



1. PARCEL ID: R089814-003-028-000.
2. ALL DISTANCES ARE HORIZONTAL GROUND IN FEET UNLESS OTHERWISE NOTED.
3. ZONING: R-2 WB (CAROLINA BEACH)
4. BOUNDARY AREA: 5.05 ACRES.
5. AREA COMPUTED BY COORDINATED METHOD.
6. PROPERTY IS SUBJECT TO ALL ZONING AND PLANNING REGULATIONS OF THE TOWN OF CAROLINA BEACH, NC.
7. MINIMUM BUILDING SETBACKS:
FRONT MINIMUM: 30'

14. WFTI ANDS DEINFEATED BY OTHERS.



1. ALL TREES, STUMPS, ROOT MAT, ETC. SHALL BE ENTIRELY REMOVED REGARDLESS OF DEPTH. BURIAL OF ORGANIC MATERIAL WITHIN THE PROJECT LIMITS IS NOT PERMITTED. OPEN BURNING OF DOWNED TREES AND STUMPS IS PERMITTED HOWEVER, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. CHIPPED MATERIALS MUST BE REMOVED PRIOR TO THE PLACEMENT OF EMPOWERMENT TOPSOL.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE TO OBTAIN OFF-SITE SPOIL AREAS FOR DISPOSAL OF EXCESS AND/OR UNSUITABLE MATERIALS AS NECESSARY. OFF-SITE SPOIL AREAS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BY APPLICABLE REGULATORY AGENCIES AND PRIOR TO UTILIZATION BY THE CONTRACTOR. NO AREAS OF CONTAMINATION TO THE ENGINEER THAT NO WETLANDS WILL BE IMPACTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANS, PERMITS, EROSION AND SEDIMENT CONTROL MEASURES, ETC. REQUIRED BY THE APPROPRIATE REGULATORY AGENCIES FOR UTILIZING OFF-SITE SPOIL AREAS. THE CONTRACTOR SHALL CERTIFY TO THE ENGINEER THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO UTILIZING THE OFF-SITE SPOIL AREAS. ALL COSTS FOR PROCURING AND UTILIZING THE OFF-SITE SPOIL AREAS ARE TO BE INCIDENTAL TO THE BASE BID.
3. APPROVED COVERS TO PREVENT MATERIAL FROM LEAVING THE TRUCKS MUST BE INSTALLED OVER ALL LOADED TRUCKS HAULING BORROW EXCAVATED MATERIAL AND/OR FINE AGGREGATES TO OR FROM THE PROJECT SITES OVER STATE HIGHWAYS. ALL MATERIALS DELIVERED, TRANSPORTED, OR REMOVED IN UNCOVERED TRUCKS WILL BE INCORPORATED INTO THE PROJECT OR REMOVED FROM THE SITE WITH NO ADDITIONAL PAYMENT TO THE CONTRACTOR FOR FURNISHING, REMOVING, OR PLACING THE MATERIALS INVOLVED.
4. DRIVEWAYS ARE NOT TO BE LOCATED OVER WATER METERS OR SEWER CLEANOUTS. METERS WILL NOT BE SET IF WATER METER BOXES, SEWER CLEANOUTS, VALVE BOXES OR OTHER APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED.

4. SIDEWALK IS PROPOSED ON BOTH SIDES OF THE STREET (4' WIDE SIDEWALKS).

[illegible]

PORT CITY
LAND SURVEYING, PLLC
FIRM LICENSE NO. P-1493
1144 SHAWARD DRIVE, BAYLOR

OVERALL SITE PLAN PHASE 1 AND FUTURE PHASE 2

5 ST. JOSEPH STREET, CAROLINA BEACH NC

OVERALL SITE PLAN PHASE 1 AND FUTURE PHASE 2

PHASE 1 AND FUTURE PHASE 2

STATUS: **BEI PLACED FOR PERMITTING**

BUILDING INFORMATION		REQUIRED	PROPOSED
DATA CLASS	DATA		
LOT SIZE (R-2 ZONING)	LOT SIZE	7,000 SF	7,000 SF MIN
DENSITY	BUILDING SETBACKS	6.2 DUA MAX	3.75 DUA
LOT WIDTH	FRONT	70'	75' AND 80'
REAR	CORNER	25'	25'
SIDE	INTERIOR	10'	10'
BUILDING HEIGHT		7.5	7.5'
		45' MAX	45' MAX

SITE INFORMATION		
	EXISTING	PROPOSED
TOTAL CLASS	0 SF	55,831 SF
TOTAL IMPERVIOUS SURFACE AREA	0 SF	32,500 SF
BUA TOTAL (PER LOT = 5,000 OR 4,500 SF)	0 SF	20,460 SF
ROADWAY PAVEMENT	0 SF	3,885 SF
SIDEWALKS / PLAZA	0%	45.0 %
IMPERVIOUS AREA COVERAGE		

Sheet List Table	
Sheet Number	Sheet Title
--	COVER
C1.0	OVERALL SITE PLAN
C1.1	ENLARGED SITE PLAN
C1.2	PRELIMINARY PLAT -- PHASE 1
C1.3	GRADING AND DRAINAGE PLAN
C1.4	EROSION CONTROL
C2.0	ENLARGED LANDSCAPE PLAN
C2.1	LANDSCAPE DETAILS
C3.0	ENLARGED UTILITY PLAN
C3.1	EROSION CONTROL DETAILS
C3.2	EROSION CONTROL DETAILS
C4.0	SITE DETAILS
C4.1	UTILITY DETAILS
C4.2	STORMWATER DETAILS



PORT CITY
LAND SURVEYING, PLLC
CDDM LICENSE No. D-1402

SURVEY REFERENCES:
D.B. 6269, PG. 2792,
M.B. 33, PG. 260,
NEW HANOVER COUNTY
REGISTRY.

