

Public input regarding CAMPC meeting

20 Feb

Feedback

We have been Hammocks owners for about 15 years. The island provides numerous and great connections to each of the beaches. What is very limited is access to the marsh and creek areas. Specifically, several kayak launches from Middle Island would enable more use of this resource. I understand the complications with the Preserve area and paving the Middle Island road. This should all be addressed in this Plan.

21 Feb

Feedback

I want to thank the committee for the opportunity to review the draft CAMPC material and to comment. I could not participate when the material was presented, so I found the recording very helpful. Portions of the video were difficult to decipher because the presenter spoke about areas on the screen that were not visible to the audience... there were a lot of comments referencing 'here', but there was no arrow or finger to direct your attention. I am sure I missed some of the commentary at these times, so please take that into consideration in my comments.

- As the presenter indicated, the land being discussed is currently zoned as commercial, so having a plan is important. I would add that developing these commercial areas also needs to be done responsibly and in conjunction with the culture of the island. If every commercial lot were built out to its potential, we would have a very different look and feel on the island. So my first comment is that the extent of potential commercial building was overwhelming.
- I appreciate the emphasis in the plans for walkways and traffic flow. At times it gets pretty scary with folks traveling in various modes competing with vehicular traffic. I am not sure I heard anything related to possible bikeways in addition to the pedestrian walkways.
- I like the possible Welcome Center to better direct island visitors.
- I heard a lot of potential three story buildings. While the presenter showed a picture of a shotgun style home that seems misleading when you talk of commercial space. Buildings such as we have already on Maritime Way are more likely. Seeing that type of building at the ferry landing sets the tone of we are focused on visitors' shopping pleasure, not living in harmony with nature.
- Wholeheartedly support a rigorous design review process and standards for commercial structures.

- I believe the Planning Board can designate land use (i.e. zoning) , but there is no means to approve/disapprove a type of business. Should there be as part of the review process? Could someone open a Vape shop on the island?
- I like the idea of parking 'behind' the buildings. Nice touch.
- Did I hear a comment about a possible 3 story parking facility? Hope not.
- I can't imagine the changes to the 'drop off' at the ferry. And then where was parking for islanders needing to make a day trip on the ferry? I did not catch that in the discussion or see it on the map. Having to schlep bags and groceries any distance from the ferry to a parking lot needs to be minimized.
- The truck traffic on the island and storage of commercial vehicles continues to be overwhelming. The contractor yard, the Spectrum lot, the Phillips AC trunks really present major eyesores that never used to exist. In some instances, they affect the value of the property nearby. Where does the plan address this issue?
- Lots of comments were made in regards to shops with residences above. Hopefully some thought has been given to the needs for onsite staff housing.

The CAMPC has done a terrific job. I also like the comments for the Village Council. We need to pause and get this right... just as Kevin articulated. Thank you to all the committee members for their contribution to what is a very important step on behalf of the island. Much appreciated.

22 Feb

Feedback

I live at 210 Station House Way. I want to first and foremost thank you for all the work that you do and have done for all of us on the island.

I listened to the February 16, 2023 presentation given by the planning consultant. Thank you for sharing that. It was a very thoughtful and informative presentation. I write to provide you input as suggested.

As a backdrop, we have been coming to Bald Head for over 20 years. We built our home 8 years ago. We came to Bald Head because of the special place that it was, and is still today. We liked the unspoiled undeveloped natural environment. We did not choose to go to Myrtle Beach, nor Fripp, nor Hilton Head or any other such place that seems to seek out partiers out for a good time involving lots of raucous parties and all the things that go with them. We would hope that further development of the island will support it continuing to have the character that brought us here, not to change it.

Since we've been coming to the island, and most recently made it our permanent home, we have found that we enjoy even perhaps most of all the community of like minded people. Some own homes and spend a lot of time on the island. Others come for shorter periods of time. But all seem to enjoy and treasure the island in the same way.

We understand that the island will be further developed, and that it needs to be further developed, to accommodate the growth in homes being built. And we support such reasoned and reasonable development.

We do not support, not at all, any sort of development in any way that supports or encourages day trippers to the island. The sort of development that would attract them is substantially, if not totally, undesirable for us. Further, it has been our experience that day trippers generally choose to enjoy the island very differently than we do and thus efforts to encourage them or improve their experience detract from the island for us. Lastly, and perhaps at least somewhat unfairly, a lot of what we have seen of day trippers on the island is not beneficial and sometimes even harmful to the island.

In short, we support development of infrastructure necessary to provide the services necessary to support the planned further residential development on the island but not any sort of development that would change the character of Bald Head that brought us here.

Some specific comments beyond the color above are:

- 1) I do agree that the ferry landing area needs to be redeveloped and support the thoughtful sort of development that was described in the presentation.
- 2) I am very much opposed to any sort of Welcome Center. Islanders don't need it. And anyone renting a house or space otherwise on the island gets this sort of information from the homeowner.
- 3) I am also very opposed to a buildout of the Old Baldy Museum as I have heard discussed that would cause further street closings or some enticement to day trip visitors. (This I say while adding the comment that I am quite appreciative of the work that the group who run Old Baldy do today.)
- 4) I do support the thoughtful further development of the mid-island commercial area surrounding the Marine Market. It would seem that the island will need this further infrastructure to support the continued growth. And centralizing it such as was laid out in the presentation would enable it to be done efficiently without detracting from the rest of the island.
- 5) I am very concerned about the possible buildout of commercial on Station House Way. In a perfect world, beach usage would be distributed evenly across our beaches. My concern here, aside from the aesthetics of commercial in that place, is that it would overly encourage beach

usage at that point on East Beach crowding that area. Yes, there is some personal concern as that is right where my house is. But also I note that substantially more people entering the beach at that point will overcrowd that section, especially since the point itself has such tides that the actual beach sitting area is less than from other access points.

I appreciate your taking the time to read this email and accept this input. If there is any way that I could personally help in this process, I would be happy to do so.

Lastly, thank you again for all your efforts here.

Sorry, should have added that I do support a moratorium on further commercial building as is necessary to comfortably build out a plan.

Feedback

I'm grateful for the time y'all are taking to do a deep dive into the issues surrounding commercial development. I've watched the video presentation of last week's meeting, and I've reviewed the notes and recommendations, and while I have suggestions/opinions on many of these points, I will make just a few brief comments below - I'll have more time to do a thorough study when I return to the island next week.

“Allowing one or two projects to move forward before the commercial guidelines are in place would appear to be irresponsible on the Village’s part, as well as politically motivated.”

Our dormitory project has been in the works (engineering, design, ground boring tests, civil site work, etc.) for over two years, and now entering the phase where contractors are pricing and bidding on the construction elements. Employee housing is a critical “stuck point” in the on-going development of the entire island – not just the Market, but every entity that requires a dependable, trained and customer-focused workforce. Any additional delays brought forth by possible changes in the rules of engagement (i.e. “moving the goal posts during the game”) could potentially cost hundreds of thousands of dollars (if not millions) – in re-design, engineering, sizing and/or other constraints newly put forth by the Village - and could ultimately make this project economically un-viable. We need to get this housing on-line as soon as possible.

“Parking lots not to be located within setbacks or buffer zones. Landscaping in and around parking areas.”

Parking is indeed an issue. However, if the Market were required to have its parking within the building set-backs of our lot, the Market would be no bigger than a convenience store. None of the adjacent developed properties (Room Service, Hardware, Spa, Crew’s Quarters) have parking within their property boundaries commensurate with the square-footage/occupancy requirements of their facilities. There are certain commercial lots where the lot itself becomes un-buildable or economically un-viable if parking were restricted to areas within the set-backs of its property boundaries. The set-back areas may be the only areas available for additional

parking, so taking these off the table would severely restrict the types of commercial enterprises that could be developed.

“Consideration of tent use. Tents are normally approved for short periods of time, not as permanent structures.”

This seems to be directed solely at the Market and our Forest Pavilion – and likely originated from a feedback comment from someone who simply doesn’t like the look of the tent – or doesn’t like us as owners/operators. However, the Forest Pavilion has become a critical public gathering place for all sorts of groups, including the Village chapel, commercial meetings, weddings, yoga classes, culinary events, art shows and much more. Removing this tent periodically would add tens of thousands in additional costs per year, and to replace it with a hardened structure would cost hundreds of thousands. This tent provides critical protection from the sun and the elements for those gathering – including daily diners of the Café (many of whom are contractors). Removal of this tent would only help our dining competitors (the closest of which is the Jailhouse).

Feedback

Thank you all for your time and thoughtful study to determine what is best for our island and its property owners. As relatively new homeowners, we appreciate the good communication and the opportunity to ask questions and give a response.

Our home is at 4 Silversides and we understand that access 24 lends itself well to provide the handicap access. We are, however, concerned about adding a public restroom there. We would prefer to see public restrooms in the marina area and other commercial areas, not in areas that are primarily residential. From that specific location (access 24 parking) the commercial areas up Muscadine are very close and convenient.

We respectfully ask that a public restroom would not be added at access 24.

If any further discussion is needed from us, we would be happy to discuss.

23 Feb

Feedback

Committee members,

Although I was unable to listen to the public meeting on February 16, I did listen to the recorded version yesterday and the first thing I want to say is thank you for all of your work.

I should admit that I am one of the island residents who is not in favor of any more building on this island either residential or commercial but, since I realize it is probably inevitable, I do

agree that being proactive and planning the best approach is wise so I appreciate your time and energy in this effort. That being said, I have one question and several comments.

My question is, who covered the cost for Bolton & Menk Design Team? That might have been mentioned at some point but I missed it and am just curious. I thought their presentation was quite good and it made me feel a little bit better about the way the development might proceed.

The reason I fell in love with BHI was because there was virtually nothing to do and my children who are now adults and have been coming here since they were barely teenagers, as well as my grandchildren who have grown up vacationing here, felt the same way. We love the tranquility of the quiet beaches, creeks, nature trails and all of the animals and birds that inhabit it with us. I am a member of both clubs so we do occasionally use the pools but mostly we ride bikes and go to the beach to walk, swim, and play in the sand.

There are only two large grassy areas to picnic and play and gather with friends and family. The two Village owned parks are all we have that do not have "stuff" on them so I'm not sure why anyone would want to change those. I have been to several events held at both parks and have hosted some myself. I don't really understand the idea of an amphitheater at Marina Park, or a playground, and am adamantly opposed to a swimming pool there. In total transparency I might be somewhat biased in preserving Marina Park as simply a large open space because I have run the BHI Pirate Invasion the last few times it has occurred and will be again this year. This is a very popular island event and there is really nowhere else to hold it. That is not my only reason for keeping the park as an open space but I admit it is a factor.

Although I was not happy about the new aquatics center at the BHI Club, I do realize it is quite popular. I think it makes us more like every other resort and detracts from the uniqueness of Bald Head Island as a place to get away from what exists elsewhere. There are very few places where one can go to just "be" without all of the distractions of day to day life. Personally I don't think children need to be entertained every minute and go from activity to activity. They need time to just relax and let their minds wander as we all do.

At any rate, that's my two cents for what it's worth and again, I thank you all for your hard work and I look forward to learning about the next steps.

24 Feb

Feedback

First, I want to commend the Committee not just for its efforts, but for what we consider to be appropriate input, concerns and recommendations.

Having attended the January 27th and last week's meetings, as well as being 20+ year part-time residents, we have a solid appreciation for the challenges inherent in our island community.

We strongly support your recommendations following the consultant's presentation last week, with a few suggestions for inclusion or clarification going forward:

- The presentation identified a significant number of potential residential spaces above new commercial buildings across the island. What was not defined is the intent and nature of those residential options, e.g., contractors, summer interns/workers, typical island renters (for overflow rentals or as an option to rental homes), short-term rental versus long-term, etc., all of which present different challenges and impact to the island.
- The architect/technical reviews, or other Village policies/guidelines, need to address/restrict commercial properties from adding new ingress/egress to main wynds, such as was done at the old fire station. Not only is that situation currently unattractive in and of itself, but it poses potential safety issues near a major intersection.
- We support continuing the existing moratorium for undeveloped commercial properties, but believe that the Village should extend it to existing commercial properties that intend to do a major renovation or project (e.g., a new parking lot behind Jailhouse Provisions).
- Screening of Jule's and the Chandler building is important not just for visual aesthetics, but the evening light pollution needs to be mitigated (notwithstanding safety issues).
- The proposed "waiting area" logistics need to address:
 - Luggage, bicycles and oversized items with a focus on timely transfer of the same to the ferry (including "last minute" drop-offs)
 - Potential off-season variations given that the tram drivers' and luggage handlers' staffing is often quite limited
- Agree with expediting a Welcome Center, potentially with a short-term solution that can serve as a pilot to better understand the actual needs of visitors, staffing requirements, etc., before a permanent venue is constructed.

Please let me know if clarification to the above is needed. Thank you.

Feedback

Feedback on the Draft of the Village of Bald Head Commercial Master Plan Presentation
I listened with interest to the presentation of the Draft of the Commercial Master Plan via Zoom on February 16 th . I appreciate the amount of effort that went into the creation of this draft of the plan. There are many terrific ideas and concepts brought forward by the committee on the potential use of the island's remaining commercial properties. After listening to the presentation and spending a few days to reflect on the draft plan, I have the following comments. These comments are related to the input used by the committee to form its opinions and how the Village should move forward with the results of the committee's work. First, the result of this effort should be labelled a Vision rather than a Plan. A vision is a document that reflects the direction its creators believe should guide an entity as it proceeds with the real-life work of creating its future. A plan is a concrete, step-by-step approach to completing a project. In this case, the committee has put together a vision of what future use

of BHI commercial property might look like given some unspoken set of guiding principles. It is thought provoking as a vision should be, but it is not actionable, like a plan must be. Second, even if the document is renamed as a vision, it still lacks the guiding principles that led to this creation of this vision. Perhaps they were discussed and agreed to but not included in the vision presentation. The guiding principles must be recorded and attached to the committee's work. If the guiding principles were not discussed prior to creation of this vision, couldn't another committee of five create a distinctly different vision based on their own guiding principles?

It is critical to the future of Bald Head Island that a set of guiding principles be established and reviewed from time to time. These should be the starting point for any effort such as the Commercial Area Master Plan. What do I mean by guiding principles? Here are some examples of guiding principles that Bald Head might adopt:

- We want to have a low impact on our environment.
- We want to increase the number of full-time residents on the island.
- We want to minimize the tax impact of Village Government.
- We want to encourage commercial growth.
- We want to create a cohesive design reflected in structures on the island.
- We want to preserve property owner rights on the island.
- We want to encourage daily tourism on the island.
- We want to minimize the encroachment of structures on our beaches.
- We want to address our workforce and their extraordinary contributions.

There are just examples. Island stakeholders would certainly suggest many more guiding principles and may not agree on those listed above. It is clear, just from this list, that some of these principles are not necessarily compatible with others, and incompatible principles must be prioritized.

The committee appears to have based its work on the results of a very general survey of a small subset of constituents providing some insight into broad desires for future use of commercial space on the island. It would have been very helpful for the consumers of the results of the committee's work to see how the committee turned these results into the principles that guided them in the creation of the plan. Even better, it would make sense for the Village to first establish a set of guiding principles and provide these principles to a committee tasked with this type of work.

Third, and under the assumption you might ultimately agree this document would benefit from being renamed to a vision and include guiding principles, I outline below six themes that seem to have guided the work of the committee.

- 1) Full build out of Bald Head's commercial space is inevitable. Nowhere in the work product is there a discussion of the potential growth of the island in terms of residents, rental visitors, contractors, employees, and day visitors. What assumptions were made

in determining that the island needs to create significantly more commercial square footage? Who do the committee members believe will occupy the large number of residential spaces that sit above all this new commercial space? What are the commercial needs of the current and future island inhabitants? How were the factors that will inherently limit the future growth of the island considered? Our Ferry system cannot cope with our current needs, even during the off-season. Our utilities (sewer, water, power, roads, etc.) are inadequate for significant growth. The Bald Head Island Club and the Shoals Club have both reached capacity and will not be accommodating new memberships. How was that considered? There are virtually no public recreation spaces or activities. Our Public Safety is underfunded to the point that a private fundraising campaign was required to replace a decade's old inadequate ladder truck. Rather than trying to plan commercial space to accommodate more growth, perhaps studying the island infrastructure would be a better first step.

2) Bald Head should encourage the growth of day visitors to the island. Significant investments are suggested to improve the experience of day visitors. These include walking paths and bike paths from the Harbor to the other attractions on the island, public restrooms scattered throughout the island, a significant increase in retail space in the harbor and middle sections of the island, and traffic flow around the ferry terminal that works best for people with little baggage. It appears that there is a prioritization of day visitors to the island. Perhaps that should not be a foregone conclusion. Spending taxpayer money to encourage visitors who have little economic impact, but a large way-of-life impact, may not fit with the vision of the island that most homeowners and rental visitors have of Bald Head. Prior to interjecting this concept into an island vision, the Village must have a public discussion on the merits and costs of encouraging more day visitors to the island.

3) Cost appears to be of little concern. If the committee's work product was called a vision, maybe cost could be ignored. As a plan to be executed, it falls short in its examination of who will pay for the implementation. The money required to implement this plan is very significant. How does spending on this plan impact the other resource needs for the Village? Is it more important than Public Safety? (private funds raised for one fire truck makes it appear we are already unable to adequately support our infrastructure). What about beach renourishment (a need which will be continuous)? How about utilities (sewer and water systems require investment)? Maybe the Village is planning for private enterprise to step in and pay for the plan that the Village adopts. Very few seasonal businesses would be able to afford to follow the requirements to "look like Nantucket" or have retail on floor one and residential on floors two and three. The last thing we want is empty retail space built by commercial developers who cannot find retail tenants as has happened in retail space across the country. If the guidelines are too restrictive, it is more likely nothing will get built or what is built, will fail due to the cost of complying with this commercial plan.

4) The Future is static. Most of the aspects of the commercial plan seem to be predicated

on the concept that what works today will work tomorrow. Nothing about the conditions of life on the island will change. But there will be changes. Economic conditions will change and demand for housing will increase or decrease. Sea level will rise and the ferry terminal or the entire Harbor area will be threatened. Erosion will wear away the beach and the Shoals Club facilities will need to be rebuilt or lost. Demographic changes will cause more work-from-home or less vacation demand. Changes will happen and they will require flexibility. The commercial plan is not very flexible. In fact, each piece of commercial property on the island is filled with a specific type of building with a specific characteristic. Again, this is a vision not a plan.

5) A Tourism Commission is needed. The committee references the creation of a tourism commission that could facilitate the construction of some of the amenities in the plan. The island does not need a tourism commission. This is completely at odds with what drew most island residents and longtime visitors to this place.

6) The committee chose to expand its scope beyond commercial development. The committee made several recommendations that are well outside the scope of a Commercial Master Plan for the remaining commercial properties on the island. At this point, given the purpose of this endeavor, each of these recommendations should be taken up by the Village as an independent project. Creation of a tourism commission, building restrooms on non-commercial property, expanding bike paths through private property and sensitive natural areas, and reconfiguring ferry logistics may or may not be something that Village stakeholders want. A recommendation by this committee based on a basic survey with a small number of respondents is not enough to move forward with these projects. Many responders to the survey stated that they did not want any further commercial development on the island. The commission seems to have ignored these responses while placing weight on others that were not related to the commercial focus of their mission.

Again, perhaps these themes were not explicitly discussed by the committee, but adopting this plan and taking the recommended actions amounts to letting these themes dictate the island's future. The result of this effort being called a plan vs. a vision may have seemed to be just semantics, but these examples make it clear it is not, just as it is unclear if any of the recommendations are in line with what residents believe is best for the island. For example, to omit any reference to our workforce, and how we are to support them is a concern many island constituencies and homeowners have. What else was missed?

After reviewing the results of the committee's efforts, I recommend the Village take the following steps:

1. Initiate an effort to determine what we want the future of Bald Head to be. Determine what principles should guide future development of the island. This would include detailed, recorded, and publicly available input from island residents, taxpayers, homeowners, commercial entities, contractors, visitors, etc.

2. Prioritize the various stakeholders based on the future vision for the island. Who are the Village's stakeholders and how should the Village's limited resources (both dollars and manpower) be allocated to serve each group of stakeholders.

3. Use the report from the committee as a vision for potential commercial use rather than a plan for actual commercial (and apparently some non-commercial) development.

