



**Board of Adjustment
June 18, 2026**

**WAIVER
BADV-25-526**

Zac Smith, Planner I, (910) 341-3257

<i>Code Section(s)</i>	Land Development Code: Section 18-286 E.: Standards for water-dependent structures Section 18-341D.6.:Standards for water-dependent structures (Legacy Code) Section 18-615: Board of adjustment
Subject Property	402 & 403 Summer Rest Road
<i>Parcel ID</i>	R05710-002-023-000; R05710-002-057-000
<i>Zoning</i>	R-20, Residential (Legacy)
<i>Request</i>	Waiver to conservation resource standards to allow for construction of a bulkhead
<i>Owner</i>	Summer Rest, LLC / Harrison Peebles 211 Summer Rest Road Wilmington, NC 28405
<i>Agent</i>	Jason Dail, Coastal Permitting Specialist, LLC 1423 Setter Court Wilmington, NC 28411

GENERAL INFORMATION

Subject Property Area	25,700 square feet (0.59 acres)
Annexation Date	January 31, 1999
History	N/A

Analysis & Research

1. The subject property at 403 Summer Rest Road is located within the R-20(L), Residential (Legacy) District.
2. The property currently contains 0.59 acres +/- (25,700 square-feet) and includes a detached single-family dwelling and dock on an adjoining lot along the Intracoastal Waterway.
3. The conservation resource applicable to this site is a coastal wetland, which requires a 75-foot setback from the edge of the resource to protect the city’s ecologically important estuarine systems, preserve open space, retain flood storage capacity, and promote water quality.
4. City Code Chapter 18, Land Development Code (LDC), Section 18-286.E (Legacy Code Section 18-341D.6.) sets forth criteria by which erosion control devices may be permitted within the conservation resource setback area.
5. Per the applicant, CAMA issued a permit for the demolition and reconstruction of a private pier and docking facility on January 13, 2026. It is under this active CAMA major permit that

the applicant has requested a minor modification for the installation of a new bulkhead along the property's shoreline.

6. On March 5, 2026, prior to submitting a request for modification to the CAMA Permit, the applicant's agent met on-site with staff from the NCDCM.
7. The purpose of the site visit was to locate the adjacent wetlands and evaluate the need for shoreline stabilization. The agent was informed by NCDCM, they could apply for a permit modification to install a new vertical bulkhead, upland of the existing wetlands located adjacent to the upland area, to protect the shoreline from future erosion.
8. Per the applicant, the significant change in elevation along the property's shoreline creates an "unusually steep bank," thereby eliminating certain uses within this area that otherwise could be attained.
9. The proposed bulkhead would be located along the waterward toe of the existing erosion escarpment, just above the 404-type wetland boundary, reducing the amount of impacts within the resource buffer.
10. The applicant states the new bulkhead would be situated in an area consistent with other shoreline stabilization features located along Summer Rest Road. The new bulkhead would be entirely located within the applicant's property boundaries and would not encroach into any adjacent wetlands or open water areas.
11. The applicant also states that immediately following completion of the bulkhead, the area would be backfilled, seeded and sodded to stabilize the landscape to prevent additional run-off.
12. Land Development Code Section 18-286 (E) Standards for water dependent structures (Legacy Code Section 18-341D.6.), allows shoreline stabilization devices subject to approval by the Board of Adjustment, provided the following criteria have been met:
 - a. The property has an identifiable erosion problem or has unusual features, such as a steep bank;
 - b. The NC Division of Coastal Management has documented the need for shoreline stabilization within the protective buffer;
 - c. The shoreline stabilization measure extends beyond the buffer no more than necessary to resolve the hardship resulting from unusual features, align with adjacent shoreline stabilization measures, and allow backfill of the area eroded in the year before the date of the permit application; and
 - d. The shoreline stabilization proposed will not significantly impair public trust rights or damage adjacent waterfront properties.
13. This matter was set for hearing by the Board of Adjustment on June 18, 2026.

Figure 1: Site Plan (provided by the applicant)

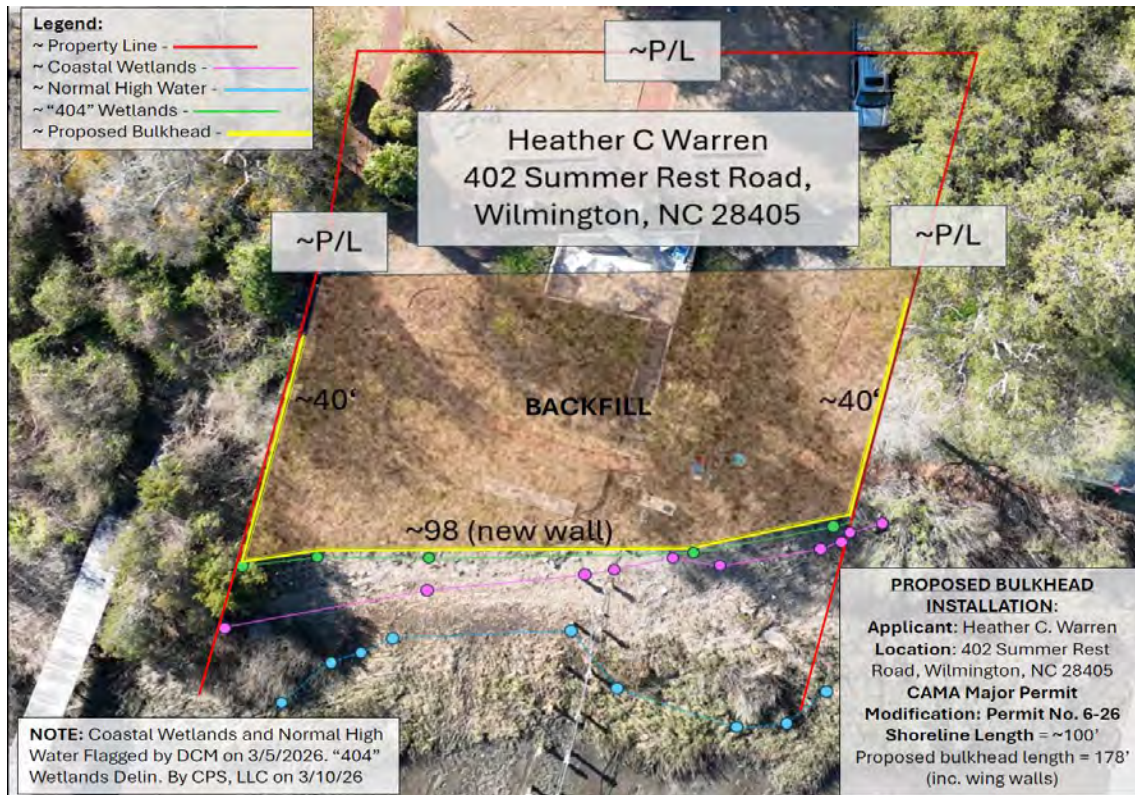
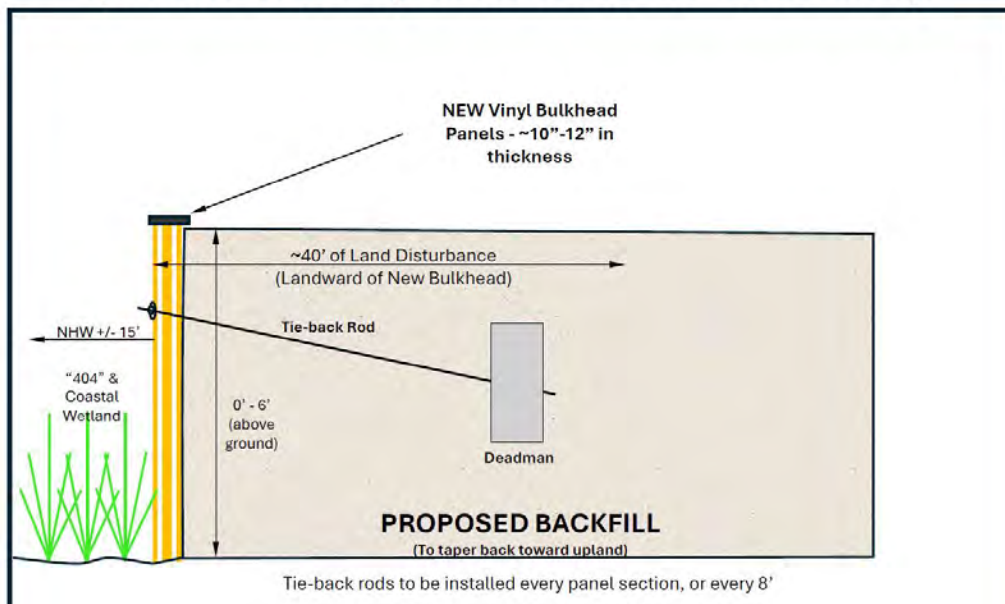


