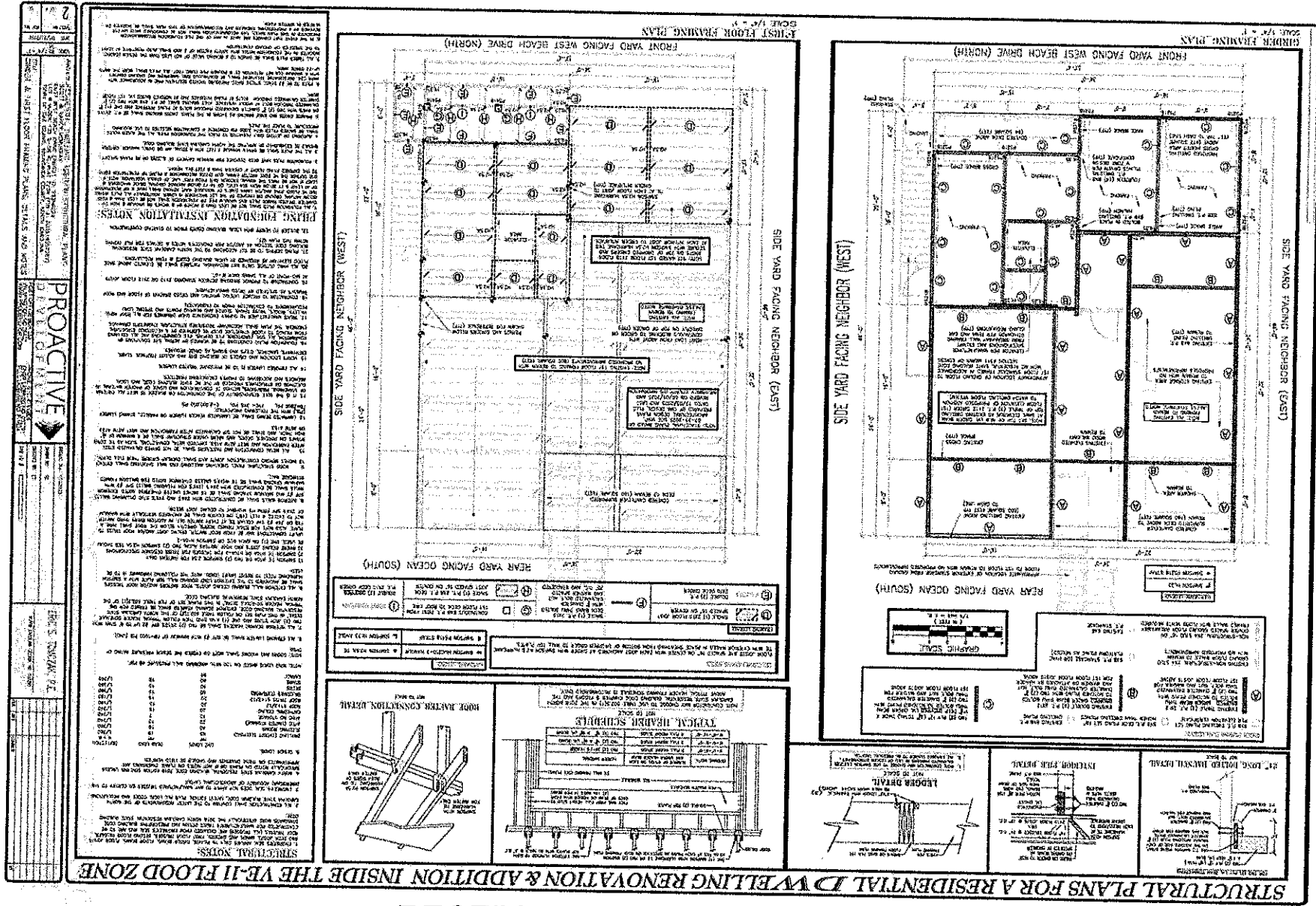
JUN 24 2026

DCM-MHD CITY

JUN 24 2006

RECEIVED

091



RECEIVED

JUN 24 2026

DCM-MHD CITY

To: Justice Herman <jherman@oakislandnc.gov>
Subject: RE: 6607 W Beach Dr - CAMA Application

Good morning,
Attached is new AEC;
Ugh, I knew I was forgetting something; I will bring check on Monday when I get back in town
Thank you
Eric

From: Justice Herman <jherman@oakislandnc.gov>
Sent: Wednesday, September 17, 2025 11:11 AM
To: Rainwater Construction <eric@rainwatercoastalconstruction.com>
Subject: Re: 6607 W Beach Dr - CAMA Application

Hey there,

We will also need a check written out to the town for \$119.

Thank you,



Justice Herman, MPA
Planner I

Phone: (910) 201-8052
jherman@oakislandnc.gov
4601 E Oak Island Drive
Oak Island, NC 28465
www.OakIslandNC.gov

From: Justice Herman
Sent: Wednesday, September 17, 2025 11:08 AM
To: Rainwater Construction <eric@rainwatercoastalconstruction.com>
Subject: 6607 W Beach Dr - CAMA Application

Dear Applicant:

We originally accepted your CAMA Minor applications under the impression that it was complete. On subsequent review, I have discovered that additional information is needed to complete the review process. Accordingly, I am requesting that you submit the following additional information to this office:

1. An updated Ocean Hazard AEC Notice, as the forms have changed. I have attached the updated application, page 5.

In accordance with the Department of Environment and Natural Resources regulations, we note that a certain time has passed while the application has

remained in our office. Upon resubmission of a complete application, a local decision will be made in 25 days. Please contact me at (910) 201-8052 if you have any.

Thank you,



Justice Herman, MPA
Planner I

Phone: (910) 201-8052
jherman@oakislandnc.gov
4601 E Oak Island Drive
Oak Island, NC 28465
www.OakIslandNC.gov

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

095

**N.C. DIVISION OF COASTAL MANAGEMENT
ADJACENT RIPARIAN PROPERTY OWNER NOTICE
CERTIFIED MAIL, RETURN RECEIPT REQUEST**

Schofield Family Rev Trust
Name of Adjacent Riparian Property Owner
2930 McCords Ferry Rd
Address
Eastover, SC 29044
City, State Zip

To Whom It May Concern:

This correspondence is to notify you as a riparian property owner that I am applying for a CAMA minor permit to
add addition and remodel current property

on my property at 6607 W. Beach Dr
in Brunswick County, which is adjacent to your property. **A copy of the application and project drawing is attached/enclosed for your review.**

If you have no objections to the proposed activity, please mark the appropriate statement below and return to me as soon as possible. If no comments are received within 10 days of receipt of this notice, it will be considered that you have no comments or objections regarding this project.

If you have objections or comments, please mark the appropriate statement below and send your correspondence to: Courtney Milliron, CAMA-LPO, Town of Oak Island, 4601 E. Oak Island Dr., Oak Island, NC, 28465

If you have any questions about the project, please do not hesitate to contact me at my address/number listed below, or contact Courtney Milliron at (910)201-8047, or by email at: CMilliron@oakislandnc.com.

Sincerely,

Nancy McMurray
Property Owner's Name

704-813-4644
Telephone Number

Address City State Zip

☐ I have no objection to the project described in this correspondence.
☐ I have objection(s) to the project described in this correspondence.

