



VILLAGE OF BALD HEAD ISLAND  
Council Meeting  
Agenda Item

Agenda Item:	<b>Public Hearing</b>
Date:	<b>4/21/2023</b>

- 
- Issue:** Blueprint Brunswick 2040  
**Department:** Development Services  
**Contacts:** Stephen Boyett, Development Services Director  
**Attachments:** 1) PowerPoint. Use the link below to view the full plan online.  
2) Bald Head Island Section of the Plan  
3) Staff's map amendments.  
4) Public input opportunities.  
5) Planning Board's Zoning Statement of Consistency & Recommendation  
6) Adopting Ordinance
- 

**Background:** The Brunswick County Board of Commissioners adopted the Blueprint Brunswick 2040 plan in February 2023. The governing bodies of the six participating municipalities, including the Village of Bald Head Island, will also need to adopt it and an approval and certification process will be conducted through the Division of Coastal Management. Since this plan is a development plan, the Planning Board needed to review it and provide recommendations. On March 28, 2023, the Planning Board recommended approval of the Blueprint Brunswick 2040 plan to include staff's map amendments.

A public hearing is required prior to adoption. Adoption of this plan is necessary to meet the 160D requirements to have a comprehensive plan and satisfies the Division of Coastal Management's requirements for a land use plan.

View the full plan online here:

<https://www.brunswickcountync.gov/blueprintbrunswick/plan-documents/>

**Suggested Motion (after Public Hearing):**

"I \_\_\_\_\_, move that the Village of Bald Head Island Council adopt AN ORDINANCE OF THE VILLAGE OF BALD HEAD ISLAND, NORTH CAROLINA ADOPTING THE BLUEPRINT BRUNSWICK 2040 PLAN AS A COMPREHENSIVE LAND USE PLAN FOR THE VILLAGE."



# BLUEPRINT BRUNSWICK

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# A FRAMEWORK FOR THE FUTURE

Comprehensive Land Use Plan and Parks & Recreation Master Plan

Village Council Regular Meeting | April 21, 2023

# WHAT IS A COMPREHENSIVE PLAN??

AKA... General Plan, Master Plan, Land-use Plan. A community roadmap that includes a collection of policies and maps that serves as a community's blueprint for future growth.

- The following:
  - Snapshot of the community with statistics, graphics, tables & maps.
  - Vision for the future, with long-range goals and objectives.
  - Identifies challenges & opportunities, environmental hazards.
  - Collection of policies & maps to serve the vision and guide future growth.
- Great opportunities for public involvement.
- Balances competing private interests.
- Ensuring that economic development does not occur at the expense of the natural environment or residents' quality of life.
- *It provides justification for decisions.* Plans provide a factual and objective basis to support zoning decisions and can be used by communities to defend their decisions if challenged in court.
- *It promotes economic development.* The plan contains valuable information that drives the location of residential, commercial, recreation, businesses, and industrial uses.
- Includes an Action Plan & Implementation Schedule.
- Policy guide --- Not Legally Binding!!!

# A COMPREHENSIVE PLAN IS NOT . . . .

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- Regulatory such as Rules, Law, Codes, Regulations, or Ordinances.
- Restrictive, Rigid, or Unchangeable Policies.
- Specific in scope.
- Legally binding.



# REQUIRED BY NC CAMA ACT

In 1974, the North Carolina General Assembly passed the Coastal Area Management (CAMA) Act to protect the unique natural resources coastal areas by guiding development. It encompassing 20 coastal counties. These counties are subject to specific CAMA rules/requirements. The Division of Coastal Management (DCM) is tasked with carrying out the CAMA Act using rules and policies set by the NC Coastal Resources Commission (CRC). **All local governments are required to have a land use plan in accordance with guidelines established by the CRC (15A NCAC 07B).**

- Each land use plan must include local policies that address growth issues such as the protection of productive resources (i.e., farmland, forest resources, fisheries), desired types of economic development, natural resource protection, infrastructure & community facilities, land use, transportation & connectivity, and the reduction of storm hazards.
- DCM will use the plans in making CAMA permit decisions and federal consistency determinations. Proposed projects & activities must be consistent with the policies of a land use plan, or DCM cannot allow a project to go forward.
- Each plan must be reviewed and go through the certification process to be certified by DCM.
- Will replace CAMA CORE Land Use Plan (2007) & Satisfy CRC requirements (CAMA) per CAMA and DCM checklist (currently coordinating with DCM)



# REQUIRED BY NCGS

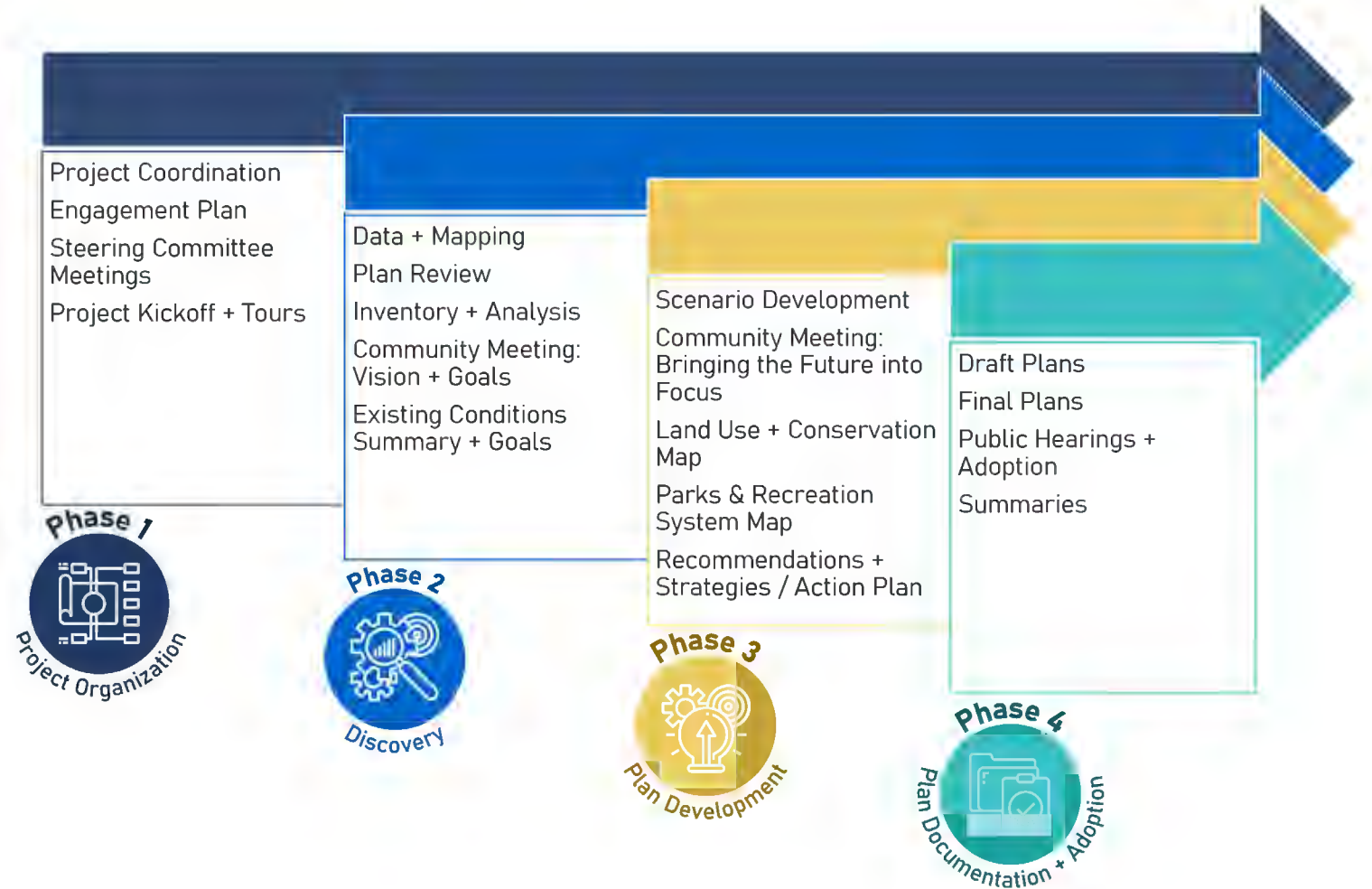
Per Section 160D-501 of NCGS - As a condition of adopting & applying zoning regulations under North Carolina General Statute 160D, a local government shall adopt and reasonably maintain a comprehensive plan or land use plan.

- Cannot have zoning without a current comprehensive or land use plan in place.
- States the following:
  - Comprehensive plan sets forth goals, policies, and programs intended to guide the present and future physical, social, & economic development.
  - Land-use plan use text & maps to designate the future use or reuse of land.
  - A plan is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs.
- Requires opportunities for citizen engagement in plan preparation & adoption.
- Plans adopted under NCGS 160D shall be considered by the planning board and governing board when considering proposed amendments to zoning regulations.
- Provides list of content that plans should address such as community challenges & opportunities, pattern of desired growth, employment opportunities, economic development, community development, public services/infrastructures, utilities, transportation, recreation, housing, nature hazards, environmental & nature resources, and the protection of significant resources (scenic, cultural, historical).

# THE PLAN PROCESS

# PROCESS

The process began in Fall 2020 and is now nearing completion.



## SCHEDULE IMPACTS

- 2020: COVID-19
- 2021: Other plans – Utilities and Transportation
- 2022: Municipal plans (6)

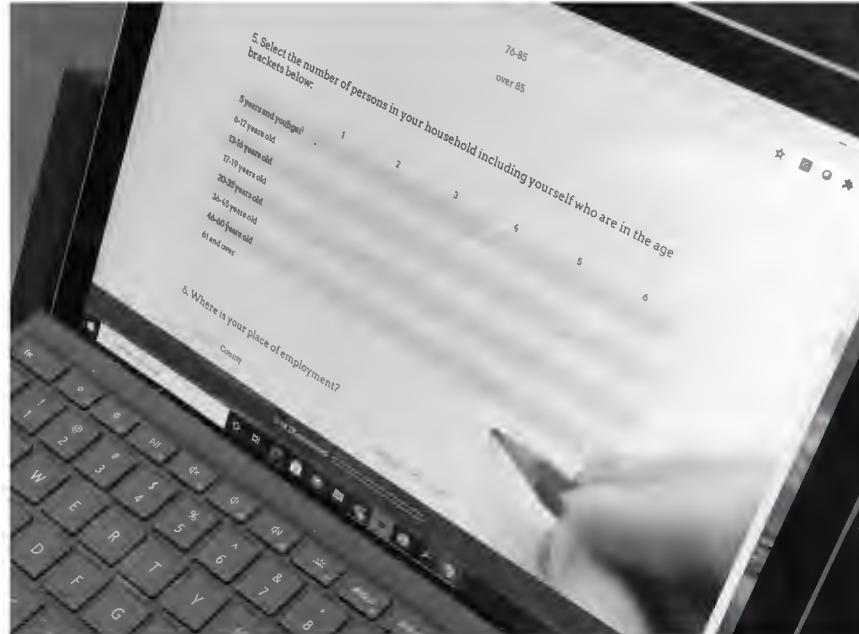


# PUBLIC ENGAGEMENT

>4,000 participants!

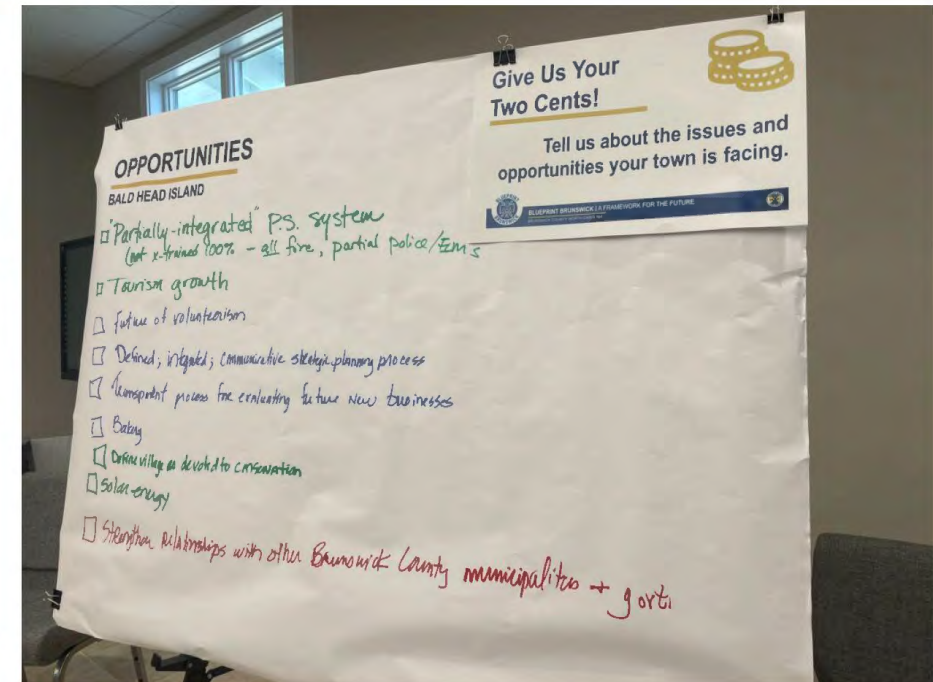
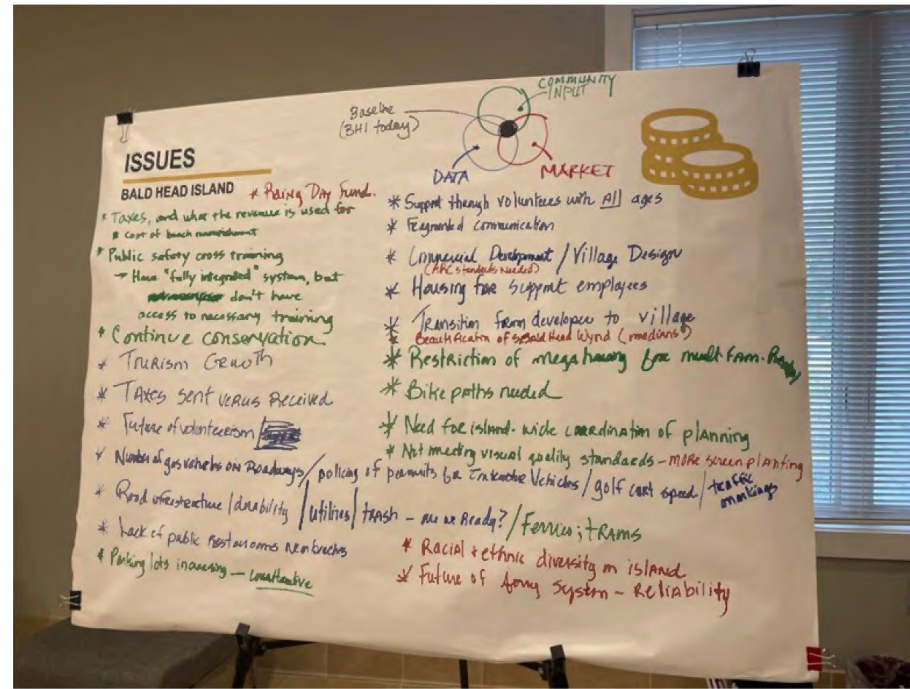
SURVEYS  
MEETINGS\*  
FOCUS GROUPS  
INTERVIEWS  
ART CONTEST

- 2 in-person meetings on Bald Head Island.



