



# Wysocking Wildlife Sanctuary, Inc. Property

CAMA Estuarine Waters AEC End

## Legend

-  End of Estuarine Waters AEC
-  Estuarine Waters

End of Estuarine Waters AEC

MERRIMON ROAD

Google Earth

Image © 2024 Airbus

1000 ft





**Real Estate Service**



**& Associates**

## *Nelson G. Paul & Associates*

*Nelson Paul*

*Cell/Text: 919.271.8900*

*E-mail: Nelson@NelsonPaul.com*

*Dianna G. Paul*

*Cell/Text: 919.271.8901*

*E-mail: Dianna@NelsonPaul.com*



November 26, 2024

Richard Mahoney, Field Officer  
NC Division of Coastal Management  
400 Commerce Avenue  
Morehead City, NC 28557  
(By Email - Richard.Mahoney@deq.nc.gov)

Subject: Request for CAMA Jurisdictional Determination  
CAMA Estuarine Waters AEC End  
Wysocking Wildlife Sanctuary, Inc. Property  
3347 Highway 70 Beaufort, Beaufort, NC 28516

Dear Richard Mahoney,

In way of background, Nelson G. Paul and Associates is the listing agent for the Wysocking Wildlife Sanctuary, Inc. property located at 3347 Highway 70 Beaufort, Beaufort, NC 28516. The property consists of 800 acres. A full description with the approximate property lines can be viewed at the website NelsonPaul.com.

It is clearly understood that the development of any coastal property involves many different investigations, including CAMA Area of Environmental Concern determinations and 404 wetland delineations, along with many other approvals, licenses and permits, prior to a project commencing.

However, a question has come up in regard to our initial project planning that requires a substantive answer. At the same time it is understood that this is NOT the only CAMA acknowledgment that will be required moving forward.

The question involves how the CAMA Estuarine Waters AEC applies to this portion of the tract. In particular, because the Estuarine Waters AEC comes with the Coastal Shorelines AEC, it is important for our planning purposes to know exactly where the Estuarine Waters AEC ceases to be in effect.

The attached maps show the location of a tributary entering the Wysocking property from the east. As you can see on the maps, this is a natural tributary that crosses under Merrimon Road through culverts and ends in the farm fields.

Our understanding is that the Estuarine Waters AEC consists of “bays, sounds, rivers and tributaries” (NCGS 113A-113 (b) (2)). The location shown on the map is an indication of where this natural tributary extends into the property and where it subsequently ends.

*To: Richard Mahoney, Field Officer, NC Division of Coastal Management  
November 26, 2024*

This letter is to request your concurrence with this assessment of where the CAMA Estuarine Waters AEC ceases to be in effect, in order for us to move forward with our preliminary project planning.

If you need any additional information in regard to this request, do not hesitate to contact me.

Thank you!

Cordially,

A handwritten signature in black ink, appearing to read "Nelson G. Paul". The signature is fluid and cursive, with the first name "Nelson" being the most prominent.

Nelson G. Paul, NC Real Estate Broker  
[Nelson@NelsonPaul.com](mailto:Nelson@NelsonPaul.com)  
(919) 271-8900 (Cell/Text)  
NelsonPaul.com



CC: Heather Styron, Morehead City District Manager, NC Division of Coastal Management  
(By Email - [heather.m.styron@deq.nc.gov](mailto:heather.m.styron@deq.nc.gov))



# Wysocking Wildlife Sanctuary, Inc. Property

Location Map - CAMA Estuarine Waters AEC End

**Legend**

-  End of Estuarine Waters AEC
-  Estuarine Waters

End of Estuarine Waters AEC  
MERRIMON ROAD

HIGHWAY 70

**EAST CARTERET HIGH SCHOOL**

HIGHWAY 70

Google Earth

Image © 2024 Airbus

2000 ft Thomas Cre





**Subject** RE: [External] Request for CAMA Estuarine Waters AEC End Determination - Wysocking Wildlife Sanctuary, Inc. Property

**From** Mahoney, Richard <Richard.Mahoney@deq.nc.gov>

**To** Nelson Paul <Nelson@nelsonpaul.com>

**Cc** Styron, Heather M. <heather.m.styron@deq.nc.gov>

**Date** 2024-11-27 14:09



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Hi Nelson,

In terms of CAMA there are a few things that would need to be determined onsite. I would to determine the Normal High Water which is where the tides inundate two times a day during a normal high tide event. From the Normal High Water line this is where the 30' and 75' buffers would be pulled off of. The only other area CAMA would have jurisdiction is if there is Coastal Wetlands present within or outside of these buffer areas.

