

**From:** [James Zizzo \(jzizzo@ec.rr.com\) Sent You a Personal Message](mailto:jzizzo@ec.rr.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 3:03:26 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

James Zizzo  
2304 Wrightsville Ave. #106  
Wilmington, NC 28403  
[jzizzo@ec.rr.com](mailto:jzizzo@ec.rr.com)  
(910) 762-6218

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**From:** [Lea Dixon](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] AEC for Jockey's Ridge State Park  
**Date:** Thursday, February 15, 2024 5:54:37 PM

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Hi,

My name is Lea Dixon and I am a teacher in Manteo, NC. I have been coming to the Outer Banks since the womb and have lived here for 12 years. When my son was learning to speak and talk, we would ride by the Wright Memorial and Jockey's Ridge and I would give him facts about the landmarks as we passed them. To this day, Dayton knows that Jockey's Ridge is the largest sand dune on the East Coast. He also knows that there is not only a putt-putt golf course underneath it, but a hotel, both of which are buried by the natural progression of sand and time. We walk our dog through the park on the backside of the state park by the water, where our black lab puppy learned to swim for the first time. I slid down the sand dune when I was little in a trash bag, while my son used his boogie board to do it 30 years later. It is one of the best places to hang glide in the US. It is one of the reasons tourists come to our area, but more importantly, it is a landmark that is the most visited park in all of NC. Why? Why? Would anyone in their right mind want to destroy this amazing feat of nature to build housing? Oh right, greed. The only correct answer is greed. No matter how the argument is framed, the answer is still greed.

Yes, the Outer Banks needs affordable housing like every other place in the nation. I am even a teacher with a teacher spouse and a child and we are about to be forced to move away from the OBX unless teachers are given raises by the state or the exorbitant insurance hikes do not go through. Despite our lack of financial security, we would move away before we would live in an affordable house built on the carcass of the most important landmark in the state. They have already built "affordable" housing in the OBX. Guess what, nothing new that has been built here under the guise of affordable housing is in the affordable range for two teachers with over 20 years of experience and family privilege. They tell us it will be affordable and then after the build raise the prices to \$400,000. The people behind pushing to develop Jockey's Ridge know they will get away with building "affordable" houses to once again just raise the cost.

Please do NOT allow greed to remove our AEC designation. If this happens, it will set a dangerous precedent that will lead to the domination of development over nature. Nothing will be sacred anymore.

Thank you,

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*Lea Dixon*  
Manteo High School  
9-12 English Teacher  
National Board Certified  
[dixonle@daretolearn.org](mailto:dixonle@daretolearn.org)



**From:** [britreston@aol.com](mailto:britreston@aol.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] CAMA Rules  
**Date:** Thursday, February 15, 2024 4:06:15 PM

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Dear MS. Willis,

I am writing in support of the CAMA rules to help protect what is left of our beautiful coastal Carolina region. Living in Emerald Isle has allowed us to appreciate what we have. We the public have to protect our coast from the exploitation of wall street developmental companies. They will destroy what is left of our limited coastal resources. Enough is enough. Please support CAMA. We need to be smart on how we manage our coast. It is a limited resource. Thank you for your time.

Sincerely,

Brian R Treston

**From:** [joel.foster.51@gmail.com](mailto:joel.foster.51@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] CAMA Rules  
**Date:** Tuesday, February 13, 2024 11:32:27 AM

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Ms. Angela Willis,

A friend of mine has made me aware of an issue/vote that will come before the NC legislature in the near future concerning CAMA rules. I would like to say that I agree to continue with the CAMA rules as these regulations are designed to ensure responsible and sustainable coastal development. These rules protect vital natural resources and maintain a necessary balance between development and conservation. This is no mere formality but a crucial step in protecting water quality that sustains marine life, supports our local economies, and the well-being of our coastal communities. We all have an obligation to save the waters that define our beautiful North Carolina coast.

Joel Foster

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**From:** [Kelvin Wannamaker](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] CAMA Rules  
**Date:** Tuesday, February 13, 2024 11:22:54 AM

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Ms. Angela Willis, I would like to say that I agree to continue with the CAMA rules as these regulations are designed to ensure responsible and sustainable coastal development. These rules protect vital natural resources and maintain a necessary balance between development and conservation. This is no mere formality but a crucial step in protecting water quality that sustains marine life, supports our local economies, and the well-being of our coastal communities. We all have an obligation to save the waters that define our beautiful North Carolina coast.

Kelvin Wannamaker



**From:** [Suzanne Wheatcraft](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] COMMENTS ON CAMA  
**Date:** Wednesday, February 14, 2024 12:33:28 PM

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The ongoing discourse on re-adopting CAMA rules is paramount for safeguarding water quality along North Carolina's coast. These rules are pivotal in regulating land and water use, ensuring responsible practices that directly impact water ecosystems. By setting clear guidelines for coastal development, the rules contribute to preventing pollution, preserving habitats, and maintaining the overall health of aquatic environments. The adoption of these rules is not just a bureaucratic formality; it is a crucial step in protecting the water quality that sustains marine life, supports local economies, and ensures the well-being of coastal communities. A careful consideration and endorsement of these rules underscore a commitment to preserving the pristine waters that define North Carolina's coastal identity.

--

**Suzanne Wheatcraft**  
**585-738-9085**

**From:** [Josalyn Corbett](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockeys ridge  
**Date:** Wednesday, February 14, 2024 5:48:09 PM

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hello I'm sending this email due to concern about trying to turn jockey's Ridge into housing. this was a place me and many of my Went to his children and hiked. This is A beautiful piece of land. There is no land to build on on the beach unless we start to turn state parks, like jockeys Ridge into land to build on. The Outer Banks is already overpopulated, and in the summer we don't enough workers. we don't need more housing. We need to take care of the state parks that are already here.



**From:** [Alyssa Walston](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockeys Ridge  
**Date:** Wednesday, February 14, 2024 4:18:14 PM

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Do not turn Jockeys Ridge into housing. It is considered a protected park and should be kept as such. It is an important part of the Outer Banks and protects us from flooding and most of us students like myself spend/spent a good amount of our childhood there. There needs to be way more consideration and appreciation not to mention protection for the only spaces we have that aren't already packed full of useless housing and rentals as well as businesses and other unnecessary buildings. The OBX isn't just a place for realty companies to buy/build rentals and vacation and make money. People live here and this is our home and some of the only things we have left to do that don't cost money to enjoy. Let this be known before the decision is made.

**From:** [Rahkim Selby](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockeys ridge  
**Date:** Wednesday, February 14, 2024 4:05:50 PM

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Do not turn jockeys ridge into housing

**From:** [M.Susan](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Strengthen CAMA Rules  
**Date:** Tuesday, February 13, 2024 11:38:08 AM

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Re-Adopt and **Strengthen** CAMA Rules.  
Safeguard Water Quality.  
Regulate Land Use.  
Protect natural resources, guide permit processes.  
Value Conservation over Development  
Prevent Pollution. Conserve Habitat.

I was Environmental Scientist for DCM 1980-82, then went sailing, got a doctorate, and taught Environmental Policy and Planning in college 30 years. Now I write poetry and garden.

thanks, Susan

Susan Schmidt, PhD  
1527 Ann St  
Beaufort, NC 28516  
(252) 269-0032  
susu@susanschmidt.net  
www.susanschmidt.net  
<https://www.the-efa.org/memberinfo/m-susan-schmidt-13097/>

**From:** [Stan Keeler](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] TEMPORARY RULES  
**Date:** Wednesday, February 14, 2024 4:16:29 PM

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I want to express my support of extending (keeping) the AEC status of Jockey's Ridge the Outer Banks! Jockey's Ridge is an anchor to our Outer Banks Tourist economy and any further degradation to it would negatively impact our economy!

Respectfully,  
**Stan Keeler**  
voice/text 630.803.6818  
[Stankeeler@gmail.com](mailto:Stankeeler@gmail.com)

**From:** [jeanlec@aol.com](mailto:jeanlec@aol.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 3:16:36 PM

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Please save Jockey's Ridge. It is a State Park and should be saved for the public to keep enjoying forever. My family has played there for years and do want my grandchildren to enjoy also.

Thank you

**From:** [Glenn Middleton \(glenn.davis.middleton@gmail.com\) Sent You a Personal Message](mailto:glenn.davis.middleton@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 8:27:19 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Glenn Middleton  
99 Apgar Road  
Candler, NC 28715  
[glenn.davis.middleton@gmail.com](mailto:glenn.davis.middleton@gmail.com)  
(828) 301-2074

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**From:** [Barry Nash \(barrywnash@aol.com\)](mailto:barrywnash@aol.com) Sent You a Personal Message  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, February 15, 2024 12:38:42 AM

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Dear NC Division of Coastal Management,

Protect our Shores and Waterways! They're not just ours- they belong to our children and grandchildren too!

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Barry Nash  
114 Hawthorne Drive  
Pine Knoll Shores, NC 28512  
[barrywnash@aol.com](mailto:barrywnash@aol.com)  
(440) 787-9212

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**From:** [Ralph Tramontano \(rrtramonjk@gmail.com\)](mailto:rrtramonjk@gmail.com) Sent You a Personal Message  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, February 15, 2024 10:17:40 PM

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Dear NC Division of Coastal Management,

North Carolina's most valuable resources are its coastal lands and waters. Protection of this area is essential if we are to maintain North Carolina's highly productive sport fishing industry and the state's extremely high recreational and esthetic value in general.

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Ralph Tramontano  
460 Bogue Loop Rd.  
Newport, NC 28570  
[rrtramonjk@gmail.com](mailto:rrtramonjk@gmail.com)  
(252) 764-2612

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**From:** [Richard LaPalme](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 1:13:16 PM

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Dear Director Miller,

The future economic health and enabling environmental infrastructure of North Carolina require the re-adoption of CAMA Rules. Rapid increase in population and an influx of business and real estate buyers are putting unsustainable pressure on our precious limited coastal environmental resources. Clean pristine coastal waters and a high functioning coastal wetland nursery areas are vital to a prospering population. We cannot sacrifice our limited and diminishing coastal resources in exchange for limited value special-interest consumption. Our coastal wetlands must be preserved for ALL succeeding generations, not consumed today by those who can afford todays land prices. Todays conversion of coastal wetlands into business and home parcels are not paying the price that future generations will bear at their loss.

Conversion of coastal wetlands is almost always a forever loss. Preservation of coastal wetlands is the only sensible forever action that should be taken at this time of our societal history.

Regards,  
Richard LaPalme  
Morehead City, NC

**From:** [Linda Kehew \(lmkehew@hotmail.com\)](mailto:lmkehew@hotmail.com) Sent You a Personal Message  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 6:46:53 PM

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Dear NC Division of Coastal Management,

PLEASE DO THE RIGHT THING FOR OUR COASTLINES AND REINSTATE THESE RULES!

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Linda Kehew  
211 Buckingham Dr., Winterville, NC 28590  
Greenville, NC 28590  
[lmkehew@hotmail.com](mailto:lmkehew@hotmail.com)  
(252) 364-2152

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**From:** [Karly Lohan \(kalohan101@gmail.com\) Sent You a Personal Message](mailto:kalohan101@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 3:54:26 PM

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Dear NC Division of Coastal Management,

As someone who has received their education on coastal policy issues in North Carolina and calls Onslow County home, CAMA rules are key to protecting our coastal ecosystems that make our beaches such an amazing place to visit, live, and do business. Please consider supporting highest-priority rules for NC's coastal management and efforts to restore CAMA.

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Karly Lohan  
717 Cattail Ct  
Jacksonville, NC 28540  
[kalohan101@gmail.com](mailto:kalohan101@gmail.com)  
(267) 328-7043

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**From:** [Peggy Fry \(real\\_folkie@yahoo.com\) Sent You a Personal Message](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, February 15, 2024 4:29:20 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Peggy Fry  
115 Pine Cone Rd  
Wilmington, NC 28409, NC 28409  
[real\\_folkie@yahoo.com](mailto:real_folkie@yahoo.com)  
(919) 685-5322

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**From:** [John Calhoun \(johnccalhoun@bellsouth.net\) Sent You a Personal Message](mailto:johnccalhoun@bellsouth.net)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, February 15, 2024 3:26:07 PM

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Dear NC Division of Coastal Management,

As our coastline has become increasingly populated and densely developed, the CAMA rules have served the indispensable purpose of protecting our vital coastal environment, wetlands, and estuaries. Now is clearly not the time to weaken them in any way. If anything, they should continue to be strengthened to protect our precious N.C. coastal resources!

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

John Calhoun  
1416 Brookstown Avenue  
Winston Salem, NC 27101  
[johnccalhoun@bellsouth.net](mailto:johnccalhoun@bellsouth.net)  
(336) 995-4084

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**From:** [Lora Sharkey](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 3:13:18 PM

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These comments are submitted to the N.C. Coastal Resources Commission.

I am offended that rules that provide the foundation for the protection of the public's common property, our shorelines, were lifted from the Coastal Management Act without consideration of how important those rules are to environmental management. As a North Carolina citizen, I want the rules to be reinstated and left unchanged. The Coastal Management Act benefits the greater community of North Carolina through protections and limitations on what disturbance can be performed in our water centric environments. Adoption of the Coastal Area Management Act 50 years ago moved North Carolina ahead of states that lack proactive management practices for coastal land. The CAMA rules have provided a means for environmental protective practices to be required, which is exactly what we need as humans continue to move into NC coastal counties.

Lora Sharkey  
432 Cades Trail  
Southport, NC 28461  
703-946-5333

**From:** [Izabella Baer](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 9:35:33 PM

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Jockeys Ridge is a cherished landmark of North Carolina. Removing Jockeys Ridge from the AEC designation is a huge mistake and will be detrimental to efforts towards continuing to protect the coast of North Carolina. We cannot allow this to happen, it's unacceptable. Nags Head has already been developed to death in the last twenty years, we cannot stop protecting Jockeys Ridge.

**From:** [Lisa Rider](#)  
**To:** [Willis, Angela](#)  
**Cc:** [Riley Lewis](#); [Miller, Tancred](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 4:20:07 PM

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Hi Angela,

I hope this finds you well this week.

Please submit the following as a public comment on "Temporary Rules":

Growing up and residing in coastal NC, I feel a deep sense of responsibility to protect these coastal areas of concern for future generations. The proposed temporary CAMA rules play a vital role in ensuring the sustainability of our unique environment, guiding responsible development, and preserving the delicate balance between progress and conservation. It's a commitment to safeguarding the legacy of our coastal heritage for the well-being of our community and the prosperity of generations to come.

The CAMA rules are pivotal in safeguarding North Carolina's coastal communities. These regulations are designed to ensure responsible and sustainable coastal development. By defining standards, policies, and guidelines, these rules protect vital natural resources, guide permit processes, and maintain the delicate balance between development and conservation. Their significance extends beyond local concerns, influencing federal consistency and funding under the Coastal Zone Management Act.

The ongoing debate surrounding CAMA rules holds profound implications for coastal fisheries in North Carolina. These rules establish policies governing land and water use in the coastal area. For fisheries, they provide essential guidelines for responsible development, ensuring the sustainable utilization of marine resources. The rules contribute to maintaining the health and balance of coastal ecosystems, a key factor in sustaining vibrant fisheries. Adoption of these rules are crucial for preserving the delicate harmony between development and the long-term well-being of coastal fisheries, influencing the trajectory of North Carolina's fishing industry and the ecological health of its waters.

These rules are pivotal in regulating land and water use, ensuring responsible practices that directly impact water ecosystems. By setting clear guidelines for coastal development, the rules contribute to preventing pollution, preserving habitats, and maintaining the overall health of aquatic environments. Adopting these rules is not just a bureaucratic formality; it is a crucial step in protecting the water quality that sustains marine life, supports local economies, and ensures the well-being of coastal communities. Careful consideration and endorsement of these rules underscore a commitment to preserving the pristine waters that define North Carolina's coastal identity.

Many thanks for your time and consideration.

Sincerely,

**Lisa Rider**  
**Executive Director**

910-330-3140 | [LisaR@coastalcarolinariverwatch.org](mailto:LisaR@coastalcarolinariverwatch.org)  
[www.CoastalCarolinaRiverwatch.org](http://www.CoastalCarolinaRiverwatch.org)





**[Donate to Protect the Quality of  
Water and Life in Coastal NC!](#)**

Our lab is now located in Bookhout at Duke University Marine Lab, in partnership with Duke Wetlands Center, 135 Duke Marine Lab Rd, Beaufort, NC 28516.

Mail:  
4915 Arendell Street  
Suite J, PMB 223  
Morehead City, NC 28557

**From:** [Tom Adkisson \(pivomaker@hotmail.com\) Sent You a Personal Message](mailto:pivomaker@hotmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, February 15, 2024 7:10:45 PM

---

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Dear NC Division of Coastal Management,

Reinstate CAMA Rules

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Tom Adkisson  
1398 Hannaford Road  
Winston-Salem, NC 27103  
[pivomaker@hotmail.com](mailto:pivomaker@hotmail.com)  
(336) 705-9919

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Christine Danell-Tepper \(howytepper@gmail.com\) Sent You a Personal Message](mailto:howytepper@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 2:59:10 PM

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Dear NC Division of Coastal Management,

It is simple common sense to establish rules that set responsible, sustainable policies for North Carolina's coastal management.

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Christine Danell-Tepper  
104 Lakeview Drive  
Greenville, NC 27858  
[howytepper@gmail.com](mailto:howytepper@gmail.com)  
(252) 558-6147

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**From:** [Barbara Capps \(bmodinoscapps@gmail.com\) Sent You a Personal Message](mailto:bmodinoscapps@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 2:26:27 PM

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Dear NC Division of Coastal Management,

Save the NC Eastern Coastland wildlife/Sea life/ beaches/ sound(ICWaterway) to remain free from UNHEALTHY PRACTICES and PROJECTS!!!  
REINSTATE CAMA RULES!!!!

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Barbara Capps  
143 NE 13th St.  
Oak Island, NC 28465  
[bmodinoscapps@gmail.com](mailto:bmodinoscapps@gmail.com)  
(910) 685-3120

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

Coastal Resources Commission

February 15, 2024

Dear Commissioners:

The Dare County Tourism Board, on behalf of the Friends of Jockey's Ridge, strongly supports the readoption of Area of Environmental Concern (AEC) status for Jockey's Ridge State Park. The recent decision by the Rules Review Commission to potentially remove this crucial designation poses a significant threat to the environmental integrity and long-term well-being of this unique coastal geologic formation.

Jockey's Ridge holds immense ecological, scientific, and cultural significance, making it a vital treasure that requires thoughtful preservation measures. The AEC designation, as outlined in 15A NCAC 07H .0507, acknowledges Jockey's Ridge as a unique coastal geologic formation and places it under environmental protection, emphasizing the importance of preventing uncontrolled or incompatible development that could jeopardize its irreplaceable features.

The benefits and protections offered by the AEC designation are indispensable for the preservation of Jockey's Ridge. One such advantage is the regulation that ensures sand migrating off the state property is replenished on the dune, maintaining its volume and preventing relocation or commercial sale. Furthermore, the AEC designation not only safeguards the park from undesirable development but also brings national attention, as evidenced by its listing on the National Park Service website.