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MEETINGS\*  
FOCUS GROUPS  
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## BLUEPRINT BRUNSICK 2040 PUBLICITY

VILLAGE'S VOICE – Mentioned in seven issues of the monthly e-newsletter (3,800+ contacts).

ANNOUNCEMENTS – Mentioned in four announcements, two in which it was the only subject.

SOCIAL MEDIA – At least 26 solo social media posts on both Facebook/Twitter.

IPC/PO – Paper versions of surveys and comment cards were available along with flyers which coincided with social media posts.

## Community Engagement

During the Blueprint Brunswick 2040 planning process, Bald Head Island residents and property owners participated in district level meetings. In addition, community meetings were held at the Village offices on Bald Head Island in March and April of 2022. All such meetings were structured and facilitated to gather input on issues, opportunities and aspirations related to the future development pattern and conservation efforts. Feedback provided through online surveys (22 responses) augmented the input recorded at the in-person meetings.

❖ District 3 County Meeting attendees:	38
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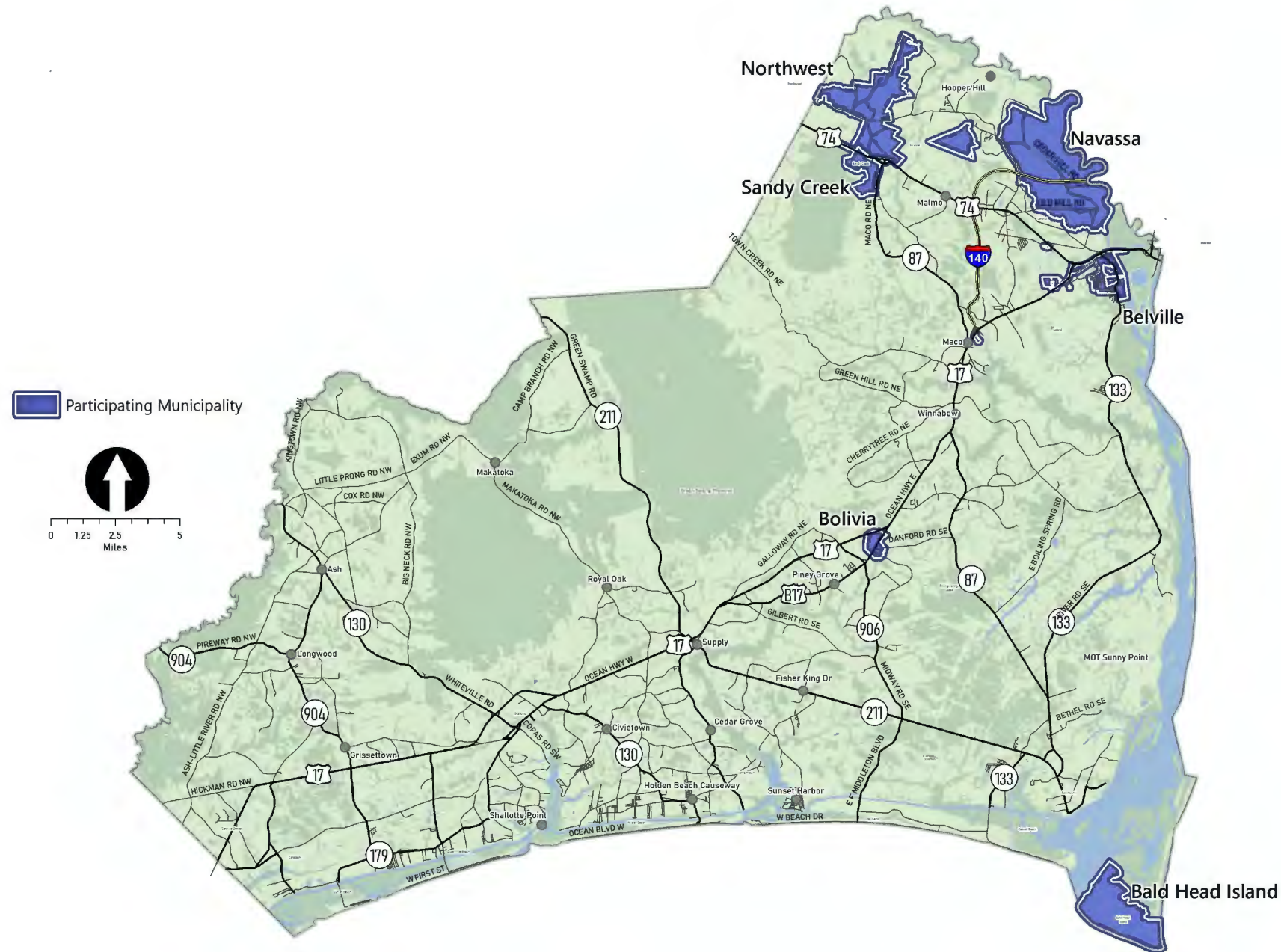
# Municipal Guidance

**BALD HEAD ISLAND**



# PARTNERING TOWNS

- Bald Head Island
- Belville
- Bolivia
- Navassa
- Northwest
- Sandy Creek



1 Our County, Our Future

2 Brunswick Today

3 The Vision

4 Realizing the Vision

5 Moving Forward

**6 Municipal Guidance**

7 Appendices



# BLUEPRINT BRUNSWICK



# PLANS FOR TOWNS INCLUDE . . . .

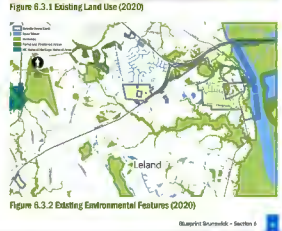


## Belville

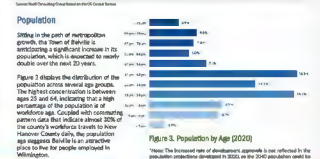
Incorporated in 1777, the Town of Belville is located in Brunswick County, North Carolina. The plan covers the town's jurisdiction, including the unincorporated area of the town. The plan covers the town's jurisdiction, including the unincorporated area of the town. The plan covers the town's jurisdiction, including the unincorporated area of the town.

**Existing Land Use & Development Patterns**  
Early development in the town included primarily industrial uses located to take advantage of access to the road network. More recently, development in residential land and heavy industry is following land use changes in Belville. Today, most of the developed portions of the town are devoted to residential, commercial, and regional retail development. The plan covers the town's jurisdiction, including the unincorporated area of the town.

**Environment**  
The town is located along the Brunswick River and some of its tributaries. As shown in Figure 2, most of the environmental features are riparian, floodplain, and wetland. The plan covers the town's jurisdiction, including the unincorporated area of the town.



Estimated Population (2020)	Projected Population (2040)*	Median Age (2020)	Median Household Income (2020)
2,696	4,666	41	\$62k



Year	2000	2010	2015	2020	2025	2030	2035	2040
Population	285	1,884	2,137	2,696	3,093	3,548	4,069	4,666
Growth Rate	36.1%	5.9%	2.1%	2.0%	3.2%	2.9%	3.1%	3.1%
Current Growth	4.7%	3.9%	1.8%	2.0%	2.0%	2.0%	2.0%	2.0%



**Key Issues & Opportunities**  
Through the community engagement activities, the residents and other stakeholders shared concerns about future growth, anticipated changes to the development patterns, and potential impacts. While meeting participants and survey respondents identified several issues to be addressed in the coming years, they also highlighted some opportunities to consider as change occurs.

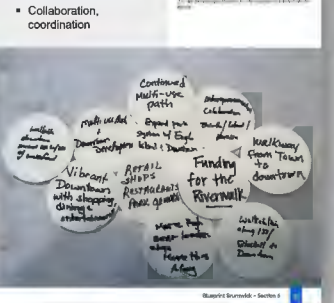
**Downstream Development**  
Support has been needed in the past to support a downstream that can support retail, restaurants, office, and civic uses. With some vision for the waterfront and plans for new public spaces that can support programmed events, the community will have a better chance of creating a vibrant downtown.

**Traffic on NC-133**  
A NC State Survey, NC-133 study of Belville offers views of natural areas and historic sites that contribute to the identity of Brunswick County. Traffic is a major concern for the town.

**Active Recreation**  
While this plan provides recreational opportunities within the town limits, most residents rely on the parks and recreation facilities and the County in meeting the full range of recreational needs.

## Wish List

- Vibrant downtown
- Recreation, river access
- Cultural assets, history
- Collaboration, coordination



## OVERVIEW

## POPULATION & EMPLOYMENT

## TOPICS OF INTEREST



**Ideas for Land Use + Precedents**

- Retail shops
- Restaurants
- Entertainment
- Parks, ballfields
- Greenspace, splash pad
- Riverwalk

**Future Land Use**  
The focus of the plan is to address the risks of overdevelopment and the loss of open space. The plan covers the town's jurisdiction, including the unincorporated area of the town.



- Policy Recommendations & Strategies**
1. Create a downtown for Belville, including an outdoor cafe.
  2. Enhance walkability and promote opportunities with an expanded trail system.
  3. Increase recreational opportunities and access for residents and visitors.
  4. Collaborate with Brunswick Riverwalk Park improvements called for in the 2020 plan.

**Recommended Action Plan**

1. Set the table for public-private partnerships. Key steps in advancing the development of a vibrant downtown include developing a public-private partnership and holding public-private partnerships.
2. Create the framework for future development. Belville has had success in the past with public-private partnerships. The town should continue to explore this model.
3. Develop new recreational facilities. The construction of a second canoe/kayak launch at the downtown will provide another way to make this location more fun for the town. The town should also study the feasibility of active recreation and other uses along NC-133 to the east.

## IDEAS FOR FUTURE

## FUTURE LAND USE

## RECOMMENDATIONS

# Bald Head Island

Starts in  
Section 6  
on Page 176

## Bald Head Island

The Village of Bald Head Island is a small community that incorporated in 1985, just two years after development began. Here, planning for the future means striking a balance between conserving the natural and cultural features of the island and providing the infrastructure and services that meet the needs of a community that is still in the process of developing. This plan defines ways the development pattern can shift to accommodate the uses and activities the community desires while preserving the special characteristics of the village and the island it occupies.

### Existing Land Use & Development Pattern

Created originally as a resort community for people to “live in harmony with nature,” the development on the island is comprised primarily of single-family homes around a golf course, a marina and various amenities, and some commercial uses in a few locations. (See Figure 1.) The commercial areas are devoted to restaurants, small shops, convenience grocery, and personal services and serve both the residents of the island as well as the many visitors that travel to the island for day trips or longer stays. The environmental constraints and lack of automobiles have limited the scale of development. The natural and cultural assets are prominent features of the community. “Old Baldy,” for example, is the iconic lighthouse. Constructed in 1817, this historic structure is an important relic of Brunswick County’s seafaring past.

### Environment

Bald Head Island is the southernmost of North Carolina’s cape islands. With most of its 12,000 acres permanently protected as open space, the island boasts ecological diversity with ecosystems comprised of beachfront, dune ridge, maritime forest, and marshland. Through the work of BHI Conservancy, it is nationally recognized for its sea turtle nesting activity. The State of North Carolina manages most of the land as the Bald Head Island State Natural Area. Within the Village, Smith Island Land Trust (SILT) has been instrumental in protecting over 40 properties with conservation easements, bringing the total area of conservation land inside the village to almost 600 acres. The easements encompass some of the areas delineated as “Natural Heritage Natural Areas,” which support rare plant and animal habitats (see Figure 2). Subject to barrier island dynamics, the island has evolved over time, particularly in response to the impacts of tropical storms and hurricanes.



A limited amount of commercial development can be found on the island. Much of it is clustered around the marina where the ferry from Southport docks.



Single family homes are the predominant land use in the village. For many of the homeowners, these are vacation homes, not their primary residences.







Figure 6.2.1 Existing Land Use (2020)

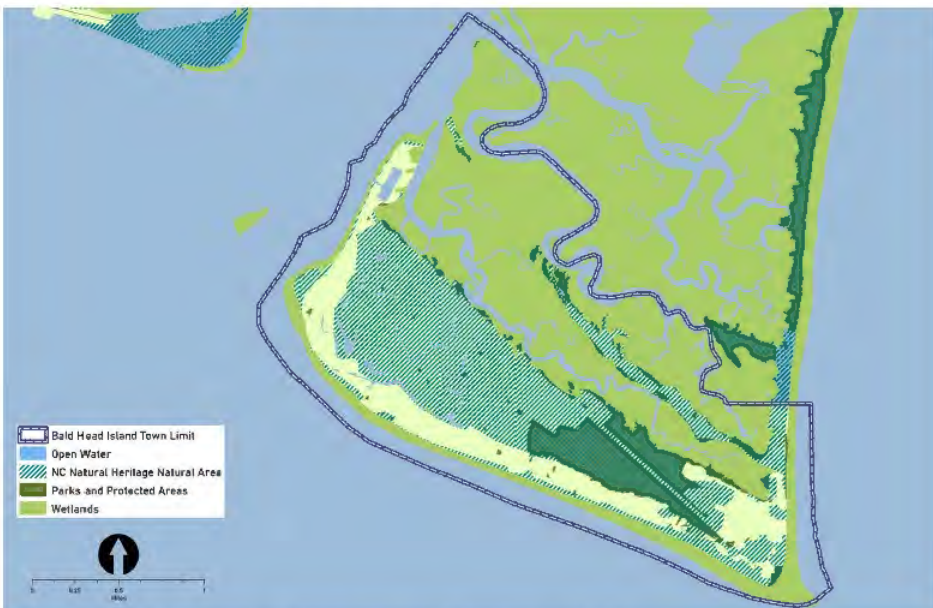


Figure 6.2.2 Existing Environmental Features (2020)

## Bald Head Island by the Numbers

Estimated Population (2020)	Projected Population (2040)*	Median Age (2020)	Median Household Income (2020)
<b>209</b>	<b>307</b>	<b>72</b>	<b>\$119k</b>

Source: Noell Consulting Group based on the US Census Bureau

### Population

The population of Bald Head Island, according to the US Census Bureau, is just over 200. However, the seasonal population raises that number, as more than 1,000 dwelling units (almost 90% of all homes) are classified as vacation homes. With an increasing growth rate, the population is expected to grow by roughly 50% by 2040.