Figure 2: Bulkhead Cross Section Detail (provided by the applicant)

**BULKHEAD CROSS SECTION
(Modification Request to CAMA Permit No. 6-26)**



NEIGHBORHOOD CONTACT

City Notifications:

Adjacent Letters
Property Posted
Advertisement Dates

Board of Adjustment




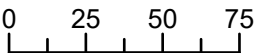
6/5/26
6/5/26
6/12/26

ATTACHMENTS

- 1.) Location map (4/20/26)
- 2.) Zoning map (4/20/26)
- 3.) Application (received 3/20/26)
- 4.) Site Photos (5/13/26)
- 5.) City Code Chapter 18, Land Development Code references:
 - a. Section 18-286 E: Standards for water-dependent structures (Legacy Code Section 18-341D.6.)
 - b. Section 18-615: Board of adjustment
- (4) CAMA General Permit (Permit Number 99868) (4/8/26)



City of Wilmington, Department of Planning & Development, City of Wilmington, New Hanover County

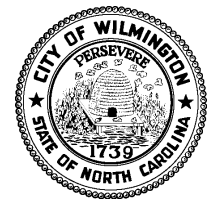
 Site
 Zoning
 N
 0 25 50 75
 Feet

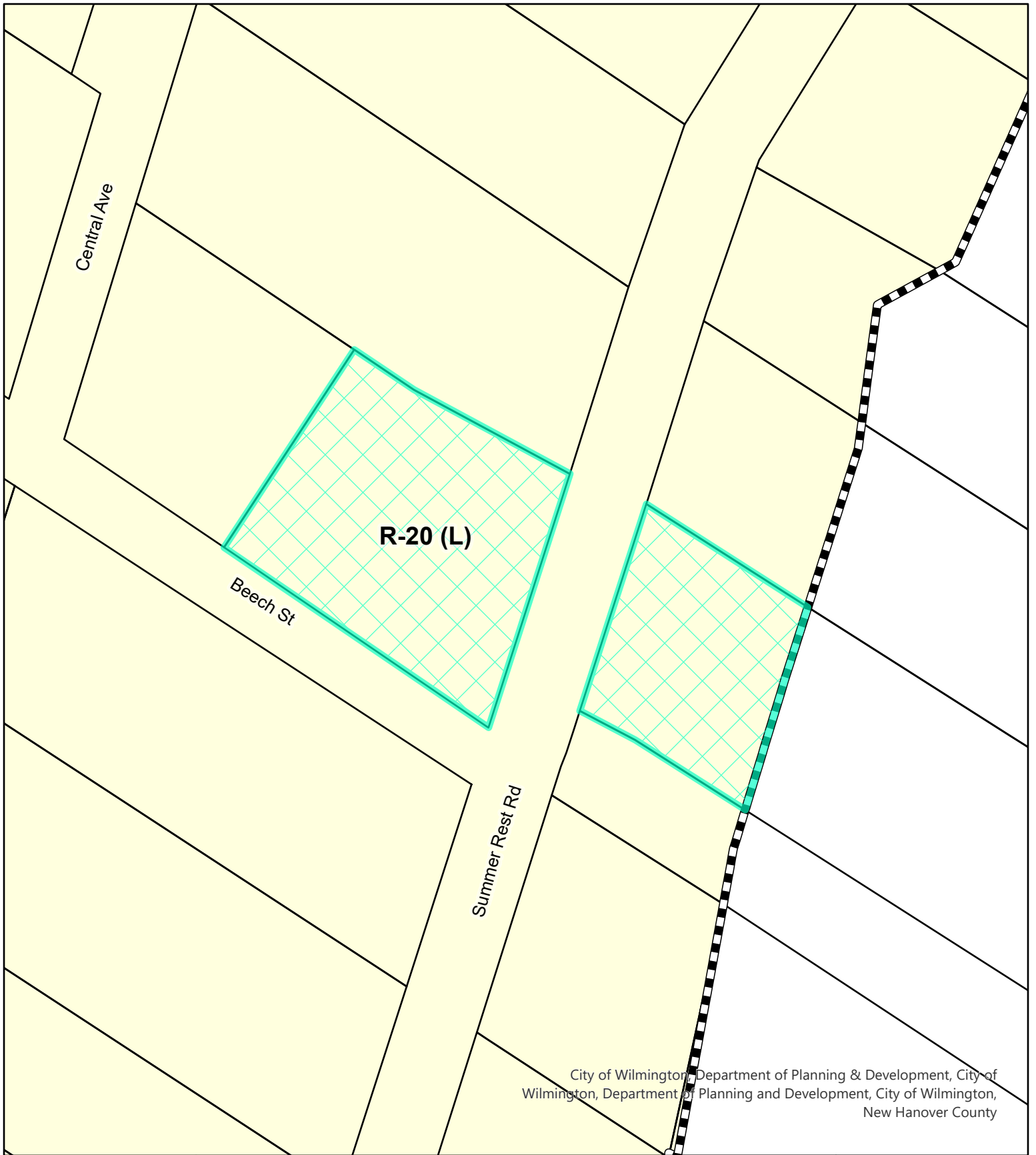
Board of Adjustment

BADV-25-526 — Aerial Map

403 Summer Rest Rd

4/20/2026





 Site

 City Limits



Board of Adjustment

BADV-25-526 — Zoning Map

403 Summer Rest Rd

4/20/2026



**CITY OF WILMINGTON
STATE OF NORTH CAROLINA**

APPLICATION FOR A VARIANCE – BULKHEAD

PRE-APPLICATION MEETING – A pre-application meeting with staff is required before a variance application can be accepted. Pre-application meetings will not be scheduled for or held on the date of the application submission deadline. Please identify the meeting date and staff in attendance below.

Meeting Date: _____ Staff: _____

PURPOSE OF VARIANCE – A Variance is the official allowance of a variation from the City Land Development Code or other development regulations. An applicant for a variance must demonstrate valid reasons which create a need for a Variance. These reasons cannot be strictly economic in nature but must generally involve some physical problem with the subject property which will not allow it to be developed or used in a reasonable manner if City development regulations are followed literally.

BOARD OF ADJUSTMENT - The Board of Adjustment, or BOA, is the official City Board that considers requests for variances. The BOA receives sworn testimony at its quasi-judicial hearings and issues decisions on variance requests based on this testimony. It is the responsibility of each applicant for a Variance to attend the BOA meeting and present sworn testimony in support of the request.

REASON FOR VARIANCE REQUEST – Explain in your own words why you are requesting a Variance. Be sure to clearly indicate the problem(s) you will experience in complying with the City development regulations. (Attach additional sheets if needed.)

The purpose for variance is to protect and preserve the shoreline and waterfront area(s) associated with 403/402 Summer Rest Road. The property's shoreline demonstrates a steep gradient from the upland portion down to the waters edge, and the property owner would like to maximize the property's potential

Pursuant to City Code Chapter 18, Land Development Code Section 18-286(E), Standards for water dependent structures, the BOARD OF ADJUSTMENT is authorized to grant a variance to allow a bulkhead within the conservation resource setback or buffer provided the following findings are met. Write a thorough response to each of these items.

1. The property has an identifiable erosion problem or has unusual features, such as a steep bank;
2. The North Carolina Division of Coastal Management has documented the need for shoreline stabilization within the protective buffer;

3. The shoreline stabilization measure extends beyond the buffer no more than necessary to
 - a) resolve the hardship resulting from unusual features
 - b) align with adjacent shoreline stabilization measures, and
 - c) allow backfill of the area eroded in the year before the date of the permit application; and
4. The shoreline stabilization measure will not significantly impair the public trust rights or damage adjacent waterfront properties.

