

An aerial photograph of Bald Head Island, North Carolina. The image shows a large, white, conical lighthouse situated on a grassy area. To the right of the lighthouse, there is a cluster of buildings, including a large, multi-story house and several smaller structures. The island is surrounded by water, and a small boat is visible in the distance. The sky is blue, and the water is a deep blue. The overall scene is a coastal landscape.

Village of Bald Head Island

Existing Commercial Site Plan Analysis Review & Future Recommendations

May 09, 2023



Cole Jenest & Stone
BOLTON & MENK, INC.

Acknowledgements

VILLAGE OF BALD HEAD ISLAND

Chris McCall, *Village Manager*

Jae Kim, *Assistant Village Manager*

Carin Faulkner, *Public Information Officer/Deputy Clerk*

VILLAGE COUNCIL

Peter Quinn, *Mayor*

Scott Gardner, *Mayor Pro Tem*

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Emily Hill

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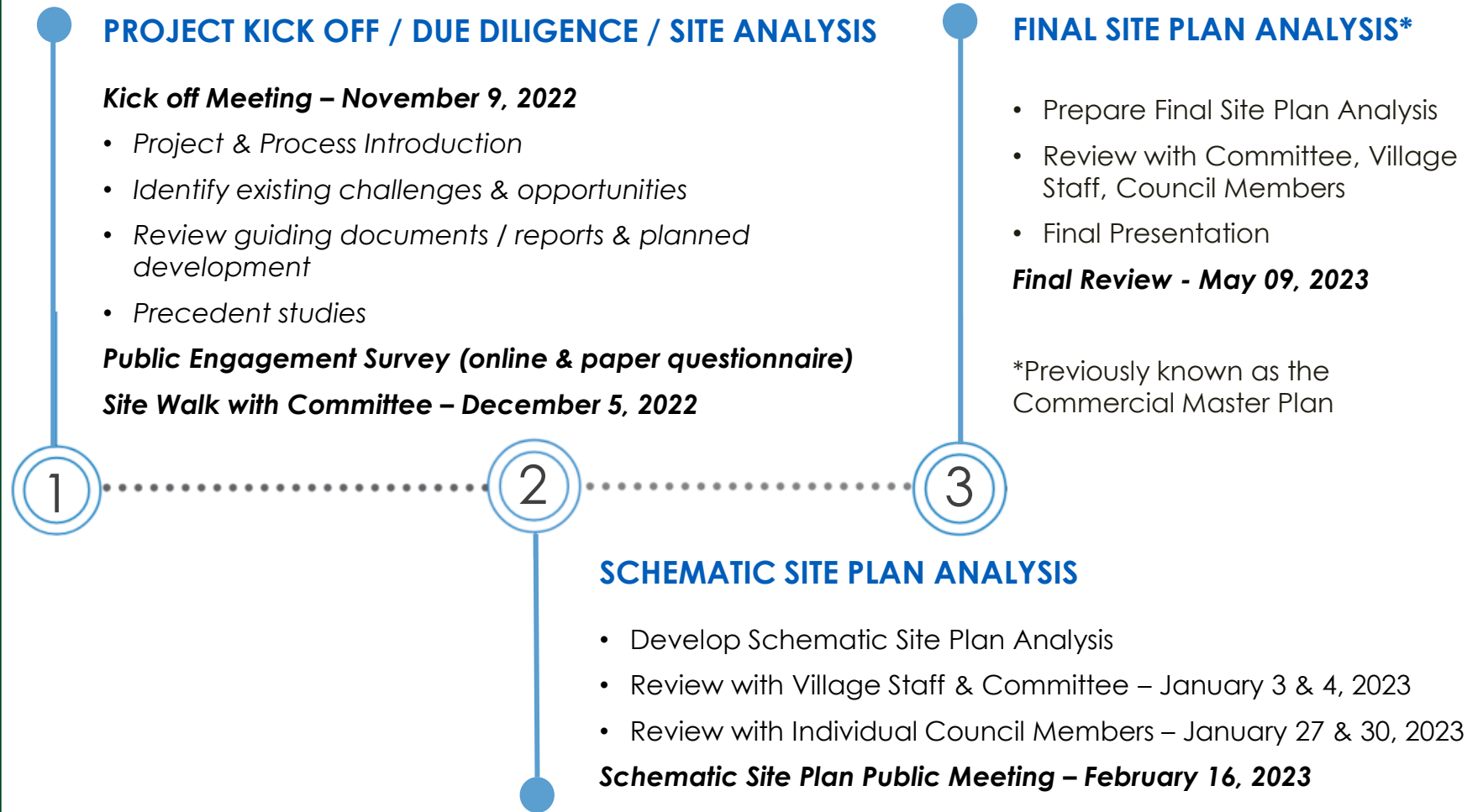
Hunter Williams

Agenda

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



Project Phases Timeline



Purpose of Site Plan Analysis

- Bald Head Island Limited transition.
- Analyze potential future commercial development.
- Analyze existing zoning ordinance and design guidelines.



