



NC COASTAL RESOURCES COMMISSION MEETING

November 19, 2025

**The Point at OIB, LLC et al
(CRC-VR-25-06 through VR-25-12)**

**Ocean Isle Beach
Ocean Hazard AEC
Sandbag Revetment**



Division of Coastal Management



Image Source: DCM
Interactive Map Viewer GIS

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Coastal Management**



Pointe OIB Subdivision

GRAND VIEW DR

Project area

BAYWATCH DR

E FOURTH ST

COLUMBIA

Division of Coastal Management



**DWR Drone Image of Project Area
Facing West 10-15-25**



**DWR Drone Image of Project Area
Facing East 10-15-25**



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EXISTING SITE CONDITIONS

OCEAN ISLE BEACH EAST END SANDBAG PROJECT:

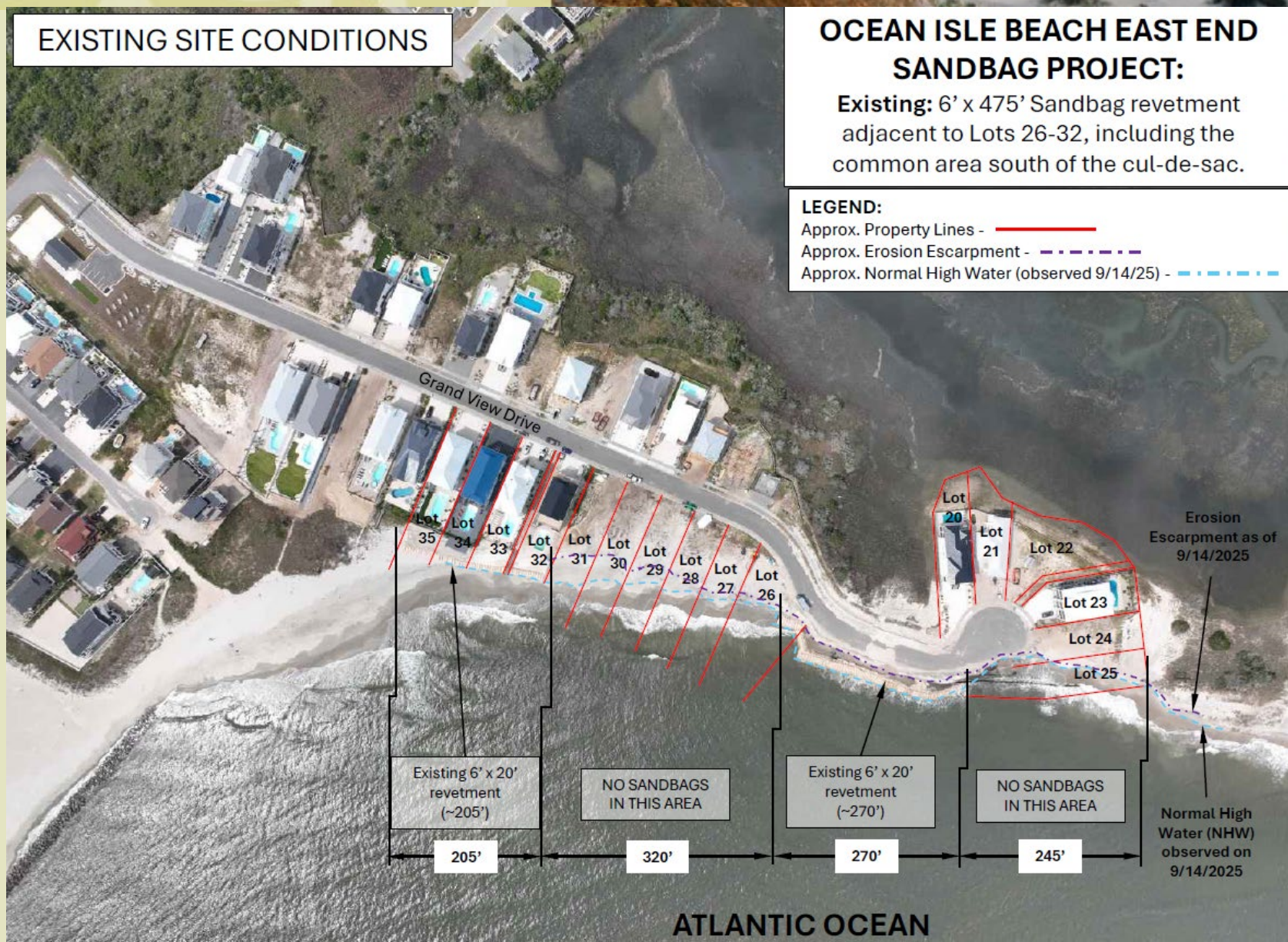
Existing: 6' x 475' Sandbag revetment adjacent to Lots 26-32, including the common area south of the cul-de-sac.

