

PREFACE

A. WHY IS A PLAN NEEDED?

This plan is intended to fulfill the Coastal Area Management Act (CAMA) requirements for the preparation of a CAMA Core Land Use Plan. This plan is organized to adhere to the 15A NCAC 7B requirements.

In addition to the CAMA requirements, there are other reasons to plan. The Village of Bald Head Island has a great deal of influence on the way in which the village develops. The buildings, facilities, and improvements provided by the Village of Bald Head Island affect the daily lives of its citizens, give form to the village, and stimulate or retard the development of privately-owned land. In addition, the workings of the real estate market help determine the uses of private land, but these uses are regulated by Bald Head Island. The village has an opportunity to coordinate the overall pattern of physical development.

Once this plan is adopted, the village must realize that the plan is not the end of the process. The Village of Bald Head Island must continuously work at accomplishing plan implementation and establishing an effective planning program. **The village must view the preparation of this document as the first step in a continually evolving process.**

B. WHAT IS CAMA?

CAMA is the North Carolina Coastal Area Management Act (N.C.G.S. 113A-100, *et seq.*), which establishes a cooperative program of coastal area management between local and state governments. The Act, originally passed in 1974 and since amended, states that local governments shall have the initiative for planning, while the state government establishes areas of environmental concern. With regard to planning, the state government is directed to act primarily in a supportive, standard-setting, and review capacity, except in situations where local governments do not elect to exercise their initiative.

In addition, the CAMA establishes the Coastal Resource Commission within the Department of Environment and Natural Resources, whose duties include approval of Coastal Habitat Protection Plans and designation of Areas of Environmental Concern (AEC). After designation of these areas, the Commission is responsible for issuing all permits (Source: National Oceanic and Atmospheric Administration, Coastal Services Center).