Appendix F
Public Comments Received on the Draft Beach Management Plan

Submission Date	Name	Comment/Questions:
Jun 12, 2026 9:17 PM	Robert. R.	I strongly support beach nourishment efforts in the areas south of Horsegate, including Ocean Hill and the Villages at Ocean Hill. Several oceanfront properties in this section of Corolla are increasingly vulnerable to severe and ongoing erosion, with some homes now dangerously close to sustaining irreversible damage. It is in no one's best interest for Corolla to become known for condemned homes or houses collapsing into the ocean, as has occurred in other coastal communities. Such outcomes would negatively affect property values, tourism, local businesses, and the overall reputation of Currituck County as a premier vacation destination. As a beachfront property owner in Ocean Hill, I am fortunate that my home at [NUMBER REDACTED] Atlantic currently has more protection than many of my neighbors' properties. However, the risks facing the broader community are clear and immediate. I believe many property owners in this area would be willing to contribute financially and work collaboratively to help make a beach nourishment project a reality. Delaying action will only increase the likelihood of property loss, reduce rental viability for homeowners, and create economic consequences for local businesses that depend on tourism. I respectfully urge the County and all relevant stakeholders to prioritize and advance beach nourishment efforts in this area as quickly as possible. Thank you for your consideration and commitment to protecting Corolla's coastline and community.
Jun 13, 2026 7:30 AM	Jeff K.	There are inaccuracies in this report that are causing unnecessary angst and damages the report's credibility. Please correct the inaccurate map references regarding C-059 through C-061: (1) These areas are NOT on Atlantic Ave at all, but rather are on Sandcastle Drive, a completely separate street. (Atlantic Ave dead-ends south of C-061 as maps clearly indicate.) (2) These areas are NOT in the "Ocean Hills" community at all. They are part of "Villages at Ocean Hill (VOH)"; a legally separate community. (Ocean Hills and VOH are not related, notwithstanding name similarity. Ocean Hills ends south of C-059, where Atlantic Ave dead-ends. VOH is actually the northernmost community adjacent to the horse fence, encompasing the Sandcastle Drive area.) It is important that these references are corrected lest they cause confusion and error when actually implementing remediation. References to Atlantic Ave imply you are excluding Sandcastle Dr. References to Ocean Hills implies you are excluding VOH. Thus the confusion and angst you are causing as a result of these inaccurate references.
Jun 15, 2026 4:12 PM	Derrick C.	Most importantly, thank you to Currituck County for undertaking the fact-gathering regarding the county's beaches. Luayne and I bought our lot on Franklyn Street in Corolla Light in the summer of 1987, and built our home therestarting that fall. Our 39 years in Corolla has been magical. We have celebrated countless holidays and core family evnets, including an oceanfront wedding in June with two hundred guests. In addition to our immediate family of 11, rentals of our home have allowed an estimated 48,000 enjoyable days by those renting our home. Our county property taxes for a large oceanfront home are substantial -- but we are delighted by the services we receive from the county -- sheriff, fire and EMS, water and beach safety and more. And we applaud the county's actions along the Atlantic coast to aid in beach grass planting, sand fences and more. Those actions have achieved demonstrable protection in Corolla Light. The county has studied the issue of movement of sand along its beaches and the impact of erosion and other changes thoroughly and has presented an effective case for action on four "hot spot" zones, including the North Corolla Reach, shere our home lies. Fortunately, Corolla Light was developed in a visionary way, and none of the 23 oceanfront homes in our community face imminent dangers because oof a buffer zone behind our dune line. But the threat to the value of our home is real. The lesson from Hatteras Island is that allowing loss of homes from beach erosion receives national and international attention and undermines the economic foundation of entire communities, not just threatened homes. Lenders and insurers have abandoned much of Avon and Buxton, freezing sales and undermining local government revenues from property taxes, sales taxes and occupancy taxes. We believe the county has delivered a clear message to all who care for the Northern OBX. There is no longer a question of whether actions are needed. The questions are what actions, where, when and how. For the North Corolla Reach, the report concludes beach nourishment is technically possible, has a positive cost/benefit relationship and can meet state and federal laws, policies and permitting. The report could be strengthened by highlighting the widespread adoption of beach nourishment just south of us, in Dare, as well as along so much of the North Carolina coastline. while there are examples of limited sustainable accomplishments -- on Hatteras Island, for example -- other projects have been markedly more successful and bring another advantage. Major storm damage to renourished beaches are for more likely to receive FEMA funding. We urge the county to follow up its report with studies on alternative ways to move forward, including alternative MSD models. There are notable differences in the way those entities have been crafted and it is difficult for individual homeowners and their associations to investigate, compare and ultimately act. And while the meetings in Corolla on May 26 did address a potential longer-term alternative (incorporation), that alternative is not inconsistent with and unlikely to be as timely as steps to create a Northern Outer Banks Beach Management Service District. Please arrange for at least one more public session with county staff and COASTAL PROTECTION ENGINEERING OF NORTH CAROLINA, INC. to discuss the findings ane especially steps to be taken at the North Corolla Reach ASAP.

