VILLAGE OF BALD HEAD ISLAND
PLANNING BOARD
SPECIAL MEETING

April 13, 2026
1:00 P.M.

1. Call to Order

2. Roll Call

3. Amendments to Agenda/Approval of Agenda

4. Approval of Minutes - September 11, 2025

5. New Business

   5.1 - Administrative Process

      5.1.1- Review and Make Recommendation on Marina Wynd (Parcel 260JA008) Preliminary Plat Submission

   5.2 – Quasi-Judicial Process

      5.2.1 - Hearing on Special Use Application Case SUP-2026-01 – 5 Merchant Row 1C

6. Staff Reports

7. Adjournment

The Village of Bald Head Island

Planning Board Special Meeting Minutes
Thursday, September 11, 2025
1:00 p.m.
Multipurpose Room of the Department of Public Safety Building

PRESENT: David Wray (Chair), William "Zan" Pope (Vice Chair), Marianna Fitz-Hugh, Elizabeth Hervey Stephen, Rodney Jackson (alternate), James Clark (remote), Development Services Administrator Stephen Boyett, Village Manager Chris McCall, Assistant Village Manager Jae Kim, Village Counsel Will Quick (remote), and Deputy Village Clerk Carin Faulkner.

Chris Webb (alternate) was present for her swearing-in.

1. **Call to Order:** Chair Wray called the meeting to order at 1:04 p.m.

2. **Roll Call**

3. **Amendments to Agenda/Approval of Agenda:** Ms. Stephen moved to approve the agenda as presented, Mr. Pope seconded. The motion passed unanimously.

4. **Approval of Minutes – January 10, 2025, and February 19, 2025:** Ms. Stephen moved to approve the minutes as presented (with her edits included). Mr. Pope seconded. The motion passed unanimously.

5. **Organizational Items:**

   5.1 Oath of Office: Ms. Faulkner administered the Oath of Office to Ms. Webb.

   5.2 Nomination and Election of Chair: Ms. Stephen nominated Mr. Wray to serve as chair of the Planning Board. Mr. Jackson seconded the nomination. There were no other nominations. The motion to elect Mr. Wray as chair was approved unanimously.

   5.3 Nomination and Election of Vice Chair: Ms. Stephen nominated Mr. Pope to serve as vice chair of the Planning Board. Ms. Fitz-Hugh seconded the nomination. There were no other nominations. The motion to elect Mr. Pope as vice chair was approved unanimously.

6. **New Business**

   6.1 – Administrative Process

   6.1.1 Review and Make Recommendation on BHI Marina Parcels A & B Subdivision Preliminary Plat Submission

   - Mr. Boyett presented the staff report.
   - Mr. Biggs (applicant) described various areas of the plat.
   - The Staff and the applicant took questions from the Board.
   - Ms. Stephen moved that the Planning Board recommend that the proposed subdivision be approved because it meets the policy, purposes, and standards established by the Village Subdivision Ordinance. Mr. Jackson seconded. The motion passed unanimously.

6.2 –Legislative Process

6.2.1 Review and Make Recommendation on a Staff Proposed Text Amendment to Subdivision Ordinance (Sec. 26-124) Clearing Height

- Mr. Boyett presented the staff report and explained that the increased height of 13 feet was requested for the ladder truck clearance and that it was increased to 13.5 to meet NCDOT limits for semi-trucks which also use Village roads.
- Chief Gibson concurred with Mr. Boyett's report.
- Staff took questions from the Board.
- Mr. Pope moved to that the Planning Board recommend approval of the proposed zoning amendment. Ms. Stephen seconded the motion.
- The motion passed unanimously.

7. **Staff Reports:** Ms. Faulkner indicated that there may be additional subdivision requests from Limited if the lot sizes require that they go through the Planning Board. She said that she would be in touch with members on setting a regular meeting schedule.

8. **Adjournment:** Ms. Stephen made the motion to adjourn, Mr. Pope seconded. The motion passed unanimously. The meeting was unanimously adjourned at 1:27p.m.

APPROVED:

_____
David Wray
Planning Board Chair

ATTEST:

_____
Carin Z. Faulkner
Deputy Village Clerk

DRAFT

VILLAGE OF BALD HEAD ISLAND
Planning Board Meeting
Agenda Item

Agenda Item:	**New Business 5.1.1**
Date:	**4/13/2026**

Issue: Marina Wynd Subdivision Preliminary Plat
Department: Development Services
Contacts: Stephen Boyett, Development Services Director
Attachments:
1) Aerial Map
2) 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.
3) Statement of Consistency

Marina Wynd (Bald Head Island Landing)
Subdivision Preliminary Plat – PARID 260JA008

Subdivider: Bald Head Island Limited

Jerry Biggs (Agent)

Property Location: Marina Wynd

Parcel Number: 260JA008

Size of Parcel: 4.887 Acres

New Lots/Parcels:

Tract A-1:	79,350 sq ft (1.822 Acres)
Tract A-2:	56,505 sq ft (1.297 Acres)
Tract A-3:	51,972 sq ft (1.193 Acres)
Tract A-4:	25,042 sq ft (0.575 Acres)

Current Zoning District: PD-3C

Surrounding Zoning **North:** PD-3C **South**: PD-1
East: PD-3C **West:** PD-3C

Current Use of Property: Water transportation parking

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

Applicant is requesting to subdivide Parcel #260JA008 into four lots.

Staff Recommendation

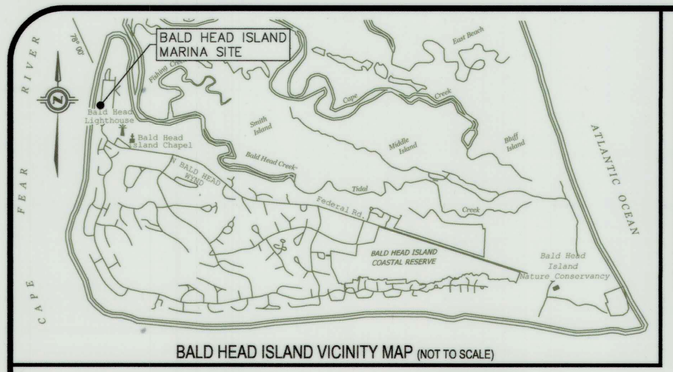
The proposed subdivision is in general conformity with the Village of Bald Head Island Zoning and Subdivision Ordinances; therefore, staff recommends approval.

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.

AERIAL

219
2600000522
2600000508
88
2
MARINA WYND
2601A008
4
96
KEELSON ROW
Bald Head Island
8
6
2601A003
102
2601A007
10
16
2601A004
13
2601A00801
2601A00301
2601A006
2600A001
2601A00603
2600000517
N BALD HEAD WYND
2601A00602
17
15



BALD HEAD ISLAND VICINITY MAP (NOT TO SCALE)

LEGEND

EIP, IPF.....EXISTING IRON PIPE FOUND (1/2" U.N.O.)
EIR, IRF.....EXISTING IRON REBAR FOUND (1/2" U.N.O.)
ECM.....EXISTING CONCRETE MONUMENT
NIP.....NEW IRON PIN SET (5/8" REBAR)
CP.....COMPUTED POINT
PH.....PUNCH HOLE
MB/MC.....MAP BOOK/CABINET
PG.....PAGE
N/F.....NOW OR FORMERLY
U.N.O....UNLESS NOTED OTHERWISE
TYP.....TYPICAL
TEL PED.....TELEPHONE PEDESTAL
CO.....SANITARY SEWER CLEANOUT
RCP.....REINFORCED CONCRETE PIPE
CMP.....CORRUGATED METAL PIPE

LINE SURVEYED
LINE NOT SURVEYED / R/W
TIE LINE
EASEMENT LINE

Name	SYMBOL
EXISTING CORNER	
CONCRETE MONUMENT	
NEW IRON PIN	
COMPUTED POINT	
LIGHT POLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
ELECTRIC TRANSFORMER	

NORTH CAROLINA
BRUNSWICK COUNTY

Filed for registration on the _____ day of _____, 20____.

at (A.M./P.M.) and recorded in Plat Cabinet _____, Slide _____.