4. Determine the immediate steps necessary to eliminate the Commercial Construction Moratorium and execute these steps. The committee indicates that merging the old developer commercial guidelines with current Village requirements is necessary. This task does not require adoption of a commercial plan.

5. If there are short term projects that the Village would like to pursue, separate them from the vision put forth by the committee and begin discussion of them independent from this effort. Hiding the expenditures on Village projects behind recommendation of a commercial development committee does not reduce the need for public input on the specific projects.

6. Understand the specific economic consequences of any committee recommendation being considered for implementations. For example, the committee recommends at least five public restroom facilities be constructed in the short term. This recommendation is made with no consideration of cost. These facilities will cost millions of dollars of taxpayer funds to construct and hundreds of thousands yearly to maintain. What is the cost of the problem being solved? Is there even a problem? Who would be served by this expense? Who would pay it? Is this the best use of tax funds? The public needs to be aware of the financial cost, taxpayer benefit, and opportunity cost of each specific project that the Village undertakes. None of that is covered in the committee report.

The island's developer had a vision which drove the course of the development of the island. The Village is in a different position today. The Village is not a real estate developer and should not be viewing itself as a commercial entity spending its own money to build the vision of a few. Instead, Village government should develop a consensus of the taxpayers - residents and homeowners - and then spend the taxpayers' money on what they need and want. And above all the Village should focus on protecting the infrastructure (natural and manmade) that the current island residents and visitors have come to love.

Because of this work, it has become even more clear that the Village (and Bald Head Island as a whole) needs to determine what we want to be now that we have grown up. We have moved outside of the parental vision and control of the island's commercial developers. Our developer parents loosened the reigns and allowed us to perform many functions on our own. We have now moved on to the stage where our future will be determined by us. We need to determine what our goals and objectives should be moving forward. Let's set this course and then let our

course determine how to move forward with details such as commercial development, transportation, recreation, and island life.

Feedback

I just finished watching the CAMP Proposal meeting and, as a full-time island resident, I want to thank all of you your thoughtful work. Overall, I was very pleased with the recommendations with the CAMP Committee on how to effectuate “a” plan going forward despite being a little disappointed with the proposed or suggested plan ideas. Specifically, I think a three-story parking deck adjacent to high density mixed retail in the harbor would not only create a completely untenable traffic snarl, but would likely ruin visibility of the lighthouse...and that would be a tremendous loss for the island.

Additionally, I hope the CAMP Committee will consider re-prioritizing the steps required to effectuate a plan to align closer with the survey responses. Overwhelmingly, island residents in the survey DISFAVORED more commercial development – it was referenced 478 times in the survey responses. Second, was the island residents strong preference for CONSERVATION – it was referenced as important 330 times in the survey. So perhaps elevating the Village’s commitment to release appropriate commercial design guidelines and the proposed acquisition of property for conservation by the Village makes sense. The third most common sentiment expressed in the survey was for adequate PARKING at beach accesses, on street and at commercial businesses. The fourth most common sentiment expressed in the survey was for public bathrooms – with almost 100 references.

Accordingly, I hope the CAMP Committee continues the good work to convince the Village to heed specifically those recommendation aligned with the survey in order to prevent foreseeable problems, most notably:

1. Create prudent commercial design guidelines to slow reckless development – specifically create reasonable set-back requirements, require adequate parking based on occupancy and disallowing parking within set-backs would limit commercial development on the island, but especially so, in an already overburdened harbor district.
2. Prioritize conservation, not maximizing commercial spaces. The Village should aggressively seek to purchase land or easements for walking paths, park and other conservation efforts – it’s what the island residents want.
3. Come up with a community-owned bathroom plan, period. It’s past time.

Similarly, there was nearly no mention for either a Parks and Recreation Department or building (and staffing?) a Visitor’s Center in the survey – both of which would likely be shuttered multiple months of the year (like the Lighthouse is currently). Building large physical structures over pristine forests to remain largely unoccupied or closed for months of the year is both antithetical to “living in harmony with nature” and a senseless waste of natural resources.

Feedback

First, Thank you all for giving your time and talents to serve on this Commercial Planning Committee.

I attended the draft presentation meeting via Zoom. Colejenest & Stone's presentation was aggressive and did not impress me as being environmentally sound or mindful of the population our island will support. Their overall knowledge of the island was so poor, I wonder if any one of them has ever spent even a day on the island.

BHI is not the Nantucket of the South. "What you see on Nantucket" is not the goal I have in mind for BHI. Nantucket was a whaling Village, it is much larger, and allows cars. I would hate to see the village develop our commercial zones to high water lines and as densely as some of their proposals.

I fully support the request from the committee to extend the moratorium on commercial building until guidelines and, hopefully, a plan is in place. I am very concerned about the overdevelopment of commercial spaces as well as the pace of commercial development. We need to do everything possible to safeguard our unique island.

A welcome center was mentioned as a need for the future. Would the space adjacent to the upstairs sitting area at Deep Point be an option? The spaces in and around the former Delphina's Restaurant would also be a good location. I feel like there are possibilities already developed that could be repurposed and work well.

We do need public restrooms. Restrooms located next to Sandpiper Ice Cream are in a nice location for arrival and departure, but they are hidden.

Overall I question how much retail our little Island needs. I would rather see the focus of our tourism on The conservancy and Old Baldy. These two organizations and the overall beauty of the island are the special things about Bald Head.

Like you I am passionate about the future of BHI. While there is much more to say currently I am concerned about the warp-speed commercial development. Again, I support the extension of the building moratorium. Stop this crazy out-of-control building with no ARC or guidelines in place.

Thank you again for your service.
I am willing to help in anyway needed.

25 Feb

Feedback

Committee and Council members,

█████ and I have read the draft version of the Commercial Area Master Plan. Further, we have read █████ comments. The █████ would encourage the committee (and the council) to consider the validity of his observations. Observations to which we strongly agree. It would be simple for us to detail additional findings in your report about which we disagree; other concepts we would urge should have been considered; and numerous best practices we believe should demand inclusion (such as financial viability); however, as █████ has done a masterful job of addressing the key considerations, we simply offer three additional comments:

First, we encourage you to consider a course correction (addition) in this critical discussion about the future of BHI - embark on a course that engages the voices of the taxpayers and largest employers - the key constituents you serve. As █████ appropriately points out, we are at the beginning of the next version of our island - self direction. What a terrific time to engage in a visioning plan, based on thoughtful principles including all key constituents' voices. We believe a Commercial Area Master Plan would naturally emerge. There are many third-party organizations that have the expertise in guiding a community and, ALL its constituents, through the process.

Secondly, we encourage you to prioritize this effort amongst all the competing demands on staff, expertise, and financial capacity. Bandwidth matters and there is only so much that can be reasonably expected and accomplished with existing human and financial resources. Beyond the visioning, the island's infrastructure (man-made and natural) is at a critical juncture with competing requirements. What must be done to shore our foundation, while we look to the future? What resources do we need for these efforts? How do we prioritize these needs? These questions must come first, or at least parallel, to the visioning. The reality is there is limited resources.

Finally, we know that your work isn't easy. And while we wished your process were different, and your findings significantly less prescribed, it does provide the island a place to begin the important process of "visioning beyond a developer's dream". For that, a sincere thank you. All projects need a starting place, and we are grateful for your work. But the stark reality is that this "plan," in its current form, is not visionary; inclusive or even financially feasible. Please reconsider your direction.

Feedback

Good afternoon committee members. We have just had the opportunity to review the slides for the commercial plan. While we are still gathering our thoughts on this, we know that if middle island is chosen, it will have a significant and negative impact on our property value. Another item of concern is that the middle island residential plan includes a lot neighboring our property that we in fact own. While we realize that these slides are proposed locations for improvements, we would greatly appreciate it if you would remove our lot from the the plan. Below is a screenshot of the slide where I have circled our current home and our vacant neighboring lot. Should you need to verify ownership, you may check the Brunswick County Register of Deeds and Tax Office. We will absolutely have additional comments regarding the

remaining lots along Muscadine Wynd, one of which neighbors our vacant lot, and all of which are currently zoned as residential and not commercial lots. Thank you in advance for editing and re-publishing the current middle island plans to exclude our lot within the next week.



Feedback

After looking over the proposed ideas for the growth and development of the island~ I think it is wise to consider who we are catering to in terms of the development. While I understand we all took a survey as homeowners, its the homeowners who should be the resounding voice of development.....visitors, nor an outside company should have any say on how our island should look or how we should cater to renters needs on what they think we lack during their week vacation (a suggested two story cart building?? That is absurd on so many levels!!!!).

While I do agree there should be public restrooms at the most busy beach access of some sort (sort of like we had back in the 80's up on East Beach.....), what concerns me is it seems we are taking "public interest" as a part of the consideration. Our island was created and established to be a unique refuge from the hustle of the normal towns we all come from. Implementing more stores, more eating venues truly only appeals to guests down for the Summer who are not accustomed to slowing down and enjoying the uniqueness of the island. While I might be the only full time resident who says this, if you start expanding to the point of more stores, more places to eat, more staff housing, and "cottages" on west beach (whatever that was

supposed to mean) we will start looking like the mainland beaches with a packed island, more security issues, more accidents than we already see during the Summer, and less respect for the island (which is at an all time high...just ask the current store owners about what they experience in the Summer Season) with the clientele that currently rents on the island (and we can all admit money does not buy respect for our island....just more entitled trouble).

Those of us that were frequent visitors from the 80's (when we had nothing on the island but CB radios)came back year after year because we fell in love with the quiet, slow pace, and nature.....and the golf:). When I read the comment about cottages on West Beach.....I mean, seriously? More housing for employees.....nothing opens prior to 8 am and the ferry starts bright and early...a pain....yes....but that is what employees of any venue sign on for! What we currently have in terms of employee apartments should suffice for the small few that have to start early prepping food for the day. Does that mean we might need to reconsider our foreign students? Maybe, if it means we avoid building yet another building catering to businesses on the island! Yes, it would be convenient for business owners to house their employees on island.....but, adding more of the apartment type housing will again diminish the purpose of the island.

We need to stop appealing to those who visit the island for a few days....and start considering how those of us who live here and own homes here actually would want it to look in the off season. Renters can make due with what amazing venues we currently have and learn to enjoy the actual island as it was meant to be enjoyed.

Other places have managed to keep their uniqueness without catering to day trippers and Seasonal renters.....Figure 8, Fripp, DeBordieu, to name a few.....

I think homeowners answer questions on a survey based on a quick "oh that might be a good idea" and really don't think of the vast impact those ideas could have and how drastically those ideas in concrete form dramatically change the uniqueness of the island! Just my two cents.

Thank you for your willingness to even be on this committee!

Feedback

Thank you all for your service to lay out an updated master plan for the island.

The following points are my personal feedback based on the Feb 16 slides.

Marina area:

I fully support any effort to improve the appearance of the cart parking area. It is expansive and unsightly. If a "parking deck" could be implemented, I think it would help with capacity and reduce the current sprawl that currently exists.

I do not support the expansion of the mixed use space for retail/cottage residential. Without a concept of what retail is needed for the island, I cannot support a significant plan for

it. Similarly, the expansion of residential space without corresponding other infrastructure does not make sense to me.

One of the largest eye sores is the barge area and the garbage collection behind Jules and in the Utility area. I don't see anything to help manage this in the plan and with further expansion, the influx and efflux of traffic and garbage in this area will only increase. As this area is visible from the bridge and is traversed by walkers/bikers going from the ferry area to the rest of the marina/harbor, attention should be paid to managing the appearance of utility vehicles and those garbage containers.

Marina park. I generally support the plans for this area, but would prefer where the amphitheater is located to simply be an open park area. Also the expansive boardwalk and deck would be nice, but would require significant maintenance (and risk of loss during storms) and therefore I am not sure it would be worth the cost.

Village hall area: I support the proposed master plan for this area.

Mid-Island area: Similar to my comments for the harbor area for retail, I have a hard time supporting a significant expansion of retail footprint without some idea of the need and how the need will be met. The main areas utilized by residents/owner in mid-island are the market, the hardware store, the two cart repair shops, and the rental agency offices. With the potential for significant future growth in residential homes on the unbuilt lots, it is not clear that the proposed retail spaces would accommodate larger footprint operations such as additional grocery or cart service vendors. Is the village well-served by a monopoly on grocery and a duopoly on cart maintenance? Are the existing vendor's footprints adequate to support the island as it grows? I would like to understand how basic services will grow with the island before considering new establishments.

I do support some form of veterinary care on-island with the possibility of pet boarding.

East Beach area: I generally support the master plan for East Beach. I do think some public bathroom option is needed for the end of the island. Similar to other comments, I am not sure of the need for retail space, but since there is such little retail space on the East end of the island, I think a small café or restaurant could be successful as would a shop that supports beach activities.

I do have a question the proposed row of parking spots along the beach access. Do these not align in front of a few undeveloped lots and a couple of homes? How will the additional parking impact the value of the real estate along East Beach?

26 Feb

Feedback

Good morning! I am not a homeowner, however, we visit the island several times a year for the past 20 years. BHI has always been a special place for my family. The beauty of island is one of

kind. I love the fact that you don't have hotels and commercial buildings. This is a few of the things that attracted us to the island all those years ago. We are interested in now purchasing property, but hearing of these changes weighs heavy on our decision.

I realize that change is progress, however, Bald Head Island is perfect the way it is. I live 90 minutes from many of the other beaches and never visit them because simply put it's not BHI!

I do hope the people in charge of making these decisions read the comments on the Positively Bald Head page on Facebook. People are very unhappy and angry. Please take these comments into consideration. If you want to improve anything, improve the efficiency of the ferry system and add a few more restaurants. Also, the restrictions for guests at BHI Club need to go back to the way it was.

Feedback

I've been coming to BHI for 13 years now . It's my Heaven on earth . In fact it was the last place my family spent with my husband who tragically died in 2011 after a week at BHI . Those memories are forever etched in my mind . My daughters and I have returned almost every year since to feel this " heaven" on earth .

BHI is Special . It's nature , it's quiet . It's beautiful! It's been preserved so long and now we are going to abandon it ?

The almighty \$ is going to take us all to an early grave , by destroying what natural areas we have left .

Please don't do this , please be worthy of this beautiful island . Defend her ! Protect her and all her resources!!

Bigger is not better . If I wanted to go somewhere big there are plenty of other places to visit . I come to BHI BECAUSE SHES SPECIAL .. what your proposing makes her not special anymore.

Don't we owe her and the founding forefathers their vision !!

Keep BHI the way it is !

Feedback

My wife and I are owners of [REDACTED] We are emailing to provide some feedback on the CAMP. Overall, we are supportive of the plan. There are many strong elements, including:

- The cart barn at the marina, wrapped by commercial development.
- The walkway/greenway providing pedestrian access from the ferry to Old Baldy and beyond.
- The intent to put parking behind structures and put pedestrian access towards the front.
- More dining options
- A focus on landscaping and maintaining existing tree canopy

We also feel there is room for improvement in the CAMP. Before we go into those opportunities for improvement, I'll provide some background. We own another vacation house near Blowing Rock, NC. The character of Blowing Rock has changed significantly in recent

years. The town now attracts many day trippers, and as a result, the town is clogged and crowded. Many of the older, interesting stores have been taken over by t-shirt shops, fudge shops, and other touristy type places. My wife and I generally avoid going into Blowing Rock because it's so crowded and we no longer enjoy the shops there. We are concerned that some of the elements included in the CAMP will attract a large number of people who come over to Bald Head only for the day. This will change the character of Bald Head and reduce overall property values while also putting undue strain on the island's resources. The particular things that concern us are as follows:

- The public showers near East Beach. This will attract people for the day.
- Tram service with regular "stops" at various points on the island. Again this will attract day trippers because they will be able to move around the island easily.
- The large amount of commercial space in middle island – this seems excessive even for an expanded island population. It seems to support people coming for the day only.

With an already crowded ferry and overburdened tram system, we don't understand why the island would make changes that will attract more people and put even more strain on the island's resources. We also love the fact that the island is currently a very safe place. With more people coming for the day, we would be more concerned about security.

We appreciate all the time the committee has put into the process and we hope that the changes that will ultimately be approved will be positive for the island. Thanks for the opportunity to provide feedback.

Feedback

Dear Village Clerk and CAMPC,

Recently, we have become aware of solicitations, proposals, and meetings regarding future commercial possibilities on BHI. As BHI Homeowners, we have not received any communications. We would like to be heard and notified during this process.

We have read the Port City article, reviewed comments made at the February 16th meeting, and watched the video.

We believe that the proposed plan is focused and caters to the needs and wants of the visitors and not the Homeowners. We don't want a Welcome Center, 2-story golf cart barn for rentals, more shopping or public restrooms. The adventure and simplicity of the island is what initially drew us to BHI. Visitors should embrace the uniqueness and history of the Generator Society on BHI.

Feedback

Thank you for allowing feedback to the Commercial area master plan. My feedback comes from being a visitor to the island since 2007, a homeowner since 2014 and a full time resident since 2020.

I am also sharing feedback from my 20 year old daughter who starting visiting since she was 5 years old.

My concerns with the current proposal are based on my observations that the island has difficulty maintaining and occupying the current infrastructure. The master plan has a lot of expansion included. I look at the current parks at the Marina area and over by East Beach and see landscaping that is neglected. I see garbage disposal sheds that are in disrepair. I see signs in disrepair. I see other common areas neglected. On the topic of Commercial space, I see facilities that are not currently in use (ie: Sandpiper's until recently, Delphina's, etc.) or are very limited in use (ie summer season only). I have seen for example facilities built at the BHI Club that are underutilized 9 months per year. I have seen the costs skyrocket for members to build and now maintain these new facilities. The same would likely occur with the current plans that were released.

My daughter's conversation with me is this island is no longer the same. As an example, she has seen a school be approved. Is this a realistic use of commercial space? My daughter's conversations with me is this island is no longer the same. It used to be about Sea turtles, conservancy & nature. Now she sees tree's being torn down all over the island. The buildings being built across from Public service building have hurt us deeply.

I can go on a lot longer, but hopefully my concerns are clear.

Feedback

I greatly appreciate the work of the Committee but want to go on record as not supporting the tremendous build-out of the island in the Commercial Area Master Plan. We do not need high density condos throughout the island and they are incompatible with the island's environment. We also do not need a wide variety of commercial offering and certainly no more clothing stores. We would benefit from services like pharmacies or vets, but tourist oriented shops are hardly anything we need more of. I hope the village will pay attention to feedback from the full-time residents in their plans.

Feedback

I currently own and operate [REDACTED] which I purchased in 2018. The art gallery was established in 2012 and has always been a small business that many people both full timers and tourists enjoy. The art and pottery classes have been very popular. Originally it was housed in two units on Merchants row until last fall when one unit was sold. We downsized as there was no commercial space available. Recently the other unit was sold and now both will be used for managing rental property and as a commercial laundromat. I was offered the opportunity to buy the building but the business is too small to support the size loan required to purchase the building. Property values for existing commerce property have sky rocketed. I have until Labor Day to find another space to lease for the art gallery or I will be forced to close. At this time I have no prospects for relocating as there is no where to go. And there will be no more building until the ban is lifted which will be too late for [REDACTED] I have already closed my bathroom to the public as it is now required storage space. My pottery studio is definitely

already closed. I will attempt to hold my art classes outdoors weather permitting through the summer but that may not work out. This is the current situation and I hope you will consider it when working on the master plan and especially when deciding what type businesses will be built. I hope you will consider the needs of the full time residents who must travel to the mainland for necessary items rather than high end shopping.

I did take the survey and I voted for public restrooms, parks and sidewalks. Every day I am asked by at least one visitor to use my restroom and it going to sadden me to say no. I really don't want to see chain stores or more apartments/condos so I am not in favor of mixed use zoning. I am in favor of an ARC and improved beach accesses. I have always been a strong supporter of living in harmony with wild life especially not reducing wildlife populations and clearing of trees to accommodate big buildings. The marina area is already a big enough mess and does not need additional chaos not to mention the uncertainty surrounding the marina real estate.

Thanks for considering my input as a small business owner and full time resident.

Feedback

Hi! In learning more about the commercial master plan I was recently on Nantucket and they have an interesting way to preserve the Island <https://www.nantucketlandbank.org/> They even charge - I think - a seller a percentage that is donated to the landbank....if you are interested in talking to my friend about it he can explain it. He lives there and is involved in conserving Nantucket the same way we are trying to do here. Just a thought....



Feedback

Thank you for your service to our community. We appreciate your time and contribution to the planning of the future of BHI.

