



# **NC COASTAL RESOURCES COMMISSION MEETING**

**February 25, 2026**

## **Figure Eight Island**

**(5 Comber Rd through 10 Inlet Hook)**

**Figure Eight Island  
Ocean Hazard AEC  
Sandbag Revetment**





Image Source: DCM Interactive  
Map Viewer GIS 2025



# DCM Division of Coastal Management



Image Source: DCM  
Interactive Map  
Viewer GIS 2025

**Project Area Location  
Comber Rd. & Inlet Hook  
Rd.**



# Figure 8 Island



**Project area:  
extends from  
5 -17 Comber  
Rd. & 3- 10  
Inlet Hook**





5-17 Comber Rd. Project area including two **ROW's**.



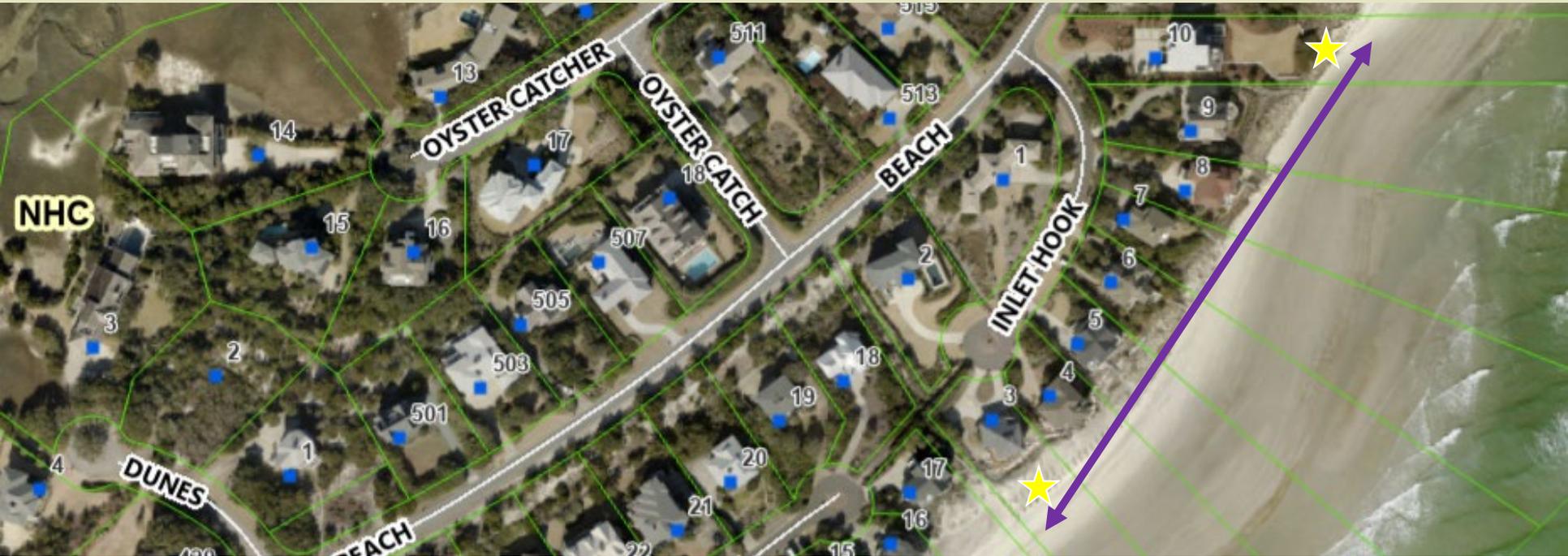
# Division of Coastal Management



**Comber Rd. Project area**

Image Source: Figure 8 HOA  
DroneDeploy 1.28.26





### 3-10 Inlet Hook Project area





Jan 28, 2026

Exterior

Interior

10 Inlet Hook



3 Inlet Hook

50 ft

Image Source: Figure 8 HOA  
DroneDeploy 1.28.26



# Division of Coastal Management



**Property Owner: Robert and Mary Plybon**

**Property Address: 5 Comber Road, Wilmington, NC 28411**

**Mailing Address: 3021 Verbena Lane, Greensboro, NC 27410**

**Proposal: Emergency sandbag revetment for 5 Comber Road, Wilmington, NC 28411**

**Sandbag Size – 12’ height (@ Mean Sea Level - MSL), 40’ base width to span length of shoreline (+/- 90’).**

Approx Property lines –  
Erosion Escarpment –   
Proposed Sandbags –

Current width of property along escarpment - ~90'

