

## Directions For Filling Out A CAMA MINOR Permit

(Zoning Permit and Floodplain Development Permit Application is included)

Please fill out application completely including applicant's signature on the second page. Be sure to complete the "statement of ownership" and the "adjacent property owners". Your CAMA Permit Officer will complete the section for Area of Environmental Concern classification. Once the application and drawing showing your project are completed, follow the instructions below:

*(pencil not allowed)*

### **THE FOLLOWING ITEMS MUST BE SENT TO THE ADJOINING PROPERTY OWNERS: These must be mailed certified mail**

1. A letter stating you have applied for a CAMA permit and are required to notify them of your intended project. (Attached please find an example of this letter).
2. A copy of the drawing showing your project  
If a stormwater plan is required for your project that will be used as the official drawing.
3. A copy of the completed application.

### **BRING THE FOLLOWING ITEMS TO THE LOCAL CAMA PERMIT OFFICER:**

1. A \$150.00 check payable to Town of Holden Beach with a completed, signed application. (\$100.00 application fee for minor CAMA permit & \$50.00 application fee for zoning permit application).
2. The drawing showing your project. If a stormwater plan is required for the project that will be the official drawing. If a stormwater is not required, then show the proposed project on a survey that is to a scale.
3. Copies of the letters mailed to the adjoining property owners.
4. The certified mail receipts from the post office showing you mailed the letters to the adjoining property owners. Proof that adjacent property owners have received the notice.
5. A copy of the property survey. The survey must be to its original scale and have an original seal. A FAX IS NOT ACCEPTABLE *If there is a BUA (built upon area) for this subdivision and this lot that has been calculated by NC Division of Water Quality this shall be provided on the survey.*
6. A completed Holden Beach Zoning Permit application.
7. Stormwater Design - required if adding impervious area (roof area, concrete, roof overhangs etc.)  
Must be designed and sealed by an engineer or a surveyor licensed to practice in stormwater runoff.  
This plan is to include all information required by H.B. Town Ordinance chapter 158.
8. A copy of the deed or offer to purchase for ownership verification.
9. Floodplain Development Permit Application for Holden Beach.
10. If the proposed construction is on the ocean front, then a full set of construction plans shall be submitted with the application.
11. The AEC Hazard Notice MUST BE SIGNED BY THE PROPERTY OWNERS.

A review period of 25 days is provided by law and an additional 25-day period can be imposed when such time is necessary to complete the review of the proposed project. Under those circumstances, you will be notified of the need for an extended review period. If you have any questions about the Minor Permit Application, your project drawing, or any other aspect of the N.C. Coastal Area Management Act (CAMA), please contact the LOCAL GOVERNMENT CAMA Local Permit Program Officer.

**PLEASE BE ADVISED ALL DOCUMENTS LARGER THAN  
11" X 17"**

**(2) COPIES MUST BE SUBMITTED WITH THE APPLICATION.**

**PROJECT DRAWINGS THAT ARE TO BE SUBMITTED WITH ALL MINOR CAMA APPLICATIONS SHALL INCLUDE THE FOLLOWING!**

**All project drawings must be drawn to scale (i.e. 1" =20', 1" = 30') and include the following information: *Pencil drawings not accepted.***

- Name and beach address where the project is taking place.
- Property dimensions and names of adjacent property owners to be indicated.
- Dimensions and location of all existing and proposed structures, driveways ect. Label all decks as covered or uncovered and show dimensions. Also show on the stormwater design the footprint of the proposed structure from eave to eave and show the overhangs.
- Location of any adjacent water body (i.e., Atlantic Ocean, Atlantic Intracoastal Water Way).
- To be labeled on the survey any marsh and coastal wetland delineation that has been determined by the Division of Coastal Management in Wilmington. Also, the 404 delineation determined by the Army Corps of Engineers and the signature of delineation from the COE on the survey if applicable. Existing Bulkheads are to be shown on surveys.
- All areas of ground disturbance and /or landscaping shown.