LEGEND:

Approx. Property Lines - ————

Approx. Erosion Escarpment - - - - -

Approx. Normal High Water (observed 9/14/25) -



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PROPOSED SANDBAG REVETMENT

LEGEND:

Approx. Property Lines - ———

Approx. Erosion Escarpment - - - - -

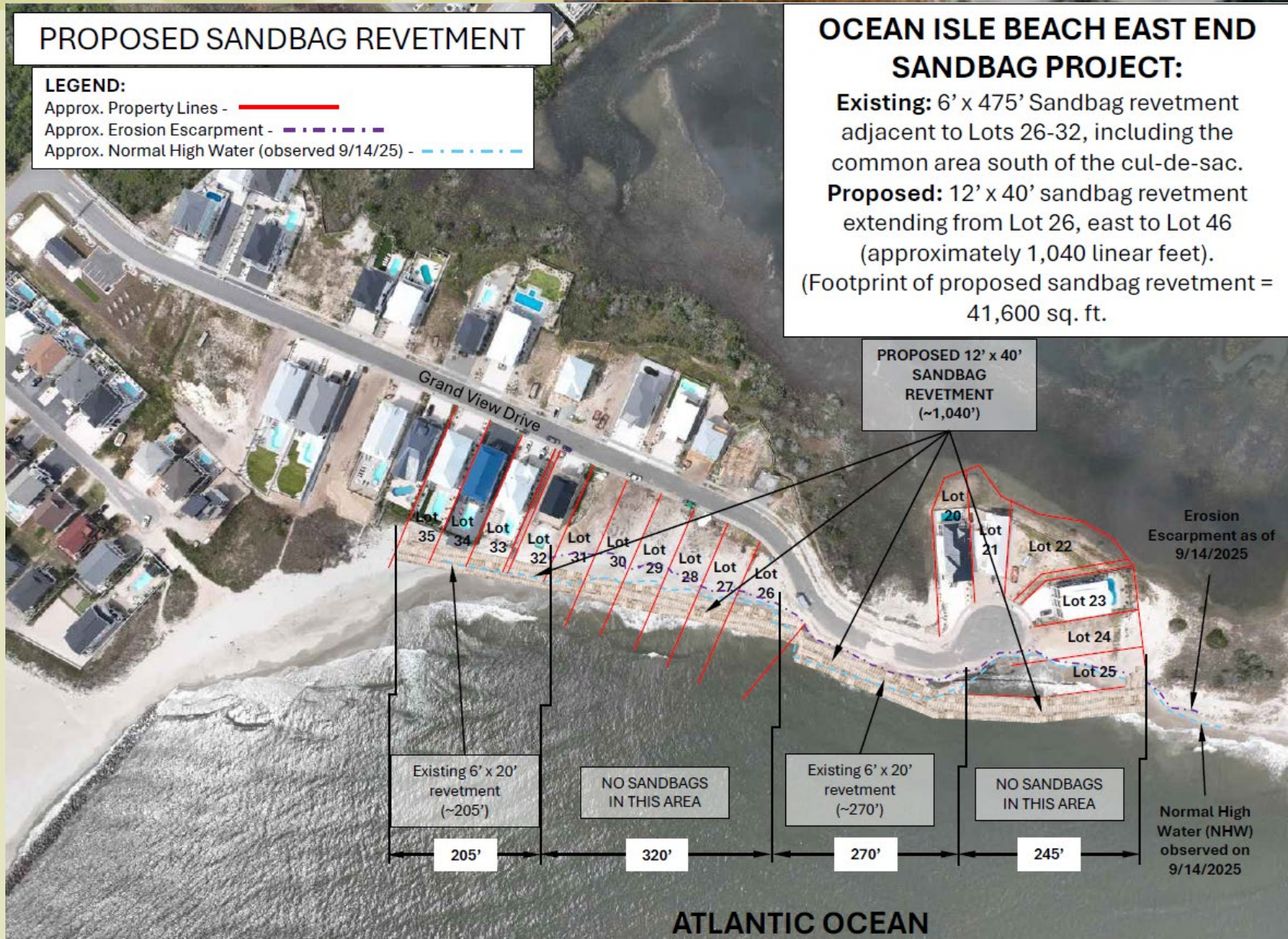
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OCEAN ISLE BEACH EAST END SANDBAG PROJECT:

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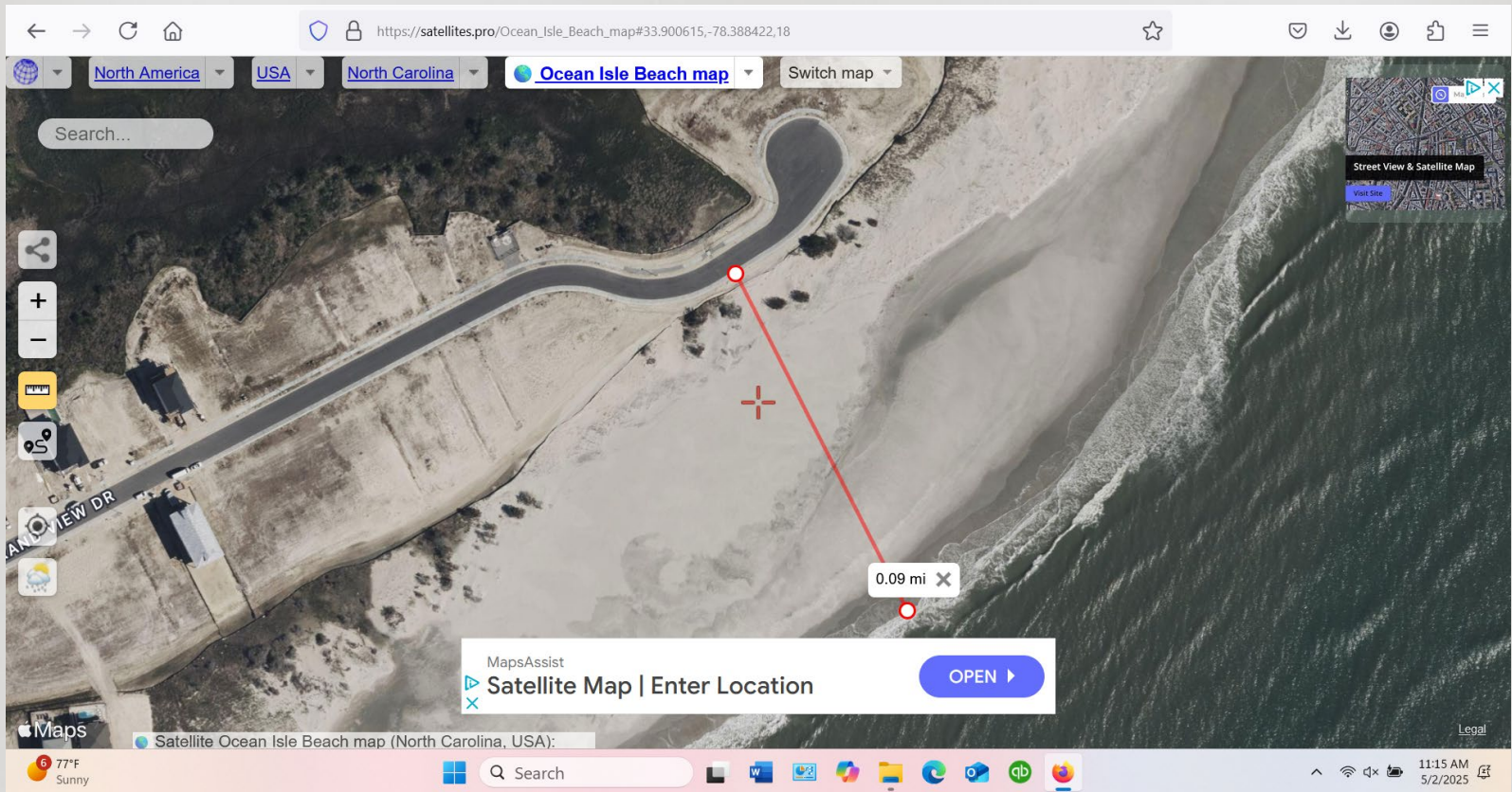
Proposed: 12' x 40' sandbag revetment extending from Lot 26, east to Lot 46 (approximately 1,040 linear feet).

