

**VILLAGE OF BALD HE ISLAND
PLANNING BOARD
SPECIAL MEETING**

**August 28, 2024
1:00 P.M.**

AGENDA

1. Call to Order
2. Roll Call
3. Amendments to Agenda/Approval of Agenda.
4. New Business
 - 4.1 Oath of Office - David Wray, Zan Pope, Marianna Fitz Hugh
 - 4.2 Nomination and Election of Chair
 - 4.3 Nomination and Election of Vice Chair
 - 4.4 Subdivision Request
 - 4.5 Text Amendments
5. Staff Reports
6. Adjournment



VILLAGE OF BALD HEAD ISLAND
Planning Board Meeting
Agenda Item

Agenda Item:	New Business 4.4
Date:	8/28/2024

-
- Issue:** Subdivision of East Wind Parcel 2650000101
Department: Development Services
Contacts: Stephen Boyett, Development Services Director
Attachments: 1) Applicant/Agent Letter
2) Reference Map
3) Aerial Map
4) Preliminary Plat – Planning Board members who wish to view a larger version of this plat can pick up a copy at Village Hall in the Village Clerk’s office. It is available for inspection in the Clerk’s office for all other interested parties.
5) Statement of Consistency
-

East Wind Subdivision Preliminary Plat – PARID 2650000101

- Subdivider:** Arron W. Capel III and Richard T. Capel
Wendy Wilmot (Agent)
- Property Location:** 31 East Beach Drive
- Parcel Number:** 2650000101
- Size of Parcel:** 6.75 Acres total
- New Parcels: Tract A: 2.69 Acres (116,997.99 sq. ft.)
Tract B: 4.06 Acres (177,070.21 sq. ft.)
- Current Zoning District:** PD-4
- Surrounding Zoning** **North:** PD-4 **South:** PD-4
 East: PD-4 **West:** PD-4

Current Use of Property: Residential structure located in the northeast corner of the parcel in proposed Tract A.

A preliminary subdivision plat was submitted by the subdivider/agent and a technical review meeting has taken place. The next step of the process is for the planning board to consider the plat in open session and make recommendation to the village council for approval, conditional approval, deferral, or denial of the subdivision proposal.

Planning Board Guidance

Sec. 26-2. Purpose of chapter.

The purpose of this chapter is to regulate and control the subdivision of land within the corporate limits of the village in order to promote the public health, safety, and general welfare of the community. They are designed to lessen congestion in streets and roadways; to further the orderly layout and use of land; to ensure proper legal description and proper monumenting of subdivided lands; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land and avoid undue concentration of population; to facilitate adequate provisions for transportation, water, sewerage, open space, recreational areas and other public requirements; and to facilitate the further resubdivision of larger tracts into small parcels of land.

Sec. 26-7. Subdivision defined.

The term "subdivision" means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development, whether immediate or future, and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to the regulations authorized by this chapter:

- (1) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the village as shown in its subdivision regulations;
- (2) The division of land into parcels greater than ten acres where no street right-of-way dedication is involved;
- (3) The public acquisition by purchase of strips of land for the widening or opening of streets; and
- (4) The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the village, as shown in this chapter.

Sec. 26-51. Generally.

(a) The following sections are an outline of the procedure for obtaining approval of the subdivision of land within the territorial jurisdiction of this chapter. The procedure for review and approval of a subdivision plat consists of two separate steps. However, informal consultation with the village manager for advice and assistance and preparation of a sketch plan is recommended prior to the submission of the preliminary plat. The first step is the preparation and submission to the planning board, and then to the village council a preliminary plat of the proposed subdivision. The second step is the preparation and submission to the village manager of a final plat together with required certificates and assurances. The final plat is the instrument recorded in the office of the register of deeds when duly approved pursuant to the terms of this chapter.

(b) Any subdivider wishing to subdivide any tract shall submit a preliminary plat of such proposed subdivision for approval. The following procedures shall dictate the process of approval of a subdivision in the jurisdiction of the village.

Sec. 26-53. Procedures for securing approval of subdivisions.

• • •

c. Planning board approval. The manager shall submit the preliminary plat proposal to the next regularly scheduled meeting of the planning board occurring more than 28 days after the submission of the preliminary plat to the manager. The subdivider shall submit

ten copies of the proposal to the planning board, including any necessary revisions, not less than seven days prior to the regularly scheduled meeting. The manager may report to the planning board as to the compliance of the preliminary plat to the requirements of this chapter and shall make any recommendations with regard thereto that the manager deems relevant to the preliminary plat. The planning board shall consider the preliminary plat in open session and shall require the attendance of the subdivider or his agent. Notice of the meeting by first class mail shall be given to the subdivider or designated agent. Failure of the subdivider or agent to attend the planning board meeting at which such preliminary plat is considered shall result in the deferral of any discussion or consideration thereof and the automatic rescheduling of consideration of such plat to the next regularly scheduled meeting of the planning board. If the subdivider or his agent fails to attend two consecutive regularly scheduled meetings of the planning board at which such preliminary plat is scheduled for consideration, the proposal shall be deemed withdrawn by the subdivider. At its meeting the planning board shall review the preliminary plat proposal and all other pertinent material, shall hear from the official agent, and shall determine whether the proposal meets the policy, purposes and standards established by this chapter. The planning board then shall recommend to the village council approval, conditional approval, deferral, or denial of the subdivision proposal.