Hope this helps clarify what you are needing.

Richard Mahoney  
Field Representative  
Division of Coastal Management  
400 Commerce Avenue Morehead City, 28557  
Mobile: 252-240-9497  
[Richard.Mahoney@deq.nc.gov](mailto:Richard.Mahoney@deq.nc.gov)  
<http://www.deq.nc.gov/>  
Find a Field Rep ([arcgis.com](http://arcgis.com))

-----Original Message-----

From: Nelson Paul <[Nelson@nelsonpaul.com](mailto:Nelson@nelsonpaul.com)>

Sent: Wednesday, November 27, 2024 1:40 PM

To: Mahoney, Richard <[Richard.Mahoney@deq.nc.gov](mailto:Richard.Mahoney@deq.nc.gov)>

Cc: Styron, Heather M. <[heather.m.styron@deq.nc.gov](mailto:heather.m.styron@deq.nc.gov)>

Subject: Re: [External] Request for CAMA Estuarine Waters AEC End Determination - Wysocking Wildlife Sanctuary, Inc. Property

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Hi Richard,

I'm having a hard time understanding your references to Normal High Water.

The definition of the Estuarine Waters AEC in the CAMA Statute and the CRC Administrative Code has NO reference to Mean High Water or Normal High Water in making the Estuarine Waters AEC determination. The law and the rule both reference "tributaries," and the point marked on the map in my letter is where this tributary ends.

If you believe this is NOT the landward extent of the Estuarine Waters AEC, then I need to have that in writing.

Has DCM issued any formal guidance explaining the rationale for using the Normal High Water for making these decisions where it involves ditches



dug entirely into high ground? This would be an expansion of jurisdiction that I don't think was originally contemplated under the CAMA.

I will be happy to meet with you at this location at your earliest convenience. Where do I get the form for the owner to sign?

Thank you!

Cordially,  
Nelson  
Sent from my iPhone

On Nov 27, 2024, at 1:09 PM, Mahoney, Richard <[Richard.Mahoney@deg.nc.gov](mailto:Richard.Mahoney@deg.nc.gov)> wrote:

Hi Nelson,

This email is my response to what you are asking for. I am happy to assist the applicant by coming onsite and looking at Normal Water Level and Coastal Wetlands to give them a better idea of where CAMA's jurisdiction is on the property but will need permission from the property owner to do so. Once I receive the permission to do so we can coordinate a time to come onsite and look at it.

Thanks

Richard Mahoney  
Field Representative  
Division of Coastal Management  
400 Commerce Avenue Morehead City, 28557  
Mobile: 252-240-9497  
[Richard.Mahoney@deg.nc.gov](mailto:Richard.Mahoney@deg.nc.gov)  
<http://www.deg.nc.gov/>  
Find a Field Rep (arcgis.com)

-----Original Message-----

From: Nelson Paul <[Nelson@nelsonpaul.com](mailto:Nelson@nelsonpaul.com)>  
Sent: Wednesday, November 27, 2024 1:03 PM  
To: Mahoney, Richard <[Richard.Mahoney@deg.nc.gov](mailto:Richard.Mahoney@deg.nc.gov)>  
Cc: Styron, Heather M. <[heather.m.styron@deg.nc.gov](mailto:heather.m.styron@deg.nc.gov)>  
Subject: Re: [External] Request for CAMA Estuarine Waters AEC End Determination - Wysocking Wildlife Sanctuary, Inc. Property

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I need a letter response, if you don't mind.  
Sent from my iPhone