The permanent population is comprised of older adults with a median age of 72 and, as shown in Figure 3, most residents are between 65 and 74 years of age.

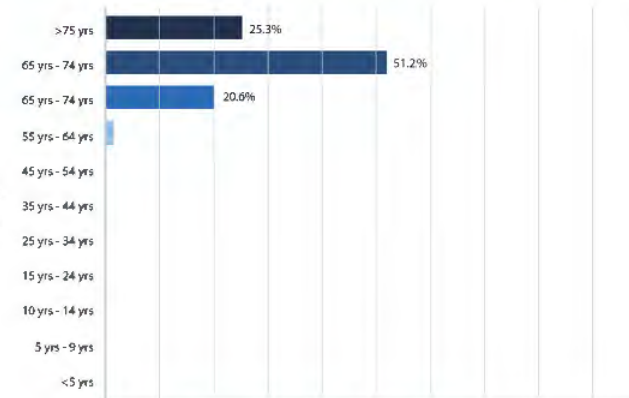


Figure 3. Population by Age (2020)

\*Note: The increased rate of development approvals is not reflected in the population projections developed in 2020, so the 2040 population could be higher than the number shown.

### Figure 4. Estimated and Projected Population Growth (2000-2040)

Year	2000	2010	2015	2020	2025	2030	2035	2040
Population	173	75	205	209	229	252	278	307
Growth Rate		-5.7%	34.7%	0.4%	1.9%	2.0%	2.1%	2.2%
Capture Growth		-0.3%	0.9%	0.0%	0.1%	0.1%	0.1%	0.1%

Source: Noell Consulting Group based on the US Census Bureau

## Housing & Households

Almost 100% of the housing on Bald Head Island is comprised of single-family detached homes. Approximately 10% of all homes are considered to be owner- or renter-occupied, which indicates a high number occupants are seasonal residents or are short-term renters. In fact, more than 1,000 dwelling units (almost 90% of all homes) are classified as vacation homes. Of those households with permanent residents, more than half have an annual household income above \$100,000, which is substantially higher than the median household income of the County.



Figure 5. Households by Income

Source: Noell Consulting Group based on the US Census Bureau

## Employment & the Economy

The Bald Head Island economy is relatively small, comprised of around 500 total jobs; up significantly from 2010 yet off somewhat from 2015. Unsurprisingly, these jobs are heavily clustered to cater to tourism and seasonal residents, focused largely in Retail Trade, Recreation, and Transportation.

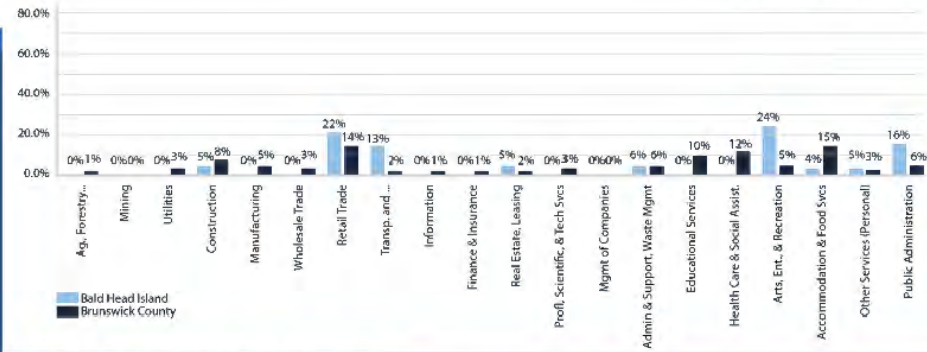


Figure 8. Employment by Industry Sector



Figure 6. Housing Tenure/Type

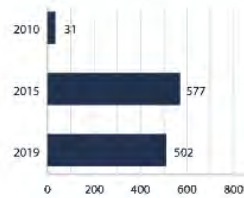


Figure 7. Jobs, 2010-2019

## Key Issues & Opportunities

Through the community engagement activities, the residents and other stakeholders shared concerns about future growth, anticipated changes to the development pattern, and potential impacts. While meeting participants and survey respondents identified several issues to be addressed in the coming years, they also highlighted some opportunities to consider as change occurs. The following summary reflects some the concerns and ideas expressed.

### Transportation

Residents and visitors rely on electric carts and bicycles to travel around the island. Residents and business owners noted concerns ranging from the long-term viability of ferry service to the island, as automobiles are not permitted, to the challenges of feasibly maintaining the streets (roads and "wynds"), to safety, particularly for pedestrians and cyclists.

### Environment

Though much of the land is protected as undisturbed open space, residents are concerned that impacts stemming from new development and increasing tourism could jeopardize the health of the fragile ecosystems.

### Housing

Though some desire more housing diversity, residents seemed equally interested in better management of properties used as short-term rentals.

### Other Uses

The level of activity on the island is presenting opportunities for a few more commercial services as well as beach-related facilities distributed to improve access.



Beach renourishment and channel dredging are two key island management activities.



The ferry from Deep Point Marina in Southport is the primary mode of transportation to Bald Head Island.

## Community Engagement

During the Blueprint Brunswick 2040 planning process, Bald Head Island residents and property owners participated in district level meetings. In addition, community meetings were held at the Village offices on Bald Head Island in March and April of 2022. All such meetings were structured and facilitated to gather input on issues, opportunities and aspirations related to the future development pattern and conservation efforts. Feedback provided through online surveys (22 responses) augmented the input recorded at the in-person meetings.

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## Ideas for Land Use + Precedents

- Health services, senior care/support
- School (charter)
- Lodging
- Temporary / pop-up businesses
- ABC Store
- More restaurants, bakery
- Dog grooming, boarding
- Accessory dwelling units (ADUs), garage apartments
- Access points to beaches (with parking and restrooms)
- Playground(s)
- Dog park
- Agriculture



Examples of lodging (Newport, RI), accessory dwelling unit (Charleston, SC), and restaurant (Oriental, NC) from other waterfront communities.

## Future Land Use

The community's vision for Bald Head Island is depicted on the Future Land Use and Conservation Map (Figure 10). The majority of the development pattern is envisioned to remain intact. Most of the new development in the future will consist of housing units on existing home lots. Through infill development and redevelopment in the current commercial nodes, the community will support a limited amount of additional nonresidential uses.

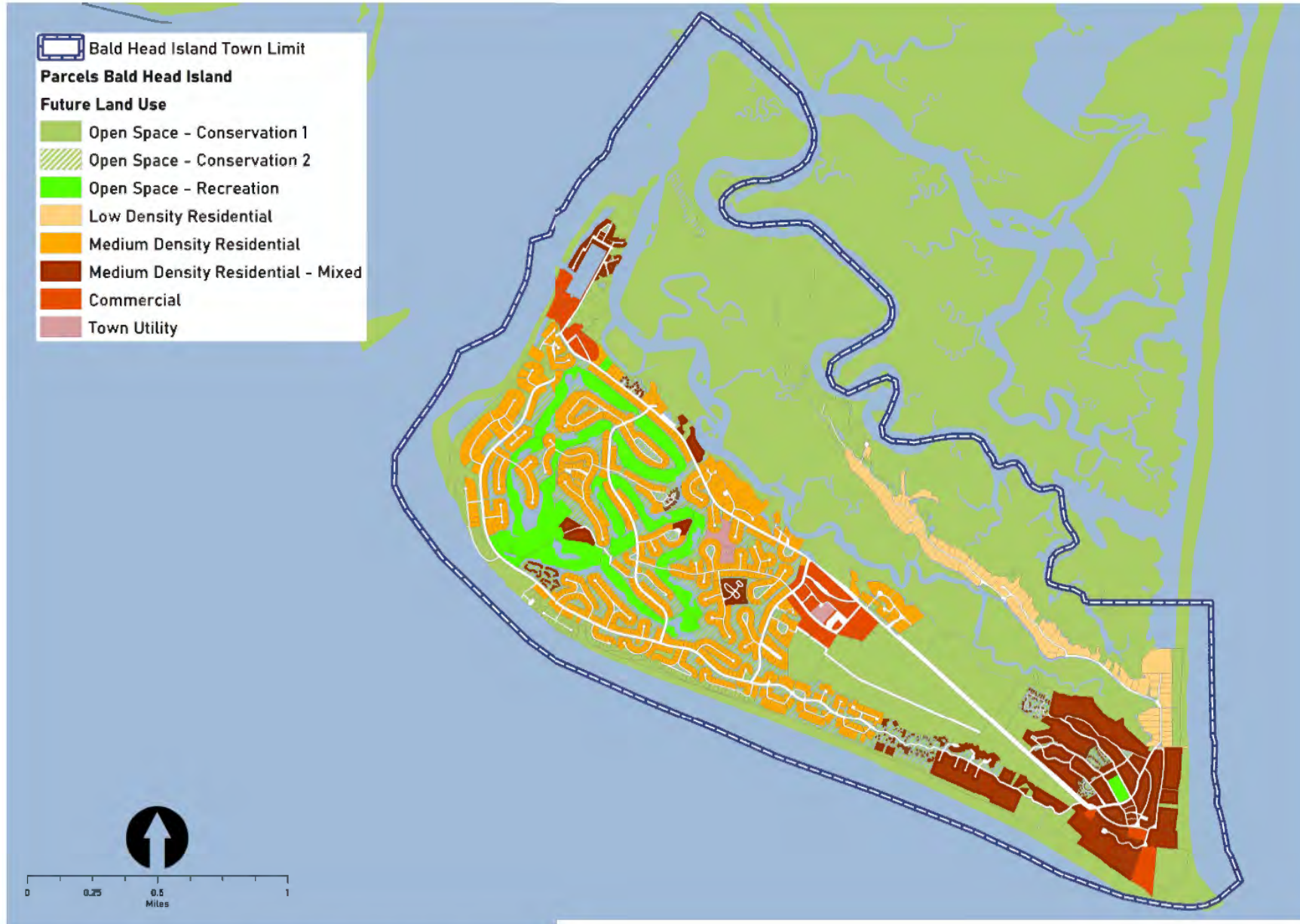


Figure 6.2.10 Future Land Use & Conservation Map

## Policy Recommendations & Strategies

The following are a series of policy recommendations and supporting implementation strategies. As indicated in the column on the right, each has a connection to one or more of the recommendations outlined in Section 4 of Blueprint Brunswick 2040.

	Related Recommendations of Blueprint Brunswick 2040
<p><b>1. Maintain development quality</b></p> <ul style="list-style-type: none"> <li>Develop clearer design standards and landscaping/screening requirements for new development, particularly commercial buildings and parking lots.</li> </ul>	DQ-1, DQ-2
<p><b>2. Improve mobility and access</b></p> <ul style="list-style-type: none"> <li>Continue conducting pavement study of roads and wynds to determine needs for improvements as well as the associated costs and funding strategy.</li> <li>Conduct mobility study to evaluate how to safely accommodate walkers, bicyclists, and golf carts.</li> <li>Consider a study to determine locations and amenities (parking and restrooms) for beach access.</li> <li>Work with the private owners (and NCDOT) to ensure reliable ferry service well into the future.</li> </ul>	ITR-1
<p><b>3. Increase efforts to conserve natural resources</b></p> <ul style="list-style-type: none"> <li>Promote land dedication and conservation easements.</li> </ul>	NR-1
<p><b>4. Foster an environment of collaboration to advance shared goals of protecting the special attributes of BHI. Consider formalized engagement with property owners (including nonresidents), business owners, BHI Club, SILT, NCDOT, etc.</b></p>	GC-1
<p><b>5. Assess infrastructure demands and strategies for managing capacity</b></p> <ul style="list-style-type: none"> <li>Conduct build-out analysis of island to determine future needs and allocation policies. This should take into consideration existing development rights, vacation rental uses, and desired commercial development.</li> </ul>	IWS-1
<p><b>6. Consider integration of desired uses while respecting the original vision for the Island</b></p>	LU-2
<p><b>7. Examine the regulatory framework</b></p> <ul style="list-style-type: none"> <li>Determine enforcement limitations and creative solutions to address issues.</li> <li>Examine covenants and restrictions to define specific barriers to desired changes.</li> <li>Consider possible zoning ordinance update regarding new commercial development in the village.</li> </ul>	G-5, LU-1, LU-6
<p><b>8. Support the tourism industry while mitigating the impacts</b></p> <ul style="list-style-type: none"> <li>Improve the experience (better mobility, wayfinding)</li> <li>Protect the environmental assets through education (e.g., orientation at ferry terminal)</li> <li>Seek creative solutions to issues associated with tourism, such as traffic, parking, and noise due to congregation of groups (vacation rentals, beach access)</li> </ul>	ED-3
<p><b>9. Conduct housing study, with a focus on the following:</b></p> <ul style="list-style-type: none"> <li>Managing large vacation rentals and developing short-term rental policies, and</li> <li>Providing housing options for island workers, extended family, etc.</li> </ul>	HN-1



**Mebane Landscaping Ordinance Updates:** In 2022, the City of Mebane, NC updated its landscaping requirements and a variety of other ordinance standards to better match its expectations for new development.



**Apex Pavement Management Study:** In 2020, the Town of Apex, NC conducted a pavement management study for Town streets using special software to estimate the cost of pavement improvements and identify which repairs would deliver the greatest benefit for the resources available.



**Chesapeake Conservancy Viewshed Studies:** The Chesapeake Conservancy is conducting viewshed studies to help prioritize land for protection in the Chesapeake Bay watershed and protect signature views from scenic roads, hiking routes, and water trails.



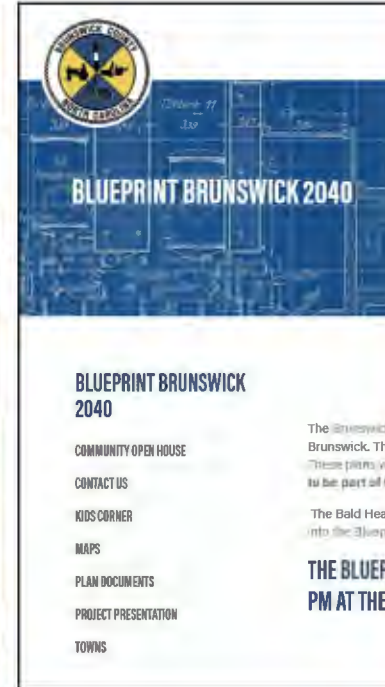
## Recommended Action Plan

The conservation and development of Bald Head Island has always been about balance – enabling people to experience the special attributes of the place without degrading the qualities they came to see. As the island continues to develop on remaining vacant and underdeveloped lots, preserving the island's natural qualities and mitigating the impacts of more people are paramount. As a result, the Village should prioritize the following action steps:

- 1** Clarify the rules that control new development: Update the Village Zoning Ordinance to clarify the screening requirements for new development, especially commercial buildings and parking lots; evaluate potential additions to permitted nonresidential uses in some zoning districts to meet the changing needs of the island.
- 2** Improve the condition and safety of roads and wynds: Continue conducting a pavement management study to identify location and cost of needed improvements to roads and wynds. Conduct a mobility study to improve the safety of walkers, bicyclists, and carts.
- 3** Protect the land that protects the island experience: Continue working with the Smith Island Land Trust and Bald Head Island Conservancy to identify and protect signature view-shaping lands and sensitive areas to maintain the island's natural qualities as development continues.