Project Information

The proposed subdivision contains two tracts, Tract A (2.69 acres) to the north, and Tract B (4.06 acres) to the south. Tract A contains a residential structure which is served by Village Utilities for Water and Sewer. If Tract B is developed, it will be served by Village Utilities for Water and Sewer. A private roadway easement will be used to access Tract A and B.

Staff Recommendation

The proposed subdivision is in general conformity with the Village of Bald Head Island Zoning and Subdivision Ordinances; therefore, staff recommends approval.

Planning Board Action

After review and discussion, a planning board member should make a motion to recommend that the Village Council approve; approve with conditions (if requested by applicant); defer; or deny the subdivision proposal using the attached Subdivision Plat Recommendation template.

Village of Bald Head Island Planning Board

Subdivision Plat Recommendation

The planning board shall review the preliminary plat proposal and all other pertinent material, shall hear from the official agent, and shall determine whether the proposal meets the policy, purposes and standards established by the Subdivision Ordinance. The planning board then shall recommend to the village council approval, conditional approval, deferral, or denial of the subdivision proposal. Code Sec. 26-53.

Proposed Subdivision Description: Subdivision Preliminary Plat, Parcel #2650000101, subdivide 6.75-acre parcel into to tracts. Tract A (2.69 acres) and Tract B (4.06 acres).

Recommendation: Pursuant to Sections 160D-604 and 803 of the North Carolina General Statutes and Section 26-53 of the Village Code of Ordinances, the Village of Bald Head Island Planning Board hereby recommends that the proposed subdivision regulation *Choose One*.

- Be approved because it meets the policy, purposes and standards established by the Village Subdivision Ordinance.
- Be denied because it does not meet the policy, purposes and standards established by the Village Subdivision Ordinance.
- Be approved with the specific petitioned for exceptions or conditions set forth below as permitted by the Village Subdivision Ordinance.
- Be deferred for further consideration.

Explanation of Recommendation: The Planning Board finds its recommendation is reasonable and in the public interest because the proposed subdivision (select all that apply):

- Choose One* (Meets/Does Not Meet) the technical requirements of the Village Subdivision Ordinance;
- Other. Provide any additional explanation of why the Planning Board reached the decision that it did. Be specific where possible.*

Conditions/Exceptions Related to Approval (if sought by applicant, pursuant to Sec. 26-14): The Planning Board recommends that Village Council adopt the following conditions/exceptions to approval:

The Planning Board considered and approved this Recommendation at its meeting on August 28, 2024 by a vote of _____ to _____.

By: _____
Chair, Planning Board

From: Wendy Wilmot <wendy@wwpbaldhead.com>
Sent: Wednesday, August 14, 2024 8:31 PM
To: Stephen Boyett <sboyett@villagebhi.org>
Subject: [EXTERNAL] Fw: East Wind Application

Dear Mr. Chris McCall and Mr. Stephen Boyette,

Please consider this letter as an application for approval to divide existing parcel ID 2650000101 into two parcels as depicted in the attached map.

Proposed Lots:

Tract A - 116,997.99 sq. ft.

Tract B - 177,070.21 sq. ft.

There would be no deed restrictions other than the Village of Bald Head Island since this land is not part of the Bald Head Island Association or Middle Island. We request that it would be treated like the land at Cape Fear Station beside the Shoals Club identified as:

Parcel ID 266BA001

Parcel ID 266BA002

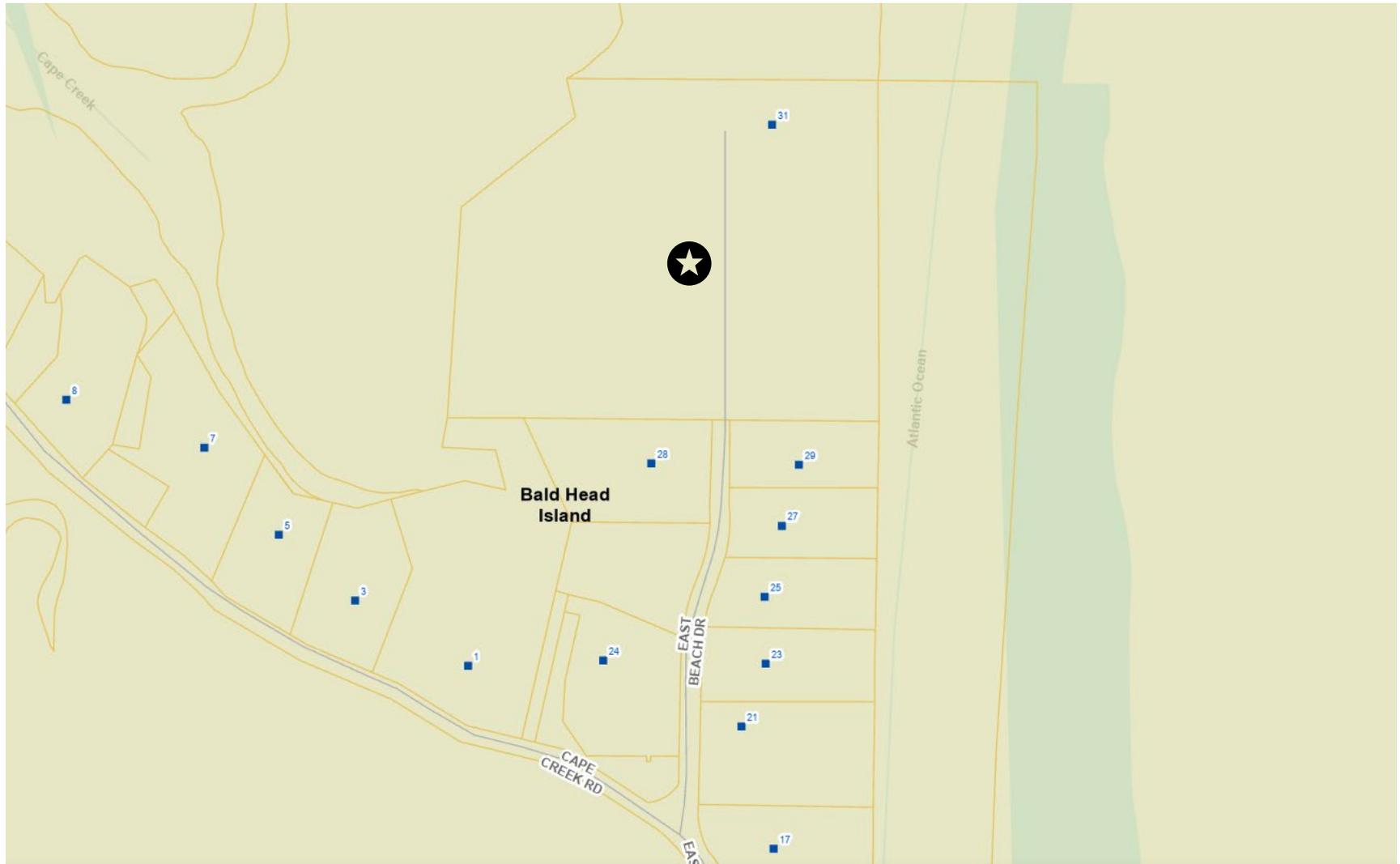
Parcel ID 266BA003

Please let me know if you need any further paperwork or anything else that might be required.