Adjacent Riparian Signature

Date

Print or Type Name

Telephone Number

Address City State Zip

U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee as appropriate)	\$ 4.95
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 78
Total Postage and Fees	\$ 11.03
Sent To	Schofield Family Trust
Street and Apt. No., or P.O. Box No.	2930 McCords Ferry Dr.
City, State, ZIP+4®	Eastover SC 29044
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

096

**N.C. DIVISION OF COASTAL I
ADJACENT RIPARIAN PROPERTY OWNER N
CERTIFIED MAIL, RETURN RECEIPT REQU**

Pookie Propety Holdings LLC
Name of Adjacent Riparian Property Owner
1629 Margaret Ridge Dr
Address
Matthews, NC 28105
City, State Zip

To Whom It May Concern:

This correspondence is to notify you as a riparian property owner that I

add addition and remodel current property
on my property at 6607 W. Beach Dr,
in Brunswick County, which is adjacent to your property. **A copy of the application and project drawing is attached/enclosed for your review.**

If you have no objections to the proposed activity, please mark the appropriate statement below and return to me as soon as possible. If no comments are received within 10 days of receipt of this notice, it will be considered that you have no comments or objections regarding this project.

If you have objections or comments, please mark the appropriate statement below and send your correspondence to: Courtney Milliron, CAMA-LPO, Town of Oak Island, 4601 E. Oak Island Dr., Oak Island, NC, 28465.

If you have any questions about the project, please do not hesitate to contact me at my address/number listed below, or contact Courtney Milliron at (910)201-8047, or by email at: CMilliron@oakislandnc.com.

Sincerely,

Nancy McMurray
Property Owner's Name

704-813-4644
Telephone Number

Address City State Zip

 I have no objection to the project described in this correspondence.
 I have objection(s) to the project described in this correspondence.

Adjacent Riparian Signature

Date

Print or Type Name

Telephone Number

Address City State Zip

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 5.30

Extra Services & Fees (check box, add fee) \$ 4.45

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 78

Total Postage and Fees \$ 11.03

Sent To Pookie Properties

Street and Apt. No. or PO Box No. 1629 Margaret Ridge Dr.

City, State, ZIP+4® Matthews NC 28105

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instruction

Tracking Number:

Remove X

7016356000005940569

Copy

Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 10:40 am on September 19, 2025 in EASTOVER, SC 29044.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

EASTOVER, SC 29044

September 19, 2025 10:40 AM

Arrived at USPS Facility

COLUMBIA SC PROCESSING CENTER

September 18, 2025 9:46 AM

Arrived at USPS Facility

GREENSBORO NC DISTRIBUTION CENTER

September 17, 2025 4:00 PM

USPS in possession of item

OAK ISLAND, NC 28465

September 15, 2025 10:33 AM

Hide Tracking History

Feedback

[What Do USPS Tracking Statuses Mean?](#)

Tracking Number:

Remove X

7016356000005940552

Copy

Add to Informed Delivery

Latest Update

We now anticipate delivery of your package the next business day. We apologize for the delay.

Get More Out of USPS Tracking:**USPS Tracking Plus[®]**

Alert

Awaiting Delivery

October 18, 2025 9:29 PM

Out for Delivery

SOUTHPORT, NC 28461

October 18, 2025 10:23 AM

Arrived at Post Office

SOUTHPORT, NC 28461

October 18, 2025 10:12 AM

Unclaimed/Being Returned to Sender

MATTHEWS, NC 28105

October 7, 2025 3:04 PM

Reminder to Schedule Redelivery of your item

September 24, 2025

Notice Left (No Authorized Recipient Available)

MATTHEWS, NC 28105

Feedback

September 19, 2025 12:40 PM

099

● **Arrived at USPS Facility**

MID CAROLINA-CHARLOTTE NC DISTRIBUTION CENTER
September 18, 2025 1:14 PM

● **Arrived at USPS Facility**

GREENSBORO NC DISTRIBUTION CENTER
September 17, 2025 4:01 PM

● **USPS in possession of item**

OAK ISLAND, NC 28465
September 15, 2025 10:58 AM

● **Hide Tracking History**

What Do USPS Tracking Statuses Mean?

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

June 25, 2026

CERTIFIED MAIL- 7020 1810 0002 1505 5580
RETURN RECEIPT REQUESTED

Electronic Delivery to: eric@rainwatercoastalconstruction.com; nancyraymcmurray@yahoo.com

Scott and Nancy McMurray Trust
6607 W Beach Dr,
Oak Island, NC 28465

RE: DENIAL OF CAMA MINOR DEVELOPMENT PERMIT
APPLICATION NUMBER: 47-25OI
PROJECT ADDRESS: 6607 W Beach Dr., Oak Island, NC 28465

Dear Scott and Nancy McMurray Trust:

After reviewing your application, which was determined to be complete on 6/24/26, the Town of Oak Island has determined that no permit may be granted for the proposed development.

You have applied to add a 536 sq. ft. addition to an existing single-family residence, partially located within the 60 ft. Ocean Hazard setback which is inconsistent with the following rules of the N.C. Coastal Resources Commission, and/or the following provisions of the N.C. Coastal Area Management or N.C. Dredge and Fill Act:

15A NCAC 07H .0306(a)(6) which states: "Structural additions or increases in the footprint or total floor area of a building or structure represent expansions to the total floor area and shall meet the setback requirements established in this Rule and 15A NCAC 07H .0309(a). New development landward of the applicable setback may be cosmetically but not be structurally attached to an existing structure that does not conform with current setback requirements.

Given the preceding findings, it is necessary that your request for issuance of a CAMA Minor Permit under the Coastal Area Management Act be denied. This denial is made pursuant to N.C.G.S. 113A-120(a)(8), which requires denial for projects inconsistent with the state guidelines for Areas of Environmental Concern or a local land use plan.

If you wish to appeal this denial, you are entitled to a contested case hearing. The hearing will involve appearing before an Administrative Law Judge who listens to evidence and arguments of both parties before making a final decision on the appeal. Your request for a hearing must be in the form of a written petition, complying with the requirements of §150B of the General Statutes of North Carolina, and must be filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714, within twenty (20) days from the date of this denial letter. The requirements for filing a contested case can be found at <http://www.oah.state.nc.us/hearings>. Although OAH cannot give legal advice, any questions regarding this process should be directed to OAH at 6714 Mail Service Center, Raleigh, NC 27699-6714 or via telephone at 919-431-3000, including questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process.

A copy of your petition filed at OAH must be served on with DEQ's agent for service of process at the following address:

Dan Hirshman, General Counsel
Dept. of Environmental Quality
1601 Mail Service Center Raleigh, NC 27699-1601

Please also send a copy of the petition to the attention of Tancred Miller, Director, N.C. Division of Coastal Management, 400 Commerce Avenue, Morehead City, NC 28557, so that your petition may be forwarded to the attorney who will be representing the Respondent in the contested case proceeding.

In the alternative, you may petition the N.C. Coastal Resources Commission for a variance to undertake development that is prohibited by the Commission's rules (Note- a Commission variance cannot be granted if your project was denied due to an inconsistency with a CAMA Land Use Plan or other statutory provisions of the CAMA or NC D&F Law). Applying for a variance requires that you first stipulate that the Division of Coastal Management applied the Rules properly in issuing this denial. Applying for a variance means that you agree that the legal restrictions are valid but request an exception to the restrictions because of hardships resulting from unusual conditions of the property. In seeking a variance, you are requesting that the Commission vary the rules at issue and you must state how you believe your request meets the four criteria found at N.C.G.S. § 113A-120.1. To apply for a variance, you must file a petition for a variance with the Director of the Division of Coastal Management and the State Attorney General's Office on a standard form, which must be accompanied by additional information on the nature of the project and the reasons for requesting a variance. The variance request may be filed at any time but must be filed a minimum of six weeks before a scheduled Commission meeting to be eligible to be heard at that meeting.