Jun 15, 2026 11:45 PM	Lori A.	Dear Commissioners, I am writing to express my strong support for the recommendation to move forward with beach nourishment in the North Corolla Reach, extending from the Horse Gate to Seabird Way in Ocean Sands (Stations C-059 to C-089). The feasibility analysis clearly concludes that beach nourishment is the only alternative that effectively addresses storm risk, maintains recreational beach width, and supports the local economy. While the project requires a substantial initial investment and periodic maintenance, the long-term benefits significantly outweigh the costs. The North Corolla Reach represents one of Currituck County's most economically important coastal areas. Thousands of visitors choose this section of Corolla each year because of its beaches, vacation homes, and recreational opportunities. Protecting this shoreline protects far more than sand, it protects the economic engine that generates substantial occupancy tax revenue, property tax revenue, sales tax revenue, and local business activity throughout the county. Without proactive intervention, continued erosion increases the vulnerability of homes, roads, utilities, and public infrastructure to storm damage. The financial consequences of inaction could far exceed the cost of nourishment. Every property protected preserves the county's tax base and helps ensure continued tourism revenue that supports county services and investments. Beach nourishment also preserves the wide recreational beaches that visitors expect when choosing Corolla as a vacation destination. As beach width diminishes, so does the attractiveness of the area, potentially impacting rental occupancy rates, tourism spending, and associated tax revenues. Maintaining a healthy beach is not simply an environmental investment, it is an economic necessity. Given the importance of the North Corolla Reach to Currituck County's economy and tax base, I urge the Board to make expediting this project a top priority. Every year of delay increases exposure to storm damage, threatens valuable property, and risks economic losses that could have lasting impacts on the county and its residents. The analysis has identified nourishment as the most effective solution. The benefits to property protection, tourism, public infrastructure, and county revenues clearly outweigh the costs. I respectfully encourage the Board to move forward as quickly as possible with planning, permitting, funding, and implementation efforts to ensure the long-term resilience and prosperity of North Corolla. Thank you for your consideration and for your continued commitment to protecting one of Currituck County's most valuable coastal resources.
Jun 16, 2026 6:15 AM	Elaine M.	I am against beach nourishment because it negative environmental impact and ask the county to take environmental factors into consideration before deciding to take this course.
Jun 16, 2026 9:52 AM	Mark A.	We support beach nourishment 100%. We have been coming to Corolla Light for 28 years, 18 as guests and 10 as oceanfront owners. We have watched as the beach width and depth have eroded significantly. We have seen the sand depth reduced to the point where our dune walkway steps had to be extended by 5 steps to reach the beach. The base of our walkway support piles have been exposed and left hanging from the walkway, requiring significant extensions to be added for adequate support. Nourishment will provide continued tax revenue for the county, property protection, and wide beaches for guests and owners to enjoy for years to come.
Jun 16, 2026 3:44 PM	Wayne E.	The damage continues every storm we get. Every day we wait to make a decision makes the price tag go up. The people in Corolla know more about this problem than anyone else in Currituck County so please come to us for advice and assistance. Please educate the all of the citizens of the county on the monetary advantages they get from Corolla tourism. We need a county wide meeting to explain the benefits that Corolla gives the mainland. The $3,000 per household tax savings should be explained at every meeting not hidden.
Jun 16, 2026 4:17 PM	David R.	We support the beach replenishment initiative
Jun 17, 2026 9:06 AM	Erin C.	I am a homeowner at Villages of Ocean Hill, just south of the horse fence at the beginning of the 4x4 area. I would implore the decisionmakers of this project to start the beach nourishment at the horse fence, if not even more north. Thank you!
Jun 17, 2026 10:03 AM	Katherine H.	I strongly support a beach nourishment plan to best preserve our community's greatest asset. I am a full time resident in the Villages at Ocean Hill section. I have seen the damage and erosion take its toll on our beaches in this section as well as to the immediate south of us. We have been hit with sand and property loss greatly over the last several years. I strongly suggest the inclusion of this section in the nourishment plan. The area at or around the horse fence to Tasman has seen a major shift in the coastline in just the past few years.
Jun 17, 2026 3:46 PM	Ann P.	As a property owner north of the horse gate, we travel the beach road frequently. Laughing Gull and the two houses past it need to be removed. The road behind Laughing Gull is frequently flooded, leaving no way around. Their septic tank is often uncovered and sits in the shoreline. These houses are an environmental hazard. I don't believe beach nourishment is an effective solution for any portion of the beach and it's a waste of money. Houses being badly affected by beach erosion and creating an environmental hazard should be condemned and torn down.
Jun 17, 2026 8:22 PM	Amanda D	Why isn't this being done to north of the horse fence. You are leaving our entire VOH community unprotected and we bring in just as much tourism. You're hurting our home values specifically.