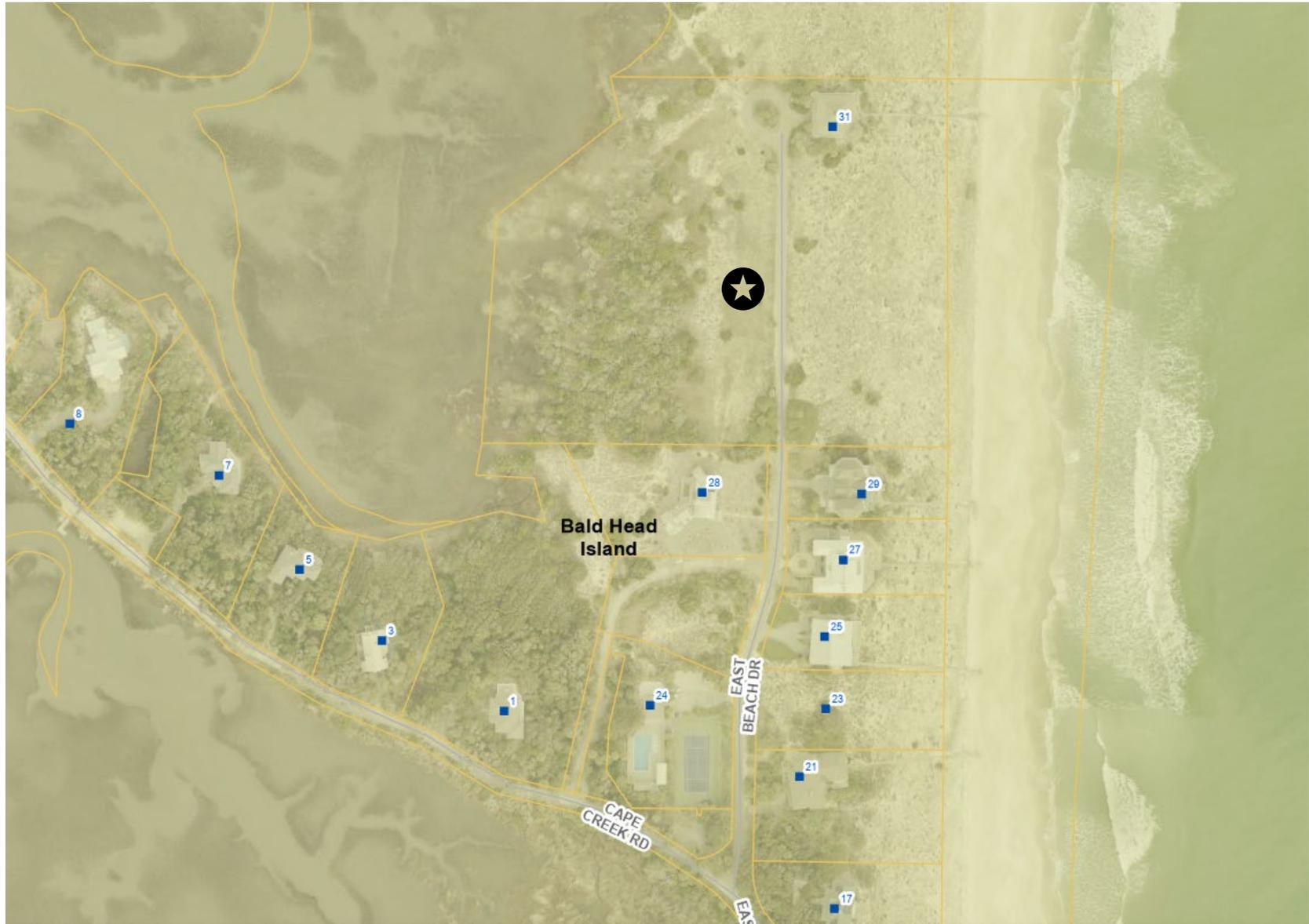
Thank you for your assistance,

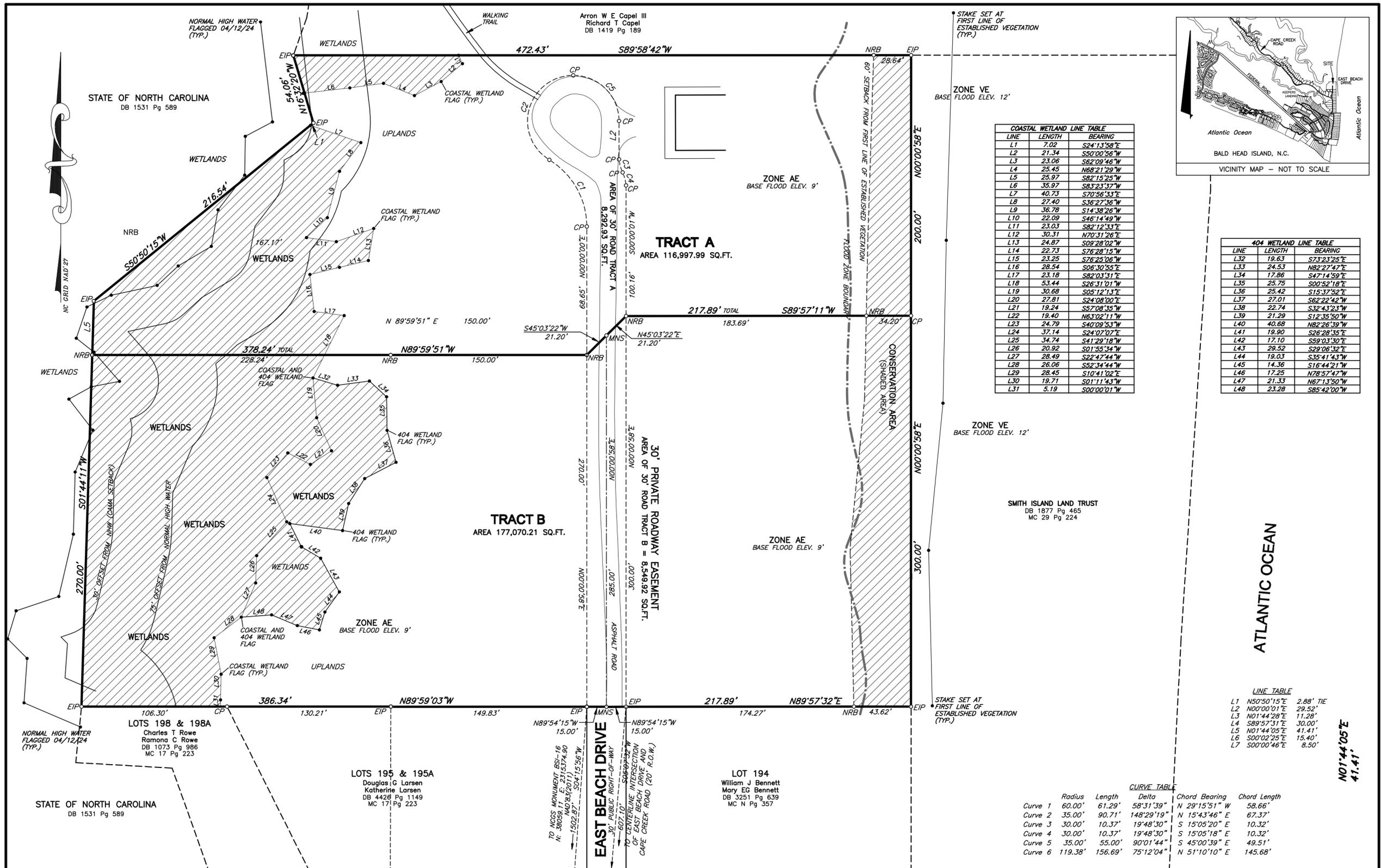
Wendy Wilmot

REFERENCE MAP



AERIAL MAP





STATE OF NORTH CAROLINA
 REVIEW OFFICER OF BRUNSWICK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____
 DATE _____