As new homeowners (as of December 2022), my husband and I are concerned for the plans for increased development including commercial and multi-family properties.

We have been coming to BHI for years and it was a "dream come true" when we were finally able to purchase our home. The ecosystem, the quiet way BHI allows nature to exist without too much encroachment from human impact, and its natural beauty are aspects of the island that are its essence. It is what make BHI so much different than anyplace else.

I fear for the impact that this planned development will have on the ecosystem. Number 11 in the CAMPC Recommendations speaks to me in particular. The root system or the trees and plants are instrumental in protecting our island from flooding after large storms. Consider the impact of fewer trees in combination with the increased severity of storms we've experienced of late.

If we cut the barrier trees, the insular trees and plants will suffer because it isn't conditioned to salt exposure. As stated in 11, we cannot fully understand the impact that development of this

magnitude will have on our environment.

I realize there is a lot of financial opportunity that comes from the development of an island near such a desirable area on the coast. But please consider the essence of what makes BHI so incredibly special. If it becomes just like every other area, it will no longer be unique. Once we lose the forests and the ecosystem within, our island will never be the same. In closing, thank you again for your time and your service, and most of all, your consideration.

Feedback

Hi, I tried to send this email through the Master Plan website link and then I tried typing everyone's email address but both times I received a rejection. Can you all make sure the full committee receives my email. Thank you.

Good evening everyone and thank you for your efforts on this matter. I watched the presentation online and you can tell that a lot of thought and preparation went into the proposal. As a Harbor resident, I do have several comments specific to the harbor. Firstly, as for the welcome center and expansion areas around the Ferry Landing, does it make sense to build something similar to what you have at Deep Point which is two stories tall? Instead of having to build a new structure, could you not build up in and around the Ferry Arrival area. Second, if you were to put residential and mix use in the areas of D-1 & C1 thru C-6 do you think you would create security concerns because of the choke points you would create. For example, if an emergency occurred in and around the area of the Ferry Landing would it be difficult for emergency vehicles to navigate around there with people coming off of the Ferry, people eating in those areas and residents trying to get to and from? I have some of the same concerns with the amphitheater area. That road basically becomes one heck of a choke point during an emergency. So if you potentially had a fire or medical emergency happening on Transom Row or Turks Head Court or any other area of the harbor and you had an event at the amphitheater starting or concluding my guess is that both vehicular and pedestrian traffic would make it more difficult to get into the residential areas of the harbor. Without the amphitheater we already have significant traffic in that area on a Friday or Saturday night and holidays. Has this been taken into consideration? Lastly, I do think that having a two story deck for carts makes great sense and the drop off you are considering is also a great idea. I assume you would be able to walk to the Ferry under some type of cover. My final comment-would the Village or you consider putting some type of basketball court for children and adults around the public service building. We have tennis courts at the club but no place for youths to play basketball. I hope you will give this some consideration. Thank you for your work on this matter. Kind Regards, [REDACTED]

27 Feb

Feedback

Dear CAMP Committee,

I would like to express my opinion and concern of the draft Commercial Area Master Plan. I have been coming on Bald Head Island for over 25 years now and my family has owned a house since

1998. I have been concerned for a few years now, but after reviewing your Commercial Area Plan, I must express it out loud. I am sure you are aware that Bald Head Island is a barrier island, which means it is susceptible to coastal erosion. As hard as it is for us humans to accept, barrier islands are not a stable environment to develop on in the first place. But Bald Head Island and many other barrier islands have not stopped humans from inhabiting on them due to their beauty and uniqueness. Barrier islands are incredibly fragile and important for wildlife and fauna. The ongoing developments on Bald Head Island have been a concern for many community members. For me personally, it has been heartbreaking to see beautiful and unique habitats destroyed for more commercial homes, that end up being mostly empty throughout the year. The Maritime Forest is extremely important in maintaining floods and the more natural land is removed and destroyed, the hardest it will be for the island to recover after a tropical storm and/or hurricane. Commercial development on barrier islands, unfortunately, weakens the island and we do not want to see that with Bald Head. Already beach nourishments are needed every 2-3 years due to coastal erosion and removal of dunes. Building playgrounds and spaces to play with your dog is a nice idea, but on an island like Bald Head it is not needed and will only add to more destruction and exploitation of the island. I hope you are understanding what I am saying. I do not mean this email in any form of aggression and completely respect everyone. I care about Bald Head very much. I am grateful the committee wants to hear feedback from the community. I simply hope what I have said and what others may have expressed are taken seriously, and at the end of the day Bald Head is not exploited, but respected and protected. The community of Bald Head Island is special and we stand for living in harmony with its nature and wildlife.

I am sorry if my email is not written in the best format. I am much better at expressing myself in person and wouldn't mind speaking to someone in person. Thank you for asking for feedback and I hope a decision will be made with Bald Head Island's heart in mind and its community.

Feedback

I commend the committee on the good work you have done so far.

My thoughts:

- 1) I agree with the need for more public restrooms SOON. They are not needed by island visitors only. I am a full-time island resident, but I am not always near my home when the need arises.
- 2) I attended the inaugural Sustainability Symposium last year. The information about rising sea level made me think that the Mitchells' master plan may need to be revisited. Some lots may now be deemed unbuildable.
- 3) I am disturbed by how the residential guidelines are being flouted in the current flurry of building. Notwithstanding the excellent information available about the importance of the maritime forest and, particularly, the scruffy understory, lots are being scalped and yards are being "opened up."

I would love to see a moratorium on ALL building until we figure out how to enforce the guidelines. Daily fines are, evidently, no more painful than a soft slap on the hand.

I'm not sure if owners are completely responsible. I can imagine a scenario where a lot is cleared excessively without the owner's knowledge. I know that we were not on the island when our home's footprint was cleared (responsibly) in 2009.

Can we have a well-published, one-and-done policy for contractors, subcontractors, and landscapers who ignore the guidelines?

Do buyers have to sign something saying they understand and will abide by the guidelines?

Feedback

We purchased our home on the island in 2018 but fell in love with BHI in 2008- the first time we visited. The difference between the island then and the island now is startling. If we could choose the future of the island, we would like to see no more commercial properties whatsoever, and as few new residences as possible. We feel that there are already plenty of commercial properties that adequately service the island (two clubs, multiple restaurants, plenty of shops, a grocery store, a hardware store, public safety building, a fire department, post office, chapel, future brewery, bike and golf cart rental businesses, etc.). What more does the island need? I don't believe anyone that lives on and loves the island wants it turned into a crowded resort island. That was never the spirit of the island and its future. Please protect our island! Climate change is already throwing us enough challenges. It seems counterintuitive to continue to destroy what is left of the island's beautiful natural habitat to build more and more. We want to keep our wild island paradise as is. Thank you.

Feedback

Thank you for extending the deadline for feedback after viewing the first draft proposal. While we did respond to the initial survey, I am sure it was never our intent to suggest the land should be developed. However land is zoned, it does not require construction. We definitely need ARC for commercial properties and the 9 month moratorium in place.

When the three targeted areas were initially zoned, it was probably before all the global environmental changes we are and have experienced. To this end, we strongly recommend an environmental impact study be conducted and actions recommended to maintain and preserve our maritime forest, beach, and marsh areas. We have already experienced inland beach flooding to new construction along East Beach and the further erosion of the Shoals Club.

The only changes we recommend for future growth are stronger, more viable infrastructures- additional PS officers, utilities , fire and rescue equipment, and resolution to the ferry system for transportation sustainability. We do not need additional shops, restaurants, play grounds, amphitheater, public bath house, three story structures, or parking garages. However, we desperately need to develop a beach access barrier free pathway that is ADA compliant for everyone.

Thank you for encouraging comments and suggestions- may be place a flyer with info and requesting feedback in everyone's mailbox to reach those not on social media!

Feedback

CAMP Committee,

I wanted to write regarding the CAMP. Let me start off by saying that I understand that change is always going to occur, the whole reason we have been coming to BHI for the past 21 years is the uniqueness of it. This seems like a lot of development over the next 40 years and I feel the more that it becomes commercialized the more it will lose that special appeal. While I realize the entire presentation was just an idea of "what could be", I would like to provide a couple thoughts on it.

First and foremost, I believe the most critical issue right now is the tram service. Many people are finding it hard to get the tram to pick them up over the summer and I have seen many people post on facebook that there was no tram service and they had to beg someone to come pick them up at the ferry and drive them to their rental. Without transportation, none of this works and I believe this is your most pressing need. Buy more trucks and hire more people is all you can do. Please invest in the infrastructure now.

At the marina:

1. I believe the entire golf cart parking lot should be moved to somewhere else on the island hidden away from any residential streets. It's just generally an unattractive area. The tram could service that area for contractors.
2. I don't think a golf barn is a good idea as it doesn't provide value to the homeowners or tourists and isn't aesthetically pleasing.
3. I like the idea of putting a restaurant or retail in that parking lot space.
4. I like the idea of a welcome center (pamphlets, maps) but would it only be open in Summer? Weekends?
5. I also like the idea of putting something in the space behind Riverside to make that area more pleasing to the eye as well.
6. I do not like the idea of an amphitheater due to noise. BHI is always so peaceful and I think that would change that area.
7. I always see people posting on BHI about looking for a place for their kids to play basketball. Maybe a small level patch of grass to kick a soccer ball or throw a football around? In place of the amphitheater?
8. I'd really like to see an area where I could drop a crab pot overnight. Maybe somewhere on Middle Island a public pier could be built?

At the market area:

1. I wouldn't mind seeing a couple small places being built, but only 2 or 3 more, max.
2. I don't like the buildup of commercial along Muscadine

At the Conservancy:

1. I'd like to see some seating right out in front of Mike's Bites. That area is unsightly.

In general:

1. There needs to be more sidewalks in the commercial areas. Without them, in these congested areas people are forced to share the road with walkers, bikers, golf carts and trams.
2. I like the idea of Public Bathrooms, but only in the 3 existing commercial areas, and there is already one near the Sandpiper I thought? I don't understand why you would add 1 at Access 39 and 1 at Access 42 and then only 1 on the entire length of SBHW. Regardless though, I am not in favor of this. I think these will be smelly and unsightly if not maintained on a daily basis.
3. I also do not understand how we get the newsletter that states that we should not even clean up the ground cover on our own property yet we have a plan here that is enabling clearing 100k+ square feet of trees and ground cover, not to mention the development of 700 new homes. These ideas are incongruent with each other. Why can commercial clear lots and homeowners get fined for doing the same thing?
4. In order to keep this island as beautiful as possible I think contractor vehicles need to be 100% hidden, like the Mulch Site.
5. Something must be done about the tram. Leaving people stuck at the marina after the last ferry is unacceptable. If you have to hold the last ferry to make sure the tram drivers get back on the mainland, then I guess that is what needs to be done, but leaving elderly and children as far as 5 miles from their house around midnight is not a good look for the transportation system.

Thank you for hearing us out!

Feedback

Dear CAMP Committee,

Thank you for sharing your plans and presentation. We're new-ish homeowners and therefore hesitant to have an opinion. But since you asked!

1. I understood what you said about developing land that is already zoned for commercial use. But even over 40 years, if you implement everything in the plan, it's likely to change the character of this island. We'd be supportive of a slightly less ambitious plan. Might you re-zone, say, 25% of the remaining undeveloped commercial space and preserve it as a conservation easement? Could the height allowance be lowered from three to two stories for anything not around the harbor?
2. Would taxes be raised to pay for these improvements and commercial development? If so, what are the projected increases?
3. I love the idea of an amphitheater, especially one with sight lines over to the lighthouse. How wonderful!!

4. All these new restaurants and shops will need employees. Might housing for teenaged employees (ages 16-18) be provided the way that camps provide for its counselors in training? We have two teenagers who would love to live and work on the island all summer, but we rent our house out for all but a couple of weeks each season. There must be other families like ours.
5. I'm not sure I see the sense in developing a commercial area at East Beach. The beach seems to be disappearing. I'd be supportive of bathrooms and shops there only if regular refurbishment were budgeted first.
8. Please don't make the new golf cart drop-off to the ferry too far away. We and our guests are often toting quite a lot of luggage and gear. It won't be fun to carry it a long distance.
9. I appreciated those photos of Martha's Vineyard and Nantucket as a way of setting a goal for architectural cohesion. The most glaring deviation from that aesthetic on the island are the houses-on-stilts around the BHI Club. I don't expect you can do anything about it, but that area does stick out.

I appreciate the chance to share my feedback. Thank you for your work!

Feedback

Dear Fellow Islanders:

Thank you for your efforts on behalf of Bald Head Island and for undertaking and sharing ideas for a Commercial Area Master Plan and for inviting questions and comments.

I understand that the illustrative Plan shared on Feb 16 is not yet final and shows us what COULD be not what WILL be. And I believe it shows potential commercial build-out of ALL areas zoned commercial, and that not all such zoned areas need or will have build-out anytime soon. So it would be helpful (and is likely planned as part of your work) to outline a prioritized list and timeline so we better understand what WILL happen soon versus what MAY happen in the future and for which we could change our minds when we develop the next Plan after assessing impacts of what we do in the near term etc.

For example, ICE vehicle restrictions, ensuring safe travel for carts, bikes and people along the wynds and in the Marina area, and better screening and immediate guidelines / standards for existing and near-term commercial development seem like important priorities. Safety over aesthetics but aesthetics still matter.

I applaud the idea of preserving the island character and the examples shared are in character. However I am concerned about building so much along the riverfront near the Marina. This is already a congested area with ICE vehicle and tram traffic and adding more stores and residences here would seem to exacerbate this issue.

I'm also worried that building stores and residences across from the Marina along the Cape Fear River would obscure the waterfront with development rather than creating ways for the public to enjoy the views, feel the breeze, and walk to or on the beach. Along the marsh we

would have an amphitheater and green space-that's great but why wouldn't we have a riverfront park as well? Perhaps with a boardwalk or gazebo for people to sit and gaze at the water without having to join Shoals or eat at Horizons for an ocean view that doesn't require beach access?

Why not build more restaurants etc in mid island or by Old Baldy or Conservancy vs Marina where there is already traffic congestion and preserve the limited waterfront areas owned by the village for parks and public enjoyment?

I couldn't tell from the Plan whether there will be a public boardwalk along the beach behind the riverfront buildings or if the public will lose its river view here unless the public walks to and on the beach over designated access points. What I would hate to see here is development along the riverfront that obscures the riverfront unless one traverses an access point.

Again, it was difficult from my computer screen to see the drawing detail so I just wanted to convey my hope that any waterfront development preserves the PUBLIC's views and access. Build more inland and preserve the water views whenever possible.

I like the idea of signage and a greenway as long as the impact on our ecosystem is understood and managed. Preserving nature here is more important than making it an amusement park for visitors. Our ecosystem is so special and important that preserving it outweighs making it more accessible. Hopefully both can be achieved. A welcome center is a great idea for conveying what is special about Bald Head Island and educating and encouraging visitors to respect the Island.

Public restrooms would be handy for everyone. While I understand these won't be "bath houses" it may be good to have some at least outdoor shower heads so visitors coming off the beach can rinse off sand etc. or they'll do it in the bathroom sinks otherwise!

Thanks for all the work you have done and are doing. Please accept my comments in the nature they are intended-I am not studying or understanding all the issues as you do so I would not try to second guess. I just wanted to share that it is the unobscured water and marsh views that take our breath away so whenever possible please refrain from building in front of those.

Thanks for your consideration and work. I look forward to seeing what's next.

Feedback

I have been a homeowner on Bald Head Island for 11 years. I just reviewed the master plan and am extremely disappointed and opposed to this plan. I realized the deadline to comment on this plan was last Friday, February 24. What other options do I have to make comment and express my opposition? I have quite a few other friends who are homeowners on the island that also disapprove of this plan.

Please advise and let me know next steps. I wholeheartedly this is a terrible direction for the island.

Feedback

I listened to the meeting. The draft plan is beautiful. I was happy to hear the survey results were a priority.

Change is a part of life. When plans are well done and growth is intentional—our island values will be protected. Your judiciousness is appreciated.

I'm grateful for your attention to the long term protection of the island—from the moratorium to all the steps to come—including recommending/enforcing ordinances and developing slowly over time.

We've been visiting for 26 years, have owned a lot for 2. BHI was different before I first visited and will be different in the future—and it will still be a unique and special place. Thank you for working hard to protect its future.

Feedback

Dear Kevin and committee -

Thank you for your volunteer work for our beloved island. Your work is so important to preserve all the different aspects of the island.

I have a home at [REDACTED] purchased December 2020 and live outside of the state of NC. I do not rent my property.

In reviewing the comprehensive plan I want to comment specifically on the residential units and cottages proposed as well as the public bathrooms.

I believe these cottages and 100+ residential unit housing options will contribute to the overcrowding and promote transient visitors that may not love, conserve and preserve the island as homeowners do.

In addition the "pubic bathrooms" throughout the island encourages more day trippers that would just use our facilities.

I think aspects such as two story golf cart parking, walkways, parking lots, additional food options, amphitheater, etc will all enhance the homeowners and island experience.

The aspects of the plan that encourage more rentals, transient visitors, lower cost housing does not seem to be inline with the vision we have for BHI.

Regards and thank you,

Feedback

Thank you for your work on trying to get a more cohesive commercial development plan for our little island on the books!

I am the homeowner of [REDACTED] and part-time resident. I have watched the video presentation and would like to share the following thoughts:

1. It is my understanding that there is currently no architectural oversight when it comes to commercial development, which is part of the cause of our current mish mash of styles, colors and aesthetics. Please consider implementing an ARC to oversee and approve the look and feel of these future structures, and if possible, to mitigate to the extent possible the current commercial structures. Private homes must submit to a rigorous review to maintain our island's charm; it should be no different for commercial buildings.
2. The height of some of these structures, at 3 stories, is taller than the private homes as well. I would support a height limit of 2 stories, particularly on any buildings that are waterfront. The private home guideline of the second floor square footage being no more than 50% of the ground floor should apply to commercial as well as private structures so as to maintain the views for all.
3. Our current commercial development, especially in the "mid island" area really needs to be addressed and cleaned up. I understand that what you are considering here is future development, but any mitigation to help hide the eyesores of construction trucks, storage units and construction debris is very much needed, and requires much more than a little landscaping. Organized parking, building facade improvements, etc would all be supported.

Thank you!

Feedback

I'm currently own a home at [REDACTED] We LOVE the island.

As I understand this commercial plan was developed on a high level years back. I do appreciate you giving us time to comment and to give feedback. Hopefully below are tangible takeaways.

1. There is a definite non-negotiable need for a clear architectural committee to preserve the look and feel of the community. The scenic aspect is a huge component of what Bald Head Island is all about. Let's protect that.
2. As I looked at all the proposed retail, I cannot fathom that we need that much more space. We currently have closed retail during the off season. I could see the need for some housing for the people that live and work on the island. Those units too need to be submitted to a architectural committee represented by the island homeowners.

The amenities those units should be carefully considered as well in order to recruit solid workers that are in the Hospitality industry. Examples could be pool, outdoor seating, free access to paddle boards, game room etc.

3. If this plan has a timing of when things would be built, I would suggest going slow as opposed to building too much and then hope people will filling it up. This will get ugly if there is too much vacancy. Don't want this to be like the ghost towns of Ocean Isle and North Myrtle in the winter.

4. East Beach: Looks like there are pictures of 4 story buildings in presentation. Please keep the height down to a minimum.

Thanks for being open to feedback!

28 Feb

Feedback

Concerning the master plan, we moved to BHI because to us “Less is More”! We have real concerns about the possible changes to the landscape and character of BHI.

We were aware of the number of homesites to be built but we weren’t aware of the possible commercial construction. It seems like most of the proposed changes are geared towards day trippers and short time rentals. What advantages do we receive from those type of visitors? The character of BHI is of family gathering together to create memories, not brew houses and burger joints. It seems to us we don’t utilize the structures that are already here to their fullest potential, why add more? Public restrooms, why?! This alone will attract undesirable aesthetics and undesirable visitors.

Feedback

Thanks, I got your earlier response and replied with the following. Just resending in case you missed it. I will add to the below by saying that the comments by some of the committee members on Facebook since my earlier reply don’t align with the words of their draft recommendations. If the committee believes that the consultant presentation is just what CAN happen, they why do their draft recommendations actually call the presentation a “Draft Master Plan”? It was not until the newspaper created a firestorm of opposition that they started calling the plan just a possibility of what could happen under current Village guidelines. Clearly this Draft Master Plan presented by the consultants was meant to be adopted by the Village and used as a roadmap for future commercial development.