# NEXT STEPS

- Public Hearing + Adoption
- Final Plan Documents
- CAMA Certification by DCM



# Bald Head Island

The Village of Bald Head Island is a small community that incorporated in 1985, just two years after development began. Here, planning for the future means striking a balance between conserving the natural and cultural features of the island and providing the infrastructure and services that meet the needs of a community that is still in the process of developing. This plan defines ways the development pattern can shift to accommodate the uses and activities the community desires while preserving the special characteristics of the village and the island it occupies.

## Existing Land Use & Development Pattern

Created originally as a resort community for people to “live in harmony with nature,” the development on the island is comprised primarily of single-family homes around a golf course, a marina and various amenities, and some commercial uses in a few locations. (See Figure 1.) The commercial areas are devoted to restaurants, small shops, convenience grocery, and personal services and serve both the residents of the island as well as the many visitors that travel to the island for day trips or longer stays. The environmental constraints and lack of automobiles have limited the scale of development. The natural and cultural assets are prominent features of the community. “Old Baldy,” for example, is the iconic lighthouse. Constructed in 1817, this historic structure is an important relic of Brunswick County’s seafaring past.

## Environment

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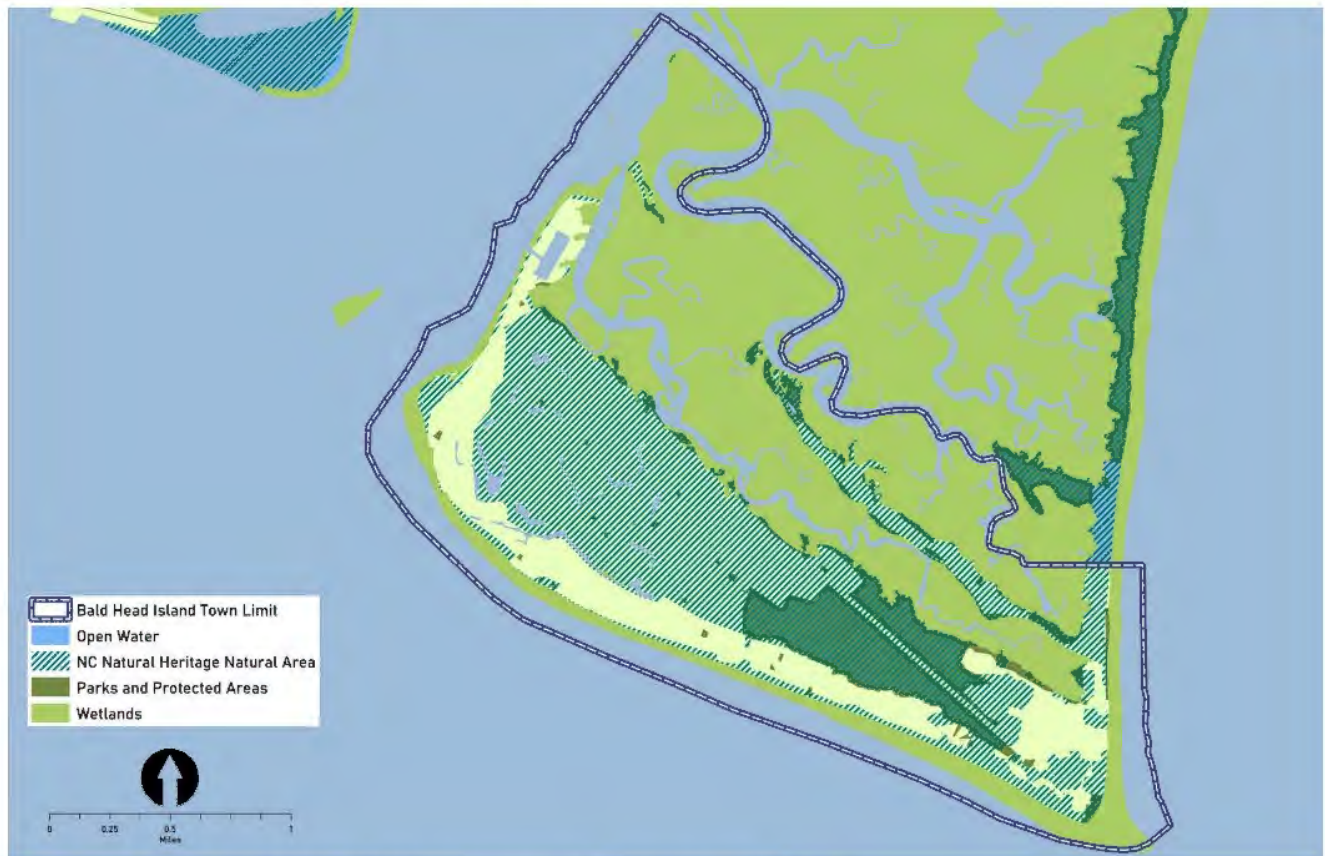


Single family homes are the predominant land use in the village. For many of the homeowners, these are vacation homes, not their primary residences.





**Figure 6.2.1 Existing Land Use (2020)**



**Figure 6.2.2 Existing Environmental Features (2020)**

## Bald Head Island by the Numbers

Estimated  
Population  
(2020)

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Projected  
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(2040)\*

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Median  
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Source: Noell Consulting Group based on the US Census Bureau

### Population

The population of Bald Head Island, according to the US Census Bureau, is just over 200. However, the seasonal population raises that number, as more than 1,000 dwelling units (almost 90% of all homes) are classified as vacation homes. With an increasing growth rate, the population is expected to grow by roughly 50% by 2040.

The permanent population is comprised of older adults with a median age of 72 and, as shown in Figure 3, most residents are between 65 and 74 years of age.

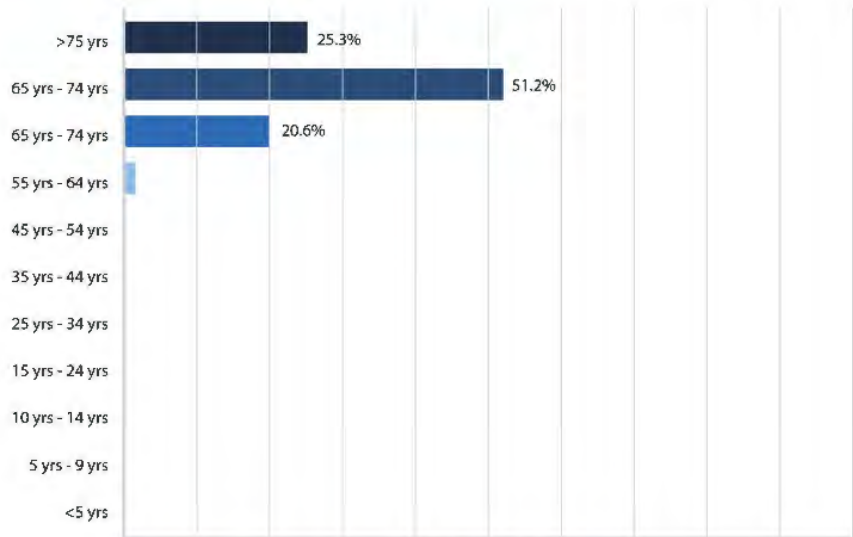


Figure 3. Population by Age (2020)

\*Note: The increased rate of development approvals is not reflected in the population projections developed in 2020, so the 2040 population could be higher than the number shown.

### Figure 4. Estimated and Projected Population Growth (2000-2040)

Year	2000	2010	2015	2020	2025	2030	2035	2040
Population	173	75	205	209	229	252	278	307
Growth Rate		-5.7%	34.7%	0.4%	1.9%	2.0%	2.1%	2.2%
Capture Growth		-0.3%	0.9%	0.0%	0.1%	0.1%	0.1%	0.1%

Source: Noell Consulting Group based on the US Census Bureau

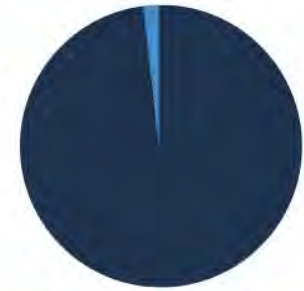
## Housing & Households

Almost 100% of the housing on Bald Head Island is comprised of single-family detached homes. Approximately 10% of all homes are considered to be owner- or renter-occupied, which indicates a high number occupants are seasonal residents or are short-term renters. In fact, more than 1,000 dwelling units (almost 90% of all homes) are classified as vacation homes. Of those households with permanent residents, more than half have an annual household income above \$100,000, which is substantially higher than the median household income of the County.



**Figure 5. Households by Income**

Source: Noell Consulting Group based on the US Census Bureau

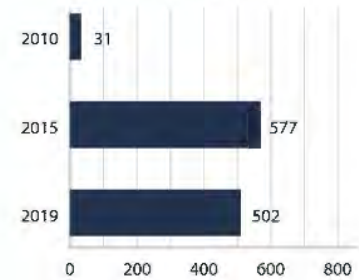


Legend for Figure 6:  
 ■ Single Family Detached  
 ■ Attached, 1-4 Units  
 ■ Attached, 5+ Units  
 ■ Mobile Home

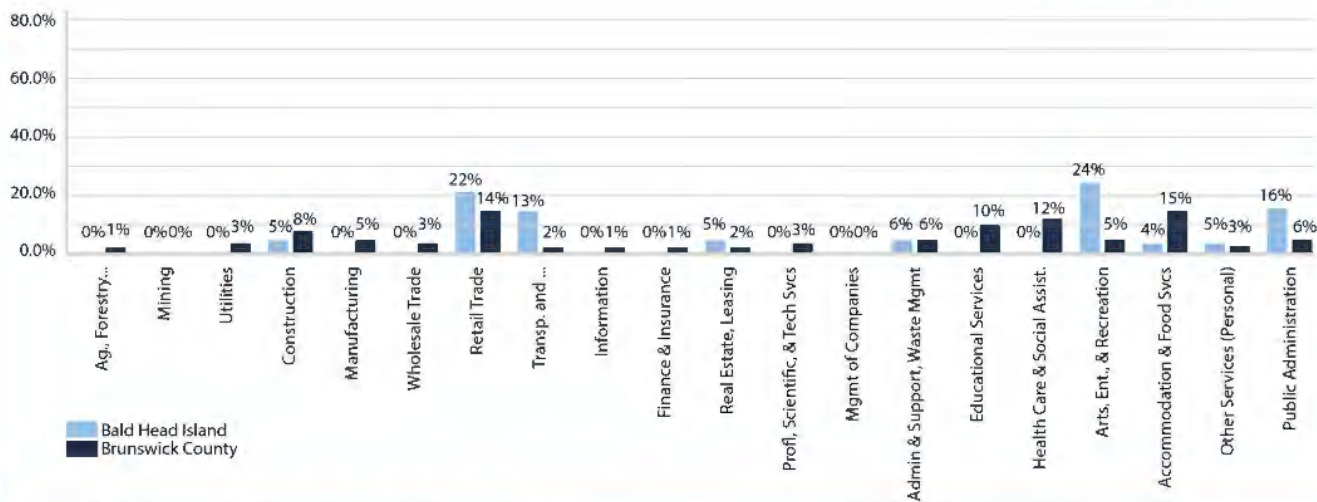
**Figure 6. Housing Tenure/Type**

## Employment & the Economy

The Bald Head Island economy is relatively small, comprised of around 500 total jobs; up significantly from 2010 yet off somewhat from 2015. Unsurprisingly, these jobs are heavily clustered to cater to tourism and seasonal residents, focused largely in Retail Trade, Recreation, and Transportation.



**Figure 7. Jobs, 2010-2019**



**Figure 8. Employment by Industry Sector**

## Key Issues & Opportunities

Through the community engagement activities, the residents and other stakeholders shared concerns about future growth, anticipated changes to the development pattern, and potential impacts. While meeting participants and survey respondents identified several issues to be addressed in the coming years, they also highlighted some opportunities to consider as change occurs. The following summary reflects some of the concerns and ideas expressed.

### Transportation

Residents and visitors rely on electric carts and bicycles to travel around the island. Residents and business owners noted concerns ranging from the long-term viability of ferry service to the island, as automobiles are not permitted, to the challenges of feasibly maintaining the streets (roads and “wynds”), to safety, particularly for pedestrians and cyclists.

### Environment

Though much of the land is protected as undisturbed open space, residents are concerned that impacts stemming from new development and increasing tourism could jeopardize the health of the fragile ecosystems.

### Housing

Though some desire more housing diversity, residents seemed equally interested in better management of properties used as short-term rentals.

### Other Uses

The level of activity on the island is presenting opportunities for a few more commercial services as well as beach-related facilities distributed to improve access.



Beach renourishment and channel dredging are two key island management activities.



The ferry from Deep Point Marina in Southport is the primary mode of transportation to Bald Head Island.

## Community Engagement

During the Blueprint Brunswick 2040 planning process, Bald Head Island residents and property owners participated in district level meetings. In addition, community meetings were held at the Village offices on Bald Head Island in March and April of 2022. All such meetings were structured and facilitated to gather input on issues, opportunities and aspirations related to the future development pattern and conservation efforts. Feedback provided through online surveys (22 responses) augmented the input recorded at the in-person meetings.