Commercial Areas

CAPE FEAR RIVER

BALD HEAD ISLAND NATURAL AREA

MARINA / HISTORIC AREA

ATLANTIC OCEAN

BALD HEAD CREEK

MID-ISLAND AREA

BALD HEAD WOODS MARITIME FOREST PRESERVE

CONSERVANCY/EAST BEACH AREA

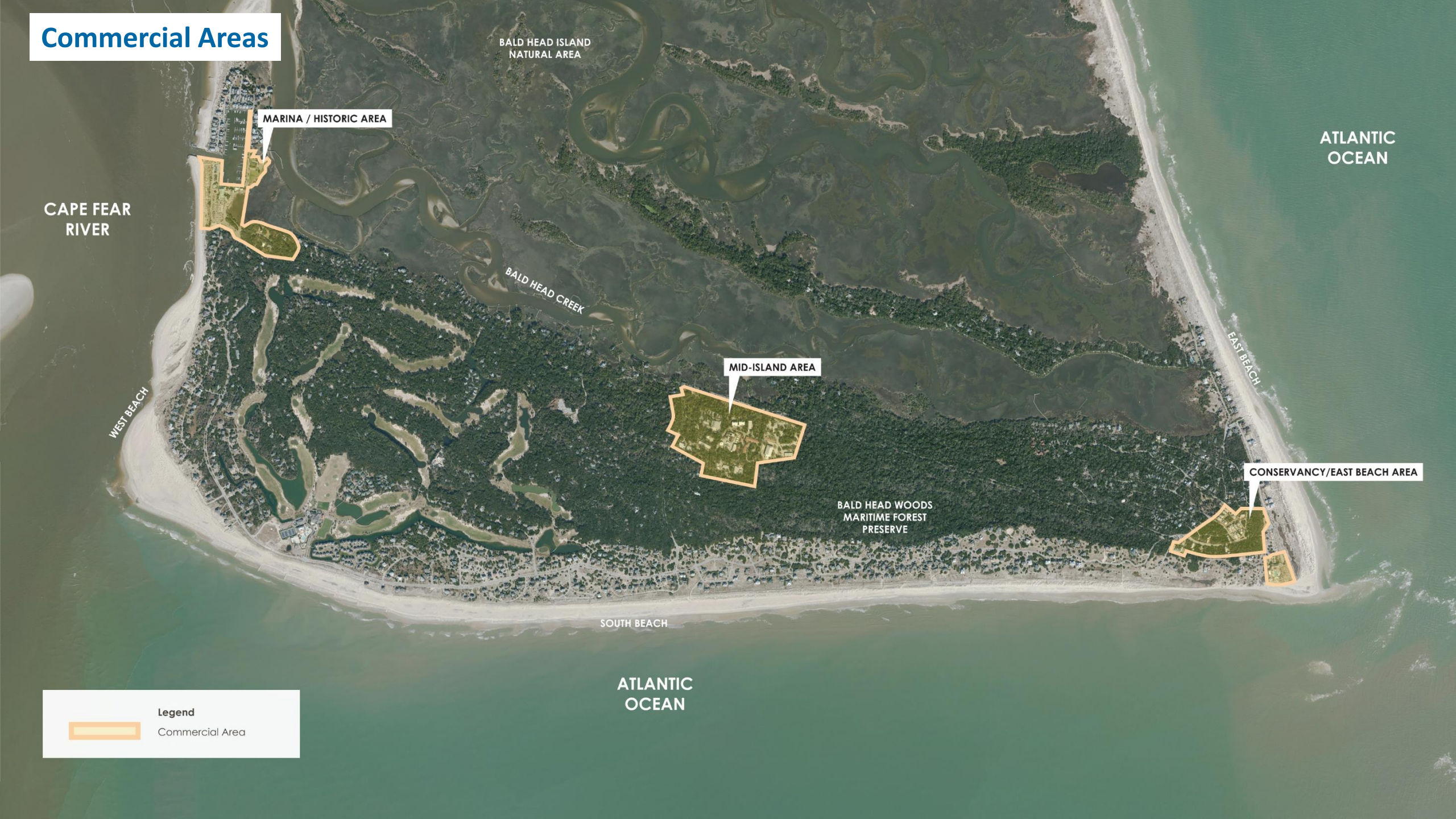
WEST BEACH

EAST BEACH

SOUTH BEACH

ATLANTIC OCEAN

Legend
Commercial Area



Island Circulation

CAPE FEAR RIVER

BALD HEAD ISLAND NATURAL AREA

MARINA / HISTORIC AREA

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CONSERVANCY/EAST BEACH AREA

ATLANTIC OCEAN

WEST BEACH

EAST BEACH

SOUTH BEACH

ATLANTIC OCEAN

Legend

- Commercial Zoning
- Blueway/Greenway
- Roadways
- Ferry Route

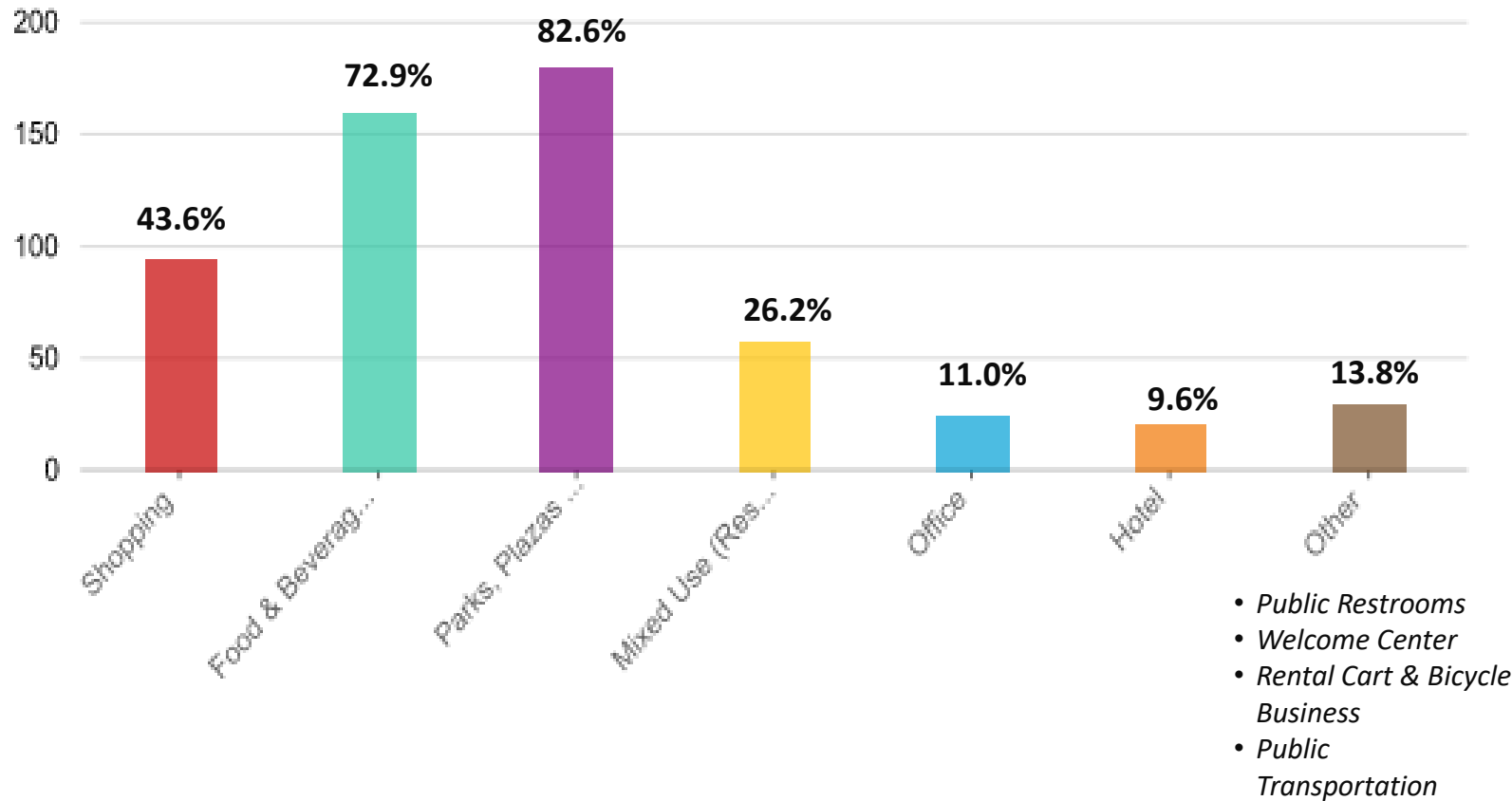
Public Engagement Survey

- Survey data obtained via online & paper survey.
- 224 total respondents.