OWNERS: AARON W E CAPEL III
 RICHARD T CAPEL
 WALTER B. CAVEDO LAND SURVEYING
 101 NORTH TWENTYTHIRD ST. WILMINGTON, NC 28401
 (910) 279-4153
 EMAIL: waltercavedo@gmail.com

NOTES:
 - CORNERS MARKED AS NOTED. EIP IS EXISTING IRON PIPE FOUND. NRB IS NEW IRON REBAR SET. CP IS COMPUTED POINT.
 - AREAS COMPUTED BY COORDINATE METHOD. AREA OF ORIGINAL TRACT IS 6.52 ACRES.
 - THIS TRACT LIES WITHIN A 1% YEARLY CHANCE OF FLOOD AREA, FLOOD ZONES AE (BASE FLOOD ELEVATION 9.0') AND VE (BASE FLOOD ELEVATION 12'). REF: FEMA FIRM #S 3720301400L AND 3720301300L DATED 08/28/2018.
 - WETLANDS, FIRST LINE OF STABLE VEGETATION, AND NORMAL HIGH WATER FLAGGED 04/12/24 BY THE DAVEY GROUP. COASTAL SETBACK FACTOR FROM THE FIRST LINE OF STABLE VEGETATION (CAMA) IS 2.
 - ALL DISTANCES AREA HORIZONTAL GROUND.

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION
 I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my own free consent. Further, I certify the land as shown hereon is located within the subdivision jurisdiction of the Village of Bald Head Island.
 Signature of Owner _____ Date _____
 Signature of Owner _____ Date _____

STATE OF NORTH CAROLINA
 BRUNSWICK COUNTY
 I, Walter B. Cavedo, certify that this plat was drawn under my supervision from an actual survey made under my supervision from information found in the Brunswick Co. Registry, as noted hereon; that the error of closure as calculated by latitudes and departures is 1:10000+, that the boundaries not surveyed are shown as broken lines, and that this map was prepared in accordance with G.S. 47-30 as amended.
 Witness my hand and seal this _____ day of _____, 20____.
 Walter B. Cavedo
 Professional Land Surveyor
 N.C. Registration No. L-4098

I, Walter B. Cavedo, Professional Land Surveyor No. L-4098, certify that this plat is of a survey that creates a subdivision of land within the area of a county of municipality that has an ordinance that regulates parcels of land.

THE VILLAGE OF BALD HEAD ISLAND DOES HEREBY CERTIFY THAT THIS MAP WAS APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR BRUNSWICK COUNTY
 SIGNATURE _____ DATE _____

MAP OF DIVISION
 PARCEL ID#2650000101 - DEED BOOK 1387 PAGE 742
EAST WIND
 VILLAGE OF BALD HEAD ISLAND
 SMITHVILLE TOWNSHIP - BRUNSWICK COUNTY - NORTH CAROLINA
 JULY 22, 2024 SCALE: ONE INCH = FIFTY FEET
 -50 0 25 50
 GRAPHIC SCALE

Village of Bald Head Island Planning Board Subdivision Plat Recommendation

The planning board shall review the preliminary plat proposal and all other pertinent material, shall hear from the official agent, and shall determine whether the proposal meets the policy, purposes and standards established by the Subdivision Ordinance. The planning board then shall recommend to the village council approval, conditional approval, deferral, or denial of the subdivision proposal. Code Sec. 26-53.

Proposed Subdivision Description: Subdivision Preliminary Plat, Parcel #2650000101, subdivide 6.75-acre parcel into to tracts. Tract A (2.69 acres) and Tract B (4.06 acres).

Recommendation: Pursuant to Sections 160D-604 and 803 of the North Carolina General Statutes and Section 26-53 of the Village Code of Ordinances, the Village of Bald Head Island Planning Board hereby recommends that the proposed subdivision regulation *Choose One*.

- Be approved because it meets the policy, purposes and standards established by the Village Subdivision Ordinance.
- Be denied because it does not meet the policy, purposes and standards established by the Village Subdivision Ordinance.
- Be approved with the specific petitioned for exceptions or conditions set forth below as permitted by the Village Subdivision Ordinance.
- Be deferred for further consideration.

Explanation of Recommendation: The Planning Board finds its recommendation is reasonable and in the public interest because the proposed subdivision (select all that apply):

- Choose One* (Meets/Does Not Meet) the technical requirements of the Village Subdivision Ordinance;
- Other. Provide any additional explanation of why the Planning Board reached the decision that it did. Be specific where possible.*

Conditions/Exceptions Related to Approval (if sought by applicant, pursuant to Sec. 26-14): The Planning Board recommends that Village Council adopt the following conditions/exceptions to approval:

The Planning Board considered and approved this Recommendation at its meeting on August 28, 2024 by a vote of _____ to _____.