**DRAWING IS NOT TO SCALE**

**Date of Imagery: 10/14/2025**

**Date: 10/15/2025**

Prepared by:

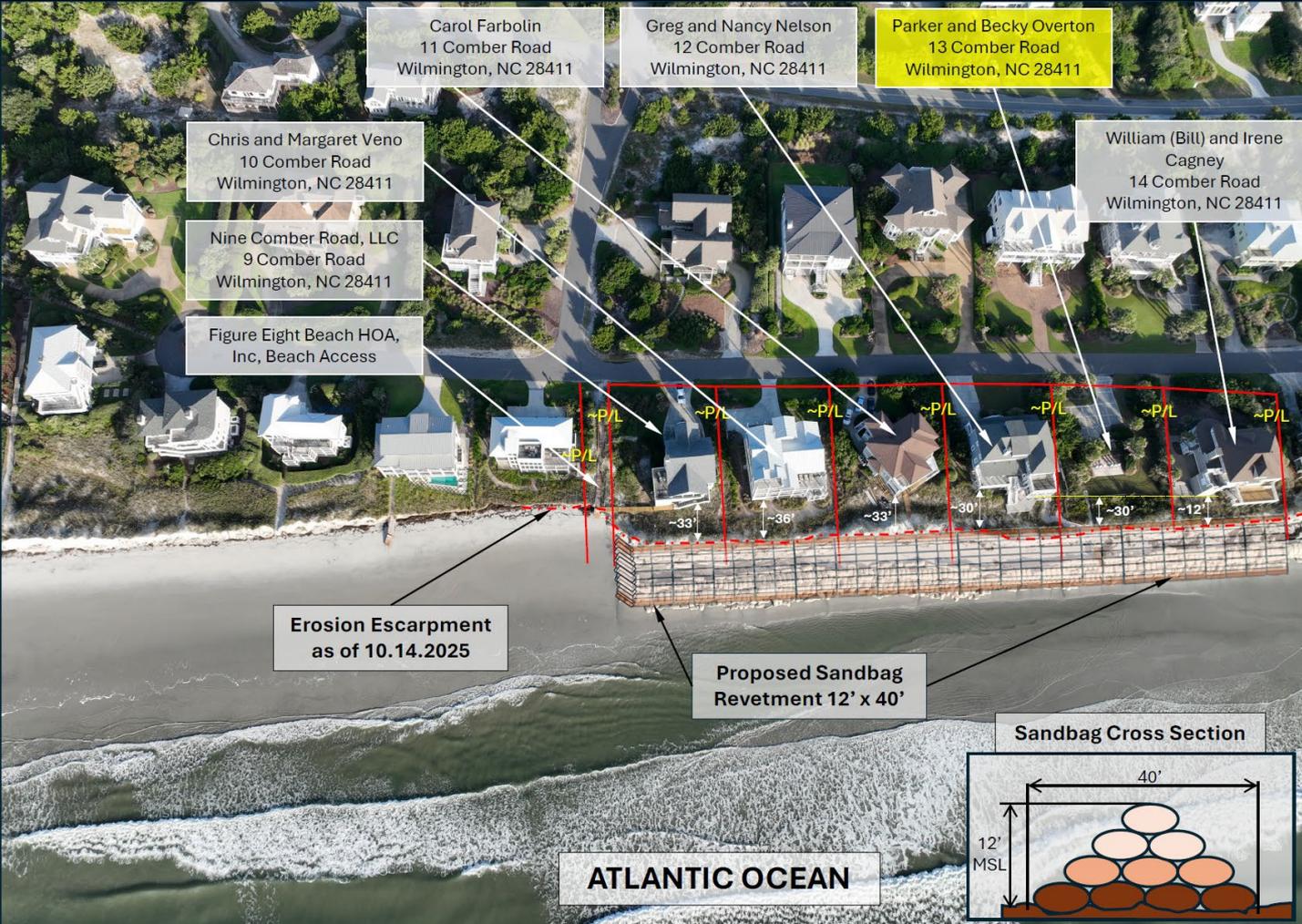
**Coastal Permitting Specialist, LLC**

Jason Dail, Owner  
1423 Setter Court  
Wilmington, NC 28411  
Ph: 910-540-0319  
Email: Coastalpermittingspecialist@gmail.com



NOTE: This site map is for preliminary review and permitting purposes only. The information presented was prepared using aerial imagery with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property and riparian lines). A formal boundary survey is recommended prior to site development.

# Division of Coastal Management



**Property Owner: Vance (Parker) and Becky Overton**

**Property Address:** 13 Comber