1 SITE DATA TABLE:

DATE: 2025-04-30	SCALE HORIZONTAL: 1"=50' VERTICAL: N/A	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> DRAWN _____ DESIGNED _____ CHECKED _____ PROJ. MGR. _____ </div> <div style="width: 45%; text-align: right;"> RMC _____ </div> </div>
DRAWING NUMBER: C1.0		REVISION:

STATUS: **BEI PLACED FOR PERMITTING**



1 ENLARGED GRADING PLAN - PHASE 2 LOTS

OWNER / DEVELOPER BIG BIRD LAND DEVELOPMENT, LLC 1000 S. JACOBSON BLVD. CAROLINA BEACH, NC		FISHER'S RESERVE 215 ST JOSEPH STREET CAROLINA BEACH, NC		RELEASED FOR PERMITTING DATE: 10/24/2024 DRAWN: [blank] CHECKED: [blank] STATUS: [blank]	
SCALE HORIZONTAL: 1"=50' VERTICAL: 1"=10'		C&G C&G CONSULTANTS 1000 S. JACOBSON BLVD. CAROLINA BEACH, NC		DATE 10/24/2024	

**U.S. ARMY CORPS OF ENGINEERS
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT**

33 CFR 325. The proponent agency is CECW-CO-R.

OMB APPROVAL NO. 0710-0003
EXPIRES: 28 FEBRUARY 2013

Public reporting for this collection of information is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters, Executive Services and Communications Directorate, Information Management Division and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
--------------------	----------------------	------------------	------------------------------

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First - Wescott Middle - Last - Butler Company - W3 Built E-mail Address - butler@w3built.com		8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - Megan Middle - E Last - Dean Company - Southern Environmental Group, Inc. E-mail Address - megan@segi.us	
6. APPLICANT'S ADDRESS: Address- 707 Saint Joseph Street City - Carolina Beach State - NC Zip - 28428 Country - US		9. AGENT'S ADDRESS: Address- 5315 South College Road, Suite E City - Wilmington State - NC Zip - 28412 Country - US	
7. APPLICANT'S PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax (910)599-5789		10. AGENTS PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax (704)450-0506	

STATEMENT OF AUTHORIZATION

11. I hereby authorize, Southern Environmental Group, to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.



SIGNATURE OF APPLICANT 4/7/25
DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) 1215 Saint Joseph St.			
13. NAME OF WATERBODY, IF KNOWN (if applicable) Carolina Beach Yacht Basin		14. PROJECT STREET ADDRESS (if applicable) Address 1215 Saint Joseph St.	
15. LOCATION OF PROJECT Latitude: °N 34.047516 Longitude: °W 77.894720		City - Carolina Beach State- NC Zip- 28428	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID R08814-003-028-000 Municipality Carolina Beach Section - Township - Range -			

17. DIRECTIONS TO THE SITE

From Wilmington area, travel south on US-421 S/Carolina Beach Road. Cross the Snow's Cut Bridge into Carolina Beach and turn left at the first traffic light onto Access Road. Take the first right onto Lewis Drive. Continue as the road curves to the right and becomes Saint Joseph Street. The Subject Property, 1215 Saint Joseph Street, will be located on the right-hand side, approximately 0.2 miles ahead.

18. Nature of Activity (Description of project, include all features)

This project will provide up to 19 single-family lots with associated road access and utilities, designed to meet the needs of individuals and families seeking residences in the growing area. Proposing 2.1 acres of impact necessary for installation of the access road and the infrastructure necessary for the building of lots 10-19 (10 lots). Anticipate heavy equipment to be utilized for fill and for construction within the property.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The proposed project addresses the growing need for housing in Carolina Beach, NC, driven by an increasing population and ongoing residential demand.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type	Type	Type
Amount in Cubic Yards	Amount in Cubic Yards	Amount in Cubic Yards

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres 2.1 AC
or
Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

The project design avoids approximately 0.2 acres of wetlands by condensing lot and building footprints and placing them towards the front of the property, avoiding impacts near the cul-de-sac. Clean earthen fill will be utilized to avoid introducing contaminants. Wetland boundaries will be marked with protective fencing to restrict construction activities, and erosion control measures, such as silt fencing, will prevent sediment runoff. This will also ensure no off-site wetland impacts occur. Wetlands and impact areas will be clearly defined with the plans present at the site. The project will follow a phased construction approach, limiting initial activity to upland areas.

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- Refer to the electronic Pre-construction Notification submittal

City - State - Zip -

b. Address-

City - State - Zip -

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-


City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

	
SIGNATURE OF APPLICANT	SIGNATURE OF AGENT
DATE	DATE
	2025-04-08

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.