By: _____
Chair, Planning Board



VILLAGE OF BALD HEAD ISLAND
Planning Board Meeting
Agenda Item

Agenda Item:	New Business 4.5
Date:	8/28/2024

Issue: Proposed Text Amendments for
Department: Development Services
Contacts: Stephen Boyett, Development Services Director
Attachments: 1) Cape Fear Distillery Request
2) Staff Recommended Proposed Text Amendments
3) Description of Zoning Districts
4) Zoning Map
5) Statement of Consistency

Background: The Village received a request from Cape Fear Distillery to add "Distillery" as a permitted use in the Village ordinance in PD-2C.

Staff is proposing additional text amendments that can be considered as alternatives for consideration by the Planning Board and Village Council to add separate and distinct definitions for the following "Brewery, Cidery, Distillery, Winery"; "Bar, Tavern, Lounge, Wine Shop"; and "Restaurants, Cafes" and recommendations on appropriate zoning districts for each.

Recommendation:

Staff recommends approval of the proposed alternative amendments as they are consistent with the following areas of the [Village's Comprehensive Land Use Plan \(Blueprint Brunswick 2040 Plan\)](#):

- P.180 Other Uses – "The level of activity on the island is presenting opportunities for a few more commercial services"
 - P.183 Ideas for Land Use + Precedents – "ABC Store, More restaurants."
- P. 187 Recommended Action Plan – "**Clarify the rules that control new development** . . . evaluate potential additions to permitted nonresidential uses in some zoning districts to meet the changing needs of the island."

Staff recommends that the Planning Board consider the proposed amendments and staff's recommendations and advise and comment on whether the proposed amendment is consistent with the Village's Comprehensive Land Use Plan and provide written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board.

A sample "Zoning Statement of Consistency and Recommendation" is attached to this report. The statement of consistency is the suggested motion that a Planning Board member should make. Planning Board may alter or add to the Explanation of Recommendation included in the motion.



August 1, 2024

Village of Bald Head Island
Planning Board
Bald Head Island, North Carolina

Dear Planning Board Members,

I'm Alex Munroe, owner of Cape Fear Vineyard and Winery and Cape Fear Distillery in Elizabethtown, NC, halfway up the Cape Fear River between Bald Head Island and Fayetteville. The property has 27 guest rooms in cottages overlooking a 20-aces lake, an award-winning restaurant, a day spa, a 5,000 sq ft events facility, a gift shop and zoological garden. We've recently hosted national acts such as .38 Special, Joe Dee Messina and Travis Tritt.

The property won a national award for restoration of a rural property in 2015. For my work in the community with the property, I was awarded the UNC-Pembroke's Office of Regional Initiatives Business Person of the Year in 2018 and the 2020 Elizabethtown-White Lake Chamber of Commerce Outstanding Small Business Person of the Year.

Currently, Cape Fear Distillery brands are distributed in NC, SC, GA, FL, NY, MD, OH, USVI, BVI and growing. All of our brands have won multiple international awards for taste and design and the 2024 New York International Spirits Awards North Carolina Rum Producer of the Year. All our brands have nautical themes representing iconic Cape Fear history, including Cape Fear Rum (featuring Old Baldy on the label), Frying Pan Shoals Bourbon, Stede Bonnet Whiskey, Edward Teach aged rum, GameFish Vodka, Billfish Tequila, Beach Blast Rum Creams, Cape Fear Irish Cream, Cape Fear Solera as well as others.

Recently, North Carolina changed its distillery laws to allow NC distilleries to sell at retail bottled spirits they produce on their permitted sites, so I'd like to open a tasting room and retail bottle store on Bald Head Island for my brands. As you know, there are currently no liquor stores on the island, making it expensive and inconvenient for islanders who have to otherwise ferry spirits back and forth to the mainland. The chances of the state opening a store on the island are remote, so this service would be of great value to island residents and visitors.

Currently, the Village allows for a Brewery, which is basically the same thing, except that in my case, I won't be doing any fermenting or distilling of alcohol on the island, only occasionally blending small gallons (producing) and occasionally hand bottling. Finished distilled spirits will

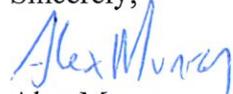
be transferred from our warehouse in Elizabethtown to our retail facility on the island and sold in 750 ml and 50 ml bottles. Therefore, we won't require any additional utilities (water, sewer, electricity), specialty construction or space than a typical 1,200 sq. ft. retail store. I've already identified several existing commercial properties that will work.

So, my request is that the Village add "Distillery" as a permitted use in the Village ordinances PD-2C. It may be defined as "Distillery- For the production (blending), bottling and retail sales of distilled spirits at a federally permitted Distilled Spirits Plant (DSP) as approved by the United States Tobacco and Trade Bureau and the North Carolina ABC Commission."