Road, Wilmington, NC 28411  
**Mailing Address:** 3933 Mobleys Bridge Rd., Grimesland, NC 27837

**Proposal:** Emergency sandbag revetment for 13 Comber Road, Wilmington, NC 28411

**Sandbag Size** – 12’ height (@ Mean Sea Level - MSL), 40’ base width to span length of shoreline (+/- 90’).

Approx Property lines –   
 Erosion Escarpment -   
 Proposed Sandbags –

Current width of property along escarpment - ~90’

**DRAWING IS NOT TO SCALE**  
**Date of Aerial Imagery:** 10/14/2025  
**Taken by:** CPS, LLC  
**Date:** 10/18/2025

Prepared by:  
**Coastal Permitting Specialist, LLC**

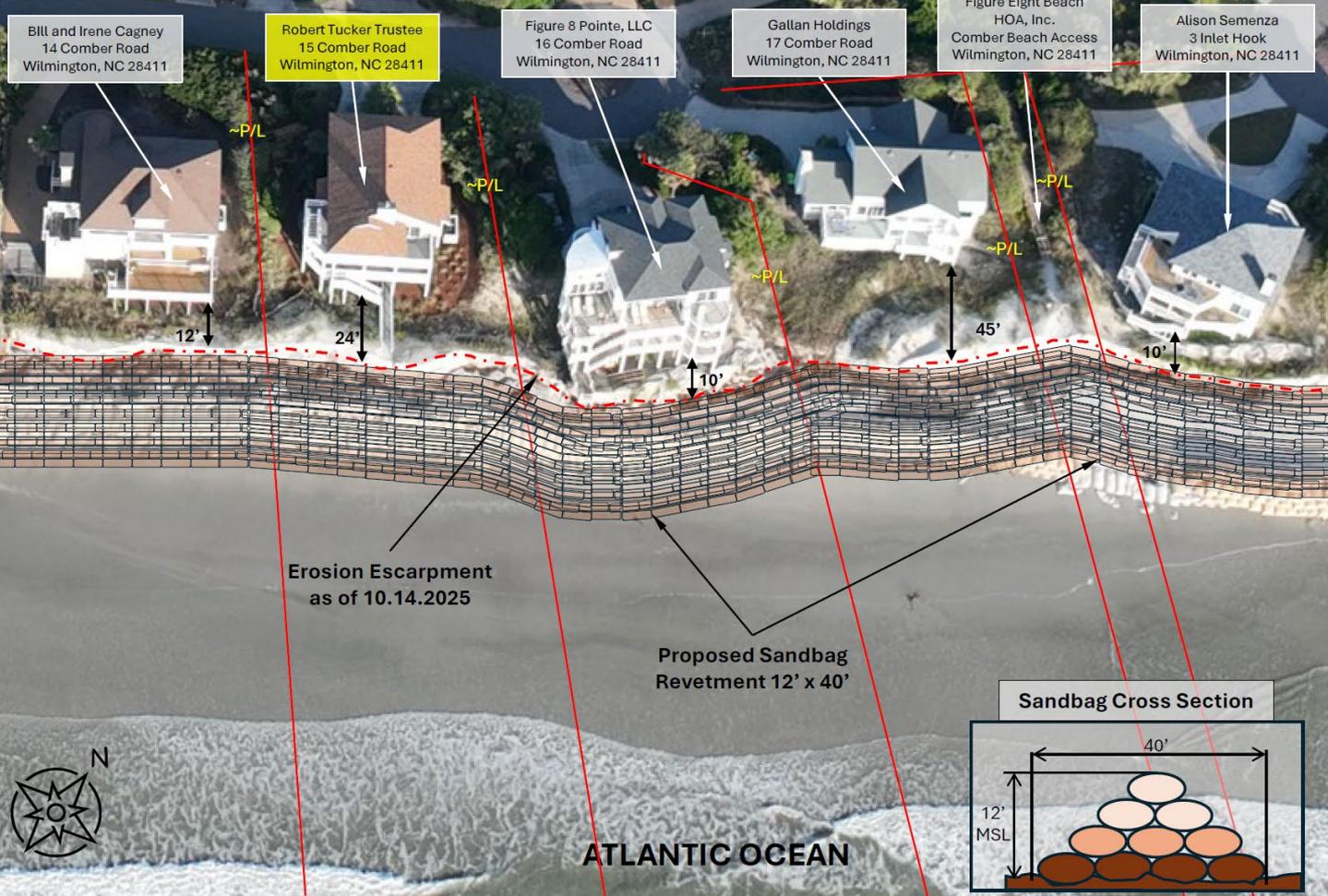
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Drone Imagery by CPS, LLC - 10.14.25