Jun 18, 2026 12:59 PM	Michael A.	I believe the fact the norther beaches above horse gates were under valued as a roadway AND beach. Current conditions frequently do not safely allow for beach traffic and beach use. If nourishment is slated for south of the horse fence I believe it should be continued to the VA state line

Jun 18, 2026 2:20 PM	Karen B.	26 years ago, my husband and I made a big decision. We decided to invest in a property in Currituck County which was being developed called Corolla. This was a big dream for us, as we bought the second oceanfront home ever built on this beach at [NUMBER REDACTED] Persimmon Street which was originally known as First Street. It was indeed a special project that we have been so proud of and we assumed those that govern the county would be happy to be partnered with those of us that bought there and made our dreams come true and financially turned Currituck County around fiscally. We began to become concerned about disappearing beach a number of years ago and we were actually there to observe all three storms that were mentioned in the beach management study. We have faithfully rebuilt sand fencing on our oceanfront property all 26 years, but would watch it get washed away year after year as rough nor'easters would hit us. The golden goose of Corolla was fast fading away and we began to realize that our once wonderful dream was now a horrible nightmare and those in government power could not see the problem. Fortunately I was able to attend this last meeting and listen to the expert and his report. There are no questions now. The only solution for our beach problem is beach renourishment and we urge the commissioners to quickly respond to this and keep the most precious thing this county has. The tourist come to Corolla for one thing and that is for the once beautiful beach. The Whalehead Club, the playground and museums and shops and restaurants and the wild horses are all wonderful additions, but would be nothing if not for the beach. This is a real emergency. Please do the right thing or the county as a whole will suffer tremendously.
Jun 20, 2026 12:21 PM	Jim W.	I think that the beach nourishment idea should be put off as long as possible. If you look to the south, (Dare Co.), they are spending multi-millions on beach nourishment pretty regularly now. The shoreline changes due to nature. Sure, the changes can be postponed with re-nourishment of sand costing millions, but you will not ever stop Mother Nature. Just throwing money into the ocean in my opinion. Just look at the numerous tree stumps on the north beach, sooner or later it's gonna happen.
Jun 22, 2026 6:38 PM	Anthony C.	1. Hurry. Corolla section of the beach (horse fence to lighthouse) can't afford years more delay. 2. If nourishment was cheap, there wouldn't be any delay. It's expensive. But what if we can bring the costs way down by lengthening the amount of time between nourishment re-treatments. They will still be required but lengthening the amount of time between brings cost down over a set period. A product called ShoreLock is being used and investigated to do just that. See article at: https://www.theinvadingsea.com/2024/04/09/shorelock-beach-erosion-miami-sand-nourishment-caribbean-carbon-emissions/?utm_source=chatgpt.com. There are other techniques being used: coarse sand, mixed sand and shell, etc. There are also other products similar to ShoreLock. Dare County is reported as trying some of these. Suggest contacting them. 3. Clearly the NC Legislature is investigating use of hard structures. Start now figuring out the best way to use. 4. Bring people from Corolla into the planning and deliberation of the BMP. It just makes sense to bring people who live on the beach into the planning for how to implement the Beach Management Plan. It would also facilitate better adoption of ultimate plan by Corolla folks.
Jun 22, 2026 8:16 PM	Nancy S.	Hi, I've been coming to Corolla since 2000 and owned a home since 2012. In these years I've seen the beach erosion that is happening and the risk it is putting on beautiful oceanfront homes. I am in support of beach nurishment to happen asap. Thank you
Jun 22, 2026 8:25 PM	Gigi P.	I visit Corolla every summer and I see the need for beach renourishment ASAP.
Jun 22, 2026 8:40 PM	Elizabeth S.	We have been coming to Corolla for 25 years and we can see there is now a great need for Beach nurishment. I don't think you can wait much longer. This is a beautiful beach and needs action now.
Jun 22, 2026 9:03 PM	Cheryl H.	I go to this beach every year and it definitely needs this as soon as possible
Jun 22, 2026 9:24 PM	Richard G.	Please don't delay beach nourishment any longer. In the 26 years we have been on Persimmon St. there has been increasing beach erosion. Lately each year has been worse than the previous one. Nourishment works. You only have to look at Nags Head to see how well. Kitty Hawk waited longer and their results have been OK but not as good as Nags Head.
Jun 22, 2026 9:27 PM	Avery S	I have been visiting Corolla every summer for the past 10+ years and every summer when I return, it is shocking to see how the beaches and dunes have changed. The erosion has gotten severe and there is intense need for beach nourishment ASAP!!
Jun 22, 2026 9:36 PM	Marsha G.	Please hurry to do Beach nourishment for our beach in Carolla Village. We have been owners here for 26 years and had rented on Persimmon before that time. We have seen the beach erode over several years. We watched as South Nags Head beach then saw how the nourishment had help restore.
Jun 22, 2026 9:42 PM	John S.	I write to support the beach nourishment effort in Corolla. I visit every summer and would hate to lose such a beloved place.
Jun 23, 2026 8:59 AM	Matt Y.	We have to do beach nourishment NOW. It's so bad that our neighbors in Corolla are about to lose part of their home. We can't keep spending $5,000 for a push just to lose all the sand with the next storm. Please HURRY to find a solution that will save homes and protect tax revenues.
Jun 23, 2026 9:38 AM	William S.	As a beach resident, Currituck needs a forward looking, science based plan that respects state law, protects public funds, and incorporates modern coastal resilience strategies. The current draft falls short of that standard. I look forward to your consideration of this input.
Jun 23, 2026 11:36 AM	Holly H.	The World Bank report emphasizes that restoring coastal vegetation is a primary nature based solution for erosion control and long term resilience. Yet Currituck continues to allow clearing of maritime forests and over development, directly worsening erosion.
Jun 23, 2026 2:51 PM	Alisa P.	Global research shows that coastal forests—mangroves, maritime forests, and tree stabilized dunes—play a major role in reducing storm surge, slowing wind erosion, stabilizing dune systems, supporting biodiversity.