Survey Results: Marina / Historic Area

USES TO BE CONSIDERED

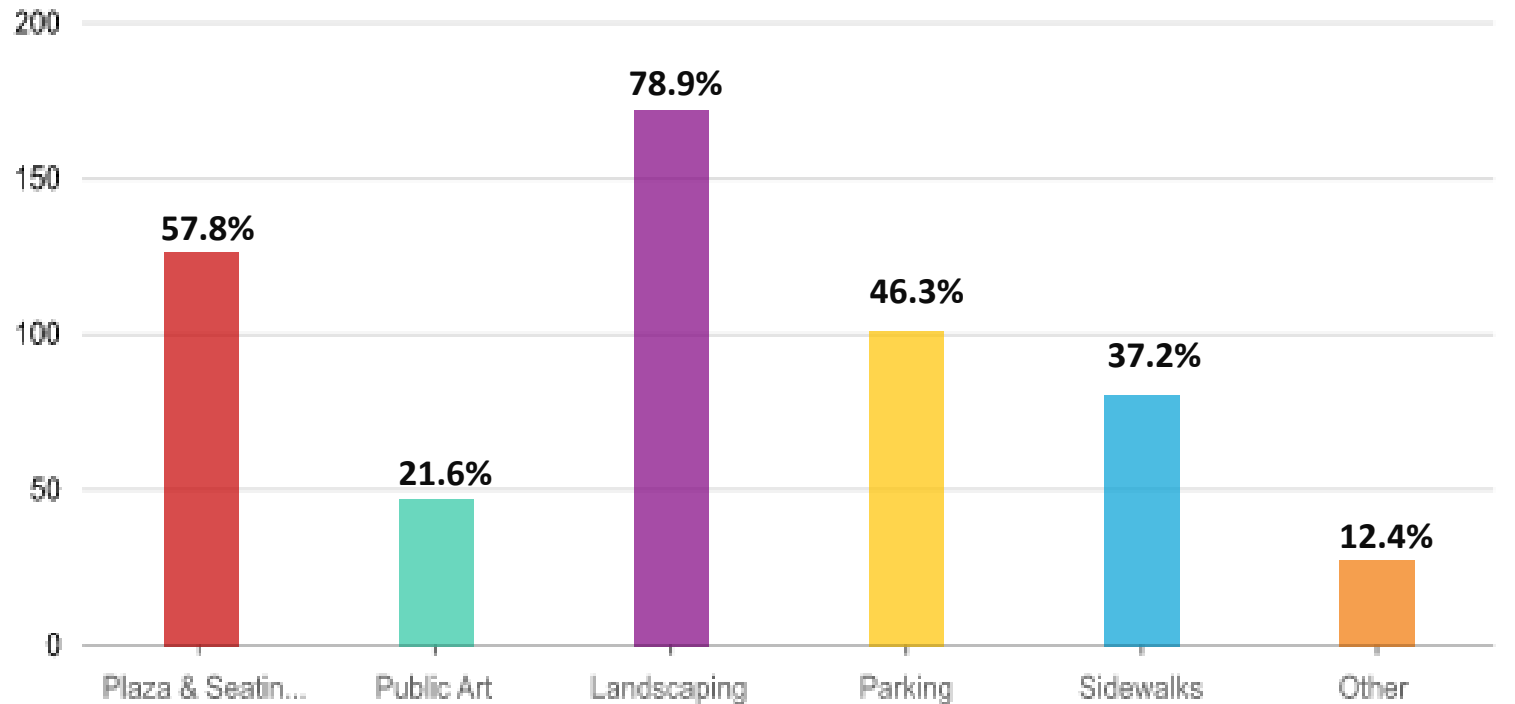


Comments:

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

Survey Results: Marina / Historic Area

SITE ELEMENTS TO BE INCORPORATED



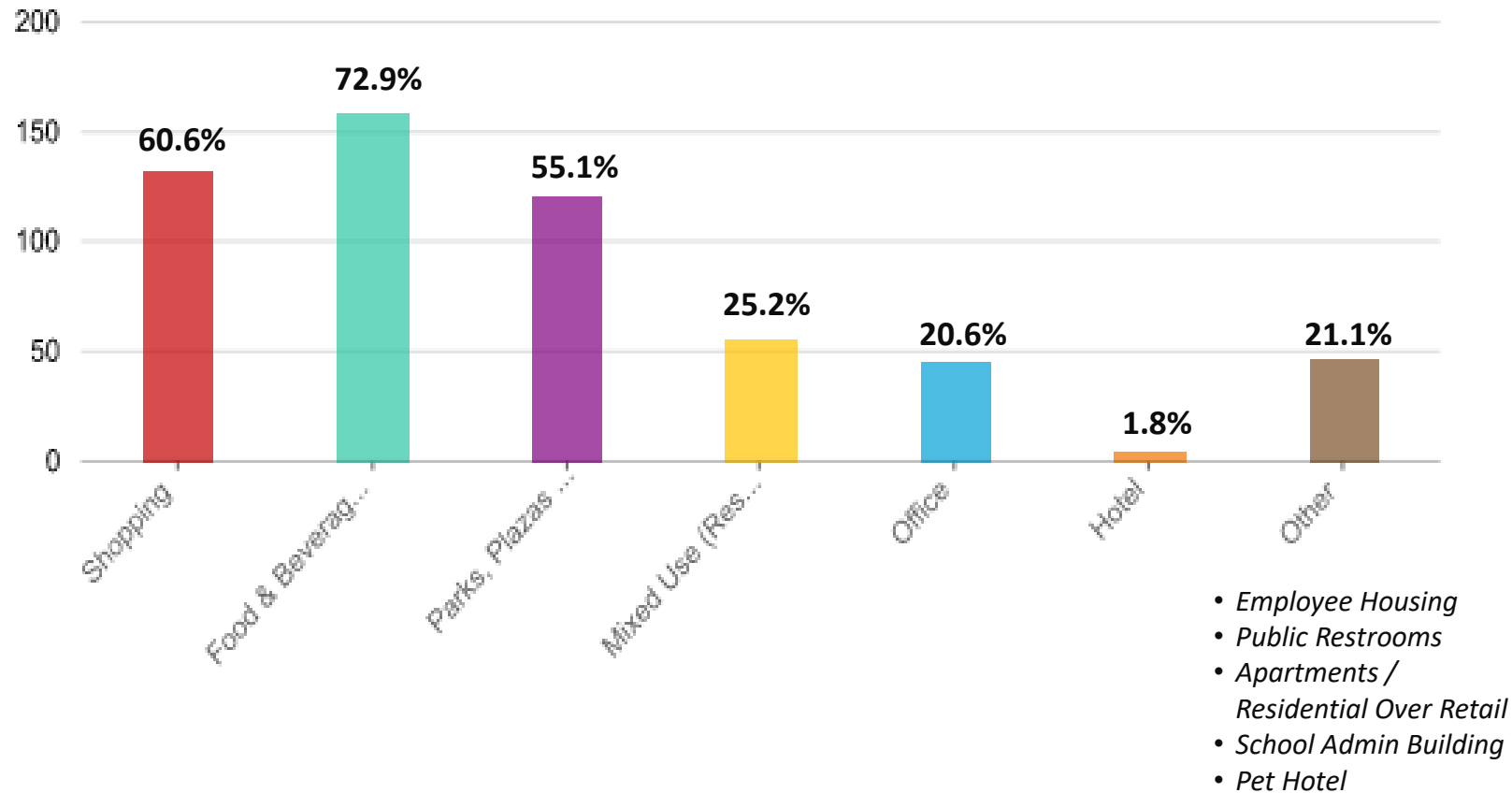
- Harbour Village Swimming Pool
- Water Fountains
- Public Restrooms
- Signage

Comments:

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

Survey Results: Mid-Island Area

USES TO BE CONSIDERED

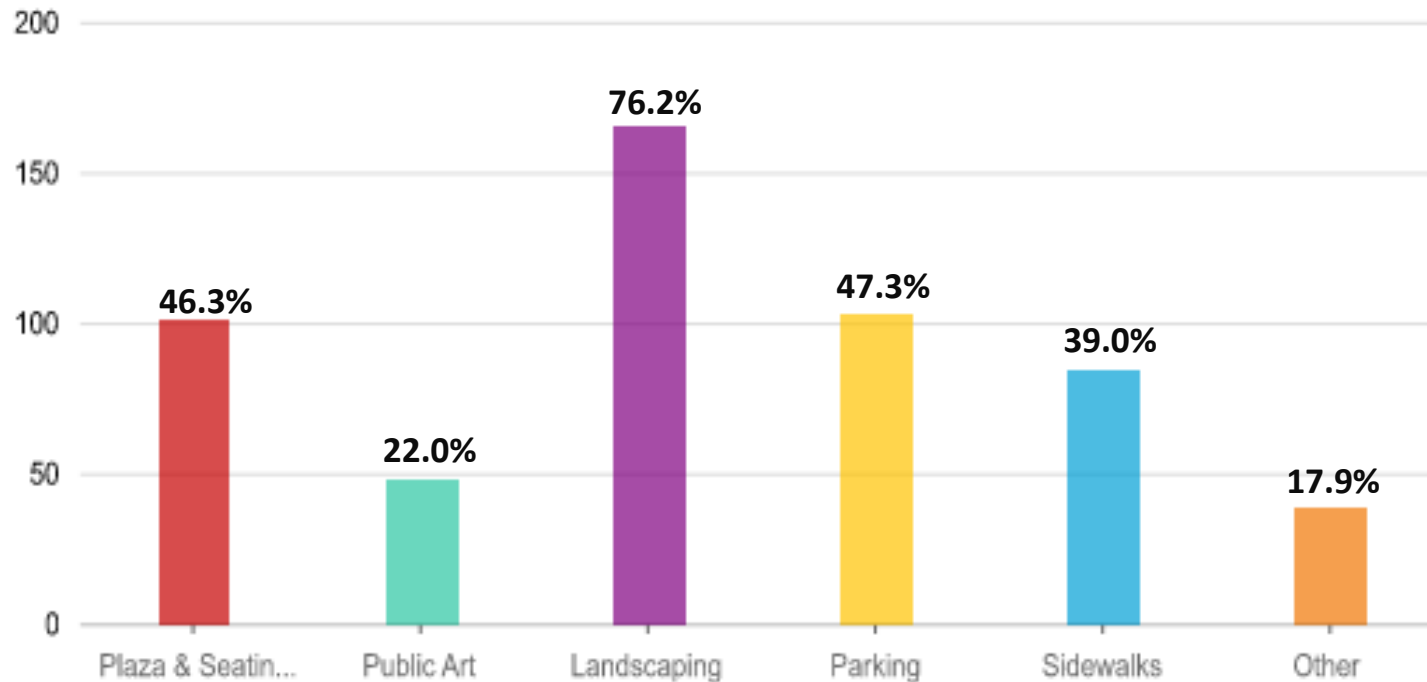


Comments:

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

Survey Results: Mid-Island Area

SITE ELEMENTS TO BE INCORPORATED



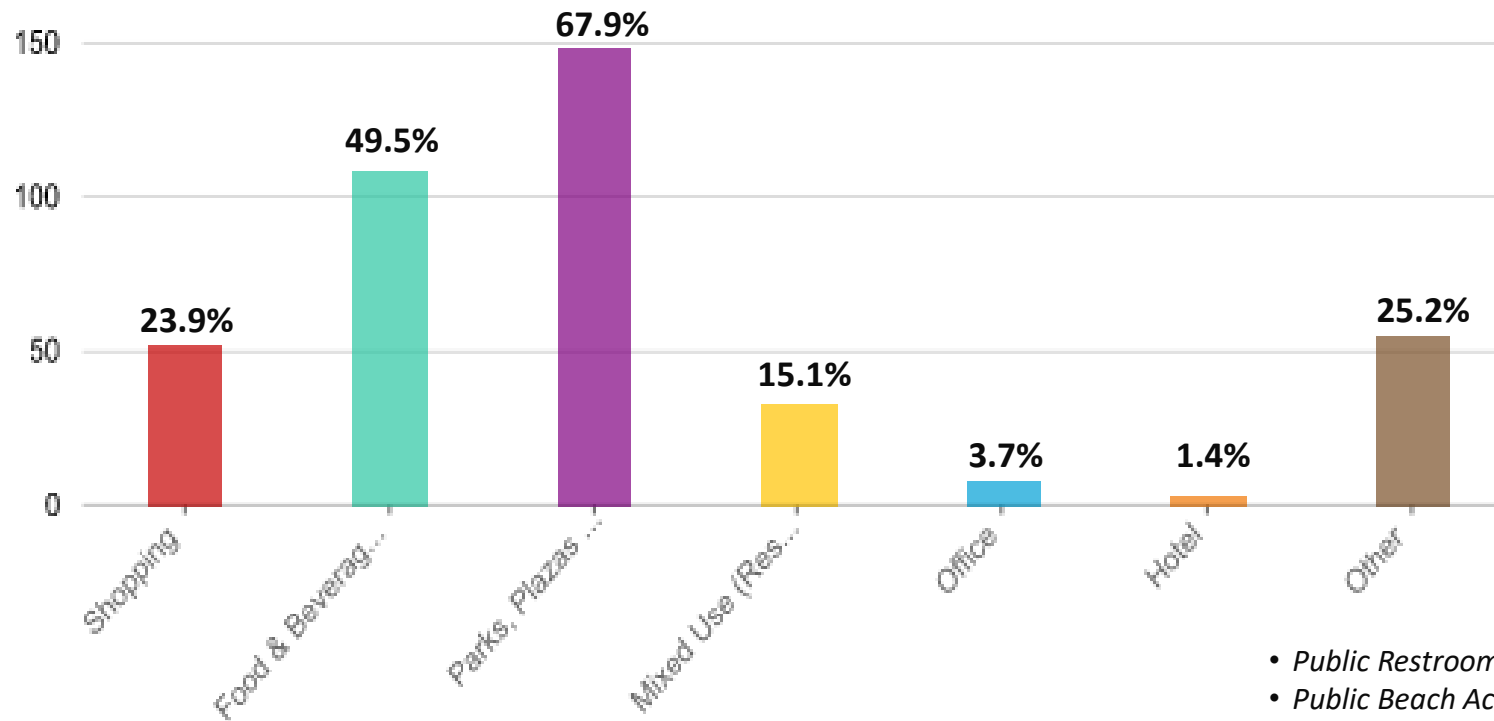
- Screening
- Signage / Gateway Markers
- Amphitheater
- Sports Area
- Water Fountains

Comments:

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

Survey Results: East Beach / Conservancy Area

USES TO BE CONSIDERED



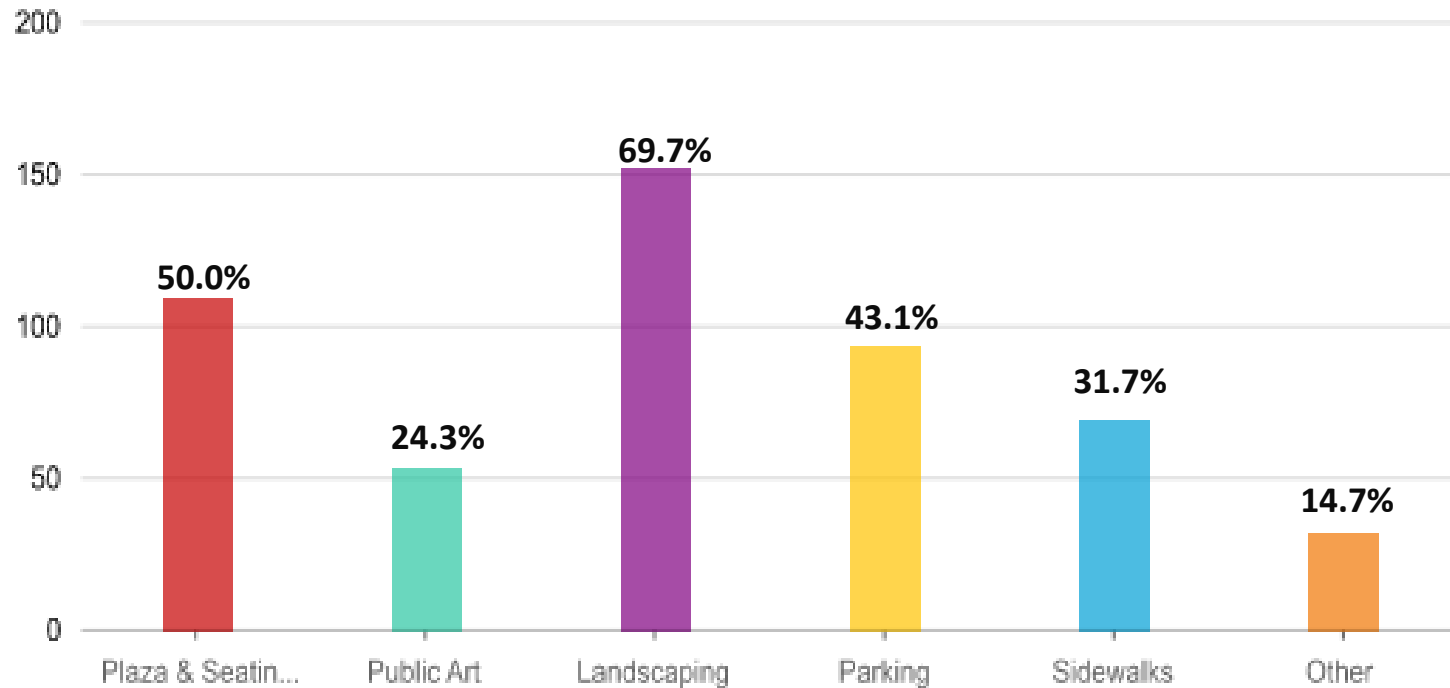
- *Public Restrooms*
- *Public Beach Access*
- *Education / Exhibits*
- *Bait Shop / Tackleshop*
- *Signage / Wayfinding*