ATTACH PLOT PLAN DESCRIBING VARIANCE REQUEST

PROPERTY LOCATION INFORMATION

Street address of subject property _____

Tax Parcel Number of subject property PID: R05710-0002-057-000, PID: R05710-002-023-000

ATTACH TAX PARCEL & OWNERSHIP INFORMATION FOR ADJACENT PROPERTIES
(Include stamped, self-addressed envelopes)

APPLICANT INFORMATION
Name/Address/Telephone/Email

OWNER INFORMATION
Name/Address/Telephone/Email

Agent: Name: Jason Dail dba Coastal Permitting Specialist, LLC

Heather C. Warren

Address: 1423 Setter Ct. Wilm., NC 28411

403 Summer Rest Road, Wilm., NC 28405

Phone #: _____

Email: _____

ATTACH AGENT FORM IF THE APPLICANT IS NOT THE OWNER

DATE 3/19/2026

APPLICANT'S SIGNATURE Jason Dail (agent)



Coastal Permitting Specialist, LLC

1423 Setter Court
Wilmington, NC 28411
Ph: [REDACTED]

Email: [REDACTED]

Date: March 17, 2026

City of Wilmington, Dept. of Planning & Development
C/o Brian Chambers
929 N. Front Street
Wilmington, NC 28401

Re: Heather C. Warren
403/402 Summer Rest Road
Wilmington, NC 28405

Dear Mr. Chambers:

Ms. Heather Warren is applying for a Variance from the City of Wilmington's Land Development Code or other applicable regulations. Specifically, the applicant is seeking relief from Chapter 18, Article 6, Division III, Section 18-341(d)(6)(a) of the Land Development Code, as it pertains to "Bulkheads".

Pursuant to City Code Chapter 18, Land Development Code Section 18-286(E), Standards for water dependent structures, the BOARD OF ADJUSTMENT is authorized to grant a variance to allow a bulkhead within the conservation resource setback or buffer provided the following findings are met. In the "**Response**", I have addressed the four (4) criteria for consideration, as described below.

1. The property has an identifiable erosion problem or has unusual features, such as a steep bank;
2. The North Carolina Division of Coastal Management has documented the need for shoreline stabilization within the protective buffer;
3. The shoreline stabilization measure extends beyond the buffer no more than necessary to
 - a) resolve the hardship resulting from unusual features
 - b) align with adjacent shoreline stabilization measures, and
 - c) allow backfill of the area eroded in the year before the date of the permit application; and
4. The shoreline stabilization measure will not significantly impair the public trust rights or damage adjacent waterfront properties.

In response to meeting the Board of Adjustment's requirements, the following information is being provided.

1. The property has an identifiable erosion problem or **has unusual features, such as a steep bank.**

Petitioner’s response: The property located at 403/402 Summer Rest Road, Wilmington, NC 28405, which is the subject of this variance request, has a significant change in elevation within the Coastal Resource/Conservation Overlay District (COD). Within the COD, the elevation of the property rises from near 0.0’ (along the waters edge) to approximately 15.0’, according to the North Carolina Division of Coastal Management’s (NCDCM) interactive map viewer. **The significant change in elevation along the property’s shoreline, (as shown in the attached “at grade level” photos) creates an “unusually steep bank”, thereby eliminating certain uses within this area, that otherwise could be attained. It is for this reason; the Petitioner is seeking a variance to stabilize the shoreline.**

2. The North Carolina Division of Coastal Management (NCDCM) has documented the need for shoreline stabilization within the protective buffer;

Response: On January 13, 2026, the Petitioner obtained CAMA Major Permit No. 6-26 for the demolition and reconstruction of a private pier and docking facility located at 403/402 Summer Rest Road, Wilmington, NC 28405. It is under this active CAMA major permit that the Petitioner has requested a “minor” modification for the installation of a new vinyl bulkhead along the property’s shoreline.