_____
Register of Deeds

GEODETIC CONTROL TIE

PUBLISHED STATE PLANE COORDINATES NGS "BSI 23"
NORTHING= 47,173.44' (NAD 1983 / 2011)
EASTING= 2,302,926.88' (NAD 1983 / 2011)
ELEVATION= 12' (NAVD 1988)

OBSERVED STATE PLANE COORDINATES
NORTHING= 47,173.387' (NAD 1983 / 2011)
EASTING= 2,302,926.924' (NAD 1983 / 2011)
ELEVATION= 12.07' (GEOID-12B)
"BSI23" TO "NIP1"
OBSERVED GRID
N 37°00'10" E 280.70'

1. This plat is derived from information gathered by an actual field survey made by this office December, 2025.
2. Horizontal datum used for this project is NAD 1983 / NSRS 2011 (US Survey Feet),
3. Vertical datum used for this project is NAVD 1988 / Geoid 12B.
4. All distances are horizontal ground measurements unless otherwise noted.
5. All areas computed by coordinate computation method.
6. All "NIP...new iron pin" are 5/8" rebar.
7. Contractor is to verify all subsurface utilities prior to construction.
8. This tract is located within FEMA Flood Zone "AE (BFE 9 & 10)" and "VE (BFE 11 & 13)" per FEMA Flood insurance Rate Map 3720300400L effective date August 28, 2018.
9. This survey was performed without the benefit of a current title report and may be subject to any Right-of-Ways, encumbrances or easements a full and current title report may reveal.

CERTIFICATE OF SURVEY AND ACCURACY

I, DONALD E. THOMAS, CERTIFY THAT THIS SUBDIVISION SURVEY WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND REFERENCED IN THE BRUNSWICK COUNTY REGISTER OF DEEDS IN DEED BOOK 532 PAGE 546, DEED BOOK 5469 PAGE 1143, MAP BOOK 171 PAGE 70; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND REFERENCED FROM RECORD INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH OF MARCH, A.D., 2026.

PROFESSIONAL LAND SURVEYOR NUMBER L-4706

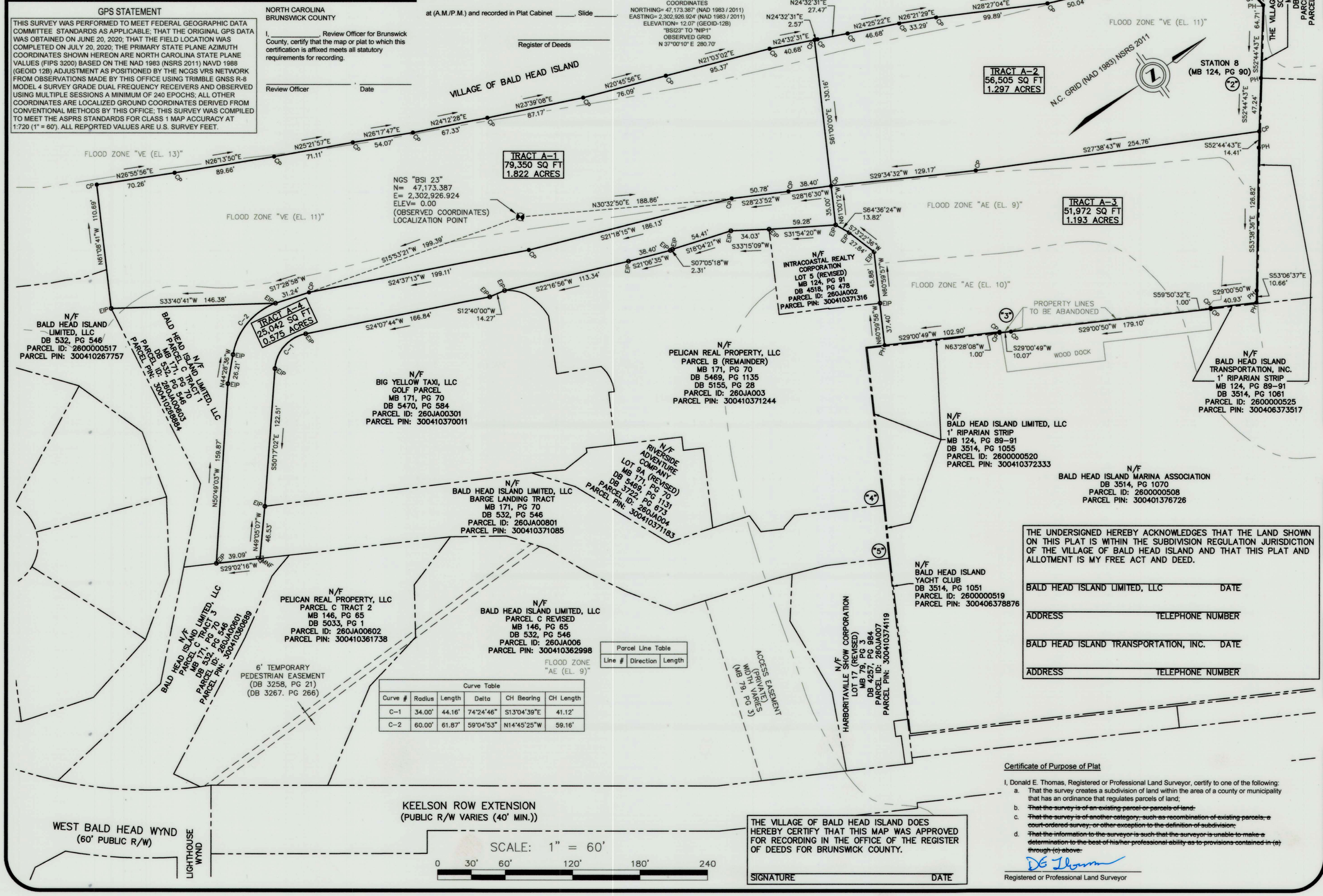
GPS STATEMENT

THIS SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE ORIGINAL GPS DATA WAS OBTAINED ON JUNE 20, 2020; THAT THE FIELD LOCATION WAS COMPLETED ON JULY 20, 2020; THE PRIMARY STATE PLANE AZIMUTH COORDINATES SHOWN HEREON ARE NORTH CAROLINA STATE PLANE VALUES (FIPS 3200) BASED ON THE NAD 1983 (NSRS 2011) NAVD 1988 (GEOID 12B) ADJUSTMENT AS POSITIONED BY THE NCGS VRS NETWORK FROM OBSERVATIONS MADE BY THIS OFFICE USING TRIMBLE GNSS R-8 MODEL 4 SURVEY GRADE DUAL FREQUENCY RECEIVERS AND OBSERVED USING MULTIPLE SESSIONS A MINIMUM OF 240 EPOCHS; ALL OTHER COORDINATES ARE LOCALIZED GROUND COORDINATES DERIVED FROM CONVENTIONAL METHODS BY THIS OFFICE; THIS SURVEY WAS COMPILED TO MEET THE ASPRS STANDARDS FOR CLASS 1 MAP ACCURACY AT 1:720 (1" = 60'). ALL REPORTED VALUES ARE U.S. SURVEY FEET.

NORTH CAROLINA
BRUNSWICK COUNTY

I, _____, Review Officer for Brunswick County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ _____
Review Officer Date



Parcel Line Table

Line #	Direction	Length

Curve Table

Curve #	Radius	Length	Delta	CH Bearing	CH Length
C-1	34.00'	44.16'	74°24'46"	S13°04'39"E	41.12'
C-2	60.00'	61.87'	59°04'53"	N14°45'25"W	59.16'

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE VILLAGE OF BALD HEAD ISLAND AND THAT THIS PLAT AND ALLOTMENT IS MY FREE ACT AND DEED.