You may either appeal the permit decision or seek a variance. These are two separate paths and cannot be pursued simultaneously. If the appeal of the permit decision is denied, you may still seek a variance. However, you may not first seek a variance and if that is denied attempt to challenge the decision to deny the permit. Information about both a permit appeal in the Office of Administrative Hearings and the Variance process may be obtained at <https://deq.nc.gov/about/divisions/coastalmanagement/coastal-management-permits/variances-appeals>.

Respectfully yours,



Margaret Mendez
CAMA LPO, Town of Oak Island

Cc (by email): Courtney Milliron, CAMA LPO Minor Permit Coordinator
Tara MacPherson, Wilmington Region DCM District Manager



Re: 6607 W. Beach Dr. Variance Request

From Nancy Ray McMurray <nancyraymcmurray@yahoo.com>

Date Mon 5/4/2026 6:28 PM

To Margaret Mendez <mmendez@oakislandnc.gov>

Thank you, thank you, thank you! Now I can put together our variance request for the CRC. I may need more guidance as I proceed but at least I have assurance that there is no need to bring this before the local BOA first.

Nancy

On Monday, May 4, 2026 at 04:32:38 PM EDT, Margaret Mendez <mmendez@oakislandnc.gov> wrote:

Good afternoon Ms. McMurray,

I hope you're doing well. I reviewed the 9/9/25 survey that was submitted with the CAMA Minor Application received 9/15/25 for 6607 W Beach Drive. The proposed addition appears compliant with local zoning ordinance as long as the labeled front setback of 15.6 feet is taken from the front property line (not the edge of the street). I mention this because the notation in the survey is unusual, but using the scale, it does appear to have been measured from the property line. Per Section 8.1.1.6.3, the outside stairway could encroach up to four feet into the required 8-foot side setback. This setback is not labeled in the site plan but also appears compliant.

I hope this helps - please let me know if I can assist with anything else.

Warm regards,



Margaret Mendez

Planner I

Phone: 910-933-6168

4601 E Oak Island Drive

Oak Island, NC 28465

OakIslandNC.gov

Pursuant to [N.C.G.S. Ch. 132](#), this email, and any that may be sent in response, are subject to public review, and as a result may be monitored by and disclosed to third parties.

From: Nancy Ray McMurray <nancyraymcmurray@yahoo.com>

Sent: Monday, May 4, 2026 3:24 PM

To: Margaret Mendez <mmendez@oakislandnc.gov>

Subject: 6607 W. Beach Dr. Variance Request

Hello Margaret,

Eric Rainwater had submitted a permit request, on behalf of my husband and myself, to build an addition onto the street side of our home located at 6607 W. Beach Dr. The addition is needed to add aging in place features that will allow us to continue to live in our home as we get even older than we already are, (67 years old and going for a long time we pray). We are permanent residents and do not rent our home.

I am submitting a variance request to the CRC as it seems that their setback rules are the reason that our permit was denied. I want to get clarity from you that there are no local ordinances that would be problematic for the planned addition and that we do not need to request a variance from the Oak Island Board of Adjustment. I cannot file a variance request with the CRC if I first need to file with the town. It is my opinion that there is only CRC rules that require a variance and not one from the town.

Will you please confirm this so that I can confidently move forward with a CRC Variance request?

Thank you.

Nancy McMurray
6607 W. Beach Dr.
Oak Island, NC 28465
919-632-6425

USPS Tracking[®]

[FAQs >](#)

Tracking Number:

[Remove X](#)

9400150899563466188370

[Copy](#)[Add to Informed Delivery](#)

Latest Update

Your item was delivered in or at the mailbox at 3:09 pm on July 20, 2026 in MATTHEWS, NC 28105.

[Get More Out of USPS Tracking:](#)[USPS Tracking Plus[®]](#)

Delivered

Delivered, In/At Mailbox

MATTHEWS, NC 28105

July 20, 2026 3:09 PM

[See All Tracking History](#)[What Do USPS Tracking Statuses Mean?](#)[Text & Email Updates](#)[USPS Tracking Plus[®]](#)[Product Information](#)[See Less ^](#)

Feedback

From: [Nancy Ray McMurray](#)
To: [Robert Thompson](#)
Subject: [External] Per Purchase receipt
Date: Thursday, July 16, 2026 9:38:24 AM

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Good morning!

I have sent the required paperwork to John Stewart again. The tracking number is shown on the receipt below. Last night I emailed John and he replied that he will not object to our project.

I will follow the tracking and let you know when it has been delivered.

Thank you Christy!

Nancy
6607 W. Beach Dr.
Oak Island, NC 28465
919-632-6425

----- Forwarded Message -----
From: Pelican Pack and Ship <mailto:server@notify.postalmate.net>
To: "nancyraymcmurray@yahoo.com" <nancyraymcmurray@yahoo.com>
Sent: Thursday, July 16, 2026 at 09:15:28 AM EDT
Subject: Purchase receipt

e-Receipt

Pelican Pack and Ship
5888 E Oak Island Dr Unit 2
OAK ISLAND, NC 28465
910-933-1013

Envelope 6x9 (Yellow) 0.59 TX

Shipment-----

USPS Ground Advantage (oz.)

Ship To:

Attn: John Stewart
Pookie Property Holdings, LLC
1629 MARGARET RIDGE DR
MATTHEWS, NC 28105-5095

Package ID: 75563 10.66

Tracking #: 9480158899563466188370

USPS Tracking [\$0.00]

Card Fee 0.25

SUBTOTAL 11.50

TAX

State Tax on 0.59 0.04

TOTAL 11.54

TEND Visa 11.54

Total shipments: 1

Nancy McMurray 07/16/2026

#48894 09:14 AM

Workstation: 0 - Master Workstation

Signature_____

I agree the address(es) above are correct, and I agree to Terms & Conditions of Pelican Pack and Ship. By accepting this receipt, I understand all shipping carriers are time quoted and nothing is guaranteed.

.....
Please visit our website to track your packages!

www.Pelicanpackandship.com

Thank you for your business!

.....

Structural Integrity of Proposed Addition
6607 West Beach Drive, Oak Island, NC (McMurray Residence)
8/2/2026

As a licensed architect in NC for 44 years and the design architect of record, I agree with the structural engineer Eric Tomczak that fully separating the addition from the current house would be next to impossible and impractical. I showed new pilings on sheet A0.1 in the garage under the new powder room/laundry, etc. and Tomczak could add new pilings in the garage under the new kitchen if necessary. But the new/existing roofs and observation deck are tied together along with associated framing. Simply not feasible to fully separate the new addition from the existing house.

The structure of the addition was designed by Tomczak with breakaway walls per FEMA TB-5 and no habitable spaces were designed to be included at ground level. Eric Tomczak is a competent structural engineer and I'm certain that he designed all breakaway walls to collapse from water velocity action during a base flood event without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.