From my prior email:

My opinion is that the committee should put out a statement that says the following:

- We appreciate the work of our consultant. Their work gave us an opportunity to see what one path might look like.

- We do not believe the island wants development on this scale, so we should take a step back from this effort without making any recommendations as to the scope of commercial development.
- We encourage the Village, and the island as a whole to initiate a strategic planning project to determine what our island should look like in 10-20 years. Once this is complete, we can revisit the commercial plan.
- We recommend the Village proceed with creating commercial building guidelines that will ensure that future commercial construction will enhance, rather than detract, from the current natural beauty of the island. These guidelines should be enforced on all commercial and public construction projects. Until then, we recommend the Village maintain the Commercial Building Moratorium and refrain from starting other Village construction projects.

I would also encourage the committee to remove recommendations related to short term non-commercials projects like bike paths, tourism authorities, and bathrooms.

In my opinion, this would put out the firestorm that this draft version has already started. This may not be what you want to hear, but I think it would bring the community together and get us started down the right path.

I am available by phone/video until late March.

Feedback

Good morning!

I submitted the survey last fall, and wanted to thank you for your efforts for BHI.

Regarding the marina plans, I support the welcome center, green space, and amphitheater...I am picturing a Friday night concert where families and people of all ages gather together, and a more unified, picturesque entry point to the island.

I am excited to hear plans for the showers/restrooms to be brought back to East Beach, and I would love to see the area along Teach extension be more cohesive and attractive. I do believe we need more options, dining wise etc, to meet the needs of our growing island. Overall, I am very supportive of the plans.

My family bought their first lot in 1976 and I have watched the island grow and change. The simple matter of fact is that it is bigger, and with 1300+ homes and a booked summer island, we need more to support the influx of people. Before Covid, we saw home prices stagnant, and I believe it is in part to growing pains. In addition, we are seeing renters grow frustrated with the club guest memberships, and need to offer more outdoor areas for them to gather and play.

One area I would like to see addressed is a movement towards building/living more sustainably to protect the island.

Feedback

Thank you for all you are doing to protect the nature of the island. I watched the presentation online and appreciate the committees attention to details and effort to engage the community. After watching the presentation, I would like to add a few more specific comments that we neglected to include in our first email.

- We do not support building an amphitheater at the marina. We are not supportive of adding any new "attractions" that would draw daily visitors to the island or increase noise.
- We are concerned about the potential for more 3 story commercial structures at East Beach/Shoals. Ideally, It would be nice to maintain this area as residential. The existing three story structure is being used as residential. We worry about traffic, noise, light pollution and increased movement around the island. Most importantly, we worry about the erosion and destruction of this area. I liked the comment made during the presentation about managing the timing of development to allow for assessment of environmental impact. I think this area needs more time to reestablish. Cape Fear Station is fairly new and has little vegetation between homes, Plus, the dune and beach erosion in this area is very concerning. Would love to see this area be rezoned to only residential and/or can the height be reduced? Plus, it would be nice to clean up existing sidewalks and paths. This might encourage walking verses taking golf carts and need for increased parking areas.

Questions: Is there a desired number of daily visitors required to sustain the current commercial plan? The current plan seems excessive for BHI community alone and would require daily visitors to thrive. Having a visitor center, increased directional or place signage and public restrooms all indicate a broader tourism vision verses looking at meeting the needs of the homeowners and BHI community. Does the village want to increase daily visitors?

Again, thank you for all you are doing. The vision presented is exciting and contains many positive elements. The photos and drawings were very helpful in understanding the overall vision. I hope the village will adopt some of the committee's suggestions around design guidelines, conditional zoning and enforcement. We also support the committee in seeking an extension on the commercial building moratorium.

Feedback

First of all, thank you for being a part of such an important project. And thank you for taking comments.

It appears that there is a lot of emphasis on taking care of the visitors to our island. Frankly, half of the fun while living (residents and renters-both of which pay to be here) on bhi is discovering the nooks and crannies and idiosyncrasies of the island. I do not think a Visitors Center is a viable solution and as a taxpayer, I am not interested in paying more taxes for a Visitor's Center particularly a staffed Visitor's Center. People (day trippers) getting off the ferry and walking down the Wynds with their backpacks, rolled up mat and beach towels are here for the day and are looking for a beach to relax on. Daytrippers are NOT purchasing anything on

the island and they are looking to avoid parking fees at other local beaches on the mainland. The cost of a round trip ferry ticket and parking for a day is still much less than what is being charged elsewhere. A few visitors have told me that. That being said, I am not interested in providing taxpayers funds to build bathroom facilities for them throughout the island along with maintaining them when they are used for bathing at the sinks along with the toilets. Please tell me why we are interested in accommodating day trippers to the island by placing facilities basically for their use only.

Your power point presentation showed Nantucket. Rarely will you find a visitor to Nantucket who does not have a house there and /or a rental for a day or at least a week in the summer months. Using Nantucket is not an adequate example for BHI to use for comparison purposes. And Nantucket is quite a bit larger than BHI. I do agree, however, that the look and facades should be in accordance with the rest of our island.

Having gone south to Charleston SC recently, we stopped along the way at Pawley's Island looking to see it, its beaches and perhaps enjoy lunch there. It is very clear that they are not inviting day trippers to visit and stay as there are only houses and a few small businesses there. Why should BHI be in the business for visitors looking to spend a day? It is a very short walk for day trippers to see the lighthouse and perhaps purchase a ticket to climb Old Baldy. They could make reservations through Old Baldy for a tour of the island which includes the shopping area, market to get a drink and sandwich and use the facilities since they are making a purchase. But many bring their own drinks and sandwiches and sit on the benches outside. Rarely do any of them come into Bald Head Blues to make a purchase but will say they are coming in for the air conditioning and to just "look around". Encouraging day trippers and conveniencing them basically inconvenience everyone else as they take up parking, spaces which are highly coveted on the ferry particularly in the summer months and are not being patrons of the businesses.

Also, a visit to the Charleston Visitors Center was quite interesting. There were very few cars in the parking lot. But there were probably a hundred people bathing in the lovely fountain and sleeping in the parking garage. Do we wish to encourage the homeless population (many of whom have mental health issues) to take up residence on BHI. WE ACTUALLY SAW THIS DURING THE HURRICANE FLORENCE CLEANUP EFFORTS when homeless were pitching tents in the forests.

Anyone visiting St James must be cleared by a resident of that community to enter.

Enough said about day trippers and conveniencing them with bathrooms, water to wash with and visitors center information!

Not sure Kevin if you came to the island when there was a gazebo with bathrooms and a soda machine with cold drinks for purchase. This was located at the beach access near 42. It was filthy all the time and it appeared that people were vandalizing the machine holding sodas for sale. It did not last long. And I do not even want to think about what else could have occurred inside that building. I think maintaining the doggie bags for waste along with the trash cans at

the beach accesses during the summer months might be more than enough work for the island public works personnel.

We went to Spring Lake, NJ for a wedding last year. The whole location, beaches included, was pristine. Our Wynds have dead bushes and horrible looking weeds growing in them. We have sand that has blown into the roads where at times it is hard to brake the golf cart because of so much sand. Perhaps your plan could include maintenance of what we do have. Calling to have dead palm fronds and other yard debris taken away by public works at times takes four to five calls over the course of a month. Those piles of debris are perfect spots for those inclined to litter to throw beer cans or water bottles.

I would like to hope that our island infrastructure can accommodate all of the people renting all of the homes on the island, WiFi, cable, electricity and most importantly water and sewage. It seems to be that a home renting for six people might actually be accommodating 20 people as one could see cots and sleeping bags being carried onto the ferries. Is this part of the master plan?

I am discouraged to see people who are responsible for cleaning homes with court monitored ankle bracelets. On probation or parole for potentially felony related offenses. And the cart racing of these same individuals with towels and sheets falling off said carts onto our Wynds. I cannot even begin to say how many fallen items I have picked up from our Wynds.

Not sure once again if this is the correct forum but there seems to be more cars and trucks and heavy load vehicles on the island than ever before just speeding along and coming right up to the rear bumpers of golf carts letting the golf carts know they need to move over to let them by.

All of the above areas are only going to get worse if allowed to continue without some sort of intervention on the part of the village, businesses, the club and all other entities involved. No one moved here to be at another Myrtle Beach. Is it just a matter of time before the day trippers come over on the barge with their motorcycles? A group of women here for a girl's weekend told me they brought their own golf carts over on the barge so they did not have to pay to rent them since their rental house only had two carts for eight women. If there is a will there is a way for some!

And clearly workers in work clothes and work boots are still on the island after hours riding around on carts after dark. These are not people who work for the village.

I think the master plan for building should also encompass all of the other issues that are present and will continue to be problematic if allowed to grow.

Dick and Pat Johnston have made donations to the Conservancy for a project regarding sustainability of our island. It would seem that the voice of residents and not only the voice of the conservancy staff should be introduced as well. None of the Conservancy staff live on bhi

and they do not pay taxes. They are in jobs but they do not reside here and might possibly have another job in another part of the country tomorrow.

I found it difficult to discern exactly what was being said by a few of the members present in the forum outlined on the presentation. And I certainly could not see the areas of commercial development on the tiny maps. I think many owners feel the same way. If you really want honest comments and opinions, perhaps asking about what they see as problems and issues right now could pave the way to future plans. Make it simple for people to respond.

Kevin I applaud you as your letter which you read to the listeners actually gave a clear and concise outline of what and why the moratorium exists.

This is submitted by a full time resident.

Additional comment:

My comments took a bit of time to type up to be sent. Many people do not have the time to do this and frankly I did not either. And the entities hoping to make money and overdevelop with no real plan in mind (other than money) will prevail as they know that. And government here does not have to get bigger. We certainly see that happening in the results from our National government now. Continue to post your letter on the moratorium and make it easier for residents to respond. We were away for over three weeks in Antarctica and I am sure others have commitments as well. Thank you.

I have been encouraging numerous others who have a lot to say about this but are concerned as to how it might be taken if they complain. You may never hear their concerns over the creeks and the negative impact on the wildlife in the trees, grasses and water should development occur there with more places to dock boats. One could see the posted signs for how fast or slow a boat can go and even while at Sunday services, see how fast the boats go in the creeks. We have seen the erosion in the shipping channel in the ocean to the river right in our views on the beach. We may not have had control of that but we do have control of this. Why should we be dictated now by the plans the Mitchells allegedly had 20 plus years ago which of course if were detailed to residents back then with all of this commercial space, might not be here. We have to ask ourselves if a needs assessment was done, would there still be a need instead of a WANT.

Good luck with this project. Extend the moratorium for as long as possible and hopefully we can get through the summer season before any of this happens.

Feedback

Good morning everyone,

As a new homeowner on February 24th I'm writing to express my thoughts and concerns regarding BHI commercial development. First, I'd like to say throughout my home search beginning on January 14th the only mention of commercial structures by my realtor was the

current construction near Public Works. The lack of disclosure about future plans is disappointing but I'll own not asking additional questions.

That said, I would like to cast a personal vote against the proposed development plans. As an annual visitor for 20+ years I fell in love with the island purity, serenity, and protection of all the natural resources.

From the beaches to wetlands and especially the Maritime Forest, those still pristine areas deserve respect and human intervention to keep them as is and stable.

Thanks for your time, attention, and I hope you'll give thought to keeping our island and home preserved. I'm an old guy and have seen far too many valuable ecosystems disrupted through development along with the wildlife they support.

Feedback

I hate that this plan seems to turn our peaceful island community into a National park setting. While a bathroom 1-2 at East beach would be nice, and development at the marina and at the grocery store would be fine, I don't think the island has, or should strive to have an infrastructure to support so many additional buildings and people. With people comes traffic, demand for services. This is totally not our idea of bald head—at all. We started coming to the island in 1980. The ferry and tram can't accommodate the people we have now. I can't stand the idea of it!

Feedback

Thanks to the committee for your work on this. I have not had a chance to thoroughly review the plan, but wanted to make sure that the heavy traffic on N. Bald Head between the marina and mid island commercial area has been brought to your attention. We have been owners at Timbercreek since 1985. Due to the near constant traffic, including large trucks along with trams and golf carts, I no longer feel safe riding my bicycle, nor do I want my young grandchildren riding their bikes along there. Unfortunately to get to areas that are better for riding bikes, we have to go a ways down N. Bald Head. Walking my dog is now even stressful, especially when it coincides with the barge arrival. Since the lanes are very narrow, I have even had to jump into the bushes when a big truck came by. I know that there has been some discussion about pedestrian walkways, but I think that was primarily near the marina and between the commercial area and East Beach. If there is any way for a walking trail/bike path along N. Bald Head to be incorporated into the plan, it would be greatly appreciated.

Thanks for your consideration,

Feedback

Committee members, My prior comments were primarily related to the need for an updated vision for the future of the island based on homeowner input prior to the adoption of a Commercial Master Plan. With that said, the committee and the consultants have done significant work to move the process forward. As more time for responses was allotted, I took

the time to look at some of the specifics of the Draft Master Plan and the Draft Committee Recommendations. Here is my feedback related to specifics points raised by the Draft Plan and Recommendations:

- Please provide statement of work and additional inputs used by the consultants to determine the requirements of their design.
- Please publish all comments received so everyone can see the various ideas generated by the plan.
- I would encourage the committee to state that the Draft Plan is one concept and is meant to be used as input to the drafting of commercial building guidelines not as a guide to specific usage of commercial property or land planning decisions.
- Here are several aspects of the design that I agree with:
 - moving parking to rear
 - setting aside of green space
 - requirement for sidewalks
 - sequestration of more utilitarian buildings to the center of the island
 - look and feel of the building sketches
 - pedestrian walk to Old Baldy is nice
- Changes I would make to the Draft Master Plan
 - buildings in harbor and east beach should not exceed 35 feet and should conform to current residential height restrictions
 - no residential on commercial property in the harbor – area is already too congested
 - no multi-unit residential on East Beach – does not fit with character of the residential area
 - residential in central portion of island geared toward housing for island employees
 - no short-term rental in residential units in new commercial buildings in the middle of the island – reserve this new residential for island worker housing with monthly/seasonal leases
 - do not recommend draft plan for harbor traffic pattern – too congested as stated in the committee’s recommended changes to the plan – and, unless baggage processes change, homeowners need to be able to get close to the baggage area
 - two floor cart parking might be too expensive to build and there is already a shortage of parking in the harbor – it may also be out of scale for the harbor area

Comments about the other recommendations by the committee:

Recommendation #1 - Building Guidelines. Good recommendation with caveats listed above. Also consider specific impervious limits for new development and redevelopment of commercial properties. This should NOT be like the ARC with variations based on the subjective desires of the current members, but should be based on an objective review of specific

guidelines. Guidelines need to be reviewed on a regular basis according to changing island needs and best practices.

Recommendation #2 – Conditional Zoning - Agreed

Recommendation #3 - Public Restrooms. Since this is not related to Commercial Development, I would remove this. I would consider requiring new commercial buildings over a certain square footage to provide public restrooms. Understand that the recommendation as written has significant cost and maintenance implications that this committee has not addressed. This is a project the Village should consider separately from the adoption of a Commercial Master Plan.

Recommendation #4 – Limit Amount of Commercial in the Marina. Agreed - if this is the case why would the committee recommend adoption of the plan? Instead, ask the consultants to revise the plan, or recommend the plan only for the creation of building guidelines and not for the scale and use described in the plan.

Recommendation #5 - Proactive Purchase to Protect Land. Agreed assuming Village finances and priorities allow.

Recommendation #6 - Welcome Center. Without prior work, I don't think this committee has enough information about the desires of homeowners to fund additional measures to attract tourists to the island. I would not be in favor of the Village using tax dollars to promote tourism, especially day visitors. The private sector can provide marketing services if they are needed. Was there information provided to the committee to support encouragement of tourism and, if so, where did it come from.

Recommendation #7 - Parks and Recreation. While not related to the commercial master plan directly, some portions of the remaining commercial space could be used for this purpose. Unfortunately, the Draft Master Plan does not set aside any additional property for this use.

Recommendation #8 - Bikeways and Walkways. While I would love to see biking and walking safety increase on the island, this is not related to a Commercial Master Plan and should be eliminated from the final report.

Recommendation #9 - Screening for Contractor Areas. Agreed

Recommendation #10 - ICE Vehicles. Agree with required screening of ICE vehicles. I believe the overall ICE topic should be a separate Village project rather than combining it with the Commercial Master Plan.

Recommendation #11 - Agreed. If the Village wants as much commercial development as the Draft Master Plan envisions, it will be the responsibility of the Village to have the resources it needs to enforce its rules. This has not happened with residential in recent years as your recommendation accurately states.

Recommendation #12 - Additional Committee Tasks. The committee should present their work as a set of projects and recommendations for the Village rather than one Commercial Plan for adoption. I would not want to see the Village move forward with concrete projects like walkways, welcome centers, amphitheaters, and bathrooms under the umbrella statement that they were passed as part of the master plan. Each project that arises out of this plan should receive public scrutiny and feedback once more details are available.

Feedback

Thank you for extending the comment period. As I understand it, this plan is as presented is essentially the current “art of the possible” for commercial development as planned out by the original developers. This seems like the best place to start. But what I think may be most important to many property owners, including myself, is how does the Village foresee development proceeding, what if any changes might need to be made to this plan based on current property owner feedback and how does the Village see its role in either approving or disapproving the commercial buildout. I sincerely believe addressing these 3 questions in a straightforward manner can relieve anxiety and uncertainty for most all property owners.

Thank you very much for considering this

Feedback

To the members of the master planning committee and village council members:
I’m writing as a property owner, tax payer, [REDACTED] and [REDACTED] board member.

After listening to the planning meeting where the master plan was presented, I have comments and concerns.

First, I have problems with the process. The stakeholders were given the opportunity to complete a survey which many did. But then how did we jump to this point where the village is preparing to vote to approve a master plan which will dramatically alter the nature of the island? Much more input from stakeholders is required. Neither stakeholders nor property owners have been given ample opportunities to respond to this presentation or master plan.

Secondly, I object to the orientation of this master plan which is all about benefitting visitors and commercial interests. In the planning meeting, the last 40 years years of planning were praised. Let’s not rush this moment and take the wrong approach for the next 40 years. And why are we using a “if we build it, they will come” strategy? This kind of commercial growth will disrupt the delicate balance that has helped us preserve our barrier island eco-systems up to this point.

And finally, the committee and council members need a reality check. The current resources on the island are strained. I agree that enhancements are needed in the ferry area but disagree with the focus on accommodations for day trippers. Wayfinding improvements across the island are needed for safety reasons but adding restrooms outside the ferry hub area and mid

island commercial areas is a mistake. For example, access 42 is beyond capacity. Trash is always overflowing as is parking. We need to encourage/enforce beachgoers to explore other accesses once the parking at access 42 is full. The focus of the village should be safety and maintaining the pristine nature of our island. As a turtle nest monitor, I am at the beach at night at access 42 and there is a lot of teen drinking and partying going on. If restrooms are added there, we are opening ourselves to many risks.

And I find fault with the premise that as the island transitions from the developer to the village, that ALL commercially zoned areas must or should be developed. I feel blindsided as a property owner and tax payer. I urge the village council to put the brakes on this process and be inclusive in your next steps.

Feedback

Thank you for accepting feedback and extending the deadline.

We have a few comments -

1) while we understand that this proposal is based upon already zoned areas - we believe the focus should be on whether these existing zoned areas are actually required. We understand there are more home sites to be built out over time but we believe the focus should be based on minimizing the impact of those additional homesites on the island. How do we make what we have more efficient? Do we need more shops per home? Do we need more vehicles? Can we minimize the number of carts or size of vehicles per house? We don't know the answer but we think that should be the focus. How do we get traffic off the island and how do we make our existing commercial spaces work better.

2). I've are in full support of guidelines for future architecture but do we need three stories on the island? It does not seem in keeping with then island. They would be clearly above the tree line.

3). While we like the idea of greenways, I we are concerned that it means we will be less concerned about the traffic on the roads. I we are biased on this - we recognize that - as our house is on North Bald Head Wynd. At the moment, morning and evening there are large numbers of IC vehicles already and all of them moving too fast. If we focus on moving people off the road, are we then just going to let more traffic on the road? Already there is more road noise at our house on Bald Head than is at our home in Apex. We brought on Bald Head for the peace and quiet.