(Footprint of proposed sandbag revetment = 41,600 sq. ft.)



Photos of Grand View Drive, The Pointe at Ocean
Isle Beach





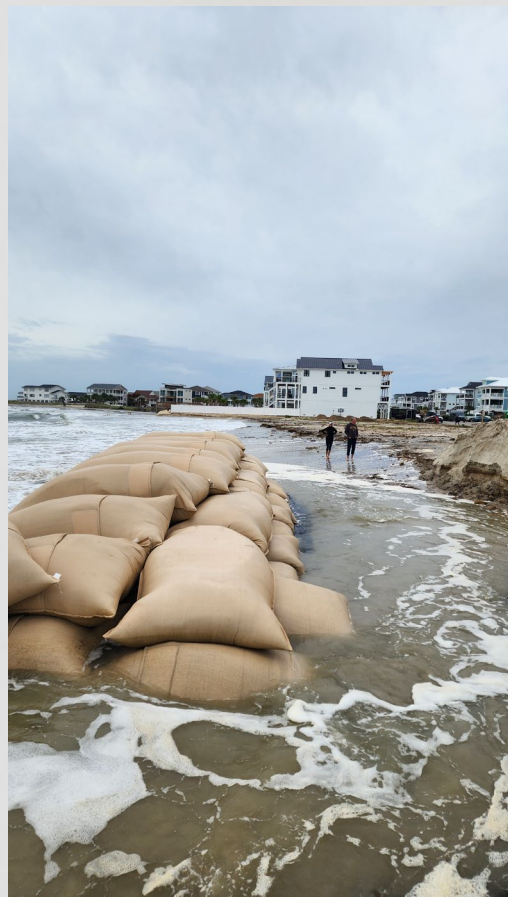


Photo 3 – Lots 26-30

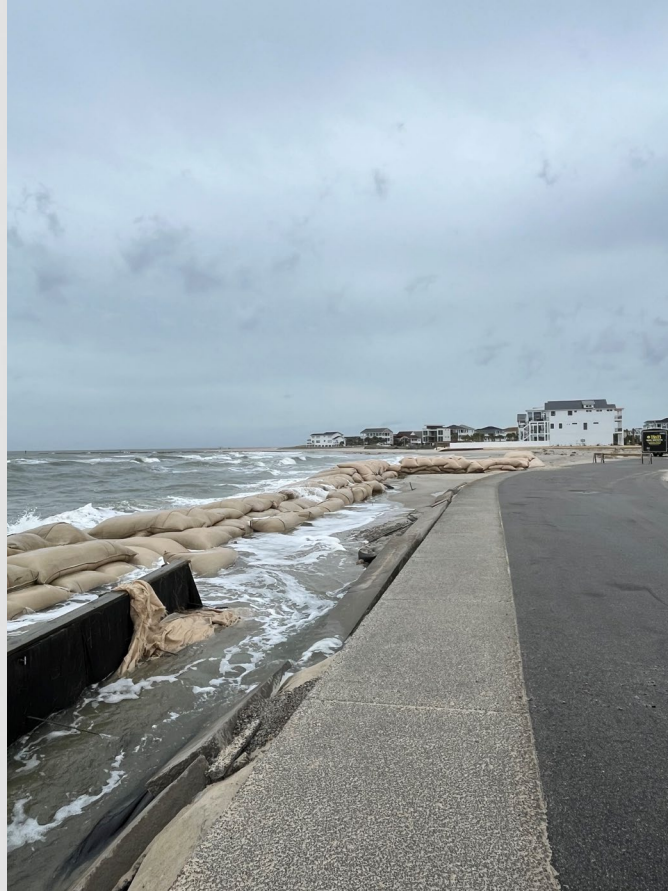


Photo 1 – Lots 24-30



Photo 2 – Lots 23-25



Photo 4 – Lots 20-25



The End



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.