1215 Saint Joseph St.
Standard Permit
Supplemental Information

Prepared for:

Westcott Butler
W3 Built
707 Saint Joseph Street
Carolina Beach, NC 28428
(910)599-5789
butler@w3built.com

Prepared by:

Megan Dean
Southern Environmental Group, Inc.
5315 South College Road, Suite E
Wilmington, NC 28412
(910) 452-2711
megan@segi.us

Date:

28 April 2025

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I. Introduction

W3 Built, herein referred to as the “Applicant”, is proposing to develop 1215 Saint Joseph St. (i.e., “project site”) which is a section of property within a developed area of New Hanover County, in Carolina Beach, NC (see Appendix A). The project site consists of an area that encompasses approximately 5.0 acres of property containing a one-story residence located on the front end (towards Saint Joseph St.), with parcel PID # R08814-003-028-000, as shown on the New Hanover County GIS System (see Appendix B). The proposed development entails installing infrastructure, such as water, sewer and electrical lines, which will support nineteen residential lots (see Appendix D). To facilitate the construction of the roads, homes, and infrastructure, approximately 2.0-acres of wetland Waters of the US (WoUS) will be permanently filled.

In accordance with 33 CFR Part 320, a Department of the Army Standard Permit is required for the proposed impacts to waters of the US (WoUS) that do not meet the general and regional special conditions of the appropriate Nationwide Permit (NWP), in this case the NWP 29, which limits total wetland impacts to 0.50-acre. This document is meant to provide the required information to be submitted as part of the permit application, as outlined in 33 CFR Part 323, and to demonstrate the project is the least environmentally damaging, practical alternative (LEDPA).

II. Project History

The subject property, located in New Hanover County in Carolina Beach, has a history dating back to at least 1920, when a house was constructed on the site. After a period of inactivity, the property was acquired by John Grady in 1972. Ownership remained within the Grady family until its recent sale to Big Bird Land Development LLC on December 5, 2024. The site is zoned as residential under Carolina Beach’s zoning regulations. A permit issued on December 12, 2024, reports plans to demo the existing abandoned home and barn.

Based on available information, there are no records or reports indicating prior development, environmental evaluations, or other notable activities on the property. Historical aerial imagery shows no significant change to the property since 1993, the earliest available aerial image. The property is seemingly maintained with trees present throughout, however, no documentation of maintenance activities has been provided.

III. Site & Surrounding Area Information

A. Location & Surrounding Area Information

Project Area

The project area consists of approximately 5.0 acres of residential property. The site is primarily vegetated with large trees and a section of open ground, showing a current residence on the property. The parcel is rectangular in shape (see Appendix B) with approximately 2.0-acres classified as “Potential Wetland Waters of the US” (PWOU) (see Appendix H). The area closest to Saint Joseph St, approximately 300-380 ft from the public right-of-way, is within the AE flood zone with a base flood elevation of 11ft. However, this is not within the action area of wetland impact at this time.

Surrounding Area

The project area is located in the central northern region of Carolina Beach, NC, surrounded by residential homes, marinas, and vacant land. The site is bordered to the east by Saint Joseph Street, with the Forest by the Sea Marina situated across the street. To the north, the project area adjoins two vacant parcels and one residential property. The western boundary is bordered by two additional vacant parcels zoned as "Residential." To the south, the site is adjacent to residential properties, including those along Sugarloaf Court and Summer Salt Lane.

B. Existing Site Conditions

Habitat

The project site is a forested area with a single-story home constructed in the 1920s. The project site consists of 2.1-acres of high Pocosin type wetlands with sand ridge uplands towards the front/east side of the property. Surface water from the site drains to the northeast, across Saint Joseph St and into the Carolina Beach Yacht

Basin (see Appendix N for details). Please refer to Appendix H for details of the waters of the US (WoUS) within the project site.

Flood Zone

The area closest to Saint Joseph St, approximately 300-380 ft from the public right-of-way, is within the AE flood zone with a base flood elevation of 11ft. However, this is not within the action area of wetland impact at this time (see Appendix L for details).

Soils

According to the United States Department of Agriculture, Natural Resources Conservation Service Pender County Soil Survey, soils within the project area are mapped as Leon sand (Le) and Murville fine sand (Mu) (see Appendix I). The Le soil series is concave and comprised of poorly drained soils and the water table is usually within 0 to 12" from the surface. The Mu soil series is concave and is comprised of very poorly drained soils with the water table being within 0" of the surface. Both soil series are considered hydric soil.

Federally Protected Species

T&E species are protected under the endangered Species Act (ESA) of 1973, as amended, and the Bald and Golden Eagle Protection Act. SEGi staff, through the US Fish and Wildlife Service's (FWS) Information, Planning, and Consultation (IPaC) system obtained an Official Threatened and Endangered (T&E) Species and Critical Habitat (CH) List (see Appendix J), which includes those T&E species and CH that may be within the county where the project is located. Of the listed species, potential habitat (i.e., Section 7 Consultation Area) is only present, within the project area, for the Red-cockaded Woodpecker (RCW). Through the RCW SLOPES Manual – North Carolina (March 2022), SEGi evaluated the project to determine the extent of potential effects on the RCW, which resulted in no effect as the ongoing development within the area deters the population from growing (see Appendix K). Additionally, SEGi Wetland Biologists, while traversing the project site, found no evidence of any cavity trees.

Cultural Resources

The NC State Historic Preservation Office HPOWEB GIS Service was reviewed to determine if there are any known historic or cultural resources on or adjacent to the project area. According to the website, no known historic or cultural resources have been documented (see Appendix M) and there are no structures (i.e., barns, houses, etc.) on the project site.