A few years ago we went to Kiawah for the first time. We had not gone before because we felt it would be too commercialized. We were amazed at how quiet it was - how few shops and restaurants. Why do we feel that visitors to Bald Head need this? Why can we not sell a different vacation paradise of getting back to family values, and peace and quiet?

We recognize that you have an impossible task and do appreciate what you are doing.

Feedback

Dear Committee members,

Thank you for the time and care you have put into this effort as a plan to **maintain the Non-commercial character** of Bald Head Island is sorely needed. Unfortunately, the only response that I have to the commercial plan as presented is a **resounding NO! Too much, too big, too many locations** on the island. The buildout of commercial space needs to be far more restricted than what is proposed. If that much commercial activity is allowed, it no longer is Bald Head. It simply becomes any other beach destination on the east coast and not the nature first, commercial last respite that we all chose when we bought here. This plans allows for far too much. The commercial development at East Beach is not only a no, but a heck, no!

- NO to any commercial activity on the eastern end of the island near east beach
 - NO to any multi-story buildings
 - NO to hotels of any size
 - NO to more restaurants and shops (which will only be closed most of the year anyway)
 - NO to any chains of any size (like the Monkees clothing store being built now...)
 - NO public bath houses (we do not want to encourage day-trippers; beach becomes too crowded)
-
- Yes to improved pedestrian access
 - Yes to restrooms at marina and mid-island
 - Yes to coherent architectural guidelines
 - Yes to shingle style proposed in drawings

Please do not ruin the UNDEVELOPED character of BHI. Just looking as the plan as proposed makes me queasy. My husband and I are planning to move to the island full-time BECAUSE it is undeveloped, not in spite of it. Please, please scale this back even more and make it much, much smaller.

1 March

Feedback

I'm a homeowner of about two years at BHI. Visited the island for thirty years. We love Bald Head and while I know it will take many years to see a material amount of commercial property developed, I'm pretty sure I would not buy property on the island if it were that built out as shown on the master plan. We bought on BHI because of the natural harmony, and that harmony would be severely compromised if that plan comes to fruition.

With that said, here are a few questions/thoughts:

Is it too late to change the commercial zoning to cap building height at 35 feet instead of 50? Multiple three story buildings in the harbor would be hideous imo. The new building across from Public Safety is too tall for BHI. No more buildings that high!

Overall, I don't like the idea of residential over commercial at BHI even though I know there is some now.

The plan for the marina including a cart barn and potentially more 24 hour parking is a negative. The current lot with Spectrum trucks (and others) needs to no longer be commercial. Put them with the others near Public Safety.

I do like the idea of more boardwalk and public dock near the marina but don't care for an amphitheater.

Really don't like the residential over commercial idea on Muscadine. If you look at the examples shown from Nantucket, the two story structures look much better than the three story.

I am not in favor of any commercial development at East Beach but would be ok with some more parking and a bathroom facility.

I don't see the need for a taxpayer funded Visitor Center and tourism authority. Nor do I see the need for a Parks and Rec department. More taxpayer funded bureaucracy! I do, however, like the idea of a blueway/greenway. BHI in general is not safe enough for walking and biking the busier roads, especially during the high season.

I know you all are working with a hand tied behind your back because of the existing zoning but hopefully that could be changed. I think the overarching question is to whom are we ultimately catering? Why do we as taxpayers and owners need to cater to visitors coming over for the day or renters who want more dining options? Let's do everything we can to leave BHI the way it is and if folks want more they can go other places! I grew up going to Sunset Beach, NC in the summer. There was a phone booth by the pier and an arcade. The only restaurant was across the waterway. That was it. And it was wonderful. I would love to see my future grandchildren experience something like that at BHI.

2 March

Feedback

My husband and I are full time residents of BHI and love this beautiful island.

We understand that some change is needed to accommodate the growth of both tourism and new residences but many aspects of this plan are extremely alarming.

A slow, thoughtful and nonintrusive plan is what the island residents want. What we do NOT want is to turn BHI into a mini Myrtle Beach and fear that's where this path takes us.

We have taken the time to listen to the committee meeting including Brian's presentation followed by Kevin's comments.

We understand that there is a large portion of the island zoned commercial that is undeveloped

and that development will take place.

We appreciated all of Kevin's thoughtful comments on behalf of the committee and are especially pleased by the recommendation that the moratorium on commercial building be extended for at least nine months until ARC guidelines can be established in harmony with nature and residential standards.

All of the residents are horrified by some of the recent commercial development and lack of cohesiveness with the environment and residential guidelines including the storage facility and contractor lot building. It greatly saddens us every time we drive by these eyesores.

A few aspects of the commercial plan that we vehemently oppose are:

1) Public restrooms at beach accesses. These will certainly be an eyesore. There is no such thing as a "small and unobtrusive" building on our beautiful beaches.

We do agree that public restrooms are needed but would prefer to see them in existing commercial areas such as the harbor, Conservancy campus and the market shopping center. It true that it is unfair to the retail establishments to have to provide public restrooms.

However, the village has a proven track record of NOT being able to even empty the trash cans at the beach accesses often enough so we question how will the village adequately clean and maintain these restrooms? What is the plan for the additional staff?

2) The proposed 45' high commercial building and 2 story golf cart barn at the marina. We would like to see the commercial land at the harbor protected and feel this is the last place commercial development should take place. This area is already overly congested and would like to see the water views protected for all to enjoy. We would happily join and contribute to any efforts by the village to purchase and protect this land.

3) Museum: Will this be privately funded or are tax payers footing the bill for this? We have no use for a museum and do not want increased taxes so tourists can learn about the history of BHI, as interesting as it may be.

4) New building for Village offices: Has there been a study done on our existing building to see if there are ways to increase efficiency or possibly do an expansion? It seems like hiring an efficiency expert to see how to remodel and expand our existing space makes more sense than constructing a new multi million dollar building in light of all the other needs of our village.

Other areas of concern:

1) Amphitheater: What is the proposed use of this? We assume it would be for live music? Won't this disrupt the homeowners?

2) Welcome Center: We are not opposed to a small open air welcome center like you may see at an island in the Caribbean. We believe we this could be a great benefit to our tourists and will elevate BHI. However, we would oppose a large or expensive building and think the same thing can be accomplished with a simple structure.

3) How will we fund these initial projects? Would there be an increase in our taxes?

WE ALREADY PAY THE HIGHEST TAXES IN NORTH CAROLINA!!!

We love the new overlook on Stede Bonnet and feel it is an amazing addition to the island and were happy to pay the special assessment but most of the residents were outraged by this additional expense.

Are there more special assessments to come to fund the welcome center, new restrooms and board walks that appear to be imminent projects?

4) We need an IMPACT SURVEY IMMEDIATELY!

How will each project affect:

- Taxes
- Barge services
- Ferry service
- Public works
- Public safety
- Staffing

How will staffing needs be met?

We are already dealing with public works and public safety that cannot keep up with the needs of the community.

There is already a 30+ day wait to get a same day on/off barge reservation. How will the barge accommodate the increase in commercial vehicles?

How will the already taxed ferry system accommodate all of the additional workers during the construction phase?

Where is the plan to repair our roads when increased truck traffic destroys them?

We encourage the committee to focus initially on an impact survey so all can be educated on how much these projects will cost and how they will be funded. Homeowners deserve to know. In theory, it's nice to consider the needs of our tourists but not if it forces us to leave the island because none of us can afford our tax bill.

We look forward to receiving more information and we thank the committee for providing a forum for resident input.

Feedback

While I appreciate your time, input and good works, I would like to take a moment to add input on the long-range development of Bald Head Island. As a long time visitor and current homeowner that spends months at a time on island, the appeal of Bald Head has always been its simplicity. I simply see no need for welcome centers and public bathroom facilities near the beaches-ever. In my mind Bald Head should be developed only to support the future homeowner/renter population that is anticipated as the build out reaches the eventual end. As long as you can feed and provide essential and emergency services to those people- they will find a way to entertain themselves on the island.

I'm particularly opposed to the concept of a welcome center as in my mind that just encourages day visitors, who contribute little, and only serve to enrich the two or three people that rent them carts or bicycles or sell them a sandwich. In contrast, a family that rents a home contributes greatly, they buy a week's worth of groceries, they utilize the clubs and shops. They are beneficial, and they feel invested in the island and are more likely to pick up after themselves and respect the beaches and surroundings.

I have noted a relative ground swell of input on social media the last week or so, and an extension of the commentary deadline, which serves to indicate that most of the current island residents and part time residents have made themselves aware of this long term plan, and largely oppose development of any kind. I could go on and on but I do not have the time available, so simply put- I oppose any development beyond that which is deemed essential, and I particularly oppose public restrooms/changing rooms anyplace outside the commercial zones. Further I oppose any development that will encourage short term visitors- the coast is filled with islands that will entertain that type of tourism traffic, if a family wants a day's entertainment they are better served at Myrtle Beach. If they desire relaxation, solitude, and an opportunity to enjoy an unspoiled environment then they should rent a home and Bald Head might be their place.

Thank you for the opportunity to comment.

Feedback

I'm a NC native- and my husband and I live in Wilmington. We have vacationed on BHI for 20+ years and are currently owners at [REDACTED] so while we are not full time BH residents we feel very invested in the future of BHI and mainly we hope to see BH remain a pristine, quiet, island.

We have followed the discussion of the proposed Master Plan with great interest. We understand that a lot of the current (commercial) zoning concerns are a 'done deal' - but it appears that much of the commercial growth can still be 'regulated' by common sense standards. We have all witnessed beach/coastal areas ruined by lax standards and unequal enforcement.

There is not a comparable "space" to BHI- not a town/island/coastal city in NC, thus growth and development at BHI cannot be measured against any other place in NC.

Individuals and families who choose to live or vacation on BHI do so for its unique qualities. We believe that vacationers and buyers choose BH because of its lack of traffic congestion, abundance of nature, and the dedication and appreciation that is directed toward protecting the environment. These are the very things that unbridled growth is destined to clash with. We all recognize that BHI resources are finite.... unrestricted commercial development can potentially consume those (finite) resources.

Many residents voices are being raised, and all seem to echo a cautious and transparent approach. We are solidly part of that group.

Feedback

Last night I had the opportunity to listen to the meeting from a few weeks ago.

I was initially shocked by the amount of property that is zoned commercial. I felt the presentation was very well done and I really liked the "vision" for the future growth of the island. The sketches and pictures were well done.

My only concern is how do you make that Vision a reality? Based on some of the commercial building that has recently taken place, there definitely needs to be something in place to monitor construction. I very much liked the idea of having an Architectural Review Committee that would oversee commercial building. It is important that Commercial building be required to adhere to the same restrictions/guidelines that homeowners have to.

From a big picture, I worry about the island's infrastructure and can the island handle all of the growth? And then from our experience with jailhouse I would hope the following things would be monitored: -Noise and light pollution
-Vegetation - establishing guidelines on what can be removed, cut down etc. As well as creating natural barriers to help aid with noise and light.
-Curb Appeal - keeping everything nice and neat!

I believe that growth is good, I just hope we can find a balance between growth and keeping our island beautiful and peaceful.

Feedback

My name is [REDACTED], a member of the BHI community since 1997 and along with my wife [REDACTED] a homeowner at [REDACTED]

Thank you to the members of the CAMPC for your work on the commercial area project. May I offer just a few thoughts for your consideration?

- Today is Thursday, March 2. We are 6 days late in providing comments to you. As I understand the process, the committee has been working for months, presented its

findings to the public on February 16th, and allowed for just eight days of public comment. For an island community where the vast majority of property owners are away from the island in the winter, providing only one week for comments does not indicate a sincere desire to get community input. Our suggestion for such an important matter is to be as inclusive as possible in seeking ideas from all of the island stakeholders, and to provide ample time for folks to provide their ideas.

- In our opinion, the general tone of the PowerPoint presentation was well done and thoughtful, and we have no substantive comments.
- Considering the 4-page CAMPC recommendations to Village Council, our main concern relates to the bathrooms on East Beach. For full disclosure, please note that our home is just north of Access 39. That said, our question is why does the CAMPC want to concentrate new public bathrooms on East Beach? Accesses 42 and 39 are completely overrun during the summer months, and suffer from congestion, parking problems, traffic safety concerns, tremendous trash, nighttime partying, etc.,. With continued beach erosion on East Beach and near the Shoals Club, and the annual sand movement at the Point (in some years completing removing the beach sand at Access 39), why does the CAMPC desire to direct even more beach traffic to what's already the most crowded area on the island, when there are literally miles of relatively empty beach on South Beach?
 - For Access 42, there is at least a parking lot, and in the past a bathhouse. But at Access 39, the creation of parking and a bathhouse would create a major negative impact on sightlines and the beautiful vistas of that corner of the island.
 - If the CAMPC's recommendations on the overall Master Plan are adopted, our suggestion would be to go ahead and implement a phased approach to the Conservancy/Shoals Alley plan, and to create parking and bathhouses in that location in the near term.

Again, thank you for your work on this project and for accepting our input.

Feedback

We understand that this plan is in place in the event of future expansion. As full-time and part time property owners on BH, we pray and hope that any expansion will be minimal. We bought into BH 15 and 20 years ago because of it's stark beauty and low-key ambience. This island is so amazing as it is, (minus that huge monstrosity on Edward Teach Expansion). We question the ability of the existing infrastructure to support all these plans. We cannot imagine that Limited had this in mind or any other plan for the remaining commercial property. The idea of more shops, restaurants, and any other kinds of businesses, will just take away from the uniqueness, beauty, and serenity of our island. Our question is, does the commercial property HAVE to be developed? Also, who is going to make those decisions? Will the property owners have a say and will we be considered before any further decisions are made?

We understand change can be good, however those plans are showing excessive expansion that is, in our opinion, not necessary. Thank you all for your time and commitment to this

committee. We are hopeful that your love for BH will help you keep an open mind and truly help you come to an understanding of what is best for Bald Head Island.

Feedback

I wanted to say that you done a wonderful with this committee and I enjoyed the presentation very much. It was well presented and very informative. That being said, it did bring up several concerns.

I think it is important that we all remember why we come to Bald Head.

The beauty and simplicity of life here is the driving force for people who come to live here or just for a brief visit. A place where children can learn about nature, have breakfast with pirates, ride in a Fourth of July parade, feel free to ride bikes and run on the beach and make memories with friends and family.

No need for roller coasters, putt putt, ferris wheels or dozens of trinket shops with neon lights to disturb the beauty of a sunset or a starry night.

There are good aspects to the plan; a Welcome Center is definitely needed as is an improved ferry/tram area. Landscaping and park areas will enhance the existing beauty and hide the not so pretty areas. I am pleased that there has been no expansion of the existing commercial zoning plan.

My primary concern is that there is no oversight on commercial building. There has to be an approval process similar to that of residential building approval. Of course of late, every new build is looking like the one next to it. Commercial properties should be controlled by the ARC so that they will blend with the feel of the island and not become a blatant eyesore. I rode around the island and looked at all the areas that were designated on the plan. Most were discretely placed so that became integrated into the surrounding areas. A pleasing very pleasing design.

I looked at several commercial buildings and am concerned that the 50 ft height allowance may be too high.

Well, that's my two cents. Sorry to be so late getting this to you.

Thanks again for all you do.

Feedback

The very first time we visited BHI was in 1996! Like many, many others we fell in love with the beauty, throw-back in time vibe, tranquility, pure nature and lack of commercialism. We had moved to the South in that year and were on a mission to find a coastal location that mirrored the coastal home where we spent a significant portion of our lives. We visited Bald Head Island almost annually since that first visit because it brought us such a sense of uniqueness and familiarity, always keeping in mind that we would hope to live here someday. Now that dream has come full circle! We were finally able to become homeowners in 2019!

We have listened to the presentation, twice. We are very much opposed to many of the projected plans to develop the marina, mid-island and the east beach/conservancy areas of the island.

A total of 45 new commercial buildings, cottages along the Cape Fear River on the tram road, a 2 story cart barn, amphitheater, playground, multiple boardwalks, rental housing along Muscadine, multiple buildings/retail in the mid island area and the greenway/blueway road around the island all seem to be way more than is needed, desired or necessarily substantiated for this small island. Also, there is much to be considered and questioned about whether there is adequate infrastructure of the island, how much the island can sustain, as well as proper barge services, public safety and public works to support the proposed overdevelopment.

It seems as though much of the proposed development are not necessarily directed toward accommodating the needs or desires of the homeowner. It's history, beaches, nature and conservancy are the main attractions. We feel the island should be enjoyed by all in it's natural state. That is the core reason why so many visitors and homeowners gravitate to BHI...it's natural state. There seems to be an overwhelming passion among many to preserve the serenity of the beaches, dunes, marsh, wetlands, forest and overall ambience of what Bald Head Island has always strived to uphold.

Please do not develop this precious and unique island! Let it be!

Thank you for your consideration.

3 March

Feedback

Good morning folks,

First thank you for serving on this important committee. Upfront I will say that I have a home in the marina, but please don't construe my comments as "looking out for myself".

I looked at the planning work done by Cole & Jenest, and I understand that this was done in the spirit of..."the current zoning laws and regs would allow us to do this...". But based on what was presented, these are my comments/concerns:

1. I don't think that we need a Welcome Center. Welcome Centers assume that we will have a considerable influx of first or second time visitors who have no other access to information. Today, renters typically get FAQs or "helpful information" from their landlords. We will always get day trippers, but I don't think we should be targeting them for Welcome Center services. I think this would be a waste of money. Now, public bathrooms in the marina area...yes. Welcome Center...no.

2. The general feel that I get from all three commercial area is "cramped". The amended future rules need to reflect more breathing room (space) between individual buildings (walkways, greenery, defined setbacks, etc).

3. I'm not a fan of the 50' height limit for commercial buildings in the marina or east beach areas (mid-island cluster...ok). That height plus the more dense look & feel that will come with full buildout will create a "city-feel" which is the opposite of what we should be going for. These areas should evoke "village" with the architectural stylings echoing that aesthetic accordingly. In the marina, a large number of 50' high buildings will also take away from the stunning visual that is created with Old Baldy in the background. This image is iconic and singularly Bald Head Island...we should not condone architecture and zoning that diminishes the effect that Old Baldy has on us all as we arrive or depart; dine, shop, or live around the marina.

4. Also not in favor of allowing three story commercial buildings in either the marina or east beach clusters (mid-island cluster, ok). The extra story encourages height and massing on the top floor (especially if we are allowing residential space in these buildings...see comment below). I think the height limit in the marina and east beach clusters should be 35', as with residential properties (50' and a third story ok in the mid-island cluster).

5. I'm not in favor of allowing residential space in new commercial buildings as was reflected in the marina cluster renderings. This crams more population into an already cramped space. Residential and a 50' height sets up a fairness question vs all the other residential properties who have to adhere to a 35' height limit. And residential in these buildings will almost certainly occupy the third floors so a top heaviness and massing effect will almost certainly be a defining element. None of these things is good for the island. Being able to sell additional residences in these commercial buildings will certainly help out the developers economically, but having these few additional residences will not help the island, and will only contribute further to the "cramped feel".

6. I don't have a specific aesthetic objection to the long walkway and observation deck out into the marsh. However, the village better have a good replacement fund set up because that will likely be quite vulnerable in storms...probably not a good investment.

7. A small amphitheater in the marina sounds idyllic, I wonder how functional and useful it will actually be. Who do we envision will use it? Who will schedule its use, etc?

8. Lastly, I think it is important that we maintain the quaint village feel in each of these clusters as we grow. Some kind of design guidelines document should be developed, paying special attention to parking, lighting, signage, and screening landscaping. I know these areas are under the purview of the village, but it would not be a bad idea to incorporate some kind of architectural review process as a component of the Village's final sign off on a developer or business owner's plan to build something commercial in these areas.

I hope that you take these comments constructively and I wish you all success in developing a plan that preserves the unique culture and beauty of Bald Head Island well into the future.

Feedback

We are writing to remit additional comments on the proposed draft plans, as well as a follow

up to our previous email in which we requested that you remove the lot that we own from the proposed plans within the week. We own Lots 426 & 427. Lot 427 is the lot that should not be included in your plans. We are requesting again that our lot be removed from the proposed plans and re-published.

As to our additional comments, we would like to preface the below by stating that we absolutely support the efforts that the village is making to ensure that future commercial development is done carefully. We even support commercial development in the mid-island area. However, of all of the proposed options, we are the only homeowner that would be directly impacted by the proposed plans in mid-island and we have the following comments and concerns.