Comments:

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

Survey Results: East Beach / Conservancy Area

SITE ELEMENTS TO BE INCORPORATED



Comments:

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

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

Site Walk Observations

Marina/Historic Area Observations

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

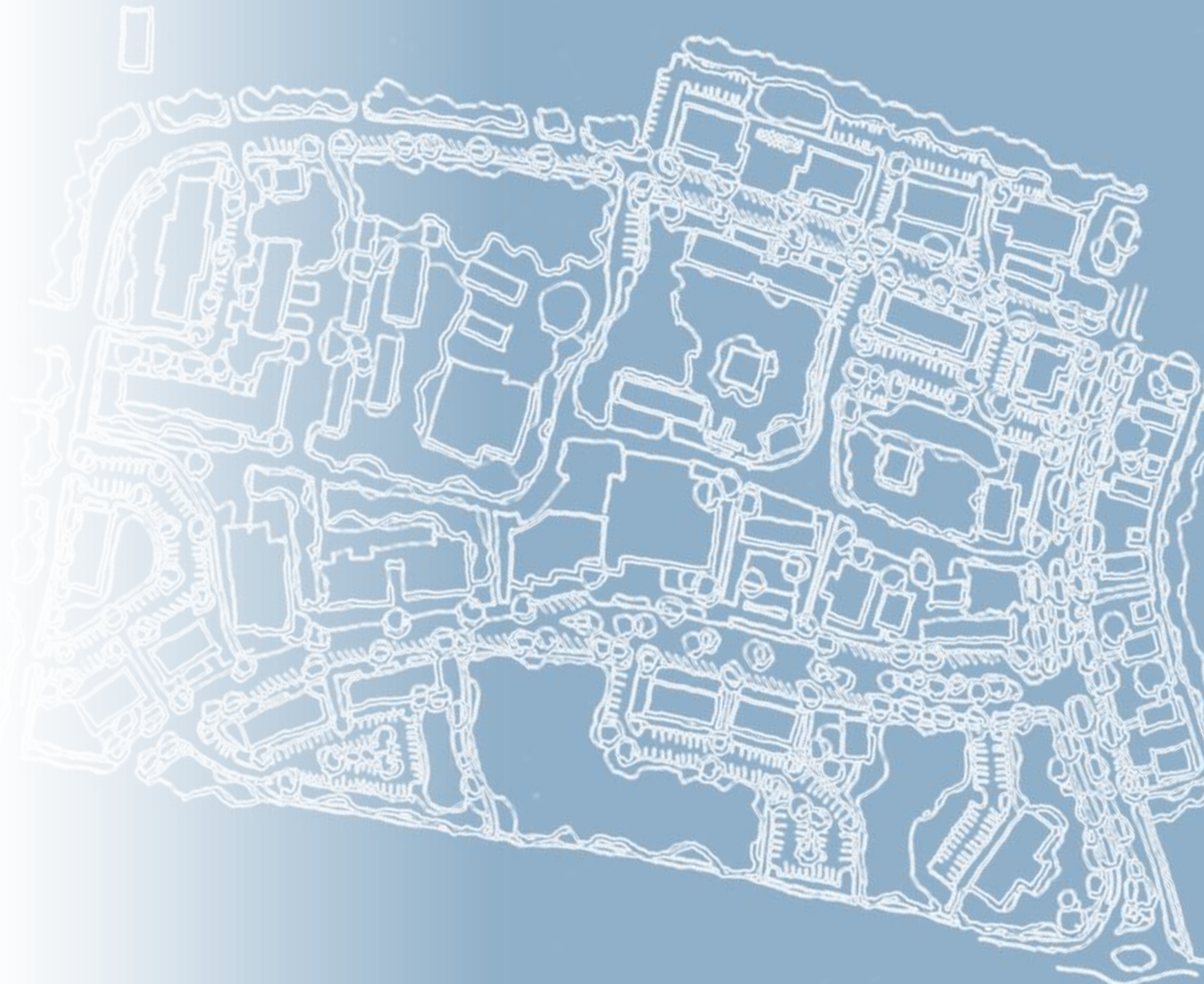
Mid-Island Area Observations

- Disparity in Architecture/ Design
- Pedestrian Connectivity
- Parking

East Beach/Conservancy Area Observations

- Low Impact Development
- Parking Challenges at Beach Access

Commercial Site Plan Analysis

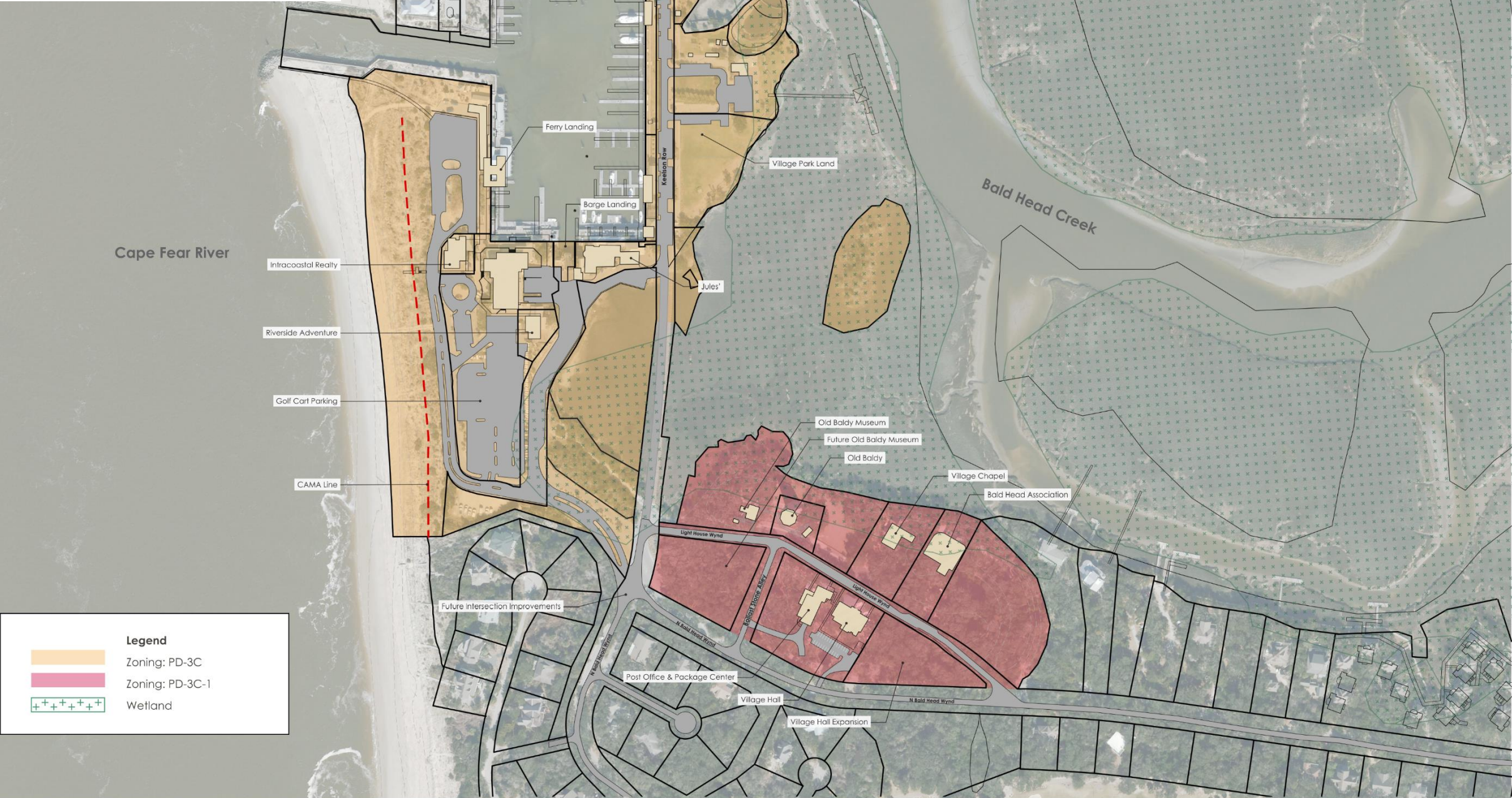


Marina / Historic Area



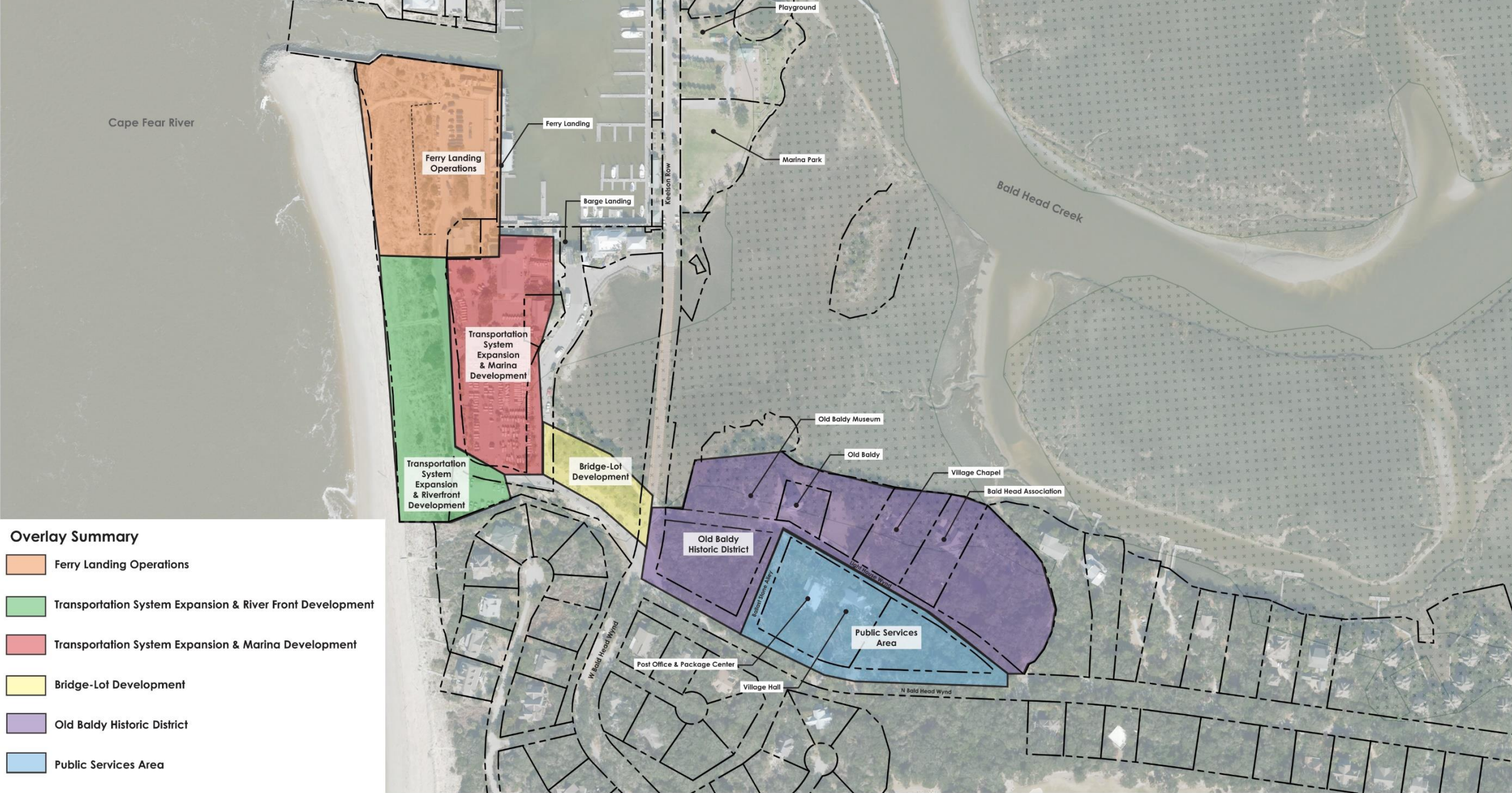