Jun 23, 2026 6:23 PM	William W.	Currituck's plan barely acknowledges vegetation based mitigation—even though dune and marsh restoration is one of the most cost effective erosion controls available.

Jun 23, 2026 8:44 PM	Marc C.	The World Bank's 2026 Nature Based Coastal Resilience Catalogue highlights successful global projects restoring mangroves, salt marshes, and dunes to stabilize shorelines and support local economies. These systems reduce erosion, trap sediment, and provide long term, low maintenance protection.
Jun 24, 2026 2:06 PM	Maria C	Coral reefs act as natural submerged breakwaters, reducing wave energy and providing over $1 million per kilometer in flood protection benefits for U.S. coastal communities. NOAA and global partners have developed frameworks integrating ecology, hydrodynamics, and engineering to scale coral restoration for coastal protection. Even though Currituck isn't tropical, the principle is universal: natural reef structures outperform sand only nourishment and reduce long term costs.
Jun 25, 2026 10:58 AM	Julie T.	Coral Reef Restoration as Coastal Protection
Jun 26, 2026 2:07 PM	Gary H.	Currituck's plan ignores these proven, scalable alternatives and instead relies on outdated, sand only or hard structure, approaches that require constant taxpayer funding.
Jun 26, 2026 7:28 PM	Elizabeth L.	The Beach Management Plan, as drafted, takes a regressive approach that does not position Currituck County for long term economic resilience. The plan focuses almost exclusively on tourism driven revenue while overlooking opportunities to attract diversified tax revenues that would reduce dependence on seasonal visitors. A modern coastal county cannot rely on a single industry, yet this plan does nothing to broaden our economic base or encourage year round growth. It is also appears that the plan does not reflect the discussions and concerns raised at the Coastal Resources Commission (CRC) meeting. As a taxpayer I question using public funds to maintain or enhance private property up to the Mean High-Water Line. This is a critical legal boundary, and any management plan that ignores it exposes the County to financial and regulatory risk. If the County intends to use public dollars (yes OT $ is public) for beach nourishment or shoreline maintenance the private, gated communities must provide public access, parking, and accommodations. The plan does not acknowledge this requirement. The plan also avoids addressing the County's ongoing pattern of over development, which unlike storms is a chronic driver of erosion and shoreline instability. A responsible management plan would confront these issues directly, with enforceable development limits and long term land use strategies. Including OF properties compromising the dunes for gazebos, etc.
Jun 26, 2026 7:28 PM	Elizabeth L.	A Beach Management Plan should support a sustainable future for all residents. Currituck County deserves a forward looking strategy that respects state law, acknowledges environmental realities, and expands—not constricts—our economic potential. And there is no mention of proven environmental and wildlife preserving alternatives: Living reef coastal defense systems—hybrid structures combining engineered modules with natural reef growth—have shown major success. A 2026 Rutgers led study found that a modular "living shoreline mosaic" reduced wave power by more than 90%, while also creating habitat and stabilizing sediment. These systems strengthen over time as oysters and marine life colonize the structures, making them self maintain. Currituck's plan ignores these proven, scalable alternatives and instead relies on outdated, sand only or hard structure, approaches that require constant taxpayer funding. Coral Reef Restoration as Coastal Protection Coral reefs act as natural submerged breakwaters, reducing wave energy and providing over $1 million per kilometer in flood protection benefits for U.S. coastal communities. NOAA and global partners have developed frameworks integrating ecology, hydrodynamics, and engineering to scale coral restoration for coastal protection. Even though Currituck isn't tropical, the principle is universal: natural reef structures outperform sand only nourishment and reduce long term costs. The World Bank's 2026 Nature Based Coastal Resilience Catalogue highlights successful global projects restoring mangroves, salt marshes, and dunes to stabilize shorelines and support local economies. These systems reduce erosion, trap sediment, and provide long term, low maintenance protection. Currituck's plan barely acknowledges vegetation based mitigation—even though dune and marsh restoration is one of the most cost effective erosion controls available. Global research shows that coastal forests—mangroves, maritime forests, and tree stabilized dunes—play a major role in: reducing storm surge, slowing wind erosion, stabilizing dune systems, supporting biodiversity. The World Bank report emphasizes that restoring coastal vegetation is a primary nature based solution for erosion control and long term resilience. Yet Currituck continues to allow clearing of maritime forests and over development, directly worsening erosion. As a beach resident, Currituck needs a forward looking, science based plan that respects state law, protects public funds, and incorporates modern coastal resilience strategies. The current draft falls short of that standard. I look forward to your consideration of this input.
Jun 27, 2026 3:14 PM	Angela O.	First, I want to thank you for funding this study and allowing for public comment. After reviewing the study, it seems very obvious that action needs to happen quickly. I understand the desire to obtain "other reasonable alternatives" but find it difficult to believe the experts who performed the study would have missed any reasonable alternate paths. I urge the county not to delay implementing the study's proposed best solutions by area. In particular, the study firmly shows that beach replenishment in the Corolla area (horse fence to Ocean Sands) is the right alternative, and will be the most fiscally responsible in the long run. I also urge the County not to implement a special taxing district for this purpose. If additional taxes (in addition to property taxes and occupancy taxes) are levied on coastal Currituck properties, there will likely be a reduction in tourism as an vacationers get priced out of the Northern OBX market. This would likely cause a decline in property values. The combination would decrease both the occupancy tax and the property tax Currituck County receives.