**If your project is in the Ocean Hazard Area, your application must include an AEC Hazard Notice, signed by the property owner. Additional information for project drawings in the Ocean Hazard Area AECs includes:**

- Show all dunes and dunes system contours, labeling the dune crest and both the landward and oceanward dune toes. Also, include spot elevations on the highest portion of the dunes.

This information shall be shown on the survey and the stormwater design.

- The current first line of stable natural vegetation as flagged by the Local Permit Officer.

**All surveys for ocean front lots between 240 Ocean Boulevard East and 781 Ocean Boulevard West shall include the static vegetation line.**

- you. Show the applicable setback from the vegetation line on the drawing or the survey. Show the location of the toe of the frontal dune all the way along the property.
- Cross – sectional/Elevation drawings showing the number of floors and the roof and deck profiles of the proposed structure(s). Additional drawing (s) for each floor plan may be necessary.
  - List the Total Enclosed Floor Area. Total Enclosed Floor Area is the combined Square – footage of all the floors.
  - All areas of ground disturbance and / or landscaping shown.

**If the property is in Coastal Shoreline AEC your project drawings should include the following additional information:**

- Dimensions of the footprint / roofline of all structures (outside walls + roof overhang extended to the ground).
- Dimensions of all decks shall be labeled either covered or open (all elevated decks with concrete below them at ground level are considered impervious).
- Normal high water (NHW) or normal water level (NWL) contour.
- Show the applicable Area of Environmental Concern (AEC); 75 feet landward of normal high water (NHW) or normal water level (NWL) for Estuarine Shoreline AEC (Coastal or Joint Waters); or 575 feet landward of normal high water (NHW) or normal Water Level (NWL), if adjacent to Outstanding Resource Waters; or 30 feet landward of normal high water (NHW) or normal water level (NWL), if adjacent to Public Trust Shoreline (Inland Waters).
- List the total amount (sqft) of impervious surface that will be created from your proposed development.
- Show the 30 – ft. buffer landward of normal high water (NHW) or normal water level (NWL)
- Show the location of all bulkheads.

## **FILLING OUT THE APPLICATION FORM**

The shaded area at the top of the first page is completed by the Local Permit Officer. The LPO will assign a permit application number and check the AEC in which the property is located.

In the general information section, the applicant and future permittee is always the **Land Owner**, although an agent, such as a contractor or realtor, may obtain the permit for the property owner. The applicant's mailing address is entered here. If an agent is utilized to apply for the permit, their contact information is entered in the **Authorized Agent** section. **Location of Project** is the address of property where the work is to take place (the 911 address, subdivision and lot number, State or County road, etc.). **Description of Project** should include all land clearing, demolition, construction, and landscaping activities that are proposed to complete the project. It is better to go over-board here, than to omit something that would necessitate having to modify or re-apply for another permit to complete the development. **Size of Lot/Parcel** can be listed as square feet or acres, or both. Check the applicable **Proposed Use**, residential (single-family or multi-family), commercial, or other. The **Total Enclosed Floor Area of a Building in the Ocean Hazard AEC** section is only completed for those projects that are located in one or more of the Ocean Erodible, High Hazard Flood, Inlet Hazard or Unvegetated Beach AECs. Total Enclosed Floor Area is the combined square-footage of all of the floors, plus any roof covered porches. If the project is not in the Ocean Hazard Area, then insert N/A and go to the next section and determine in which Coastal Shoreline AEC the project is located. **The Size of Building Footprint and Other Impervious Surfaces/Built-Upon Surfaces in the Coastal Shoreline AEC** is calculated by totaling all of the impervious surfaces within the applicable distance (30 ft., 75 ft. or 575 ft.) from Normal High Water (NHW) or Normal Water Level (NWL). Sometimes the impervious surfaces that are allowed on an individual lot are further limited by the conditions of the subdivision's **State Stormwater Management Permit**. The applicant should insert the amount of impervious coverage that is allocated to their lot under their subdivision's State Stormwater Permit. This number is usually found on the property deed or subdivision covenants. Typically, any subdivision that was developed after January 1, 1988, will have a State Stormwater Plan.