Marina & Historic Area

Existing Conditions



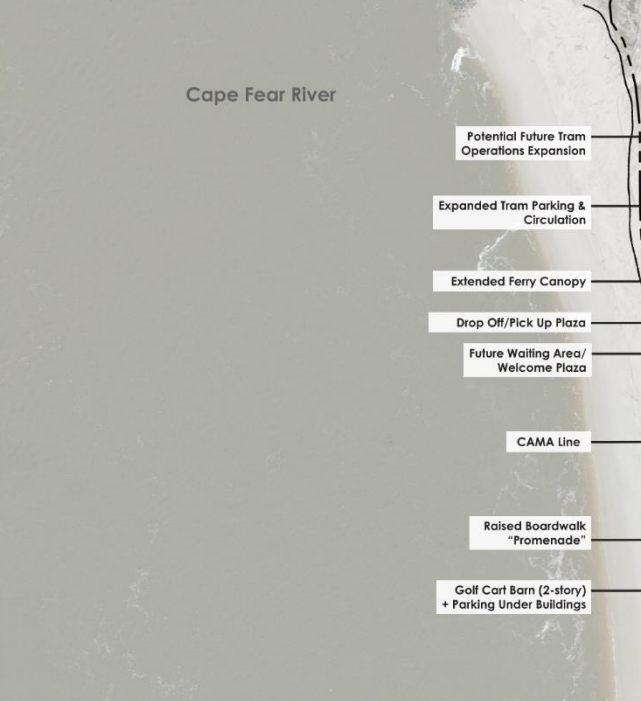
Marina / Historic Area

Proposed Overlay Districts



Marina / Historic Area

Site Plan Analysis



Summary

- A1** Future Old Baldy Museum
- A2** Village Hall Expansion
- B1-2** Marina Services Mixed-Use (50' Ht. Max)
Total Retail: 6,400 SF
Total Office: 12,800 SF
- C1-6** Marina Mixed-Use (50' Ht. Max)
Total Retail: 22,200 SF
Total Residential: 42 units
- D1** Marina Residential (50' Ht. Max)
Total Residential: 6 units (1,100 SF & 2-story ea.)
- Existing Buildings**

Parking Standards

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

Note: Plans do not take into account private covenants, conditions, and restrictions on properties.

