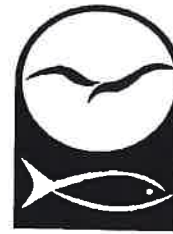


# CAMA MINOR DEVELOPMENT PERMIT



as authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission for development in an area of environment concern pursuant to Section 113A-118 of the General Statutes, "Coastal Area Management"

Issued to Jeffrey M. Manning c/o Charles F. Riggs & Associates, Inc, authorizing development in the Ocean Hazard (AEC) at 1404, 1406, 1408, 1412, 1414, 1416 and 1418 (combined) **New River Inlet Road**, in North Topsail Beach, Onslow County, as requested in the permittee's application, dated September 27, 2024, received by DCM on September 27, 2024, and accepted as complete on October 29, 2024. This permit, issued on **October 29, 2024**, is subject to compliance with the application and site drawing (where consistent with the permit), all applicable regulations and special conditions and notes set forth below. Any violation of these terms may subject permittee to a fine, imprisonment or civil action, or may cause the permit to be null and void.

This permit authorizes: **Construction of 4,914 square foot total floor area 3-story single family dwelling on pilings with a total BUA of 1,518sf, uncovered structurally independent deck, partially enclosed below, under house parking, pervious gravel driveway, 10' x 20' pool with 6' wide concrete decking, and beach access.**

- (1) All proposed development and associated construction must be done in accordance with the permitted work plat drawings(s) drafted by Charles F. Riggs and Associates, INC. with mapping date of 9/27/24. (GS 113A-120)
- (1) Any change or changes in the plans for development, construction, and/or land use activities will require re-evaluation and modification of this permit. All construction shall conform to the N.C. Building Code requirements and all other local, State and Federal regulations, applicable local ordinances, and FEMA Flood Regulations. (GS 113A-120)
- (2) Any change or changes in the plans for development, construction, or land use activities will require a re-evaluation and modification of this permit. (GS 113A-120)
- (3) A copy of this permit shall be posted or available on site. Contact this office at 252-515-5400 for a final inspection at completion of work. (GS 113A-120)

(Additional Permit Conditions on Page 2)

This permit action may be appealed by the permittee or other qualified persons within twenty (20) days of the issuing date. From the date of an appeal, any work conducted under this permit must cease until the appeal is resolved. This permit must be on the project site and accessible to the permit officer when the project is inspected for compliance. Any maintenance work or project modification not covered under this permit, require further written permit approval. All work must cease when **this permit expires on:**

**DECEMBER 31, 2027**

In issuing this permit it is agreed that this project is consistent with the local Land Use Plan and all applicable ordinances. This permit may not be transferred to another party without the written approval of the Division of Coastal Management.

*Heather M. Styron*

Heather M Styron  
NC Division of Coastal Management  
400 Commerce Ave  
Morehead City, NC 28557

*Charles F. Riggs*  
**PERMITTEE or Authorized Agent**

(Signature required if conditions above apply to permit)

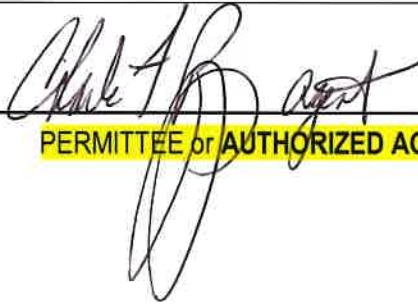
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- (5) **The proposed dwelling shall be less than 5,000 square feet of conditioned space and located a minimum distance of 90 feet from the First Line of Stable Natural Vegetation. (07H .0309 (B) (1-3)).**
- (6) The permittee is required to contact the Division of Coastal Management shortly before beginning construction to arrange a setback measurement that will be effective for sixty (60) days barring a major shoreline change. Substantial progress on construction must begin within sixty (60) days of the determination or the measurement is void and must be redone. (07H.0306)
- (7) No development shall be permitted that involves the removal or relocation of primary or frontal dune sand or vegetation that would adversely affect the integrity of the dune. Other dunes within the ocean hazard area shall not be disturbed unless the development of the property is otherwise impracticable. Any disturbance of these other dunes shall be allowed only to the extent permitted by this Rule. This includes any proposed landscaping. [07H .0308(b)(1)]
- (8) **The swimming pool decking within the 90' setback shall not exceed a max of 6' in width.** Any additional decking must be subtracted from the 500 square feet (footprint) deck allowance within the 90' oceanfront setback. It must be elevated, slatted and structurally independent from the pool or pool deck. (GS 113A-120)
- (9) All unconsolidated material resulting from associated grading and landscaping shall be retained on site by effective sedimentation and erosion control measures. Prior to any land-disturbing activities, a barrier line of filter cloth must be installed between the land disturbing activity and the adjacent marsh or water areas, until such time as the area has been properly stabilized with a vegetative cover. (GS 113A-120)
- (10) Any oceanfront uncovered decks within the 90' setback area shall not exceed a footprint of 500 square feet shall be structurally independent. (7H .0309 (a)(3), (07H .0306 (a) (6))
- (11) In no case shall a beach access structure or stairs be constructed in or over the starter dune or berm. Posts and rope may be used on and over the berm not to exceed six feet beyond the seaward toe of the berm or starter dune. 15A 07H .0308(c)
- (12) **The beach accessway must not exceed six feet in width, shall provide only pedestrian access to the ocean beach and terminate at the FLSNV as shown on plat** (existing un-stabilized starter dune oceanward of FLSNV). 15A 07H .0308(c), [GS 113A-120]
- (13) The beach accessway must be constructed so as to make negligible alterations to the frontal dunes. This means that the accessway must be constructed on raised posts or pilings of five feet or less in depth, so that wherever possible only the posts or pilings touch the frontal dunes without any alteration to the dunes. **[07H .0308(c)(1-2)(A-B)]**
- (14) Any structure authorized by this permit shall be relocated or dismantled when it becomes imminently threatened by changes in shoreline configuration. The structure(s) shall be relocated or dismantled within two years of the time when it becomes imminently threatened, and in any case upon its collapse or subsidence. However, if natural shoreline recovery or beach renourishment takes place within two years of the time the structure becomes imminently threatened, so that the structure is no longer imminently threatened, then it need not be relocated or dismantled at that time. This condition shall not affect the permit holder's right to seek authorization of temporary protective measures allowed under CRC rules. (07H.0306(g))
- (15) All buildings constructed within the ocean hazard area shall comply with the NC Building Code and the Local Flood Damage Prevention Ordinance as required by the National Flood Insurance Program. If any provisions of the building code or a flood damage prevention ordinance are inconsistent with any of the following AEC standards, the more restrictive provision shall control. (GS 113A-120)

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- (16) Pursuant to 15A NCAC, Subchapter 7J.0406(b), this permit may not be assigned, transferred, sold, or otherwise disposed of to a third-party. (GS 113A-120)
- (17) The Permittee and/or the Permittee's Authorized Agent shall be responsible for obtaining any and all necessary authorizations, approvals, or zoning and building permits from the local government having jurisdiction (Town of North Topsail Beach and/or Onslow County) prior to commencing work.

SIGNATURE:



PERMITTEE or AUTHORIZED AGENT

DATE:

10/29/24