On the second page of the application, the section entitled **Statement of Ownership** is completed by the applicant using information from the property deed. The applicant must check one of the three options and fill in the appropriate information. Make sure that adjacent riparian property owners have been listed in the **Notification of Adjacent Property Owners** section and that they have been contacted by the applicant, either in person or by certified mail. Copies of the completed letters and certified mail receipts, if required, should accompany the application. Finally, the applicant/agent must sign and date the application at the bottom of the page.

# SITE DRAWING/APPLICATION CHECKLIST

Please make sure your site drawing includes the following information required for a CAMA minor development permit. The drawing may be simple and not necessarily to scale. The Local Permit Officer will help you, if requested.

## PHYSICAL DIMENSIONS

- label roads
- label highways right of ways
- label local setback lines
- label any and all structures and driveways currently existing on property

## PHYSICAL CHARACTERISTICS

- draw and label mean high water mark
- draw location of on-site wastewater system

If you will be working in the ocean hazard area:

- draw and label dune ridges (note height)
- draw and label toe of dune
- identify and locate first line of stable vegetation
- draw and label setback line under CAMA
- draw and label topographical features (optional)

If you will be working in an estuarine shoreline area:

- draw and label landward limit of AEC
- describe terrain (slope)

## DEVELOPMENT PLANS

- draw and label areas that will be disturbed
- if a house is to be placed on lot, describe location of house
- note size of piling and depth to be placed in ground
- draw and label all areas to be paved or graveled
- describe composition of surface
- note and list fully all trees and vegetation to be removed or relocated
- show landscaping

## NOTE TO APPLICANT

Have you:

- \*completed all blanks and / or indicated if not applicable?
- \*notified and listed adjacent property owners?
- \*included your site drawing?
- \*signed both application and statement of ownership?
- \*enclosed the \$100.00 fee?
- \*completed an AEC Hazard Notice, if necessary?

### FOR STAFF USE

Site Notice Posted \_\_\_\_\_ Final Inspection \_\_\_\_\_ Fee Received \_\_\_\_\_

Site Inspections

_____	_____
_____	_____
_____	_____
_____	_____

Date of Action: Issued \_\_\_\_\_ Exempted \_\_\_\_\_ Denied \_\_\_\_\_ Appeal Deadline (20 days) \_\_\_\_\_



# APPLICATION FOR CAMA MINOR DEVELOPMENT PERMIT

In 1974, the North Carolina General Assembly passed the Coastal Area Management Act and set the stage for guiding development in the fragile and productive areas which border the state's sounds and oceanfront. Along with requiring special care by those who build and develop, the General Assembly directed the Coastal Resources Commission (CRC) to implement clear regulations which minimize the burden on the applicant.

This application for a minor development permit under CAMA is part of the Commission's effort to meet the spirit and intent of the General Assembly. It has been designed to be straightforward and require no more time or effort necessary from the applicant. Please go over this folder with the Local Permit Officer (LPO) for the locality in which you plan to build to be certain that you understand what information he or she needs.

Under CAMA regulations, the minor permit is to be issued within 25 days once a complete application is in hand. Often less time is needed if the project is simple. The process generally takes about 18 days. You can speed the approval process by making certain that your application is complete and signed, that your drawing meets the specifications given inside and that your application fee is attached.

Other permits are sometimes required for development in the coastal area. While these are not CAMA-related, we urge you to check with the Local Permit Officer to determine which of these you may need. A listing is included on page 2 of this folder.

We appreciate your cooperation with the North Carolina Coastal Management Program and your willingness to build in a way which protects the resources of our beautiful and productive coast.

Coastal Resources Commission  
Division of Coastal Management

Locality \_\_\_\_\_ Permit Number \_\_\_\_\_

Ocean Hazard \_\_\_\_\_ Estuarine Shoreline \_\_\_\_\_ ORW Shoreline \_\_\_\_\_ Public Trust Shoreline \_\_\_\_\_ Other \_\_\_\_\_

(For official use only)

**GENERAL INFORMATION**

**LAND OWNER - MAILING ADDRESS**

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_ Fax# \_\_\_\_\_

**AUTHORIZED AGENT**

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_

**LOCATION OF PROJECT:** (Address, street name and/or directions to site; name of the adjacent waterbody.)

\_\_\_\_\_  
\_\_\_\_\_

**DESCRIPTION OF PROJECT:** (List all proposed construction and land disturbance.) \_\_\_\_\_

\_\_\_\_\_

**SIZE OF LOT/PARCEL:** \_\_\_\_\_ square feet \_\_\_\_\_ 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:** \_\_\_\_\_ 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 foundation 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 Energy, Mineral and Land Resources (DEMLR)?