During the recent public meeting held by the Coastal Resources Commission, Nags Head Mayor Ben Cahoon highlighted the urgency of the situation. An AEC requires a closer examination of proposed activities and intervention, providing time to consider the consequences of actions that could impact this environmental treasure. The national recognition garnered through the AEC designation further enhances the visibility of Jockey's Ridge, attracting over a half million visitors each year from across the country.

We understand the complexities surrounding the Rules Review Commission's actions and the challenges posed by changes in legislative law. However, we firmly believe that the reinstatement of the AEC status is crucial for the continued protection of Jockey's Ridge. It is our collective responsibility to preserve this natural landmark for future generations and ensure that it remains accessible for scientific, educational, and recreational purposes.

In conclusion, we urge the North Carolina Coastal Resources Commission to act swiftly and decisively in support of the readoption of AEC status for Jockey's Ridge State Park. Your commitment to preserving this unique coastal geologic formation is paramount in maintaining the ecological balance and cultural significance that Jockey's Ridge holds for the community and visitors alike.

Thank you for your attention to this matter, and we look forward to the continued protection of Jockey's Ridge State Park.

Sincerely,



Monica Thibodeau, Chair  
Dare County Tourism Board



Lee Nettles, Executive Director  
Outer Banks Visitors Bureau

**From:** [Simmons, Christy](#)  
**To:** [britreston@aol.com](mailto:britreston@aol.com)  
**Cc:** [Simmons, Christy](#); [Willis, Angela](#)  
**Subject:** Re: [External] CAMA rules  
**Date:** Thursday, February 15, 2024 4:25:51 PM

---

Good afternoon, Mr. Reston and thank you for your comment.

I am copying Ms. Angela Willis on this communication as she is the staff member receiving comments for the CRC.

Respectfully,  
Christy Simmons

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**From:** britreston@aol.com <britreston@aol.com>  
**Sent:** Thursday, February 15, 2024 4:10:17 PM  
**To:** Simmons, Christy <christy.simmons@deq.nc.gov>  
**Subject:** [External] CAMA rules

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Dear MS. Simmons,

I am writing in support of the CAMA rules to help protect what is left of our beautiful coastal Carolina region. Living in Emerald Isle has allowed us to appreciate what we have. We the public have to protect our coast from the exploitation of wall street developmental companies. They will destroy what is left of our limited coastal resources. Enough is enough. Please support CAMA. We need to be smart on how we manage our coast. It is a limited resource. Thank you for your time.

Sincerely,

Brian R Treston

-

**From:** [Jane Brody \(janekb@aol.com\) Sent You a Personal Message](mailto:janekb@aol.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 11:01:29 AM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Jane Brody  
3500 amber drive  
Wilmington, NC 28409  
[janekb@aol.com](mailto:janekb@aol.com)  
(516) 851-7166

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**From:** [Beverly Williams \(beverly.williams2@comcast.net\) Sent You a Personal Message](mailto:beverly.williams2@comcast.net)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 9:44:09 AM

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Dear NC Division of Coastal Management,

I believe that preserving our God given natural resources and natural habitat should not be an option or used as a negotiating chip. Please make it a priority to keep what little we have left. Respectfully yours, Beverly Williams

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Beverly Williams  
2705 Royal Dr  
Winterville, NC 28590  
[beverly.williams2@comcast.net](mailto:beverly.williams2@comcast.net)  
(224) 230-6824

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**From:** [Liz Becker \(lizmbecker@gmail.com\)](mailto:lizmbecker@gmail.com) Sent You a Personal Message  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 9:21:25 AM

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Dear NC Division of Coastal Management,

We need to protect our coast - it is imperative that we take action now!

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Liz Becker  
133 Wyndchase L  
Beaufort, NC 28516  
[lizmbecker@gmail.com](mailto:lizmbecker@gmail.com)  
(919) 599-3405

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**From:** [Sharlene Ackley \(sharlene@atmc.net\) Sent You a Personal Message](mailto:sharlene@atmc.net)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 9:06:41 AM

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Dear NC Division of Coastal Management,

Recently a developer want to build a new subdivision of 3,500 homes and townhomes in a sensitive drainage area in Brunswick co. Many other new construction developments are nibbling away at farm and forest land. Please help preserve our beautiful state!

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Sharlene Ackley  
3243 Marsh View Dr SW  
Supply, NC 28462  
[sharlene@atmc.net](mailto:sharlene@atmc.net)  
(910) 842-3836

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Barry Auman \(bauman@atmc.net\)](mailto:bauman@atmc.net) Sent You a Personal Message  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 8:40:04 AM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Barry Auman  
543 Sunset Lakes Blvd. SW  
Sunset Beach, NC 28468  
[bauman@atmc.net](mailto:bauman@atmc.net)  
(910) 579-1485

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**From:** [Doreen Livermon \(doreenlivermon@gmail.com\)](mailto:doreenlivermon@gmail.com) Sent You a Personal Message  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 8:38:38 AM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Doreen Livermon  
3115 Cleere Ct.  
Greenville, NC 27858  
[doreenlivermon@gmail.com](mailto:doreenlivermon@gmail.com)  
(252) 917-1510

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**From:** [Elizabeth Mathews \(emathews@currituck.k12.nc.us\) Sent You a Personal Message](mailto:emathews@currituck.k12.nc.us)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 8:21:02 AM

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Dear NC Division of Coastal Management,

As a teacher on the coast, it is important to protect these spaces. We take our students to a pier and an aquarium so help them understand the beauty and ecology of the area where they live, so it's important these places are preserved for us now and future students.

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Elizabeth Mathews  
118 Driftwood Dr  
Shiloh, NC 27974  
[emathews@currituck.k12.nc.us](mailto:emathews@currituck.k12.nc.us)  
(919) 628-7338

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**From:** [Karl Hammers \(karljammers@netscape.net\) Sent You a Personal Message](mailto:karljammers@netscape.net)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 5:50:36 AM

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Dear NC Division of Coastal Management,

Our coast is what attracts people to our state. Tourism is a great source of revenue. Our coast is also what makes this state such a great place to live. Please support the reinstatement of the CAMA rules.

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Karl Hammers  
318 E Wallace St  
Burgaw, NC 28425  
[karljammers@netscape.net](mailto:karljammers@netscape.net)  
(910) 262-3563

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Henry Rhyne \(harhyne6172a@att.net\)](mailto:harhyne6172a@att.net) Sent You a Personal Message  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 5:01:21 AM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Henry Rhyne  
202 Cedar Ave.  
Hampstead, NC 28443  
[harhyne6172a@att.net](mailto:harhyne6172a@att.net)  
(910) 274-6603

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**From:** [Laurene Rapoza \(laurenerap@hotmail.com\) Sent You a Personal Message](mailto:laurenerap@hotmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 4:23:06 AM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Laurene Rapoza  
125 Glendale Dr  
Wilmington, NC 28401  
[laurenerap@hotmail.com](mailto:laurenerap@hotmail.com)  
(910) 232-5713

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**From:** [Maryann Pitman \(berts-girl2@hotmail.com\) Sent You a Personal Message](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 12:16:36 AM

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Dear NC Division of Coastal Management,

Protect our coast!

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Maryann Pitman  
179 US Hwy 158 Bus E  
Gatesville, NC 27938  
[berts-girl2@hotmail.com](mailto:berts-girl2@hotmail.com)  
(252) 357-0783

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**From:** [Michele Sullivan \(jmjsullivan124@gmail.com\) Sent You a Personal Message](mailto:jmjsullivan124@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 10:43:55 PM

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Dear NC Division of Coastal Management,

Marking the 50th Anniversary of CAMA by taking away key coastal rules is not acceptable to North Carolina coastal residents. As one of those residents I ask that you please look to reinstate the CAMA rules that were removed immediately. Those rules are so important to current issues facing the coast to climate change, resilience and sea level rise. Consistent and clear rules and regulations help everyone on the coast. We can not play politics with rules that strength such a beautiful natural resource and important recreational benefit to every resident in our state. It should be a high priority program to keep for preservation and restoration of our beautiful coast. Please return the rules!

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Michele Sullivan  
108 Fawn Drive  
Emerald Isle, NC 28594  
[jmjsullivan124@gmail.com](mailto:jmjsullivan124@gmail.com)  
(252) 354-3111

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [David Christiansen \(dcedmd@gmail.com\) Sent You a Personal Message](mailto:dcedmd@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 10:34:00 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

David Christiansen  
310 MacGregor Dr.  
Beaufort, NC 28516  
[dcedmd@gmail.com](mailto:dcedmd@gmail.com)  
(215) 262-1335

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Steve Copulsky \(scopulsky@gmail.com\) Sent You a Personal Message](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 10:22:51 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Steve Copulsky  
6614 Lynn Ave  
Charlotte, NC 28226  
[scopulsky@gmail.com](mailto:scopulsky@gmail.com)  
(704) 458-6651

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Tracy Gourville \(sailandskimom@gmail.com\) Sent You a Personal Message](mailto:sailandskimom@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 10:15:17 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Tracy Gourville  
7931 Reunion Rd  
Wilmington, NC 28411  
[sailandskimom@gmail.com](mailto:sailandskimom@gmail.com)  
(910) 791-9358

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Susan Redding \(redding47@aol.com\) Sent You a Personal Message](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 7:00:35 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Susan Redding  
601 S. Elm St  
Greenville, NC 27858  
[redding47@aol.com](mailto:redding47@aol.com)  
(252) 758-7292

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Nathan Bales \(nbales@ec.rr.com\)](mailto:nbales@ec.rr.com) Sent You a Personal Message  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 7:07:52 PM

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Dear NC Division of Coastal Management,

One oil spill will cost us billions in lost tourism!!!!

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Nathan Bales  
4709 Rushing Drive  
Wilmington, NC 28409  
[nbales@ec.rr.com](mailto:nbales@ec.rr.com)  
(910) 632-6681

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Susan Schmidt \(susu@ec.rr.com\) Sent You a Personal Message](mailto:susu@ec.rr.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 7:10:43 PM

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Dear NC Division of Coastal Management,

Strengthen CAMA Rules

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Susan Schmidt  
1527 Ann St  
Beaufort, NC 28516  
[susu@ec.rr.com](mailto:susu@ec.rr.com)  
(252) 269-0032

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.



**From:** [Dave Garber \(dave\\_garber@outlook.com\) Sent You a Personal Message](mailto:dave_garber@outlook.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 7:12:59 PM

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Dear NC Division of Coastal Management,

As a new Outer Banks resident I ask tharpt you act to preserve our wonderful environment!

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Dave Garber  
700 Skip Jack Ln C-3  
Kill Devil Hills, NC 27948  
[dave\\_garber@outlook.com](mailto:dave_garber@outlook.com)  
(518) 859-1830

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Anthony Bond \(bonda868@gmail.com\) Sent You a Personal Message](mailto:bonda868@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 7:14:15 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Anthony Bond  
109 Doe lane  
New Bern, NC 28562  
[bonda868@gmail.com](mailto:bonda868@gmail.com)  
(252) 617-3689

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Marty Stephenson \(marty.stephenson@hotmail.com\) Sent You a Personal Message](mailto:marty.stephenson@hotmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 7:19:22 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Marty Stephenson  
24 Artisan Drive  
Hampstead, NC 28443  
[marty.stephenson@hotmail.com](mailto:marty.stephenson@hotmail.com)  
(513) 704-3088

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Marie James \(mepjames@gmail.com\) Sent You a Personal Message](mailto:mepjames@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 9:10:37 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Marie James  
1105 Whispering Pines Dr  
Kernersville, NC 27284  
[mepjames@gmail.com](mailto:mepjames@gmail.com)  
(717) 982-7375

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Katherine Rogers \(kenyakate2001@yahoo.com\) Sent You a Personal Message](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 8:55:38 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Katherine Rogers  
497, Church Street  
oriental, NC 28571  
[kenyakate2001@yahoo.com](mailto:kenyakate2001@yahoo.com)  
(757) 721-0224

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Christopher OConnor \(moonpieoconnor@gmail.com\) Sent You a Personal Message](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 8:28:26 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Christopher OConnor  
1421 Grove Point Rd  
Wilmington, NC 28409  
[moonpieoconnor@gmail.com](mailto:moonpieoconnor@gmail.com)  
(910) 262-0160

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Karen Richele BURKE \(karenrichele@gmail.com\) Sent You a Personal Message](mailto:karenrichele@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 8:06:13 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Karen Richele BURKE  
229 NATALIE LN  
HUBERT, NC 28539  
[karenrichele@gmail.com](mailto:karenrichele@gmail.com)  
(804) 382-8085

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Deborah Warner \(dwarnerjr@att.net\) Sent You a Personal Message](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 7:53:47 PM

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Dear NC Division of Coastal Management,

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Deborah Warner  
151 Wintergreen Rd  
Wilmington, NC 28409  
[dwarnerjr@att.net](mailto:dwarnerjr@att.net)  
(910) 465-2942

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.



**From:** [Jeannie Yount \(ecunurse68@gmail.com\) Sent You a Personal Message](mailto:ecunurse68@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 7:29:15 PM

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Dear NC Division of Coastal Management,

North Carolina has some of the nation's most celebrated coastal areas. Only with careful and continued management efforts will they continue to be .

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

North Carolina's seaboard counties are rightly world-famous for their distinctive and breathtaking natural features. Their communities thrive thanks to the region's intrinsic appeal and economic strength. Please continue to do your best to protect our coast for all who know and love it.

Sincerely,

Jeannie Yount  
205 Haven Way S  
Washington, NC 27889  
[ecunurse68@gmail.com](mailto:ecunurse68@gmail.com)  
(252) 717-4088

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Thomas Piech \(tomp6325@gmail.com\) Sent You a Personal Message](mailto:tomp6325@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 7:27:07 PM

---

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Dear NC Division of Coastal Management,

I have witnessed dramatic environmental improvements in the last 60 years. Let us not regress.

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Thomas Piech  
2517-3 Costmary Lane  
Wilmington, NC 28412  
tomp6325@gmail.com  
(931) 261-0594

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

**From:** [Whitney Daughtry \(first1out@charter.net\) Sent You a Personal Message](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 14, 2024 12:53:49 PM

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Dear NC Division of Coastal Management,

I am a native of Wilmington NC and have grown up on the coast my entire life. I currently live on the water and it is of the utmost importance to protect our water way, the surrounding areas and habitat for all creatures big and small.

I encourage and support your work to reinstate the highest-priority rules for North Carolina's coastal management, and your efforts to restore all CAMA rules that were recently stricken from the state Administrative Code.

As the Act marks its 50th anniversary, it is more critical than ever that we protect the unique natural features and species along North Carolina's sounds and coastline. These rules help prevent pollution, preserve habitat, and responsibly develop fisheries. They also enable North Carolina to fully participate in federal rulemaking, programs and funding that affect our coastline.

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Sincerely,

Whitney Daughtry  
102 Live Oak Ln  
Wilmington, NC 28411  
first1out@charter.net  
(910) 262-8944

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with NC Sierra Club. If you need more information, please contact NC Sierra Club at NC Sierra Club at [nc.chapter@sierraclub.org](mailto:nc.chapter@sierraclub.org) or (919) 833-8467.

Joann M. McDermon, Mayor  
Mike Benson, Mayor Pro Tem

Aldermen:  
Richard Grant  
Tom Leonard  
Connie Pletl  
Laura Olszewski



Alice Derian, ICMA-CM  
Town Manager

Nancy Avery  
Interim Town Clerk

## MEMORANDUM

**To:** Tancred Miller, Director, Division of Coastal Management

**From:** Joann McDermon, Mayor, Town of North Topsail Beach

**CC:** Angela Willis ([Angela.Willis@deq.nc.gov](mailto:Angela.Willis@deq.nc.gov))

**Subject:** Temporary CRC Rules

**Date:** February 15, 2024

The Town of North Topsail Beach supports use of the 'Temporary CRC Rules' until such time as the RRC and CRC can resolve the set of rules in question. Without adoption of the temporary CRC rules, North Topsail Beach could be denied the right to process permit applications and collect the associated fees. Since the COVID pandemic started people realized they could still enjoy our relatively uncrowded beaches and coastal waters in the relative safety of a beach house in an uncrowded community. We've had a tremendous number of weekly vacation visitors during the epidemic years and continuing today. In addition to the large number of vacation guests we've experienced a tremendous increase in new housing starts due to the increased demand for beach rentals that continues today. Without the 'normal' CAMA development rules in place a serious blow to our economy might occur. Please realize that most of the builders, their crews and the tradesmen that work together in construction of beach homes rely on the continuous process of CAMA permitting which is a critical component of the construction process in North Topsail Beach as well as elsewhere on the NC coast.

Secondly, our beach nourishment plans could be negatively impacted by potential loss of federal benefits which we have relied on extensively in the past few years. We recently received a matching \$10.5 dollar grant from the Coastal Storm Damage Mitigation fund to place much needed sand on a 2.5-mile section of town shoreline. Our near future plans call for a new project that would nourish an additional 5 miles of shoreline, but this project is dependent on coordination between the USACE and NCDCM especially for both CAMA and federal permitting. Again, the temporary rules need to be put in place.

We also understand from our conservation colleagues that these temporary rules are necessary to protect valuable state resources. These include 'unique geologic formations' and 'significant coastal archeological resources' that protect heritage sites such as Permuda Island between North Topsail Beach and the mainland as well as Jockey's Ridge would be at risk if these temporary rules are not put in place.

**From:** [2522561785@vzwpix.com](mailto:2522561785@vzwpix.com)  
**To:** [Willis, Angela](#); [Davis, Braxton C](#)  
**Subject:** [External]  
**Date:** Tuesday, January 16, 2024 8:09:28 AM

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We, Dare county citizens, oppose the removal of 30 crc's rules that protect Jockey's Ridge State Park and other area environmental concerns. Thank you. Katherine and Larry Bray

**From:** [Jen Smith](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] AEC designation for Jockeys Ridge State Park  
**Date:** Wednesday, February 7, 2024 7:02:23 AM

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As a resident, property and business owner on the outer banks Jockeys Ridge is important to both my family and I and to our entire community. I strongly urge the North Carolina Coastal Resources Commission to support the readoption of AEC status for Jockey's Ridge State Park. Thank you for your consideration of this special coastal geographical landmark that not only brings important tourism dollars to our community but also so much joy to visitors and residents alike.

Jennifer Smith

**From:** [Worley, Kimberly](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] AEC Designation for Jockeys Ridge  
**Date:** Monday, January 29, 2024 9:12:19 PM

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Dear Ms. Willis,

I am writing to express my concern over the temporary rule where the NC Rules Review Commission has said that the Coastal Resource Commission does not have the authority to create an Area of Environmental Concern ( AEC) for Jockey's Ridge.

I believe that the AEC is appropriate for Jockey's Ridge and have concerns for it's future. I specifically bought my home across from Jockey's Ridge knowing that this area would certainly be protected for it's historical value and hope that we can ensure that the AEC designation remains and option for Jockey's Ridge as well as other sensitive areas of Nags Head.

Thank you for your time.