BALD HEAD ISLAND LIMITED, LLC DATE

ADDRESS TELEPHONE NUMBER

BALD HEAD ISLAND TRANSPORTATION, INC. DATE

ADDRESS TELEPHONE NUMBER

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

Certificate of Purpose of Plat

I, Donald E. Thomas, Registered or Professional Land Surveyor, certify to one of the following:

a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
b. ~~That the survey is of an existing parcel or parcels of land.~~
c. ~~That the survey is of another category, such as recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;~~
d. ~~That the information to the surveyor is such that the surveyor is unable to make a determination to the best of his/her professional ability as to provisions contained in (a) through (c) above.~~

Registered or Professional Land Surveyor

PROFESSIONAL LAND SURVEYING SERVICES BY:
ESP ASSOCIATES, INC
SUBSURFACE . HYDROGRAPHIC . MOBILE . GEOMATICS
211 Racine Drive, Suite 101
Wilmington, North Carolina 28403
(910) 444-3899 / www.espassociates.com / License # F-1407

SUBDIVISION/COMBINATION MAP AT:
BALD HEAD ISLAND LANDING
TRACT A-1, A-2, A-3 & A-4

FROM PARCEL A (REVISED) (MB 171, PG 70)
PROPERTY OF: BALD HEAD ISLAND LIMITED, LLC (DB 5469, PG 1143) (DB 532, PG 546)
PARCEL ID: 260JA008 - PARCEL PIN: 300406371598
AND PORTION OF 1' RIPARIAN STRIP FROM "2" (STATION 8) TO "3" (MB 124, PG 89-91)
PROPERTY OF: BALD HEAD TRANSPORTATION, INC. (DB 3514, PG 1061)
PARCEL ID: 2600000525 - PARCEL PIN: 300406373517
AND PORTION OF 1' RIPARIAN STRIP FROM "3" TO "5" (MB 124, PG 89-91)
PROPERTY OF: BALD HEAD ISLAND LIMITED, LLC (DB 3514, PG 1055)
PARCEL ID: 2600000520 - PARCEL PIN: 300410372333
VILLAGE OF BALD HEAD ISLAND, SMITHVILLE TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-4706 LAND SURVEYOR Donald E. Thomas 03/17/26

DATE	SCALE
03/17/2026	1" = 60'
DRAWN BY D.E.T.	CHECKED BY K.W.K.

REVISIONS

-DESCRIPTION-
SUBDIVISION MAP & RESURVEY

SHEET
1 of 1

Recorded in the Brunswick County Registry at Map Book _____ , Page _____

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 #260JA008, subdivide 4.887 acres parcel into four lots: Tract A-1 (1.822 acres), Tract A-2 (1.297 acres), Tract A-3 (1.193 acres), Tract A-4 (0.575 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:

- ☒ Meets the technical requirements of the Village Subdivision Ordinance.

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:

☐ There were no recommended conditions/exceptions.

The Planning Board considered and approved this Recommendation at its meeting on April 13, 2026 by a vote of ___ to ___.

By: _____
Chair, Planning Board

VILLAGE OF BALD HEAD ISLAND
Planning Board Meeting
Agenda Item

Agenda Item:	**New Business 5.2.1**
Date:	**4/13/2026**

Issue: Special Use Permit 2026-01 – 5 Merchant Row Suite 1C
Department: Development Services
Contacts: Jae Kim, Assistant Village Manager
Stephen Boyett, Development Services Director
Attachments:

1) Maps : Aerial Map, Zoning Map, Future Land Use Map
2) Application
3) Public Hearing Notice
4) Letter to Adjoining Property Owners
5) List of Adjoining Property Owners
6) Reference to Village Ordinance (Permitted Uses Table)
7) Final Site Plan

Application No. SUP #2026-01

Applicant: Jeff Stokley, Jr.
Bald Head Island Plaza LLC (owner)

Property Location: 5 Merchant Row Suite 1C
Bald Head Island, NC 28461

Parcel Number(s): 2642J02305

Zoning District: Planned Development 2 C (PD-2C)

Surrounding Zoning **North:** PD-2C **South:** State Owned
East: PD-2C **West:** PD-2C

Requested Use of Property: Recreational Facility (arcade)

Description of Request: A special use permit application was submitted to the Village on March 26, 2026.

The location of the proposed arcade is 5 Merchant Row Suite 1 C which is in Stoked Village. Stoked Village has shops, a restaurant, and condos.

Site and Area Description: Bald Head Island has three primary commercial area overlays and the subject property is in the Edward Teach Wynd District in the area.

Zoning District Information and Surrounding Land Uses: 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.

Many of the existing land uses in the immediate area include:

- Clinics, medical services
- Commercial, retail services
- Real estate offices
- Restaurant, cafe
- Utility services, public or private

Examples of uses permitted by right within the PD-2C zoning district include, but are not limited to the following:

- Clinics (medical services)
- Commercial (retail services)
- Government offices and facilities
- Library
- Lodging facilities (including inn, hotel, and motel)
- Offices (other than real estate)
- Pre-manufactured structure
- Real estate office
- Restaurants, cafes, and other food services (limited to club)
- Trailer, construction (on job site)
- Trailer, passenger
- Trailer, tow
- Utility Services (public or private)

Examples of uses permitted by special use permit include the following:

- Bar, lounge, tasting room, tavern, wine shop
- Brewery, cidery, distillery, winery
- Brewery, with less than 800 square feet of production area

- Clubhouse, public or private
- Commercial filming activity
- Freestanding baffled lighting
- Restaurant, café
- School
- Recreational facilities
- Trailer, food service
- Utility facilities, public or private
- Veterinary clinic

Long Range Plan: The Brunswick Blueprint 2040 Plan was adopted on April 21, 2023, and provides guidance for future development on the island. As far as recreational amenities, the community members who responded to the survey indicated playground(s) as a future land use. A recommendation of the plan was to support the tourism industry while mitigating the impacts such as finding creative solutions to tourism-related issues such as noise due to congregation of groups. The Future Land Use Map has designated the subject property as Commercial use.

Staff Analysis: Staff have determined that the application packet is complete and has provided a staff report that sets out relevant background materials and the standards the Planning Board must follow in making a quasi-judicial determination. Staff are not required to provide a recommendation on whether to grant or deny a Special Use Permit. In this instance, Staff makes no specific recommendation but is available to present evidence in the form of responses to questions from the Planning Board or other parties to the hearing.

The final site plan has been reviewed and approved by the Development Services Director (Stephen Boyett). Village ordinance Section 32-128 Site Development Plan as required by the SUP application was confirmed to be completed in full by the Development Services Director as submitted in the final site plan on 3/26/26.

REQUIRED FINDINGS FOR A SPECIAL USE PERMIT: Special Use Permits (SUP) require the Planning Board to follow a quasi-judicial process. With respect to SUPs this means the Planning Board must exercise discretion in determining whether a specific use request, which has been deemed by Village Council to be generally compatible with the land uses permitted by right in a zoning district, should be approved following individualized review of the location, design and configuration proposed for development. Special Use Permits ensure the appropriateness of the use at a particular location within a given zoning district. The Planning Board shall consider the application, supporting documents, the site plan, and examine factual evidence presented at the hearing in determining whether a set of standards that have been approved by the North Carolina Courts have been met.

In granting or denying the Special Use Permit, the board shall consider whether:

1. The use will materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved.
2. The use meets all required conditions and specifications.
3. The use will substantially injure the value of the adjoining property, or, in the alternative, whether the use constitutes a public necessity.
4. The location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and be in general conformity with any comprehensive plan that has been adopted and any other officially adopted plan this applicable to the area.

The Special Use Permit, if granted, shall include approval of the final site plan. The Board may place conditions on the use as part of the approval to protect the public and ensure that the standards above are complied with. All conditions shall become part of the SUP approval and shall be included/illustrated on the final site plan to indicate the applicant's consent. The SUP shall run with the land and shall be binding on the original applicants, their heirs, successors and assigns. Violations of the SUP, including any conditions placed thereon, shall be treated as a violation of the local zoning ordinance.

Minor field alterations or minor revisions to an approved SUP may be approved by the Administrator if the intent of the standards established with the original approval are still met and the alterations/revisions are limited to changes that do not increase the intensity, density, or character of the use. If the Administrator determines that the change is not minor, the Planning Board must approve the alterations/revisions. Please reference the Village Ordinance in Section 32-254 for guidance.

This decision of the board is effective upon filing the written decision with the Clerk to the Board. Decisions of the Planning Board shall be appealed to the Brunswick County Superior Court within 30 days of the final decision.