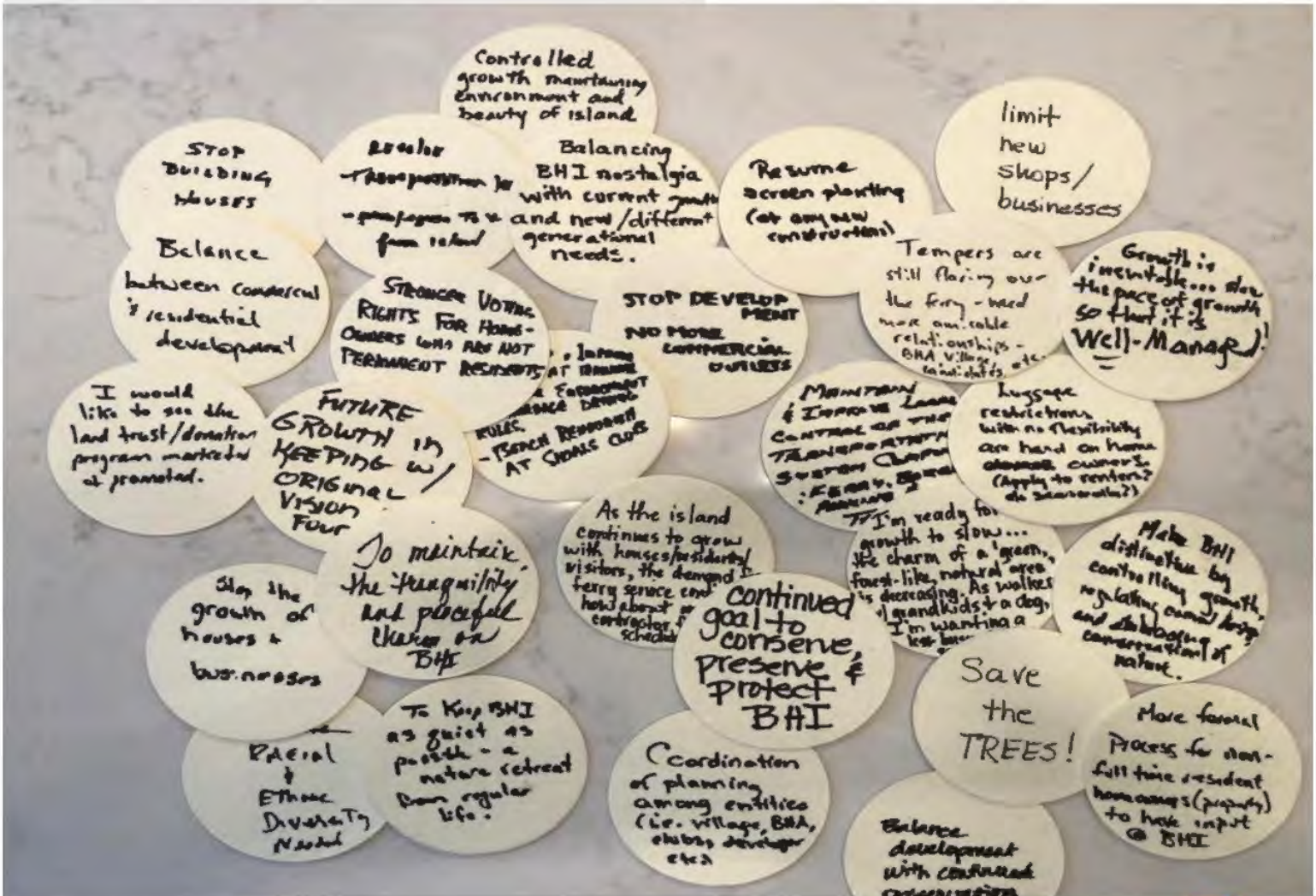
- ❖ District 3 County Meeting attendees: 38
- ❖ March 2022 Bald Head Island Meeting attendees: 42
- ❖ April 2022 Bald Head Island Meeting attendees: 12

# Wish List

- Infrastructure capacity and management
- Collaboration, coordination
- Conservation
- Development quality

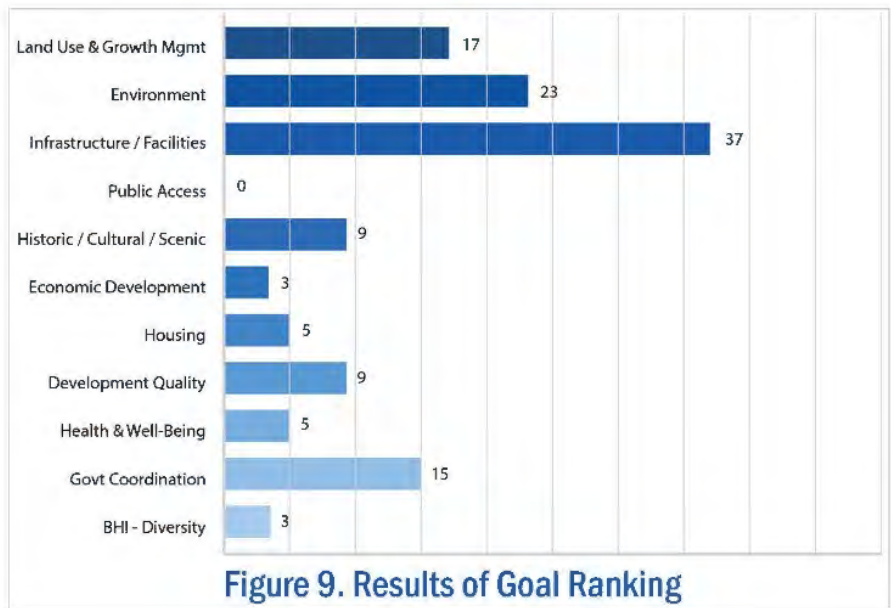


“Old Baldy” is NC’s oldest standing lighthouse and an important feature in the village’s development pattern.



## Top-Ranked Goals

When asked to review the goals for the future of Brunswick County, meeting participants shared their opinions and voted for those they believe are most relevant to Bald Head Island. The goals pertaining to infrastructure, the environment, and land use and growth management ranked first, second, and third, respectively.



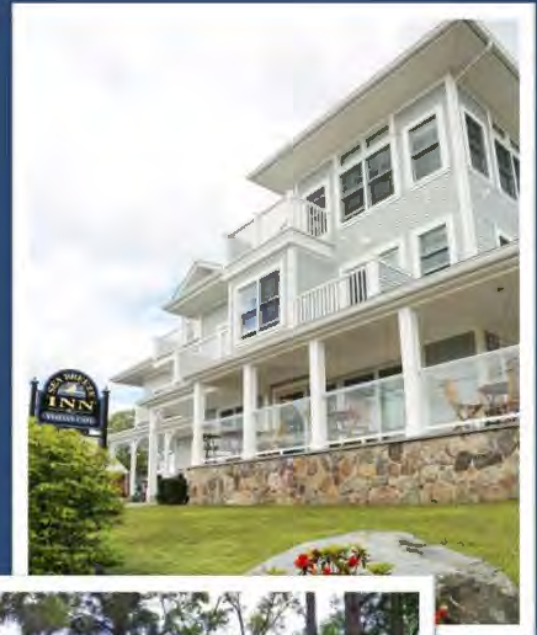
Note: The full set of Goals are presented on page 68-69 in Section 3 of Blueprint Brunswick 2040.



Meeting attendees examined draft land use maps and shared ideas about specific details to reflect their vision for the future of the village.

## Ideas for Land Use + Precedents

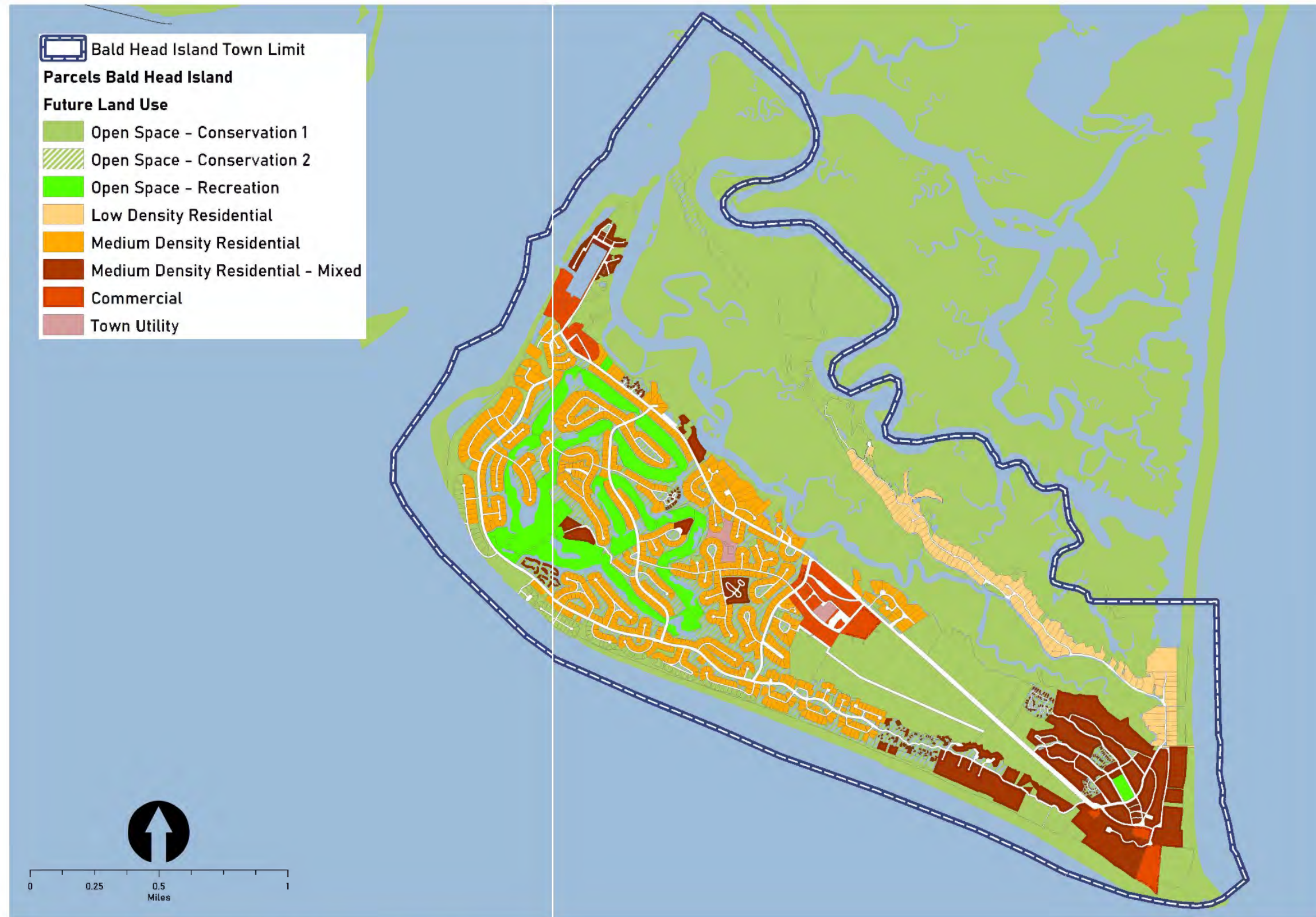
- Health services, senior care/support
- School (charter)
- Lodging
- Temporary / pop-up businesses
- ABC Store
- More restaurants, bakery
- Dog grooming, boarding
- Accessory dwelling units (ADUs), garage apartments
- Access points to beaches (with parking and restrooms)
- Playground(s)
- Dog park
- Agriculture



Examples of lodging (Newport, RI), accessory dwelling unit (Charleston, SC), and restaurant (Oriental, NC) from other waterfront communities.

## Future Land Use

The community's vision for Bald Head Island is depicted on the Future Land Use and Conservation Map (Figure 10). The majority of the development pattern is envisioned to remain intact. Most of the new development in the future will consist of housing units on existing home lots. Through infill development and redevelopment in the current commercial nodes, the community will support a limited amount of additional nonresidential uses.



Note: The Place Type descriptions are presented on page \_\_\_ in Section 3 of Blueprint Brunswick 2040.

Figure 6.2.10 Future Land Use & Conservation Map



## Policy Recommendations & Strategies

The following are a series of policy recommendations and supporting implementation strategies. As indicated in the column on the right, each has a connection to one or more of the recommendations outlined in Section 4 of Blueprint Brunswick 2040.

### Related Recommendations of Blueprint Brunswick 2040

<p><b>1. Maintain development quality</b></p> <ul style="list-style-type: none"> <li>• Develop clearer design standards and landscaping/screening requirements for new development, particularly commercial buildings and parking lots.</li> </ul>	<p>DQ-1, DQ-2</p>
<p><b>2. Improve mobility and access</b></p> <ul style="list-style-type: none"> <li>• Continue conducting pavement study of roads and wynds to determine needs for improvements as well as the associated costs and funding strategy.</li> <li>• Conduct mobility study to evaluate how to safely accommodate walkers, bicyclists, and golf carts.</li> <li>• Consider a study to determine locations and amenities (parking and restrooms) for beach access.</li> <li>• Work with the private owners (and NCDOT) to ensure reliable ferry service well into the future.</li> </ul>	<p>ITR-1</p>
<p><b>3. Increase efforts to conserve natural resources</b></p> <ul style="list-style-type: none"> <li>• Promote land dedication and conservation easements.</li> </ul>	<p>NR-1</p>
<p><b>4. Foster an environment of collaboration to advance shared goals of protecting the special attributes of BHI. Consider formalized engagement with property owners (including nonresidents), business owners, BHI Club, SILT, NCDOT, etc.</b></p>	<p>GC-1</p>
<p><b>5. Assess infrastructure demands and strategies for managing capacity</b></p> <ul style="list-style-type: none"> <li>• Conduct build-out analysis of island to determine future needs and allocation policies. This should take into consideration existing development rights, vacation rental uses, and desired commercial development.</li> </ul>	<p>IWS-1</p>
<p><b>6. Consider integration of desired uses while respecting the original vision for the island</b></p>	<p>LU-2</p>
<p><b>7. Examine the regulatory framework</b></p> <ul style="list-style-type: none"> <li>• Determine enforcement limitations and creative solutions to address issues.</li> <li>• Examine covenants and restrictions to define specific barriers to desired changes.</li> <li>• Consider possible zoning ordinance update regarding new commercial development in the village.</li> </ul>	<p>G-5, LU-1, LU-6</p>
<p><b>8. Support the tourism industry while mitigating the impacts</b></p> <ul style="list-style-type: none"> <li>• Improve the experience (better mobility, wayfinding)</li> <li>• Protect the environmental assets through education (e.g., orientation at ferry terminal)</li> <li>• Seek creative solutions to issues associated with tourism, such as traffic, parking, and noise due to congregation of groups (vacation rentals, beach access)</li> </ul>	<p>ED-3</p>
<p><b>9. Conduct housing study, with a focus on the following:</b></p> <ul style="list-style-type: none"> <li>• Managing large vacation rentals and developing short-term rental policies, and</li> <li>• Providing housing options for island workers, extended family, etc.</li> </ul>	<p>HN-1</p>



**Mebane Landscaping Ordinance Updates:** In 2022, the City of Mebane, NC updated its landscaping requirements and a variety of other ordinance standards to better match its expectations for new development.