**Kimberly B. Worley**  
3523 S. Memorial Avenue  
Nags Head, NC

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**From:** [Halston W Taylor](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] AEC for Jockey's Ridge State Park  
**Date:** Thursday, January 18, 2024 1:53:33 PM

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Dear Angela:

I am writing you to express my opinion regarding the North Carolina Rules Review Commission stating that the Coastal Resource Commission does not have the authority to create a zone called an Area of Environmental Concern for Jockey's Ridge State Park.

My wife and I purchased our home in Nags Head, in large part due to the protected areas of oceanfront, as well as Jockey's Ridge, which we view from the rear deck of our home at 3638 S Virginia Dare Trail.

We do not rent our property, and spend a significant part of our time in Nags Head. If Dare County is no longer allowed to protect Jockey's Ridge and other areas, I fear Nags Head would lose much of its appeal.

We would like to see Jockey's Ridge, as well as other areas, protected as an Area of Environmental Concern.

Kindest Regards,

Halston Taylor



**From:** [John Manzella](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] AEC jockeys ridge  
**Date:** Sunday, January 14, 2024 12:26:44 PM

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We have been homeowners in Old Nags Head place for 20yrs and strongly support maintaining the AEC designation for the magnificent Jockeys Ridge across the bypass from our home. Any proposed change would weaken and threaten the ability to maintain this valuable ecosystem that is truly a joy for our family. John and Irene Manzella.

Sent from my iPhone

**From:** [Collins, Jay N.](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] AEC  
**Date:** Sunday, January 14, 2024 4:21:29 PM

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*Hello Ms. Willis,*

*I am a property owner in Nags Head near Jockey's Ridge. I visit frequently on weekends. I am writing to express my concern over the temporary rule where the NC Rules Review Commission has said the Coastal Resource Commission does not have the authority to create an Area of Environmental Concern (AEC) for Jockey's Ridge.*

*We strongly believe the AEC is appropriate for Jockey's Ridge and other historic, environmentally sensitive areas of Nags Head and the Outer Banks in general.*

*Please help us in ensuring the ability to use the AEC designation remains an option for Jockey's Ridge.*

*Respectfully,*

*Jay Collins  
3632 S Virginia Dare Trail  
Nags Head, NC 27959*

**From:** [David Elder](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] AEC-please return  
**Date:** Tuesday, January 30, 2024 12:18:04 PM

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The loss of the AEC designation for the Jockeys Ridge park is a short sighted overreach. It creates many problems for reasons that we are not yet allowed to know. This rewrite will concentrate still more authority off of the northern outer banks and in the hands of an unrepresentative shadow of this formerly representative group. With the removal of AEC designation the CRC loses its authority to designate an AEC for Jockey's Ridge, other areas in Nags Head(oceanfront, soundfront, Nags Head Woods, and nearby woodlands) will be at risk of losing their AEC protections. This will effectively unwrap and unhinge processes that have been guiding growth responsibly for many decades all without resolving any conflict...without a plan, as none is yet clear. But what is next, what more awaits, what is the plan , purpose, agenda and what will be unsettled and undone. Please let's not wait for the other shoe to drop. Can we just go back and then forward after the proposal is made and it is furthered or not for meritorious reason. It is difficult to plan without plans, and grow with roots. This's the plan, that is one of our roots, created with understanding, thought and process. David Elder

**From:** [Marcia Cline](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] ARC designation for Jockeys Ridge State park and other natural wonders of the Outer Banks  
**Date:** Tuesday, January 30, 2024 8:36:15 PM

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Hello

I am writing in response to threats to the Outer Banks in the AEC designation being removed around Jockey's ridge.

It needs to be straightened out language wise and whatever else could keep it tied up in legal whatnot and Reinstated.

I don't want to espouse all kinds of my personal story on anyone but please let me simply share that I've lived and worked in nags head for over 40 years and I simply see what's happened and keeps happening as destroying what brings tourists here- Not helping our economy.

I watched the entire Epstein tract of land go up in rental homes and pirates cove and outlet mall built on marsh land and on and on - not to even mention the northern northern beaches!!!- And what we have wound up with is a certain percentage of tourism that puts us over into a frenzied trashy wasteful area where the workforce can't afford to live here and the rental houses are overflowing with consumption gone mad.

It's the truth and we all know it in our hearts.

We have just a few sacred areas left.

Jockeys ridge is one, Nags head woods, run hill ,

And God forbid pea island gets into this mix where lines keep getting crossed

These places I mentioned are all that distinguishes the outer banks from Crowded beach town Anywhere USA

To say nothing of the natural habitats that these few bits of land still proved homes for - yes- other creatures that live on this earth and keep it an actual spinning planet.

Thank you for listening,  
Please reinstate this designation.

Sincerely,  
Marcia Cline  
427 west villa dunes dr  
Nags head  
252 202 4711

**From:** [Rick Arthur](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Area of Environmental Concern  
**Date:** Sunday, January 14, 2024 8:48:34 AM

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Dear Ms. Willis,

My wife Barbara and I own a house on South Memorial street in Nags Head which is within walking distance of Jockey's Ridge State Park. We frequently walk there with our grandkids and thoroughly enjoy the natural and untarnished beauty of the largest sand dune on the east coast.

As such we were very concerned when we heard about the news of the temporary rule where the NC Rules Review Commission has said the Coastal Resource Commission does not have the authority to create an Area of Environmental Concern (AEC) for Jockey's Ridge. We also understand that other key areas that are important to Nags Head and its residents could become unprotected from unwanted or inappropriate development if the ability to designate areas as AECs is taken away from the Coastal Resource Commission.

For the protection of Nags Head and its residents, we are urging the NC Rules Review Commission (or the appropriate governmental body) to authorize the Coastal Resource Commission to create AECs. We believe AECs are a critical part of preserving the uniqueness and character of Nags Head.

Thank you for your consideration of this matter.

Sincerely,

Rick & Barbara Arthur  
3535 South Memorial Avenue  
Nags Head, NC

**From:** [JASON WHEELER](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] CRC Authority  
**Date:** Friday, January 19, 2024 6:44:30 PM

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Dear Ms. Willis,

As a resident in Dare County who regularly enjoys and supports the preservation of Jockey's Ridge, I want to express my support for reinstating the authority of the Coastal Resources Commission and specifically the Area of Environmental Concern designation for Jockey's Ridge State Park.

Sincerely,  
Jason Wheeler  
123 W. Bias Drive  
Duck, North Carolina

**From:** [Tricia Driscoll](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Fwd: Protect our resources - Temporary Rules  
**Date:** Tuesday, January 16, 2024 11:13:42 AM

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I am writing in response to the recent meeting held in Dare County, NC. The very fabric of this community is its small, quaint and environmentally protected nature. It's why people love this quiet undeveloped stretch of 150 miles of beaches, without huge hotels, oversized big box retail, and maximized density so many other beach towns have fallen victim to.

Please continue to allow the Coastal Resource Commission (CRC) to govern over Areas of Environmental Concern (AEC) designations. These AEC areas are critical to preserving and protecting the natural beauty of our county.

**With Respect,**

**Tricia Driscoll**  
**571.213.0187**  
**[tricia@cbseaside.com](mailto:tricia@cbseaside.com)**  
**[www.SaltyHappyHomes.com](http://www.SaltyHappyHomes.com)**



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**Coldwell Banker Seaside Realty**

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**From:** [Karen Bachman](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Fwd: Temporary Rules  
**Date:** Wednesday, January 17, 2024 3:20:12 PM

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Dear Committee,

Please KEEP the AEC designation for Jockey's Ridge in Nags Head NC. I would respectfully ask that you keep it on the National park list of environmental treasures and PROTECT it from commercial development.

The Coastal Review Committee aims to protect our coastal assets; Jockey's Ridge being regarded as a significant gem here on the Outer Banks. Please protect our natural beauty, and demonstrate how the Old North State values and safeguards our natural places.

Sincerely

Karen Bachman  
167 Beech Tree Tr  
Kitty Hawk NC 27949



**From:** [Candy Engel](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey's Ridge  
**Date:** Tuesday, January 16, 2024 11:33:18 AM

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Ms. Willis,

The purpose of this letter is to express our concern regarding the temporary rule that the NC Rules Review Commission does not have authority to create an Area of Concern (AEC) for Jockey's Ridge.

We strongly believe the AEC is appropriate for Jockey's Ridge.

Please help us in ensuring the ability to use the AEC designation remains an option for Jockey's Ridge.

We are full-time residents of Nags Head, NC.

Sincerely,  
Timothy and Candace Engel  
3405 S Linda Lane  
Nags Head, NC 27959  
Sent from my iPad

**From:** [polkbwp@gmail.com](mailto:polkbwp@gmail.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey's Ridge State Park AEC  
**Date:** Thursday, February 8, 2024 8:27:40 AM

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I write to strongly urge that the AEC designation for Jockey's Ridge State park be readopted. This eastern North Carolina treasure must be preserved for the future. Residents, as well as countless visitors, must be able to continue to enjoy this wonderful geologic marvel.

Regards,  
Barbara W. Polk

**From:** [Diana Mason-Smelt](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey's Ridge  
**Date:** Wednesday, February 7, 2024 1:21:47 PM

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Hello Ms. Willis,

I am strongly in favor of maintaining Jockey Ridge an area of environmental concern. It is a state natural treasure and needs to be preserved and protected.

Thank you. Diana Smelt

**From:** [Diana Mason-Smelt](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey's Ridge  
**Date:** Wednesday, February 7, 2024 1:21:47 PM

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Hello Ms. Willis,

I am strongly in favor of maintaining Jockey Ridge an area of environmental concern. It is a state natural treasure and needs to be preserved and protected.

Thank you. Diana Smelt

**From:** [Sammy Fadel](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey"s Ridge  
**Date:** Saturday, January 13, 2024 6:40:06 AM

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Please tell the politicians to go screw up their own backyard and leave ours alone. Thank you.

**From:** [Katherine Bray](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey"s Ridge  
**Date:** Wednesday, February 7, 2024 6:54:27 AM

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As Dare County residences my husband and I support the state designation of Ridge State Park it is!  
Katherine and Larry Bray  
Sent from my iPad

**From:** [Carol Sykes](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey's Ridge Temporary Rules  
**Date:** Wednesday, February 7, 2024 9:36:28 AM

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To Whom It May Concern:

I am writing to voice concern over threats to the preservation of Jockey's, Ridge in Nags Head. This is a landmark of great value to our community and visitors. Steps must be taken to preserve it. Please do not allow this special place to be negatively impacted.

Thank you,

Carol N Sykes

**From:** [Mary Stuart Hardy](#)  
**To:** [Willis, Angela](#); [Davis, Braxton C](#)  
**Subject:** [External] Jockey's Ridge  
**Date:** Wednesday, January 17, 2024 9:19:23 AM

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Dear Ms Willis and Mr. Davis,

I am writing in response to the stripping protections article on Jockey's Ridge State Park dated January 12, 2024. Though I do not fully understand what occurred with the striking of protections for Jockey's Ridge, it is most concerning. For over 60 years, my family and I have enjoyed the Outer Banks, especially Jockey's Ridge State Park. We vacation and own property in Nags Head proper and visit the ridge often. It is home to the tallest living sand dune system and provides so many educational and recreational activities. As a retired educator, it is imperative that our youth be offered parks of this status. The educational and recreational strengths of this park are endless. There are countless reasons for continued federal and state protection. I am in agreement with Coastal Resources Commission Chair Renee Cahoon, when stating that, " all rules need to be readopted". We believe that permanent and temporary protections in the form of an AEC are imminent. If there are other individuals that you suggest I contact, please share their information. In the meantime, we hope this issue is quickly resolved and that Jockey's Ridge continues to be what has been for generations, a unique system of sand that should continue to be enjoyed and protected for the next several generations.

Kindly

Mary Stuart Hardy



**From:** [Renee Wiman](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey's Ridge  
**Date:** Wednesday, February 7, 2024 9:04:58 PM

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Attn: Angela Willis

Please preserve Jockey's Ridge. It seems incredible that the laws were changed. Please use all designations needed to preserve this area from encroachment.

Thank you,

Renee Wiman  
Norfolk, VA

**From:** [Susan White](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey's Ridge  
**Date:** Tuesday, January 30, 2024 5:53:05 PM

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Dear Ms Willis,

My husband and I are home owners in Nags Head, NC. We would like to express our concern over the temporary rule where the NC Rules Review Commission has said the Coastal Resource Commission does not have the authority to create an Area of Environmental Concern (AEC) for Jockey's Ridge.

We strongly believe the AEC is appropriate for Jockey's Ridge and other historic, environmentally sensitive areas of Nags Head and the beautiful Outer Banks of NC.

We greatly appreciate any help you can give so that Nags Head continues to have the ability to use the AEC designation for Jockey's Ridge.

Sincerely,

Susan White  
3615 South Virginia Trail Dr  
Nags Head, NC  
Sent from my iPhone

**From:** [cserafin21@charter.net](mailto:cserafin21@charter.net)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey"s Ridge  
**Date:** Wednesday, February 7, 2024 7:18:46 PM

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Protections for Jockey’s Ridge State Park as an area of environmental concern **MUST** remain in place.

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Virus-free [www.avg.com](http://www.avg.com)

**From:** [daniel725@mac.com](mailto:daniel725@mac.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey"s Ridge  
**Date:** Wednesday, February 7, 2024 4:08:02 PM

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This is my comment that "yes" Jockey's Ridge State Park and the other pertinent locations should remain as an area of environmental concern and to have restricted development under the rule designation. They should not be eliminated.

Jockey's Ridge State Park and its dunes should be protected. Jockey's Ridge like other sites are some of North Carolina's landmarks that are economically and historically important to North Carolina not just Nags Head.

Thank you, Marie Dills

**From:** [daniel725@mac.com](mailto:daniel725@mac.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey"s Ridge  
**Date:** Wednesday, February 7, 2024 4:08:02 PM

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This is my comment that "yes" Jockey's Ridge State Park and the other pertinent locations should remain as an area of environmental concern and to have restricted development under the rule designation. They should not be eliminated.

Jockey's Ridge State Park and its dunes should be protected. Jockey's Ridge like other sites are some of North Carolina's landmarks that are economically and historically important to North Carolina not just Nags Head.

Thank you, Marie Dills

**From:** [Jane Moore](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockeys Ridge  
**Date:** Saturday, January 27, 2024 1:37:43 PM

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Sentence from my iPhone

Please do not change any Environmental Protection Regulations!!!!!!

Jockeys Ridge is a treasure for the Outer Banks and the State of North Carolina. It needs to be protected, if for no other reason than to keep it as a place that belongs to the Outer Banks. There has already been so much land taken commercially and for huge Mega Mansions!!!!!!

The Outer Banks, the lighthouses, unpopulated areas of beach and the National Parks on Pea Island, along with Hatteras are a part of the history of our State.

History from at least the 1500's, possibly even further back to the 1400's!!!

Changing laws that could lead to non-protected sites that make up the Outer Banks would be totally irresponsible on our part as a State.

I truly believe our state is very special and all sites, Outer Banks to Murphy need to be kept in their natural state!!!!

Any action to change laws that have been in existence to protect these would be detrimental for the state of North Carolina and its people.

I oppose any action, law, or policy that would lead to damaging or destroying these Historical Sites!

**From:** [Deb Taylor](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockeys Ridge  
**Date:** Saturday, January 27, 2024 9:35:08 AM

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I strongly support the readoption of the AEC!!

Deb Taylor  
Nags Head Resident

**From:** [Robert Netsch](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] JR is an AEC!  
**Date:** Monday, January 15, 2024 7:09:52 AM

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Good AM,

Please know that my family and I feel Jockey's Ridge is a key area of environmental concern. JR is geographically unique and provides essential undeveloped habitat. The state park is more than the big dune, it includes non-hardened shoreline and maritime forest. This area deserves whatever protection our leaders can provide.

Thank You

--

Robert Netsch  
221 West Soundside Rd  
Nags Head, NC 27959  
(252)564-5123



**From:** [M EUGENE SHOAP](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] LEAVE THEM ALONE  
**Date:** Wednesday, January 17, 2024 4:51:46 PM

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If it ain't broke don't try to fix it. We love Jockey's Ridge just the way it is. Myrl Shoap, Nage Head

**From:** [Stephen Goodwin](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Please allow the Coastal Commission to designate Areas of Environmental Concern!  
**Date:** Sunday, January 14, 2024 10:23:38 AM

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Dear Angela,

I grew up in Virginia but my family has been visiting the Outer Banks since the 1960s. In large part this has been because of the protected natural environments - Jockey's Ridge State Park, Nags Head Woods, the National Seashore and many others too numerous to list. I am very concerned about restrictions on designating Areas of Environmental Concern - this must be left to the people who care about protecting the integrity of our local environments, including local authorities and the Coastal Commission.

My parents owned property in Kitty Hawk during the 1970s and 1980s. Although I now live in Indiana, I bought a second home in Nags Head in 2011 and visit the area often - I can walk to Jockey's Ridge State Park from my house (as well as Nags Head Pier, Galaxy Golf, Lucky 12 tavern and many other local attractions). I rent my house out during the season which contributes to the local economy plus I pay thousands of dollars a year in property taxes and for beach nourishment to maintain the integrity of our local surroundings. Because of the attraction of the area, one of my nephews who was living in Richmond, VA, also bought a house in Nags Head and he and his wife have now become North Carolina residents, in large part because of the beauty of the local area.

The town of Nags Head has done an excellent job of promoting development while (mostly) protecting the integrity of the environment. For example, there used to be an old amusement park in Nags Head that went out of business. That property was located right next to the elementary school on the main highway and was a prime site for development. However, rather than put up more businesses the town got a grant and used the money to put in a park called Dowdy Park, named after the former amusement park. This area has grills, basketball and pickleball courts, plus many play areas for kids. It is now used for a farmer's market every Thursday during the summer and concerts on other days and the kids from the elementary school can play there after classes. It is a great local asset that augments the quality of life. This is an example of why decisions are best left to local authorities who have the best interests of citizens and the environment in mind.

Our area is going to face many challenges going forward as climate change becomes more apparent and local authorities and residents will make the best decisions. As part of this effort the Coastal Commission needs to retain its ability to designate Areas of Environmental Concern - please make sure that this is so. Thank you.

Sincerely,

Steve Goodwin  
Property owner of 205 E Curlew St in Nags Head

**From:** [Bill Culbertson](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Protect Jockey's Ridge  
**Date:** Wednesday, February 7, 2024 11:46:10 AM

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Please maintain all environmental protections for Jockey's Ridge, a unique coastal landmark rotation. I cannot stress how important it is to protect Jockey's Ridge, not just for North Carolina, but for all the visitors who come from all across the country and value it!

Thank you,

Leslie Culbertson  
2328 Bayville Road  
Virginia Beach, VA 23455

**From:** [george barnes](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] re: temporary rules  
**Date:** Friday, January 26, 2024 4:40:52 PM

---

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Dear Coastal Management Commissioners,

In 1975, Jockey's Ridge State Park became a testament to the collective commitment to environmental preservation. The collaborative efforts of the state, General Assembly, and federal government culminated in the acquisition of this ecological gem in 1975. This pristine landscape, now under the protective umbrella of the Area of Environmental Concern (AEC), stands as a testament to our dedication to preserving nature's wonders.