1. Lots 427-432 located along Muscadine Wynd, which are shown on the proposed plan as having a zoning designation as Neighborhood Commercial. However, irrespective of any zoning designation, those lots remain subject to restrictive covenants over and above the zoning designation. The restrictive covenants clearly limit the usage of these properties to single family residential and clearly state, along with other specific restrictions around usage, that the properties are not to be used for commercial purposes. We urge you to seek the counsel of an experienced and reputable land title attorney to understand this prior to proceeding with any further plans on those lots.

2. We have significant concerns with regards to the intersection at Muscadine and Federal. As it stands today, it is very dangerous for us and our guests to pull out of our driveway due to the fact that there is no stop sign at the right turn and vehicles turn the corner at excessive speeds. Additional traffic, even with improvements to the intersection, will absolutely increase the danger. Should the village approve the mid-island commercial plan, we would ask that the island consider working with us to provide us with a better option of ingress / egress to our home. We have already been discussing the possibility of a moon shaped driveway so that we can pull out further down Muscadine and not right at the corner as it is today.

3. With the increased pedestrian and vehicular traffic, we will also have concerns about the safety of our kids while in the yard, as well as the security of our home. We hope that the village will work with us in allowing and building a fence along the front of our existing home. The fence would be in compliance with the restrictive covenants of course.

4. To the extent that any tree or vegetation removal is necessary at the intersection of Muscadine and Federal or along Muscadine, it will affect the water run off. Today, the water run-off from Muscadine provides us with "waterfront" property at the slightest drop of rain. We ask that the village work with us to ensure that this situation is improved and not made worse.

5. As we stated earlier, we support the commercial development and in fact we believe it is crucial to the island remaining relevant and in good financial health. However, that development cannot come at the expense of current owners. We have significant concerns

around the look, maintenance and the type of any facilities that are built across the street from us on Muscadine. All owners have the right to enjoy their property free of any excessive noise or traffic, any nuisance, or any unsightly conditions. However, as we are the only owners that would be directly impacted by the commercial development on mid-island, we have significant concerns that if the village adopts the mid-island plan and the construction and ongoing enforcement of any commercial restrictions that are or may be put in place, are not managed properly, the village will cause a significant negative impact to our property value and quality of life. We do not want to see buildings used for crew's quarters or island entity employee housing, particularly if they are maintained in the same horrible manner that the crew's quarters are maintained today. That type of housing needs to be at the back of any commercial plan and not visible to homeowners or their guests. We do not want to see dumpsters, contractor parking or anything along those lines. We do not want anything that will attract rodents, flies or any other type of unclean creature.

This is a long email and does not include all of our comments. We will likely have additional comments and concerns if the mid-island appears heading towards approval.

Feedback

Here is my input on the Master Plan:

I have been a property owner since 2000. What drew my family to Bald Head was the 'getaway factor', an escape from the reality of stop lights and McDonalds. I offer two perspectives, one of a homeowner and one of a now business owner.

I believe BHI is a true resort destination island and also a public municipality. Most of us have come here as day trippers and renters before we became property owners. One of the beauties of the Island is that you don't have to make many decisions and there are not a lot of choices. I understand the need for more choices in restaurants, but honestly I am not sure the Island can support the influx of the commercialism. Seasonally yes it will be fine, but year round it is very questionable. Post covid and with the opening of the Shoals Club year round I have seen a decrease in my business. It has been the suggestion of my financial advisor to close Jules' Dec - Feb to offset the loss that we are bearing. What does it do for the Island if businesses can not sustain during the shoulder season winter months if we are forced to close? I often get 'thank you for being open' and I stay open because I do believe it is a disservice to the Island to close completely, but that comes at my expense. And I understand what it takes to logistically operate a business on BHI, what if these new businesses figure out they can not afford to do it, aside from hiring which has also become a major challenge post covid. During the covid period the Island boomed, along with many resort destinations across the US. Post covid what we have seen is more people returning to their brick and mortar jobs as well as kids returning to the traditional classroom. And people are starting to travel internationally again...This has left BHI more vacant during the off season shoulder months. I also saw a decrease in business in the Fall, which typically is a great season for us.

As owner of one of the largest commercial private businesses on the Island what I have experienced in my 3.5 years of ownership are the following:

- Jules' has become a hub of hospitality, often the first stop/last stop for many guests and property owners.
- Everyday I see someone sitting at a table with an Island map...often times asking questions about the Island and also what it's like to live here and inquiring about purchasing property or a home.
- We typically unlock the doors at 10am and about everyday have someone wanting to use our 'restrooms' which have become known as the public Harbour restrooms.
- We hear the complaints as to: no communication or information on the Deep Point side letting people know nothing is nothing open to eat and golf cart rentals are limited to morning til 4pm (I think it's 4)...that they did not know Old Baldy is closed for the season too...and they just paid \$22 to come across and all they can do is eat at Jules' ...
- I believe we need better communication on the Deep Point side...BHI thrives on day trippers, they come over ready to spend money in hand...buy food, drinks, souvenirs, rent carts...and a lot of these people become renters and eventually property owners.
- I have an idea with my BBQ Shack food stand, to add a mall kiosk welcome center on the back side. I see them in Key West and other areas that I have visited with Island Info, and staffed by a volunteer. I would be willing to speak to the committee about it and give my idea on site. It is a short walk from the Ferry and a good location that would be out of the way and not detract from the beauty of BHI. We could put a 'Welcome Center' sign on the front so everyone sees it when they come in on the Ferry - and then empower the people who live here to volunteer and share their love of the Island. Maps, business info, etc could all be a part of this little kiosk..
- People do inquire about alternative food choices, however, can the Island really support a half dozen different open seating restaurants along with the two private Clubs we have and the Market? I am not sure...
- And the way the BHI Club has gone by making it more difficult for temporary memberships it has deterred some renters from coming back, I often hear this too from my guests...we have always been known for a resort destination Island with a great Club amenity. By making temporary memberships more difficult people are looking elsewhere.

I love Bald Head the way it is...it is truly a beautiful getaway from the stresses and headaches of living in a busy commercial world. When people get on the Ferry their stresses Melt away...I often hear that from my guests, they love the getaway factor. I do hope it remains somewhat the way it is...I believe in growth but growth in conjunction with remaining true to the Mitchell Family's master plan.

Thank you...

Part 2 of my input:

In regards to the 182 units of housing that are proposed near the Shoals Club...I am against this proposal. It will detract from the Shoals Club beauty as well as surrounding area of homes. I would not support it if I owned a home in that area. It is the farthest location from the ferry and if the aim is to have housing for employees, then that housing belongs closer to the Middle of the Island near the Contractor Lot. Homeowners have placed a large investment in the Island and it cost a lot to not only buy but maintain a home in the area surrounding the Shoals Club. Building those units in that area will affect the value of those homes as well as the Club and also cause more traffic and most likely esthetic issues to the area. I am not in favor of it.

Feedback

First, I would like to thank you for your service on this committee and for everything you and your wife do for Bald Head Island.

Second, I want to let you know that this is my fourth attempt to contact the CAMP committee. The links provided to contact the committee did not work. I could not access my prior attempts as they were "stuck" and inaccessible/hidden Outbox. MANY other people I spoke with had this problem and just gave up.

Third, I have listened to the entire presentation on line, and reviewed the plans and images provided. I appreciate the need for more housing for workers, public restrooms, and more food options.

I really like the proposed greenway, plans for more pedestrian friendly/only areas, and separating people/bikes from carts/cars.

While I think that it is overkill, I am okay with most of what is proposed for the Marina/Historic and the Mid-island/Market areas. These areas already have a commercial look and feel and are more densely developed. When people bought in those areas, they were aware of this. I think there should be ARC approval for commercial buildings, as well, and they should be focused in these two areas ONLY.

Beyond simply adding public restrooms, I am very concerned about what is proposed for the East Beach/Access 39 area. I can see that there is a parking issue, but that is mainly because many people are not aware they can park along Station House Way between Access 39 and 42. The new houses going in by Shoal's Alley, have already hurt the look and feel of Shoal's Alley and negatively affected the tree canopy there. I would HATE to see a parking lot and a bunch of new retail there. It would just ruin the area. I think it could also hurt the Conservancy's mission and it would hurt their gift shop sales.

Also, if we are really going to add 700 houses, and the Clubs are already at capacity, do we need to consider adding another Club? or at least a community pool, possibly in the Marina by the yacht club, or by the Market for workers and community members to enjoy?

I am happy to talk further with anyone about any of this, or volunteer where needed.

Feedback

First, I want to thank you and the committee for extending the homeowner comment period. It will be beneficial to all parties involved if there is more awareness and response from homeowners.

I have been visiting the island since 2006 and became a homeowner in 2012. I plan to retire on the island full time within 8- 10 years. In the meantime, I rent my home out seasonally. I fell in love with Bald Head the first time I visited and knew I wanted to someday live there full time. Bald Head is unique in its peacefulness, the natural beauty, lack cars, no noise, lack of commercial establishments, limited population, and limited development. I understand that part of the master plan includes the eventual development of an additional 700 lots and therefore there is a need to meet those future demands. However, I have significant concerns about the proposed development and how it will affect the island.

#). Resources

- As it is labor on the island is difficult it to find and during the summer months most establishments find it difficult to fully staff. The master plan calls for more commercial businesses and restaurants, how do they plan to staff them during the busy season? What happens during the off season? Will businesses shut down during the off season?

#). Infrastructure

- Can the infrastructure of the island sustain these new developments? The fire and police? Sewer? and the ferry and barge system?

#). Image

- Every year the island attracts thousands of visitors, especially during the summer months, mostly due to the beauty of the island. People want to get away from the strip malls, movie theatres, and fast food restaurants. This is why Bald Head is so special. I fear that any additional development will ruin the beauty and feel of the island

#). Lack of response

- The homeowner response to the master plan is dismal which is unfortunate. In a recent conversation with a friend, who has been a full time resident for almost 30 years, her response was "I will be dead and gone before this is finished, so I don't really care". Unfortunately, I think there are a lot of retired full time residents who feel the same way and are opting not to participate in the future of our island.

#). Affect on rental income

- As the island becomes more "Disneyland esque" it will lose its charm and people will vacation and purchase elsewhere. I was not in favor of the Bald Head Island Club expansion and consider the new water park and eye sore. In addition, people will chose to purchase elsewhere. Its a

hassle getting to the island; parking your car, getting on the ferry, tram to your home, etc. But its worth is for the serenity of the island. We will reach a tipping point where the hassle just isn't worth it especially if they island losing what initially attracted us to the island.

Thank you for allowing me to express my concerns and I hope there will be some way to slow the progression of the plan.

Feedback

After reviewing the CAMP video, my husband and I would like to add to the feedback pertaining to how best to move forward.

We think the entire presentation was well done and thoroughly thought through as "what COULD happen to our island with current zoning". Thank you for the time and energy towards this effort. One caveat is that using the Mayor Quinn to illustrate plans seems like a conflict of interest if he (and the Village Council members) is supposed to be not invested in any of these outcomes.

As far as the plans presented as to POSSIBLE development, we believe that most of it is in conflict with the nature, intent and overall feel of BHI. The focus felt as if prioritizing visitor needs (public bathrooms, signage, cart parking at beach accesses, an actual visitor center!) and is not what BHI is about. We are homeowners who chose BHI specifically for NON TOURIST feel and attitude. A hidden and low key gem that is quiet and nature focused.

We have been coming here for over 20 years, first as renters and then as owners in 2015. The over 10 years we rented we figured out what we needed and where things were. These were quiet family vacations centered on heading to the beach, the pools and family game nights. A pizza at the Peli was BIG stuff. Our sons learned the value of quiet and simple fun and we cherish these memories. This is what we, and all the homeowners bought. Adding even a fraction the commercial items planned will turn BHI into as mini Myrtle Beach.

Additionally, this added infrastructure is being paid for by whom? Taxes? If that is the case, then all tax paying homeowners should be able to vote on this. That function should be set up. If the Lighthouse, Conservancy and Shops need the additional income to survive then they might need to rethink their own budgets. Jumping through hoops to entertain and placate the summer visitors will not play out well in the 9 months of the off season for these businesses.

Our island (in our opinion) is operating now well above capacity with building, TRAFFIC, construction and day trippers. Thank you for the moratorium on commercial development. We need a full year to let the dust settle on all that is being built. During this time, a deep dive on the direction the owners want to see happen to our island needs to be pursued. We believe this CAMP is just the starting off point to begin the dialog.

Feedback

Thank you for the opportunity to provide input into the effort and design of the CAMPC review. Safety and infrastructure are the priorities that I have for the near term and only then allowing for more commercial and residential development for the long term (40 year).

I hope developers will be directed to the near term infrastructure needs first! Adding/approving additional housing noted in the plan first will only continue to burden the island. And until the island can support itself with adequate staffing, transportation and positive attitudes it will continue to crumble and divide the residents and visiting guests.

Overall, I like the design of this blueprint for future zoning and building approvals with the exception of the East Beach area because it feels too fragile to support the volume of development proposed in that area. The Conservancy input should be the deciding factor for East Beach.

SAFETY:

Guests, residents (and some teens) don't take stop signs seriously enough and they are often hidden so it would be a quick fix for safety to have more obvious stop signs. I like the early improvement of the Muscadine Rd intersection to help with safety.

Post more warning and speed signs in high traffic areas.

I am concerned about all of the proposed street parking the way most people drive without regard to pedestrian traffic and I prefer the proposed hiding of the parking.

INFRASTRUCTURE:

As I am sure you know, restaurants and recreation have had difficulty supporting their enterprises due to lack of employees willing to work on the island. So AFFORDABLE employee housing is a priority.

Beautifying the contractors buildings is also very important. I was pleased to hear there will be early focus on the recently constructed contractors area. It has never fit in with the strict guidelines that everyone else has to comply with.

I would like to first see the development and connectivity of the mid island area including starting with the affordable housing for employees.

Thank you for the great vision and thank you Mayor Quinn for the excellent renderings that helped me see a vision for BHI unlike a Myrtle Beach or Disneyland feel.

Feedback

First, thank you for furnishing all of us with an extended opportunity to comment. And thank you for the work the committee has done to analyze the need for responsible planning that is sensitive to the need to safeguard what has been the special character of Bald Head Island.

My thoughts as I reviewed the slide presentation....

My bottom line is that, to preserve the truly special qualities of the island we have all known, we should have strong limits on further development. I hate to see more development happen. But I realize that some of the land that is the subject of this report has already been zoned for commercial use, so I gather that in those cases we have limited options for reducing development there.... and consequently the best we can do is to create parameters that hopefully will hold the ill effects of that commercial development to the minimum. Thank you for working on parameters. Legal advice should be sought concerning the ability to modify existing zoning for a public benefit. And every effort should be made to minimize further development in order to preserve what has made this island so special. The island's strengths should not be sacrificed to an impulse to import non-essential retail/commercial functions that are readily available/accessible on the mainland.

First, we absolutely support the concept that stringent architectural and landscape requirements comparable to what now applies to residential development **MUST** be applied to commercial development. Commercial development must be held to **HIGH** standards that respect and preserve the island's nature and special character.

Frankly, we feel that development on the scale of 3 stories should be done minimally and only in highly selective locations where the visual impact does not hurt the island's visual character.

Regarding the Conservancy/East Beach area, we do not support the idea of further development there at all, unless the Conservancy itself needs certain features/facilities in order to appropriately carry out its mission. We see no value in adding development density there, vs. the opportunity to preserve more of the island's valuable natural area. There is enough development elsewhere on the island.

The maps presented certainly show a lot of dense commercial development in the Mid-Island location. However, we realize that if more such development is going to happen we agree that it definitely makes the most sense to concentrate it there. I do regret seeing on the map the idea of it spreading across Muscadine. If the screen planting along the "commercial side" of Muscadine is effective in shielding the view of the concentrated commercial activity, wouldn't the land that's across the street remain viable either for appropriate residential use or for natural preservation? Surely the concentrated Mid-Island commercial area would be adequate for serving commercial/mixed-use functions on the island.

We agree that at least a minimal number of public restrooms would be reasonable.

We feel very strongly that "screen planting" is essential at/around ALL development. We have been extremely disappointed at the lack of action on screen planting around the expanded contractors facility and the public safety building. Both of those facilities are clearly functionally necessary and important, but both are decidedly ugly.... and screen planting should have been done as part of the initial development of both. We are glad to see the current map shows screen planting is planned. But it is now long overdue. When will it actually get done?

We support the concept of a moratorium on new commercial development to allow necessary time for the development of thoughtful commercial development requirements. This island has been a very special natural resource. Frankly, in our opinion, the special experience of Bald Head has already started to erode. Please don't let development destroy the special natural character of this island.

Feedback

Background::

My husband and I live full time (last 10 years) on the island. We have been visiting the island since 1992 when our fourth child was born and before many of the services and commercial entities were here. Our children grew up on the island summers and have come to think of it as "home".

I am also a Realtor working full time on the island. I also have a property management business on the island , managing 20 homes for clients for their rentals. I come in contact with guests/rentals throughout the year and get to hear their thoughts about the island.

Thoughts from an owner perspective:

1. I have seen all the changes to the island over the years and have embraced many of them. Most have always been done in keeping with the feeling and vibe of the island and we have seen them as "improvements. Having a market on island and not having to bring all our food over is an improvement. Having a hardware store on the island is an improvement. Having the Shoals Club is an improvement (although at first, I hated that part of the island changing from just pure dunes and beach).
2. The new resort facilities build at the BHI club - which we do use - was not an improvement in my opinion. It has created a different atmosphere that has changed the type of guests who come to the island and their expectations. We have created the monster that is out the of the bag. Time to close the top of the bag.

It has now created a "we need more and more" to now accommodate the desires of the guests that the club atmosphere has brought to the island. No going back on this now but I believe the mentality of the island club leaders and others in village and association are not seeing the real picture and just in react mode to what they assume people want.

From an owner standpoint and talking with many friends who live full time and part time on the island - I don't believe most owners want any of these new commercial entities and certainly not all of them. We are very happy not to have more restaurants and more shops and more and breweries and housing etc.

From a realtor standpoint - and this is the crux of the thought that I want to convey (sorry for the babbling but I am writing on a plane and have to get this out to youI talk with renters (guests) and potential homeowners and I know for certain that:

People who come here want the quiet, serenity and peace of the island NOT more restaurants and shops. They don't want it to change with "more"

They come here because it doesn't have all of the things they can get elsewhere.

I truly believe if the island changes in the addition to these commercial entities, we will not have as many guests or owners who want to visit or live here. We are heading down a path that could create a downward spiral of property values instead of the upward swing that most people think we will achieve.

I would love to have the island back 30 years ago...I would be happy to keep bringing food over on the boat. I know that can't happen. but we hopefully can prevent going further down a path that isn't what anyone wants.

I would be happy to serve in any capacity that you need to help with the cause.

Feedback

One question if you don't mind. I was curious - has anyone proposed a land (undeveloped home lots) buy and donate-back program? In essence, BHI buys up a percentage of the available home lots strategically across the island and donates them back to the conservancy or land trust using the funds/taxes that would be required for future infrastructure costs caused by the expanding population and housing growth. I would imagine that if every available lot on the island was developed there would be a tremendous strain on the infrastructure (roads, water & sewer, power, waste, public safety, transportation, post office services, etc.). As a result, there would be a big cost to build out and maintain that infrastructure, not to mention a negative impact on the natural beauty and wildlife of the island.

The economics may not work out but thought it might be worth looking at the cost to buy up the home lots now vs. the future cost to build and maintain an infrastructure that would be needed if BHI was at 90%-100% housing capacity.

I feel that if we can figure out the funding part, it would be a win-win for the residents of BHI and the island itself. It would slow down the development on the island (that everyone complains about), saves future infrastructure costs and taxes, increases home values (less supply), helps maintain the natural beauty and peaceful harmony of the island, reduces the negative impact on the incredible wildlife, and reduces the deforestation that helps protect the island from hurricanes.

Thank you for your time and support!

Input

Hello, I am a new home owner on the Island and my family has been coming for years. We love this unique island because it is not overly developed. The plans in front of you, is something we are not interested in seeing. The island is perfect the way it is. In my opinion, there already is too much being build. Keep the island unique. That's why people want to come.

Input

Thank you so much for your leadership on the development plan. We appreciate all of the thoughtful work and your proactive approach to addressing commercial growth. This is really good and important work.