Jun 27, 2026 3:43 PM	A Allen O.	As a homeowner in Corolla who has dreamed of relocating there, I am glad the beach management plan has concluded and factually supported what we have witnessed. Thank you for hiring the professionals who prepared the plan. The declining recreational beach and declining dunes in the area south of the horse fence have been a topic of numerous interactions with guests over the fifteen years we have owned in Corolla. I feel strongly that the creation of a special taxing district will have a negative impact on the funds received at the county level. As taxes go up, the property values will decline and the rentals will be priced out of the market. The county will see a decline in occupancy taxes as well as real estate taxes from Corolla. I encourage county to act now and begin taking action. Time is of the essence. It has been many years since a major storm damaged Corolla and it is only a matter of time. The risk to property is urgent. I think it is highly unlikely that a new alternative will appear that was not evaluated by the professionals. In each of the feasibility alternatives for the northern sections, there consistently appears to be one alternative that provides a path forward where the 30-year life cycle benefits are anticipated to exceed the costs. Please begin by acting in those areas while determining the best plan for the southernmost sections. Do not delay all actions while the choices are clear in others.
Jul 1, 2026 10:02 PM	Clinton K.	I have owned a property on Tern Arch in Section H of Ocean Sands since 1991 and I have several comments about the draft of the County's Beach Management Plan, as follows: (1) This is a very thorough and well done piece of work and the authors are to be commended for it. (2) I think that the Plan's estimated shoreline recession rate of about 4 feet per year is probably accurate. I would say that the section of the beach closest to Tern Arch has lost AT LEAST 120 feet of useable beach in the past 35 years. Now, at high tide, there is very little usable space on the beach because the water laps up almost to the foot of the dune. In 1991, by contrast, one had to walk over three distinct beach terraces to get from the seaward side of the dune crossover to the water, even at high tide. (3) I do not understand why the North Corolla Reach is designed to extend south only to Seabird Way in Ocean Sands, which is just north of the section of the beach closest to our house on Tern Arch. I have walked the beach frequently in either direction over the past 35 years and I can see no reason to think that the beach recession problem ends at Seabird Way. The situation is just as dire in my opinion (and, perhaps, worse) as you go south from that point. This issue should be revisited by the engineers. (4) The County must take action to protect our beaches NOW! The County should have implemented a beach nourishment plan many, many years ago, as Dare County has done. There is no excuse for not taking action, especially given the fact that the County has a dedicated revenue stream in the form of the Occupancy Tax to cover this expense! (5) I was initially inclined to think that it would be a waste of money to spend millions of dollars every five or ten years to fight a losing battle with Mother Nature — but then it occurred to me that a beach nourishment program is actually very logical if you think of it as a recurring maintenance expense that is necessary to protect the County's most beautiful and valuable natural resource: our beaches! (6) The County must take action NOW, or the enormous revenues generated by the vacation industry will be lost and the County will become a financial basket case. If you don't think that this is possible, just wait for a future article in the Travel Section of the Sunday edition of The New York Times that talks about how the Northern Beaches in Currituck County have eroded and become a mere shadow of their former glorious selves! I don't want to to see that happen and neither do you.
Jul 3, 2026 11:36 AM	Anthony M.	As property owners in Whalehead Beach, my wife(Cathy Montagnolo) and I strongly support the recommendation that beach nourishment be used to protect the beach in Corolla and Whalehead as recommended by the report. While it does not guarantee success in the longterm it is the only viable solution given the increasing sea level and substantial beach erosion over the past 15 years. Moreover, if a commitment is not made to beach nourishment now, the community risks loss of tourism, loss of property values, and actual property itself. Please take action on the report recommendation now.
Jul 13, 2026 9:29 PM	Glenn G.	[NUMBER REDACTED] Clearwater Lane, Corolla NC. I am in agreement with the assessment for the North Corolla Reach that beach nourishment is the best short term and long term solution for this part of Currituck county. Thanks
Jul 20, 2026 4:45 PM	Michael C.	I believe the recommendation for nourishment of the North Corolla Reach should proceed. The County commissioned the study because they are concerned about preserving tax revenue. Thoughtful science proves this revenue stream is clearly in jeopardy, and I believe the County Commissioners must act now. It will be the problem of future Commissioners to manage through, but the current Commissioners cannot kick the can down the road and set us all up for failure. I am a full-time resident of Corolla, and I see firsthand how our beach and dune line in the Corolla Light neighborhood is eroding. Last but not least, the financial burden of this must not fall entirely on Corolla. We contribute 48% of County property tax revenue. This at-risk revenue benefits ALL Currituck County residents. Corolla needs assistance from the County, similar to how Dare County is assisting with the current Nags Head beach nourishment project. Thank you.