As the inaugural superintendent, I have witnessed firsthand the ecological significance of Jockey's Ridge. The park encompasses diverse ecosystems, from vibrant maritime forests to the awe-inspiring dunes that define its unique character. The delicate balance of flora and fauna here is a testament to the intricate biosystem of nature, and the AEC plays a pivotal role in maintaining this delicate equilibrium.

Beyond its ecological importance, Jockey's Ridge is a haven for recreation and education. Thousands of visitors annually are captivated by the park's natural beauty, engaging in activities while serving as a crucial habitat for numerous wildlife species, all the while fostering an appreciation for the environment. The AEC serves as a guardian, ensuring that human interaction harmonizes with the preservation goals set forth in 1975.

The foresight of those who envisioned the protection of Jockey's Ridge shines through in the legislative actions taken over four decades ago. The intent was clear – to create a space where nature thrives unimpeded, where generations can connect with the environment and learn the value of conservation. Upholding the AEC is not just a legal obligation; it is a moral imperative to honor the promises made to both the land and the people.

Let us rally together to secure the future of Jockey's Ridge State Park. By maintaining the AEC, we affirm our commitment to preserving this natural sanctuary, not just for ourselves but for the countless generations that will follow. May the winds that shape the dunes whisper a message of conservation and stewardship that resonates far beyond the boundaries of this beloved park.

Respectfully submitted via email 1-26-24.

George G Barnes

Former Superintendent of Jockey's Ridge State Park



**From:** [Becky Bartel](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] readopting of Area of Environmental Concern for Jockey's Ridge State Park  
**Date:** Tuesday, January 30, 2024 8:00:39 PM

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NC Coastal Resources Commission,

I am writing to express strong support for the readoption of Area of Environmental Concern (ACE) status for Jockey's Ridge State Park. As a resident of Dare County and a homeowner that lives adjacent to Jockey's Ridge, I am concerned that removal of this critical designation would threaten the long-term integrity and management of the ecological communities within the Park. The AEC designation acknowledges the unique coastal features and allows protections that restrict incompatible development. Uncontrolled development could result in environmental damage such as habitat loss or fragmentation, degraded water quality, and loss of biodiversity. In addition to the environmental impacts, reduced regulation of shoreline development could pose long-term public safety risks by allowing development that does not manage long-term risks associated with sea level rise and other climatic changes.

Jockey's Ridge is a treasure for NC residents and visitors alike and has served as a designation with irreplaceable features. I encourage the Commission to preserve these conditions and maintain the ecological community and cultural significance of Jockey's Ridge for our community and many visitors. It is my hope that the Park remains protected with the reinstatement of the AEC designation for future generations.

I appreciate the opportunity to submit a public comment.

Rebecca Harrison  
341 Nags Way Ct.  
Nags Head, NC 27959

**From:** [Stan Keeler](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Support for Re-adoption of AEC status for Jockeys Ridge State Park!  
**Date:** Thursday, February 8, 2024 11:36:32 AM

---

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I want to express my, and my household's, support of the Friends of Jockey's Ridge letter of Jan 22, 2024 requesting the re-adoption of the AEC status for Jockey's Ridge State Park.

The letter states very well the general feeling in the Outer Banks that Jockey's Ridge is a key part to the very foundation of our tourist economy here. The First Flight Memorial, the Beach, and Jockey's Ridge define the Outer Banks.

I support the re-adoption of the AEC status for Jockey's Ridge State Park.

Sincerely,  
**Stan Keeler**  
Kitty Hawk, NC  
voice/text 630.803.6818  
[Stankeeler@gmail.com](mailto:Stankeeler@gmail.com)

**From:** [Stan Keeler](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Support for Re-adoption of AEC status for Jockeys Ridge State Park!  
**Date:** Thursday, February 8, 2024 11:36:32 AM

---

**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

I want to express my, and my household's, support of the Friends of Jockey's Ridge letter of Jan 22, 2024 requesting the re-adoption of the AEC status for Jockey's Ridge State Park.

The letter states very well the general feeling in the Outer Banks that Jockey's Ridge is a key part to the very foundation of our tourist economy here. The First Flight Memorial, the Beach, and Jockey's Ridge define the Outer Banks.

I support the re-adoption of the AEC status for Jockey's Ridge State Park.

Sincerely,  
**Stan Keeler**  
Kitty Hawk, NC  
voice/text 630.803.6818  
[Stankeeler@gmail.com](mailto:Stankeeler@gmail.com)



**From:** [Meade Gwinn](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Support for the CRC 16 Emergency Rules  
**Date:** Monday, January 15, 2024 4:17:25 PM

---

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Dear Ms. Willis.....As a Dare County resident, living in Nags Head, NC., I wish to offer my total support to adopt the 16 emergency rules that will enable the Coastal Resource Commission to protect "places of significant cultural and ecological resources", including Nags Head's treasured Jockey's Ridge State Park.

I also want to thank you and the DEQ for working to restore all of the 30 rules that have worked well over the past 50 years to protect our beautiful historical and ecological fragile sites.

Respectfully,

Hardeman S M Gwinn  
4913 S. Links Drive  
Nags Head, NC 27959-0543

**From:** [Jeff Pavlak](#)  
**To:** [Willis, Angela](#)  
**Cc:** [Pat Pavlak](#); [JEFF PAVLAK](#)  
**Subject:** [External] Supporting Maintaining Jockey's Ridge as an Area of Environmental Concern  
**Date:** Wednesday, January 31, 2024 11:26:42 AM

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Hello Ms. Willis,  
My name is Jeff Pavlak. My wife, Pat and I own property in Nags Head, NC. The address is;  
3616 South Virginia Dare Trail  
Nags Head, NC 27959

Jockey's Ridge is directly behind our property. We are concerned over the temporary rule where the NC Rules Review Commission has said the Coastal Resource Commission does not have the authority to create an Area of Environmental Concern (AEC) for Jockey's Ridge.

We strongly disagree with that position. The AEC is appropriate for Jockey's Ridge, other areas in Nags Head, and the Outer Banks. Development is a good thing. Overdevelopment is not a good thing. The AEC helps to protect the Jockey's Ridge area and other areas from overdevelopment. It will help maintain the uniqueness of the Outer Banks.

Please help us to ensure Jockey's Ridge continues to have the AEC designation.

Thank you for your help.  
All the Best,  
Jeff & Pat Pavlak  
215-205-9044

**From:** [Julie Walter](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] "Temporary Rule"  
**Date:** Saturday, January 27, 2024 1:02:44 PM

---

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I am a full-time resident of Nags Head. I strongly support the readoption of the AEC (area of environmental concern) status for Jockey's Ridge State Park. This crucial designation protects the ridge and its loss poses a significant threat to the delicate ecosystem and continued protection of Jockey's Ridge, the most visited State Park in North Carolina.

Julie

500 Villa Dunes Dr, Unit H-4  
PO Box 1061  
Nags Head, NC 27959

--

Julie A. Walter  
252.480.1407 | [jewels364@gmail.com](mailto:jewels364@gmail.com)

**From:** [C. Carey](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules - Please Permanently Reinstate them in NC Administrative Code  
**Date:** Tuesday, January 2, 2024 4:42:34 PM

---

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Dear Ms. Willis:

I hereby respectfully submit the following comments for the record in advance of the January 9 public hearing in Dare County regarding temporary rules affecting the North Carolina coast.

I support the NC Coastal Resources Commission's efforts to reinstate 16 rules as part of North Carolina's administrative code to protect the environment.

As noted by the NC Division of Coastal Management, these rules had been in place for years, and serve to protect vulnerable coastal resources.

I support the reinstatement of these 16 rules into the NC Administrative Code. They should have never been removed in the first place.

Thank you for your consideration.

Chris Carey  
44 Orman's Wy.  
Wanchese NC 27981  
505-331-4944

**From:** [Nelson Paul](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules - Public Comments  
**Date:** Saturday, January 27, 2024 10:31:17 AM

---

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Public Comments on Temporary Rules 15A NCAC 07M .0701, .0702, .0703

To the Director of the Division of Coastal Management:

Before the temporary mitigation rules outlined in 15A NCAC 07M .0701, .0702, .0703 are re-instated the Coastal Resources Commission has to address the long overdue issue of taking of private property without just compensation.

The original legislative findings and goals of the Coastal Area Management Act (CAMA) at § 113A-102 (a) state, in part, "...private property rights shall be preserved in accord with the Constitution of this State and of the United States." This affirms Article V of the US Constitution which states "...nor shall private property be taken for public use, without just compensation."

It is clearly understood that there are coastal wetlands below the mean high-water mark which are in the public domain, however, there are also extensive coastal wetlands above the mean high-water mark that are privately owned. In implementing the CAMA there is no distinction made between the two.

In regard to the temporary rules being considered for permanency in 15A NCAC 07M .0701, .0702, and 0703, there is no clearer evidence of a government "taking" than the government requiring private property owners pay to use their land by the implementation of wetland "mitigation."

Mitigation requires the rightful owners, who have received no compensation from the government as required by law, to pay the government to use the property they supposedly already own. Until the government pays the rightful owners for them taking the land, the government has no right to require the rightful owners pay for using their land.

I object to the re-reinstatement of 15A NCAC 07M .0701, .0702, .0703. They violate the § 113A-102 (a) of the CAMA and Article V of the US Constitution.

Please confirm you are in receipt of these comments.

Thank you!

Cordially,  
Nelson Paul  
(919) 271-8900

Nelson@NelsonPaul.com

**From:** [Connie Grizzard](#)  
**To:** [Willis, Angela](#); [Davis, Braxton C](#)  
**Subject:** [External] Temporary Rules (Protect Jockey's Ridge)  
**Date:** Sunday, January 21, 2024 12:45:29 PM

---

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Dear Ms. Willis and Mr. Davis,

I am reaching out to you as a resident of Kill Devil Hills, NC, on the lovely and beautiful Outer Banks. I am asking you to PLEASE consider protecting Jockey's Ridge State Park in every way possible. Jockey's Ridge is a natural beauty that thousands of people enjoy on a daily basis. It is part of what the Outer Banks of NC truly used to be~~raw, natural, undisturbed, undeveloped, TRUE beauty. Families from all over the world come to the Outer Banks to enjoy the largest sand dunes on the East Coast. I am asking you to please find it in your hearts to protect this State Park so people can continue to enjoy it for many years to come. Fewer and fewer open spaces are left in this area~~~~please don't destroy Jockey's Ridge~~I cherish my memories of being a child and my family bringing me to the dunes, I raised my boys here on the OBX to love and appreciate these dunes and I look forward to one day bringing my grandchildren to Jockey's Ridge to make more priceless memories.

Jockey's Ridge deserves to be protected and you have an important role in making sure it is!!!

Thank you for your time and consideration.

Sincerely,

Connie Grizzard

--

**Connie B. Grizzard**  
**Second Grade Teacher**  
**FFES**  
**441-1111 ext. 2055**

**From:** [Heather Brugh](#)  
**To:** [Willis, Angela](#); [Davis, Braxton C](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, January 16, 2024 5:44:24 PM

---

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Good afternoon,

I recently came across an article which referenced some concern on the part of the Nags Head mayor and others in the OBX community concerning the stripping of protections for certain areas - including Jockey's Ridge. Our family has vacationed in Nags Head and OBX area for decades and we always make a point to visit and support this majestic treasure! In fact, we happened to be there in August last year and attended the "Birthday Party" event and in November, while spending our Thanksgiving in the area (as we have done for the past 26 years), we joined in on a wonderful and very informative Dune Hike on Thanksgiving Day.

Please consider the vast and immense history of the dunes and the area and take all steps necessary to replace any rules or regulations needed to protect, preserve and maintain this special place.

Many thanks,

Heather Brugh



**From:** [Abby Lindsay](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, January 11, 2024 10:47:24 AM

---

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Hi Angela,

I am a 14 year resident and a 35 yr vacationer to Nags Head. We have been living in North Ridge just to the North of Jockeys Ridge State Park for 14 years. We love calling this place our home and that's because of the natural beauty we are surrounded by. We know the regulations that were made by the AEC have helped protect Jockeys Ridge and our beaches. Please do not let guards down AND let the AEC go by the way side. We need regulations in place to help protect our precious beach for years to come.

Abby Carey

<http://www.firstflightadventurepark.com>

252-715-3622 (office)

828-260-0383 (cell)

**From:** [Michele Luckenbaugh](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Monday, January 15, 2024 10:00:14 AM

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I am writing in response to the NC Rules Review Commission's position that the Coastal Resource Commission does not have the authority to create zones called Area of Environmental Concern.

AECs are crucial to preserving the unique qualities of regions in our town including, but not limited to Jockey's Ridge. Without AECs, you strip protection for coastal lands and waters and create a potential threat to public safety. And, the CRC is in the best position to determine the need for AECs in our NC communities.

As a Nags Head resident who is blessed to live with Jockey's Ridge in my backyard, I am strongly opposed to any changes to the current process for designating AECs.

Sincerely,  
Michele Luckenbaugh

**From:** [Randi Eure](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, January 17, 2024 12:47:08 PM

---

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Dear Sirs and Madam,

I am writing to you today to voice my opinion of the emergency protection for Jockey's Ridge State Park. I urge our congressman to vote to place Jockey's Ridge State Park into the AEC designation as deserved and as deserved by our tax paying Citizen's here in Dare County. It would be shameful to see the land not protected by our State or Federal Government after 40 years of planned use and conservation. As former employee of Cape Hatteras National Seashore in Protection, I would hate to see the beauty disrupted on the State property as others in our beautiful State. The income from tourism is just one reason to keep these areas protected. Thank you in advance for a positive outcome on your February meeting.

**Randi Eure**

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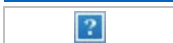
Fax 1-866-904-9957

Mobile 252-202-6106

[Randi.Eure@townebankmortgage.com](mailto:Randi.Eure@townebankmortgage.com)

[www.townebankmortgage.com/randieure](http://www.townebankmortgage.com/randieure)

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**From:** [Ann-Cabell Baum](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] temporary rules  
**Date:** Wednesday, January 24, 2024 5:30:57 PM

---

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Dear Director Davis via Ms Willis email –

As a concerned Dare County property owner, I am deeply disturbed by the recent decision of the Rules Review Commission to remove a 50-year-old Area of Environmental Concern (AEC) rule that has been instrumental in protecting the natural resource of Jockey's Ridge State Park. My distress stems from the potential threat this poses to the environmental integrity of this cherished coastal geologic formation in Nags Head, North Carolina.

This matter holds personal significance for me, Ann-Cabell Baum, as I, along with my brother and sister, are the three adult children of Carolista Baum. On August 15, 1973, we ran home to alert Carolista about a bulldozer on Jockey's Ridge. Carolista returned to the ridge that day and stood resolutely in front of the dozer operator until he shut down the equipment and left. This event forever shaped our family's commitment to preserving Jockey's Ridge, leading to Carolista's formation of People to Preserve Jockey's Ridge, a community wide awareness and fundraising campaign, countless hours of lobbying lawmakers at the state level and the dunes eventual purchase with both state and federal funds in 1975.

The AEC designation, established 50 years ago, has played a crucial role in preventing uncontrolled and what would seem inconceivable development over the years that could harm the irreplaceable features of Jockey's Ridge. The benefits and protections provided by the AEC rule are essential for preserving the park's ecological balance.

I urge the Rules Review Commission to reconsider its decision and maintain the AEC status for Jockey's Ridge State Park. The removal of this designation not only jeopardizes the park's environmental integrity but also disregards the decades-long efforts of concerned individuals, including my family, in safeguarding this natural treasure.

Having grown up on these Outer Banks and having watched the growth over the years, I must emphasize the importance of upholding regulations that protect our valuable natural resources is of utmost importance. Jockey's Ridge holds immense ecological, scientific, and cultural significance, and it is our collective responsibility to ensure its continued protection for future generations.

Thank you for your consideration of this matter, and I sincerely hope that the Rules Review Commission will prioritize the long-term well-being of Jockey's Ridge State Park by maintaining the crucial AEC designation.

All my best, Ann-Cabell

Ann-Cabell Baum  
Mobile (919) 606-4074



**From:** [Michael O'Brien](#)  
**To:** [Miller, Tancred](#); [Willis, Angela](#)  
**Cc:** [Michael O'Brien](#)  
**Subject:** [External] Temporary Rules  
**Date:** Monday, January 29, 2024 12:19:19 PM

---

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- > We are writing to you today to urge you to protect Jockey's Ridge State Park.
- >
- > If there was any area on the coast that needs to remain an
- > Area Of Environmental Concern
- > It is Jockey's Ridge State Park.
- >
- > I have worked in the construction industry for 40 years and building has been and continues to
- > boom on the Outer Banks of North Carolina.
- > If they can build on it, they will.
- > Removing this designation opens Jockey's Ridge State Park to development.
- > We need to protect these diverse fragile areas before they are all gone.
- >
- > Jockey's Ridge faces enough challenges without the AEC designation and can only imagine what would become
- > of the
- > Park, if this was removed?
- >
- > One of my concerns is, who thought it was a good idea to remove the AEC and what was the thought process.
- > Our Parks and open areas, the ones we have left, need to be preserved.
- > AEC helps this effort.
- >
- > Save this designation and please come to Nags Head and enjoy a walk in
- > Jockey's Ridge State park.
- >
- > It is a special place.
- >
- > Thank you
- >
- > Michael & Nancy O'Brien
- > PO Box 902
- > 2820 S Lost Colony Drive
- > Nags Head NC 27959
- > 252-202-2149

**From:** [Kathryn Earle](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 7, 2024 2:10:20 PM

---

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Hello,

I am writing to voice my support for Jockey's Ridge State Park maintaining its status as an Environmental Area of Concern, providing protections for the park and restricting development of the area. Jockey's Ridge is an important natural area that should be preserved for generations to come.

Sincerely,  
Kathryn Earle

**From:** [Cyndy Holda](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules Comment  
**Date:** Tuesday, January 23, 2024 8:48:44 AM  
**Attachments:** 1-23-24 CHolda Comments.docx

---

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Good Morning Angela! My comments are attached as well as pasted into the body of this email. They are exactly the same. Thank you for the opportunity to comment.

## **“Temporary Rules” - Coastal Resources Commission Public Comment Period**

January 23, 2024

Braxton Davis, Director  
Division of Coastal Management  
”Temporary Rules”  
400 Commerce Avenue  
Morehead City, NC 28557

### **Subject Line: “Temporary Rules”**

Dear Mr. Davis:

As a concerned full-time resident, landowner, taxpayer and life-long admirer of the coastal regions of North Carolina, my comments today are simply to encourage the reinstatement of all “temporary rules” for the Coastal Resources Commission. A failure to do so would strip the rights of citizens who have benefited greatly from the past 50 years of sensible environmental protections that safe-guard and ensure clean, non-polluted waters for the protection of our coastal resources and of all creatures, including humans, for generations to come.