Water Classifications

The Carolina Beach Yacht Basin is classified as an SB waterbody under North Carolina's surface water quality standards. This classification designates the water as tidal saltwater, suitable for primary recreation, including swimming and other activities involving human contact, as well as supporting aquatic life and shell fishing.

C. Adjoining Property Owner Information

The project site is surrounded by developed, residential property. The table below and on the following page provides the current owner information and usage for those properties that abut the project limits:

Map #	Owner	Use	PIN
1	EVANS NATALIE R ANTHONY R	RESIDENTIAL	R08814-003-027-000
2	HESSENTHALER WALTER F WENDY C	RESIDENTIAL	R08814-003-032-000
3	TOONE ROBIN	RESIDENTIAL	R08814-003-033-000
4	PECK CHRISTOPHER G NICOL L BEUSCHEL	RESIDENTIAL	R08814-003-034-000
5	ZIEGLER JASON ETAL	RESIDENTIAL	R08814-003-035-000
6	GULFSTREAM GROUP INC	RESIDENTIAL	R08814-003-088-000
7	BARONE ANTHONY J LISA MARIE	RESIDENTIAL	R08814-003-076-000
8	LOMBARDI ALLEN ETAL	RESIDENTIAL	R08814-003-077-000
9	JIANG LI	RESIDENTIAL	R08814-003-078-000
10	CASH BART T LORIE M	RESIDENTIAL	R08814-003-082-000
11	GERINGER STEVEN C KAREN S	RESIDENTIAL	R08814-003-083-000

12	CAROLINA BEACH VILLAGE HOA INC	RESIDENTIAL	R08814-003-020-000
13	THOMAS FAMILY TRUST	RESIDENTIAL	R08810-004-041-000
14	GREER TERRY L ANGELA L	RESIDENTIAL	R08810-004-140-000
15	BROWN ZACHARY HEIDI	RESIDENTIAL	R08810-004-139-000
16	POWELL MICHAEL F	RESIDENTIAL	R08810-004-001-000
17	FOREST BY THE SEA HOA	HOA/MARINE BUSINESS	R08814-004-001-000

Table 1 Adjoining Property Owner Information

Please see Appendix O for adjoining property owner's mailing addresses. The list can be provided in Microsoft Word, label format upon request.

IV. Purpose and Need

The proposed project addresses the growing need for housing in Carolina Beach, NC, driven by an increasing population and ongoing residential demand. As the town continues to grow in popularity due to its coastal location and high quality of life, available housing has become limited, and residential development is necessary to accommodate this expansion. This project will provide up to 19 single-family lots, designed to meet the needs of individuals and families seeking residences in the growing area.

The proposed development also aligns with local and regional planning objectives to provide sufficient housing capacity for the projected population growth. By integrating associated roadways and utilities, the project ensures safe and efficient access to the lots while maintaining modern infrastructure standards.

V. Project Description

The proposed project at 1215 Saint Joseph St involves residential development requiring permanent removal of the functions of 2.0-acres of jurisdictional wetland waters. The impacts are necessary for constructing an access road and essential infrastructure to support the development of ten (10) residential lots (Lots 10-19). The total project site is 5 acres, with residential zoning and access from Saint Joseph Street.

The project will be executed in two phases:

Phase 1: Development of the front portion of the property (closest to Saint Joseph Street), which includes installing infrastructure, preparing the initial lots, and constructing a hammerhead or T-shaped road for temporary access. This design ensures adequate emergency vehicle access while minimizing immediate wetland impacts.

Phase 2: Following the completion of Phase 1, the hammerhead road will be removed to facilitate the construction of the rear section of the property, which includes lots 10-19. This phase requires the proposed wetland impacts to provide necessary infrastructure and site access.

Wetland impacts will occur during Phase 2 and are anticipated to begin within 90 days of permit approval. Heavy equipment will be used to carry out site preparation and construction activities, including the placement of clean earthen fill. The total fill volume is estimated to be approximately 1,000 cubic yards (+/-).

To minimize impacts, the majority of the residential lots have been strategically located toward the front of the property, avoiding unnecessary encroachment into wetland areas. The design incorporates a cul-de-sac to ensure compliance with fire safety regulations while minimizing wetland impacts.

The project aligns with local and regional needs for residential development on Carolina Beach Island, addressing the demand for additional housing in a growing area while employing measures to reduce unnecessary impacts to aquatic resources.

VI. Mitigation Proposal

We propose reducing the mitigation ratio to 2.5:1 based on the degraded condition of the wetlands on-site. The wetlands in this area have experienced significant impact from adjacent developments, including alterations to hydrology, edge effects from surrounding infrastructure, and encroachment from residential activities. These disturbances have diminished the ecological function of the wetlands, limiting their ability to provide high-quality habitat, water filtration, and hydrologic benefits.

Additionally, the site's location on Carolina Beach Island, surrounded by dense residential and commercial development, has led to increased stormwater runoff, sedimentation, and invasive vegetation, further compromising

the wetland system. Given these existing conditions, the impacted wetlands are of lower quality compared to pristine or minimally disturbed systems, justifying a reduced mitigation ratio.

To offset the proposed impacts responsibly, the Applicant plans to purchase mitigation credits from the Lower Cape Fear Umbrella Mitigation Bank (LCFUMB).

