

An aerial photograph of Bald Head Island, North Carolina. The image shows a large body of water in the background with a few sailboats. In the middle ground, there's a cluster of white buildings with dark roofs, likely the island's main settlement. A long, narrow bridge or causeway extends from the land towards the island. In the foreground, a prominent white lighthouse stands on a grassy area. The entire image is overlaid with a semi-transparent blue filter.

Village of Bald Head Island

Commercial Areas – Master Plan Schematic Master Plan Review

February 16, 2023



ColeJenest&Stone
BOLTON & MENK, INC.

Acknowledgements

VILLAGE OF BALD HEAD ISLAND

Chris McCall, *Village Manager*

Jae Kim, *Assistant Village Manager*

Carin Faulkner, *Public Information Officer/Deputy Clerk*

VILLAGE COUNCIL

Peter Quinn, *Mayor*

Scott Gardner, *Mayor Pro Tem*

Ginnie White

Emily Hill

Jerry Maggio

COMMERCIAL AREA MASTER PLAN COMMITTEE (CAMPC)

David Wray

Chris Shank

David Beam

Kevin Arata

Nathan McBrayer

Dianne Reid (alternate)

BOLTON & MENK DESIGN TEAM

Brian Jenest

Hunter Williams

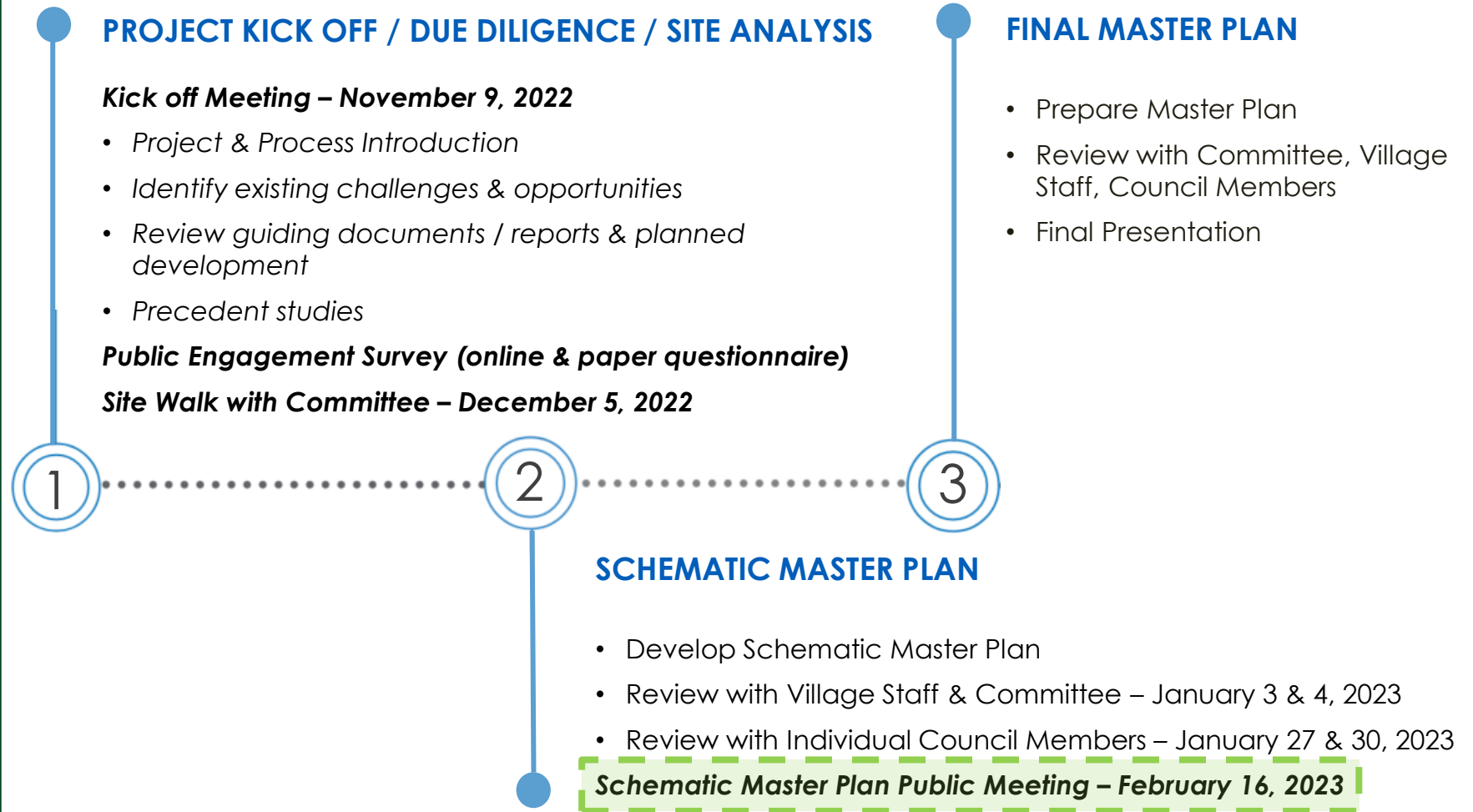
Nicole Young

Agenda

- A. Introduction
- B. Summary of Public Engagement Survey
- C. Site Walk (December 5) Observations
- D. Schematic Master Plan
 - 1. Harbor Area
 - 2. Mid-Island Area
 - 3. East Beach
- E. Precedent Imagery
- F. Questions / Comments