My family are natives of the Outer Banks; my father was a commercial fisherman in his younger years and then made a living from a budding tourism/motel industry in Nags Head with two family-owned/operated motels while raising his family. The Outer Bank’s greatest assets have always been our clean, coastal waters, pristine beaches and shorelines, fantastic boating opportunities, and bountiful forms of seafood and wildlife. All of these things depend on the clean tides, winds, and secluded sections of land in order to survive and raise their young.

Eastern North Carolina is very blessed and fortunate to have an expansive and productive estuarine system with over 200,000 acres of salt marshes. These wetlands are some of the most productive acreage on this Earth; providing critical fish and shellfish hatcheries, improved water quality for healthy seafood



harvests, and erosion protection for our shorelines from impacts of sea-level rise and flooding. Fortunately, many acres are under federal protection to ensure that wildlife have a chance to thrive and for people to recreate and play. It is vitally important that private landowners follow sound environmental practices and rules as well to do everything possible to compliment the healthy conservation of our beautiful region.

Without the Coastal Resources Commission's 50 years of sound and reasonable rules and protections that benefit creatures and humans alike, we stand to lose a lot more than just another election cycle for a few politicians. Politics has no place on the critically important Commission's mission and purpose. Please, I asked that the rules be reinstated so they can continue to be applied for the continued protection of our coastal waters, shorelines, and resources. The current trends of ever-increasing land values depend on it; the safety of our children to swim and play in the surrounding waters without threat of contracting vibriosis (or some other horrible bacteria) depends on it; the cleanliness and safety of the seafood, boating and wildlife eco-tourism industries depend on it.

Lastly, thank you for the opportunity to submit public comments on an issue that affects so many. Transparency in government and a healthy exchange of ideas is indeed one of the founding principles of democracy. "We the people" appreciate a chance to have our voices heard.

Please reinstate the rules! To do otherwise will have disastrous results for the future of the citizens of the Great State of North Carolina.

Cyndy M. Holda  
P.O. Box 172  
Manns Harbor, NC 27953  
[cyndyholda@gmail.com](mailto:cyndyholda@gmail.com)

**From:** [loranw87](#)  
**To:** [Willis, Angela](#); [Davis, Braxton C](#)  
**Cc:** [loranw87@aol.com](mailto:loranw87@aol.com)  
**Subject:** [External] Temporary Rules  
**Date:** Friday, January 12, 2024 10:36:03 PM

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Dear Rules Committees,

I respectfully request the rules protecting all "AEC" areas of environmental concerns, including Jockey's Ridge State Park, are reinstated and become permanent.

With commercial expansion seeming to take over too many places, it is even more important to preserve natural resources and nature areas that still exist WHILE they still exist!

Coastal North Carolina is a treasured "tourist attraction" and generates revenue as such. Please maintain these areas that are becoming more rare.

Thank you very much for your consideration and support for this heartfelt request.

Sincerely,  
Lori Wright

----- Original message -----

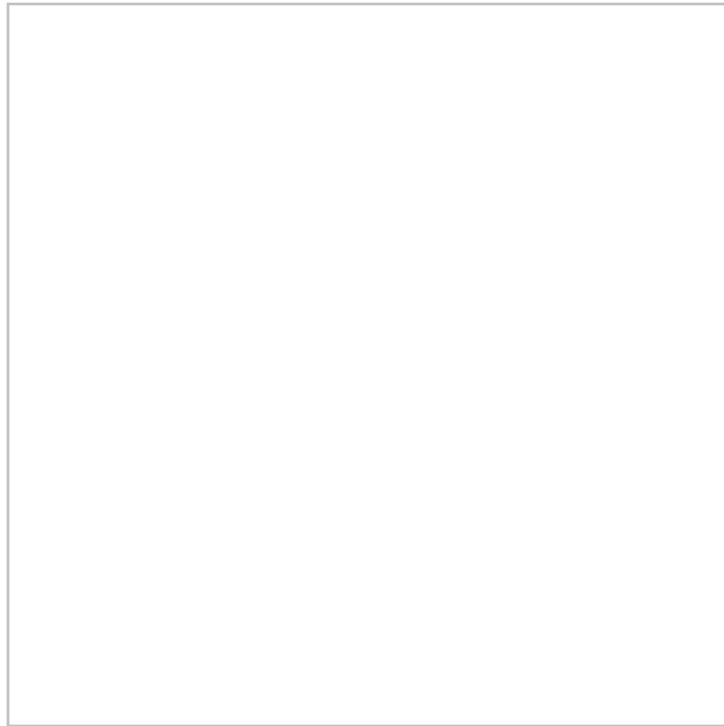
From: The Virginian-Pilot <[pilotonline@nws.pilotonline.com](mailto:pilotonline@nws.pilotonline.com)>

Date: 1/12/24 4:04 PM

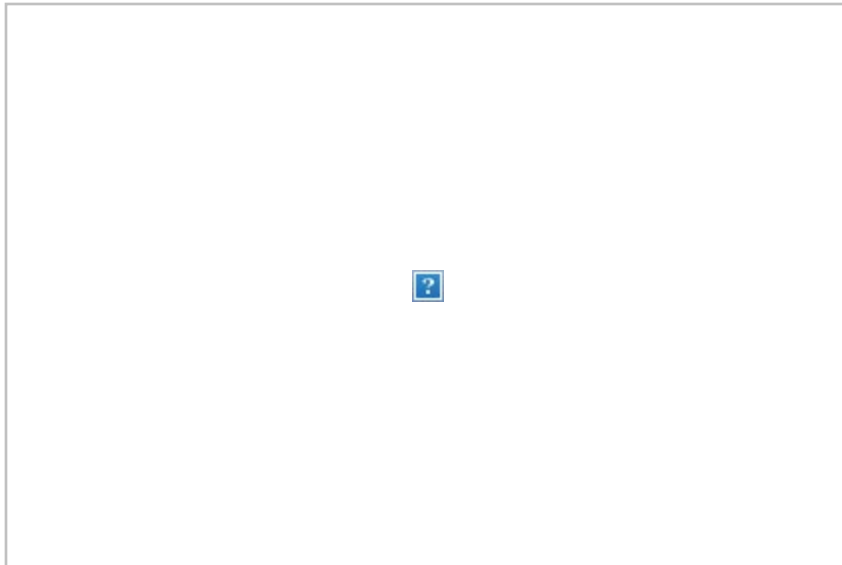
To: [LORANW87@AOL.COM](mailto:LORANW87@AOL.COM)

Subject: Editor's Pick: N.C. quietly stripped protections for Jockey's Ridge State Park. Coastal residents are fighting back.





## Featured Story



**N.C. quietly stripped protections for Jockey's Ridge State Park. Coastal residents are fighting back.**

Concern over the continued protection of Jockey's Ridge State

Park drove a handful of people to attend a Coastal Resources Commission public hearing.

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**From:** [Gale Bryant](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules Jockeys Ridge  
**Date:** Wednesday, February 7, 2024 11:39:25 AM

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Hello Angela, please add my name to list of people that want to continue any and all possible protections for the Jockey's Ridge area & State Park, against any development and lack of maintenance. I and my family are lifelong visitors and longtime Dare County property owners, and the Outer Banks, especially Corolla through Hatteras, is extremely rare in its beauty, history, and unique natural areas. Development of Jockeys Ridge would be devastating - it MUST be protected, not just temporarily, but permanently. Carolista Baum stood her ground years ago - we must continue to do the same. I urge you to protect it. ~ Gale Bryant

**From:** [Cynthia Hatch](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 6, 2024 1:43:15 PM

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I do not agree with removing the Coastal Resource Commission authority for AEC protections for the Town of Nags Head. Please ensure that the Coastal Resource Commission retains authority for creating AEC (Area of Environmental Concern) designation for areas of Nags Head, especially for Jockey's Ridge and properties in its neighborhood.

Thank you,  
Cynthia Hatch for HD Resorts, LLC

**From:** [Susan Flora](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 7, 2024 9:01:19 AM

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I am writing to support Jockeys Ridge being continued as a protected site.

I live in Va Beach and always encourage my company to visit Jockeys Ridge while in the area. It is an adventure; both visually and physically. It also is an historical part of our east coast history.

To not provide continued protection would be a permanent loss to our area as well as the rest of our country. I doubt that I will ever see Mount Rushmore (which is a man made creation) but it is nice to know that it is there for what it is and what it represents. Jockeys Ridge is nature made and allows us to see what our physical past looked like and offers lessons on what we need to learn as we construct our future development.

Please allow Jockeys Ridge the respect and protection it deserves so that it can continue to be a part of our present and survive into our future.

Susan Flora  
1052 Downshire Chase  
Va. Beach, Va.  
23452

Sent from my iPad

**From:** [Jan Lambiase](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary rules  
**Date:** Wednesday, February 7, 2024 8:30:37 AM

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Dear Miss Willis

Jockeys Ridge is a unique coastal geological formation and should be environmentally protected. Preservation of the landmark from possible development should be enforced by those who have the power. Removing this designation would be detrimental to this valuable landmark. We, the concerned, public, recommend that all the rules need to be re-adopted.

Janess Lambiase, R.N., BSN



**From:** [lauren creech](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 6, 2024 8:52:55 PM  
**Attachments:** [Outlook-uhfrdsr.png](#)  
[Outlook-znnxncat.png](#)  
[Outlook-tdkfzlye.png](#)  
[Outlook-u5t1unhw.png](#)  
[Outlook-hrtgpyc5.png](#)  
[Outlook-s1ef0py0.png](#)

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The AEC designation officially recognizes Jockey's Ridge as a distinctive coastal geological formation, ensuring its placement under environmental protection. This designation is essential for safeguarding the landmark from potential development and for continuously replenishing migrating sand to the dune. Any attempt to revoke this designation could prove detrimental to the local landmark, which draws over 1 million visitors annually. The recent decision by the Rules Review Commission to eliminate this crucial designation poses a significant threat to the environmental integrity and long-term well-being of this unique coastal geological formation.

Moreover, the potential development of this area would not only compromise the unique character of Nags Head but also exacerbate sand-related issues in this and neighboring areas. The designated region is a major attraction, bringing in hundreds of thousands of visitors and contributing significantly to our area's tax revenue and tourist dollars. Revoking this designation threatens the site's environmental integrity and jeopardizes the economic benefits derived from its status as a popular destination. Furthermore, any development within this area could lead to substantial erosion problems, adding another layer of concern to the potential repercussions of removing this critical designation.

Alan and Lauren Creech, RSPS

[Creech Realty OBX](#)

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At Outer Banks Realty Group

3712 N Croatan Hwy Unit B

Kitty Hawk, NC 27949

252.455.1420 (Alan)

252.455.1421 (Lauren)

252-491-3333 (Office)

Our Mission: To share our love of the Outer Banks and be superior real estate experts for our unique coastal area. We provide unsurpassed professionalism to our clients by putting their best interests first through our commitment to value, advocacy, and transparency.





**From:** [fetzerab@ec.rr.com](mailto:fetzerab@ec.rr.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, February 1, 2024 6:57:49 AM

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Good morning Ms. Willis,

I am a former resident of Eastern NC (Onslow County...20+ years) having owned a home in Hubert located on Queens Creek. My wife Arlene and I moved to Southern Pines several years ago but love and respect our coastal environment.

Thank you for the opportunity to comment on the Temporary Rules. I noted this opportunity in a blog from the NC Coastal Federation at Coastal Review.Org.

My only comment is under 15A NCAC 07M .0403 COASTAL ENERGY DEVELOPMENT - SPECIFIC POLICY STATEMENTS on page 3 of 3, Paragraph 10B, line #3 entitled "In the siting of energy facilities and related structures, significant adverse impacts to the following areas shall be avoided/tracts of maritime forest in excess of 12 contiguous acres and areas identified as eligible for registration or dedication by the North Carolina Natural Heritage Program":

It seems to me that 12 contiguous acres of Maritime Forest is far too much maritime forest to allow "significant adverse impacts" (whatever "significant adverse impacts" really means. One person's significant adverse impacts could mean cutting down one live oak tree. Another person would deem clear cutting 12 acres as a "significant adverse impact".

Perhaps "significant adverse impact" is defined in the law someplace?

According to Audubon NC in their document "NC Coastal Plain" at their site here: [https://nc.audubon.org/sites/default/files/static\\_pages/attachments/iba\\_coastal.pdf](https://nc.audubon.org/sites/default/files/static_pages/attachments/iba_coastal.pdf), "More than a million acres of forested wetlands have been lost in the past few decades; cleared, cut, drained, mined, and converted to agriculture..." and other uses.

The remnants remaining of our maritime forest in NC are too valuable to permit 12 acres of them to be "adversely" impacted, significantly or otherwise.

I do not know how the 12 contiguous acre figure was derived, but 12 acres is a lot of maritime forest. Too much. That number should be at least halved in our temporary rules. Since the rules are temporary, by halving that number, further study may be accomplished to determine what the real number should be in the permanent rules.

I don't know if this helps at all, but I love our maritime forests and they are vital to our beautiful natural environment, to our wildlife, and to the mitigation of coastal flooding.

Thanks for your efforts to help protect our fragile environment in our beautiful state, Ms. Willis.

Kind regards,

Barry

*Barry R. Fetzer*

Cell: 910-915-6525

Email: fetzerab@ec.rr.com

**From:** [MaryAnn Toboz](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Saturday, January 13, 2024 9:55:46 AM

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Ms. Willis,

Please work to support the resolution and restoration of the coastal environmental rules that are in emergency temporary status.

I support the utmost care for our environment.

Thank you,

MaryAnn Toboz

[maryanntoboz57@gmail.com](mailto:maryanntoboz57@gmail.com)

757.754.4486

**From:** [Amy Wells](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] temporary rules reinstatement  
**Date:** Sunday, January 21, 2024 7:59:17 PM

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I am a life long resident of the Outer Banks as were my relatives in generations before me. We have all worked and benefitted from our precious waters and coastal habitat. It is important to continue to do all we can to protect our natural resources.

It is also important that the Coastal Resources Commission does not become a political football . This talk of Jordan Hennessy jockeying for position to have Renee Cahoon removed from the Commission really disturbs me. His interests are not with the citizens and resources , but rather personal in nature. That should not happen with this very important commission. We need a very diverse group of concerned citizens and working professionals, not some partisanpoliticians.

Please reinstate the temporary rules.

Thank you so much.

Amy Wells  
3749 Herbert Perry RD  
Kitty Hawk , NC 27949

**From:** [Angel Khoury](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, December 28, 2023 12:04:10 PM

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Dear Ms. Willis:

I hereby respectfully submit the following comments for the record in advance of the January 9 public hearing in Dare County regarding temporary rules affecting the North Carolina coast.

I support the NC Coastal Resources Commission's efforts to reinstate 16 rules as part of North Carolina's administrative code to protect the environment.

As noted by the NC Division of Coastal Management, these rules had been in place for years, and serve to protect vulnerable coastal resources.

I support the reinstatement of these 16 rules into the NC Administrative Code.

Thank you for your consideration.

Angel Khoury  
230 Mother Vineyard Road  
Manteo, NC 27954  
252/473-6906  
[angelkhoury.com](http://angelkhoury.com)

**From:** [Brugh IV, Lynn K.](#)  
**To:** [Willis, Angela](#); [Davis, Braxton C](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, January 16, 2024 4:57:40 PM

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Dear Ms. Willis and Mr. Davis,

I do not fully understand exactly what transpired with the striking of 30 rules from the state code due to the passage of the budget bill but, it certainly sounds like there were “rules” in place to protect Jockey’s Ridge State Park and now there are not. I am pretty confident that the overwhelming majority (if not all) of the residents, yearly tourists, occasional visitors or just admirers of the Outer Banks want their North Carolina leaders to put in place whatever protections are needed to preserve, maintain and improve Jockey’s Ridge State Park for generations to come. Please do not let some bureaucratic debate leave one of North Carolina’s true gems unprotected even for a minute. If you believe that I should direct my concerns to someone else, please let me know who that should be. Thank you for your help on this important matter.

Sincerely,  
Lynn Brugh



**Lynn K. Brugh IV**  
*Attorney*  
T 804.420.6461  
[email](#) | [v-card](#) | [website](#) | [LinkedIn](#)

Williams Mullen Center | 200 South 10th Street, Suite 1600 | P.O. Box 1320 (23218) | Richmond, VA 23219

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**From:** [bradley carey](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, January 11, 2024 10:48:43 AM

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Hi Angela,

I am a 14 year resident and a 35 yr vacationer to Nags Head. We have been living in North Ridge just to the North of Jockeys Ridge State Park for 14 years. We love calling this place our home and that's because of the natural beauty we are surrounded by. We know the regulations that were made by the AEC have helped protect Jockeys Ridge and our beaches. Please do not let guards down AND let the AEC go by the way side. We need regulations in place to help protect our precious beach for years to come.

**Bradley Carey,**

**First Flight Adventure Park**

P.O. Box 118, Nags Head, NC 27959

Cell: 252.564.5298

[brad@firstflightadventurepark.com](mailto:brad@firstflightadventurepark.com)

[www.firstflightadventurepark.com](http://www.firstflightadventurepark.com)

**From:** [Muriel Kruize](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, January 18, 2024 10:00:48 AM

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I am writing you to voice my opinion about the current positioning of Jockey's Ridge State Park. I urge those with voting power to return Jockey's Ridge to the protection of the AEC as a taxpayer and frequent visitor of the national park. Residents of the Outer Banks have a right to determine the future of our island — and big developments in a cherished natural area are not in line with our communal vision or desires. Please consider the potential negative outcomes of removing Jockey's Ridge from the AEC before your vote in February. Thank you and take care!

All the best,  
Muriel

**From:** [Shawn](#)  
**To:** [Willis, Angela](#)  
**Cc:** [Davis, Braxton C](#)  
**Subject:** [External] Temporary Rules  
**Date:** Monday, January 22, 2024 1:42:29 PM

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Please keep Jockey's Ridge an AEC. This area is treasured by the citizens and visitor's alike. I have lived in Kill Devil hills for over 20 years, and have owned a business in the area for over 20 years.

Please not do anything that would allow building or would diminish the dunes in any way.

Thanks,  
Shawn O'Neill

**From:** [John Ratzenberger](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Sunday, January 21, 2024 3:03:03 PM

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We write to endorse comments by CRC Chair Renee Cahoon and Nags Head Mayor Ben Cahoon that permanent protections for Jockey's Ridge in the form of an AEC and temporary protections be put in place as soon as possible until the dispute between the Coastal Resource Commission and the Rules Review Commission is resolved.

The RRC process in this matter seems to be retroactive and rushed & ignoring some decades of work by many people and commissions to protect and preserve significant natural resources that define and protect the North Carolina coast land and its' history.

It is important to remember Jockey's Ridge is the only state park lying fully within a town's boundaries and that fosters a strong working relationship between town and state. The Superintendent of Jockey's Ridge, Joy Greenwood, relies on the AEC status to provide the Division of Parks and Recreation regulatory authority to protect the dunes and conduct required maintenance with them.

Jockey's Ridge is not just a big natural sand formation, it forms a backbone along the dunes of the Outer Banks. The Outer Banks was the place of the First Flight and chosen because of the winds and dune formations but one can see how much it has changed in 120 years. It is constantly under assault by wind and water, not to mention development.