Aerial Map

Property location

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

Property location

Figure 6.2.10 Future Land Use & Conservation Map

Future Land Use

- Open Space - Conservation 1
- Open Space - Conservation 2
- Open Space - Recreation
- Low Density Residential
- Medium Density Residential
- Medium Density Residential - Mixed
- Commercial
- Town Utility

Property location

SPECIAL USE PERMIT APPLICATION
Village of Bald Head Island, NC

This document is a public record under the North Carolina Public Records Act and may be published on the Village's website or disclosed to third parties.

SPECIAL USE PERMIT APPLICATION SUBMISSION:
Applications and fees are due upon submittal of the application. Per Sec. 32-102 (c) of the Code of Ordinances the planning board shall set a hearing on a special use permit request not to exceed 60 days following the receipt of an appropriate application.

PRE-APPLICATION MEETING: A pre-application meeting with Development Services staff is required to be scheduled prior to the submittal of a Special Use Permit Application. Please contact Stephen Boyett at 910-457-9700 ext. 1004 or to set up an appointment. Applicants must e-mail a pdf map, drawing, model, site or sketch plan to staff no later than five (5) working days prior to the desired meeting day.

GENERAL INFORMATION: The planning board conducts a quasi-judicial public hearing process. Only sworn testimony provided at the public hearing may be considered in their decision-making. The planning board members cannot be legally contacted by the applicant or applicant's representative prior to the public hearing (e.g. no ex parte communication). If you have any questions, please contact Development Services Director Stephen Boyett at 910-457-9700 ext. 1004 or sboyett@villagebhi.org.

PURPOSE OF A SPECIAL USE PERMIT: There are some land uses which are basically in keeping with the intent and purposes of the district where permitted, but which may have an impact on the area around them which can only be determined by review of the specific proposal. These uses may be established, under certain standards and with proper controls, in such a manner as to minimize any adverse effects. In order to ensure that these uses, in their proposed locations, would be compatible with surrounding development and in keeping with the purposes of the district in which they are located, their establishment shall not be as a matter of right, but only after review and approval of a special use permit as provided in Chapter 32 Article VII of the Village of Bald Head Island Code of Ordinances.

- One copy of the Special Use Permit Application
- Special Use Permit Application fee
- Agent authorization form
- Legal description, maps, plans, and other as to completely describe the proposed use and existing conditions (see page 3 for detailed list).
- Envelopes addressed to property owners on the notification list.
    - Addresses must be from the notification list obtained from the Village. This list shall be obtained by emailing public.information@villagebhi.org and will be provided within 3 business days of the initial request.
    - Affixed with first class stamps and the following return address:
      Village of Bald Head Island
      Development Services Department
      P.O. Box 3009
      Bald Head Island, NC 28461

REVIEW FOR SUFFICIENCY: Development Services staff checks application for sufficiency upon submittal. Incomplete applications will be returned to the applicant for revision.

PUBLIC HEARING NOTIFICATION: Notification of the public hearing will take place by three different methods. A written notice prepared by the Development Services Department for all property owners of the land subject to the application; all property owners abutting the land subject to application. This notice will be postmarked not more than 25 days nor less than 10 days prior to the planning board meeting. A notice will be published on the Village's website no less than 10 days but not more than 25 days prior to the public hearing. A notice will also be posted at the land subject to the application at least 10 days prior to the public hearing.

PUBLIC HEARING/PLANNING BOARD: The planning board will consider the application, relevant support materials, staff report and public testimony given at the public hearing. After the public hearing the planning board will vote to approve, approve with conditions, or deny the special use permit. Four-fifths of the members of the planning board must vote for approval in order for a variance to be approved.

SPECIAL USE PERMIT APPLICATION INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Village's website or disclosed to third parties.

Application #: _____ Submittal Date: _____

Fee Paid $ _____ Check # _____

Applicant Name(s): Stoked Village Development LLC

Address: 5208 Carolina Beach Road ste 201

City: Wilmington State: nc Zip: 28412

Phone: (910) 765-1019 Fax: _____

E-mail Address: jstokley86@stokleydevelopment.com

Owner Name(s): Bald Head Island Plaza LLC

Address: 5208 Carolina Beach Road ste 201

City: Wilmington State: NC Zip: 28412

Phone: (910) 765-1019 Fax: _____

E-mail Address: jstokley86@stokleydevelopment.com

Address/Location: 5 Merchant Row Village of Bald Head Island Ste 1C

Current Use: _____

Zoning District: PD-2C

Proposed Use: Stoked Village Ammenity

Description of Proposed Use of the Property:

Recreational amenity associated with Stoked Village,

to be operated as an indoor recreation use within the existing development.

SPECIAL USE PERMIT APPLICATION INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Village's website or disclosed to third parties.

Each Special Use Application shall contain or be accompanied by such legal description maps, plans, and other information so as to completely describe the proposed use and existing conditions.

1. Location of all structures within 50 feet of the property, location and depth, if known, of any existing utility lines in the property or along any adjacent street.

2. Location of property boundaries, location of any easements for utility lines or passage which cross or occupy any portion of the property for proposed lines.

3. Detailed construction plans shall be submitted prior to issuance of a building permit.

4. A site development plan as set forth in section of the Village of Bald Head Island Code of Ordinances. (see below).

Sec. 32-128. Site development plan

A site development plan drawn to scale shall contain the following information for both multifamily and single-family dwelling and commercial properties:

(1) *Multifamily:*

a. The name of planned development;

b. The exact boundary lines of the planned development fully dimensioned by lengths and bearings, and the location on intersecting boundary lines of adjoining lands;

c. Scale denoted both graphically and numerically;

d. The plans for utility layouts, including sewers, storm sewers, water distribution lines, natural gas, telephone and electric service, illustrating connections to systems and/or sewage disposal systems. Plans must show line sizes, the location of fire hydrants, blow-offs, manholes, pumps, force mains, and gate valves;

e. Street names;

f. The location, purpose, and dimensions of areas to be used for purposes other than residential;

g. Minimum building setback lines;

h. The names of owners of adjoining properties and any adjoining subdivisions of record (or proposed and under review);

i. The location and dimensions of all rights-of-way, utility or other easements, riding trails, natural buffers, pedestrian or bicycle paths, and areas to be dedicated to public use with the purpose of each stated;

j. Right-of-way lines, and pavement widths of all streets and the location and width of all adjacent streets and easements;

k. Property lines, building or other structures, watercourses, bridges, culverts, storm drains, and water retention or detention areas on the land to be subdivided;

l. Sufficient engineering data to determine readily and reproducible on the ground every straight or curved boundary line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearing, or deflection angles, radii, central angles and tangent distances for the centerline of curved streets and curved property lines that are not the boundary or curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute;

m. The accurate locations and descriptions of all monuments, markers and control points;

n. The deed restrictions or any other similar covenants proposed for the planned development, if any;

o. The date of the survey and plat preparation;

p. North arrow and declination;

q. The name and location of any property, within the planned development or within any contiguous property, that is listed on the U.S. Department of Interior's National Register of Historic Places; likewise any property that has been designated by local ordinances as an historic property pursuant to 160D-940 et seq.

r. The name, address, and telephone number of owner, registered surveyor, land planner, architect, landscape architect, and professional engineer responsible for the subdivision and the registration number and seal of the professional engineer and registered surveyor;

s. Flood hazard areas according to most recent FEMA flood insurance rate map stating date of map adoption;

t. Topographic information showing vertical contour every two feet;

u. Show boundaries of areas of environmental concern (CAMA), show boundaries of outstanding resource waters (DEM), and show COE 404 wetlands;

v. Total number and location of proposed dwelling units and other structures; total residential floor area; total height; total open space area;

w. An inventory of all trees of caliper greater than 12 inches at four feet above ground level, those existing and those to be removed;

x. Provisions for open space;

y. Any other information requested by the village planning board or council.