Whereas the site is in the VE Flood Zone, it requires an Elevation Certificate (from surveyor) where the structural engineer can then provide a V Zone Design Certificate. I'm assuming this has already been completed and provided by the owner or contractor.

I believe that the best approach for the McMurray addition is to seek a variance with the CRC, since the new addition is being built NORTH of the 60' setback line. Common sense. And there is another reason why this makes sense from a structural perspective. If CAMA is concerned about the existing home being susceptible to rising sea levels (as they should be), building the new addition will FURTHER ENHANCE the structural stability of the overall house. All new pilings NORTH of the 60' setback line without cantilevers will be more structurally sound and less susceptible to water velocity erosion and the new framing designed to current building codes will reinforce the integrity of the overall structure.

Respectfully submitted by,

"Josh" Cline McGee, Registered Architect NC and SC
Managing Principal, CMA Design, PLLC
195 Gentle Breeze Court, Southport, NC 28461
(704) 614-2956
License Number 3863



A. Michele Reynolds
A. MICHELE REYNOLDS
Notary Public
Brunswick Co., North Carolina
My Commission Expires Jan. 23, 2028
Exp. Jan 23, 2028

STATE OF: North Carolina
COUNTY OF: _____

NEW HANOVER

AFFIDAVIT
(SWORN STATEMENT)

Date: 08/06/2026

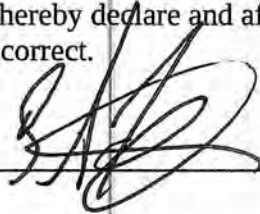
My legal name is ERIC S TOMCZAK ("Affiant"), and I give this affidavit being of legal age and sound competence. My mailing address is: POST OFFICE BOX 533, WILMINGTON, North Carolina, 28402.

Being duly sworn, I hereby swear under oath that:

Letter prepared by office dated February 22, 2026 entitled 'Variance Application Support Letter' and CV of preparer of letter, Eric S. Tomczak

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statement is, to the best of my knowledge, true and correct.

Affiant's Signature: _____



Date of Signature: _____

08/06/2026

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of NC
County of New Hanover

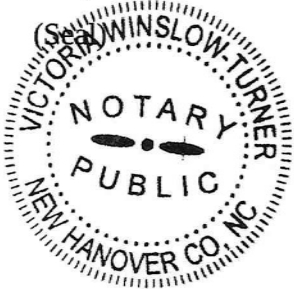
On August 06, 20 26, before me, _____, personally appeared ERIC S TOMCZAK who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of North Carolina that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Victoria Winslow-Turner
Notary Public

Print Victoria Winslow-Turner
Expires 4-25-27



February 22, 2026

Via: Regular & Electronic Mail

RAINWATER COASTAL CONSTRUCTION, LLC
149 NE 16TH STREET
OAK ISLAND, NC 28465

Attention: Eric Rainwater, General Contractor

Re: Variance Application Support Letter

SCOTT & NANCY McMURRAY
6607 WEST BEACH DRIVE
TOWN OF OAK ISLAND
BRUNSWICK COUNTY
NORTH CAROLINA 28465
PIN #: 203619507267
PARCEL ID#: 233NE029
JOB NUMBER: PD25123A

Dear Mr. Eric Rainwater,

Pursuant to our recent dialogue in relation to the above captioned 1½ Story single family residential dwelling renovation and addition, our office was made aware that a variance application is needed to support the proposed project. As you are aware, our office is familiar with this project based on the preparation of the four (4) sheet plan set entitled 'Structural Plans for a 'Residential Dwelling Renovation & Addition Inside VE-11 Flood Zone', dated July 22, 2025, with no revisions to date that governed the structural components of the project. It should also be noted that the Structural Plans were based on the eighteen (18) sheet plan set entitled 'McMurray Revisions, 6607 West Beach Drive, Oak Island Drive , Oak Island, North Carolina' prepared on December 5, 2024, and last revised under Revision #5 dated June 9, 2025, as prepared by 'CMA Design, PLLC, 195 Gentle Breeze Court, Southport, North Carolina 28461.

As shown on the plans an approximately 536 square feet of footprint area addition is proposed to the existing 960 square feet footprint area dwelling area. It should be noted the 536 square feet footprint addition area provides for a total of 1,072 square feet of additional usable area. Of the 536 square feet on each floor of usable area, 472 square feet is gross heated area and 64 square feet is exterior covered deck not including the minimal cantilevered deck portions and staircases.

It should also be noted the existing 1-½ dwelling has a footprint area of 960 square with 800 square feet of gross heated area and 160 square feet of exterior covered deck on the 1st Floor a deck. The partial 2nd Floor provides for additional 690 square feet of gross heated area while noting there is no 2nd Floor deck. In total the 1½ Story dwelling has 1,490 square feet of gross heated area and 160 square feet of deck with the deck on the 1st Floor only.

PROACTIVE
DEVELOPMENT

Post Office Box 533, Wilmington, NC 28402
PLLC P-1624

February 22, 2026
Page 2

Also of importance to note is a 348 square foot observation and usable rooftop area is also proposed as part of the addition project over the existing and proposed portions of the dwelling. Lastly as indicated above, there are some minimal cantilevered open staircases and cantilevered open deck sections associated with the application complying with setback and code requirement not included in the above 'footprint' area tabulations. In summation, there is 1,490 square feet of existing gross heated area and 944 square feet of new gross heated area proposed by the addition for a total 2,434 square feet of gross heated area. There is 160 square feet of existing covered deck area and 128 square feet (64 square feet each floor) new proposed covered deck area for a total of 288 square feet of covered deck area.

Based on our offices review of the dwelling from a structural perspective, the dwelling gross heated area would be better suited to be a continuous foundation system without any separation. Any gap or space between gross heated area foundations could further separate over time in the high wind zone and oceanfront environment causing structural integrity including differential settlement and water penetration issues. The intent of detached separated decks of less than 1,500 square feet is that during storm events, the decks would separate further from the dwelling and break apart into smaller pieces therefore not causing any foundation issues if trapped by flood waters against the pilings where more significant damage to the structure and surrounding structures would occur. This regulation is intended for decks and not typically grossed heated areas which may not break apart into smaller pieces as easily. Of further importance to note is the addition is proposed on the street side of the dwelling and not expanding towards the ocean with increased wind forces and oceanfront environment. Lastly, based on review of aerial mapping (see below) the proposed dwelling footprint addition would fall in line with the surrounding structure footprints with the existing dwelling currently much smaller than the surrounding structures.