40 years ago, we saw what might happen to Jockey's Ridge & and once it is gone, it is gone & cannot be rebuilt. This is urgent and important.

John & Annette Ratzenberger  
119 Seawatch Ct  
Nags Head, NC, 27959  
252-573-9016

**From:** [Shelly Blackstone](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Friday, January 19, 2024 4:15:31 PM

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To: Angela Willis, Dept of Environmental Quality, North Carolina

Dear Ms. Willis,

**Summary: I support the AEC designation and reinstating the CRC's authority for the protection and conservation of Jockey's Ridge State Park.**

I have owned a home in Nags Head for 15 years. My neighbors and the Friends of Jockey's Ridge State Park informed me of this situation. It's my understanding that the NC Rules Review Commission recently gained the authority to remove rules of the Coastal Resource Commission (CRC) and the designation of Areas of Environmental Concern (AEC). This authority was gained through a budget maneuver in October. Specifically, this negatively affects the conservation of Jockey's Ridge State Park, which was established 50 years ago with overwhelming public support, and has been protected by the AEC designation.

There is no doubt that Jockey's Ridge State Park is an area of environmental concern and removing the AEC designation has no basis. **Please help us retain the AEC designation for Jockey's Ridge State Park and other coastal areas under the CRC's protection and advocacy.**

Sincerely,

Shelly Blackstone

3630 S. Virginia Dare Trail, Nags Head, NC 27959

[shellyKblackstone@gmail.com](mailto:shellyKblackstone@gmail.com)

P.S. Opinion and Concerns regarding lack of transparency:

It's my assessment that a budget maneuver, that bypasses the will of the people, enabled the NC Rules Review Commission to quietly remove authority from the Coastal Resources Commission (CRC) and the Area of Environmental Concern (AEC) designation that protects the State Park from adverse development. Temporary and emergency measures are holding the protections in place but are at risk of expiring. It is also my understanding that the only recourse is a lawsuit that the CRC has initiated which is the only reason the public is now given the opportunity to comment. Therefore, it appears that the special interests of a small segment of commercial developers are behind this. Due to the intentional lack of transparency, the names of those special interests to date remain behind closed doors. Nonetheless, the truth will eventually come to light.

I am sure that the vast majority of area residents and the many visitors who enjoy Jockey's Ridge State Park favor its conservation which is facilitated by maintaining the AEC designation and CRC's authority. Unfortunately, the timing is especially unfortunate as January is when many small businesses are closed and many residents are not in the area to hear of this or attend meetings.

Please take all this into consideration as I'm sure there will be a public outcry given more time to spread the word and organize.

**From:** [goodink@embarqmail.com](mailto:goodink@embarqmail.com)  
**To:** [Willis, Angela](#); [Davis, Braxton C](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, January 18, 2024 10:12:46 PM

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Dear Ms. Willis and Mr. Davis,

I am writing to express my shock and dismay that the protective area of environment concern (AEC) status has been reversed at Jockey's Ridge State Park and Permuda Island and that 14 other CRC rules have been stripped in coastal North Carolina.

The state designation of Jockey's Ridge State Park as an AEC is extremely important. Not only is this one of the most visited state parks in North Carolina, but also Jockey's Ridge is a unique geological formation and an important habitat for wildlife and plants in an area of much development. The staff at Jockey's Ridge State needs these rules in place to protect this vulnerable area. The AEC Rules have worked well for Jockey's Ridge for more than 40 years and there is no reason to change them now

I do not know why the AEC designation was stripped away, but if it has anything to do with the commercialization or development of this property, that is an absolutely terrible idea. Jockey's Ridge State Park is a haven of undeveloped land in a hugely developed coastal community, and it needs to stay that way. Likewise, Permuda Island in Onslow County is a significant coastal resource and deserves AEC protection from development.

I can see no possible gain in removing any of these 16 rules. I am imploring you to do all you can to reinstate the rules and ensure that AEC protections are not loosened for Jockey's Ridge State Park, Permuda Island or any other coastal site.

Thank you for your consideration of this letter.

Molly Harrison

Nags Head, NC

[goodink@embarqmail.com](mailto:goodink@embarqmail.com)

**From:** [Caryl Burtner](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, January 24, 2024 12:44:07 PM

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Dear Ms. Willis,

**Please do not allow development on Jockey's Ridge!** Keep this important state park pristine for all to enjoy. As former residents of Kill Devil Hills, we understand the historic and natural value of the sand dunes.

Thank you,

Caryl Burtner & David Stover  
3228 Patterson Ave  
Richmond, VA 23221



**From:** [Billy Moseley](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Monday, January 29, 2024 7:36:58 AM

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I being a neighbor of Jockey's Ridge State Park and a board member of the Friends of Jockey's Ridge, strongly support the readoption of the AEC (area of environmental concern) status for Jockey's Ridge State Park. This crucial designation protects the ridge and its loss poses a significant threat to the delicate ecosystem and continued protection of Jockey's Ridge, the most visited State Park in NC. The delicate nature of this ever shifting natural resource is the very reason that the AEC protection is mandatory. I welcome a call from your department and the members of the Rules Committee at their earliest convenience and before any vote is taken.

Sincerely,

Billy Moseley



252-202-1762 cell

[www.thewindwardgroup.com](http://www.thewindwardgroup.com)

**From:** [Lauren Nelson](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Monday, January 29, 2024 7:33:56 AM

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Dear Ms. Willis,

I, being a neighbor of Jockey's Ridge State Park and a member of the Friends of Jockey's Ridge, strongly support the readoption of the AEC (area of environmental concern) status for Jockey's Ridge State Park. This crucial designation protects the ridge and its loss poses a significant threat to the delicate ecosystem and continued protection of Jockey's Ridge, the most visited State Park in NC. The delicate nature of this ever shifting natural resource is the very reason that the AEC protection is mandatory. I welcome a call from your department and the members of the Rules Committee at their earliest convenience and before any vote is taken.

Sincerely,

Lauren Nelson

Friends of Jockey's Ridge Board Member

--



**From:** [Jomo Records](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Sunday, January 28, 2024 8:12:04 AM

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Dear Angela,

The recent decision by the Rules Review Commission to potentially remove this crucial designation of AEC at Jockey's Ridge poses a significant threat to the environmental integrity and long-term well-being of this unique coastal geologic formation.”

I strongly support the readoption of the AEC (area of environmental concern) status for Jockey's Ridge State Park. This crucial designation protects the ridge and it's loss poses a significant threat to the delicate ecosystem and continued protection of Jockey's Ridge, the most visited State Park in NC.

I personally worked alongside Carolista Baum and wrote a song to help raise funds to make Jockey's Ridge a State Park. I am proud that our beautiful dunes received the State Park designation and feel like any removal of protection of this area will result in uncontrollable or incompatible development and that would have a negative effect on this beautiful natural landmark.

Please readopt the AEC for our Ridge!

sincerely

Mojo Collins

**From:** [Michael O'Brien](#)  
**To:** [Davis, Braxton C](#); [Willis, Angela](#)  
**Cc:** [Michael O'Brien](#)  
**Subject:** [External] Temporary Rules  
**Date:** Saturday, January 27, 2024 1:09:17 PM

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We are writing to you today to urge you to protect Jockey's Ridge State Park.

If there was any area on the coast that needs to remain an  
Area Of Environmental Concern  
It is Jockey's Ridge State Park.

I have worked in the construction industry for 40 years and building has been and continues to  
boom on the Outer Banks of North Carolina.  
If they can build on it, they will.  
Removing this designation opens Jockey's Ridge State Park to development.  
We need to protect these diverse fragile areas before they are all gone.

Jockey's Ridge faces enough challenges without the AEC designation and can only imagine what would become of  
the  
Park, if this was removed?

One of my concerns is, who thought it was a good idea to remove the AEC and what was the thought process.  
Our Parks and open areas, the ones we have left, need to be preserved.  
AEC helps this effort.

Save this designation and please come to Nags Head and enjoy a walk in  
Jockey's Ridge State park.

It is a special place.

Thank you

Michael & Nancy O'Brien  
PO Box 902  
2820 S Lost Colony Drive  
Nags Head NC 27959  
252-202-2149

**From:** [margaux.kerr](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, January 31, 2024 4:48:23 PM

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Good afternoon Angela,

As a previous Planner for Currituck County in Corolla as well as the Town of Nags Head, I have experienced development at an unbelievable volume. I cannot even explain how important these AEC rules are for our barrier islands and let alone the Coastal Counties of North Carolina...

Without these rules in place we wouldn't have any CAMA Permitting which is essential for our coastal communities. If we did not have those AEC's in place with development it would be completely developed, we would have no way of protecting our natural resources that are being depleted and polluted.

CAMA regulations are important for any development, dredging, filing and excavation within the AEC. We have dealt with so many issues and having these regulations have been helpful and protective of these resources.

As our communities especially along the outer banks face high and dangerous erosion rates each year we move forward, the barrier island wants to move, we are in a battle against nature, and now more than ever we need to be proactive in our planning and set these AEC's and setbacks for future generations. We cannot fill our beaches forever, things change and we need more protection than ever. Do we want situations like in Rodanthe to keep occurring, how could we have planned for this, well we can try.

There needs to be a connection between Federal, State and Local agencies, we need to be progressive and have smart growth and green building. There are water quality issues, increased stormwater issues, water table issues that most do not realize because counties are on septic. Many people want to put their septic in the dunes, without these regulations how would we keep that from happening?

Why do we all love the water, we are water and what are we doing?

Who is going to protect these important areas if the CRC isn't. I am not sure why there are not stricter rules and regulations in place to stop from filling wetlands, building right on top of each other, conserving the beauty of natural raw earth that we live for... We need the AEC's for a buffer, we need Jockey's Ridge there forever, let's save what is left.

Thank you for your time,  
Respectfully,

Margaux Kerr

**From:** [E.G](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, January 31, 2024 1:26:57 PM

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Tancred Miller-Director  
Division of Coastal Management  
Morehead City, NC 28557

January 31, 2024

Dear Mr. Miller,

I am writing to comment on the temporary rules.

**15A NCAC 07H.0507, 0508, 0509**

Development in and around designated fragile coastal areas must continue to be done with careful consideration of the cultural and natural resources that are to be impacted. My late husband and my son were/are commercial fishermen. We have already seen too much of our coastal habitat destroyed. Places such as Jockey's Ridge and Permuda Island have almost a 50 year history of protection. North Carolina does not need to step backwards on these protections for these and other equally fragile and important coastal areas. These rules must be permanent.

**15A NCAC 07I .0702**

Without this rule localities could and would move without regard for state law. CAMA was

designed to support our coastal resources and must have precedence. Another rule that must be permanent in order to manage our coastal resources effectively.

#### **15A NCAC 07J. 0203, 0204, 0206, 0207, 0208**

Standards for work plats, processing applications and agency review of development/dredging permits are an essential part of the coastal management tool box. They are important for both governmental entities and the public. Everyone working in our fragile coastal environment needs to be on the same page. These rules provide the framework for folks to be on that same page.

Public notice plays an integral role in the management process. Property owners must be cognizant of development plans that may impact them. Why on earth would this rule be left out? I'm not sure about you but I would like some notice when someone plans to build a hotel and marina next to me.

A rule emphasizing permit conditions and the necessity of appealing those conditions is important for those building, government permitting agencies and the public. Another process rule worthy of permanent status.

#### **15A NCAC 07M. 0401,0402,0403,**

#### **15A NCAC 07M. 0701,0703, 0704**

As we begin more intensely to look for renewable energy sources and as we continue down the nonrenewable energy source road these rules provide the framework for managing these searches and potential developments in terms of protecting coastal resources and public trust access. Consistency of federal actions is a necessity in supporting our state's protections of coastal resources and public trust access. Mitigation nuts and bolts (definitions and process) are forward looking rules in need of permanency.

#### **15A NCAC 07M. 1101**

At any given time along the coast someone is dredging. Increased climate impacts on existing transportation routes necessitate constant attention which has not always been forthcoming(Hatteras Inlet). We have seen unintended impacts of that dredging so in terms of policy it would behoove us to of course consider the beneficial uses of dredge spoils. Why would we do otherwise? In fact the public could benefit from this rule being more specific and detailed. However, at the very least we should be able to use dredge spoils from navigational channels beneficially.. Make this rule a permanent one.

Sincerely,

K. Ellen Gaskill

64 Gaskill Lane

PO Box 336

Ocracoke NC, 27960

P.S.

Do not conclude that folks are not concerned about these and other rules . Many do not know where to begin. Many are too busy with everything life throws at them. There is so much...they are overloaded.

Many feel that development has gone too far and have given up. They still do care but are incredibly frustrated.

These protections for coastal resources and public trust areas are something that we have depended upon over the years.



**From:** [Sara Haigh](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, January 31, 2024 12:50:07 PM

---

**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Hello, Ms. Willis,

I am writing in support of making permanent the Temporary Rules established by the Coastal Resources Commission in late 2023. These long-standing rules are critical to the operation of the Division of Coastal Management and essential to protecting and preserving our beautiful and fragile coastal environment. Please make the temporary rules a permanent part of the administration regulations governing the topics outlined in the rules.

Respectfully,

Sara Haigh  
10342 S Colony South Dr, Nags Head, NC 27959  
252-995-2036

**From:** [Suzanne Wheatcraft](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary rules  
**Date:** Wednesday, January 31, 2024 10:32:43 AM

---

**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

I've just read an article about these rules being reinstated as emergency rules and all I can say is SHAME ON YOU NORTH CAROLINA.

All of these rules should be on the books for forever if this State cares one bit about her fragile coastal environment. This is what happens when politics trumps science in government.

Suzanne Wheatcraft  
585 738 9085

**From:** [Christine Voss](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Friday, February 2, 2024 10:34:18 AM

---

**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

To Whom It M<sup>A</sup>y Concern:

I write to emphasize the importance of sustaining the 16 rules that protect the unique natural assets of coastal NC. As a coastal ecologist, it is my professional opinion that these rules are needed to protect our coastal zone and its residents.

Sincerely,  
Christine Voss  
106 Locust Ct.  
Pine Knoll Shores, NC 28512

Retired, UNC Institute of Marine Sciences

**From:** [Jack Simmons](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, February 8, 2024 2:46:53 PM

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**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Please maintain the state designation of Jockey's Ridge State Park as an area of environmental concern and restrict development for that reason. This is important for the region and the state. Thank you.

**From:** [Chuck Voigt](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, February 8, 2024 11:11:21 AM

---

**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Ms. Willis:

I am a resident of Dare County. I enjoy the benefits of living in a coastal community that strives to protect the beautiful environment in which we live. I firmly support maintaining the AEC designation for Jockey's Ridge State Park and other areas in Dare County designated as areas of environmental concern. I support the Coastal Resources Commission in their efforts to protect coastal environments and believe that the CRC should have the authority to designate AECs when the CRC finds it necessary to protect the unique qualities of coastal areas.

Sincerely,

Chuck Voigt  
1108 Charlotte Lane  
Kill Devil Hills, NC 27948

Language is a projection of personal quality.  
**Sally Jenkins**, *The Washington Post*, September 11, 2019

Democracy is not only a form of state, it is not just something that is embodied in a constitution; democracy is a view of life, it requires a belief in human beings, in humanity...  
**Tomas Masaryk**, quoted in Albright, *Fascism: A Warning*

"My mother wanted us to understand that the tragedies of your life one day have the potential to be comic stories the next."  
**Nora Ephron**

**From:** [M.Chimento](#)  
**To:** [Willis, Angela](#)  
**Cc:** [Ben.Cahoon@nagsheadnc.gov](mailto:Ben.Cahoon@nagsheadnc.gov)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, February 8, 2024 10:57:43 AM

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**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

February 7, 2024

Tancred Miller, Director

Division of Coastal Management

400 Commerce Avenue

Morehead City, NC 28557

*For Public Comment*

Nags Headers and all Bankers are resilient lovers of our land, sounds, and ocean. We are proud of our tallest living sand dune on the East Coast and we must do everything we can to protect and preserve it. Since Carolista Baum saved the dunes 51 years ago in 1973, there has been an ebb and flow of unnatural threats. We must be diligent and take proactive measures to save our dunes when it is within our control.

Jockey's Ridge State Park must be included as an Area of Environmental Concern before it becomes an Area of Critical Environmental Concern. JRSP meets the qualifications to have its historical, cultural, scenic values, and natural resources (birds, mammals, amphibians, reptiles, plants, etc.), protected from natural and unnatural hazards. We must maintain the ability to return windblown sand to the dunes so that the visual and environmental integrity are intact. The estuarine shoreline is crucial for the protection of this habitat that is under nature's constant threats of hurricanes, winds, waves, heavy rains, etc., as well as anthropogenic disturbances such as pollution and coastal development.

I suggest that the AEC includes whatever protection can be afforded to the soundside beach access within the Park as well. It is already contaminated by both natural and sewage-related bacteria and overpopulation. This is evidenced by the deaths and numerous illnesses suffered in 2023 as a result of vibrio and enterococci. According to the NC DEQ monitoring of Jockey's Ridge Soundside Access, the levels of enterococci (fecal waste) were in the red in 45% of tests reported from January 5-December 14 of last year, requiring posted warnings ignored by beachgoers. Given this current situation, protections need to be in place against worsening, long-term detrimental conditions.

Unlike economic services the Outer Banks offers, it is impossible to put a price on ecosystems, though revenue to the area brought by JRSP is impactful. It has been the #1 most visited State Park in North Carolina since 2019 and spending in National Parks in the State hit \$1.7 billion in 2021. If the protection of natural resources doesn't strike a chord, protecting the tourism dollars might.

In closing, I urge the appropriate agencies to bypass politics to protect Jocky's Ridge State Park and its adjacent properties by reinstating its AEC designation. I urge the agencies to protect the ecology where I live, not only on the Roanoke Sound, but in Nags Head Woods, and other important areas in our Town, County and our lovely, unique strip of land.

Sincerely,

Michelle May Chimento

*4025 W. Soundside Road*

*Nags Head, North Carolina 27959*

[mmchimento@gmail.com](mailto:mmchimento@gmail.com)

*252 715 3990*

**From:** [Pam Gavan](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 7, 2024 1:56:00 PM

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**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Please keep the rules in place protecting Jockey's Ridge State Park. This landmark needs to be protected from any development. In addition, it is a very popular tourist destination and that converts to dollars for the state and income for the local community. Too much of our country is being destroyed in the name of development, and we need to do better at protecting areas like Jockey's Ridge State Park.

I hope the state of North Carolina will ensure the protection of Jockey's Ridge State Park for many years to come.

Pamela Gavan  
pmgavan@msn.com

Sent from [Outlook](#)



**From:** [Margaret Davis](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 7, 2024 3:35:08 PM

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**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

To Whom it May Concern,

Please take the necessary steps to protect Jockey's Ridge State Park from environmental concerns and please restrict it from development.  
Whatever rules are necessary, please implement them.

Thank you,

Margaret W. Davis  
Kill Devil Hills NC

[Sent from Yahoo Mail on Android](#)

**From:** [alan@outerbanksrealtygroup.com](mailto:alan@outerbanksrealtygroup.com)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 7, 2024 10:09:08 AM  
**Attachments:** [Outlook-xljrjrsd.png](#)

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**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Thank you for your thoughtful consideration of my comments regarding the RRC decision to strip the AEC protections from our unique, valuable and vulnerable coastal geological formations. In particular I would like to address Jockey's Ridge, in Nags Head.