As a brief note, I began my professional career as a real estate salesman on Bald Head Island in 1992. While working for the developer, I was the salesperson of the year multiple times and earned the Bald Head Island Award of Excellence for "Care of customers and unwavering integrity and dependability." I've owned multiple properties on Bald Head Island since 1993 and a home at Flora's Bluff since 1994. I've been a member of the Bald Head Island Club since 1994 and a member of the Shoal's Club since its opening. While working for the Bald Head Island developer for over twelve years, I attended many planning meetings, ARC meetings and civic meetings and developed an in-depth knowledge and respect for the island's dynamics and community. I visit my home on Bald Head Island frequently and have developed life-long friendships with many island families. My brother, John Munroe, has lived on the island for many years and sales real estate for Wendy Wilmot Properties. My sister-in-law, Brandy Munroe, owns Bald Head Island Services, one of the primary rental companies on the island.

In conclusion, as a long-time Bald Head Islander with a special care for the island and as a proven business leader, I hope you'll consider this request an exceptional opportunity to bring a much-needed asset to the island under the care of an established, responsible distillery owner.

Sincerely,



Alex Munroe
President

Staff Recommended Text Amendments:

Section 32-11 of the Village Code be amended to include definitions for “Brewery, Cidery, Distillery, Winery”; “Bar, Tavern, Lounge, Wine Shop”; and “Restaurants, Cafes,” as follows:

Brewery, Cidery, Distillery, Winery means an establishment primarily engaged in the production, packaging, and/or distribution of beer and other fermented malt beverages, liquors, or wines under a single or established set of brand names, and may include accessory uses such as tasting room, retail sales, demonstration areas, education and training facilities, food services or other uses incidental to the brewing business and open and accessible to the public. Such establishments exceeding 800 square feet of production area shall be regulated as a manufacturing use.

Bar, Lounge, Tasting Room, Tavern, Wine Shop means an establishment that sells alcoholic beverages that offers no food service or that has alcoholic beverage sales in excess of 70% of the business’ total annual sales. Such establishment shall not include a brewery, cidery, distillery, or winery.

Restaurant, cafe means an establishment that prepares and sells food and drink that may or may not have alcoholic beverage sales. If served, in no case can alcoholic beverage sales exceed 70% of the business’ total annual sales.

Additionally, the Permitted & Special Uses Table in Section 32-126 of the Village Code be amended to include “Brewery, Cidery, Distillery, Winery”; “Bar, Tavern, Lounge, Wine Shop”; and “Restaurants, Cafes,” as a special use in the PD-2C non-residential zoning district, as follows:

<i>Uses</i>	<i>PD-1</i>	<i>PD-2</i>	<i>PD-2C</i>	<i>PD-3</i>	<i>PD-3C</i>	<i>PD-3C-1</i>	<i>PD-4</i>	<i>NC</i>
<u>NON-RESIDENTIAL</u>								
<i>Brewery, Cidery, Distillery, Winery</i>			S		S			
<i>Bar, Lounge, Tasting Room, Tavern, Wine Shop</i>			S		S			
<i>Restaurant, cafe</i>			S		S			

NON-RESIDENTIAL DISTRICTS

PD-2C planned development 2 commercial district. This district is established as a district in which the principal uses of the land are for commercial, municipal and utility service areas for the entire island. This district is intended to provide:

- (1) A town hall service area;
- (2) Commercial service areas;
- (3) A pedestrian-oriented commercial center;
- (4) A property owner's clubhouse and related sports activities and their attendant uses;
and
- (5) Transient inns and their attendant facilities.

PD-3C planned development 3 commercial district. Planned development 3 commercial district is established as a district in which the principal use of land is for mixed use which includes residential uses, commercial services, offices, marina and marina related uses, club facilities, transient inn uses, and leisure activities and their attendant uses. Furthermore, it is the intent of this district to encourage the construction and continued use of land necessary for the embarkation and debarkation of ferry passengers.