Project Process Timeline



Introduction

- Transition from Bald Head Island Limited
- Help Council guide future commercial development





PROJECT AREAS

Legend

- Commercial Zoning
- 100 Year Flood Area
- 500 Year Flood Area
- Wetland
- Blueway/Greenway
- Roadways
- Ferry Route



BALD HEAD ISLAND
NATURAL AREA

MARINA / HISTORIC AREA

ATLANTIC
OCEAN

CAPE FEAR
RIVER

BALD HEAD CREEK

MID-ISLAND AREA

EAST BEACH

CONSERVANCY/EAST BEACH AREA

BALD HEAD WOODS
MARITIME FOREST
PRESERVE

SOUTH BEACH

ATLANTIC
OCEAN

Legend

- Commercial Zoning
- 100 Year Flood Area
- 500 Year Flood Area
- Wetland
- Blueway/Greenway
- Roadways
- Ferry Route
- Proposed Tram Stop

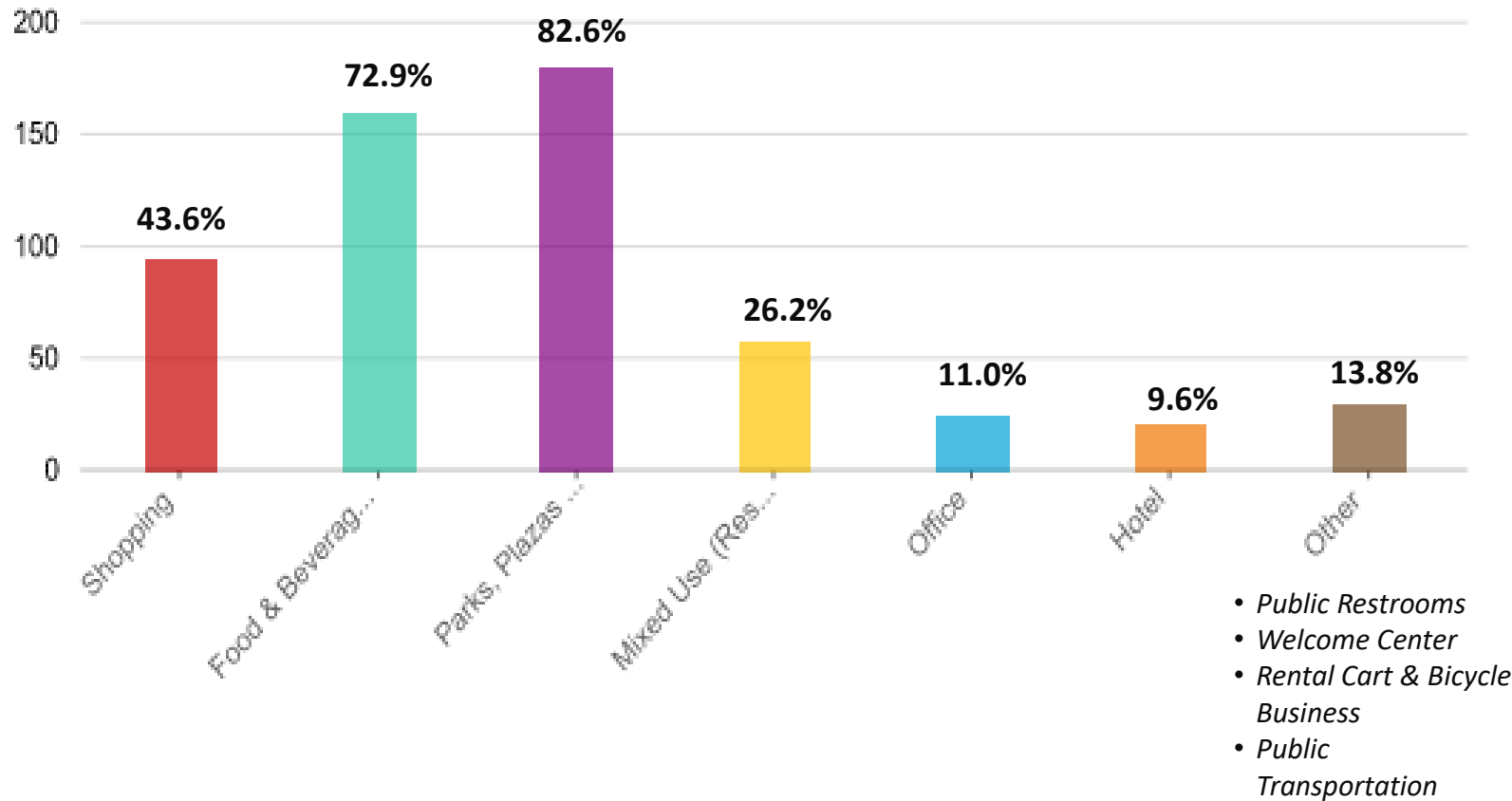
Public Engagement Survey

- Survey Data Obtained via Online Tool & Paper Survey
- 224 Respondents



Survey Results: Marina / Historic Area

USES TO BE CONSIDERED

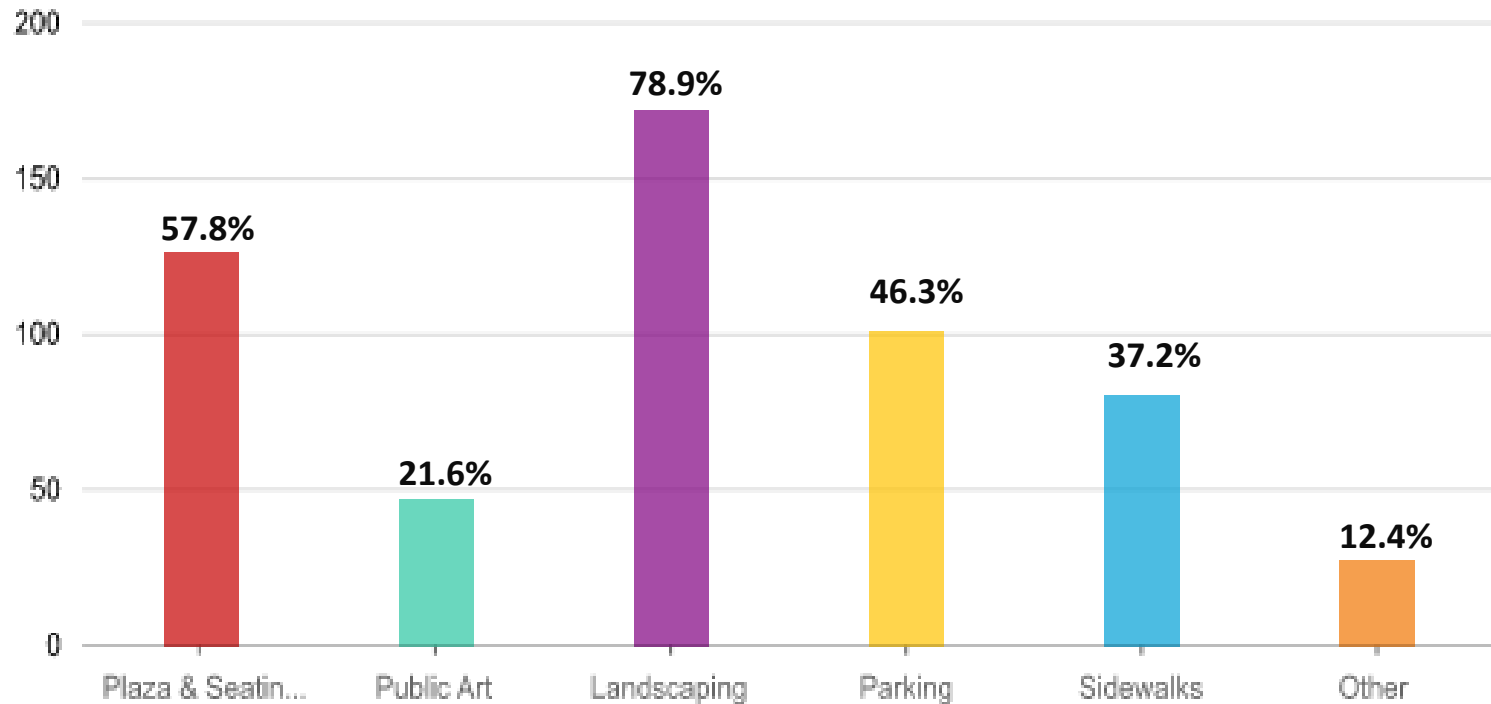


Comments:

- Improve Ferry Baggage / Tram / Day Parking / Overnight Cart Parking
- Need Adequate Parking & Restrictions on Contractor Parking
- Maintain Historic Village Feel
- Fix Transportation System
- More Food / Beverage Options
- Limit New Development / Improve Existing Structures
- Additional Boat Storage
- Public Dock