In conclusion based on our office's preparation of the Structural Plans, review of the surrounding area and general knowledge of the flood regulations and construction practices for high wind zones, our office is of the opinion the structure is better suited to have a continuous foundation system for the gross heated area and not be separated as reviewed by a Licensed Professional Engineer in the State of North Carolina as per seal below. Please further note it is the sole responsibility of the piling installation contractor or builder to meet all the criteria of standards, provisions, methods of construction and usage of proper material in buildings or structures provided by the North Carolina Building Code, any local agencies and according to proper engineering practices. Should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

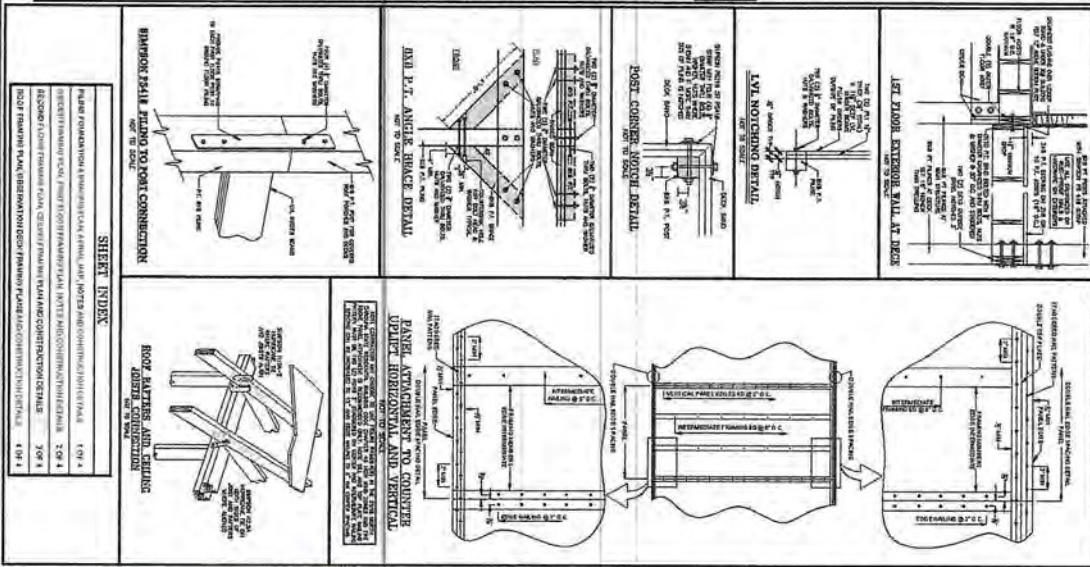
Sincerely,


Eric S. Tomczak, PE

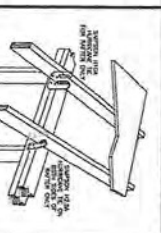
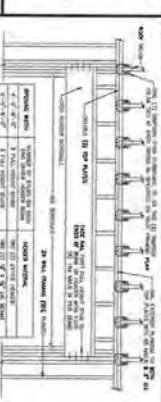
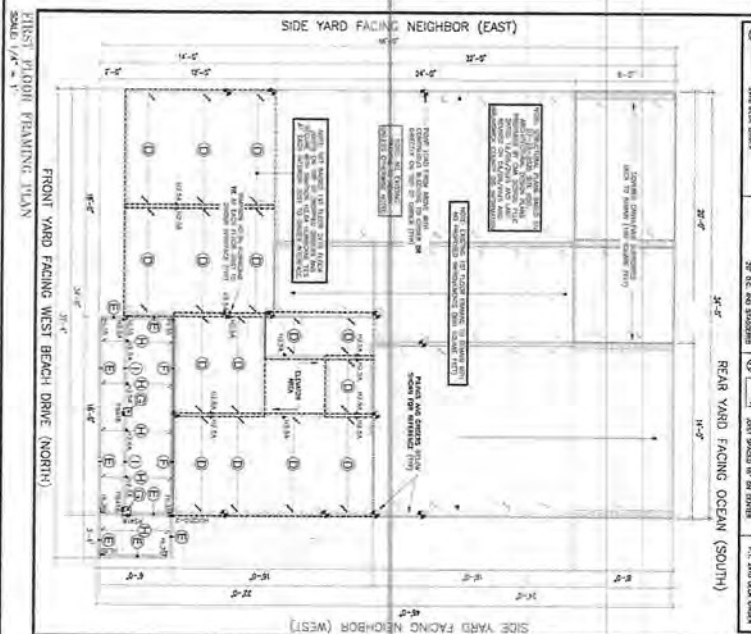
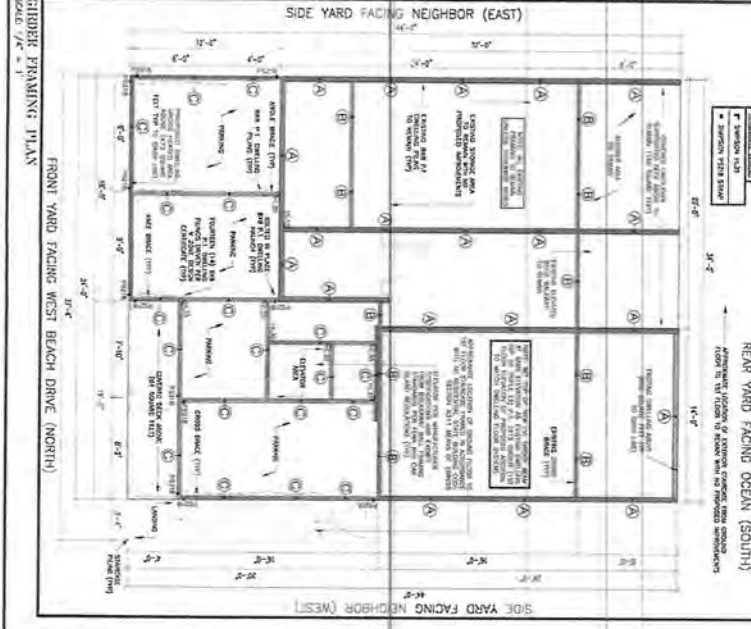

February 22, 2026
Page 3

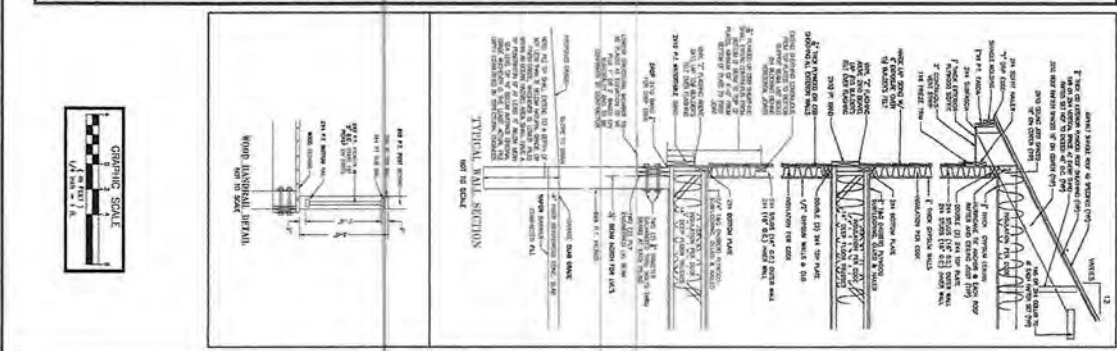


Aerial View of Dwelling Site (For Reference)-

[illegible][illegible][illegible]