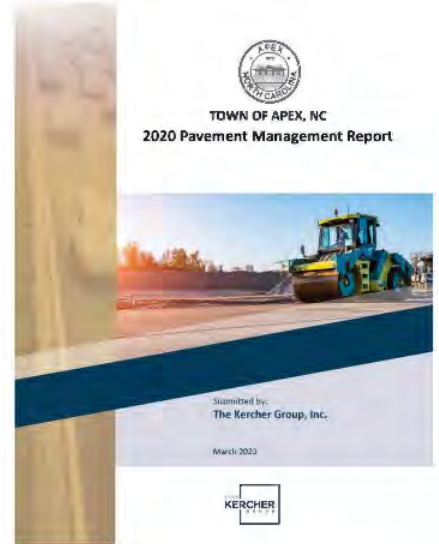
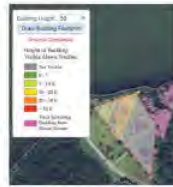
**Chesapeake Conservancy Viewshed Studies:** The Chesapeake Conservancy is conducting viewshed studies to help prioritize land for protection in the Chesapeake Bay watershed and protect signature views from scenic roads, hiking routes, and water trails.

**Viewshed Protection and Impact Analyses**

Mapping the visible landscape to understand the impacts of land growth strategies development that maintains the beauty of special vistas.

The Chesapeake Conservancy is conducting extensive viewshed analyses to support strategic conservation and restoration efforts in the Chesapeake Bay watershed. This study provides a visual representation of what portions of land are visible from specific locations. This information is key for when decisions are made on potential future development that may contribute to those viewshed water table water maps, and to water views.

This work is being applied to the road viewshed study on scenic roads with large viewshed locations. When done, this information has developed a table of viewshed information that will be used to evaluate how potential development would affect the scenic resource. This tool accepts a user-defined road and helps to assess development, identifying if and how much it would be visible from scenic viewshed which have been visible to the road and from viewshed.



**Apex Pavement Management Study:** In 2020, the Town of Apex, NC conducted a pavement management study for Town streets using special software to estimate the cost of pavement improvements and identify which repairs would deliver the greatest benefit for the resources available.

## Recommended Action Plan

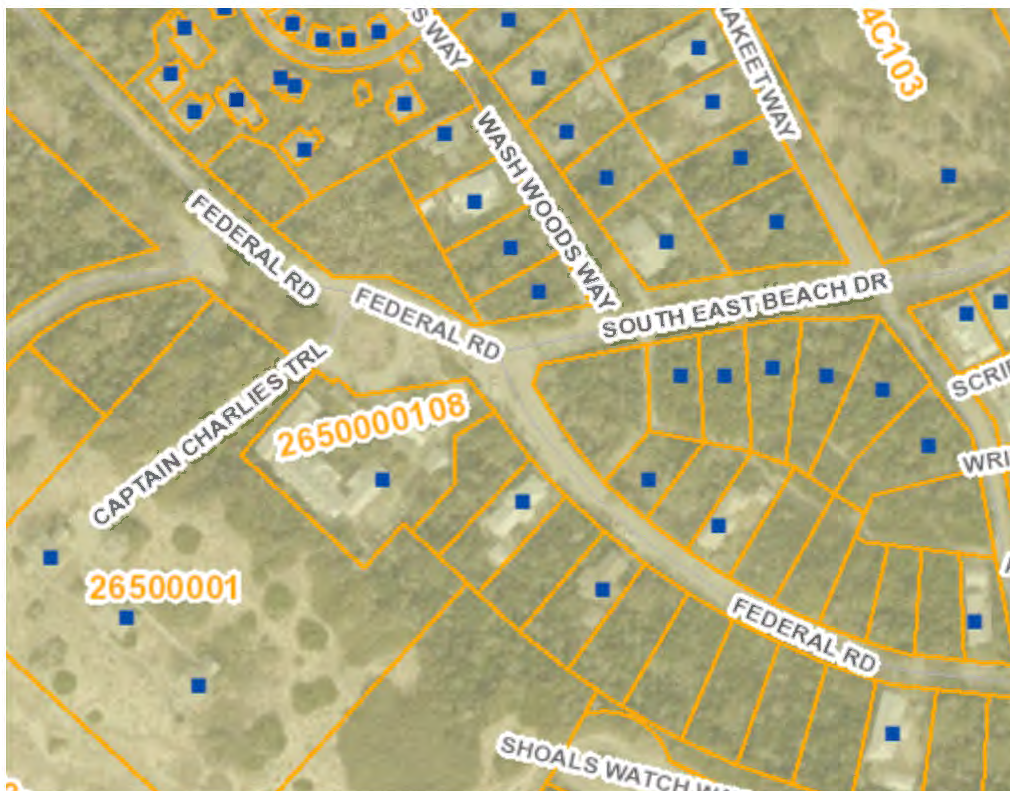
The conservation and development of Bald Head Island has always been about balance – enabling people to experience the special attributes of the place without degrading the qualities they came to see. As the island continues to develop on remaining vacant and underdeveloped lots, preserving the island’s natural qualities and mitigating the impacts of more people are paramount. As a result, the Village should prioritize the following action steps:

- 1 **Clarify the rules that control new development:** Update the Village Zoning Ordinance to clarify the screening requirements for new development, especially commercial buildings and parking lots; evaluate potential additions to permitted nonresidential uses in some zoning districts to meet the changing needs of the island.
- 2 **Improve the condition and safety of roads and wynds:** Continue conducting a pavement management study to identify location and cost of needed improvements to roads and wynds. Conduct a mobility study to improve the safety of walkers, bicyclists, and carts.
- 3 **Protect the land that protects the island experience:** Continue working with the Smith Island Land Trust and Bald Head Island Conservancy to identify and protect signature view-shaping lands and sensitive areas to maintain the island’s natural qualities as development continues.

STAFF MAP AMENDMENTS



The BHI Conservancy (circled above and shown as Parcel 2650000108 below) needs to be changed to commercial on the Existing Land Use Map.



STAFF MAP AMENDMENTS



Parcels 2642J00401, 26400019, 2642J004 need to be shown as institutional on Existing Land Use Map, they are all Village owned developed areas.



STAFF MAP AMENDMENTS

Future Land Use Map

Triangle area across from Conservancy PAR ID **2650006217** changed to Commercial.



# COMMUNITY ENGAGEMENT/OUTREACH RE: BLUEPRINT BRUNSWICK 2040

## Community Engagement

During the Blueprint Brunswick 2040 planning process, Bald Head Island residents and property owners participated in district level meetings. In addition, community meetings were held at the Village offices on Bald Head Island in March and April of 2022. All such meetings were structured and facilitated to gather input on issues, opportunities and aspirations related to the future development pattern and conservation efforts. Feedback provided through online surveys (22 responses) augmented the input recorded at the in-person meetings.

❖ District 3 County Meeting attendees:	38
❖ March 2022 Bald Head Island Meeting attendees:	42
❖ April 2022 Bald Head Island Meeting attendees:	12

From Page 180 of the Blueprint Brunswick 2040 Plan

**Village's Voice Issues (sent monthly) – 7**

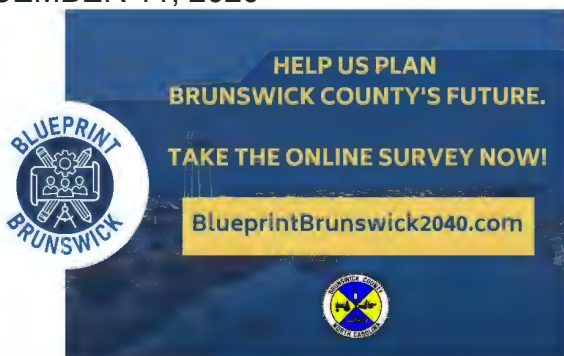
**Announcements - 4 (2 were single issue – only on this subject)**

**Social Media Posts – 26**

**IPC/PO – Paper versions of both surveys were left in the IPC/PO for folks to fill out. Comment cards were also left in the IPC/PO for folks who could not attend either in-person meeting. There were flyers posted on the bulletin board @ IPC.**

## VILLAGE'S VOICE

DECEMBER 11, 2020



**Blueprint Brunswick 2040** – Brunswick County is currently working on two plans, a Comprehensive Land Use Plan and Parks and Recreation Master Plan, which will guide future growth, decisions, and investments in infrastructure and services within Brunswick County. The Village of Bald Head Island is one of several Brunswick County municipalities that will be included in these plans. The County has conducted several community meetings (which can be viewed online [HERE](#)) and stakeholder group meetings. Earlier this week planners conducted a conference call with Mayor Sayre and Village staff who provided input on several topics to include traffic issues in Southport, concerns with deepening of the Wilmington Harbor channel, flooding of primary roads, shoreline protection support from the County, and the Smithville tax district. Village Council members will be adding additional input, but input from individual Bald Head Island citizens is needed and is a valuable component of the plan's

development. It is *YOUR* plan. Please take some time to complete the online survey [HERE](#) or pick up a hard copy in the IPC/Post Office. Citizens have until January 1, 2021, to respond.

## VILLAGE'S VOICE

DECEMBER 13, 2021

**Blueprint Brunswick** – The Village is required to have a comprehensive plan as part of the updates made to NC General Statute 160D. The Village has been working with Brunswick County on its multijurisdictional plan in hopes to save costs on developing a plan to meet this requirement. The Village has been notified by the County's consultant that additional tasks will need to be completed for the Village to meet the requirements that must be met by July 1, 2022.

## VILLAGE'S VOICE

JANUARY 26, 2022

Under new business, the Village adopted a resolution indicating that the Village wishes to partner with Brunswick County and the Brunswick Blueprint Project that includes a Comprehensive Land Use Plan and a Parks and Recreation Comprehensive Master Plan. The Village dedicated \$14,000 to the project's cost. The County's planning consultant will be working with Village staff to produce an up-to-date comprehensive plan for the Village which will include community input, standalone maps, demographic data, goals, and action items. Stay tuned for details on upcoming opportunities to provide input on this plan. This plan will need to be in place by July 1, 2022, to meet Chapter 160D of the NC General Statutes.

## UPDATES AND REMINDERS

MARCH 15, 2022

**Clarification on Comprehensive Plan** – The Blueprint Brunswick 2040 Project began in 2020. The Village of Bald Head Island joined Brunswick County and several other small municipalities in Brunswick County in this project, which will result in a comprehensive plan for the county and participating municipalities. The Village was expecting cost savings while meeting the new requirements in the NC General Statutes (160D) which require municipalities to have an updated comprehensive plan by July 1, 2022. Islanders were invited to attend virtual and in-person workshops in the fall of 2020 and to provide input via a survey from October 2020 through February 2021 as part of this project. The County received over 3,400 responses.

At the end of 2021, the Village was approached by the County, and it was explained that some more work would need to be done by the Blueprint Brunswick planning consultants so that the participating municipalities specifically would have a product that satisfies the 160D requirements. The Village Council approved the additional work in **January**.

The purpose of the upcoming meetings (the open houses 3/23 and 4/14) is to clarify the information already collected, provide another opportunity for citizens to provide input, and refine the maps that will be used for a more individualized plan to meet the 160D requirements prior to the deadline. If you are unable to attend the meetings, the Village will be providing information to review, comment cards will be available in the IPC/PO, and

an email address will be provided for citizens to send comments electronically. Stay tuned for more details.

## BLUEPRINT BRUNSWICK OPEN HOUSE ON WEDNESDAY MARCH 23

MARCH 21, 2022

- What are the most pressing issues the Village is facing?
- What are the opportunities that lie ahead for the Village?
- What are the priorities for the Village?
- Which place types do you support and where?

You can provide this feedback at the drop-in open house this Wednesday, March 23, 2022, between 10 a.m. and noon in the Multipurpose Room of the Department of Public Safety.



The poster is a vertical rectangle with a dark blue background. On the left side, there is a white circular logo with the text 'BLUEPRINT BRUNSWICK' around the perimeter and 'BLUEPRINTBRUNSWICK2040.COM' at the top. The center of the logo contains icons of a gear, a person, and a pencil. To the right of the logo, the text 'JOIN US AT THE COMMUNITY OPEN HOUSE' is written in white. Below this, a yellow box contains the date 'Wednesday, March 23rd'. Underneath, the word 'LOCATION' is written in white, followed by a yellow box containing the address 'The Multipurpose Room at the Department of Public Safety (273 Edward Teach Extension)'. At the bottom, the word 'TIME' is written in white, followed by a yellow box containing the text 'COME ANYTIME BETWEEN 10 a.m & NOON.'. A small circular seal of Brunswick County is in the top right corner.

As [previously reported](#), in 2020, the Village of Bald Head Island joined Brunswick County and several other small municipalities in Brunswick County on the Blueprint Brunswick project, which will result in a comprehensive plan for the county and participating municipalities. The Village needs your input to refine the future land use and conservation maps and to develop priority goals for the Village to draft a comprehensive plan that is more individualized for our community.

Please join us this Wednesday!

If you cannot attend this open house, the Village will be providing information to review, comment cards, and access to an online survey. Also, mark your calendars for a second open house set for April 14, 2022, between 2:00 p.m. and 4:00 p.m. Stay tuned for more details.