Survey Results: Marina / Historic Area

SITE ELEMENTS TO BE INCORPORATED



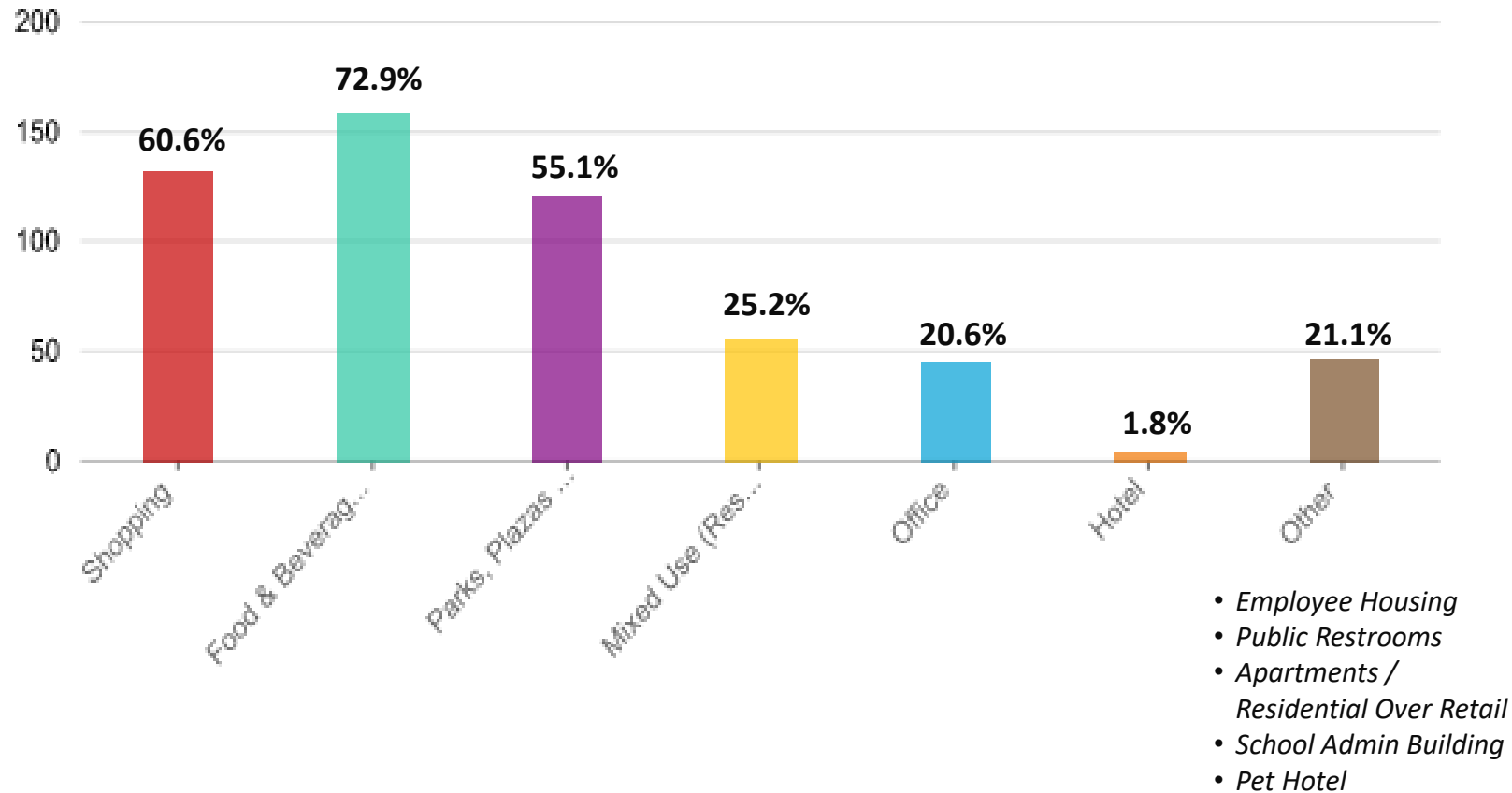
- Harbour Village Swimming Pool
- Water Fountains
- Public Restrooms
- Signage

Comments:

- Need for Architectural Design Review
- Streetscape Improvements
- More Green Space / Natural Areas
- Low Profile Buildings (No Higher Than Existing Residential)
- Better Use of Currently Vacant Space
- Need Recreation for Young People