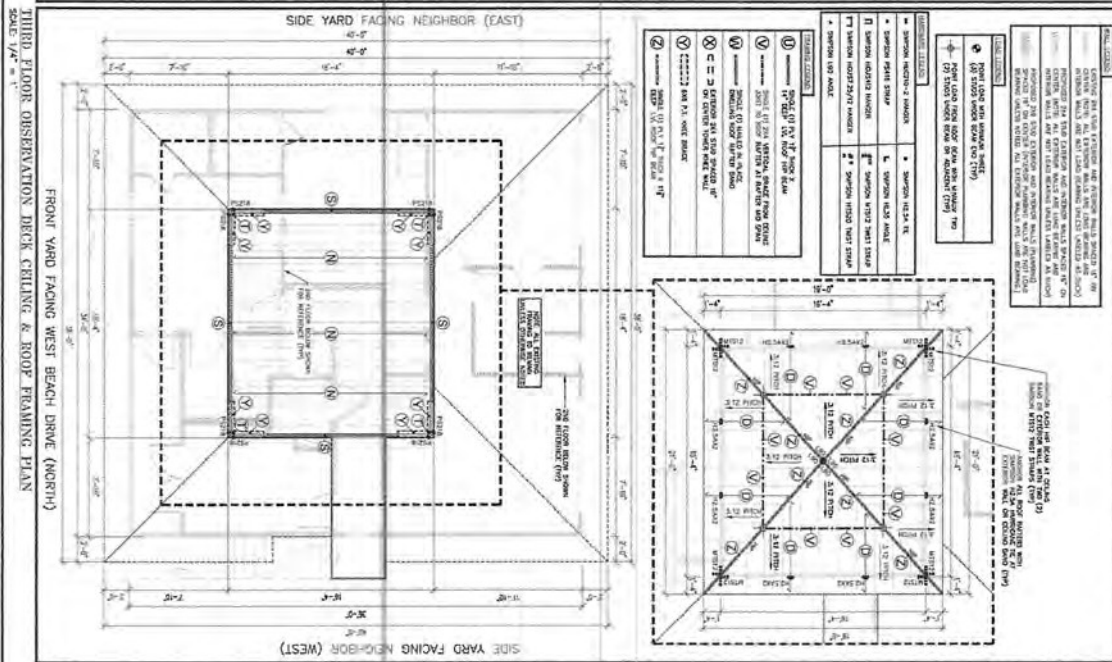
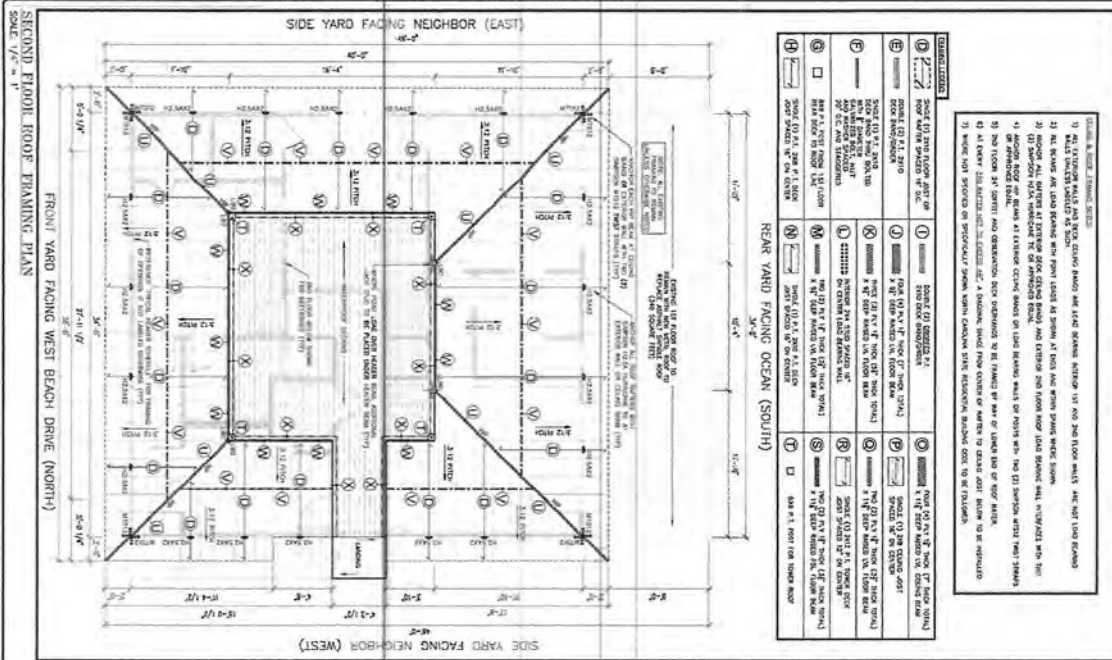
PROJECT: RESIDENTIAL DWELLING ADDITION STRUCTURAL PLANS SHEET: 1 (ARCHITECTURAL) DATE: 07/27/2023 1	 PROACTIVE DEVELOPMENT 10000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 WWW.PROACTIVEDVELOPMENT.COM	PROJECT No. 19-0013 OWNER: 301 DESIGNER: 301 DATE: 07/27/2023 1	ERIC S. TOMCZAK, P.E. 10000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 WWW.PROACTIVEDVELOPMENT.COM
--	---	--	---

[illegible][illegible][illegible][illegible][illegible][illegible]



February 22, 2026
Page 7

STRUCTURAL PLANS FOR A RESIDENTIAL DWELLING RENOVATION & ADDITION INSIDE THE VE-II FLOOD ZONE



Eric Stephen Tomczak, P.E.

204 North 6th Street
Wilmington, NC 28401
Tel: 910-471-0806
E-mail: eric@prodevengr.com

Background

Energetic Licensed Civil Engineer and Licensed Contractor with experience in industrial, residential and commercial development projects from design through construction, including project management and structural engineering services. Experience includes infrastructure design, team management, knowledge of permitting/authority approval process, site construction supervision, preparation of site assessment reports and associated due diligence documentation.

Licensed Professional Engineer in the States of North Carolina, South Carolina and New Jersey. Licensed General Contractor in the State of North Carolina. Bachelor of Science in Civil Engineering, Minor in Art Lehigh University, Pennsylvania, USA.

Work Experience **Proactive Development, PLLC** **1/08 to Present**
Wilmington, NC and Annandale, NJ

President and Founder
Civil Engineering Firm

- Provided Site Civil Engineering services for projects including but limited to plans, reports, timeline, cost estimates, schedules and specifications for residential and commercial construction projects throughout North Carolina.
- Provided structural engineering and stormwater management design services for various residential and commercial projects in New Jersey and North Carolina.

LandTek Design, LLC **5/09 to 12/15**
Wilmington, NC and Piscataway, NJ

Senior Design Engineer
Civil Engineering Firm

- Engineered project plans, reports, timeline, cost estimates, schedules and specifications for residential and commercial construction projects throughout New Jersey and North Carolina.
- Provided onsite construction supervision for projects to ensure compliance with construction documents.
- Provided testimony at Planning and Zoning Boards in order to facilitate project approvals.

H. Burkert & Company **2/08 to 4/08**
Bolivia, North Carolina

Senior Design Engineer
Planning, Civil Engineering and Landscape Architectural Firm

- Planned, designed and engineered residential and commercial development projects with adherence to low impact development and LEED standards.

- Developed and provided plans and associated documents for construction and permitting purposes in relation to sediment control (grading activities), utilities, environmental impacts and stormwater activities
- Engaged in business development for both US and overseas projects (e.g., Brazil), interfacing with potential domestic & foreign clients and venture investment groups.

Cavanaugh & Associates, P.A.

1/06 to 1/08

Wilmington, North Carolina

Project Manager

Residential Land Development and Site Planning Firm

- Managed team of employees to design and engineer residential site development projects for construction purposes with respect to storm water management, soil erosion and sediment control, utilities, environmental and grading activities with respect to local and state standards.
- Performed construction reviews and conducted site investigations to determine feasibility of development given specific permitting requirements and associated target costs.
- Interfaced with clients, municipal officials and adjacent property owners to agree on potential & current land development projects and issues.
- Developed future business opportunities with potential clients, participating in municipal meetings and dealing with architectural groups.