Prior to submitting a request for modification to CAMA Permit No. 6-26, the Petitioner’s agent (Coastal Permitting Specialist, LLC) met on-site with staff from the NCDCM (3/5/2026). The purpose of the site visit was to locate the adjacent wetlands and evaluate the need for shoreline stabilization. The agent was informed by NCDCM, they could apply for a permit modification to install a new vertical bulkhead, upland of the existing wetlands located adjacent to the upland area, to protect the shoreline from future erosion. Although the NCDCM has not yet issued a permit modification allowing shoreline stabilization, the request has been submitted, and it is anticipated that a favorable decision will be forthcoming within the upcoming weeks. Through this process, the Petitioner has demonstrated there would be no wetlands or open water impacts resulting from the proposal. Furthermore, as designed, the project would remain consistent with the Shoreline Protection “PURPOSE” identified in 15A NCAC 07H .1101, CAMA General Permit for Bulkheads and Rip-Rap Revetments.

3. The shoreline stabilization measure extends beyond the buffer no more than necessary to:
a) resolve the hardship resulting from unusual features:

Response: As designed, the proposed bulkhead would be located along the waterward toe of the existing erosion escarpment, just above the “404” type wetland boundary, thereby reducing the amount of impacts within the resource buffer. The bulkhead would measure approximately 98’ in length along the shoreline and would turn back 90-degrees inside the side property lines, and continue another 40’ before terminating into the upland area. As designed, the proposed bulkhead would be approximately 1’-1.5’ in width. The location and footprint of the proposed wall would safeguard against future erosion within the Resources Areas the City of Wilmington is tasked to project.

Heather C. Warren
Variance Request – Bulkhead
Page 3 of 3
March 17, 2026

b) align with adjacent shoreline stabilization measures, and

Response: If authorized, **the new bulkhead would be situated in an area consistent with other shoreline stabilization features located along Summer Rest Road.** The new bulkhead would be entirely located within the Petitioner’s property boundaries and would not encroach on/in any adjacent wetlands or open water areas. The new bulkhead would align to the greatest extent with the adjacent shoreline stabilization measures (i.e. adjacent bulkhead, retaining walls, etc.).

c) allow backfill of the area eroded in the year before the date of the permit application; and

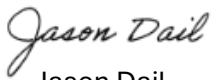
Response: **Immediately following completion of the bulkhead, the area would be backfilled and seeded/sodded to stabilize the landscape and prevent any additional run-off.** Additionally, adequate sedimentation and erosion control measures would be installed to prevent run-off onto the adjacent properties, or into the adjacent wetlands and waterways.

4. The shoreline stabilization measure will not significantly impair the public trust rights or damage adjacent waterfront properties.

Response: As designed, the proposed bulkhead would be located landward of the existing wetland resource(s) and **would not impair the public trust rights, nor would the bulkhead damage any adjacent waterfront properties.**

If you have any questions on this project, please call me at [REDACTED], or e-mail me at [REDACTED].

Sincerely,



Jason Dail
CPS, LLC

PROPOSED BULKHEAD INSTALLATION:

Applicant: Heather C. Warren

Location: 402 Summer Rest Road, Wilmington, NC 28405

CAMA Major Permit Modification: Permit No. 6-26

Shoreline Length = ~100'

Proposed bulkhead length = 178' (inc. wing walls)

Property Owner/Applicant(s): Heather C. Warren

Property Address: 402 Summer Rest Road, Wilmington, NC 28405

Mailing Address: 403 Summer Rest Road, Wilmington, NC 28405

Vicinity Map



Scale: 1" = 40'

Sheet 1 of 2

Date: 3/16/2026

Drone Imagery per CPS, LLC - 3/10/2026
Property Lines per NHC GIS

NOTE: This site map is for preliminary review and CAMA permitting purposes only. The information presented was prepared using aerial imagery and other site plan data, with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property, utility and easement lines). A formal boundary survey is recommended prior to site development.

Prepared by:

Coastal Permitting Specialist, LLC

Jason Dail, Owner

1423 Setter Court

Wilmington, NC 28411

Ph: [REDACTED]

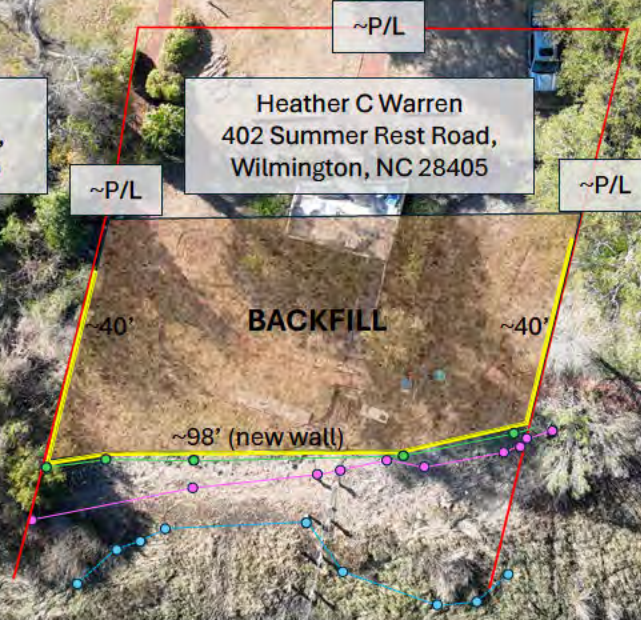
Email: [REDACTED]



Mathias Epstein
PT BLK 2 Summer Rest,
Wilmington, NC 28405

Heather C Warren
402 Summer Rest Road,
Wilmington, NC 28405

James & Janice Powell
406 Summer Rest Road,
Wilmington, NC 28405



BACKFILL

~98' (new wall)

~40'

~40'

Legend:

- ~ Property Line - ———
- ~ Coastal Wetlands - ———
- ~ Normal High Water - ———
- ~ "404" Wetlands - ———
- ~ Proposed Bulkhead - ———

NOTE: Coastal Wetlands and Normal High Water Flagged by DCM on 3/5/2026. "404" Wetlands Delin. By CPS, LLC on 3/10/26

- Legend:**
- ~ Property Line - —
 - ~ Coastal Wetlands - —
 - ~ Normal High Water - —
 - ~ "404" Wetlands - —
 - ~ Proposed Bulkhead - —

Heather C Warren
402 Summer Rest Road,
Wilmington, NC 28405

~P/L

~P/L

~P/L

~40'