VII. Alternative Analysis:

Alternatives that are practicable are those that are available and capable of being undertaken, after considering cost, logistics and existing technology are part of the Standard Permit process. Thus, comprehensive off-site and on-site alternatives analysis has been conducted. Section 404(b)(1) guidelines were relied upon, to perform the analysis. When performing the off-site alternative analysis, considerations such as the availability of the alternative site for purchase, the cost of the alternate site compared to the cost of mitigation for the proposed impacts, the presence, quantity and quality or functional value of wetlands and/or other resources, as well as the presence of any federally listed Threatened and/or Endangered Species (T&E) or their Critical Habitat (CH), state listed T&E Species (STE), or other natural or regionally important resource factors that may be significantly adversely impacted, such as historical and archeological resources.

A. Off-site Alternatives

Current Carolina Beach Zoning and Comprehensive Future Land Use Maps, USGS topographic map, USDA Onslow County Soil Survey, the National Wetland Inventory Map, historical aerial photography, and available land use records were utilized, to best determine if a specific alternative site met some or all the following criteria:

1. Available for acquisition,
2. Located on Carolina Beach Island,
3. Not in a flood zone,
4. Provides sufficient buildable area (i.e., uplands) to offset the cost of development of roads and infrastructure,
5. Available water and sewer connections,
6. Zoned residential,
7. Close to schools,
8. Close to beaches and the ICWW

SEGi utilized Zillow, a popular, online real estate site, to identify tracts of land that were listed for sale as of the date of this application. The map generated seven listings that met at least the following criteria: 1) contained enough upland, buildable area to offset the acquisition cost and development costs; 2) have sewer and water lines in place and with available capacity for connection; and 3) located within area of demand and need for further residential development. Of the *three* listings, *none* met the minimum search criteria. Table 4, below, summarizes those sites.

Practicability Factor	Criterion	Preferred Site Alternative	Alternative Site 1	Alternative Site 2	Alternative Site 3
Availability	Available for Acquisition	The Applicant has owned the property since 2024.	Yes	Yes	Yes
Logistics	Adequate Buildable Area (5 AC - 20 AC)	The site is approx. 5.0 acres	No – 70.28 acres	Yes – 9 acres	Yes – 6.86 acres
	Appropriate Zoning	The property is zoned residential	No - Industrial	Yes	Yes
	Availability of Utilities	Water is supplied through the Town of Carolina Beach	Yes	Yes	No – Water and sewage are not supplied
	Adequate Access	Yes - Access off N. Dow Rd.	Yes – Access off N. Dow Rd.	Yes – Off Sea Lilly Ln	No
Technology	Topography and Other Site Conditions for Development (i.e., Wetlands, T&E, CH)	Wetlands are present	Yes – Wetlands are present and	No – Wetlands are not present	Yes - Wetlands are present

Cost	Reasonable Acquisition Cost	The Applicant owns the property	No – Failed Screen	No – Failed Screen	No – Failed Screen
Location	On Carolina Beach Island	Yes – on Carolina Beach Island	Yes – on Carolina Beach Island	No – 1.6 miles from Carolina Beach Island	No – 3.2 miles from Carolina Beach Island

Table 4. Alternative Site Practicability Analysis

Please see Appendix P for a map showing the 3 potential properties found on Zillow.

Alternative Site 1, at 70.28-acres, is excessively large for the proposed development and is zoned for industrial use, which does not meet the project’s residential goals. Geographically, it is located on Carolina Beach Island and has road access off N. Dow Rd. While the site has access to water and sewer infrastructure, the presence of wetlands on the property further complicates its suitability. Additionally, this site was screened out due to its financial infeasibility, as the purchase price exceeded the project’s budget, making it an impractical option for development.

Alternative Site 1, at 70.28-acres, is excessively large for the proposed development and is zoned for industrial use, which does not meet the project’s residential goals. Geographically, it is located on Carolina Beach Island and has road access off N. Dow Rd. While the site has access to water and sewer infrastructure, this site was screened out due to its financial infeasibility, making it an impractical option for development.

Alternative Site 2 is a smaller property at 9-acres but is located 1.6 miles off Carolina Beach Island, which places it outside the project’s desired geographic area. While the site has road access off Sea Lilly Ln and utilities for water and sewer, it does not contain wetlands, which might otherwise simplify permitting. However, the purchase price of the site was deemed financially unfeasible, further eliminating it as a viable option for the project.

Alternative Site 3 is more appropriately sized at 6.86-acres and is located 3.2 miles from Carolina Beach Island. The lack of water and sewer infrastructure on this site poses a significant limitation, as these utilities are essential for the proposed development. The property does have road access and contains significant wetlands, which would require additional mitigation measures. Like the other alternatives, this site was screened out due to its financial infeasibility, making it unsuitable for the project.

These limitations of alternative sites—whether due to size, location, lack of infrastructure, or financial impracticality—reinforce 1215 Saint Joseph St as the optimal choice for the proposed development.