Survey Results: Mid-Island Area

USES TO BE CONSIDERED

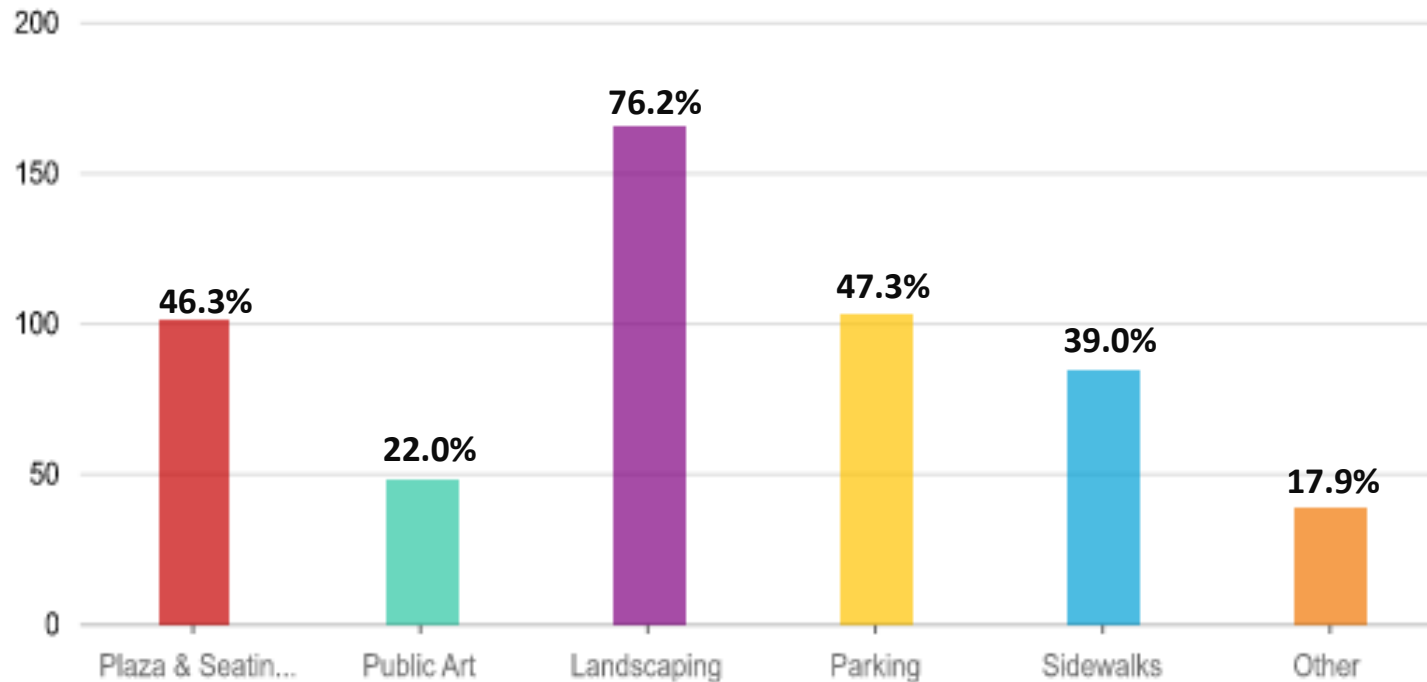


Comments:

- Veterinary & Animal-Related Services
- Affordable Housing / Rentals for Workers
- Clean Up / Organize Public Works & Contractor Areas
- Uniform Design Standards
- Height Restrictions
- Limit Hotels to Inns of 6-Units or Less
- More Food / Beverage Establishments – No Chain Restaurants
- No Additional Development

Survey Results: Mid-Island Area

SITE ELEMENTS TO BE INCORPORATED



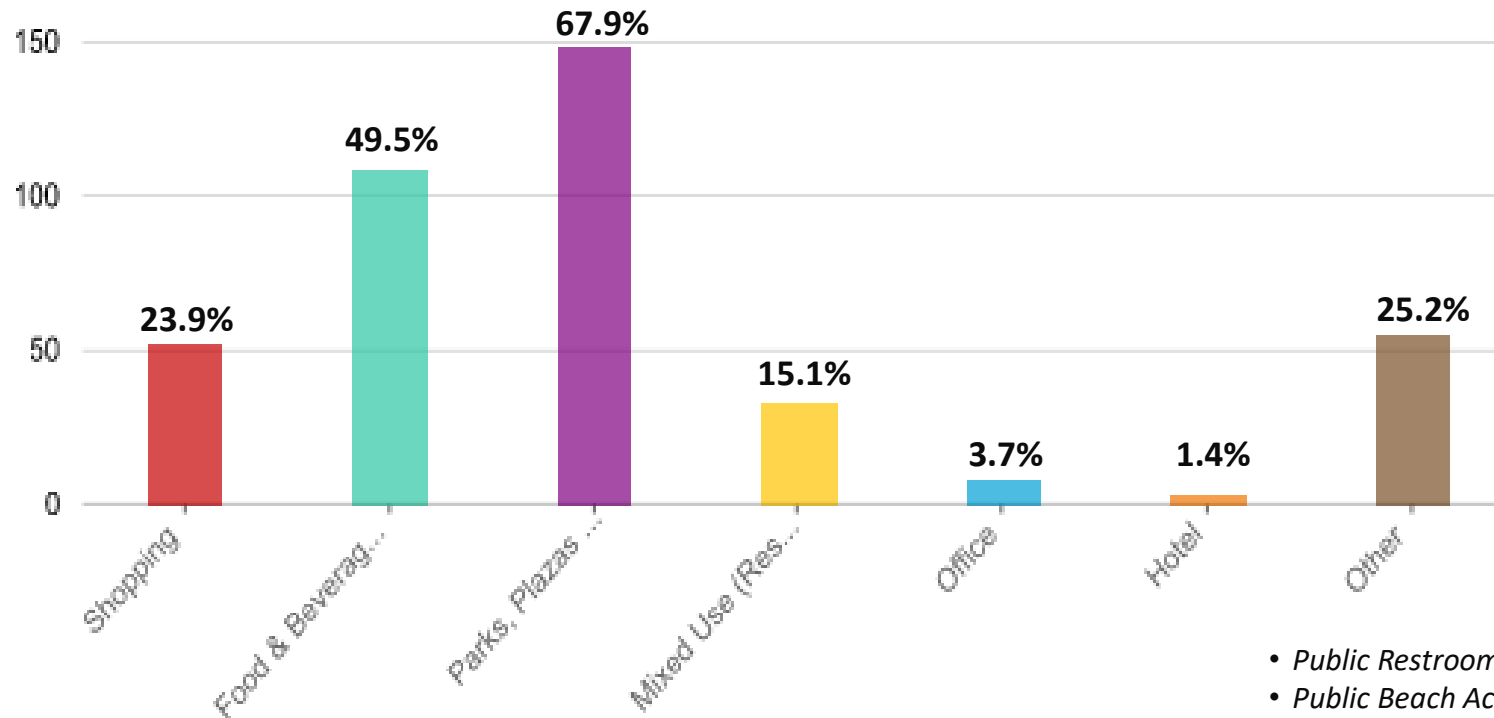
- Screening
- Signage / Gateway Markers
- Amphitheater
- Sports Area
- Water Fountains