Here is my feedback on the initial plan:

1. We do not need a bathroom at beach access 42 - The Conservancy is close enough. Adding a bathroom will ruin the natural look of that area at the most iconic beach access on the island.
2. Bathrooms at the harbor and the conservancy makes sense
3. Did the committee discuss new impact fees or increasing current fees to slow the pace of development and to help pay for infrastructure/public safety/etc?
4. Hotels should be prohibited
5. Commercial needs to have the same design/restrictions as residential. Buildings have to fit in with the look and feel of Bald Head and we always need to prohibit metal buildings.
6. I don't think we need a welcome center/tourism authority/etc. We as property owners are going to have to pay for that and why would we want to staff and pay for that type of operation? What is the value to the taxpayer?
7. Why do we need more parks/parks department, etc. That is just going to create additional cost for taxpayers. We have a park by the conservancy area (Cape Fear Station) and we have the beach all around us!
8. Completely agree that there are way too many cars on the island now. We need to enforce current laws and increase fees to have a car on the island. This has gotten out of hand since the hurricanes.
9. No three story buildings in the harbor
10. No parking garage in the harbor
11. We should extend the moratorium for 12 months.

Thank you again for all of your hard work on this project!

Feedback

We are writing as taxpayers, part-time residents, land donors and as a member of the Conservancy and Smith Island Land Trust boards.

We want to begin by thanking Mayor Quinn and the committee members for taking the initiative to begin what promises to be an extremely complicated, but necessary, process for the future of our island. With the recent addition of so many new residents and homeowners, new faces in Village government, and the sunseting of the Mitchell family's involvement, we are at a crossroads here, and we've all been presented with a great opportunity to participate in creating a new era for Bald Head Island. While many of us might have differing opinions on how to advance this shared cause, we can all agree that we want to protect this truly unique place that we've all come to love.

Most — but not all — are aware that we have only reached 50% of the development planned for the island. Those of us who have been associated with BHI for years — decades — have fond memories of how things used to be and wish that we could preserve the way of life that drew us to the island forever. We shake our heads when we return to the island after an absence and notice that things have changed. Unfortunately, change is coming to BHI, whether we want it or not, but we'd like to make a plea for intelligent, collaborative, and measured improvements.

The BHA newsletter has noted that more than 45% of the homes on the island have changed hands since 2018. This influx of new homeowners doesn't represent a schism between "real" islanders and newbies — it represents an opportunity to tap into an incredible brain trust of people with a wide background of experience and expertise. In addition to the strong core of dedicated year-round residents, stakeholders here represent an enormous tax base that deserves to have input and participation in the process of redefining the island's future.

There is no doubt that the initial plan submitted by the committee incorporates many of the wish-list items referenced by the community survey. But rather than present the plan as fait accompli by publishing it in the local newspaper, this draft proposal should be a starting-off point for inviting island stakeholders — including full-time or part-time residents, business owners, non-profits, and island employees — to review and discuss feasibility over what will likely be a long period of time. It has taken the island more than forty years to reach this point, and there is no reason to rush the process now, particularly as the real estate market begins to slow after several unprecedented years.

While working toward a master plan for the future, we need a process in place to ensure that preservation and conservation are the default mode, especially in the absence of an alternative that has been vetted and understood by all stakeholders. Bald Head represents one of the world's best examples of the natural Maritime Evergreen Forest, with extensive areas of dune, beach, and marsh communities supporting a rich diversity of rare plant and animal species. This is one of its major draws to both residents and would-be visitors. Regardless of intentions or plans, no amount of after-the-fact mitigation can undo wholesale clearcutting or grading after it has already occurred. Fortunately, BHI has a unique resource — one that separates it from other barrier-island communities — in the Conservancy, and they can help us understand what these proposed changes might mean to the future of our island.

We'd also ask all who want to learn more about ways to help save BHI's pristine ecosystem to contact the [Smith Island Land Trust](#), and discuss a thoughtful process wherein change can take place while also maintaining the island's fragile ecosystem.

Thank you so much for the opportunity to comment. Like so many others, we are looking forward to opportunities to participate meaningfully in this next chapter in the island's future.

Feedback

Thank you for the work to date on the Commercial Area Master Plan. I was one of the nine people who attended the presentation a few weeks ago. I been coming to BHI since 2007, owned property on the island since 2014 on [REDACTED] and am currently building a new home on [REDACTED]. I am also one of the 200+ registered voters on BHI.

I thought the presentation was well done and that you had worked to address many of the priorities identified in the survey. I also very much appreciate your recommendation to focus on public bathrooms and the traffic pattern at the ferry terminal. Yes, please and thank you on public bathrooms! I also very much appreciate the recommendation to hold commercial development to the same strict standards of residential development on the Island. Some of the most recent commercial builds are shocking in design!

However, I think my other comments are similar to those I have heard posted on Facebook or otherwise. I think there is just too much zoned for development. I am particularly concerned about how much is zoned for residential and commercial together increasing the amount of high density housing. I agree there should be some apartments available on island, but in the current plan there is simply too much. And, I strongly oppose the small "houses" at the entrance of beach accesses in the harbor. I feel like that would make the access less inviting and we want to preserve these spaces for all residents and visitors.

In addition, I believe there is too much zoned commercial. I strongly recommend that the Village rezone much of that commercial area to residential only particularly around the market/middle island area. I feel better connecting the market area and the space where Jailhouse is located is a great idea. I just want less additional commercial zoning in general including rezoning the lots that are across Muscadine from the market area or spill out beyond what already exists. Just keep it all within the current area. I also worry that having all commercial spaces zoned for three floors is problem particularly around the harbor area. In the harbor area, we lose the view of the beach which is important to many of us. I like the idea of added restaurants in this area, but when you say board walk with three floors and residential, I start to think we are on the path towards Myrtle Beach. None of us want that. I recommend, commercial buildings be limited to only two floors.

Finally, and ironically, I actually like your plan for the Cape Fear area. My home is in CFS and I would welcome a little sandwich shop close by particularly if is small in scale and in keeping the the Conservancy's/CFS feel.

I am happy to help or participate in any of your future efforts. Please do not hesitate to reach out if you want to discuss further.

Feedback

I did listen to the whole meeting. I did look at the plan.

To me, the plan looks like overdevelopment and doesn't add to the overall appeal of the island.

It would be sad to see the land developed on the beach front across from the ferry. Adding tons of apartments seems to just bring more crowds. I doubt they would be affordable use apartments for island workers.

The business owners are all for this because it brings more potential customers. Part of the charm was small, privately owned businesses owned by people who live here and believed in the sanctity of the island. Also, 2 clubs that were owned by the members and honored the wishes of the members.

Now we have businesses catering to the masses of tourists, business owners who are establishing their lives elsewhere and just here during season, private clubs that we can't use for dinner because they are closed for private events for non-members or just full of temporary members, homes that have been built as rentals that sleep 22 people, trucks, vans and even cars roaming the Wynds 7 days a week. Long term residents who possess the true history of the island giving up and moving away.

How will the handle the sewage? What happens during the next Florence? We don't have hurricane building practices. The island homes and businesses are made of sticks. Only the hurricane safe windows will remain. I was horrified that they plan to get the carts out of the way of the trams instead of the trams out of the way of the carts. A 3 story cart parking garage!!!! Does anyone truly believe that would benefit the homeowners? Maybe for a week they will let us use it and then lock it up for businesses like the current harbor parking. We used to have a pass to park in the gated lot in the harbor and then poof, only for businesses. A hurricane will wipe out the buildings they want to put on the sand in front of the ferry area.

We have roads that need to be fixed, beaches that need to be secured, wildlife to protect, a light pollution issue during turtle season, boats racing through the salt marsh causing damage, a pirate stealing from personal crab pots, issues with getting on and off the island, old ferries breaking down regularly, a lack of open communication between politicians and homeowners, no sewage or clean water plan, an internet system that can't take much more, a new cell tower that did more damage than good, construction on weekends, no control of our streets, and no enforcement of our current restrictions. Well....why not bring more businesses and people.

If I say anything, the bullying comes next. Why aren't you on a committee Why don't you volunteer more, Why don't you pledge more money.

The island used to be full timers, homeowners who were weekenders and or summer season dwellers with less than a 3rd of properties renting to vacationers. Most of what is being built over the last few years is for rental.

BHI is being billed as a luxury vacation destination. We are going to kill our Golden Goose.

What about the natural flora and fauna of this island. How does the commercial plan live in concert with the plants and animals.

I vote not to pave paradise and put up parking lots or garages.

Just my opinion. I don't expect anyone really cares what I think and I believe the overall theme on the island is now, you don't like it....leave.

Feedback

As a BHI homeowner I would like to express my disagreement and disappointment in the direction of the master plan. I believe the question on how to guide commercial development is following a faulty heuristic and the proper direction is to direct the island toward residential needs (not wants) and aggressive conservation measures. I do not believe commercial growth should be in any way encouraged. The litter, construction vehicles on medians, number of ICE vehicle, loss of trees needs to be reversed and not to double down on the growth.

I appreciate the committee's time and commitment and ask that you strongly factor the desires of the residents when making final recommendations.

Feedback

I support most of the plan and I do think that there needs to be public restrooms and better parking in the area of East Beach. I do not see the need for an additional commercial area at East Beach. I think commercial areas should be focused on the two we already have.

Feedback

Having viewed the 16-FEB presentation, I have more questions than answers.

This is an elaborate concept for future development, but I don't feel very informed about the actual commercial properties. There were statements like, 'there is a lot here that could be developed into XYZ.'

But the bottom line is that the owner of that property decides- I don't think that the Village can decide? Does BHI Limited own the remaining commercial properties?

What is going to happen to the empty properties at the Marina (formerly Sandpipers, Delphinus)? Are they part of the Ferry deal?

Ferry/Marina/Harbor:

The Ferry drop-off and pick-up area has been a mess and is a set up for an accident.

Pedestrians, Trams, carts, kids, pets....tempers flaring while trying to get luggage and get out of there.

The Ferry/Marina/HArbor area is already congested without adding more structures (cottages?) and businesses. Reasonable parking areas for residents is needed to allow them to go off-island for appointments.. Parking in the circle is limited and a permit/ restricted lot is allocated to businesses only. Would the Village be amenable to using current property or purchasing property to allow better options for those only rarely needing a parking spot for a few hours? Partitioned areas for permitted carts & a mother area for temporary/hourly use.

The Welcome Center would be helpful, but again, would the Village be willing to allocate space for that? There is already a waiting room/ lounge on the Mainland side that could provide maps showing areas of interest (historic, environmental/wildlife, business) with directions and distances; information on bike/cart rental/ information on hours of operation for different business that would be updated seasonally. Perhaps, utilize the allocated cable channel(s) to provide videos on our environment, wildlife safety, historic sites, and businesses. A similar site on the Island side. Keep it simple, but professional.

Once visitors are on BHI: clear signage directing visitors to the bike rental/cart rentals; a landscaped pathway to historic areas; effective signage throughout the Island pointing to different areas

The core frustration with many, it seems, is the lack of the strict standards for commercial buildings/landscaping/lighting that are imposed on residential properties. It would seem this needs to be immediately addressed.

The future development would need to adhere to these requirements, no matter the intended use.

The proposed drawings were hard to see & the labeling was blurry. A site map might have been helpful showing available lots. The proposed apartments over businesses are concerning since it seems to add more burden to our infrastructure (roads/sewage/electrical/Internet). And who oversees rental properties once built? What is the condition of the current units over the Maritime businesses (Crews Quarters)? Will these & other rental units be kept up or become run down with use?

The Mid Island commercial area is very disjointed, with shops around the Market area & then a few businesses on Edward Teach, with treatment plant, cell tower, and service areas in between. It would take cooperation between various owners to create a leisurely path to connect all of the businesses.

Contractor areas off of Federal & Edward Teach- necessary, but unsightly as currently built. Landscaping and tree conservation should be mandated for commercial developments. Lighting guidelines, as well.

The need for public restrooms also seems to be critical, but if provided, the expense of the maintenance & stocking of them might be a challenge. Will there be restricted hours of use

since vandalism seems to be on the rise? I assume the Village would need to purchase land from the commercial property owner (BHI Limited?).

The East Beach area seems to be so fragile. We see what is happening at the Shoals Club, so special care must be taken with any development on that end of the Island. Parking is a congested mess over there, but is there available land to improve that situation?

In the end, there seems to be an immediate need to address building guidelines, landscaping, parking, and Ferry landing transit. Basic issues should be addressed and corrected as a Village priority.

Any development beyond that, will depend on the owner, zoning, and market demand.

A Phased approach may be optimal, but an Architectural Review should be #1.

Feedback

We would like to voice our concern with regards to the Commercial Area Master Plan as illustrated at your meeting on 2/16/2023. We are homeowners and we do not rent our place nor do we live on the island full time. With that being said, in reviewing the plan, it appears majority of the plan is geared towards visitors, whether it's for the day or for the week. BHI will never be a Nantucket which has over 14,000 full time residents. BHI I believe has about 250 full time residents and the rest are visitors. The commercial plan should be geared towards the needs of the residents, not visitors. BHI has changed drastically over the past 4-5 years and we are sure all are in agreement, that a fair amount of such visitors really don't follow the rules set forth to protect the island and its ecosystem. No need for a Welcome center when that can be done at Deep Point with a kiosk and the maps. We understand the need for some items such as bathrooms in the marina and by the market and maybe one by East beach, but is there really a need for golf cart parking garage for the daily visitors? Can signage be used to point visitors to various places? Was there at some point students or people who work in various places on the Island, a place for them to stay by the market? If so, maybe build a dorm like setting for young people to live and work on the island during the busy months of May through September. We already have enough shops, restaurants, clothing stores, hardware and medical. Most restaurants are having problems with staffing....that will only continue due to the fact that BHI only has about 250 full time residents that yes....drastically increases during the busy season, but we don't think the plan is geared towards the people who actually live on the island. It appears to be geared toward the wants of potential business people and to the daily visitors and to the weekly visitors.

Too much commercial build out will alter the state of BHI and for that we are against this plan as it stands today.

Feedback

Thank you for your time working to develop the master plan of land that is already zoned commercial. I participated in the survey and have been following your work. As an investor in

commercial real estate and as an island owner since 2008, I understand the needs. I disagree, however, with what appears to be intent to support the day tripper in lieu of the enjoyment of the island's natural resources by the property owner.

Has funnel analysis been done to determine the amount of people who can be brought on and off the island daily with the current transportation system? And has that number been vetted versus potential daily transit of the number of off-island employees/employers, permanent residents, second home owners who do not rent, active rentals, and daytrippers? One must consider all of these people vis-à-vis the current transportation infrastructure before approving additional commercial opportunities which would attract additional day trippers to the island. Additionally, has the same number been vetted vis-à-vis our public safety officers' maximum people service capability? Finally, has that number been vetted vis-à-vis the necessary number of volunteers who help run the island and have done so for years, who are greatly appreciated but who are concluding their volunteerism and not being replaced?

The above comments have to do with the ability of the island to support its current activities as well as future ones. The following comments are my personal opinions:

I do not want

- to see or hear commercial buildings from the road,
- more (and more and more!) commercial engines on the road,
- commercial buildings rising above the canopy, or
- commercial nighttime lighting interfering with the enjoyment of dark skies.

I do want

- an ARC for commercial buildings, an organization that is just as active as they are for residential,
- commercial buildings designed to be blended into the environment,
- commercial developers to be required to contribute to the continuation of the natural environment (for instance, in order to get a building approved, perhaps a grove of trees elsewhere has to be protected)
- a continued understanding among owners and visitors that without full support of the natural environment on Bald Head our unique status will disappear,
- commercial lighting and noise ordinances conducive to continuation of the ability of the island resident to enjoy the natural environment
- handicap access to the beach, and
- public toilets at the marina

I understand that these requirements yield much higher per-sq-ft development costs. I'm ok with that. We cannot change the zoning on currently-owned commercial property, but we can and should control the development on it.

Feedback

There were many excellent recommendations from the Committee presented during the second half of the public session. Kudos on your thoughtful approach to this challenging area ! Rather than reiterate these, my comments will focus on uncertainties and concerns that remain unresolved.

I'm concerned that the Village has not been clear about the purpose of the Jenest document. Is it merely an illustration of the maximum extent of development that is possible with current zoning, coupled with an architectural consistency that is unenforceable in current ordinances, or is it an actual proposed master plan that the Village may adopt and try to implement in scope and enforce in style through broad controls on the uses of private commercial property?

In "planning" our community, there needs to be a clear distinction between planning the use of government land for public functions (such as public bathrooms, public docks, and government functions) and planning the use of private commercial property. From the presentation, the Jenest master plan seemed to cover both relatively indiscriminately, envisioning specific reworking of private property to fit the plan, particularly in the Marina area. Some of the suggested changes to privately owned property in the Marina area would seem to require either the purchase of parcels by the Village or the exercise of significant governmental power over private property through highly restrictive zoning and major discretionary powers.

Similarly, the impetus to establish widespread conditional zoning areas is somewhat unclear.

- **The conditional zoning approval process could be focused primarily on assuring architectural and landscaping consistency through individual project review. This expansion of Village authority is, in my view, highly desirable**, giving the Village the opportunity to define itself visually and preventing future design disasters like some of the buildings erected in the mid-island area. Governmental projects should not be excluded from architectural and landscaping review. A Village-appointed or Village-designated body is certainly an improvement over the developer's current plan to give the architectural review process over to the business owners themselves in the form of a commercial association for each commercial area. There is a reasonable possibility that the Village-appointed body will represent the broader public interest rather than primarily the interests of the businesses themselves, just as this committee has to date produced a set of balanced proposals.
- **The conditional zoning approval process could grant somewhat broader discretion to impose conditions on development beyond strict architectural and landscaping review** to assure that parking and traffic are managed and to minimize any adverse effects that the proposed use might have.
- **The conditional zoning approval process could – but should not - be used to determine what types of businesses can be established.** While tight regulation of uses such as alcohol and adult entertainment has long been a governmental function, providing the Village with broader discretion to decide which property owners will be allowed to

develop which types of businesses would be a step toward a planned, centralized island economy that substitutes the judgment of a small group of individuals for the choices of the free market. Expanded governmental control and broad discretion over what businesses are allowed can lead to control of the process by groups with specific agendas:

- For example, some comments suggested banning commercial chains from the island or specifying specific services to be encouraged through zoning.
- Another possible outcome is that discretionary permitting will be controlled by existing business interests and used to exclude or disadvantage competitors. The developer imposed a number of non-compete restrictions on the development of land to assure that only one business of a given type would exist for a period of years. When these expire, these restrictions on competition should **not** be extended by empowering a governmentally designated group with the discretionary power to exclude potential competition and competitors, whether explicitly or implicitly.

My view, for what it's worth, is that **decisions about which types of businesses can open their doors should generally be left to the market** – but the **appearance of commercial (and governmental) properties should be made to conform to the coastal Carolina vernacular so they contribute to a sense of community – and so they are not an eyesore**. The sign ordinance, landscaping review, and parking requirements play key roles in shaping the appearance of the commercial areas - without excessive governmental meddling in the free market. **Any ordinance establishing conditional zoning should establish clear limits on the powers of government**, rather than being worded to produce maximum authority with few guardrails.

Feedback

My wife and I first came to BHI in 1984 and have owned our house at [REDACTED] for 20 years. After reviewing the CAMP, I wanted to offer a few suggestions:

Make sure of the island's major corridors have no additional further commercial accesses. Those corridors are N BH Wynd, S BH Wynd, Stede Bonnet and Muscadine. This will help ensure the natural beauty and residential feel to the island which is one of our biggest assets. The access recently allowed on Muscadine for a curb cut to a gravel parking area for commercial vehicles was a big mistake in my opinion.

Any Welcome Center should be located in the Deep Point Marina area. People need to really understand how big BHI is and how they will get around the island before they show up to start their walk or begin looking to rent some means of transportation to go exploring. I have driven a handful of day trippers from the middle of the island back to the marina because they were worn out and it was simply too far to walk back with their children in tow.

I agree that there needs to be more public restrooms, however, the public restrooms for the middle portion of the island should be located in the commercial area in the middle of the island (the Maritime Market, hardware store area) and not at the corner of Muscadine and S BH Wynd. That sort of non-residential development on a natural area is not in keeping with the concept of having the corridors as free as possible as I outlined above. Frankly almost all users coming from South Beach to use the facilities will be driving or biking to get there anyway so a short drive up Muscadine is not much to ask of them. The commercial establishments in the center of the island may welcome that additional traffic.