Jul 21, 2026 2:52 PM	Pine Island Property Owners Association	The Pine Island community appreciates the efforts of the County Commissioners and the engineering firm CPE in developing a comprehensive Beach Management Plan grounded in extensive data collection, technical analysis, and detailed vulnerability and feasibility assessments. Pine Island supports the County's beach management objectives and remains aligned with the County's storm design criteria. We recognize that the proposed management actions are intended to advance these objectives by reducing the impacts of a Hurricane Isabel-type storm on coastal properties and minimizing potential economic losses to the County. The Beach Management Plan identifies the South Pine Island Reach as a particularly vulnerable section of shoreline due to its above-average erosion rates, limited recreational beach width, and increased exposure of oceanfront properties to storm-related damage. The engineering analysis further indicates that, without the addition of sand to the beach profile, existing measures such as sand fencing and dune vegetation alone are unlikely to provide sufficient risk reduction to achieve the County's stated beach management goals. The report also concludes that the dune system in this specific area, by itself, cannot provide adequate long-term coastal protection for this area. To further strengthen the planning process, Pine Island respectfully requests that the County conduct additional engineering analysis of the South Pine Island Reach utilizing the 2026 XBeach 2D LiDAR-based dataset. This analysis would help evaluate potential strategies to reduce the risk of dune breaching and overtopping during major storm events, while also mitigating risks to oceanfront properties. We believe this additional evaluation would provide a more refined assessment of project costs and benefits and support the development of updated beach nourishment design alternatives for this highly vulnerable section of shoreline. Pine Island would be interested in exploring a partnership with the County if, at some future point in time, the County explores a beach nourishment project. Additionally, Pine Island wishes to partner with the County on all potential methods to mitigate dune and beach erosion. We are interested in investigating various beach preservation alternatives suggested by the engineers.
Jul 29, 2026 3:08 PM	Alfred M.	We appreciate the detailed vulnerability analysis and the explicit invitation in the Executive Summary (items 3–5) for feedback on the assumptions used in the Section 4 feasibility evaluations, particularly the monetary-loss estimates under the No-Action alternative. The draft appears to understate the full economic consequences of allowing continued erosion and loss of recreational beach width in the developed Corolla reaches. While the plan correctly identifies tourism-driven tax revenues (sales, occupancy, and ad-valorem) as a core County goal, the quantified "cost of losses under No Action" seems to focus primarily on direct structural damage or property buy-out values. It does not appear to fully capture the secondary and cumulative impacts that would follow progressive narrowing of the dry-sand beach and reduced storm protection: - Decline in visitor satisfaction and length-of-stay as recreational beach width falls below the ~65-foot threshold the plan itself identifies as necessary to support recreational use. - Downward pressure on weekly rental rates and occupancy for oceanfront and near-oceanfront properties, which directly affects the County's occupancy-tax base and the cash-flow of property owners who fund a substantial share of local services. - Secondary effects on Corolla businesses (restaurants, retail, recreation providers, real-estate management companies) that depend on the visitor economy sustained by a wide, healthy beach. - Longer-term erosion of the County's overall tax base as property values adjust to increased storm risk and diminished amenity value. These effects compound over a 30-year planning horizon and are especially relevant for the North Corolla Reach (where the plan already finds that nourishment benefits outweigh costs) and for the Spindrift and South Pine Island reaches (where the draft currently assumes life-cycle costs exceed benefits). A more complete accounting of lost tourism dollars, reduced rental income, and business-revenue impacts would likely improve the benefit-cost ratios for nourishment (and hybrid) alternatives and strengthen the case for earlier intervention. It is submitted that the final plan should: 1. Expand the No-Action economic analysis to include quantified estimates (or at least transparent sensitivity ranges) of tourism-revenue loss, occupancy-tax shortfalls, and impacts on rental-housing values and local-business receipts under progressive beach narrowing and increased storm vulnerability. 2. Re-evaluate the Spindrift and South Pine Island alternatives using these fuller No-Action costs, consistent with the plan's own call for additional benefit-cost work (Executive Summary items 4 and 5). 3. Explicitly link the recreational-beach-width threshold (~65 ft) and the vulnerability-matrix results to the tourism and tax-base goals stated in Section 1.2. Thus, strengthening the BCA would involve: •Explicitly monetizing recreational and tourism benefits (or at least providing sensitivity ranges) under progressive loss of the ~65-ft recreational width threshold. •Incorporating occupancy-tax and rental-rate impacts as part of the No-Action baseline. •Testing design storms less extreme than Isabel to see how BCR changes (as the draft itself suggests). •Considering regional economic impacts alongside pure NED benefits, since the County's stated goals center on preserving the tourism tax base. These methods are well-documented in USACE guidance, peer-reviewed coastal economics literature, and prior Outer Banks/ North Carolina feasibility studies. Applying a fuller suite of recreational and tourism valuation techniques would directly address the concern that No-Action costs are understated. Doing so would align the feasibility conclusions more closely with the plan's overarching objective of sustaining the tourism economy and tax base that the County's beaches support.