(2) *Single-family.* For all single lot development proposals, a site development plan, drawn to scale, shall contain the following information:

a. A perimeter survey showing:

1. The lot boundaries, the bearing and distance of each;
2. The location of applicable front, side and rear yard lines; adjacent streets;
3. Any and all existing structures showing the location thereof on the survey, as well as distances from the closest lot line;
4. Any and all proposed structures or proposed alteration or extension of an existing structure;
5. All existing and proposed structures and intended use;
6. Topographical information showing vertical contours every two feet;
7. Boundaries of areas of environmental concern as defined in the Coastal Area Management Act;
8. The 404 line as established by the U.S. Army Corps of Engineers and any other pertinent information necessary to determine compliance with the Coastal Area Management Act, Federal Emergency Management Act, and any other local, state, or federal statutes, ordinances or regulations applicable to the lot;
9. Proposed location of driveway;

b. The location and square footage of the proposed structure or addition thereof and its total height;

c. The total square footage of the lot;

d. The total square footage of the lot covered by impervious cover;

e. The type of sewage disposal system and proposed source of potable water;

f. A detailed site plan for the lot, which shall show the locations and types of naturally occurring vegetation and growth, including all trees thereon with a trunk equal to or greater than 12 inches in width at a height four feet above the ground, and the locations thereof. The drawing shall include the limit of construction line and proposals for restoration or relandscaping of any area of vegetation disturbed by the proposed use;

g. Such other information as may be required by the zoning officer concerning the lot as may be necessary to determine compliance of the proposed development of the site with this chapter; and

h. Planting plan.

(3) *Nonresidential commercial.* For nonresidential (commercial)all elements under subsection (1) a. through x. of this section.

(4) *Vesting approval.* Vesting provision-approval of a site development plan by the village council will vest a property with zoning rights applicable at that time. Such vesting approval is valid for a period of two years. This vesting is intended to carry out provisions of G.S. 160D-108.1 and site development plans as used in this chapter constitute site specific development plans under the statute.

AGENT AUTHORIZATION FORM

Application #: Submittal Date: _____

Jeff Stokley Jr. is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☐ Rezoning
- ☒ Special Use Permit
- ☐ Site Plan
- ☐ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 5208 Carolina Beach Road Ste 201 Wilmington NC 28412

The agent for this project is: Jeff Stokley Jr

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Stokley JR

Address: 5208 Carolina Beach Rd Ste 201

Telephone Number: (910)765-1019

E-Mail Address: jstokley86@stokleydevelopment.com

Signature(s) of Owner(s)*

Jeff Stokley Jr — 3/19/26

Type or print name — Date

_____

_____ _____

Type or print name — Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Brunswick County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature.

Village of Bald Head Island
Notice of Special Meeting

Planning Board
Monday, April 13, 2026, at 1:00 p.m.

Public Notice is hereby given that the Village of Bald Head Island Planning Board will hold a special meeting on Monday, April 13, 2026, at 1:00 p.m. in the multi-purpose room of the Department of Public Safety (located at 273 Edward Teach Wynd) for the following purposes:

- To review and make recommendations on a subdivision preliminary plat proposal to subdivide a parcel on Marina Wynd (Parcel 260JA008).
- To hold a Public Hearing, following quasi-judicial procedures on an application for a Special Use Permit for a proposed Recreational Facility (arcade) at 5 Merchant Row Suite 1C (Parcel ID #2642J02305).

If you would like additional information, you may contact Deputy Village Clerk Carin Faulkner at (910) 457-9700 ext. 1025 or public.information@villagebhi.org.

Carin Z. Faulkner
Deputy Village Clerk

Posted: April 1, 2026

The Village of Bald Head Island

April 1, 2026

Notice of Public Hearing
Planning Board

To Whom it May Concern:

The purpose of this letter is to notify you of an upcoming public hearing, following quasi-judicial procedures on an application for a Special Use Permit to develop and operate a Recreational Facility (arcade) in the PD-2C Zoning District. The Recreational Facility (arcade) is proposed at 5 Merchant Row Suite 1C (Parcel #2642J02305) Bald Head Island, NC. Please see the enclosed public notice for further details on this hearing.

The link to the agenda and associated documents for this meeting will be posted on this webpage:

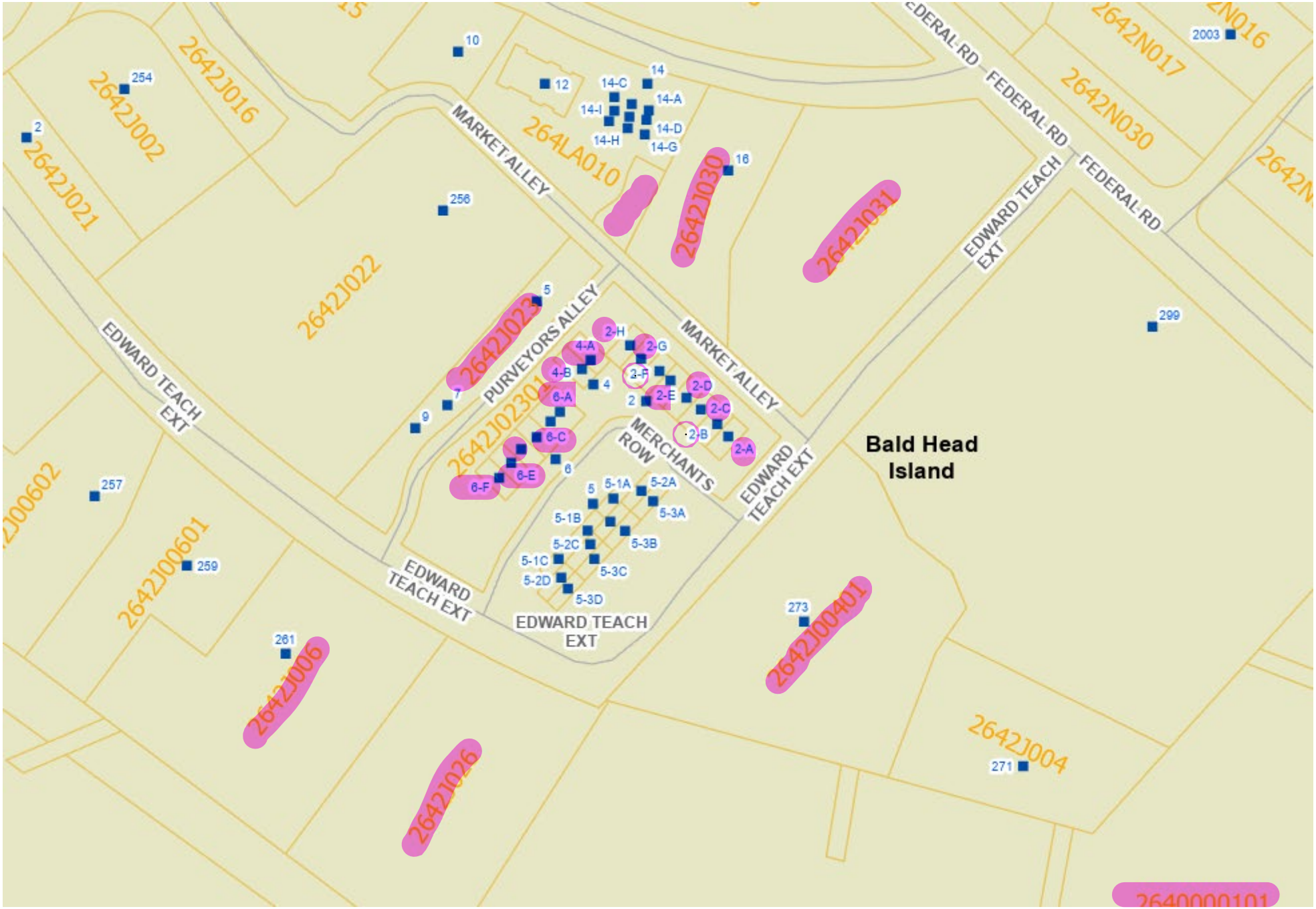
https://villagebhi.org/village-government/boards-committees/planning-board/

If you have any general questions, you may call Carin Z. Faulkner, Deputy Clerk at 910-457-9700 ext. 1025 or via email at public.information@villagebhi.org.