Comments:

- Additional Parking for Existing & Proposed Shopping / Food Venues
- Pedestrian Access Improvements
- Maintain Existing Trees / Landscaping
- Sports Area – Basketball Court, Open Grass Area / Multi-Purpose Lawn, Tennis Court
- Entertainment Area
- Public Restroom / Water Fountains
- Improve Streetscape
- Handicap Access
- Landscape Screening of Contractor / Storage Uses

Survey Results: East Beach / Conservancy Area

USES TO BE CONSIDERED

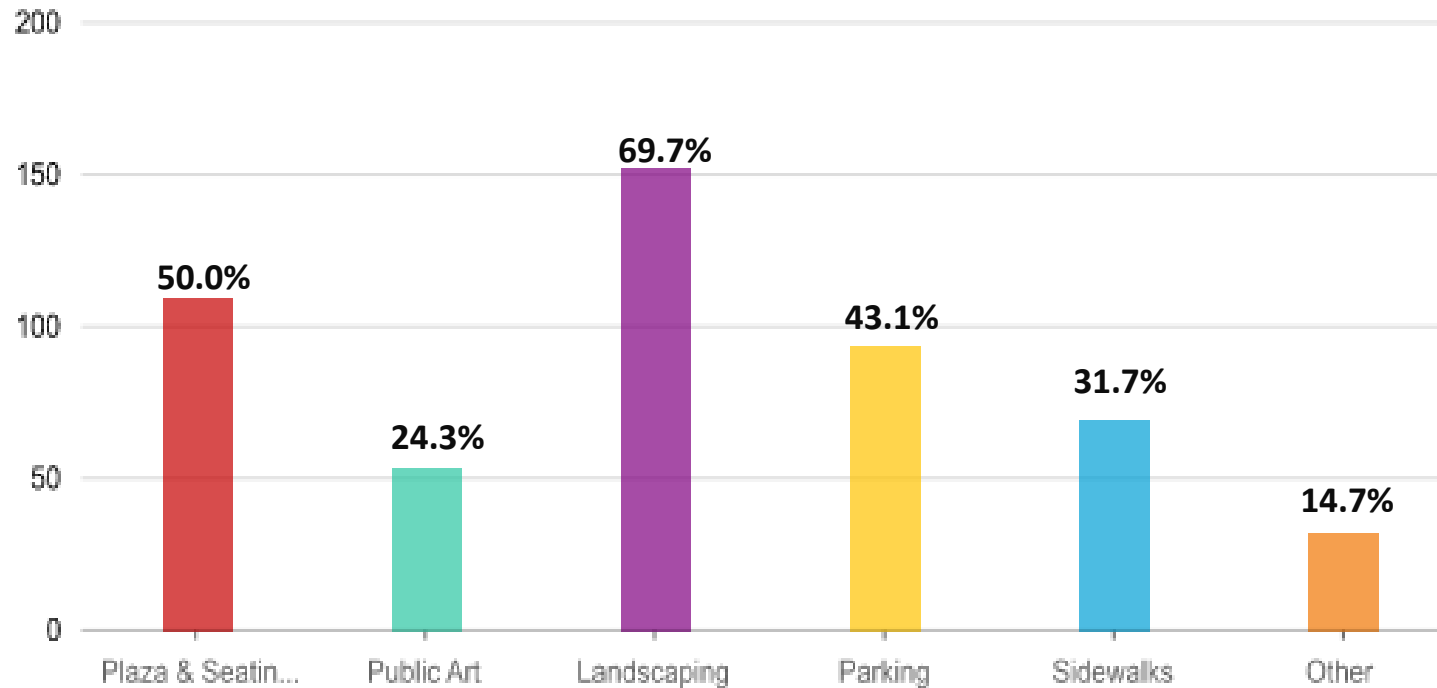


Comments:

- No More Development
 - Only Conservancy Expansion
 - Access to Food / Public Restrooms
 - Interactive Educational Opportunities Related to Ecology / Natural Environment
 - Less Home Sites
 - Better Beach Amenities (Trash, Parking, Bath House)
 - Just Conservation
 - Preserve Natural Areas
 - No Hotel
 - No Shopping
 - Businesses Dedicated to Art, Island Culture & History, Education
- Public Restrooms
 - Public Beach Access
 - Education / Exhibits
 - Bait Shop / Tackleshop
 - Signage / Wayfinding