Village of Bald Head Island

Zoning Map



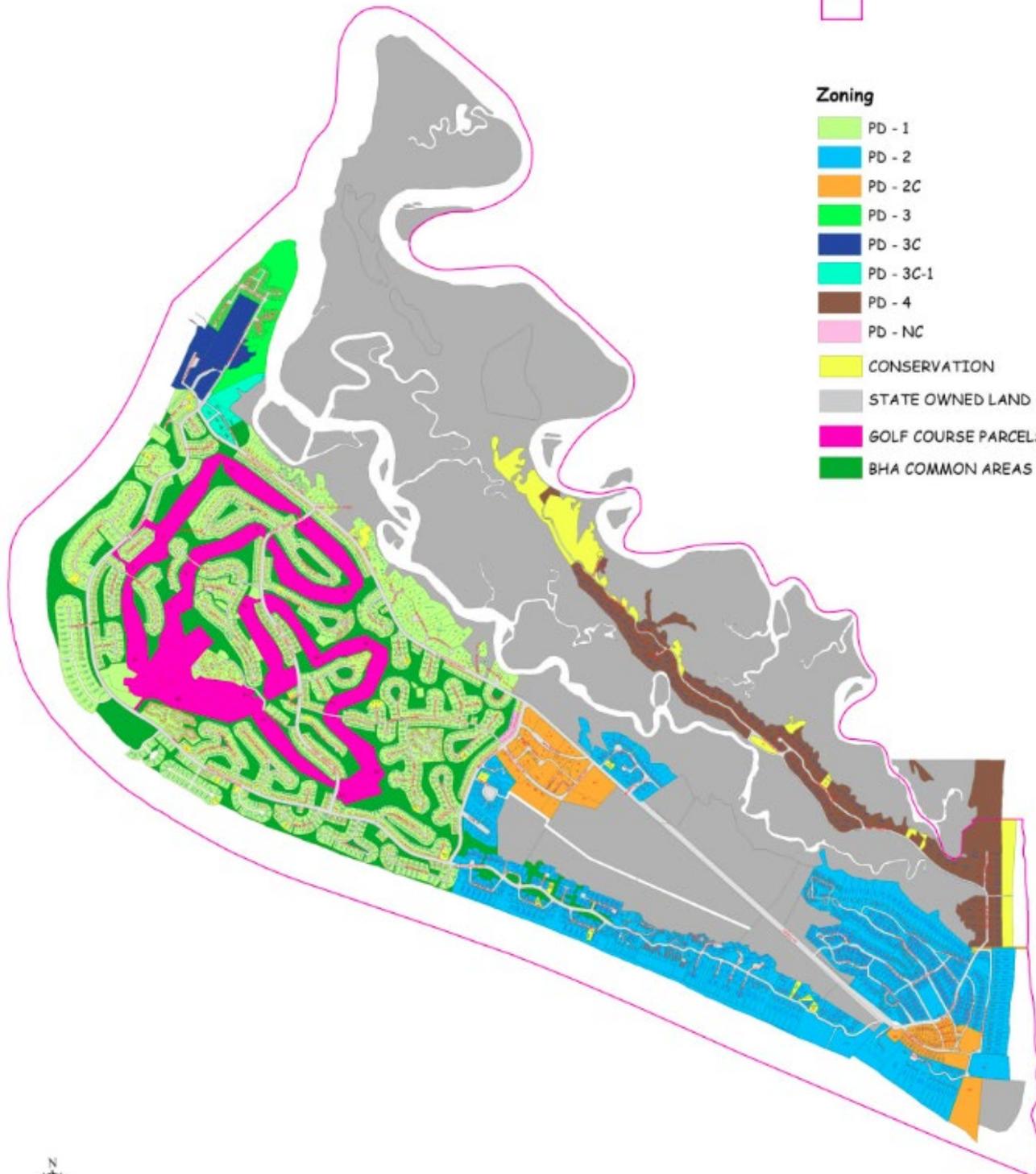
Legend

Municipal Boundary



Zoning

-  PD - 1
-  PD - 2
-  PD - 2C
-  PD - 3
-  PD - 3C
-  PD - 3C-1
-  PD - 4
-  PD - NC
-  CONSERVATION
-  STATE OWNED LAND
-  GOLF COURSE PARCELS
-  BHA COMMON AREAS



Prepared by the Development Services Department

View online [HERE](#).

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: Addition of definitions of “Brewery, Cidery, Distillery, Winery”; “Bar, Tavern, Lounge, Wine Shop”; and “Restaurants, Cafes” to Section 32-11. Addition of “Brewery, Cidery, Distillery, Winery”; “Bar, Tavern, Lounge, Wine Shop”; and “Restaurants, Cafes” to Section 32-126, the Permitted & Special Uses Table each as a special use in the PD-2C and PD-3C non-residential zoning districts.

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 the proposed zoning amendment is consistent with the comprehensive zoning and development goals of the Village, including as set forth in the Village specific portion of the Blueprint Brunswick 2040 Plan and the Village CAMA Core Land Use Plan and any other applicable plans and policies adopted by the Village that are identified below.

Explanation of Recommendation: The Planning Board finds its recommendation is reasonable and in the public interest because defining these uses as separate and distinct categories and requiring a special use permitting process for each ensures greater community input on new development in each category as the island grows and new uses are proposed for the limited commercial area available. Further, this recommendation is consistent and in line with Blueprint Brunswick 2040 Plan statements regarding exploration of additional commercial activities (including alcohol sales and restaurants) and the specific recommended action item “to evaluate potential additions to permitted nonresidential uses in some zoning districts to meet the changing needs of the island.”

The Planning Board considered and approved this Statement of Consistency and Recommendation at its meeting on August 28, 2024 by a vote of _____.

By: _____
Chair, Planning Board

Sample Explanations for Recommendation (to be modified or added to as needed):

- it would/it would not allow for development that is similar and/or complimentary to the types of development that currently exist in the zoning district;
- it strikes an appropriate balance between the rights of existing property owners and the promotion of reasonable growth within the Village's jurisdictional boundaries;
- it would allow for development that is likely to provide access to goods and/or services that are desirable to Village residents and visitors to the island;
- it would lead to an unacceptable level of traffic in the area in which it is proposed;
- it would negatively impact public health and safety of the Village;