A. On-Site Alternatives Analysis

The following alternatives were explored:

- i. **Alternative 1 – Utilization of other uplands within the tract to avoid impacts:** All available uplands, that are not required for open space, have been utilized.
- ii. **Alternative 2 – Minimizing the impact area through strategic design efforts:**

The following strategies, to minimize wetland impacts, were considered during the design phase:

- Tactical road alignment
- Condensed lots

With these strategies in mind, the following alternative site plans were explored:

Option A – Various alignments for the access road were considered to avoid impacts to wetlands. However, any alternate alignment would have required significantly longer roadway lengths, leading to greater overall wetland disturbance. Additionally, alternate alignments would not have provided adequate or practical access to the rear portion of the property (Lots 10-19), hindering the project’s feasibility. The proposed alignment was selected as the most efficient design, ensuring the need for minimized wetland impacts while securing proper access and compliance with local safety standards, including fire truck accessibility.

Option B – The proposed site design strategically condenses the lot sizes to minimize wetland impacts, particularly around the cul-de-sac. By concentrating the homes toward the front of the property, the layout reduces unnecessary encroachment into wetlands.

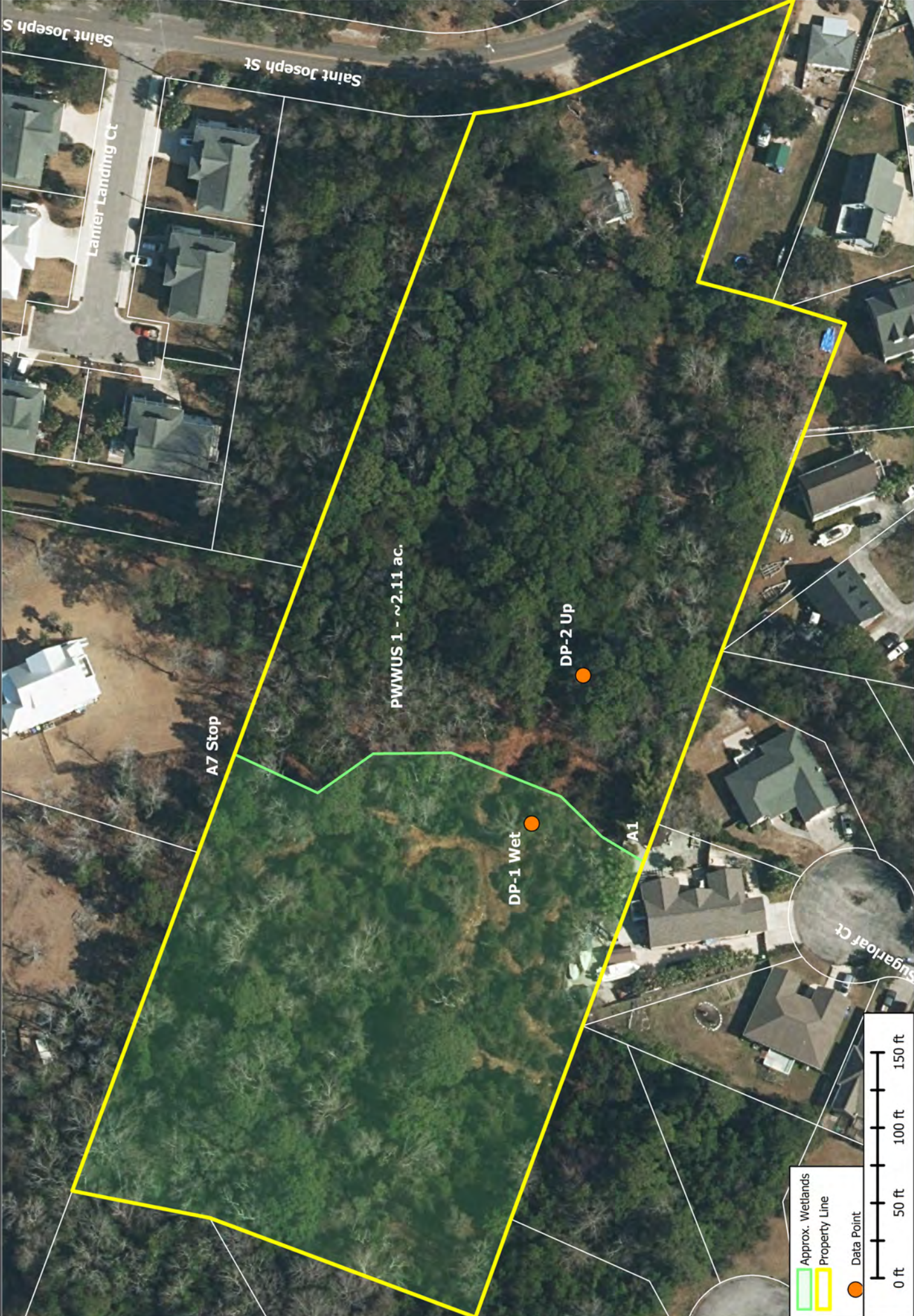
- iii. **Alternative 3 – Reducing the number of lots:** While reducing the number of lots would potentially decrease wetland impacts, this alternative would significantly underutilize the property’s potential and fail

to align with the project's purpose of providing much-needed residential development on Carolina Beach Island. Furthermore, this reduction would not eliminate the need for road and infrastructure installation, which are a large source of wetland impacts. The resulting diminished lot count would compromise the financial feasibility of the project, as the infrastructure costs would force the home costs above current market values. For these reasons, this alternative was determined to be impractical.