Marina Services Mixed-Use



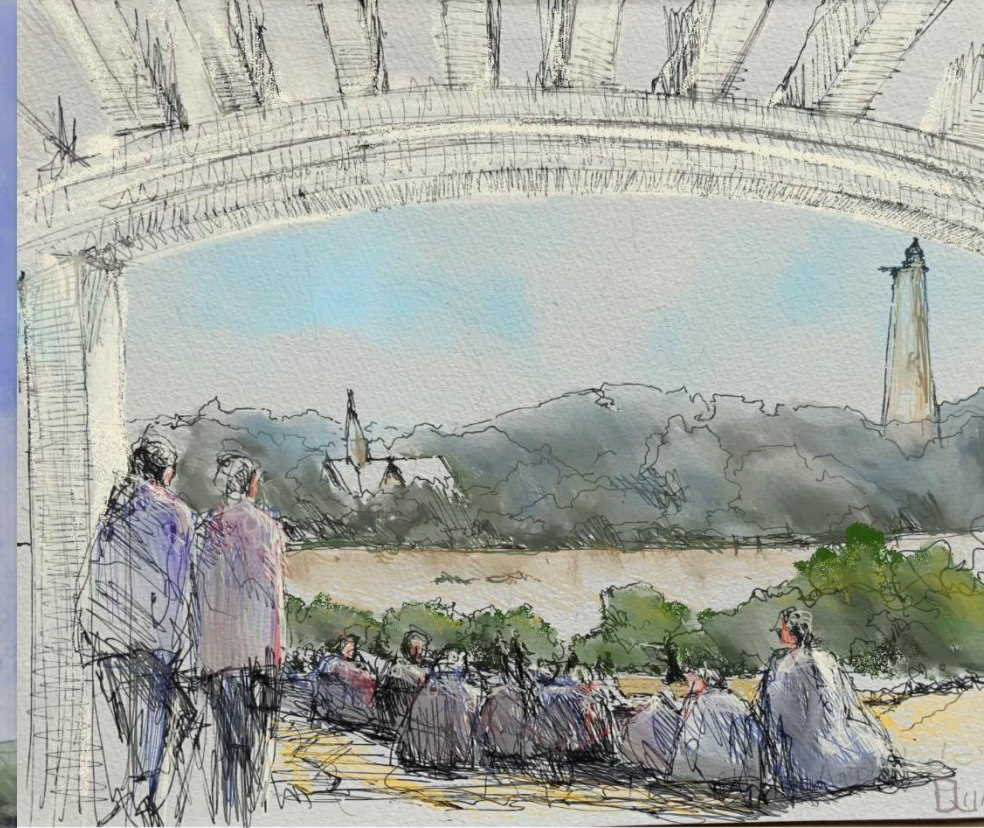
Marina Services Mixed-Use



Marina Mixed-Use



Marina Mixed-Use



Marina Residential - Cottages



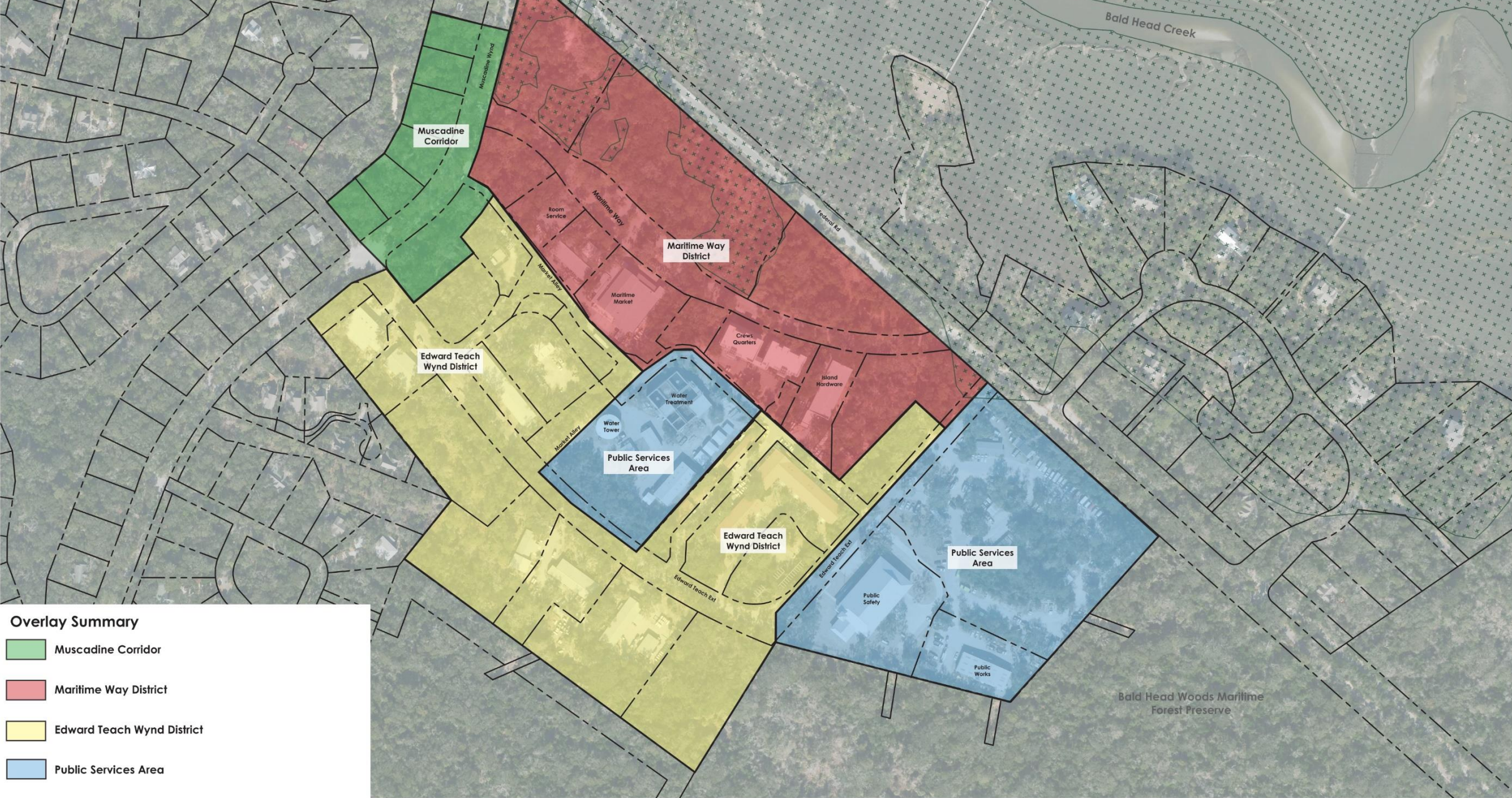
Mid-Island Area



Mid-Island Area
Existing Conditions



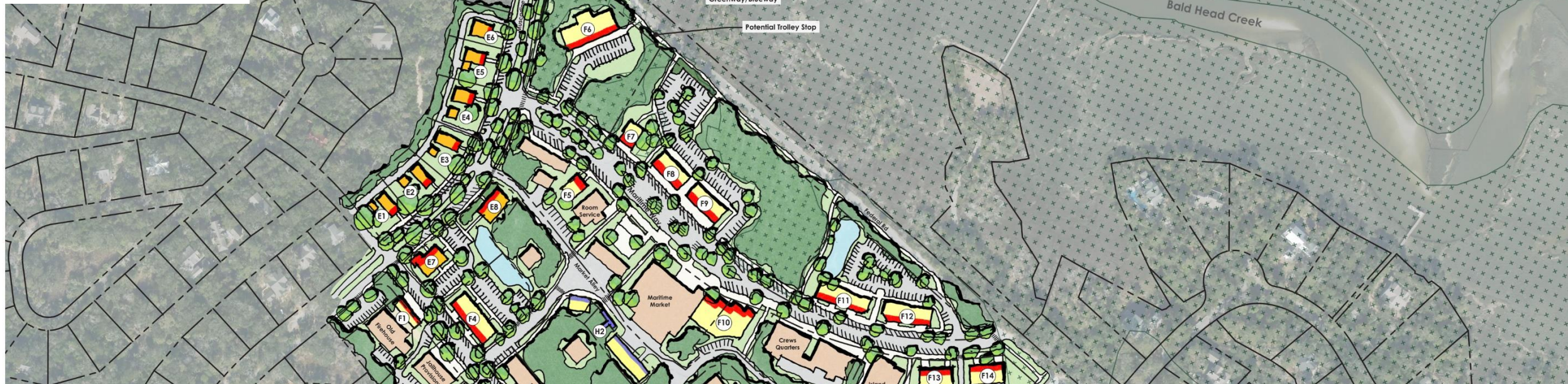
Mid-Island Area Future Overlay Districts