Jockey's Ridge is the largest living sand dune system on the east coast, and that alone should afford it the protections it has had until the current actions by the RRC. In addition, the site draws a million visitors per year, creating an economic windfall for our community in a way that protects our fragile coastal ecosystem. Lastly, Jockey's Ridge is an important part of our area's heritage and cultural identity.

I implore members of the RRC, in particular the conservative members, to rethink their decision to deny Jockey's Ridge the protections it deserves. Help us to conserve our cultural identity, our economy and our environmental integrity.

Graciously,  
Alan Creech  
REALTOR  
Kill Devil Hills

Alan Creech, RSPS

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At Outer Banks Realty Group  
3712 N Croatan Hwy Unit B  
Kitty Hawk, NC 27949  
252.455.1420 (Cell)

Our Mission: To share our love of the Outer Banks and be superior real estate experts for our unique coastal area. We provide unsurpassed professionalism to our clients by putting their best interests first through our commitment to value, advocacy, and transparency.



**From:** [mbwilsonxxl@charter.net](mailto:mbwilsonxxl@charter.net)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Wednesday, February 7, 2024 8:54:13 PM

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**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

I am writing regarding the article that appeared in The Virginian-Pilot newspaper on February 4, 2024, referring to Jockey's Ridge protections. I am a homeowner in Kill Devil Hills, NC, and have climbed Jockey's Ridge several times with my children and grandchildren. It is a national treasure, both environmentally and historically. I am appalled that there are no permanent rules in effect protecting this State Park. It is my opinion that Jockey's Ridge State Park should be permanently designated as an area of environmental concern and restricted from any development. It is morally reprehensible and irresponsible not to protect this area in light of climate change and oceans rising. The Outer Banks is fragile and Jockey's Ridge has protected Nags Head for centuries. Any disturbance/development by man invites unintended perils that cannot be calculated. I implore you to stop the Rules Review Commission from removing Jockey's Ridge State Park as an area of concern and restrict development. I appreciate your attention to my concerns.

Sincerely,  
Martha Wilson  
3300 Bay Drive  
Kill Devil Hills, NC

## Willis, Angela

---

**From:** KBrown <KBrown@outerbankschamber.com>  
**Sent:** Monday, January 22, 2024 10:53 AM  
**To:** Willis, Angela  
**Subject:** [External] AEC protections for Jockey's Ridge and other parcels.  
**Attachments:** AEC protections for Jockey's Ridge and more.pdf

**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Good Morning, attached please find the Outer banks Chamber's response to the removal of Jockey's Ridge from the AEC Designation.

Thank you, Karen

Karen S. Brown, MBA, CCE, CCEC, IOM  
President & CEO  
Outer Banks Chamber of Commerce  
(252) 441-8144  
(252) 564-2852 (CELL)

### Thank you to our 2024 Capital Investors

#### CORNERSTONE INVESTORS



#### STRATEGIC INVESTORS





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January 18, 2024

Braxton Davis, Director  
Mike Lopazanski, Deputy Director  
North Carolina Division of Coastal Management  
400 Commerce ave.  
Morehead City, NC 28557

Dear Mr. Davis and Mr. Lopazanski,

The Outer Banks Chamber of Commerce (Chamber) represents over 800 businesses and organizations which account for over 3,000 employees in our area. The Chamber has long been a proponent of the local environment and the unique places that make the Outer Banks special.

The Outer Banks Chamber of Commerce is opposed to the removal of Jockey's Ridge and other properties in our area from the Areas of Environmental Concern (AEC) designation. AECs are coastal areas that contain natural hazards or important environmental, economic, or cultural resources. An AEC designation allows those designated areas to receive special protections aimed at preserving their unique qualities. The AEC's in the Outer Banks provide many benefits, including economic benefits, not only to local residents, but also to visitors. For instance, Jockey's Ridge State Park reported the highest visitation of all 41 parks and recreation areas in the North Carolina State Park system in 2021, with 1.8 million visitors. Furthermore, Jockey's Ridge State Park is currently designated as a National Natural Landmark by the U.S. National Park Service. This designation was justified, in part, by the fact that Jockey's Ridge would be designated as an AEC. Losing the AEC designation may jeopardize the designation of Jockey's Ridge as a National Natural Landmark. Losing this National Natural Landmark designation would negatively impact not only the protection of Jockey's Ridge State Park but tourism and the economic benefits that accompany it.

If the Coastal Resources Commission (CRC) loses its authority to designate Jockey's Ridge as an AEC, other properties might also be at risk of losing their AEC protections including the oceanfront, the soundfront, Nags Head Woods, and other important coastal areas in Dare and Currituck counties.

The Outer Banks Chamber of Commerce asks that you protect these areas as well as all areas in the State of North Carolina and opposes this change.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Robert".

Robert DeFazio, Chairman of the Board

A handwritten signature in cursive script that reads "Karen".

Karen Brown, President & CEO

---

Outer Banks Chamber of Commerce

PO Box 1757, 101 Town Hall Dr.  
Kill Devil Hills, NC 27948

www.outerbankschamber.com  
252.441.8144

From Public Hearing  
1/9/24

Good morning. My name is Ben Cahoon and I serve as the Mayor of the town of Nags Head. Thank you for this opportunity to speak.

I rise before you today to ask, on behalf of our citizens, business owners, and visitors, for two things. First, that permanent protections for Jockey's Ridge, in the form of an AEC, remain or be restored, in whichever way the parties at odds may resolve to do that. And secondly, that temporary-~~or emergency~~ protections be put in place, again in the form of an AEC, as quickly as possible, until the foregoing dispute is resolved.

It is not hyperbolic to say that the need to act is urgent. One day in 1982, on the top of Little Sugar Mountain in Avery County, blasting began, to level the top of the mountain for a condominium project. There were no rules, you see, preventing such a thing. But so great and sudden was the rage across western North Carolina, about the damage to our landmark mountain-scape, that only one year later the Legislature passed the bipartisan Mountain Ridge Protection Act.

The damage was done however. Today that lonely, plain, rectangular, 10-story building, now destined by law to be the only one of its kind, still mars the view from mountain peaks for 50 miles around. And will for God only knows how long. It only takes one ill-considered project to do lasting harm.

Not only buildings, of course, destroy beloved landscapes and natural features. In Sheffield and Plymouth, England recently City Councils cut down mature trees, under the cover of night, even hundreds in a single night, knowing that opposing citizens would protest during the day. It cost at least one Councilor his job. I use this example to also point out that units of government, like towns and departments of state, are not immune from such mistakes and temporary insanities.

Coastal North Carolina has largely avoided corresponding coastal environment-changing disasters due to CAMA and its establishment and regulation of AECs. The establishment of an AEC requires a closer examination of proposed activities and interventions, and gives everyone time to fully consider the consequences of particular actions. The CRC's designation of Jockey's Ridge as an AEC reads in part, that the CRC's objective is to preserve a unique resource of more than local significance, to ensure that the ridge and its natural processes shall be preserved for and be accessible to the scientific and educational communities for study purposes, and to protect the educational and aesthetic qualities of Jockey's Ridge. Those are legalistic and legislative ways of saying that Jockey's Ridge is beautiful, valuable, and beloved by our citizens and visitors. It is the only North Carolina State Park fully within the boundaries of a town - our town - and it even plays a part in legends of our place name. It is very special to us. Please help us protect it.

Finally, having served as Mayor for over six years, I well understand that there can be debate about the nature and usefulness of certain rules, and the elimination of conflicts, inconsistencies, and ambiguities between them. That comes with rule-making. In Nags Head we can even wrestle ourselves with inconsistencies between our own LUP and our ordinances, parts of the LUP with other parts, and ordinance vs ordinance. But at the end of the day our job is to protect what our citizens value about our town. Please, whatever you do, protect the interests of the citizens of our State and what we all value. Set and keep in place the establishment of AECs and the regulation thereof.

Again, thank you for your time.





# Friends of Jockey's Ridge

P.O. Box 358 ♦ Nags Head, NC 27959

## The Board of Directors

Craig Honeycutt, Chair  
Ann-Cabell Baum, Vice  
Chair  
Holly Nettles, Secretary  
Jeanne Brook, Treasurer  
Al Friedman  
Lauren Nelson  
Julie Walter  
George Barnes  
Billy Moseley  
Steve Brook  
Bob Muller

January 22, 2024

Coastal Resources Commission

Dear Commissioners:

I am writing on behalf of the Friends of Jockey's Ridge to express our strong support for the readoption of Area of Environmental Concern (AEC) status for Jockey's Ridge State Park. The Friends of Jockey's Ridge is a community-based nonprofit organization dedicated to the preservation and advocacy of Jockey's Ridge State Park, working collaboratively to protect and promote the environmental, scientific, and cultural significance of this unique coastal geologic formation in Nags Head, North Carolina.

The recent decision by the Rules Review Commission to potentially remove this crucial designation poses a significant threat to the environmental integrity and long-term well-being of this unique coastal geologic formation.

Jockey's Ridge holds immense ecological, scientific, and cultural significance, making it a vital treasure that requires thoughtful preservation measures. The AEC designation, as outlined in 15A NCAC 07H.0507, acknowledges Jockey's Ridge as a unique coastal geologic formation and places it under environmental protection, emphasizing the importance of preventing uncontrolled or incompatible development that could jeopardize its irreplaceable features.

The benefits and protections offered by the AEC designation are indispensable for the preservation of Jockey's Ridge. One such advantage is the regulation that ensures sand migrating off the state property is replenished on the dune, maintaining its volume and preventing relocation or commercial sale. Furthermore, the AEC designation not only safeguards the park from undesirable development but also brings national attention, as evidenced by its listing on the National Park Service website.

During the recent public meeting held by the Coastal Resources Commission, Nags Head Mayor Ben Cahoon highlighted the urgency of the situation. An AEC requires a closer examination of proposed activities and intervention, providing time to consider the consequences of actions that could impact this environmental treasure. The national recognition garnered through the AEC designation further enhances the visibility of Jockey's Ridge, attracting visitors from across the country.

We understand the complexities surrounding the Rules Review Commission's actions and the challenges posed by changes in legislative law. However, we firmly believe that the reinstatement of the AEC status is crucial for the continued protection of Jockey's Ridge. It is our collective responsibility to preserve this natural landmark for future generations and ensure that it remains accessible for scientific, educational, and recreational purposes.

In conclusion, we urge the North Carolina Coastal Resources Commission to act swiftly and decisively in



## *Friends of Jockey's Ridge*

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P.O. Box 358 ♦ Nags Head, NC 27959

support of the readoption of AEC status for Jockey's Ridge State Park. Your commitment to preserving this unique coastal geologic formation is paramount in maintaining the ecological balance and cultural significance that Jockey's Ridge holds for the community and visitors alike.

Thank you for your attention to this matter, and we look forward to the continued protection of Jockey's Ridge State Park.

Sincerely,

Craig Honeycutt,

Chairman of the Board of Directors  
Friends of Jockey's Ridge

*This organization is a 501c(3) tax exempt organization, IRS Section 170(b)(2)(iii) for both federal and state tax purposes.  
Our federal tax identification number is 56-1739047.*

**From:** [Lopazanski, Mike](#)  
**To:** [Willis, Angela](#)  
**Subject:** FW: [External] Jockey's Ridge AEC  
**Date:** Thursday, January 11, 2024 11:00:39 AM

---

FYI

Please note new Email

Mike Lopazanski  
Deputy Director  
N.C. Department of Environmental Quality  
Division of Coastal Management  
252-515-5431  
[Mike.Lopazanski@deq.nc.gov](mailto:Mike.Lopazanski@deq.nc.gov)

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

From: Angel Khoury <[angel\\_khoury@mac.com](mailto:angel_khoury@mac.com)>  
Sent: Thursday, January 11, 2024 10:57 AM  
To: Lopazanski, Mike <[mike.lopazanski@deq.nc.gov](mailto:mike.lopazanski@deq.nc.gov)>  
Subject: [External] Jockey's Ridge AEC

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Dear Mr. Lopazanski,

Please accept this email as my written comment in favor of retaining the designation of Jockey's Ridge State Park as an Area of Environmental Concern, along with all the protections that ensue, for this unique and precious environmental, cultural, and recreational resource beloved by Outer Banks residents and visitors alike.

As the tallest live dune on the East Coast, Jockey's Ridge needs and deserves the special protections afforded by an AEC designation.

Please ensure its safeguard for the benefit of all those who treasure this unique natural resource now and in the years to come.

Thank you for your consideration.

Sincerely,

Angel Khoury  
230 Mother Vineyard Road  
Manteo, NC 27954  
252/473-6906  
[angelkhoury.com](http://angelkhoury.com)

---

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

**From:** [Lopazanski, Mike](#)  
**To:** [Willis, Angela](#)  
**Subject:** Fwd: [External] Jockey's Ridge Area of Environmental Concern Status  
**Date:** Sunday, January 28, 2024 7:36:19 AM

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Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Corey Roberts <corey703@outlook.com>  
**Sent:** Saturday, January 27, 2024 2:18:40 PM  
**To:** Lopazanski, Mike <mike.lopezanski@deq.nc.gov>  
**Subject:** [External] Jockey's Ridge Area of Environmental Concern Status

**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Mr. Mike Lopazanski,

It's come to my attention that Jockey's Ridge State Park is in jeopardy of losing its designation as an Area of Environmental Concern (AEC). I'm writing to encourage you to do all that is in your power to maintain this designation. It's part of what protects Jockey's Ridge from development and the AEC designation brings national attention to the park.

Feel free to contact me with any questions.

Sincerely,

Corey Roberts

J. Corey Roberts  
PO Box 921  
4614 S Cobia Way  
Nags Head, NC 27959  
January 29, 2024

[Corey703@outlook.com](mailto:Corey703@outlook.com)

---

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

Mr. and Mrs. George C. Harris  
3541 S. Memorial Drive, Nags Head, NC 27959  
757.615.2296, [messingabout@yahoo.com](mailto:messingabout@yahoo.com)

Mr. Mike Lopazanski  
Deputy Director, NC DEQ  
Division of Coastal Resources Commission  
400 Commerce Avenue  
Morehead City, NC 28557

January 14, 2024

Reference: <https://www.outerbanksvoice.com/2024/01/10/coastal-resources-commission-and-resource-rules-commission-at-odds-over-jockeys-ridge/>


Dear Mr. Lopazanski,

The purpose of this letter is to voice our concern about the Rules Review Commission and Coastal Resources Commission engagement on the proposed removal of Jockey's Ridge State Park designation as an Area of Environmental Concern (AEC) which would directly jeopardize its protection from development and recognition as a National Park.

With great pride, we literally live across the street (across NC 158) from the entrance to Jockey's Ridge State Park – what an incredible North Carolina State, Dare County, City of Nags Head, and Outer Banks Community site that families and tourists flock to, year round. The AEC designation offers important benefits and protections for the park so generations to come, can still enjoy the running, rolling, hiking about, and looking in amazement at the “big dune” that epitomizes the natural wonder and beauty of an OBX adventure. It must be protected from encroachment and maintained!

We ask for your support for Jockey's Ridge State Park to retain designation as an AEC. We also believe that an independent committee of non-elected officials should not have empowerment to remove AEC designation without approval of the affected City and County residents, or at minimum the approval of our elected City and County officials.

Respectfully,

  
Chess and Karen Harris

RECEIVED

JAN 18 2024

DCM-MHD CITY

**Willis, Angela**

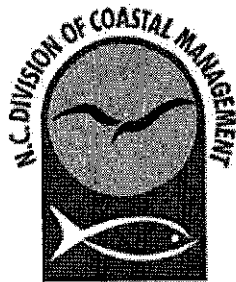
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**From:** Lopazanski, Mike  
**Sent:** Tuesday, January 16, 2024 11:20 AM  
**To:** Willis, Angela  
**Subject:** Friends of Jockeys Ridge

**Craig Honeycutt**, chair of the Friends of Jockey's Ridge State Park board of directors, speaks in favor of continued protection for Jockey's Ridge State Park at the Coastal Resources Commission's public continued protection for Jockey's Ridge State Park at the Coastal Resources Commission's public hearing Tuesday afternoon. (Corinne Saunders/The Virginian-Pilot)

*Please note new Email*

**Mike Lopazanski**  
Deputy Director  
N.C. Department of Environmental Quality  
Division of Coastal Management  
252-515-5431  
[Mike.Lopazanski@dcq.nc.gov](mailto:Mike.Lopazanski@dcq.nc.gov)



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**“Temporary Rules” - Coastal Resources Commission Public Comment Period  
ending February 1<sup>st</sup>, 2024**

January 19, 2024

Braxton Davis, Director  
Division of Coastal Management/”Temporary Rules”  
400 Commerce Avenue  
Morehead City, NC 28557

**Subject Line: “Temporary Rules”**

To Whom It May Concern:

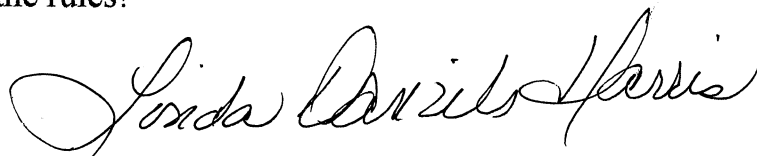
As a concerned taxpayer of the State of North Carolina, I write today to encourage the reinstatement of all temporary rules. To do otherwise is stripping the rights of citizens to ensure safe, clean and non-polluted waters and the protection of our coastal resources for future generations.

My family has lived in Manns Harbor since the late 1700s. My grandfather was a commercial fisherman. My community thrives and depends on clean, coastal waters and has produced some of the finest sport-fishing boats on the East Coast.

I asked that the rules be reinstated so they can continue to be applied for the continued protection of our coastal waters, shorelines, and resources. The current trend of ever-increasing values of our property/homes (a prime investment!) depends on it; the safety of my grandchildren to swim and play in the surrounding waters without threat of contracting some horrible disease depends on it; the cleanliness and safety of the seafood, boating and tourism industries depend on it.

Please reinstate the rules! I cannot imagine how anyone would even consider tossing away 50 years of coastal resources protection measures! It will have disastrous results for citizens and the Great State of North Carolina in the future if you do not reinstate the rules!

Linda Harris  
P.O. Box 10  
Manns Harbor, NC 27953



**RECEIVED**

JAN 25 2024

**DCM-MHD CITY**



January 25, 2024

To: Ms. Angela Willis  
NC Department of Environmental Quality

Dear Ms. Willis,

As property homeowners who have invested much in the location directly across from the entrance of Jockey's Ridge in Nags Head, NC, we are concerned over the temporary rule where the NC Rules Review Commission has said that the state's Coastal Resource Commission does not have the authority to create a zone called an Area of Environmental Concern (AEC) regarding Jockey's Ridge State Park. In our opinion, this would directly jeopardize Jockey's Ridge character as well as the character of other distinctive areas in the Nags Head community.