- iv. Alternative 4 – Avoiding all impacts to wetlands:** The Applicant investigated other potential means for developing the property, without impacting wetlands. However, due to the configuration of the wetlands within the project site, they have been unable to find a practicable alternative that would achieve the stated goal. Therefore, this alternative was rejected.
- v. Alternative 5 –** This alternative would involve fully utilizing the site without considering wetland preservation, allowing for maximum development potential. While this approach would meet the Applicant's stated goal of maximizing residential development, it would result in significant and unnecessary environmental damage, including the complete loss of 2.29 acres of wetlands. Therefore, this alternative was rejected.
- vi. Alternative 6 – No Build:** Under the no build alternative, residential dwellings would not be built and the current need for additional housing would not be met. Therefore, this alternative was rejected.
- vii. Alternative 7 –** This alternative incorporates strategic design into the plan, which minimizes impacts to wetlands to the greatest extent practicable and is economically feasible. Therefore, this alternative was accepted as the preferred alternative.

VIII. Conclusion

The proposed project at 1215 Saint Joseph St, located on Carolina Beach Island in New Hanover County, North Carolina, involves the development of a 5-acres site to create residential housing. The property, purchased in December 2024, is zoned for residential use and offers access to Saint Joseph Street as well as water and sewer services. The project requires unavoidable impacts to 2.0-acres of wetlands for access roads and infrastructure but minimizes encroachment through strategic lot placement and phasing. The project meets all the Applicant's stated criteria, with minimal adverse effect to wetlands and other natural resources. After exploring off-site and on-site alternatives and with the proposed mitigation to offset the necessary wetland impacts, the Applicant has concluded that the proposed project is the LEDPA.



Approx. Wetlands

Property Line

Data Point

0 ft

50 ft

100 ft

150 ft

Map Source: 2024 NOneMaps Orthoimagery
All lines are approximate and should be used for preliminary planning purposes only. This is not a survey.



Field Sketch of Wetlands
1215 St. Joseph Street
Carolina Beach, New Hanover Co., N.C.
1/22/2025 019-120.05



Appendix P: Off-site Alternatives





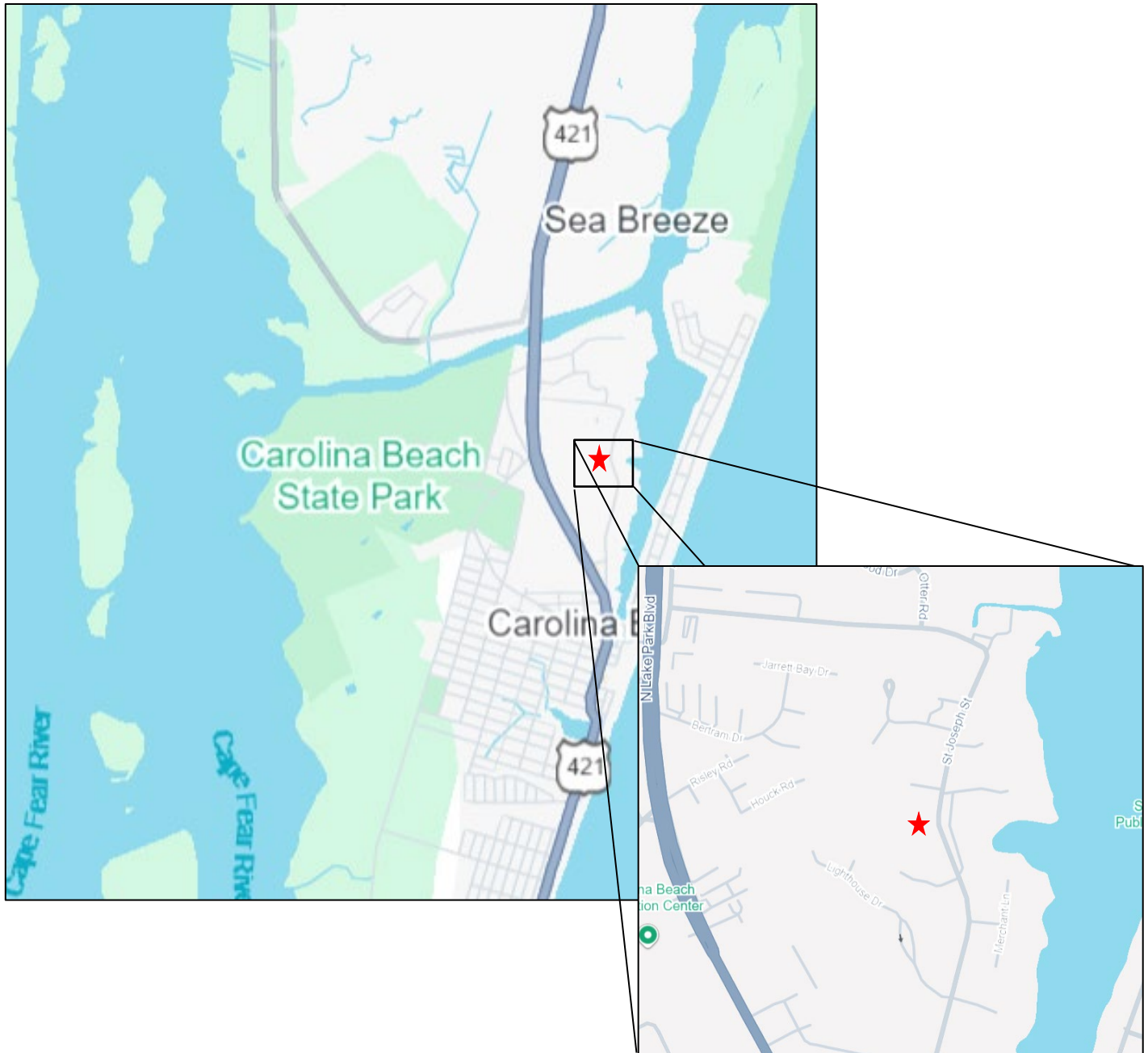
Appendix A: New Hanover County GIS Aerial Photos