Overlay Summary

- Muscadine Corridor
- Maritime Way District
- Edward Teach Wynd District
- Public Services Area

Mid-Island Area Site Plan Analysis



Summary

E1-8 Mid-Island Neighborhood Commercial (35' Ht. Max)
 Total Commercial: 9,900 SF (E1-6, 1,800 SF/bldg)
 5,600 SF (E7-8, 2,800 SF/bldg)
 Total Residential: 6 units (E1-6, 3,000 SF ea, 1/bldg)
 4 units (E7-8, 2,300 SF ea, 2/bldg)

F1-18 Mid-Island Mixed-Use (45' Ht. Max)
 Total Retail/Commercial: 54,400 SF
 Total Residential: 98 units

G Mid-Island Service/Commercial (45' Ht. Max)
 Total Commercial: 14,000 SF (3,500 SF ea.)

H1 Mid-Island Service/Mixed-Use (45' Ht. Max)
 Total Service/Commercial: 4,000 SF
 Total Residential: 8 units (1,000 SF ea.)

H2 Mid-Island Service/Mixed-Use (45' Ht. Max)

Existing Buildings

Parking Standards

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

Note: Plans do not take into account private covenants, conditions, and restrictions on properties.

Mid-Island Mixed-Use



Mid-Island Mixed Use



Mid-Island Neighborhood Commercial



Mid-Island Neighborhood Commercial



Mid-Island Service Commercial

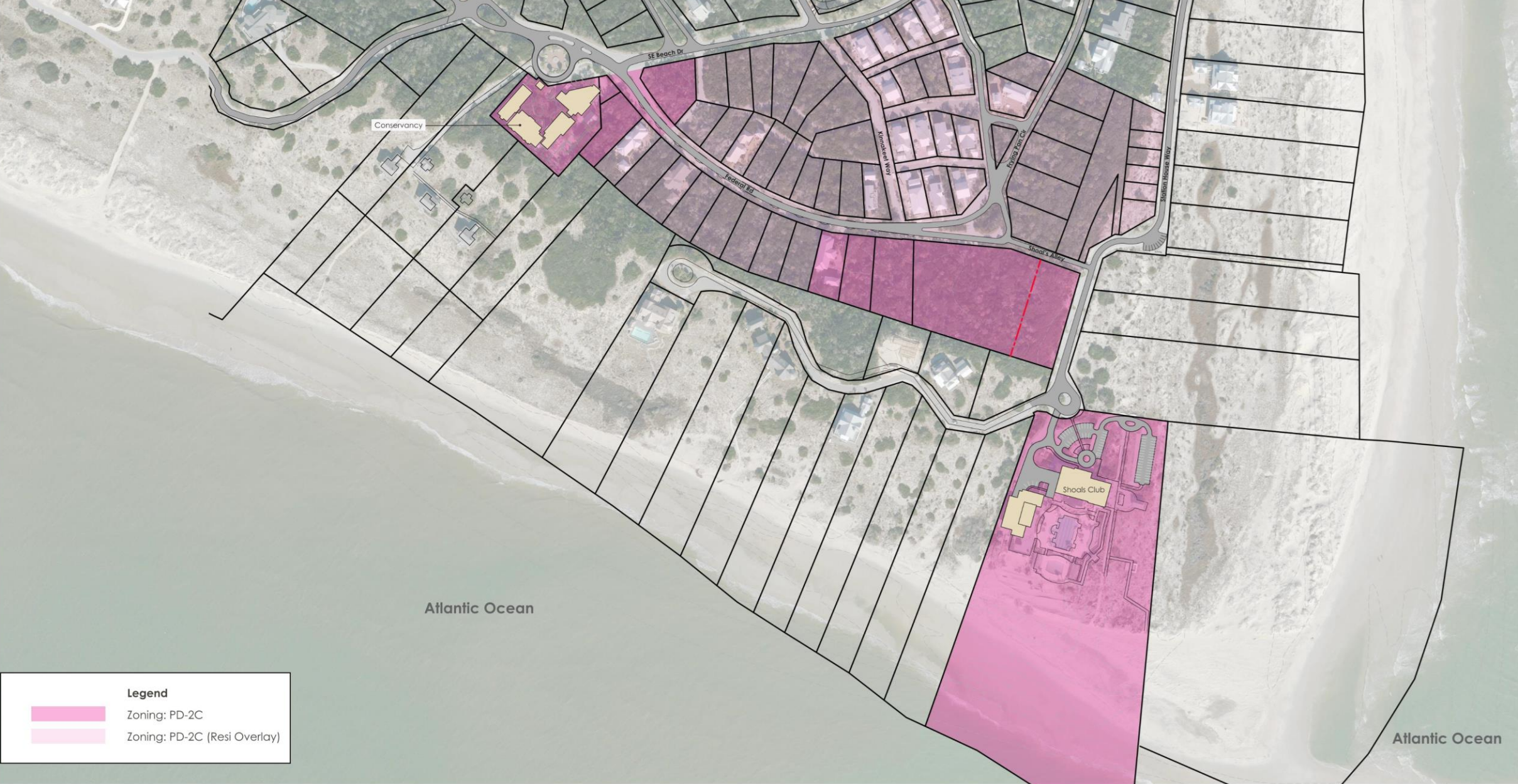


East Beach / Conservancy Area



Conservancy / East Beach Area

Existing Conditions



Conservancy / East Beach Area

Future Overlay Districts



Conservancy / East Beach Area

Site Plan Analysis



Summary

- I1-2 East Beach Neighborhood Commercial (45' Ht. Max)**
Total Office: 3,600 SF (1,800 SF/building)
Total Residential: 2 units (3,600 SF ea., 1/building)
- J1-3 East Beach Mixed-Use (45' Ht. Max)**
Total Retail: 8,000 SF (J1-2)
1,200 SF (J3)
Total Residential: 16 units (J1-2)
2 units (J3)
- Existing Buildings**

Parking Standards

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

Note: Plans do not take into account private covenants, conditions, and restrictions on properties.

East Beach / Conservancy Mixed Use



East Beach Neighborhood Commercial



East Beach Neighborhood Commercial



East Beach / Conservancy Neighborhood Commercial



Recommendations

- **Future Planning Strategies:**
 - Update Commercial Design Guidelines to address the following:
 - Architecture
 - Landscaping/Hardscaping
 - Public Space
 - Parking
 - Service Areas
 - Stormwater
 - Tree Protection
 - Signage
 - Lighting
 - Update Zoning Ordinance.
 - Revise development review process.
 - Prepare economic analysis to determine commercial development needed to accommodate future residential buildout.
 - Review Brunswick Blueprint Comprehensive Plan and BHI Vision 2025 to confirm desired zoning and development. Modify Comprehensive Plan / guiding documents accordingly.
 - Prepare Infrastructure Master Plan.
 - Prepare Transportation Master Plan (multi-modal – ped, bicycle, carts, trams)
 - Prepare Blueway/Greenway Master Plan
 - Prepare Wayfinding Master Plan (signage, welcome center, public restrooms)

Thank You.



Cole Jenest & Stone
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