Sincerely,

Stephen Boyett
Development Services Director

P.O. Box 3009 • BALD HEAD ISLAND, NC 28461
(910) 457-9700 • FAX (910) 457-6206 • WEBSITE: http://www.villagebhi.org


Bald Head Island
MARKET ALLEY
PURVEYORS ALLEY
MERCHANTS ROW
EDWARD TEACH EXT
FEDERAL RD
2642J022
2642J0230
2642J023
2642J030
2642J031
2642J006
2642J026
2642J00401
2642J004
2642J00601
2642J002
2642J021
2642J016
2642N017
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14-A
14-C
14-D
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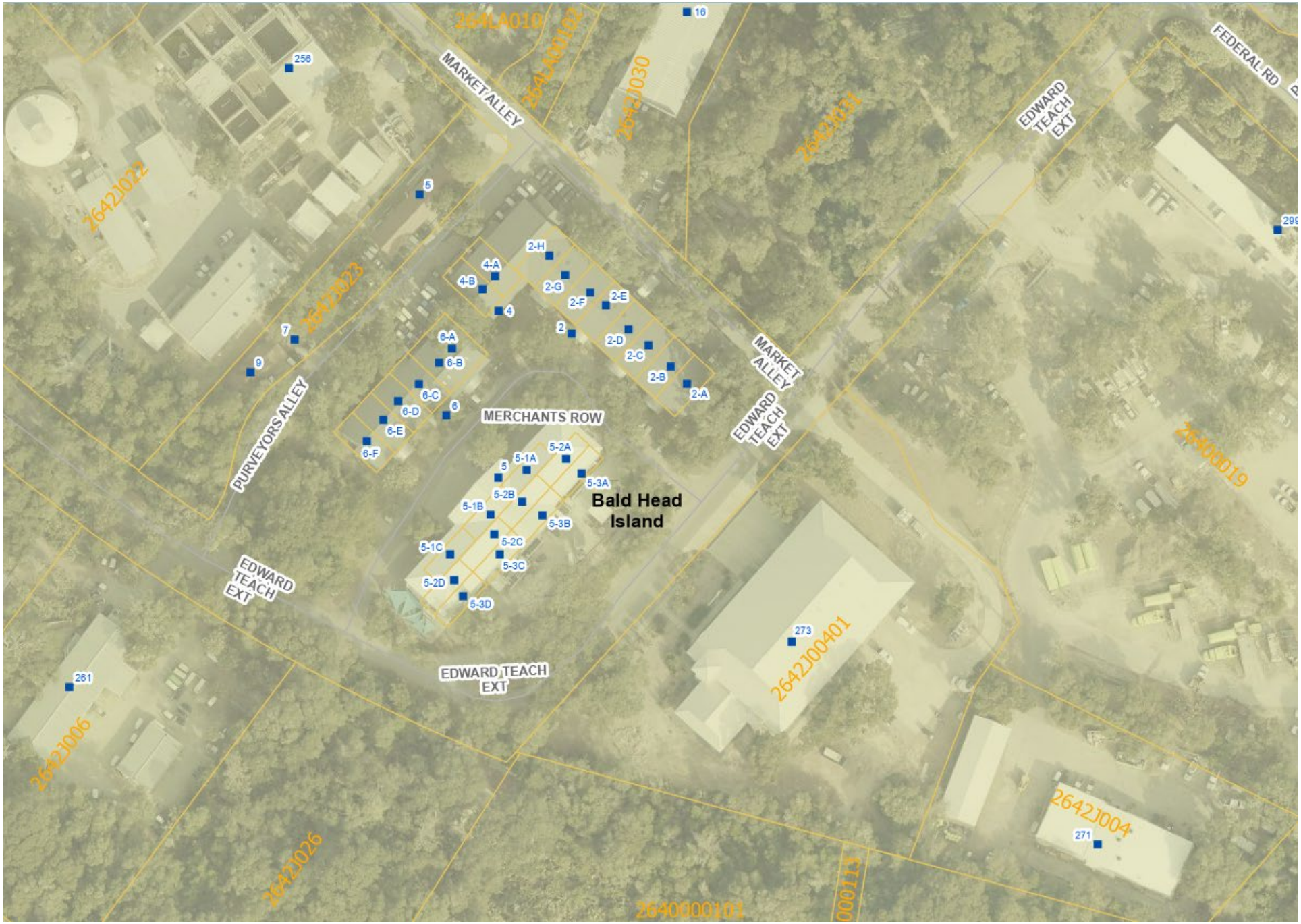
Bald Head Island
MERCHANTS ROW
MARKET ALLEY
EDWARD TEACH EXT
PURVEYORS ALLEY
FEDERAL RD
264LA010
264LA0102
2642J030
2642J031
2642J022
2642J023
2642J006
2642J026
2642J004
2642J00401
2640000101
2640000019
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5-2A
5
5-3A
5-2B
5-1B
5-3B
5-1C
5-2C
5-3C
5-2D
5-3D
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271
299

1) 2642J00401 – Village of Bald Head Island PO Box 3009 BALD HEAD ISLAND, NC 28461
2) 2642J026 - DMOC LLC 1808 SIR TYLER DR WILMINGTON, NC 28405-8305
3) 2642J006 - POPE HOLDINGS LLC 100 CENTREWEST CT CARY, NC 27513-2015
4) 2642L017 – 2-A – PROJECT WORKS INC PO BOX 3192 BALD HEAD ISLAND, NC 28461-7001
5) 2642L018 – 2-B – TIFFANYS BEACH RENTALS INC PO BOX 3001 BALD HEAD ISLAND, NC 28461
6) 2642L019 – 2-C – IJH INVESTMENTS LLC 21025 CATAWBA AVE STE 101 CORNELIUS, NC 28031-8569
7) 2642L020 – 2-D- RIVERSIDE ADVENTURE CO PO BOX 864 WILMINGTON, NC 28402-0864
8) 2642L021 – 2-E – HENSON THOMAS S ETUX HENSON KRISTIN M PO BOX 3153 BALD HEAD ISLAND, NC 28461-7001
9) 2642L022 - 2-F – MILWEB LLC PO BOX 2327 SHALLOTTE, NC 28459-2327
10) 2642L023 – 2-G – ISLAND TIME EQUITIES LLC PO BOX 3192 BALD HEAD ISLAND, NC 28461-7001
11) 2642L024 – 2-H – JACKSON PROPERTIES OF BRUNSWICK INC PO BOX 3045 BALD HEAD ISLAND, NC 28461-7000
12) 2642L025 – 4-A - ALWAYS READY PROPERTIES LLC PO BOX 3023 BALD HEAD ISLAND, NC 28461-7000
13) 2642L026 – 4-B – ALWAYS READY PROPERTIES LLC PO BOX 3023 BALD HEAD ISLAND, NC 28461-7000
14) 2642L027 – 6-A 7 6-B – BALD HEAD ISLAND SERVICES RENTALS & SALES INC PO BOX 3322 BALD HEAD ISLAND, NC 28461-7003
15) 2642L029 – 6-C- WENDY WILMOT PROPERTIES LLC PO BOX 3259 BALD HEAD ISLAND, NC 28461-7002
16) 2462L030 – 6-D- WENDY WILMOT PROPERTIES LLC PO BOX 3259 BALD HEAD ISLAND, NC 28461-7002
17) 2462L031-6-E – WENDY WILMOT PROPERTIES LLC PO BOX 3259 BALD HEAD ISLAND, NC 28461-7002
18) 2642L032-6-F- WENDY WILMOT PROPERTIES LLC PO BOX 3259 BALD HEAD ISLAND, NC 28461-7002
19) 2642J023 – AUBREY PROPERTIES LLC PO BOX 3192 BALD HEAD ISLAND, NC 28461-7001
20) 264LA00102 – BALD HEAD ISLAND LIMITED LLC PO BOX 3069 BALD HEAD ISLAND, NC 28461-7000
21) 2642J030 – FLORALEAF PROPERTIES LLC 501 SAINT MARYS WALK ROCKY MOUNT, NC 27804-3324
22) 26421031- LEGACY GROUP PARTNERSHIP LLC THE 104 W BALD HEAD WYND BALD HEAD ISLAND, NC 28461 this is not a valid mailing address – sending to PO Box 3922 Wilmington NC 28406.
23) 2640000101- STATE OF NORTH CAROLINA % STATE PROPERTY OFFICE 116 W JONES ST RALEIGH, NC 27603

ATTACHMENT 6

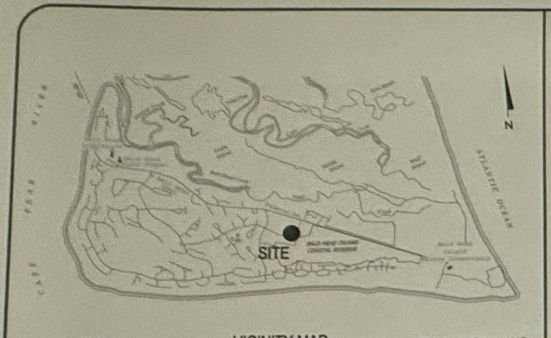
REFERENCE TO VILLAGE ORDINANCE

(Permitted Uses Table)

Sec. 32-126. Permitted and special uses.