Appendix B: Parcel Information

PARID: R08814-003-028-000	
BIG BIRD LAND DEVELOPMENT LLC ETAL	
1215 SAINT JOSEPH ST	
Parcel	
Alt ID	313118.40.7130.000
Address	1215 SAINT JOSEPH ST
Unit	
City	CAROLINA BEACH
Zip Code	-
Neighborhood	A6O20
Class	RES-Residential
Land Use Code	10-Single Family Residential
Living Units	1
Acres	5
Zoning	R-2-WB TWO FAMILY
Legal	
Legal Description	TRACT PT LEWIS
Tax District	CB
Owners (On January1st)	
Owner	GRADY DONALD L HEIRS ETAL
City	MOUNT OLIVE
State	NC
Country	
Zip	28365
THE DATA IS FROM 2024	

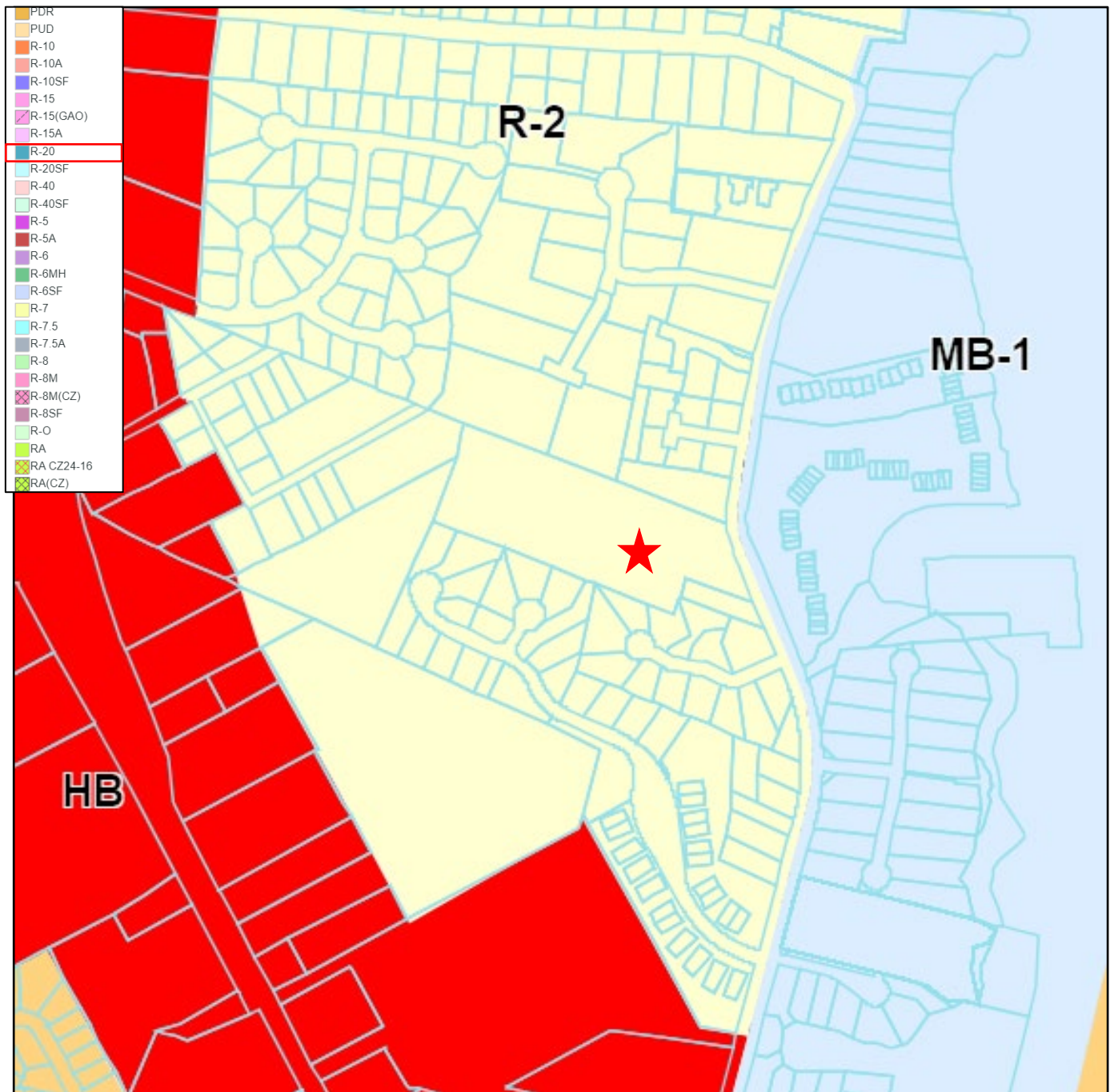
Appendix C : Vicinity Map



Appendix E: New Hanover County School Location Map



Appendix F: Town of Carolina Beach Zoning Map



Appendix G: Town of Carolia Beach Future Land Use Plan