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 name of \_\_\_\_\_,  
see Deed Book \_\_\_\_\_ page \_\_\_\_\_ in the \_\_\_\_\_ 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 RIPARIAN 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) _____	_____
(2) _____	_____
(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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
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.*



**Receipts for  
Certified Mail**  
(Staple Here)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Adjacent Property Owner

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State, Zip Code

Dear Adjacent Property:

This letter is to inform you that I, \_\_\_\_\_ have applied for a CAMA Minor  
Property Owner

Permit on my property at \_\_\_\_\_, in Brunswick  
County  
Property Address

County. As required by CAMA regulations, I have enclosed a copy of my permit application and project drawing(s) as notification of my proposed project. No action is required from you or you may sign and return the enclosed no objection form. If you have any questions or comments about my proposed project, please contact me at \_\_\_\_\_, or by mail at the address listed below. If you wish to  
Applicant's Telephone

file written comments or objections with the Town of Holden Beach CAMA Minor Permit Program, you may submit them to:

Rhonda Wooten  
Local Permit Officer for Town of Holden Beach  
110 Rothschild Street  
Holden Beach, NC 28462

Sincerely,

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State, Zip Code

Receipts for  
Certified Mail  
(Staple Here)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Adjacent Property Owner

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State, Zip Code

Dear Adjacent Property:

This letter is to inform you that I, \_\_\_\_\_ have applied for a CAMA Minor  
Property Owner

Permit on my property at \_\_\_\_\_, in Brunswick  
County

Property Address

County. As required by CAMA regulations, I have enclosed a copy of my permit application and project drawing(s) as notification of my proposed project. No action is required from you or you may sign and return the enclosed no objection form. If you have any questions or comments about my proposed project, please contact me at \_\_\_\_\_, or by mail at the address listed below. If you wish to  
Applicant's Telephone

file written comments or objections with the Town of Holden Beach CAMA Minor Permit Program, you may submit them to:

Rhonda Wooten  
Local Permit Officer for Town of Holden Beach  
110 Rothschild Street  
Holden Beach, NC 28462

Sincerely,

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State, Zip Code

**THIS IS TO BE USED IF BEING HAND DELIVERED ONLY!**

**ADJACENT RIPARIAN PROPERTY OWNER  
STATEMENT FOR CAMA MINOR PERMITS**

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I hereby certify that I own property adjacent to \_\_\_\_\_'s

(Name of Property Owner)

property located at \_\_\_\_\_

(Address, Lot, Block, Road, etc.)

on \_\_\_\_\_, in \_\_\_\_\_, N.C.

(Waterbody)

(Town and/or County)

He has described to me as shown in the attached application and project drawing(s), the development he is proposing at that location, and, I have no objections to his proposal.

(APPLICATION AND DRAWING OF PROPOSED DEVELOPMENT ATTACHED)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Date

**AGENT AUTHORIZATION FOR CAMA PERMIT APPLICATION**

Name of Property Owner Applying for Permit: \_\_\_\_\_

Mailing address: \_\_\_\_\_  
\_\_\_\_\_

Phone Number: \_\_\_\_\_

I certify that I have authorized \_\_\_\_\_,  
Agent / Contractor

to act on my behalf, for the purpose of applying and obtaining all CAMA permits  
necessary for the proposed development of \_\_\_\_\_

\_\_\_\_\_ at my property located at \_\_\_\_\_,  
in \_\_\_\_\_ County.