BACKFILL

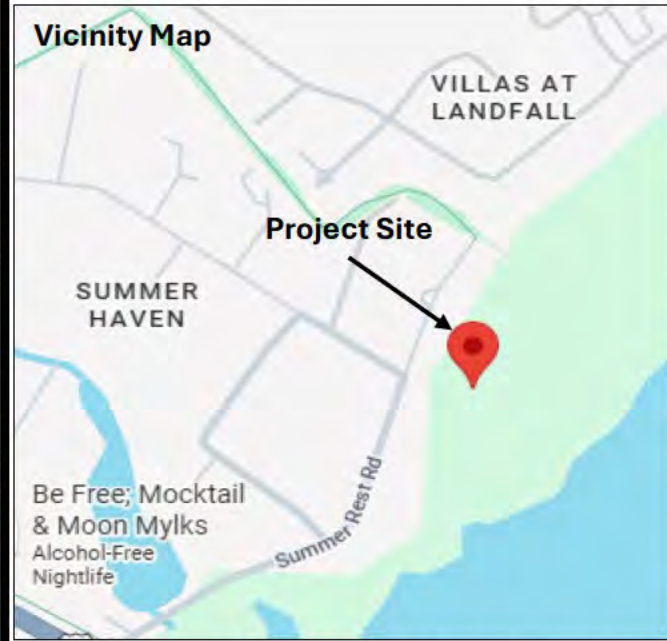
~40'

~98 (new wall)

**PROPOSED BULKHEAD
INSTALLATION:**
Applicant: Heather C. Warren
Location: 402 Summer Rest Road, Wilmington, NC 28405
CAMA Major Permit Modification: Permit No. 6-26
Shoreline Length = ~100'
 Proposed bulkhead length = 178'
 (inc. wing walls)

NOTE: Coastal Wetlands and Normal High Water Flagged by DCM on 3/5/2026. "404" Wetlands Delin. By CPS, LLC on 3/10/26

Property Owner/Applicant(s): Heather C. Warren
Property Address: 402 Summer Rest Road, Wilmington, NC 28405
Mailing Address: 403 Summer Rest Road, Wilmington, NC 28405



Scale: 1" = 20' Sheet 2 of 3 Date: 3/16/2026

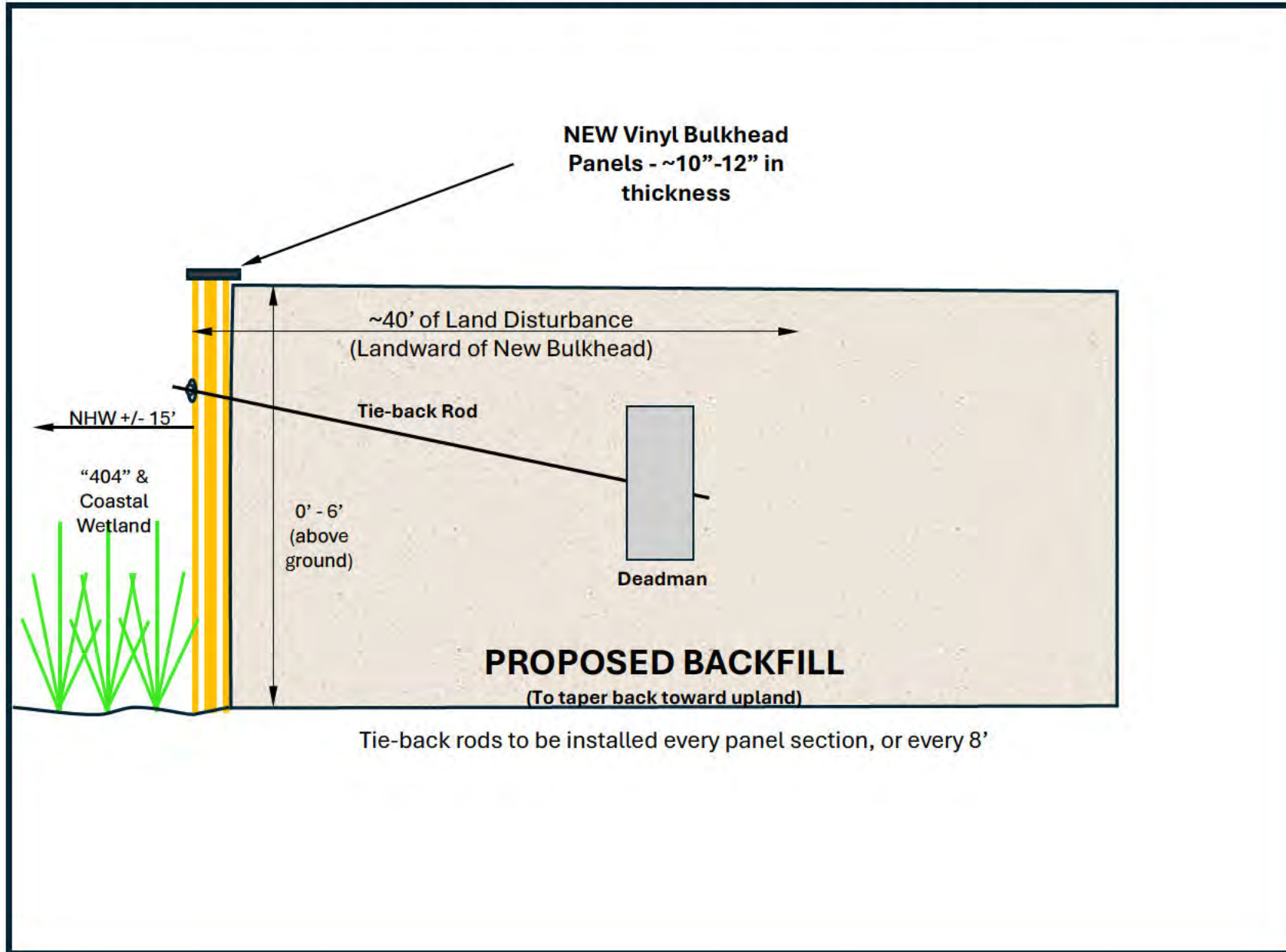
Drone Imagery per CPS, LLC - 3/10/2026
 Property Lines per NHC GIS

NOTE: This site map is for preliminary review and CAMA permitting purposes only. The information presented was prepared using aerial imagery and other site plan data, with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property, utility and easement lines). A formal boundary survey is recommended prior to site development.