On Nov 27, 2024, at 12:20 PM, Mahoney, Richard <[Richard.Mahoney@deg.nc.gov](mailto:Richard.Mahoney@deg.nc.gov)> wrote:

Hi Nelson,

I am happy to meet someone out there to look at Normal High Water to help you guys out. I would need written permission from the property owner to be able to access the property. Once we have the written permission from the property owner we can work out a time and date to meet onsite



and look at everything. On my end we can look at where Normal High Water is at (flag it if needed) and look at the extent of coastal wetlands. A surveyor would be the ones to use these points to help determine where the 30' and 75' Buffers are placed for building. Hope this helps you and let me know how you would like to move forward.

Another option is for a surveyor to mark out where they feel the Normal High Water and Coastal Wetlands are present and for me to go onsite and confirm their flagging.

Thanks

Richard Mahoney  
Field Representative  
Division of Coastal Management  
400 Commerce Avenue Morehead City, 28557  
Mobile: 252-240-9497  
[Richard.Mahoney@deq.nc.gov](mailto:Richard.Mahoney@deq.nc.gov)  
<http://www.deq.nc.gov/>  
Find a Field Rep (arcgis.com)

-----Original Message-----

From: Nelson Paul <[Nelson@nelsonpaul.com](mailto:Nelson@nelsonpaul.com)>  
Sent: Wednesday, November 27, 2024 12:03 PM  
To: Mahoney, Richard <[Richard.Mahoney@deq.nc.gov](mailto:Richard.Mahoney@deq.nc.gov)>  
Cc: Styron, Heather M. <[heather.m.styron@deq.nc.gov](mailto:heather.m.styron@deq.nc.gov)>  
Subject: Re: [External] Request for CAMA Estuarine Waters AEC End Determination - Wysocking Wildlife Sanctuary, Inc. Property

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Hi Richard,

This is just a request for a jurisdictional determination regarding the limits of the Estuarine Waters AEC, on that particular tributary, for planning purposes.

Presently, there is no boundary survey for the property and the wetlands (CAMA or 404) have not been flagged. We are well aware that all of that is necessary and will follow later.

Thank you!

Cordially,  
Nelson

Sent from my iPhone

On Nov 27, 2024, at 11:33 AM, Mahoney, Richard <[Richard.Mahoney@deq.nc.gov](mailto:Richard.Mahoney@deq.nc.gov)> wrote:

Hi Paul,



Is there a survey for this property? Did anyone flag the wetland areas recently on the survey for me to confirm their flagging?

Thanks

Richard Mahoney  
Field Representative  
Division of Coastal Management  
400 Commerce Avenue Morehead City, 28557  
Mobile: 252-240-9497  
[Richard.Mahoney@deq.nc.gov](mailto:Richard.Mahoney@deq.nc.gov)  
<http://www.deq.nc.gov/>  
Find a Field Rep (arcgis.com)

-----Original Message-----

From: Nelson Paul <[nelson@nelsonpaul.com](mailto:nelson@nelsonpaul.com)>  
Sent: Tuesday, November 26, 2024 9:50 PM  
To: Mahoney, Richard <[Richard.Mahoney@deq.nc.gov](mailto:Richard.Mahoney@deq.nc.gov)>  
Cc: Styron, Heather M. <[heather.m.styron@deq.nc.gov](mailto:heather.m.styron@deq.nc.gov)>  
Subject: [External] Request for CAMA Estuarine Waters AEC End Determination - Wysocking Wildlife Sanctuary, Inc. Property

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Hi Richard,

Hope you are doing well this evening.

I am sending you this letter (attached) to request a jurisdictional determination as to where the Estuarine Waters AEC ends on a tributary at the Wysocking Wildlife Sanctuary, Inc. Property located just north of East Carteret High School.

We need a definitive determination on this issue in order to complete some preliminary planning for this tract.

If you have any questions, and should you need any additional information, please feel free to contact me.

Thank you!

Cordially,  
Nelson Paul, NC Real Estate Broker  
(919) 271-8900  
NelsonPaul.com

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