The following uses are listed as permitted (P) or special (S) use in each zoning district. Prohibited uses are either not listed or a blank space appears in the column. Such permitted or special uses as set forth in this section shall be the only uses to which any land or structures located thereon shall be put and shall be the exclusion of all other uses whether listed in this section or not, with the exception of commercial filming activity as permitted by Sec. 32-255. (See article VII of this chapter for provisions governing special uses and commercial filming activity.)

Uses	*PD-1*	*PD-2*	*PD-2C*	*PD-3*	*PD-3C*	*PD-3C-1*	*PD-4*	*NC*
Offices, other than real estate			P		P	S		P
Pre-manufactured structure			P					
Real estate offices			P		P	S	S	P
Recreational facilities	S	S	S	S	S	S	S	
Restaurants, cafes, and other food services (limited to club)	P		P		S			
Trailer, construction (on job site)	P	P	P	P	P	P	P	P
Trailer, food service			S					
Trailer, passenger			P		P			



SURVEY NOTES:

1. This survey is derived from information gathered by an actual field survey made by this office in April, 2024 and plotted June, 2024.
2. The horizontal datum used for this project is NAD 1983/NSRS 2011. The vertical datum is NAVD 1988 (GEOID 18).
3. All distances are localized horizontal ground measurements unless otherwise noted.
4. All areas computed by coordinate computation method.
5. Subsurface utility investigation was not performed as a part of this project.
6. Any encumbrances or easements regarding canals, drainage, conservation, mineral rights, ingress / egress, access, utility or maintenance are at the discretion of the title attorney to report for this project. This office assumes no liability into the interpretation as to whether encumbrances, easements, or right-of-ways currently exist. This survey was performed without the benefit a full current title report and is subject to any Right-of-Ways, encumbrances or easements a full title report may reveal.
7. The subject parcel is located with the zoning district PD-2C as shown on the Village of Baldhead Island Zoning Map.
8. A portion of this property shown hereon lies within FEMA flood hazard zone "X" unshaded and "X" shaded per FEMA Map # 3720300400L, effective date 08/28/2018.
9. All monuments are 5/8" Rebar unless otherwise noted.
10. No NCGS Monument was found within 2,000'.
11. Unit 2D and Unit 3D have the portion of Existing Balcony 1 as LCA on their respective floors. Unit 2A and Unit 3A have the portion of Existing Balcony 2 as LCA on their respective floors. Each floor of these balconies has an area of 58.5 SF.
12. Areas for common areas or limited common areas outside of the property boundary for Bald Head Island Plaza Condominiums were not included in the area calculations.
13. HVAC Unit Numbers were provided by Stokley Development.

NORTH CAROLINA
BRUNSWICK COUNTY

I, Sean R. McBryan, certify pursuant N.C.G.S.47C-2-109 that this Condominium Plat for Bald Head Island Plaza Condominiums was drawn under my direct supervision from an actual survey made under my direct supervision and the plat or plans accurately depict the legal boundaries and the physical location of the units and other improvements relative to those boundaries shown hereon; that this plat conforms to the requirements of subdivisions (1), (2), (3), (4), (5), (7), (8), and (9) of N.C.G.S.47C-2-109 Subsection (b); that the boundaries not surveyed are clearly indicated as broken lines and referenced from record information as shown hereon; that the unadjusted conventional ratio of precision as calculated is 1:20,000+; that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; that this plat was prepared in accordance with G.S.47-30 and NCAC Title 21, Chapter 56 as amended. Witness my original signature, license number, and seal this 17th day of June, 2024.

Sean R. McBryan
Professional Land Surveyor Number L-5503

NORTH CAROLINA PROFESSIONAL SEAL L-5503 LAND SURVEYOR SEAN R. McBRYAN

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, N.C.

SIGNATURE _____ DATE _____

N.C. GRID (NAD 1983/NSRS 2011) COMBINED GRID FACTOR USED 1.00015249

PROFESSIONAL LAND SURVEYING SERVICES BY:
ESP ASSOCIATES, INC
SUBSURFACE · HYDROGRAPHIC · MOBILE · GEOMATICS
211 Racing Drive, Suite 101
Wilmington, North Carolina 28403
(910) 444-3599 / www.espassociates.com / License # F-1407

CERTIFICATE OF OWNERSHIP, DEDICATION, AND JURISDICTION

IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR BALD HEAD ISLAND PLAZA CONDOMINIUMS RECORDED IN BOOK _____ PAGE _____ OF THE BRUNSWICK COUNTY REGISTRY (THE "DECLARATION") OF WHICH THIS PLAN OF CONDOMINIUM IS A PART, BALD HEAD ISLAND PLAZA LLC ("DECLARANT") HEREBY COMMITS THE LAND AND IMPROVEMENTS SHOWN HEREON TO A PLAN OF CONDOMINIUM OWNERSHIP UNDER THE PROVISIONS OF CHAPTER 47-C OF THE NORTH CAROLINA GENERAL STATUTES. ALL OF THE PROPERTY AND IMPROVEMENTS SHOWN HEREON OTHER THAN THE UNITS ARE EITHER COMMON ELEMENTS OR LIMITED COMMON ELEMENTS AS SHOWN HEREON. "DECLARANT HAS RESERVED, IN THE DECLARATION, THE RIGHT TO CREATE ADDITIONAL UNITS AND COMMON ELEMENTS AND SUBDIVIDE AND/OR COMBINE THE UNITS IT OWNS, PURSUANT TO ARTICLE V OF THE DECLARATION."

NORTH CAROLINA
BRUNSWICK COUNTY

Filed for registration on the _____ day of _____, 20____.

at (A.M./P.M.) and recorded in Plat Cabinet _____, Slide _____

Register of Deeds

REFERENCES:
DB 4529, PG 86
DB 4228, PG 360
MC 84, PG 48
MC 26, PG 458

OWNER DATE

GRAPHIC SCALE
20 0 10 20
(IN US SURVEY FEET)
1 inch = 20 ft.