Survey Results: East Beach / Conservancy Area

SITE ELEMENTS TO BE INCORPORATED

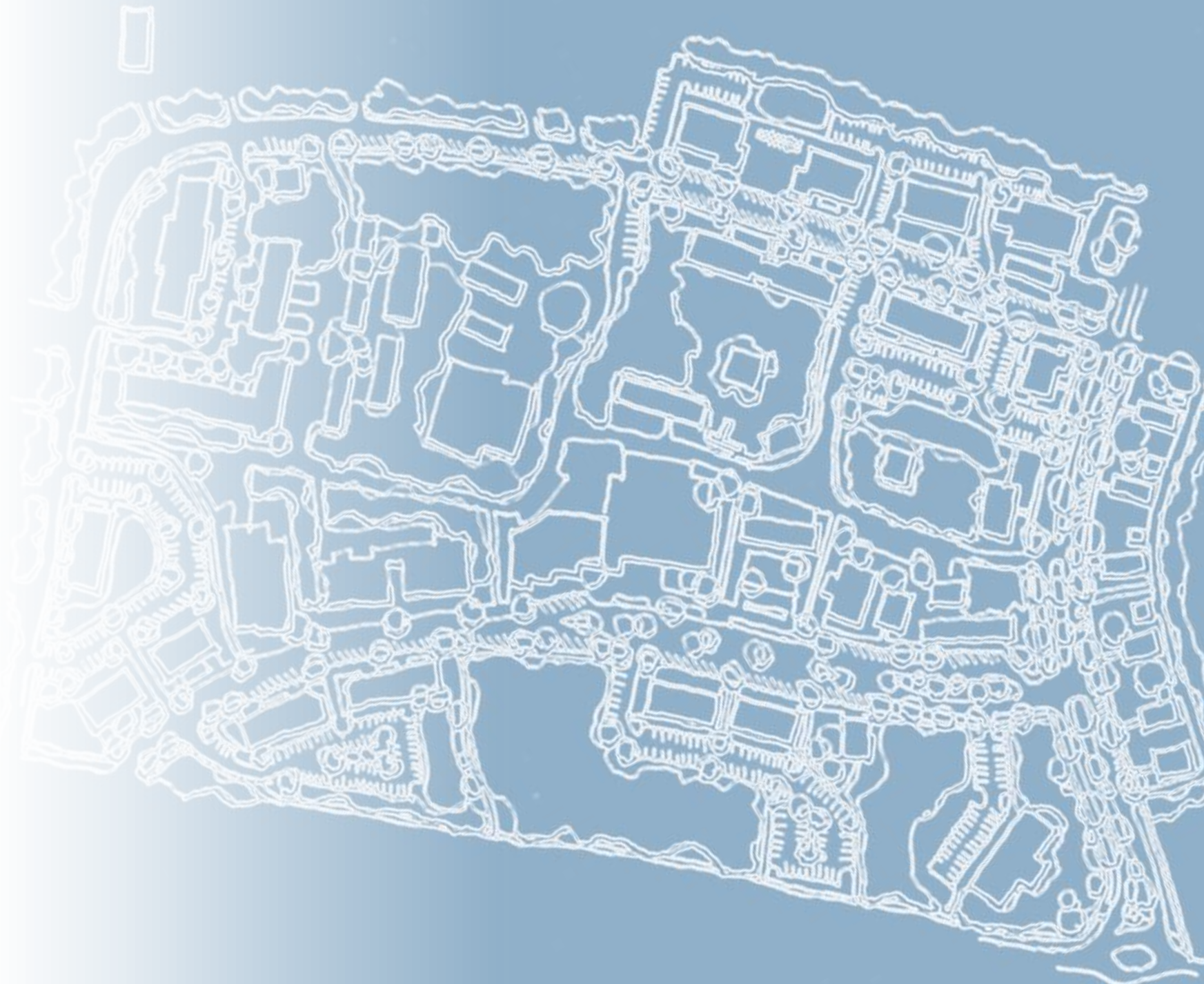


Comments:

- Public Plaza with Tables / Chairs at Former Lighthouse Foundation
- Better Beach Access
- Public Facilities Needed
- Maintain Green Space / Natural Landscaping
- Handicap Access

- *Public Bathrooms*
- *Water Fountains*
- *E-Bike Rentals*
- *Park Space*

Schematic Master Plan



Site Walk Marina / Historic Area

- Circulation (Tram / Cart) Conflicts
- Pedestrian Connectivity to Historic Area
- Underutilized Property



Marina / Historic Area

Summary

- A1. Ferry Services - Existing
- A2. Future Old Baldy Museum
- A3. Village Hall Expansion
- B. Marina Services Mixed-Use (50' Ht. Max)
Total Retail: 6,400 SF
Total Commercial: 12,800 SF
- C1. Marina Mixed-Use (50' Ht. Max)
 C2. Total Retail: 15,700 SF (3,500 SF ea.)
 C3. Total Residential: 32 units
- C4. Marina Mixed-Use (50' Ht. Max)
Total Retail: 900 SF
Total Residential: 2 units (900 SF ea.)
- C5. Marina Mixed-Use (50' Ht. Max)
 C6. Total Residential: 12 units (1,600 SF ea.)
- D1. Marina Residential (50' Ht. Max)
Total Residential: 6 units (1,100 SF ea.)