We must not forget how one individual back in 1973 put her life on the line to preserve the character and legacy of Jockey's Ridge. That individual was Carolista Fletcher Baum, whose true act of courage preserved a land that she and her family believed in and a land that they called home. That one stance, backed by a supportive community, brought an awareness to a natural landmark that today is a national landmark and one of the most highly sought-after tourist sites in the Outer Banks.

Now, what legacy are we leaving for future generations regarding Nags Head and the Outer Banks coastal region? We ask for your support in having Jockey's Ridge retain AEC designation. We believe that character preservation has a way of identifying us, connecting us, shaping us, and telling the story of who we are. Character preservation holds an attraction of our history and a sense of community pride. We made a choice to be part of the Nags Head community and all it has to offer and with respect, we put our support in our elected City and County officials to oppose changes that could have a significant impact on the long-term character of the Jockey's Ridge area and its surrounding natural environment.

Sincerely,

Charles and Susan Kalan  
104 East Hollowell Street  
Nags Head, NC 27959

[sykalan@gmail.com](mailto:sykalan@gmail.com)

610-657-7697



**Ben Cahoon**  
Mayor

**Mike Siers**  
Mayor Pro Tem

**Andy Garman**  
Town Manager

**Town of Nags Head**  
Post Office Box 99  
Nags Head, North Carolina 27959  
Telephone 252-441-5508  
Fax 252-441-0776  
nagsheadnc.gov

**Kevin Brinkley**  
Commissioner

**Bob Sanders**  
Commissioner

**Megan Lambert**  
Commissioner

January 16, 2024

Mr. Braxton Davis  
Director  
North Carolina Division of Coastal Management  
400 Commerce Ave.  
Morehead City, NC 28557

RE: Comments Regarding Rule Changes Concerning Areas of Environmental Concern Designation

Dear Director Davis:

On behalf of Nags Head's Board of Commissioners, as well as our citizens, business owners, and visitors, I am writing to you with a critical request: that permanent protections for Jockey's Ridge, in the form of an AEC, remain or be restored, in whichever way the parties at odds may resolve to do that.

It is not hyperbolic to say that the need to act is urgent. One day in 1982, on the top of Little Sugar Mountain in Avery County, blasting began, to level the top of a mountain for a condominium project. There were no rules, unfortunately, preventing such a grievous act. But so great and sudden was the rage across western North Carolina, about the damage to our landmark mountain-scape, that only one year later the Legislature passed the bi-partisan Mountain Ridge Protection Act.

The damage was done, however. Today that lonely, plain, rectangular, 10-story building, now destined by law to be the only one of its kind, still mars the view from mountain peaks for 50 miles around. And will for God only knows how long. It only takes one ill-considered project to do lasting harm.

Not only do buildings, of course, disrupt cherished landscapes and natural features. In Sheffield and Plymouth, England recently, city councils cut down mature trees, under the cover of night, even hundreds in a single night, knowing that opposing citizens would protest during the day. It cost at least one councilor his job. This example also highlights that government entities, such as towns and state departments, are not exempt from making such errors and experiencing temporary lapses in judgment.

Coastal North Carolina has largely avoided corresponding coastal environment-changing disasters due to CAMA and its establishment and regulation of AECs. The creation of an AEC requires a

closer examination of proposed activities and interventions and gives everyone time to fully consider the consequences of particular actions.

The CRC's designation of Jockey's Ridge, the most visited state park in North Carolina, as an AEC reads in part, that the CRC's objective is to preserve a unique resource of more than local significance, to ensure that the area and its natural processes shall be preserved for and be accessible to the scientific and educational communities for study purposes, and to protect the educational and aesthetic qualities of Jockey's Ridge. These are legalistic and legislative ways of saying that Jockey's Ridge is beautiful, valuable, and beloved by all. It is the only North Carolina State Park fully within the boundaries of a town - our town - and it even plays a part in legends of our place name. It is very special to us. Please help us protect it.

Finally, having served as mayor for over six years, I well understand there can be debate about the nature and usefulness of certain rules, and the elimination of conflicts, inconsistencies, and ambiguities between them. That comes with rulemaking. In Nags Head we can even wrestle ourselves with inconsistencies between our own land use plan and our ordinances, parts of the land use plan with other parts, and ordinance versus ordinance. But at the end of the day our job is to protect what our citizens value about our town. Please, whatever you do, protect the interests of the citizens of our state and what we all value. Set and keep in place the establishment of AECs and the regulation thereof.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin Cahoon". The signature is fluid and cursive, with the first name "Benjamin" being more prominent than the last name "Cahoon".

Benjamin Cahoon  
Mayor

**Public Hearing Record**  
**CRC Temporary Rules**

**January 9, 2024**

Dare County Government Center, Manteo

Ben Cahoon, Town of Nags Head, made oral comments and submitted written comments in support of the temporary rules. These comments are included with all other written comments.

**January 9, 2024**

Division of Coastal Management Headquarters, Morehead City

No comments.

**January 10, 2024**

Onslow County Public Library, Hampstead

No comments.

**From:** [Jan Farmer](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] CAMA Rules comments  
**Date:** Tuesday, February 13, 2024 8:11:05 AM

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Greetings,

I whole-heartedly support the adoption of all of the CAMA Rules that are currently being considered, [07H](#), [.0507](#), [.0508](#), [.0509](#), [07I](#), [.0702](#), [07J](#), [.0203](#), [.0204](#), [.0206](#), [.0207](#), [.0208](#), [07M](#), [.0401](#), [.0402](#), [.0403](#), [.0701](#), [.0703](#), [.0704](#) and [.1101](#).

These rules are necessary for the continued protection of our coastal resources and I feel it was extremely irresponsible for the Rules Review Commission to have removed these rules without something to replace them with. This has the feeling of a political stunt and seems to be very bad governance.

Again, I am writing to support the adoption of ALL the temporary CAMA rules being proposed by the Coastal Resources Commission.

Sincerely,  
Janet Farmer  
Hampstead, NC 28443  
919-753-7440

**From:** [Donna Roark](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey's Ridge Designation  
**Date:** Friday, February 9, 2024 1:03:49 PM

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As a long time resident (33 years) of the Outer Banks, I urge you all NOT to remove the protected status of Jockey's Ridge. My own daughter (28 years old) spent much of her childhood growing and learning from this incredible place.

Please, in this instance, do not cave to developers and protect this resource and beauty.

Sincerely,  
Donna L. Roark  
DC Children's Librarian

**From:** [Gerry Smelt](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey's Ridge preservation  
**Date:** Sunday, February 11, 2024 3:07:43 PM

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After seeing a recent news item concerning attempts to weaken the environmental protection provisions granted Jockey Ridge I had to write to express my displeasure. Due to the environmental importance of Jockey's Ridge to the immediate area as well as that of the overall barrier island ecosystem, it is vital that any attempt to weaken its designation as an area of environmental concern and restriction of development must be rejected. Too many of our unique natural features have been lost through our failures to protect what natural treasures remain.

Gerry Smelt

**From:** [Barb](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey's Ridge State Park  
**Date:** Friday, February 9, 2024 9:21:02 AM

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Dear Angela, it is imperative that we keep the designation of Jockey's Ridge State Park as an area of environmental concern and not allow any development of the area. The rules designating Jockey's Ridge as an AEC must be reinstated and maintained.

Barbara Morris  
214 W. Market St.  
Hertford, NC 27944

--

Barbara Morris

If you receive an email purporting to be from me requesting funds, it is not from me and do not respond to it.



**From:** [joint\\_dod@verizon.net](mailto:joint_dod@verizon.net)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Jockey's Ridge  
**Date:** Friday, February 9, 2024 3:22:54 PM

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Jockey's Ridge needs to be protected!

It is a national treasure located on the east coast that is very accessible to all.

It is a natural playground. Trying to run down it usually ends up in a slide instead.

It has teaching moments – how/why do the winds propel kites that support people.

Please put the protections back in place.

Jockey's Ridge has many enjoyable memories – dates before marriage, outing with our son, good exercise, and picnics.

While not a resident of North Carolina, Jockey's Ridge is a natural treasure for all Americans.

PROTECT IT!

Merrilyn Dodson  
411 Ilex Drive  
Yorktown, VA 23692

**From:** [Matt Walker](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] reinstate rules re: CAMA/AECs  
**Date:** Tuesday, February 13, 2024 8:39:45 AM

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Dear Ms. Willis:

As a resident of the Outer Banks, I'm troubled to hear of the efforts to weaken protection for both CAMA and AECs, both of which threaten our precious resources — and our way of life. Without these oversights bad actors could promote even more development on an already over-burdened sandbar. Furthermore, the weakening of existing rules is one more example of the state government is over-riding municipalities ability to self-govern.

Please reinstate the rules immediately so we can protect these resources for future generations.

Sincerely,  
Robert M. Walker  
Kill Devil Hills, NC

**From:** [Tianna Stathis](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Save Jockeys Ridge  
**Date:** Friday, February 9, 2024 8:13:56 AM

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**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Jockey's Ridge is not up for debate. This beautiful place is perfect and it must be maintained to save our barrier island. There is a reason why Jockey's is there and it's NOT for development. It is a vital ecological arm of the Outer Banks and if you keep taking away it's space, our island will suffer.

Please keep Jockey's Ridge preserved as a national park.

Thank you,  
Tianna Stathis  
Kill Devil Hills Resident

**From:** [Barbara Norris](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Saturday, February 10, 2024 3:24:25 PM

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Dear Ms. Willis,

We are contacting you as homeowners in Nags Head, [N.C.](#) to provide public comment against the development of Jockey's Ridge State Park region.

After decades of visiting the Outer Banks, we purchased our home in Nags Head in 2001. At that time we were able to view Jockey's Ridge. The uncontrolled development of the area since 2002 has obscured the natural habitat.

Any change of land management rules and regulations that would jeopardize the area of environmental concern (AEC) designation for Jockey's Ridge should be avoided.

The lay of the land, environmental safety and loss of living space for native species of plants and animals would be damaged by the development of Jockey's Ridge State Park region. The designation of being a N. C. State Park should in itself protect the Sand Dunes.

It appears we are returning to the time frame of 1973--1975 and the need for a "Save Our Sand Dunes---SOS" campaign.

Return the protective status of Jockey's Ridge State Park/Sand Dunes to preserve nature and history. Nags Head and OBX N.C. locations cannot sustain additional loss of natural treasures. Please consider our request to protect Jockey's Ridge.

Robert F. Norris  
Barbara M. Norris

**From:** [Suzanne Rainey](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Friday, February 9, 2024 8:49:29 AM

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Good Morning,

I am a homeowner in Nags Head, North Carolina. I believe that the Coastal Resource Commission should have the authority to designate areas of environmental concern. Nags Head has some of the most beautiful areas of natural beauty. Our town works so hard to protect those areas and all of us who live here from things that can hurt the area. Please continue to keep Jockeys Ridge and the neighboring areas under the AEC designation. Please allow the Coastal Resource Commission to continue to do the amazing job they have been doing without interference from the North Carolina Rules Review Commission.

Sincerely,  
Suzanne Rainey

Sent from my iPhone

**From:** [Tianna Stathis](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Friday, February 9, 2024 8:15:33 AM

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Jockey's Ridge is not up for debate. This beautiful place is perfect and it must be maintained to save our barrier island. There is a reason why Jockey's is there and it's NOT for development. It is a vital ecological arm of the Outer Banks and if you keep taking away it's space, our island will suffer.

Please keep Jockey's Ridge preserved as a national park.

Thank you,  
Tianna Stathis  
Kill Devil Hills Resident

**From:** [Erin Sharaf](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Thursday, February 8, 2024 8:41:56 PM

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**I strongly disagree with the recent decision by the Rules Review Commission to potentially remove the ability to protect Areas of Environmental Concern. This poses a significant threat to the environmental integrity and long-term well-being of our unique and fragile ecosystem. I urge more environmental protection not less.**

**Erin Sharaf  
46281 Old Lighthouse Rd.  
Buxton, NC**

**From:** [Debra Pagliughi](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary rules  
**Date:** Tuesday, February 13, 2024 10:33:07 AM

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Greetings Angela and Mr. Tancred Miller..

I am writing today to encourage the re-adoption of the CAMA rules. Those rules are extremely important to the management of development along the coast. Responsible management safeguards our most precious resource, our waters. Please re-adopt those rules and allow them to remain a common sense tool to reign in irresponsible development.

Thank you for your consideration!

Debra Pagliughi  
142 Hilltop Dr.  
Swansboro, NC 28584



**From:** [Anna Meadows Helvie](#)  
**To:** [Willis, Angela](#)  
**Subject:** [External] Temporary Rules  
**Date:** Tuesday, February 13, 2024 10:20:24 AM

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Dear Ms. Willis and others,

I completely support the adoption or re-adoption of the CAMA rules that have been sent out for public comment.

Thank you,

Anna Helvie  
650 Old Vanceboro Rd, New Bern, NC 28560



Division of Parks and Recreation  
NC Department of Natural and Cultural Resources

Governor Roy Cooper

Secretary D. Reid Wilson

February 6, 2024

Mike Lopazanski, Deputy Director  
Division of Coastal Management  
400 Commerce Ave.  
Morehead City, NC 28557

RE: Jockey's Ridge State Park – Removal of Area of Environmental Concern (AEC) designation

This letter is in response to the Rules Review Commission's October 2023 ruling to remove the Area of Environmental Concern (AEC) designation from Jockey's Ridge State Park in Dare County, North Carolina. The AEC was established specifically to protect the Park's sand dune system from erosion by requiring that migrating sand be returned to the Park. This mandate is critical to the long-term conservation, restoration, and resiliency of the Park's significant natural and cultural resources. Therefore, the North Carolina Division of Parks and Recreation (Division) recommends that the Jockey's Ridge AEC rule be reestablished immediately.

Established in 1974, Jockey's Ridge hosts more than one million visitors each year, making it one of the most visited parks in the State Park system. Soon after becoming a State Park, Jockey's Ridge was awarded National Natural Landmark status by the National Park Service, highlighting the largest active sand dune system in the Eastern US. The rare *Live Dune Barren* natural community and numerous state-threatened species within the Park prompted the North Carolina Natural Heritage Program to protect the Park as a Dedicated Nature Preserve.

Jockey's Ridge State Park is designated as a "Unique Coastal Geologic Formation" Area of Environmental Concern by the Coastal Resources Commission (*15A NCAC 07H .0507*). By establishing the AEC, the CRC recognized the natural and cultural significance of the dunes and the need to protect the system from the pressures of development outside park boundaries. The dune system's natural replenishment of sand is inhibited by the increasing number of large buildings and impervious areas that surround the park. As such, the AEC status provides pertinent

Brian L. Strong, Director  
NC Division of Parks and Recreation  
1615 MSC - Raleigh, NC 27699-1615  
919.707.9323 / ncparks.gov

NORTH CAROLINA STATE PARKS  
*Naturally Wonderful*

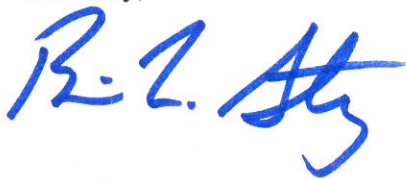
Mike Lopazanski, Deputy Director  
Page 2  
February 6, 2024

environmental protections by restricting activities that would adversely impact the “unique coastal geologic formation.”

Specifically, the AEC requires that sand that migrates out of the park boundaries be returned to the dunes. The Division has utilized this rule twice in the past seven years in a combined effort with NCDOT and the Town of Nags Head to return sand that migrated onto nearby roads and residential neighborhoods. The accumulation of sand onto US 158 Bypass is an increasing danger to public safety and infrastructure. The provisions of the “Unique Coastal Geologic Formation” AEC allow the Division to continually utilize local resources and NCDOT to replenish the dunes while also protecting nearby infrastructure from migrating sand.

The mission of the Division of Parks & Recreation is to promote the conservation, recreation, and education of all parks within the State Park system. The protections provided by the “Unique Coastal Geologic Formation” AEC designation are critical to the Division’s ability to fulfill this mission. The replenishment of sand into the dune system relies heavily on migrating sand being returned to the park – a requirement mandated under the AEC status. Therefore, the Division of Parks and Recreation requests that the Rules Review Commission reinstate the Jockey’s Ridge AEC designation so that the Division can continue to protect the Park’s resources in perpetuity.

Sincerely,



Brian L. Strong

**From:** [Simmons, Christy](#)  
**To:** [Bob Taylor](#)  
**Cc:** [Simmons, Christy](#); [Willis, Angela](#)  
**Subject:** RE: [External] CAMA Rules  
**Date:** Tuesday, February 13, 2024 9:33:20 AM  
**Attachments:** [image001.png](#)

---

Good morning, Mr. Taylor,

Thank you for your comment. I am copying the staff person who is collecting email comments for the CRC regarding the rules so that your comment may be part of the review process.

Respectfully,

*Christy Simmons (she/her)*  
Public Information Officer  
Division of Coastal Management  
North Carolina Department of Environmental Quality  
Office: 252-515-5409  
NEW: [christy.simmons@deq.nc.gov](mailto:christy.simmons@deq.nc.gov)

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**From:** Bob Taylor <staceybob@centurylink.net>  
**Sent:** Tuesday, February 13, 2024 9:11 AM  
**To:** Simmons, Christy <christy.simmons@deq.nc.gov>  
**Subject:** [External] CAMA Rules

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Ms. Simmons, it is vitally important for North Carolina's coastal and inland waterways to be continually protected by a strong set of CAMA rules for both recreational and commercial reasons. My waterfront community has a Homeowners' Association which incorporates CAMA rules and a CAMA permit for any waterfront modifications. Experience tells us that had we not had a strong CAMA influence our marshes would have been seriously degraded. We strongly urge the reauthorization the CAMA rules.

Bob Taylor  
Pamlico County

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02/05/24

Attn: Tancred Miller, Director  
Division of Coastal Management  
400 Commerce Avenue  
Morehead City, NC, 28557  
USA

~~dxx  
dxx~~

February 5th, 2024

Re: Submission - Temporary Rules

Dear Director Tancred Miller,

Thank you all for extending the submission to Feb. 22nd of 2024. I am appreciative of all of the work that you and your staff do in order to make sure that all voices are heard on matters of public concern. As far as this submission is concerned, I am a citizen of the United States, a registered voter, a tax payer, and I have never been convicted of a felony crime.

There are many concerns about the potential changes and its impacts. Before any decision is officially made on the issue, it is of my hope that you all will consult with environmental experts, including scientists, about whether or not the pros outweigh the cons with regard as to the potential change. I believe that if something is already working and there are no issues - I do not see why change is necessary needed. Our Earth needs to have a healthy environment and environmental safety and stability should always be a priority of the United States over profits.

As I have experience with being a former commissioner with the city of Austin, the former student body president of Austin Community College District and other experiences, I can tell that this issue means a lot to people. I hope that you all will again consult with environmental experts, including scientists, before anything is done (as in change) to ensure that the environment of Earth continues to be safe and stable.

Very Respectfully,  
/s/ Isaiah X. Smith  
Isaiah X. Smith

~~dxx  
dxx~~

RECEIVED

FEB 12 2024

DCM-MHD CITY