



# **CBRA**

# **Public Forum**

**July 19, 2011**

# Agenda



1. Introduction & Presentation – Mayor Dan Tuman
2. Round Table Discussion – Panelists will speak one at a time.
3. Comments & Questions – The audience will have a chance to speak.
4. Wrap Up & Action Items – Steve Foster & Mayor Dan Tuman

# CBRA Overview



- Federally enacted in 1982.
- Discourage new development of coastal barriers.
- No Federally-backed loans (VA, FHA, Fannie Mae or Freddie Mac).
- No FFIP (Federal Flood Insurance Program).
- 186 CBRA units along Eastern Coast identified.
- CBIA (Coastal Barrier Improvement Act) enacted 1990.
- Added OPA (Otherwise Protected Areas) designation.
- CBRA plus OPA expanded to 585 units.
- 21 States, Puerto Rico and Virgin Islands home to CBRA or OPA's
- CBRRA (Coastal Barrier Resources Reauthorization Act) enacted in 2000.
- Re-codified existing areas through 2010.
- Stipulated changes to boundary lines and locations require an act of Congress.
- USFWS (US Fish and Wildlife) was directed to create digital maps for all CBRAs and OPAs

# North Topsail Beach & CBRA



- 7.25 (shoreline) miles of West Onslow Beach (Onslow County) placed in a CBRA unit (1982).
- Some structures and neighborhoods have grandfather status.
- 11.1 (shoreline) miles of West Onslow Beach incorporated as Town of NTB in 1990.
- GAO visited NTB September 2006. NTB found to have significant development in its CBRA zone (GAO-07-356).
- Initiated formal request to USFW to correct its CBRA map for NTB (August 2009).
- Request that all residentially zoned areas be removed from the CBRA unit and all ConD zoned property should be designated as an OPA.
- Argument made that USFW CBRA designation in 1982 was incorrect (based on incomplete information).

# North Topsail Beach & CBRA



- Analysis concluded that some of this area already had a full complement of established zoning and physical infrastructure. Those lands didn't qualify for CBRA. The ConD zoned lands, consistent with our LUP, qualify to be reclassified to OPA.
- At stake is qualifying for Federal funds (in the future) for infrastructure, disaster relief, and flood insurance
- Our congressional delegation and lobbyists on board on our request.
- Federal Legislation under preparation to change present CBRA boundaries. All residentially zoned lands will be excluded and CON-D lands will be changed to OPA.

# Historical NTB Problems Caused by CBRA



- CBRS zone divides NTB. Some benefit, others are denied
- FEMA emergency recovery issues
- USFWS boundary zone issues
- USFWS grandfather/PREFIRM concerns
- Smear activity of environmental groups
- Higher Insurance Costs for Town

# North Topsail Beach Demographics



- 11.1 MILES OF SHORELINE
- TOTAL LAND ACREAGE: 3,832.0  
LAND USE ACREAGE: 529.5  
VACANT ACREAGE: 3,302.5
- VACANT ACREAGE IN CONSERVATION DISTRICT: 1,907.9 (57.8%)
- VACANT ACREAGE THAT IS ZONED (NOT CON-D): 1,394
- TOTAL NUMBER OF DWELLING UNITS: 2519
- TOTAL (AVAILABLE) BUILDABLE LOTS: 874
- "BUILD-OUT POTENTIAL" FOR DWELLING UNITS: 1,749
- FEMA FLOOD ZONE ANALYSIS FOR NTB  
AE ZONE ACREAGE: 777  
VE ZONE ACREAGE: 3,017

# North Topsail Beach 2009 CAMA LAND USE PLAN Dominant Themes



- PRESERVE AND PROTECT OUR LOCAL ENVIRONMENT AND NATURAL RESOURCES
- Conserve maritime forests, protect ORW, control storm water runoff, require vegetative buffers, protect sea turtle habitats, ban beach driving, ban recreational vehicles from all estuarine and oceanfront public trust areas, preserve the Conservation District, require sewers over septic, encourage Parks and natural areas, and enforce our dune protection ordinance.
- REQUIRE AND ENFORCE STRICT ZONING
- Low density development only (4 dwelling units per acre or fewer), enforce housing code as it affects abandoned/condemned structures, no rezoning of Conservation District, improve building codes to prevent storm damage.
- KEEP NTB AN ATTRACTIVE PLACE TO LIVE AND VISIT
- Extend the bike path from one end to the other, enhance NTB as an attractive vacation destination, encourage more restaurants, maintain the quality of services provided by the Town, and improve the town administration service.
- PRESERVE THE BEACH



# References



- GAO-07-356 CRBS Status of Development That Has Occurred and Financial Assistance Provided by Federal Agencies March 2007
- Christopher J Boggs, How COBRA Zones and OPA's Affect Flood Coverage September 23, 2009
- NORTH TOPSAIL BEACH SHORELINE PROTECTION PROJECT FINAL EIS, Engineering Analysis, Appendix B, December 2009 prepared by CP@E
- US Army Corps of Engineers Wilmington District, Briefing on Surf City and North Topsail Beach NC, Coastal Storm Damage Reduction Study, Interim Feasibility Report and EIS, presented to Federal CWRB August 27, 2010
- Beach Erosion Study Team (BEST) Report, E.P. Doherty et al, February 5, 2009
- North Topsail Beach, Beach Nourishment Presentation, May 2010, [http://ntbnc.org/Documents/BN\\_Taxpayer\\_Presentation\\_5\\_Final\\_.pdf](http://ntbnc.org/Documents/BN_Taxpayer_Presentation_5_Final_.pdf)
- North Topsail Beach (CBRA) Infrastructure Analysis Overview 1982 present to Federal USFW, Arlington VA, August 17, 2009
- Town of North Topsail Beach CAMA Core Land Use Plan Certified by the CRC, August 27, 2009
- North Topsail Beach Build-Out and Non-Conforming Lot Study, ECC and NTB Planning Staff, February 2010