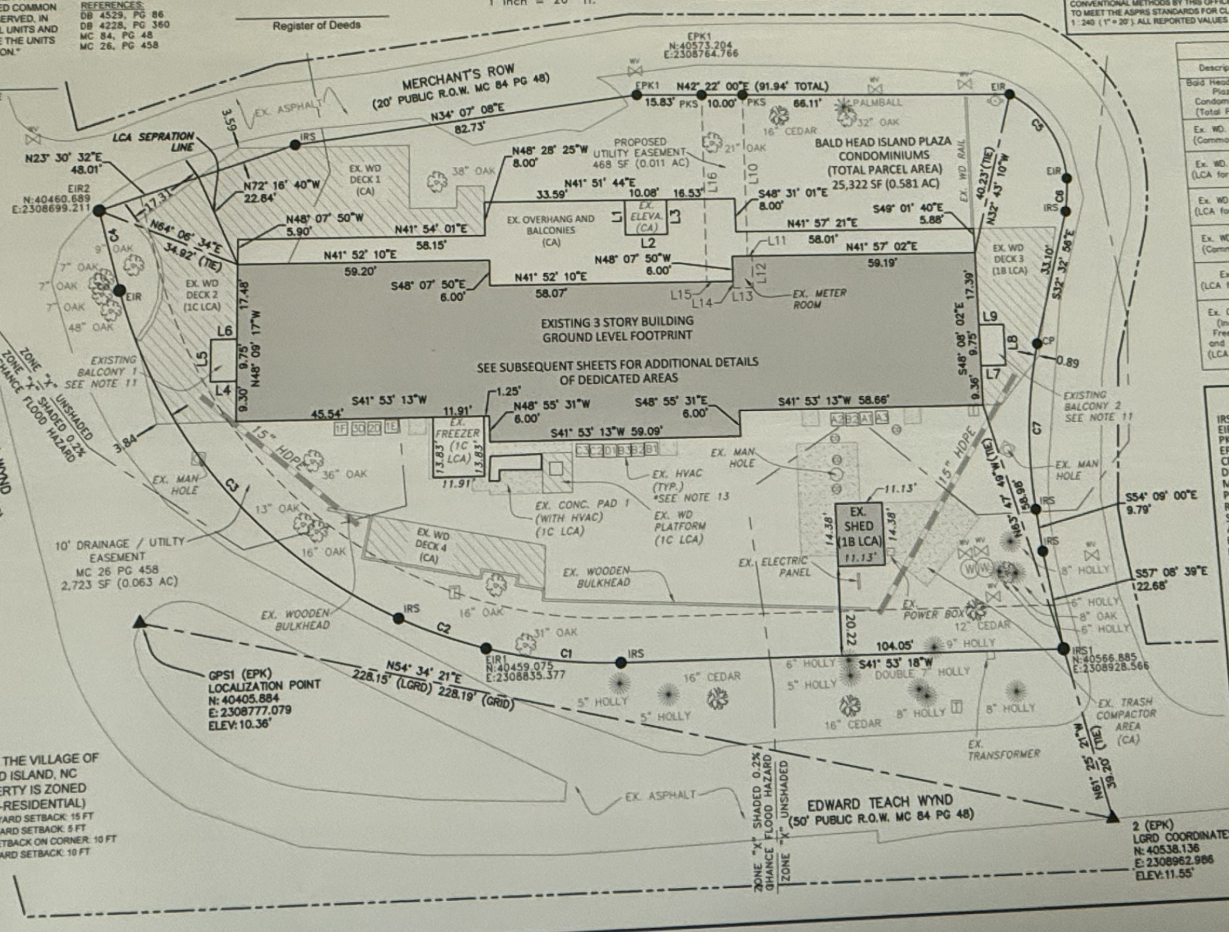
Curve Table				
Curve #	Length	Radius	Chord	Chord Length
C1	31.34'	120.00'	S49° 22' 05"W	31.25'
C2	21.26'	120.00'	S61° 55' 32"W	21.23'
C3	103.17'	120.00'	N88° 22' 15"W	100.02'
C4	19.53'	1410.14'	N63° 20' 45"W	19.53'
C5	25.92'	24.00'	S79° 54' 25"E	24.68'
C6	8.14'	50.00'	S42° 38' 43"E	8.13'
C7	39.28'	110.00'	S44° 12' 40"E	39.07'

GPS STATEMENT

THIS SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE. THAT THE ORIGINAL GPS DATA WAS OBTAINED ON SEPTEMBER 15, 2020. THAT THE FIELD LOCATION WAS COMPLETED ON APRIL 16, 2024. THE PRIMARY STATE PLANE AZIMUTH COORDINATES SHOWN HEREON ARE NORTH CAROLINA STATE PLANE VALUES (FIPS 3200) BASED ON THE NAD 1983 (NSRS 2011) NAVD 1988 (GEOID 18) ADJUSTMENT AS POSITIONED BY THE NCGS VRS NETWORK FROM OBSERVATIONS MADE BY THIS OFFICE USING TRIMBLE GNSS R-4 MODEL 4 SURVEY GRADE DUAL FREQUENCY RECEIVERS AND OBSERVED USING MULTIPLE SESSIONS A MINIMUM OF 240 EPOCHS. ALL OTHER COORDINATES ARE LOCALIZED GROUND COORDINATES DERIVED FROM CONVENTIONAL METHODS BY THIS OFFICE. THIS SURVEY WAS COMPILED TO MEET THE ASPRS STANDARDS FOR CLASS I MAP ACCURACY AT 1" 240 (1" = 20'). ALL REPORTED VALUES ARE U.S. SURVEY FEET.

Area Table	
Description	Total Area
Bald Head Island Plaza Condominums (Total Parcel)	25,322 SF (0.581 AC)
Ex. WD. Deck 1 (Common Area)	1,127 SF (0.026 AC)
Ex. WD. Deck 2 (LCA for Unit 1C)	989 SF (0.023 AC)
Ex. WD. Deck 3 (LCA for Unit 1B)	634 SF (0.015 AC)
Ex. WD. Deck 4 (Common Area)	406 SF (0.009 AC)
Ex. Shed (LCA for Unit 1B)	160 SF (0.004 AC)
Ex. Conc. Pad 1 (Includes Ex. Freezer, HVAC, and WD Platform (LCA for Unit 1C)	446 SF (0.010 AC)

Line Table		
Line #	Length	Direction
L1	8.36	S48° 08' 16"E
L2	10.08	N41° 51' 44"E
L3	8.36	N48° 08' 16"W
L4	6.00	S41° 50' 43"W
L5	9.75	N48° 09' 17"W
L6	6.00	N41° 50' 43"E
L7	6.00	S41° 51' 58"W
L8	9.75	S48° 08' 02"E
L9	6.00	N41° 51' 58"E
L10	39.28	S47° 59' 45"E
L11	1.12	N41° 57' 02"E
L12	7.60	S48° 07' 50"E
L13	4.80	S41° 52' 10"W
L14	1.60	N48° 07' 50"W
L15	6.34	S41° 52' 10"W
L16	45.36	N47° 59' 45"W



ZONING: PER THE VILLAGE OF BALD HEAD ISLAND, NC
THIS PROPERTY IS ZONED
PD-2C (NON-RESIDENTIAL)
MINIMUM FRONT YARD SETBACK: 15 FT
MINIMUM SIDE YARD SETBACK: 5 FT
MINIMUM SIDE YARD SETBACK ON CORNER: 10 FT
MINIMUM REAR YARD SETBACK: 10 FT

3RD FLOOR CEILING
3RD FLOOR
3RD FLOOR FFE: 34.8'
2ND FLOOR CEILING
2ND FLOOR
2ND FLOOR FFE: 23.8'
1ST FLOOR CEILING
1ST FLOOR
1ST FLOOR FFE: 11.8'

NOTE: FOR CEILING HEIGHTS, PLEASE SEE SUBSEQUENT SHEETS

LEGEND

IRS ..... IRON REBAR SET
EIR ..... EXISTING IRON REBAR
PKS ..... PK NAIL SET
EPK ..... EXISTING PK NAIL
CP ..... COMPUTED POINT
DB ..... DEED BOOK
MC ..... MAP CABINET
PG ..... PAGE
R.O.W. ..... RIGHT-OF-WAY
SF ..... SQUARE FEET
AC ..... ACRES
EX. ..... EXISTING
BLDG ..... BUILDING
ELEVA. ..... ELEVATOR
LGRD ..... LOCALIZED GROUND
ELEV ..... ELEVATION
FFE ..... FINISHED FLOOR ELEVATION
CA ..... COMMEN AREA
LCA ..... LIMITED COMMEN AREA
WD ..... WOOD
CONC ..... CONCRETE
LINE NOT SURVEYED
BOUNDARY LINE
EASEMENT LINE
REFERENCE OR TIE LINE
WV - EXISTING WATER VALVE
W - EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING CLEAN OUT
T - EXISTING TELEPHONE PEDESTAL
- EXISTING CONCRETE

CONDOMINIUM PLAT PREPARED FOR:
BALD HEAD ISLAND PLAZA LLC

BALD HEAD ISLAND CONDOMINIUMS

VILLAGE OF BALD HEAD ISLAND
SMITHVILLE TOWNSHIP
BRUNSWICK COUNTY, NORTH CAROLINA

DATE	SCALE
6/17/24	1"=20'
DRAWN BY	CHECKED BY
S.R.M.	K.W.K.

REVISIONS

-DESCRIPTION-
CONDOMINIUM PLAT

SHEET
1 OF 3