Parking Standards

Retail: 3 spaces / 1,000 SF
Residential: 2 spaces / unit



Marina Services Mixed-Use



Marina Mixed-Use



Marina Mixed-Use



Marina Mixed-Use



Marina Residential - Cottages



Site Walk Mid-Island

- Pedestrian Connectivity
- Disparity in Architecture / Design
- Parking





Mid-Island Area

Summary

-  E. Mid-Island Neighborhood Commercial (35' Ht. Max)
Total Commercial: 9,900 SF (1,800 SF/building)
Total Residential: 6 units (3,000 SF ea., 1/building)
-  F. Mid-Island Mixed-Use (50' Ht. Max)
Total Retail/Commercial: 54,400 SF
Total Residential: 98 units
-  G. Mid-Island Service/Commercial (50' Ht. Max)
Total Commercial: 14,000 SF (3,500 SF ea.)
-  H1. Mid-Island Service/Mixed-Use (50' Ht. Max)
Total Service/Commercial: 4,000 SF
Total Residential: 8 units (1,000 SF ea.)
-  H2. Mid-Island Service/Mixed-Use (50' Ht. Max)

Parking Standards

Retail: 3 spaces / 1,000 SF
Residential: 2 spaces / unit



Legend

Wetland

Mid-Island Mixed-Use



Mid-Island Mixed Use



Mid-Island Neighborhood Commercial



Mid-Island Neighborhood Commercial



Mid-Island Service Commercial



Site Walk East Beach / Conservancy

- Parking for Beach Access
- Public Bath House
- Low Impact Development





East Beach / Conservancy

Summary

I. East Beach Neighborhood Commercial (50' Ht. Max)
Total Office: 3,600 SF (1,800 SF/building)
Total Residential: 2 units (3,600 SF ea., 1/building)

J. East Beach Mixed-Use (50' Ht. Max)
Total Retail: 8,000 SF (4,000 SF/Building)
Total Residential: 16 units

Parking Standards

Retail: 3 spaces / 1,000 SF
Residential: 2 spaces / unit

East Beach / Conservancy Mixed Use



East Beach Neighborhood Commercial

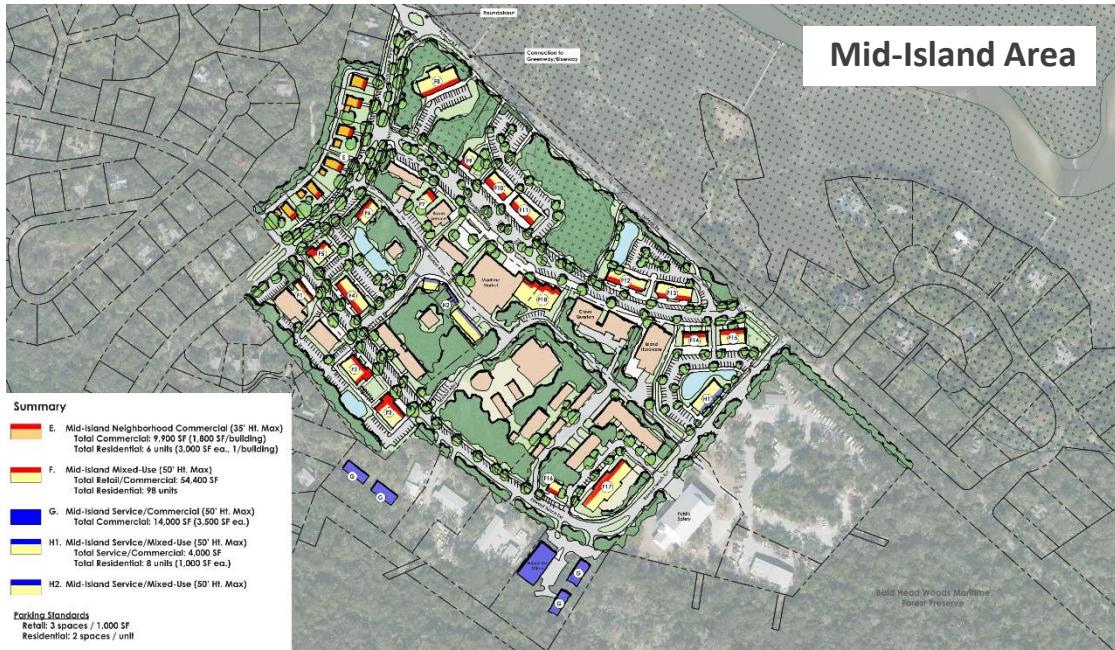


East Beach Neighborhood Commercial



East Beach / Conservancy Neighborhood Commercial





Thank You.



ColeJenest&Stone
BOLTON & MENK, INC.