



The Village of Bald Head Island

MEMORANDUM

Date: August 21, 2009

To: Mayor and Council

From: Chris McCall, Assistant Village Manager/Development Services Director

Cc: Calvin Peck, Village Manager
Department Heads

Re: Weekly Status for 17 – 21 AUG 2009

Continued Erosion At “The Point” – Staff continues to monitor the erosion along the point at west & south beach. Unfortunately the Village was denied by the reviewing agencies for an earlier start date request of September 16th to start the private beach nourishment project. The Village is currently submitting another request to start October 15th. Beach erosion continues at an extreme rate and we are losing a primary frontal dune system in upwards of 15 – 20’ that has existed for many years. WWAY visited the island on Friday afternoon to do a report on the erosion issues and conducted several interviews of property owners, BHIC Director, and Village Management. Staff continues to keep residents in the immediate area apprised of the situation and what steps the Village is taking to try and get sand moving ASAP.

The webcam is still in place but has had to be moved back a number of times as erosion has taken a majority of the boardwalk from the residence where the camera was placed. As of Thursday morning, what is left of the dune system at the residence of 230 SBHW (Whetmore House) was breached at high tide and will continue to be over-washed w/ each reoccurring high tide. The structure itself is not in any immediate danger and is sufficiently elevated so as not be inundated w/ water and there are existing sandbags that may provide some protection short term.

New Setback Rules for Oceanfront Development – New setback rules for oceanfront development became law after the end of this legislative session as the CRC approved the rules and with no modifications coming from the General Assembly. The revamped setback rules (which have not been changed since 1979) require oceanfront development to be set further back depending on the total heated square footage. Previously the setback doubled if the development was commercial or multi-family, and all residential development was factored at 30 times the erosion rate. Now, the setback is solely determined by the total heated square footage of the structure, not by the type of use i.e. commercial/multi-family versus single-family residential. The larger the structure the further back it must sit back landward from the first line of stable vegetation. For structures less than 5,000 heated square feet, the setback is 30 times the erosion

rate (consistent with what we've been applying – $30 \times 2 = 60'$), however if the structure is $> 5,000$ heated square feet and $< 10,000$ heated square feet the setback is factored at 60 times the erosion rate ($60 \times 2 = 120'$) and the graduated scale continues on upwards to structures exceeding $> 100,000$ heated square feet, which is set at 90 times the erosion rate ($90 \times 2 = 180'$). Village CAMA LPO's (Chris & Daralyn) attended training at the Wilmington DCM District Office with all other LPO's in the southeast region to review the rules w/ DCM Staff (Dr. Jeff Warren, composer). LPO's will be required to work w/ their respective Field Representatives (BHI is Heather Coats) in working up CAMA Minor Permits for oceanfront development until LPO's are reasonably comfortable w/ application of the new setback rules. These rules, while pretty straightforward can become somewhat difficult when you start factoring in static line exception rules, if approved for the beach community by the Commission, the Village is not at that point yet!

In addition, the CRC will be hearing two Static Line Exception requests on behalf of Wrightsville Beach and Carolina Beach at their meeting in Beaufort on August 27th. DCM has advised other beach towns who may possibly apply for the exception to attend to get a sense of how the Commission will react to the request. Village staff will be attending – Chris.

2' Erosion Rate on West Beach – Village Staff drafted a memo and mailed it to all property owners who had received a copy of the Village's request for a Declaratory Ruling to change the erosion rate on west beach to 2' informing them of the outcome and directing them to visit the Village's website to review copies of the ruling, exhibits, and maps.

Hurricane Bill – Village Staff sat in on a conference call this morning with BC EMS Director and key folks with the National Weather Service to hear an update on Bill. The status update provided was basically that other than high surf and extreme rip currents Bill should not pose too much of a threat to area beaches along the coast. The center will sit approximately 500 miles east of us on Saturday and will create high surf advisory and extreme rip currents. Seas near shore estimated by wave modeling to be at 4 – 5' with the east side facing beach increasing to 6 – 7'. Currently the County is not issuing a coastal flooding advisory however they will continue to monitor the situation closely and be in touch should anything substantial change. Public Safety staff will keep an eye out for property damage, if any, to Village property. BHIC Staff will monitor the erosion in key areas.

Accommodation Tax Investigation – Marsha Rechichar has been brought on board to assist the Village in researching and identifying all rental property on BHI to ensure that property owners are paying the required accommodation tax.

On-going Major Projects Status – See spreadsheet...