Bohler Engineering, P.C.

9/00 to 12/05

Watchung, New Jersey

Design Engineer and Project Manager

Commercial Land Development and Site Planning Firm

- Designed, engineered and managed commercial projects for development and construction purposes in primarily urban areas with adherence to stormwater, erosion and sediment control and utility requirements.
- Prepared Site Assessment Reports and performed permitting/zoning reviews in coordination with proposed use and conducted site reviews to determine feasibility of development given specific construction requirements.

Foster Wheeler Constructors, Inc.

11/99 to 9/00

Formosa Plastic Corporation, Point Comfort, Texas

Field Construction/Site Engineer – Petrochemical Project

Ethylene Plant - Olefins II Project

- Responsible for day-to-day engineering issues pertaining to interpretation of P&ID drawings, Isometric drawings, Pipe Support drawings and Orthographic Plan drawings for petrochemical processing plant.
- Supervised and assisted in building and testing of pneumatic, hydrostatic and mechanical packages for plant facilities.
- Investigated and initiated non-conformance reports against subcontracted work to ensure compliance with project specifications.
- Investigated and initiated variances/change orders for cost reimbursement due to additional work outside scope, including cost estimation.

- Supervised document control and distribution for Olefins II project.
- Used surveying skills to set equipment to proper point of support elevation.

Ombalski Consulting Engineers & Land Surveyors, Inc. 6/99 to 11/99
Lebanon, New Jersey

Design Engineer

Land Development and Site Planning Firm

- Used AutoCAD and Eagle Point software packages for land development and site planning purposes on residential and commercial projects.
- Designed layout of residential and commercial sites with respect to elevations and locations of proposed structures given pre-existing conditions.
- Delineated watersheds and designed storm-water detention facilities to comply with municipal codes.
- Designed residential septic systems via interpretation of field data to comply with Chapter 99-Septic System Design Codes.

Internships Sander Consulting Engineers & Associates, Inc. 5/98 to 9/98
Wescosville, Pennsylvania

Various construction sites - Industrial and Commercial.

- Responsible for inspection of field work done by numerous subcontractor groups, which pertained to testing soil for bearing capacity, quality of excavation and compaction of areas of soil backfill.
- Inspected concrete for slump, temperature and air entrainment, including generation of concrete cylinders for quality control purposes.
- Performed laboratory tests on soil samples from various sites. Tests consisted of Atterburg limits, Proctor, sieve analysis and unit weight measurements.
- Surveyed elevations and laid out markers for boring tests and elevation contours.

Foster Wheeler Constructors, Inc. 5/97 to 9/97
ASMI Vision 2000 Project, Butte, Montana

Major manufacturing facility for production of semi-conductors.

- Supervised and progressed the erection of steel structures.
- Dealt with Central Texas Iron Works on prioritizing and expediting shipment of structural steel and other trouble shooting.
- Initiated fieldwork orders for additional work not included in the original scope.
- Used surveying skills to install mechanical equipment and steel structures to proper elevations.

Foster Wheeler Constructors, Inc. 5/96 to 9/96
Robbins Resource Recovery & Power Facility, Chicago, Illinois

State-of-the-art municipal solid-waste-to-energy processing plant.

- Inspected fieldwork done by various subcontractors, which included above-ground piping, sewage lines and extensive conveyer systems for conversion of waste to energy.
- Updated progress on installation of equipment, valves, motors, piping, and pumps.

Education Lehigh University, Bethlehem, PA
Bachelor of Science in Civil Engineering, with Minor in Art, May 1999

Courses included: Hydraulics, Wastewater Management, Statistics, Design CAD, Manual Drafting, Surveying, Mechanics, Material Science, Fortran (Computer Programming, Environmental and Geotechnical Engineering, Structural Analysis, Coastal Engineering and Engineering Economics.

Computer Skills Working knowledge of Windows98, Word, Excel, PowerPoint, Hydraflow, AutoCAD, WordPerfect, Quattro Pro, World Wide Web, Netscape and Unigraphics

Additional Information

- Completed Engineering in Training Exam and requirements for the Pennsylvania Board of Professional Engineers.
- Member of Delta Phi National Fraternity. Intramural Athletics Manager and Special Events Coordinator at Lehigh.
- Former Member of Residents of Old Wilmington Historic Society
- Former Member of the National Society of Professional Engineers
- Former Member of the Downtown Planning Committee for City of Wilmington
- 2008 and 2009 Recipient of the Lower Cape Fear Stewardship Award for Environmentally conscience development projects (Lakeside and Ridge Field Residential Subdivisions.

Languages: English native language with some limited fluency in French, Portuguese & Russian