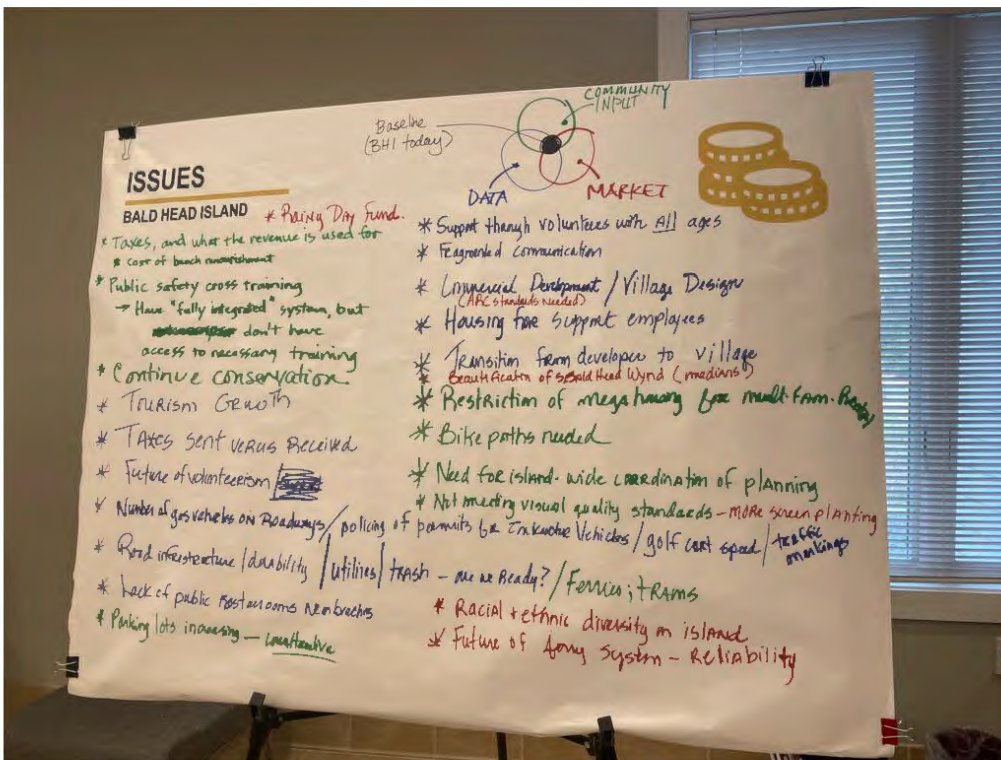
# BLUEPRINT BRUNSWICK COMMENT CARDS AND SURVEY AVAILABLE

MARCH 25, 2022

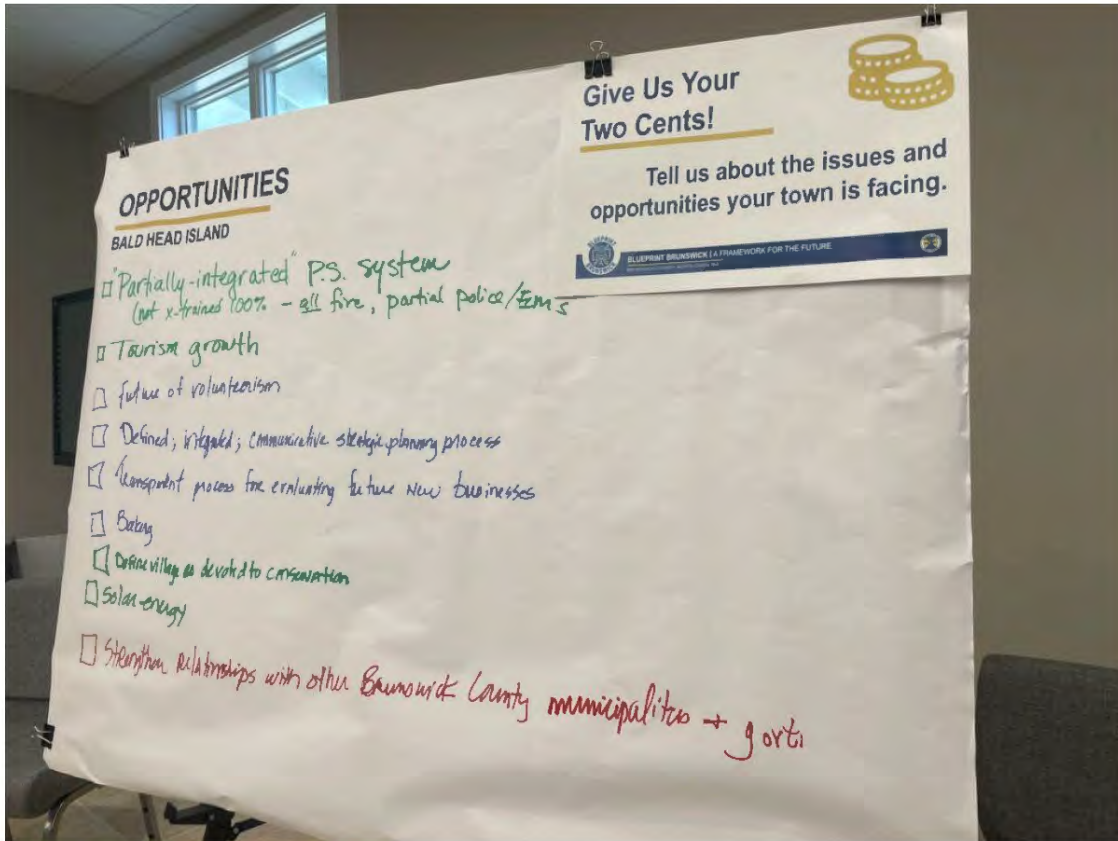
Thank you to everyone who came out to the Blueprint Brunswick Open House on Wednesday. If you were unable to attend, you still have the opportunity to participate in the process by filling out a comment card or survey. Hard copies of the survey and the comment card are available at Village Hall and in the Island Package Center & Post Office. On the back of the comment card is a QR code to access the online survey. Surveys and comment cards are to be turned in to the reception desk at Village Hall. The survey is also available online [HERE](#). You can send comments electronically on the Blueprint Brunswick webpage [HERE](#).

Below are some of the questions that were asked at the open house, and some of the answers your fellow Islanders provided.

What are the most pressing issues the Village is facing?



What are the opportunities that lie ahead for the Village?



What are the priorities for the Village?



Islanders were asked to place coins in the jars for their top three goals and objectives from the list that was created from input received earlier from all of Brunswick County. The list can be viewed [HERE](#).

Which place types do you support and where?



Islanders reviewed a draft future land use map for purposes of discussion and provided input on what place types they would like to see and where. [HERE](#) is the Village's current future land use map. Let us know your thoughts on what you would like to see.

Surveys and comments are due by March 31, 2022. This is so that the County and its consultants can take the information gathered and have something for folks to look over at the second open house which is scheduled for Thursday, April 14, 2022, between 2:00 and 3:00 p.m. in the multipurpose room in the Department of Public Safety building. This meeting will further refine priority goals, the future land use map, and policy ideas and actions. This information will be used to create a draft document that will be adopted by the Village Council before July 1, 2022 (per NC General Statute).

Thanks again to everyone who attended. We look forward to seeing everyone on April 14<sup>th</sup>!

## VILLAGE'S VOICE

MARCH 22, 2022

**Blueprint Brunswick Open House Tomorrow** – As [previously reported](#), in 2020, the Village of Bald Head Island joined Brunswick County and several other small municipalities in Brunswick County on the Blueprint Brunswick project, which will result in a comprehensive plan for the county and participating municipalities. The Village needs your input to refine the future land use and conservation maps and to develop priority goals for the Village to draft a comprehensive plan that is more individualized for our community. Please join us this tomorrow to provide your input on our community's future!

If you cannot attend this open house, the Village will be providing information to review, comment cards, and access to an online survey. Also, mark your calendars for a second open house set for April 14, 2022, between 2:00 p.m. and 4:00 p.m. Stay tuned for further details.



The flyer is a rectangular graphic with a dark blue background. On the left side, there is a white vertical bar containing a circular logo for 'BLUEPRINT BRUNSWICK' with the website 'BLUEPRINTBRUNSWICK2040.COM' written around it. The logo features a gear, a pencil, and a person icon. In the top right corner of the flyer is a small circular seal of the Village of Bald Head Island. The main text is centered and includes the event title, date, location, and time.

**JOIN US AT THE  
COMMUNITY OPEN HOUSE**

**Wednesday, March 23rd**

**LOCATION**

**The Multipurpose Room  
at the Department of Public Safety  
(273 Edward Teach Extension)**

**TIME**

**COME ANYTIME BETWEEN 10 a.m & NOON.**

## UPDATES FROM THE VILLAGE

APRIL 7, 2022

**JOIN US AT THE  
COMMUNITY OPEN HOUSE**

**Thursday, April 14th**

**LOCATION**

**The Multipurpose Room  
at the Department of Public Safety  
(273 Edward Teach Extension)**

**TIME**

**COME ANYTIME BETWEEN 2 p.m. & 3 p.m.**

**Blueprint Brunswick Open House** – Thank you to all Islanders who attended the first Blueprint Brunswick workshop on March 23<sup>rd</sup> and all who followed up by filling out the survey and submitting comments. Your input will be used to help craft the Village’s comprehensive plan. The second workshop is scheduled for April 14, 2022, in the multipurpose room in the Department of Public Safety Building, please feel free to drop by between 2:00 p.m. and 3:00 p.m. This meeting will further refine priority goals, the future land use map, policy ideas, and actions. A final version of the plan will be adopted by the Village Council before July 1, 2022 (per N.C. general statute).

## VILLAGE’S VOICE

JUNE 20, 2022

The Village Council unanimously accepted the [Village’s section](#) of the Blueprint Brunswick 2040 plan to include the future land use map, demographic data, goals, and action items. The County’s full plan will be reviewed by the Planning Board and its recommendations will be passed on to the Council in the fall for formal adoption. A public hearing on the plan will take place before adoption.

## VILLAGE’S VOICE

OCTOBER 24, 2022

**Blueprint Brunswick Drop-in Meeting** – Brunswick County residents are invited to come to the Brunswick Center at Supply (101 Stone Chimney Road) anytime between 6:00 p.m. to 8:00 p.m. to provide input that will help refine and prioritize the recommendations and action steps needed to finalize the draft Blueprint Brunswick 2040 Comprehensive Land Use Plan and Parks and Recreation Master Plan. You can view the resources and draft maps and plans [HERE](#). For more information go [HERE](#).

# VILLAGE'S VOICE

MARCH 22, 2023

**Planning Board Meeting** – A special meeting of the Planning Board is scheduled for March 28, 2023, at 10:00 a.m. in the multi-purpose room at the Department of Public Safety. The agenda can be viewed on the Planning Board webpage [HERE](#). Items include a few subdivisions/recombinations, a review, and recommendation of Blueprint Brunswick 2040, an update on the Commercial Area Planning Task Force, and the special use permit application for BHI Academy.

## SOCIAL MEDIA

Village of Bald Head Island  
October 21, 2022 · 🌐

Please share!

Brunswick County's Planning and Parks & Recreation Departments need your input!  
COMMUNITY DROP-IN OPEN HOUSE

**BLUEPRINT BRUNSWICK**  
A FRAMEWORK FOR THE FUTURE

The County has made progress in the crafting of two new plans:  
**COMPREHENSIVE LAND USE PLAN**  
**PARKS & RECREATION MASTER PLAN**

YOUR FEEDBACK IS NEEDED! BE PART OF THE DISCUSSION!

**WHERE:** Brunswick Center at Supply  
101 Stone Chimney Rd SE

**OCT 25**

**WHEN:** Tuesday, October 25, 2022  
6:00 PM - 8:00 PM

[www.BlueprintBrunswick2040.com](http://www.BlueprintBrunswick2040.com)

Brunswick County Government  
October 18, 2022 · 🌐

Want to share your vision for the future of Brunswick County? Come to the upcoming #BlueprintBrunswick2040 Community Drop-In Meeting on Oct. 25, 2022!

At this ... See more

Like Comment Share

Write a comment...  
⚠️ You're commenting as Carin Faulkner.

Village of Bald Head Island  
April 13, 2022 · 🌐

Join us TOMORROW for the second Blueprint Brunswick open house. This meeting will further refine priority goals, the future land use map, policy ideas, and actions for the Village's comprehensive plan.

**JOIN US AT THE COMMUNITY OPEN HOUSE**

**Thursday, April 14th**

**LOCATION**  
The Multipurpose Room  
at the Department of Public Safety  
(273 Edward Teach Extension)

**TIME**  
COME ANYTIME BETWEEN 2 p.m. & 3 p.m.

Like Comment Share

Village of Bald Head Island  
April 11, 2022 · 🌐

Join us on Thursday for the second Blueprint Brunswick open house. This meeting will further refine priority goals, the future land use map, policy ideas, and actions for the Village's comprehensive plan.

**JOIN US AT THE COMMUNITY OPEN HOUSE**

**Thursday, April 14th**

**LOCATION**  
The Multipurpose Room  
at the Department of Public Safety  
(273 Edward Teach Extension)

**TIME**  
COME ANYTIME BETWEEN 2 p.m. & 3 p.m.

Like Comment Share

Write a comment...  
⚠️ You're commenting as Carin Faulkner.

Village of Bald Head Island  
April 8, 2022 · 🌐

Join us next Thursday for the second Blueprint Brunswick open house. This meeting will further refine priority goals, the future land use map, policy ideas, and actions for the Village's comprehensive plan.

**JOIN US AT THE COMMUNITY OPEN HOUSE**

**Thursday, April 14th**

**LOCATION**  
The Multipurpose Room  
at the Department of Public Safety  
(273 Edward Teach Extension)

**TIME**  
COME ANYTIME BETWEEN 2 p.m. & 3 p.m.

Like Comment Share


Write a comment...  
⚠️ You're commenting as Carin Faulkner.

**Village of Bald Head Island**  
April 7, 2022 · 🌐


View the latest announcements from the Village here:  
<http://ow.ly/FABL50IErUW>

Read about:

- The 2nd Blueprint Brunswick open house.
- The 1st annual Johnston Coastal Sustainability Symposium.... [See more](#)



# VILLAGE ANNOUNCEMENTS



Like Comment Share


Write a comment...

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**Village of Bald Head Island**  
March 31, 2022 · 🌐

Today is the last day to provide input on this phase of the project.  
Fill out the survey here: <http://ow.ly/zrk950lvbxV>  
Provide comments here: <http://ow.ly/AcRm50lvbxU>  
More info: <https://villagebhi.org/.../blueprint-brunswick-comment-.../>



# VILLAGE ANNOUNCEMENTS




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**Village of Bald Head Island**  
March 29, 2022 · 🌐


There is still time to provide input.  
Fill out the survey here: <http://ow.ly/zrk950lvbxV>  
Provide comments here: <http://ow.ly/AcRm50lvbxU>  
More info: <https://villagebhi.org/.../blueprint-brunswick-comment-.../>



## HELP US PLAN BALD HEAD ISLAND'S FUTURE

### TAKE THE ONLINE SURVEY NOW!

[BlueprintBrunswick2040.com](http://BlueprintBrunswick2040.com)



Like Comment Share


Write a comment...

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---

**Village of Bald Head Island**  
March 25, 2022 · 🌐

Our latest announcement provides information in follow-up to Wednesday's Blueprint Brunswick open house for Islanders to participate via a survey and comment cards.  
Read it here:  
<http://ow.ly/km5w50lsNA3>



# VILLAGE ANNOUNCEMENTS



Like Comment Share

Write a comment...



Village of Bald Head Island  
March 21, 2022 · 🌐



View the latest announcement from the Village regarding the upcoming Blueprint Brunswick open house taking place this Wednesday here: <http://ow.ly/OF9j50loJa9>



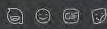
👍 Like

💬 Comment

➦ Share



Write a comment...



⚠️ You're commenting as Carin Faulkner.



Village of Bald Head Island  
November 18, 2021 · 🌐



Happening today! Can't make it? No problem, the materials are available for viewing online!  
More info here: <https://www.brunswickcountync.gov/blueprintbrunswick/>

**JOIN US AT THE  
COMMUNITY OPEN HOUSE**

**Thursday, Nov. 18**

**LOCATION**  
COOPERATIVE EXTENSION  
TRAINING CENTER  
25 REFERENDUM DRIVE NE IN BOLIVIA  
(BUILDING N)

**TIME**  
COME ANYTIME BETWEEN 4 TO 7 P.M.



Brunswick County Government  
November 17, 2021 · 🌐

📅 This Thursday! 📅

Join us for a come-and-go Blueprint Brunswick 2040 Community Open House from 4-7 p.m. at the [N.C. Cooperative Extension - Brunswick County...](#) [See more](#)

👍 Like

💬 Comment

➦ Share







Village of Bald Head Island  
November 16, 2021 · 🌐

Brunswick County residents are invited to see the latest progress and provide input on Brunswick County's draft Comprehensive Land Use Plan and the Parks and Recreation Master Plan. Can't make it? No problem, the materials are available for viewing online! More info here: <https://www.brunswickcountync.gov/blueprint-brunswick.../>



**JOIN US AT THE  
COMMUNITY OPEN HOUSE**

**Thursday, Nov. 18**

**LOCATION**  
COOPERATIVE EXTENSION  
TRAINING CENTER  
25 REFERENDUM DRIVE NE IN BOLIVIA  
(BUILDING N)

**TIME**  
COME ANYTIME BETWEEN 4 TO 7 P.M.

Like Comment Share



Write a comment...