Aug 15, 2026 11:00 AM	Derrick C.	Thanks for the presentation on August 12. Helpful and encouraging that there are opportunities to keep the magic of Corolla's beaches alive and well! As I mentioned at the session, we are preparing Q&As for owners in Corolla Light and will be turning to this site for answers/clarifications -- including the question I shared about the color and texture likely to arrive on our beach from renourishment. Here is another: is the loss of sand on our beach north and south (and is that mostly in one direction) or is the loss of sand to "beyond the box." Looking at the draft report, here is my takeaway: After reviewing the relevant sediment-transport sections of the June 2026 draft, my reading is: "The report explicitly recognizes that longshore sediment transport is an important component of sand loss, particularly in the most recent monitoring period. It says that the continued erosion from June 2024 to June 2025, despite relatively modest wave activity, “may indicate that erosion losses ... are more influenced by longshore sediment transport than cross-shore sediment transport.” "I do not find a clear statement in the report saying that the net longshore movement of sand along the Currituck County shoreline is predominantly north-to-south or south-to-north." Comment?
Aug 15, 2026 11:06 AM	Derrick C.	To follow up on a question asked on August 12 in Corolla, please see if this is an accurate response for us to include in our Q&A doc: Is the sand resulting from beach nourishment in North Carolina usually different in texture and color than the original beach sand? Answer: Yes, sand pumped onto North Carolina beaches during nourishment projects often looks and feels distinctly different at first. However, most of these differences are temporary, though some long-term textural changes can remain. Initial differences include color and odor. When newly dredged sand is first pumped onto the shore from offshore borrow pits, it frequently appears dark gray, brown, or almost black, contrasting sharply with the light tan or golden shade of the native beach. Offshore borrow sites contain anaerobic (oxygen-depleted) sediments rich in organic matter and reduced minerals (like iron sulfides). Once the slurry is exposed to air, sunlight, and wave action, the organic material oxidizes and bleaches within a few days to a few weeks, returning the sand to a natural, light color. Because the material comes from deep ocean floor sediment where organic material decomposes without oxygen, new sand can briefly emit a sulfurous or "marshy" smell until it fully dries and oxidizes in the sun. Offshore deposits dredged off the NC coast often contain a much higher percentage of crushed, whole, or coarse shell fragments than native subaerial beaches. Over time, wave action grinds these shell pieces down or buries them under softer surf-sorted sand. North Carolina regulations (managed by the Division of Coastal Management) require that borrow sand closely match the native sediment profile. Despite these standards, subtle textural variances occur. Newly pumped material typically contains a higher fraction of fine-grained silts and clays that get washed away into the ocean as the beach "sorts" itself in the waves. When millions of cubic yards of wet sand slurry are bulldozed flat, the sand packs tightly together, making the dry upper beach feel much harder and firmer than the naturally fluffy native dunes. Coastal engineers often use heavy equipment to till the beach after construction to soften it for beachgoers and sea turtle nesting.
Aug 16, 2026 10:11 AM	Maureen H.	I think it is necessary to help maintain the health of our beaches and try to mitigate the ongoing erosion of the beaches.
Aug 17, 2026 8:02 AM	Kelly R.	I own two homes in Corolla Light and beach management is a critical issue and I’d like to stay updated as the county moves forward. Currituck County being the only county in NC who hasn’t done beach nourishment is notable and I’d like to better understand why that is; is there a reason other than funding? Yes, it will be expensive, but when houses begin to fall into the ocean, it will significantly impact home ownership and tourism. Seems like a spend now or pay later situation?
Aug 17, 2026 10:50 AM	Derrick C.	It appears that creation of a new MSD has substantial support within our community as needed to engage in beach nourishment. I am sure the county will take action to assess overall support. Could we speed the process along by creating the MSD for broad beach management purposes now and covering the entire Corolla area, specifically including active support of dune planting and sand fence installation -- actions already undertaken by the county through reimbursement grants (YAY!!!) -- but also including in the MSD the authority to create subzones that would be used to undertake beach nourishment, construct jetties and other hardened structures receiving appropriate permits and/or other identied steps such as vulnerable building purchases and removals?
Aug 18, 2026 3:20 PM	Mark A.	We have been vacationing in Corolla Light since the mid-1990s, and the beaches were lined with chairs and umbrellas 3 rows deep. Now the beaches have eroded to the point that there might be enough room for one or two rows, but most of the time it is only 1 row deep. We have an oceanfront house on Franklyn St with a shared walkway and beach overlook deck. The sand supporting the overlook deck piles has lost more than 2 vertical feet in depth, requiring the piles to be extended to provide adequate support in the sand. With this loss of sand depth, the tides wash higher and erode closer to the dunes. Please make the protection and nourishment of our beaches a top priority without delay. Without the beaches, we are less than an ordinary community. The beaches are why we bought a house in Corolla and why tourists come to Corolla. Without the beaches, the family attraction and tax dollars fade away. Please move forward with beach protection and nourishment. Delays only result in more loss of the beach.