Personal Data: United States Citizen, born New York City, USA, 21 May 1976



NC COASTAL RESOURCES COMMISSION MEETING

August 26, 2026

**McMurray
(CRC-VR-26-63)**

Oak Island

Ocean Hazard AEC

Addition to Nonconforming Structure

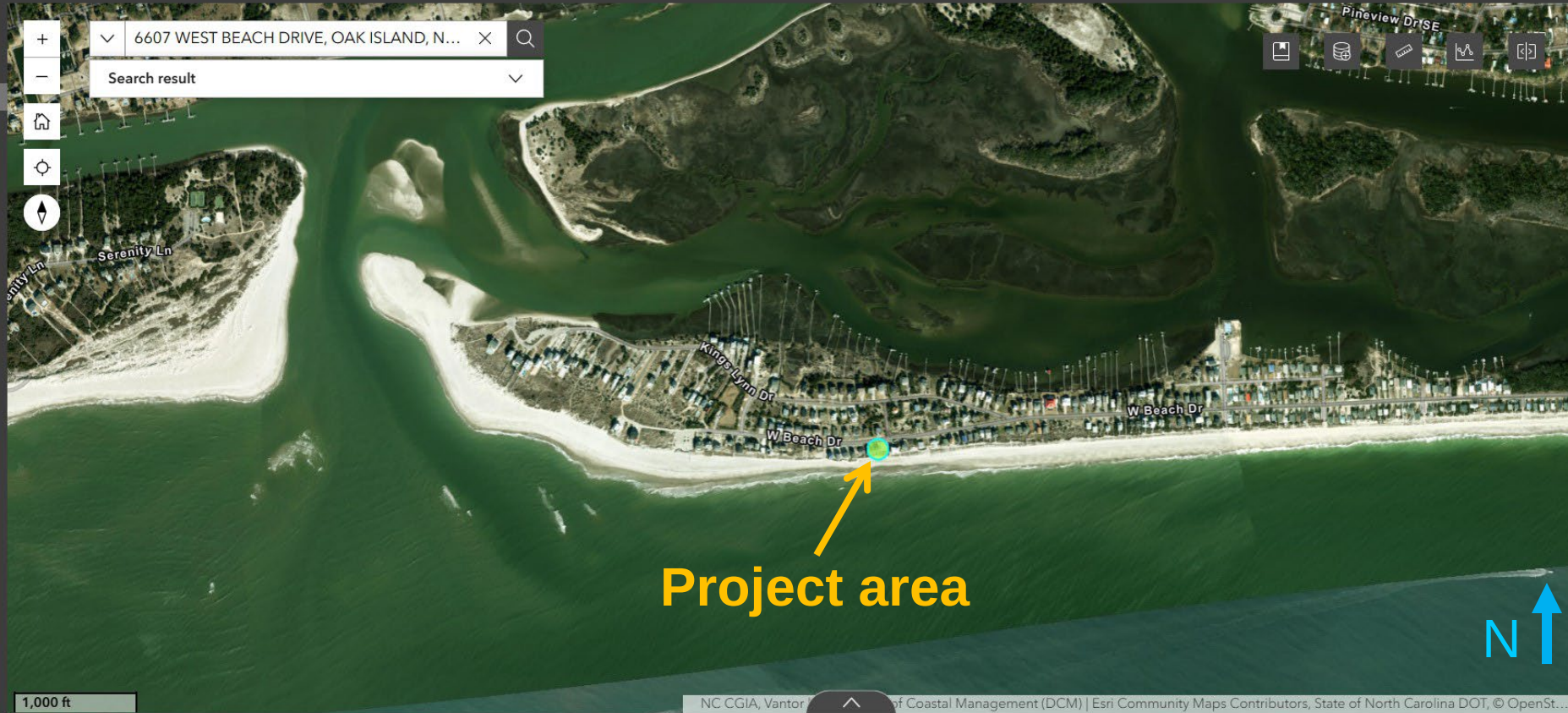


Division of Coastal Management

121



NC Coastal Management



Project area

NC CGIA, Vantor | Division of Coastal Management (DCM) | Esri Community Maps Contributors, State of North Carolina DOT, © OpenSt...
NC Division of Coastal Management - 2026

Image Source: DCM Interactive
Map Viewer GIS

2026



Photo taken of property on W. Beach Dr. looking south
Taken by LPO on 7.15.26

123





124

6607

OKI

Photo taken of property on W. Beach Dr. looking east
Taken by LPO on 7.15.26



Photo taken of property on beachfront of western side of property
Taken by LPO on 7.15.26

126



Photo taken of property on beachfront of south side of
property
Taken by LPO on 7.15.26

Division of Coastal Management

127

RESEP

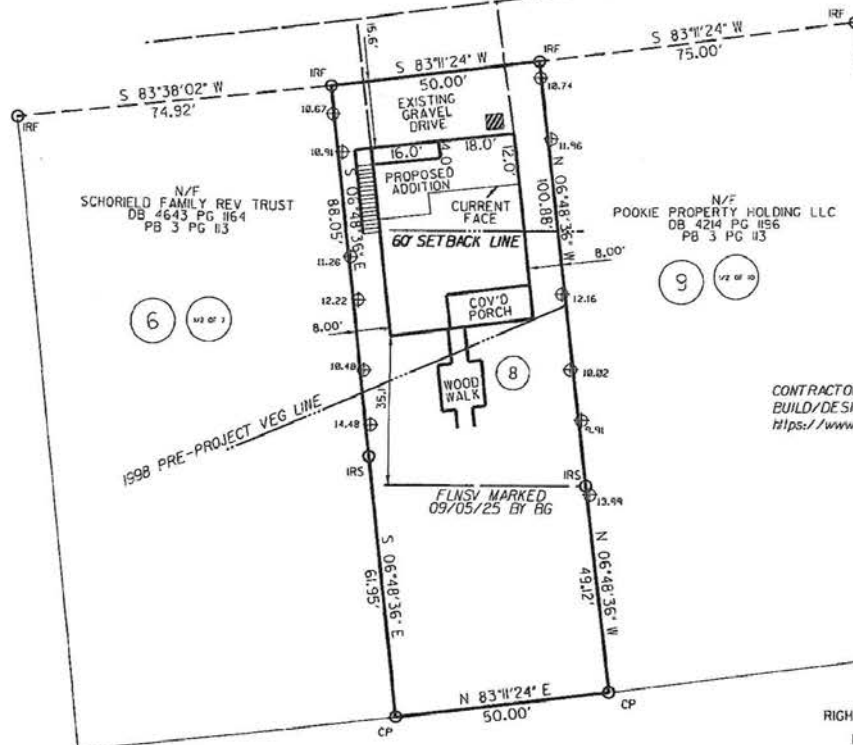
THERE HAS BEEN NO ATTEMPT BY THE CERTIFYING SURVEYOR TO LOCATE, MARK OR IDENTIFY ANY SUBSURFACE UTILITY LINES ON THE PROPERTIES SHOWN ON THIS MAP. THE EXISTENCE OF SUBSURFACE UTILITIES, IF ANY, MAY AFFECT THE USE OF THESE PROPERTIES BEYOND THE CONTROL OF THE SURVEYOR. USERS OF THIS MAP, AND THEIR ASSIGNS, ARE HEREBY NOTIFIED AND ACKNOWLEDGE THAT ANY DAMAGE RESULTING FROM ANY UTILITY SHOWN OR NOT SHOWN ON THIS MAP IS NOT THE RESPONSIBILITY OF THE SURVEYOR OR SALTWATER SURVEYING, PLLC.

GPS CONTROL NOTES:

1. GPS CONTROL USED FOR THIS PROJECT BASED OFF OF THE FOLLOWING DATA
2. CLASS OF SURVEY: B
3. POSITIONAL ACCURACY = +/- 0.01'
4. TYPE OF FIELD PROCEDURE: VMS
5. DATE OF SURVEY: 09/05/25
6. GEOID MODEL: IGA
7. UNITS: US SURVEY FEET

NC GRID
NAD 83 NA 2011

WEST BEACH DRIVE 60' RW PER PB 3 PG 113



IMPERVIOUS NOTES: ALLOWED 45%

EXISTING STRUCTURE = 960 SQ FT
PROPOSED ADDITION = 536 SQ FT

TOTAL = 1,496 SQ FT
LOT AREA = 7,500 SQ FT
PERCENT IMPERVIOUS = 20%

IMPERVIOUS CALC - ADDITION

1 = 536 X 1.5/12 = 67 CF / 22J = 3.03 OR 4 CHAMBERS

CONTRACTORS: FOR ADDITIONAL INFORMATION ON STORMWATER REQUIREMENTS AND BUILD/DESIGN STANDARDS PLEASE VISIT WEBSITE ADDRESS BELOW
<https://www.saltwaterdiv.gov/home/showpublisheddocument/2307/638702909831170000>

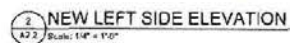
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, FEMA REGULATIONS, STATE STORMWATER LIMITATIONS, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY.

Project Drawing from Permit Application
47-25 McMurray

SALTWATER SURVEYING

FIRM LICENSE#: P-2791
GEORGE L HART, PLS L-5390

SITE PLAN
6607 WEST BEACH DRIVE
OAK ISLAND, NC



A2.2F



G.S. 113A-120.1

To grant a variance, the Commission must affirmatively find Petitioner must show each of the four factors listed in G.S. 113A-120.1(a).

- (1) that unnecessary hardships would result from strict application of the development rules, standards, or orders issued by the Commission;**
- (2) that such hardships result from conditions peculiar to the petitioner's property such as location, size, or topography;**
- (3) that such hardships did not result from actions taken by the petitioner; and**
- (4) that the requested variance is consistent with the spirit, purpose and intent of the Commission's rules, standards or orders; will secure the public safety and welfare; and will preserve substantial justice.**

(b) The Commission may impose reasonable and appropriate conditions and safeguards upon any variance it grants.