This certification is valid through \_\_\_\_\_  
Date

**(Property Owner Information)**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Print or Type Name*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Phone Number*

\_\_\_\_\_  
*Email Address*

# OCEAN HAZARD AEC NOTICE

Project is in an: \_\_\_\_\_ Ocean Erodible Area \_\_\_\_\_ Inlet Hazard Area  
Property Owner: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Date Lot Was Platted: \_\_\_\_\_

**Call Brunswick County GIS for this information at 910-253-2390.**

This notice is intended to make you, the applicant, aware of the special risks and conditions associated with development in this area, which is subject to natural hazards such as storms, erosion and currents. The rules of the Coastal Resources Commission require that you receive an AEC Hazard Notice and acknowledge that notice in writing before a permit for development can be issued.

The Commission's rules on building standards, oceanfront setbacks and dune alterations are designed to minimize, but not eliminate, property loss from hazards. By granting permits, the Coastal Resources Commission does not guarantee the safety of the development and assumes no liability for future damage to the development. Permits issued in the Ocean Hazard Area of Environmental Concern include the condition that structures be relocated or dismantled if they become imminently threatened by changes in shoreline configuration. The structure(s) must be relocated or dismantled within two (2) years of becoming imminently threatened, and in any case upon its collapse or subsidence.

The best available information, as accepted by the Coastal Resources Commission, indicates that the annual long-term average ocean erosion rate for the area where your property is located is \_\_\_\_\_ feet per year.

The rate was established by careful analysis of aerial photographs of the coastline taken over the past 50 years.

Studies also indicate that the shoreline could move as much as \_\_\_\_\_ feet landward in a major storm.

The flood waters in a major storm are predicted to be about \_\_\_\_\_ feet deep in this area.

Preferred oceanfront protection measures are beach nourishment and relocation of threatened structures. Hard erosion control structures such as bulkheads, seawalls, revetments, groins, jetties and breakwaters are prohibited. Temporary sand bags may be authorized under certain conditions.

The applicant must acknowledge this information and requirements by signing this notice in the space below. Without the proper signature, the application will not be complete.

**SPECIAL NOTE:** This hazard notice is required for development in areas subject to sudden and massive storms and erosion. Permits issued for development in this area expire on December 31 of the third year following the year in which the permit was issued. Shortly before work begins on the project site, the Local Permit Officer must be contacted to determine the vegetation line and setback distance at your site. If the property has seen little change since the time of permit issuance, and the proposed development can still meet the setback requirement, the LPO will inform you that you may begin work. Substantial progress on the project must be made within 60 days of this setback determination, or the setback must be re-measured. Also, the occurrence of a major shoreline change as the result of a storm within the 60-day period will necessitate re-measurement of the setback. It is important that you check with the LPO before the permit expires for official approval to continue the work after the permit has expired. Generally, if foundation pilings have been placed and substantial progress is continuing, permit renewal can be authorized. It is unlawful to continue work after permit expiration.

*For more information, contact:*

\_\_\_\_\_  
*Local Permit Officer*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Locality*

\_\_\_\_\_  
*Phone Number*

\_\_\_\_\_  
*Applicant Signature*

\_\_\_\_\_  
*Date*

# BEFORE YOU BUILD

## Setting Back for Safety: A Guide to Wise Development Along the Oceanfront

When you build along the oceanfront, you take a calculated risk. Natural forces of water and wind collide with tons of force, even on calm days.

Man-made structures cannot be guaranteed to survive the force of a hurricane. Long-term erosion (or barrier island migration) may take from two to ten feet of the beach each year, and, sooner or later, will threaten oceanfront structures. These are the facts of life for oceanfront property owners.

The Coastal Resources Commission (CRC) has adopted rules for building along the oceanfront. The rules are intended to avoid an unreasonable risk to life and property, and to limit public and private losses from storm and long-term erosion. These rules lessen but do not eliminate the element of risk in oceanfront development.

As you consider building along the oceanfront, the CRC wants you to understand the rules and the risks. With this knowledge, you can make a more informed decision about where and how to build in the coastal area.

### The Rules

When you build along the oceanfront, coastal management rules require that the structure be sited to fit safely into the beach environment.