Panels that baffle the noise coming from the mechanical equipment at certain areas at in the commercial space of the middle of the island should be required. Those noises travel throughout the central part of the island, particularly at night time and distract from the ability to appreciate natural sounds of nature in the evening. This is a VERY inexpensive solution to non-natural noise that on some evenings can be very loud.

The plan calls for much additional commercial development to accommodate future growth. I would recommend that any additional commercial development be done along with the residential growth as opposed to building it all now and waiting for the rest of the residences on the island to build out. Thus consider starting new commercial projects once TBD threshold levels of residential development have already occurred.

Not sure my last comments pertain to the CAMP but I thought I'd share them anyway:

I would strongly encourage walking/bike path lanes to be developed along the corridors mentioned above. Walking and biking is one of the best ways to commune with nature, but given the level of activity currently on the island in the summer months that is becoming more hazardous and additional growth will only compound that problem.

The speed limits need to be enforced. There are lots of ways to do this. But they need to be enforced.

Another boat ramp should be added at the creek access.

Thank you for the opportunity to provide this input and for the work you guys are doing to keep BHI so special.

Feedback

While we have visited BHI many times we are not yet residents, since we are waiting on our home to be completed in June. At that time we will become full time residents and we also own the lot next door to our home. I say that because we purchased it in order to maintain some extra natural space next to us, which is important to us. We are in the maritime forest.

Controlled development to a certain degree is definitely needed and I viewed the presentation and appreciate the detail and attention in the draft plan. Islanders want services, but they also need to understand that it takes more people on the Island to also support additional services.

Also, those providing those services need some "affordable" accommodations when needed on the Island. Everyone should not have to ferry over each day. take no issue with the plan as presented and certainly appreciate the sites for things like a vet. I also think the welcoming improvements are critical, as well as common and group space like the amphitheater. Development in these three areas should be prioritized by project, with care taken to manage how much is underway at any one point, in order to be as undistruptive as possible. It might be good to hear from residents when establishing those.
Thank you for the information and opportunity to respond.

Feedback

Great job everyone, including the committee, consultants and Village to suspend commercial development - clearly everyone is concerned, committed and working hard - thank you!

2 Harbor

Strongly concur with CAMP-C that this area needs a focus on vehicle / pedestrian/ loading / dog / safety /etc. and can't afford to use space for residence and commercial (other than what eases the Welcome / orientation/bathroom / coffee needs of travelers) - MORE WORK NEEDED - not easy

3 Harbor Ballast Stone Angled parking - great idea

4 Mid-Island

Re: differences in commercial style - This has become the "funky" part of the island to visit and I think that's ok - Hey - Pirates didn't conform to the rules and we love them. Surrounded by heavy trucks, carts with recycling dangling out the back and a waste water treatment fountain crowning the view - I suggest we allow the funk to flourish in this little spot as a nod to the pirate in all of us.

5 Mid-Island Re: West side of Muscadine - great development concept - there's space there, parking

behind, well-screened but still in the mid-island center of activity

6 General

Parking behind buildings - good idea but if residential is high-density apartment type - multiple renters/residence per unit plus commercial - suggest we double check # of spaces before finalizing any of the suggested mixed-use structures

7 Mid-Island

Building H1 - Mentioned this might be slightly "industrial" - This is a specific commercial idea I recognize but what about a shared shop space for owners, visitors to do

mechanical or woodworking or light home repair projects in a by-the year/month-day-hour membership - encourages owners to do small repairs that are not getting done

today and making the island look shabby in places.

8 Mid-Island

(YouTube time 35:15) Discussion of trucks in this area seemed unrealistic - these heavy equipment trucks will be around forever as the infrastructure needs maintenance AND for post storm surge activities. Consider carefully the true heavy truck load - where they intersect people and where they park.

9 General

This falls into the category that Kevin summarized at the end of the meeting as "other things to consider that aren't really "commercial" but are really important to find solutions for". What about an island shuttle that runs in the high season to a few key spots - helps with lost tourists, parking, wayfinding... This is the type of thing the Village would need to acquire land for (the stops, parking at night). Modified trams?

10 General

Greenway / Blueway - Not sure I have the location right but if this runs along the marsh, behind the Chapel, out toward the Nature Trail, it will likely not be used much in peak season as the bugs would be horrific along that stretch.

11 Harbor

Welcome Center and orienting visitors - We should consider that now and more into the future - visitors will be using their phones and heads-up display Maui Jim sunglasses to wayfind. Suggest a technology aspect to resolve space and staffing issues with a welcome center. (Note the empty welcome center upstairs at Deep Point and constantly running TV screens that welcome travelers).

12 General

CAMP-C did a really great job coming up with specifics of HOW to make this concept plan a reality - building guidelines, screening, review process, etc. Great list to move forward with.

13 General

I noted the answer to the question about the Village having the ability to establish commercial guidelines included various options. One was a formatted master plan which is how Flora's Bluff and Killegray Ridge were developed. One or more of these commercial areas could be "declared" a formatted design that future builders / business owners / residence buy-into if they want their business in that area.

Feedback

I listened to the entire meeting on the Commercial Master Plan and would like to submit my family's opinions.

We have been coming to BHI for decades and have been a homeowner on the island since 2010. We have a permanent home in Greensboro, NC, enabling us to use the island and our house frequently. Over the years, we have seen many beneficial and detrimental changes to the island. Essentially, we raised our daughters on the island, where they could go outside and play, ride bikes, take walks, and explore without direct hovering parental supervision, endowing them with a sense of independence, curiosity to explore, respect for nature, and self-reliance. These intangibles are problematic in today's city, given the moral decline evidenced by the crime rates and dangers presented by the underlying anger and division among different peoples.

BHI represented a relatively healthy environment championing the environment and healthy living. There were only a few, if any, cars on the island other than a handful of delivery trucks. Entertainment was spending time with your family, island friends, or guests playing games, talking, reading, and doing yard work. The island is changing, and not for the better. Trucks and vans are everywhere, overwhelming the streets and often blocking the roads if parked, so people in carts go off-roading to pass while driving. A few developers have apparent cart blanch to do as they like to the land. At the same time, homeowners are subject to arbitrary interpretations of the ARC codes by transitory ARC members. Now we have this beautiful plan to develop the island into another Nantucket. If you want to be in Nantucket, go to Nantucket. BHI has its own identity; how does your development plan support it?

The building height on the island is 35 feet, yet the plans call for 50' buildings. We are firmly against that. The quantity of cars and trucks on the road is undeniable. If cars and trucks were not a problem, we would not need electronic speed signs around the island. If this is to be an eco-friendly island, then go back to carts only. Contractors can go back to golf carts or street-legal golf cart trucks. We also object to yet more retail. People buy on an island that requires a ferry or personal watercraft not to go shopping but for other reasons. People buy on an island to get away from those things.

Understandably, there will be some retail but keep it in one area. There is no conceivable reason why three distinct retail areas must be on an island as small as BHI. The retail planned for Caper Fear Station needs to be more responsible. Why change the tenor of the isle catering

to short-term renters and transients rather than homeowners, who are the taxpaying backbone of the island? Leave the natural areas for the animals, or what is left of the animals after the contractors and coyotes finish displacing and killing them. Also called for in the plan are bathrooms. Bathrooms could be more attractive and pleasant to breathe around if adequately maintained. They are going to be the responsibility of the Village to keep clean. Who pays for that? The homeowners. Why would anyone think the Village can maintain bathrooms when they cannot maintain the parks?

To determine whom this plan benefits, let's follow the money. The real estate agents, agencies, and direct retailers will benefit and ultimately leave, not the homeowners. The committee should have included how, when, and why the plan will benefit homeowners with a stake in the island and its future. Does this plan truly help the homeowner and the wildlife? Does the project hold to the values that we bought into when purchasing a home on the island? More is not always better.

Feedback

We are writing to express our concern over the proposed Commercial Area Master Plan. While we are grateful to the committee's hard work, and very pleased to see the discussion about retaining BHI's core premise of an intimate island setting, connected to nature, we do have reservations.

It is our belief that the island essentially has the commercial development that it needs to function. Without a pressing demand for additional commercialized structures for its residents and visitors, we can not support the proposed opportunity for commercial growth. If we have what we need, why open it up for additional development, which takes away from the quaint island setting?

We can support some (appropriately designed and placed) public restrooms and other necessary modifications.

It is our sincere hope that measures will be taken to ensure that BHI remain largely undisturbed, setting it apart from other coastal destinations.

Feedback

We thank you for the opportunity to comment on the Commercial Master Plan.

We have studied the Master Plan and offer the following suggestions/comments:

- We appreciate and are in favor of the 90 day hold (or longer)
- on future commercial development of BHI
- We are opposed to a cart barn....we don't want day visitors to
- supersede the interests of residents & renters
- Welcome Center: we suggest using existing space on the
- Deep Point Ferry dock: this would prevent visitors from

- coming without appropriate transportation or knowledge of
- what to expect upon arrival on BHI
- We do not support the construction of an Amphitheatre in
- Marina Park; there is an excellent existing space in the park
- at East Beach
- Keep Marina Park as a vacant site to use for wedding
- receptions & other functions....it is a natural space and can be
- used for income as well as the enjoyment of residents.
- Not in favor of a boardwalk into the marsh area; wish to keep
- open/ natural vistas of the marsh.
- Maritime Way
- Opposed to parking on Muscadine & Edward Teach Extension
- as it prohibits easy access for emergency vehicles.
- Muscadine is a major throughfare and parking and turnoffs

should be limited.

☐ Increases traffic on Edward Teach Wynd which is already a problem

East Beach

- We are opposed to any commercial development on East Beach
- Support bathrooms on East Beach
- Would support another “simple” restaurant similar to Mikes Bites in the East Beach area

Final Comments

- Support public bathroom facilities at the marina, maritime
- way, muscadine @ handicap access, access 39 & access 42
- Limit the commercial space at the marina
- If the Village purchases land; ensure that it implements
- enforcement of ordinances
- Support a Parks & Rec Department as the island continues to
- grow with more permanent residents. However, there needs
- to be more enforcement of village ordinances.
- We support the increase oversight of the contractor yard
- Encourage the decrease of ICE vehicles on BHI roads
- Support the 9 month moratorium of building on BHI

Our challenge continues to be that we manage island growth while still maintaining the island’s charm.

Feedback

Reaching out letting you know our concerns regarding the 100,000 of commercial property.

We love this island & have been coming for many years. We hope it doesn't become over commercialized. Also realize this has been in the works for years.

Feedback

Thank you for your time to listen to the comments and concerns about the Master Plan of Bald Head Island. My name is [REDACTED] I have been coming to Bald Head Island for the past 20 years, my entire life. It has been such a gift watching BHI change while still keeping the essence of the island. Ever since I stepped foot onto BHI, it has been my slice of heaven and my happy place. My passion and love for BHI is more than anything I could put into words.

First, I would like to express my agreements and disagreements with the committee. I agree that the tram and golf cart issue needs to be addressed. I believe that extending the waiting area would be a great solution for the long lines that take place during the peak season. I also agree that the tram and drop off area should be enlarged to accommodate all the people coming in and out of the ferry landing. Next, I feel that the public bathroom issue should be fixed, I think one should be added at the marina, the mid-island area and the conservancy. I do not believe we need the other proposed public bathrooms. Another issue I believe that should be fixed is the parking issue. I think extra parking should be added at Jailhouse, Jules and beach access 42 and 39. You need to take into account when adding parking near East Beach do not disregard that there are homes located on Station House Way. I wouldn't want public parking in front of my multi-million dollar home. I believe that adding more retail and restaurants is inevitable. But, I believe that they need to be BHI oriented. Most of the restaurants and retail are family run businesses and I believe it should stay that way. In the proposed plan there is an excessive amount of added residential and commercial properties. I have looked over the pieces of land that are zoned for commercial buildings. I think that adding retail and residential on Muscadine would be a horrendous idea. I believe this because that is one of the busiest roads on BHI. If you were to add parking on that road for shops it would be very unsafe with people backing out onto a busy road. I do not agree with the amphitheater, new museum, boardwalk, welcome center and all of the tourist things suggested in this plan. People come to BHI for the solitude and serenity and non-commercialization. The essence of BHI would be diminished by adding these attractions.

After listening to the Commercial Area Master Plan meeting and reading all the documents that have been presented, I get the feeling that some people are trying to turn BHI into something it isn't. Based on what I have listened to and read it is my opinion that the people in leadership are contradicting themselves. Stated on the Bald Head Island Conservancy website it states that their mission is to "Discover, Learn, Conserve and Preserve". One statement from Kevin Arata says "living in harmony with nature" yet they are creating an impervious impact on the island. I am curious if greed is involved and not the conservancy of the island. One BHI fan commented, "Getting greedy and that's how a magical place loses its magic." People come to Bald Head Island because of what it is, such as conservancy, serenity, nature and minimalism. Bald Head is unique in its experience, we are not trying to be Nantucket or Martha's Vineyard. One BHI fan stated "We've been coming to the island for 19 years. We love the beauty and non-commercial feeling of the island. I would hate for BHI to become just like all the other beach towns and lose its charm." Don't change BHI because you don't like it, nobody is forcing you to be there. Bald Head Island is known for being a conservancy based island. After watching the meeting it seems

like nobody is taking that into consideration. Next, I would like to address that we have issues we need to deal with before even thinking about building more. I have been going to the Shoals Club for 20 years, and after seeing it almost be taken away by the ocean over the past few years, I believe we should prioritize that solution first.

In conclusion, I would like to ask the committee some questions. Have we ever looked in the opposite direction for Bald Head Island's future, such as not letting daytrippers come over and limiting renters. I say this because I have watched day trippers and renters for the past 20 years. Daytrippers have no vested interest in the island; they pack their own lunches, walk to places and leave trash on our island. Another question I have is: Has the Environmental Protection Agency been informed about this Master Plan? Bald Head Island is yearning to be unique and remain a conservancy, are you listening?

Feedback

To the Commercial Area Master Plan Committee:

First off, thank you for taking the time to serve on this important committee. I had a chance to watch the Feb 16th presentation which was informative.

I first visited BHI in 2006. Since then I've returned regularly with my family and we've fallen in love with the peace, tranquility and lack of commercialism that is so unique to BHI. In July 2020 we purchased a lot and toward the end of 2022 completed our dream home. We live out of state and so until we can spend a more substantial amount of time here, we will come as often as we can and will rent the house some of the time.

Needless to say, the island has changed tremendously since I first came in 2006 and of course my family and I are part of the recent change. But while change is inevitable and sometimes needed, I think it is imperative that any further development of the island is done in a thoughtful and measured way, never losing site of or compromising the truly unique aspects of BHI.

I'm generally supportive of the recommendations of the CAMPC, made at the end of the presentation on the 16th. Let me highlight the key points with which I agree and then outline those with which I'm not supportive. I'll also give some general thoughts.

1. I support the idea that commercial buildings must be developed within guidelines that mirror the stringent process required of residential construction.
2. I support the idea of conditional zoning that might be included as part of the commercial design review process, including a multi-tiered review process.
3. I support the consideration of proactive purchases of property, primarily for the purpose of permanently preserving the land. Any land purchased for future Village use should be subject to stringent review.
4. I support expanding the pick-up/drop-off area in a tasteful way.

5. I support a thoughtful approach to the costs of development, including the costs of the expanded infrastructure that will be required to support development, and allocation of those costs to the commercial interests that will benefit from the development.
6. I do not support any development or activities designed to encourage day-trippers to the island.
7. I do not support the development of public bathrooms.
8. I do not support the development of public shower facilities.
9. I do not support the encouragement of more retail space at the Marina.
10. I do not support the development of a hotel.
11. I do not support the development of a golf cart barn.
12. I do not support the development of a Welcome Center.
13. I do not support the creation of a Tourism Development Authority. In my view we should not be encouraging tourism...and I say that as someone who is currently renting my house for part of the time. The word is already out on BHI, frankly more than I personally would like.
14. To the extent there is logistical confusion amongst those traveling to the island for multi-day visits, then I'd support the funding and development of a website or app with detailed information. In reality there is a wealth of information out there already.
15. Just because current zoning allows something, doesn't mean it has to be built.

In sum, and at the risk of being cliché', when it comes to the future development of our island, *less is more*.

Thank you for reviewing this submission.

Feedback

This Commercial Master Plan is something we have needed for some time. The guidelines and restrictions need to be just as rigorous as the residential rules. Height restrictions, especially in the marina are needed. The only skyline BHI should have is the Live Oak Tree Canopy. We will need strong enforcement of this work or it will be in vain.

I am very concerned for the Salt Marsh and Tidal Creeks. The creek is fragile and deserves to be protected. The Salt marsh and tidal creeks act as nurseries for a wide variety of fish and

shellfish species, filter to clean and absorb sediments and toxins from the water, buffer, and shelter the mainland from erosion by absorbing the bulk of storm surges, a place of great beauty and recreational value (which also contributes to the economy). Some of the Mixed Use development by Colejenest & Stome directly insults the banks of the marsh and tidal creeks. These areas are intrinsically linked to the twice-daily cycle of flooding and draining by the tides. They must be given the boundaries to remain healthy. Let's use and improve the docks and spaces in existence in the marina and at the 'Tent' location. But I can not support mixed-use buildings along the marsh bank.

When looking at the proposal for the Mid Island area, I am concerned with the wetlands between Federal Rd. and Maritime Market. I understand this is Commercially Zoned. It is also a wetland, filled with water even at low tide. It is much more appropriate to develop along Edward Teach where we already have a good amount of commercial development.

Having Public restrooms on the eastern end of the Island is a need indeed. I support building a facility along Shoals alley and Station House. But please not a Three-Story-Nantucket-Look-a-like. The key here will be screening and disturbing as little of the forest as possible.

Expansion around the conservancy should support its mission. Parking and restrooms need improvement.

Walkability and transportation, especially for Day Trippers, are concerns. It makes perfect sense to provide a safe and beautiful walk from the ferry landing to Old Baldy and the 'historical' district. What if we considered a shuttle from there to the conservancy? I have concerns about the Greenway/Blueway. I would prefer not to see more of the marsh bank developed with sea walls. Much of the area is privately owned or part of a neighborhood (Lighthouse Landing and Timber Creek} There is public access to the creek from the marina dock and the Canoe access. With programs from Riverside Adventure and The Conservancy, I think the population is served well.

Housing for employees is a need and I think we should investigate our options. But I do not support hotels or other high-density housing for vacationing traffic. I believe we need to respect the capacity limits of the island.

Thank you for asking and listening to the island stakeholders.
And thank you for your work on the project.

Feedback

First, thanks for the work y'all have put into this. It shows...lots of time, concern and effort.

I will divide my comments on it into: Likes and Dislikes.

Likes:

In the marina, I like:

- ...the idea of separating the trams and carts.
- ...possible overnight parking opportunities.
- ...moving the current ugly parking at the curve out of that area on NBHW to a less visible spot.
- ...fixing the intersection at NBHW and WBHW.
- ...a possible pedestrian boardwalk to the historic section.
- ...furthering a greenway/blueway.
- ...incorporating a playground and amphitheatre into the current Marina Park.

In the "middle of the Island area", I like

- ...parking behind buildings.
- ...sidewalks.
- ...that there is an awareness that the current "architecturally mixed" buildings are not attractive and that efforts need to be made to improve this.

In the East Beach area, I like

- ...most suggestions.

Dislikes:

While I understand these areas are zoned for up to 45' buildings, structures this tall do not further the Island's more natural look. I suggest if multi-story buildings are adopted that they be no more than two stories. Case in point, the current three-story building on Edward Teach Extension does NOT fit in with the rest of the Island's buildings. Granted the fire station is tall, but it is a special purpose building. Moreover, having a multi-story parking garage where visitors first behold our home is not aesthetically pleasing and certainly is not one of the first impressions I want to give of BHI.

Further, I understand this plan shows all that could be. I hope our leaders take into account the repeated stakeholders' input that asked for no or limited additional building. While no additional building is impossible, I hope these comments are seriously taken into account. Additionally, public input asked for "cleaning up" what already exists. Is there a plan for this? Finally, public input seemed to mandate more landscaping. Numerous additional buildings compromise Bald Head's natural character. A few well-placed shrubs and trees do not mitigate this.

I would also like to voice that I am not in favor of another short-term rental domicile like a hotel.

Thank you for the opportunity to share these thoughts.