Sep 14, 2026 3:13 PM	Allen R.	Our family has been coming to the Outer Banks since 1981, and to Corolla since 1987. We built our first house in Corolla in 1997, and our dream house in Corolla in 2018. We became permanent residents effective January 1, 2023. Needless to say, we are very much invested, in every sense of the word, in Corolla and Currituck County. We are generally aware of the tension that has existed between the beach community and the mainland of Currituck County. We also understand the political realities that the beach population makes up only a small percentage of the overall population of Currituck County. Further, we understand that a major focus of the tension has been appropriate apportionment of funding for the beach community compared to the mainland. We certainly appreciate that the Commissioners are faced with difficult policy decisions when allocating funds to different parts of the County. We also appreciate the fact that since the population on the beach is relatively small compared to the County as a whole, it is understandable that more focus is directed to the mainland. At the same time, however, it should be clear that it is in the County's interest to do whatever is necessary to protect the significant revenue stream from real estate taxes generated by the beach community. Obviously, the higher taxes reflect the higher real estate values on the beach, and that is a function of the influx of vacationers as well as those homeowners who wish to enjoy the remarkable beauty and activity offered here. To that end, we applaud the Commissioners for undertaking a comprehensive study of the Currituck County beaches to determine what is necessary to protect them. This is clearly the responsible thing to do to assess the best way - - from an economic perspective - - to maximize the benefit provided by the County beaches. We had the opportunity to participate in the recent town hall meeting where County Commissioners, as well as the consultant, presented the preliminary report. We appreciate your participation and believe that it reflects your acknowledgement that this is a critical issue for the entire County. We also have had the opportunity to review the summary of the report which was provided to all County residents. We understand that the Commissioners are in the process of gathering comments in anticipation of the issuance of the final report. To that end, anticipating that there will be no significant changes once the report is issued in final, we encourage the Commissioners to follow the recommendations presented by the expert consultants. As we understand the report, the consultant acknowledged that the vast majority of the County's oceanfront beaches would not benefit economically from a program of beach nourishment. However, it did identify the North Corolla Reach portion as one where beach nourishment would not only be beneficial, but would result in long-term cost savings for the County. After all, if the Commissioners elected to invest in a comprehensive consulting analysis, why would they not follow the recommendation of the experts? As noted above, we are truly invested in Corolla and Currituck County. We believe that following recommendations contained in the consultant's report reflects an appropriate investment by the County. Certainly, it is in the interest of the County to protect the significant resource of the real estate on the beaches which generates significant revenue for the benefit of all County residents. We appreciate the opportunity to express our views and thank the Commissioners for their consideration.
Sep 28, 2026 12:00 PM	Jennifer F.	We are Whalehead property owners writing regarding the proposed special tax district for beach nourishment. Whalehead provides extensive public beach access and parking. Under North Carolina law, public access is a condition of state funding for nourishment of privately owned beaches. Whalehead therefore stands in a different position from communities that do not provide the required public access. Whalehead property owners should receive the financial benefit associated with the public access our community provides-not have that benefit diluted by combining Whalehead with private-access communities that are not eligible for the same state funding. We respectfully ask the Board to establish a separate Whalehead special tax district, so that state funding attributable to Whalehead's eligibility reduces the amount Whalehead property owners must pay. We support beach nourishment. We simply ask that its financing recognize the meaningful differences in public access and funding eligibility among the communities involved. Thank you for your consideration.
Sep 28, 2026 8:12 PM	Elizabeth L.	As a resident of the Corolla subdivision Whalehead Beach, I am writing to formally submit my objection to any proposed Municipal Service District (MSD) boundary lines that would levy a special tax on Whalehead property owners and residents for beach nourishment. Unlike the neighboring private and/or gated HOA communities, Whalehead has the requisite public beach access, including walkways and parking, required for federal and state funding aid. Furthermore, our community meets most benchmarks to use public funds, including Occupancy Tax (OT) revenue. I am concerned about the comment by the County Manager regarding the use of a special district to fund beach nourishment. Under North Carolina statute, a county may only include properties in a service district that demonstrably require or benefit from the service differently than the county at large. Because Whalehead already complies with public access mandates, our funding structure should rely on county-wide Occupancy Tax (OT) and federal/state grants, rather than a punitive, localized SSD tax tier that treats open communities the same as exclusionary HOA and gated communities. Additionally, under North Carolina General Statute § 153A-302, the Board of Commissioners is legally required to show that all properties included within an MSD boundary will receive a "demonstrable benefit" from the services provided, and that these properties require the service to a "demonstrably greater degree" than the rest of the county. This clearly does not apply to non-oceanfront properties in Whalehead, especially given past BOC statements that mainland property owners would not be taxed for beach nourishment despite benefiting from the public funds generated by Whalehead, including Occupancy Taxes. As an example, like the mainland, Corolla Drive properties are over 1,200 feet from the oceanfront and are insulated; a wider beach does not benefit our properties, even in the 30-year tables. There is no "public access" justification for any Whalehead property to be taxed through a special district, which is often a local government's strategy to avoid complying with state, federal, and other public funding requirements. Whalehead clearly qualifies for those public funds, including OT. It would be difficult for the County to suggest a unique "benefit" for Whalehead when other private and gated communities could also benefit yet do not equitably follow public access rules. That strategy undermines a complying community. The burden of parking, walkways, and infrastructure disproportionately impacts Whalehead, and we should not be taxed to support or offset other private and gated communities. If the Board does not provide a statutory exclusion for Whalehead, it must, at minimum, implement a tiered tax framework. Although there are remedies available for the County to pursue with the private HOAs, Whalehead oceanfront non-renting residents with a direct benefit ought to be taxed at a nominal, negligible fee (or qualify fully for OT, federal, and state grants). Furthermore, secondary rows like Corolla Drive ought to be excluded from any additional SD mapping and taxes. Please enter this email into the official public record regarding the Beach Management Plan proceedings and as a formal response to the Zoom presentation. I look forward to your formal response regarding the specific boundary criteria and welcome an opportunity to discuss this with you further.