Structures along the oceanfront, less than 5,000 square feet in size, must be behind the frontal dune, landward of the crest of the primary dune, and set back from the first line of stable natural vegetation a distance equal to 30 times the annual erosion rate (a minimum of 60 feet). The setback calculation increases as the size of the structure increases [15A NCAC 7H.0306(a)(2)]. For example: A structure between 5,000 and 10,000 square feet would require a setback from the first line of stable, natural vegetation to a distance equal to 60 times the annual erosion rate (a minimum of 120 feet). The graduated setback continues to increase through structure sizes greater than 100,000 square feet.

The beachfront is an ever-changing landform. The beach and the dunes are natural "shock absorbers," taking the beating of the wind and waves and protecting the inland areas. By incorporating building setbacks into the regulations, you have a good chance of enjoying the full life of the structure. At first, it seems very inviting to build your dream house as close to the beach as possible, but in five years you could find the dream has become a nightmare as high tides and storm tides threaten your investment.

### The Exception

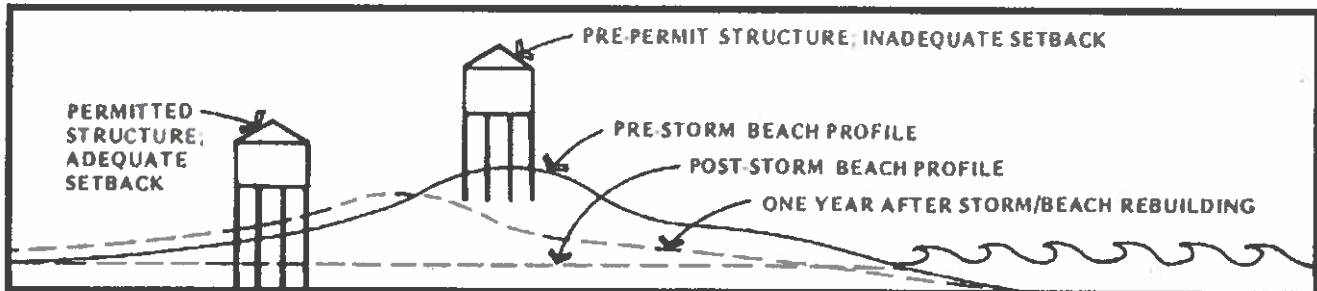
The Coastal Resources Commission recognized that these rules, initially passed in June 1979, might prove a hardship for some property owners. Therefore, they established an exception for lots that cannot meet the setback requirement. The exception allows buildings in front of the current setback, if the following conditions apply:

- 1) the lot must have been platted as of June 1, 1979, and is not capable of being enlarged by combining with adjoining land under the same ownership;
- 2) development must be constructed as far back on the property as possible and in no case less than 60 feet landward of the vegetation line;
- 3) no development can take place on the frontal dune;
- 4) special construction standards on piling depth and square footage must be met; and
- 5) all other CAMA, state and local regulations must be met.

### The exception is not available in the Inlet Hazard Area.

To determine eligibility for the exception the Local Permit Officer will make these measurements and observations:

- \_\_\_\_\_ required setback from vegetation line
- \_\_\_\_\_ exception setback (maximum feasible)
- \_\_\_\_\_ rear property line setback
- \_\_\_\_\_ max. allowable square footage on lowest floor



### The Reasons

*After the storm, the house on the dune will be gone. The other house has a much better chance of survival.*

VE & AE Zones  
Application

**Town of Holden Beach  
Floodplain Development Permit Application**

Date : \_\_\_\_\_

Location of Property : \_\_\_\_\_

**Type of Development :**

Residential Construction      Nonresidential Construction      Addition      Renovation  
Other (specify) \_\_\_\_\_

**Size of Development:** \_\_\_\_\_

**FIRM Data :** Map Panel No. \_\_\_\_\_ Suffix \_\_\_\_\_ Map Panel Date \_\_\_\_\_  
Flood Zone \_\_\_\_\_ (Enter zone & not y/n) (see survey for information)

**Development Standards Data:**

On Holden Beach the Policy is that all structures constructed in a V or A Zone shall meet FEMA requirements for both zones.