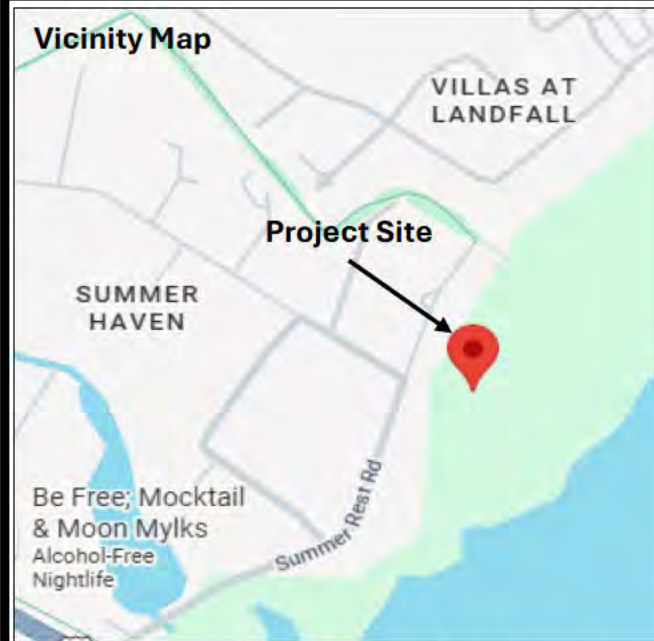
Prepared by:
Coastal Permitting Specialist, LLC
 Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: [REDACTED]
 Email: [REDACTED]



BULKHEAD CROSS SECTION (Modification Request to CAMA Permit No. 6-26)



Property Owner/Applicant(s): Heather C. Warren
Property Address: 402 Summer Rest Road, Wilmington, NC 28405
Mailing Address: 403 Summer Rest Road, Wilmington, NC 28405



Scale: NTS	Sheet 3 of 3	Date: 3/16/2026
------------	--------------	-----------------

CROSS SECTION DWG.

NOTE: This site map is for preliminary review and CAMA permitting purposes only. The information presented was prepared using aerial imagery and other site plan data, with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property, utility and easement lines). A formal boundary survey is recommended prior to site development.

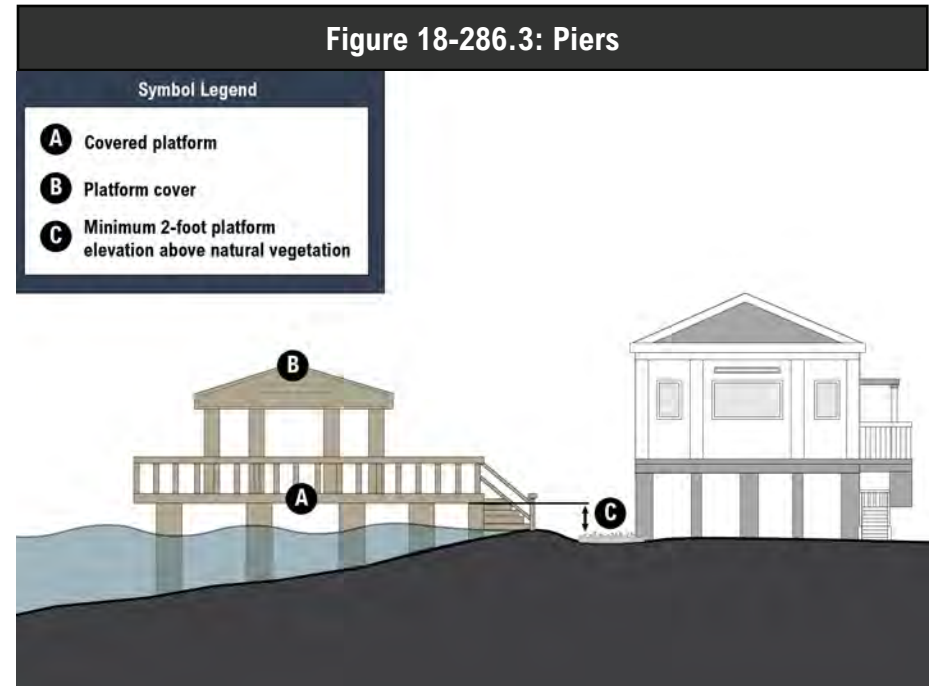
Prepared by:
Coastal Permitting Specialist, LLC
Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: [REDACTED]
 Email: [REDACTED]





E. Standards for water-dependent structures:

1. The board of adjustment may authorize a waiver to allow a bulkhead, rip-rap revetment, or similar erosion control device within the required buffer or resource setback area if all of the following are met:
 - a. The property has an identifiable erosion problem or has unusual features, such as a steep bank;
 - b. The North Carolina Division of Coastal Management has documented the need for shoreline stabilization within the protective buffer;
 - c. The shoreline stabilization measure extends beyond the buffer no more than necessary to:
 - i. Resolve the hardship resulting from unusual features;
 - ii. Align with adjacent shoreline stabilization measures; and
 - iii. Allow backfill of the area eroded in the year before the date of the permit application.
 - d. The shoreline stabilization measure will not significantly impair public trust rights or damage adjacent waterfront properties.
2. Living shorelines permitted:
 - a. If site conditions allow, the landowner shall first consider a shoreline stabilization method that uses native vegetation alone.
 - b. If native vegetation is not sufficient, natural or artificial sills may be used in conjunction with the vegetation to help reduce eroding shorelines, enhance coastal habitat, and promote resource development within the conservation



resource setbacks.

3. Piers, platforms, floating docks, and other water-dependent access structures are permitted subject to the following conditions (see figures 18-286.3: Piers and 18-286.4: Water-dependent structures).
 - a. Residential fixed piers shall be no wider than six feet.
 - b. Residential lots with less than 70 linear feet of shoreline may be allowed an uncovered platform up to 144 square feet. Such platforms shall be raised a minimum of two feet above natural vegetation.
 - c. Residential lots with 70 linear feet or more of shoreline may be allowed a covered platform up to 200 square feet. Such platforms shall be raised a minimum of two feet above natural vegetation.

(6) *Standards for water-dependent structures:*

- a. The board of adjustment may authorize a variance to allow a bulkhead, rip-rap revetment, or similar erosion control device within the required buffer or resource setback area if all of the conditions below are met:
 - i. The property has an identifiable erosion problem or has unusual features, such as a steep bank;
 - ii. Coastal management has documented the need for shoreline stabilization within the conservation resource buffer;
 - iii. The shoreline stabilization measure extends beyond the buffer no more than necessary to: 1) resolve the hardship resulting from unusual features; 2) align with adjacent shoreline stabilization measures; or 3) allow backfill of the area eroded in the year before the date of the permit application; and
 - iv. The shoreline stabilization measure will not significantly impair public trust rights or damage adjacent waterfront properties.
- b. Living shorelines permitted:
 - i. If site conditions allow, the landowner should first consider a shoreline stabilization method that uses native vegetation alone.
 - ii. If native vegetation is not sufficient, natural or artificial sills may be used in conjunction with the vegetation to help reduce eroding shorelines, enhance coastal habitat, and promote resource development within the conservation resource setbacks.
- c. Piers, platforms, floating docks, and other water-dependent access structures are permitted subject to the following conditions:
 - i. Residential fixed piers shall be no wider than six (6) feet.
 - ii. Residential lots with less than seventy (70) linear feet of shoreline are allowed an uncovered platform up to one hundred forty-four (144) square feet. Such platforms shall be raised a minimum of two (2) feet above natural vegetation.
 - iii. Residential lots with seventy (70) linear feet of shoreline or more are allowed a covered platform up to two hundred (200) square feet. Such platforms shall be raised a minimum of two (2) feet above natural vegetation.
 - iv. The combined square footage of all pier, platform, and floating dock area, excluding a six (6) foot wide access pier that runs generally perpendicular to the shoreline, shall not exceed four (4) square feet per linear foot of shoreline, up to a maximum of eight hundred (800) square feet. Any portion of a pier or access path that is covered shall be included in combined square footage calculation.
 - v. Floating docks may exceed six (6) feet in width, up to eight (8) feet maximum, if encapsulated by a hard shell or equivalent material designed to minimally impact the resource.
 - vi. Community boating facilities are allowed a covered or uncovered platform up to two hundred fifty-six (256) square feet in area and a combined square footage of all pier, platform, and floating dock area up to eight (8) square feet per linear foot of shoreline, up to a maximum of two thousand (2,000) square feet. The linear footage shall be determined by adding the lengths of shoreline of all waterfront lots within the community.