## SITE PLAN DRAWING:

**Property Owner:** Robert and Dara Tucker  
**Property Address:** 15 Comber Road, Wilmington, NC 28411  
**Mailing Address:** 211 Four Locust Lake Lane, Keysville, VA 53947

**Proposal:** Emergency sandbag revetment for 15 Comber Road, Wilmington, NC 28411

**Sandbag Size** – 12' height (@ Mean Sea Level - MSL), 40' base width to span length of shoreline (+/-90')

Approx Property Lines –   
 Erosion Escarpment -   
 Proposed Sandbags -

Current width of property along escarpment is approximately 90'

**DRAWING IS NOT TO SCALE**  
**Date of Imagery:** 10/14/2025  
**Date:** 10/20/2025

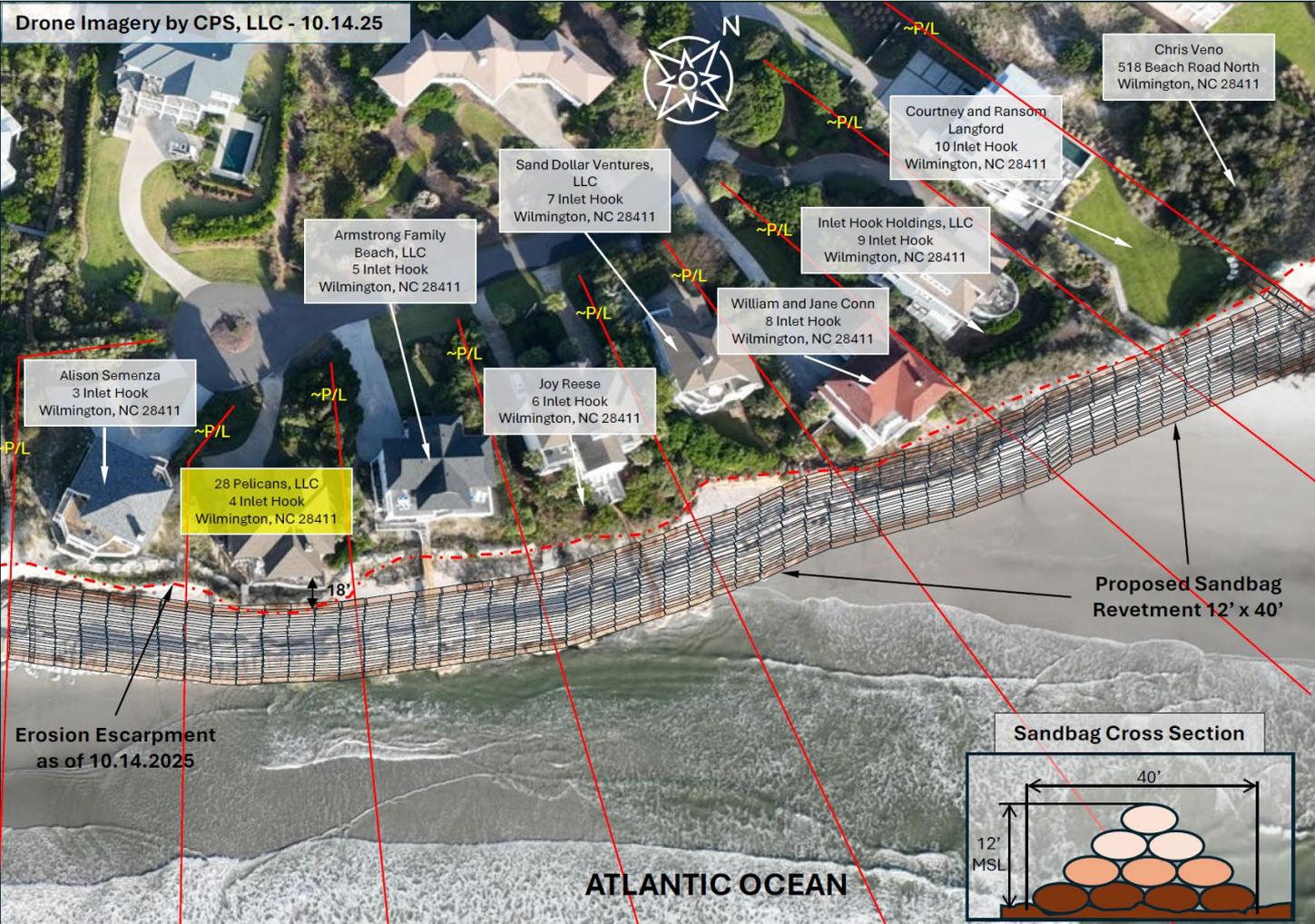
Prepared by:  
**Coastal Permitting Specialist, LLC**  
 Jason Dail, Owner  
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# Division of Coastal Management



Drone Imagery by CPS, LLC - 10.14.25



**Property Owner:** 28 Pelicans, LLC  
C/o Bryan and April Stephany

**Property Address:** 4 Inlet Hook,  
Wilmington, NC 28411

**Mailing Address:** 1733 Futch Creek  
Road, Wilmington, NC 28411

**Proposal:** Emergency sandbag  
revetment for 4 Inlet Hook,  
Wilmington, NC 28411

**Sandbag Size** – 12' height (@ Mean  
Sea Level - MSL), 40' base width to  
span length of shoreline (+/-95')

Approx Property Lines –   
Erosion Escarpment -   
Proposed Sandbags – 

Current width of property along  
escarpment is approximately 95'

**DRAWING IS NOT TO SCALE**

**Date of Imagery:** 10/14/2025

**Date:** 10/20/2025

Prepared by:

**Coastal Permitting Specialist, LLC**

Jason Dail, Owner  
1423 Setter Court  
Wilmington, NC 28411

Ph: 910-540-0319

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## DCM Image of Project Area 5-8 Comber Road & HOA Access Facing South 2-6-26





## **DCM Image of Project Area 9-10 Comber Road Facing North 2-6-26**





## DCM Image of Project Area 11-13 Comber Road Facing South 2-6-26





## DCM Image of Project Area 14-15 Comber Road Facing North 2-6-26





## DCM Image of Project Area 16-17 Comber Road Facing South 2-6-26





## DCM Image of Project Area 3-4 Inlet Hook Facing North 2-6-26





## DCM Image of Project Area 5-6 Inlet Hook Facing North 2-6-26





## DCM Image of Project Area 7-8 Inlet Hook Facing South 2-6-26





## DCM Image of Project Area 9-10 Inlet Hook Facing South 2-6-26





**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.**