1. Base flood elevation (BFE) per FIRM at development site \_\_\_\_\_.
2. Regulatory flood protection elevation must be at or above the bottom of the lowest supporting horizontal member plus 2 feet and all attendant utilities to include but not limited to, all heating, air conditioning and electrical equipment.
3. V-Zone Certification is required prior to a C.O. being issued by the Building Inspector for all structures within all V-Zones and A-Zones.
4. All walls constructed below base flood elevation shall be constructed with break a way walls and have flood vents in accordance with FEMA's technical bulletins for V- Zones and A-Zones.
5. ALL areas below the base flood elevation plus 2 feet are permitted to be used only for parking vehicles, building access, or storage based on FEMA regulations and Holden Beach Ordinance.  
When signing below you the property owner and agent agree to these regulations.
6. Total area of openings required are a minimum of two openings having a net area of not less than one square inch for every square foot of enclosed area below base floor elevation. Garage doors cannot be used to satisfy this requirement.  
\*The bottom of all required openings must be no higher than 12" above Grade.  
\*The vents must be installed in at least two walls of the enclosure.

**Applicant acknowledgment:** I, the undersigned, understand that the issuance of a floodplain development permit is contingent upon the above information being correct and that the plans and supporting data have been or shall be provided as required. I also understand that prior to occupancy of the structure being permitted, an elevation certificate signed by a professional engineer or registered land surveyor must be on file with the Town of Holden Beach Building Department indicating the "as built" elevations in relation to mean sea level (MSL).

Print or Type Name of Property Owner

Print or Type Name of Agent

Signature of Property Owner & Date

Signature of Agent & Date

Address & Telephone Number

Address & Telephone Number

Floodplain Manager \_\_\_\_\_



**TOWN OF HOLDEN BEACH  
ZONING PERMIT APPLICATION**

**All sections must be completed, if not applicable write N/A.**

**Section 1: Basic Data**

Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_  
Holden Beach Property Address: \_\_\_\_\_  
Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Permanent Mailing Address (print same if local address above applies):  
Street Address: \_\_\_\_\_  
City/State/Zip Code: \_\_\_\_\_  
Contractor Who Will Perform Work: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_

**Section 2: Specific Criteria Required to Support Application Approval:**

Type of Structure:  
New:      Alteration:      Repair:      Relocate:      Driveway:      Fence:  
Other: \_\_\_\_\_  
Property Use:  
Single Family:      Two Family:      Apartment:      Condominium:      Townhouse:  
Other: \_\_\_\_\_  
Total Gross Floor Area of Structure: \_\_\_\_\_  
Required Setbacks in Feet:  
Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_  
Platted Area in Square Feet: \_\_\_\_\_ Usable Area in Square Feet per Survey \_\_\_\_\_  
Design Flood Elevation DFE: \_\_\_\_\_  
Highest Point of Structure above Mean Sea Level: \_\_\_\_\_  
Flood Zone (AE, VE, X): Base Flood: \_\_\_\_\_ Elevation: \_\_\_\_\_  
Type of Driveway Material: \_\_\_\_\_ Driveway Area (in square feet): \_\_\_\_\_  
Lowest Original Grade Elevation below Building in Feet: \_\_\_\_\_  
Proposed Finished Grade in feet as shown on Fill Plan if Fill is to be placed on lot: \_\_\_\_\_  
Is Fill Material Being Proposed on the Lot? Yes: \_\_\_ No: \_\_\_ If Yes, Depth of Fill: \_\_\_\_\_  
Proposed Concrete Slab Elevation as Shown on the Stormwater Plan: \_\_\_\_\_

**Certification to be Completed by Applicant:**

“I certify that any construction, alteration or replacement of building and/or use of land shall be carried out in accordance with the information and Zoning Permit criteria listed above.”

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

**Section 3: To be Completed by Town of Holden Beach Zoning Official**

CAMA Permit Required? Yes:  No:  Stormwater Permit Required? Yes:  No:   
Zoning District Determination for Property: Residential District (R1 Zone)  
Residential District (R2 Zone) Commercial District (C Zone)

Zoning Official Approval Signature: \_\_\_\_\_ Date: \_\_\_\_\_

This permit expires 1 Year from the date of issue if construction has not begun.

This permit expires 1 year from the date of issue.