ARTICLE 7. DIVISION 3.

BOARDS, COMMISSIONS, AND COMMITTEES

Section 18-615: Board of adjustment

A. Establishment

The board of adjustment is established to fulfill the duties and powers prescribed by the city of Wilmington Code of Ordinances and by NCGS 160D-302.

B. Appointment and tenure

1. The board shall consist of five members and two alternate members, who shall be citizens and residents of the city, holding no other public office under the city government, and shall be appointed by the city council.
2. All members shall be appointed for staggered terms of three years, to serve in accordance with the city council policy on boards and commissions then in effect.
3. Alternate members shall be appointed for the same term, at the same time, and in the same manner as regular members. Each alternate member serving on behalf of any regular member has all the powers and duties of a regular member.
4. All appointments to fill vacancies shall be for the unexpired period of the term.

C. Compensation

Members of the board shall serve without compensation and may be removed by the city council at any time.

D. Organization

1. The board shall hold meetings in accordance with its rules of procedure for the purpose of transacting its duties assigned in this chapter and shall maintain a public record of its actions.

2. Rules of procedure shall be adopted by the board for the conduct of its business and for the election of its officers. The city council shall approve the rules of procedure and any amendments prior to implementation.
3. All meetings held by the board shall be held in accordance with the North Carolina open meetings law.
4. The board shall keep minutes of its proceedings suitable for review in court showing:
 - a. The factual evidence presented to the board by all parties concerned;
 - b. The findings of fact and the reasons for the determinations by the board; and
 - c. The vote of each member, or if absent or failing to vote indicating such fact, all of which shall be public record and be filed with the secretary to the board.

E. Duties

1. The board shall hear and decide all matters upon which it is required to pass under any statute or development regulation.
2. The concurring vote of four-fifths of the board shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari. Vacant positions on the board and members who are disqualified from voting on the quasi-judicial matter shall not be considered members of the board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.



CAMA DREDGE & FILL GENERAL PERMIT

No 99868

A B C D

Previous permit _____

Date previous permit issued _____

New Modification Complete Reissue Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

15A NCAC 07H.1100 Rules attached. General Permit Rules available at the following link: www.deq.nc.gov/CAMARules

Applicant Name Heather Warren
Address 402 Summer Rest Rd
City Wilmington State NC ZIP 28405
Phone # _____
Email _____

Authorized Agent Coastal Permit
Project Location (County): New Hanover
Street Address/State Road/Lot # 402 Summer Rest Rd.
Subdivision _____
City Wilmington ZIP 28405

Affected CW EW PTA ES PTS
AEC(s): OEA IHA UW SPIMA PWS
ORW: yes PNA: yes

Adj. Wtr. Body AEWW (natural/unk)
Closest Maj. Wtr. Body AEWW

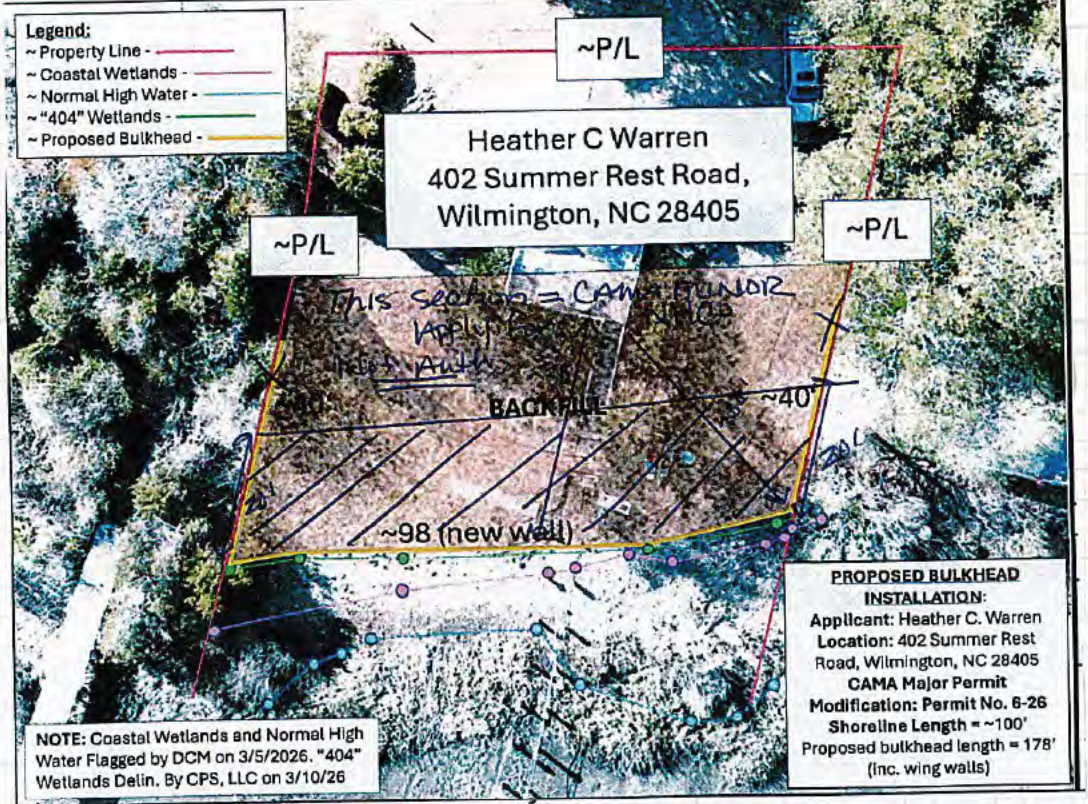
Type of Project/Activity Install new bulkhead landward of Coastal Wetlands. (Scale 1:1)