You're commenting as Carin Faulkner.



Village of Bald Head Island  
March 3, 2021 · 🌐

Kids: Enter your artwork in the

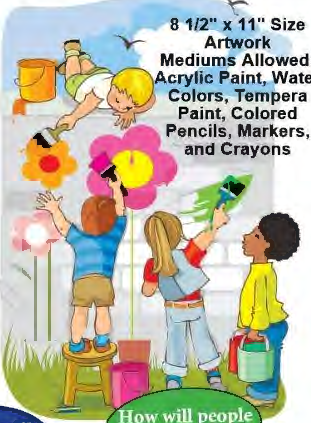
# Blueprint Brunswick 2040

## Art Contest!

\*\*\*

Brunswick County  
in the year 2040 -your  
design for the  
future

What will Brunswick County be like  
in the year 2040? Show us how you  
imagine Brunswick County's future.



8 1/2" x 11" Size  
Artwork  
Mediums Allowed:  
Acrylic Paint, Water  
Colors, Tempera  
Paint, Colored  
Pencils, Markers,  
and Crayons

What will the  
County look  
like?

Where will  
you live?

How will people  
move around?

The contest is open to children in grades K-12 or those home-schooled from ages 5 to 17. Deadline for entry is March 31st. Winners will be announced April 15th.

Contest Info and Rules and Entry Form at:  
[Brunswickcountync.gov/blueprintbrunswick/art-contest](http://Brunswickcountync.gov/blueprintbrunswick/art-contest)



Brunswick County Government



Village of Bald Head Island  
February 15, 2021 · 🌐

Today is the last day!



**BLUEPRINTBRUNSWICK2040.COM**

**LAST DAY!**

**TAKE THE ONLINE SURVEY BY FEB. 15**

**A FRAMEWORK FOR THE FUTURE**

BRUNSWICKCOUNTYNC.GOV

Complete Your Blueprint Brunswick 2040 Survey by Monday, Feb. 15

Learn more



Brunswick County Government

Today's the last day! Make sure you fill out your Blueprint Brunswick 2040 survey here: <http://blueprintbrunswick2040.com>

Your fellow residents are sharing th... See more

Like Comment Share



Village of Bald Head Island

February 25, 2021 · 🌐



Kids: Enter your artwork in the

# Blueprint Brunswick 2040

## Art Contest!

\* \* \*

Brunswick County in the year 2040 -your design for the future

What will Brunswick County be like in the year 2040? Show us how you imagine Brunswick County's future.



8 1/2" x 11" Size Artwork  
Mediums Allowed: Acrylic Paint, Water Colors, Tempera Paint, Colored Pencils, Markers, and Crayons

What will the County look like?

Where will you live?

How will people move around?

The contest is open to children in grades K-12 or those home-schooled from ages 5 to 17. Deadline for entry is March 31st. Winners will be announced April 15th.

Contest Info and Rules and Entry Form at: [Brunswickcountync.gov/blueprintbrunswick/art-contest](http://Brunswickcountync.gov/blueprintbrunswick/art-contest)



Brunswick County Schools

February 25, 2021 · 🌐

COUNTY CONTEST: Your artwork could be are part of the Brunswick County Government Blueprint Brunswick 2040 Project!

Close your eyes 🙈 and think of the year 20... See more

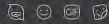
Like

Comment

Share



Write a comment...



You're commenting as Carin Faulkner.



Village of Bald Head Island

February 9, 2021 · 🌐



Less than a week left to participate in this survey!

BLUEPRINTBRUNSWICK2040.COM

**ONE WEEK LEFT!**  
**TAKE THE ONLINE SURVEY BY FEB. 15**

A FRAMEWORK FOR THE FUTURE



Brunswick County Government

February 8, 2021 · 🌐

Only one week left! Help shape the next 20 years of Brunswick County when you take the Blueprint Brunswick 2040 survey here: [BlueprintBrunswick2040.com](http://BlueprintBrunswick2040.com)

Like

Comment

Share



Write a comment...



**Village of Bald Head Island**  
January 26, 2021 · 🌐

**Brunswick County Government** ✓  
January 26, 2021 · 🌐

We still want to hear from you! 🗣️

Fill out our Blueprint Brunswick 2040 survey by Feb. 15 to help us plan our steps for Brunswick County's development and recre... [See more](#)

**WHAT'S IN STORE FOR BRUNSWICK COUNTY'S NEXT 20 YEARS? YOU TELL US.**

[BlueprintBrunswick2040.com](http://BlueprintBrunswick2040.com)

BRUNSWICKCOUNTYNC.GOV

**Blueprint Brunswick 2040 - Brunswick County Government** [Learn more](#)

Link to live stream of community meetings: <https://www.facebook.com/...>

Like Comment Share

Write a comment...  
⚠️ You're commenting as Carin Faulkner.

**Village of Bald Head Island**  
December 29, 2020 · 🌐

Only a few more days left to share your thoughts on the future of Brunswick County & Bald Head Island! Take some time today to fill out the Blueprint Brunswick 2040 survey. You can complete it online here: <http://BlueprintBrunswick2040.com> & there are paper copies in the IPC/Post Office.

**HELP US PLAN BRUNSWICK COUNTY'S FUTURE.**

**TAKE THE ONLINE SURVEY NOW!**

[BlueprintBrunswick2040.com](http://BlueprintBrunswick2040.com)

Like Comment Share

Write a comment...  
⚠️ You're commenting as Carin Faulkner.

**Village of Bald Head Island**  
December 27, 2020 · 🌐

Share your thoughts on the future of Brunswick County and Bald Head Island! Take some time today to fill out the Blueprint Brunswick 2040 survey. You can complete it online here: <http://BlueprintBrunswick2040.com> or there are paper copies in the IPC/Post Office.

**HELP US PLAN BRUNSWICK COUNTY'S FUTURE.**

**TAKE THE ONLINE SURVEY NOW!**

[BlueprintBrunswick2040.com](http://BlueprintBrunswick2040.com)

Like Comment Share

Write a comment...  
⚠️ You're commenting as Carin Faulkner.

**Village of Bald Head Island**  
December 22, 2020 · 🌐

Share your thoughts on the future of Brunswick County and Bald Head Island! Take some time today to fill out the Blueprint Brunswick 2040 survey. You can complete it online here: <http://BlueprintBrunswick2040.com> or there are paper copies in the IPC/Post Office.

**HELP US PLAN BRUNSWICK COUNTY'S FUTURE.**

**TAKE THE ONLINE SURVEY NOW!**

[BlueprintBrunswick2040.com](http://BlueprintBrunswick2040.com)

Like Comment Share

Write a comment...  
⚠️ You're commenting as Carin Faulkner.



Village of Bald Head Island  
December 18, 2020 · 🌐

Share your thoughts on the future of Brunswick County and Bald Head Island! Take some time today to fill out the Blueprint Brunswick 2040 survey. You can complete it online here: <http://BlueprintBrunswick2040.com> or there are paper copies in the IPC/Post Office.



Like Comment Share



Write a comment...

You're commenting as Carin Faulkner.



Village of Bald Head Island  
December 4, 2020 · 🌐

Share your thoughts on the future of Brunswick County and Bald Head Island! Take some time today to fill out the Blueprint Brunswick 2040 survey. You can complete it online here: <http://BlueprintBrunswick2040.com> or there are paper copies in the IPC/Post Office.



1

Like Comment Share



Write a comment...

You're commenting as Carin Faulkner.



Village of Bald Head Island  
December 15, 2020 · 🌐

Share your thoughts on the future of Brunswick County and Bald Head Island! Take some time today to fill out the Blueprint Brunswick 2040 survey. You can complete it online here: <http://BlueprintBrunswick2040.com> or there are paper copies in the IPC/Post Office.



Like Comment Share



Write a comment...

You're commenting as Carin Faulkner.



Village of Bald Head Island  
December 12, 2020 · 🌐

Share your thoughts on the future of Brunswick County and Bald Head Island! Take some time today to fill out the Blueprint Brunswick 2040 survey. You can complete it online here: <http://BlueprintBrunswick2040.com> or there are paper copies in the IPC/Post Office.



Like Comment Share



Write a comment...

You're commenting as Carin Faulkner.

**Village of Bald Head Island**  
December 9, 2020 · 🌐

Share your thoughts on the future of Brunswick County and Bald Head Island! Take some time today to fill out the Blueprint Brunswick 2040 survey. You can complete it online here: <http://BlueprintBrunswick2040.com> or there are paper copies in the IPC/Post Office.

Like Comment Share

Write a comment...  
⚠️ You're commenting as Carin Faulkner.

**Village of Bald Head Island**  
November 30, 2020 · 🌐

Share your thoughts on the future of Brunswick County! Take some time today to check out the project and fill out our Blueprint Brunswick 2040 online survey here: <http://BlueprintBrunswick2040.com>

Like Comment Share

Write a comment...  
⚠️ You're commenting as Carin Faulkner.

**Village of Bald Head Island**  
October 22, 2020 · 🌐

**BLUEPRINTBRUNSWICK2040.COM**

**TAKE OUR ONLINE SURVEY NOW!**

**A FRAMEWORK FOR THE FUTURE**

**Brunswick County Government** ✓  
October 22, 2020 · 🌐

Exciting news—our Blueprint Brunswick 2040 initiative is officially launched! 🎉 Now we need your 🙌 feedback: [BlueprintBrunswick2040.com](http://BlueprintBrunswick2040.com)  
Help us plan out Bruns... See more

Like Comment Share

## **Village of Bald Head Island Planning Board Zoning Statement of Consistency and Recommendation**

*Prior to consideration by the governing board of the proposed zoning amendment, the planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive or land-use plan. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. G.S. 160D-604.*

**Proposed Zoning Amendment:** Local Adoption of the Blueprint Brunswick 2040 Plan (Bald Head Island Comprehensive Land Use Plan at Section 6)

**Statement of Consistency:** Pursuant to Section 160D-604 of the North Carolina General Statutes and Section 32-83 of the Village Code of Ordinances, the Village of Bald Head Island Planning Board hereby recommends that local adoption of the Blueprint Brunswick 2040 Plan is consistent with the comprehensive zoning goals of the Village.

**Explanation of Recommendation:** The Planning Board finds its recommendation is reasonable and in the public interest because it is necessary and appropriate to adopt and reasonably maintain a comprehensive land use plan to continue zoning regulation on the Island.

The Planning Board considered and approved this Statement of Consistency and Recommendation at its meeting on March 28, 2023, by a vote of 4-1.

By: /s/ David Wray  
\_\_\_\_\_  
Chair, Planning Board



ORDINANCE # 2023- \_\_\_\_\_

**AN ORDINANCE OF THE VILLAGE OF BALD HEAD ISLAND, NORTH CAROLINA ADOPTING THE BLUEPRINT BRUNSWICK 2040 PLAN AS A COMPREHENSIVE LAND USE PLAN FOR THE VILLAGE**

**WHEREAS**, pursuant to Chapter 160D of the North Carolina General Statutes (“Chapter 160D”), the Village of Bald Head Island (the “Village”) may establish zoning districts, classify property within its territorial jurisdiction, and adopt and amend zoning regulations in the interest of furthering the public health, safety, and welfare of the Village; and

**WHEREAS**, pursuant to G.S. 160D-501, a condition of adopting and applying zoning regulations under Chapter 160D is that local governments adopt and reasonably maintain a comprehensive land use plan; and

**WHEREAS**, the Village, along with five other Brunswick County municipalities, joined with the Brunswick County Planning and Parks & Recreation Departments in the Blueprint Brunswick 2040 project to create a plan to guide future growth, decisions, investments in infrastructure, and services within Brunswick County and for each specific municipality taking part in the effort; and

**WHEREAS**, on February 20, 2023, the Brunswick County Board of Commissioners adopted the Blueprint Brunswick 2040 Plan following a public hearing; and

**WHEREAS**, following adoption by each participating municipality, the Blueprint Brunswick 2040 Plan will be submitted to the director of the North Carolina Division of Coastal Management for certification as an approved CAMA Land Use Plans as required by the NC CAMA Act in addition to serving as a Chapter 160D comprehensive land use plan; and

**WHEREAS**, consideration of the Blueprint Brunswick 2040 Plan, including the Village specific portion at Section 6, was the subject of a duly noticed meeting of the Village Planning Board on March 28, 2023, during which Village staff and interested parties were given the opportunity to comment; and

**WHEREAS**, by a vote of 4-1, the Planning Board recommended local adoption of the Blueprint Brunswick 2040 Plan as consistent with the comprehensive zoning goals of the Village because it is necessary and appropriate to adopt and reasonably maintain a comprehensive land use plan to continue zoning regulation on the Island; and

**WHEREAS**, the Village Council held a duly noticed public hearing during its regular meeting on April 21, 2023, to receive comment on the proposed local adoption of the Blueprint Brunswick 2040 Plan; and

**WHEREAS**, following said public hearing, the Village Council considered all comments provided by the public and the Planning Board's recommendation and concluded that local adoption of the Blueprint Brunswick 2040 Plan, including the Village specific portion at Section 6, as the comprehensive land use plan for the Village is consistent with the comprehensive zoning goals of the Village because it is necessary and appropriate to adopt and reasonably maintain a comprehensive land use plan to continue zoning regulation on the Island, as required by G.S. 160D-501; and

**WHEREAS**, the Village Council has determined it to be in the best interests of the Village to adopt the Blueprint Brunswick 2040 Plan, including the Village specific portion at Section 6, as the comprehensive land use plan for the Village;

**NOW, THEREFORE, BE IT ORDAINED**, by the Village Council of the Village of Bald Head Island that:

**Section 1.** The Blueprint Brunswick 2040 Plan, including the Village specific portion at Section 6, be adopted as the comprehensive land use plan for the Village.

**Section 2.** All prior land use plans of the Village are hereby repealed and superseded.

**Section 3.** This ordinance shall become effective immediately upon adoption.

Passed and adopted by the Village Council this the 21st day of April 2023.

BY: \_\_\_\_\_  
PETER QUINN, Mayor

ATTEST:

\_\_\_\_\_  
DARCY SPERRY, Village Clerk