Shoreline Length +/- 100'
Access Length +
Pier (dock) length _____
Fixed Platform(s) _____
Floating Platform(s) _____
Finger pier(s) _____
Total Platform area _____
Groin length/# _____
Bulkhead/Riprap length ~98'
Avg distance offshore 0
Breakwater/Sill _____
Max distance/length _____
Basin, channel _____
Cubic yards _____
Boat ramp _____
Boathouse/ Boatlift _____
Beach Bulldozing _____
Other wing walls 2x20'

SAV observed: yes
Moratorium: n/a yes
Site Photos: yes
Riparian Waiver Attached: yes

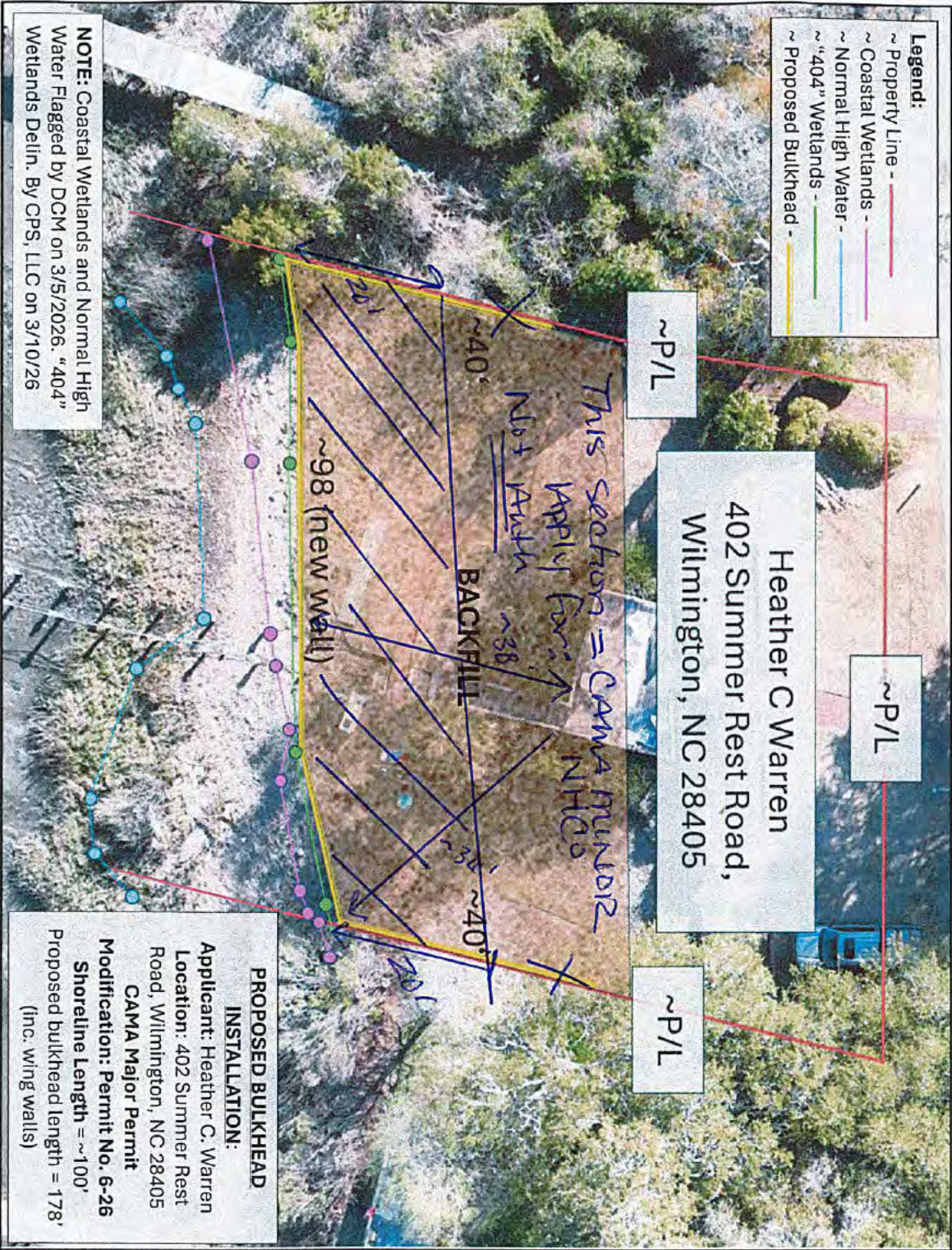
A building permit/zoning permit may be required by: New Hanover County / City of Wilmington
Permit Conditions No filling of any wetlands is authorized. This permit does not authorize, whether or remaining wall greater than 20' landward of the authorized bulkhead.

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial)
X Jason Dail (agent)
Agent or Applicant PRINTED Name
Jason Dail
Signature **Please read compliance statement on back of permit**
Application Fee(s) \$474.00 Check #/Money Order 1299
Permit Officer's PRINTED Name Tam MacPherson for Phil D'Angelo
Signature Tam MacPherson
Issuing Date 4/8/20 Expiration Date 8/8/20



- T&R/PAM/NEUSE/BUFFER (circle one)
- See note on back regarding River Basin rules
- See additional notes/conditions on back

- Legend:**
- ~ Property Line - [Red line]
 - ~ Coastal Wetlands - [Blue line]
 - ~ Normal High Water - [Green line]
 - ~ "404" Wetlands - [Purple line]
 - ~ Proposed Bulkhead - [Yellow line]



NOTE: Coastal Wetlands and Normal High Water Flagged by DCM on 3/5/2026. "404" Wetlands Delin. By CPS, LLC on 3/10/26

PROPOSED BULKHEAD INSTALLATION:
Applicant: Heather C. Warren
Location: 402 Summer Rest Road, Wilmington, NC 28405
CAMA Major Permit Modification: Permit No. 6-26
Shoreline length = ~100'
Proposed bulkhead length = 178'
 (inc. wing walls)

Property Owner/Applicant(s): Heather C. Warren
Property Address: 402 Summer Rest Road, Wilmington, NC 28405
Mailing Address: 403 Summer Rest Road, Wilmington, NC 28405



Scale: 1" = 20' **Sheet 2 of 3** **Date: 3/16/2026**

Drone Imagery per CPS, LLC - 3/10/2026
 Property Lines per NHC GIS

NOTE: This site map is for preliminary review and CAMA permitting purposes only. The information presented was prepared using aerial imagery and other site plan data, with limited ground truthing. All alignments depicted are approximations based on non-surveyed features and boundaries (including property, utility and easement lines). A formal boundary survey is recommended prior to site development.

Prepared by:
Coastal Permitting Specialist, LLC
 Jason Dail, Owner
 1423 Setter Court
 Wilmington, NC 28411
 Ph: [Redacted]
 Email: [Redacted]

