



# The Village of Bald Head Island

**Date:** March 24, 2022

**To:** Alan Briggs, BHA Board President  
Carol Collins, BHA Interim Executive Director  
Fran Pagliaro, ARC Coordinator

**From:** Chris McCall, Village Manager

**Cc:** Peter Quinn, Mayor

**Re:** Proposed Village ADA Beach Access Project Description & Supplemental Information

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As requested, the information below is being provided to the BHA Board and Association Membership to describe the proposed ADA Beach Access project to include the scope of work, purpose & need, and to offer additional supplemental information specific to the project. The supplemental information includes; (1) the proposed site plan, (2) side profile/elevation detail, (3) landscape plan for post-construction remediation, and local ordinance requirements that meet NC Division of Coastal Management ("DCM") design standards for permitting of beach accesses. Of importance to note is the Village's local ordinances that are written to meet state DCM design standards that are intended to protect the dune system which promotes the protection of public & private infrastructure landward of the dune system while providing public beach access. What the Village is proposing is consistent with ALL existing Village public beach access locations that have been previously permitted by DCM, constructed, and maintained throughout the last several decades.

The primary objective of the proposed beach access is to offer ADA beach accessibility to the public with the construction of an access that meets ADA accessible requirements with design elements incorporated to minimize the slope while maximizing the run of the walkway up, across, and over the frontal dune system (approximately 5' feet above the existing dune profile at 9' feet above sea level).

The project will provide access to all visitors and homeowners alike while also adding parking and an access point for those with special needs the ability to safely traverse the dunes to enjoy the beach. The ADA access will enhance our existing inventory of public beach access locations along west, south, and east beaches with more opportunities to take advantage of fishing, swimming, shell hunting, and building of sandcastles along the water's edge. There is currently limited parking and/or beach access ramps/walkways designated and designed for those with special needs.

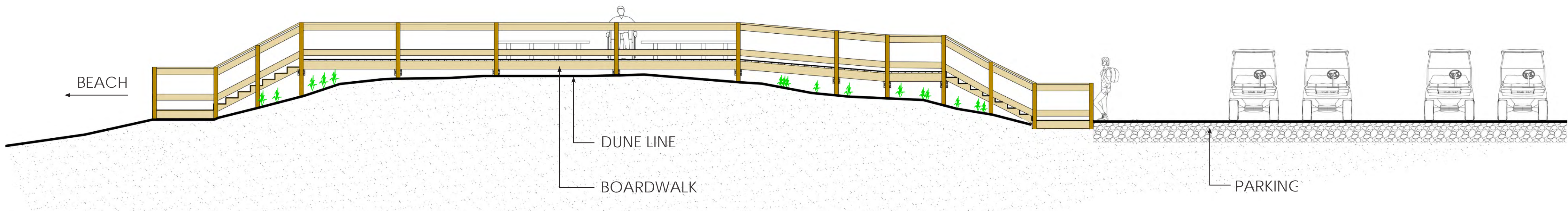
The proposed site was selected after assessing several other existing public beach access locations along south beach and east beach. Other locations considered included assessing the site-specific conditions at the Village's existing emergency 911 beach accesses. After conducting site visits to these other locations and taking into consideration numerous variables to include existing single-family residential development in/and around the location, the practicability of special needs access with significant distances from a viable parking location to the beach, and the size of the dune system in length, width, and height, it was determined that the site proposed was the best site suited for a future ADA access. Important to note is that the site assessments referenced and work on this effort concluded with Council's approval in moving forward with the purchase of Lot 1319 in December 2019. Included for reference are visuals of the other sites that were considered as part of the process.

With respect to public parking at existing public beach accesses the Village has observed the need for additional parking with many golf carts currently parking off the edge of the road (sometimes on the paved public road), within the medians, and in other areas that are on private property and on occasion have created situations whereby emergency response access has been blocked for access by Public Safety apparatus. With the island approximately 55-60% built-out, the long-term need for increase for public beach access (as referenced in the Vision 2025 document) will also require the need for additional parking areas to meet island build-out. As an example, the current parking space available at public beach access #42 located at East Beach consistently is full with overflow of golf carts illegally parked extending along Southeast Beach Drive and routinely encroaching within the Village's public right-of-way leading in-and-out of Middle Island. Not only does this present an issue for Public Safety from an emergency response need, but it also has law enforcement consequences that sometimes include the issuance of a civil citation for illegally parking. Attached is a site assessment of access #42 showing the above referenced conditions with existing parking in April 2017. Important to note as referenced at the most recent BHA Annual Membership meeting by Mayor Quinn of a future beach access and parking survey that is planned for this season to further identify the need to address these situations for the long-term island build-out.

While the Village has continued to work on this effort in obtaining the various approvals with the ARC, BHA Board, and Association Membership specific to this site as far back as 2018, the Village has submitted on two occasions requests to the State for extensions to the DCM Waterfront Access Grant it received back in October 2019 and most recently was approved for the likely final extension through the fall of 2022 so it is hopeful that the Village can receive the approvals and continue to move forward on completion of this much needed project. An emphasis in receiving the DCM grant was based on the proposed project being built to provide ADA access.

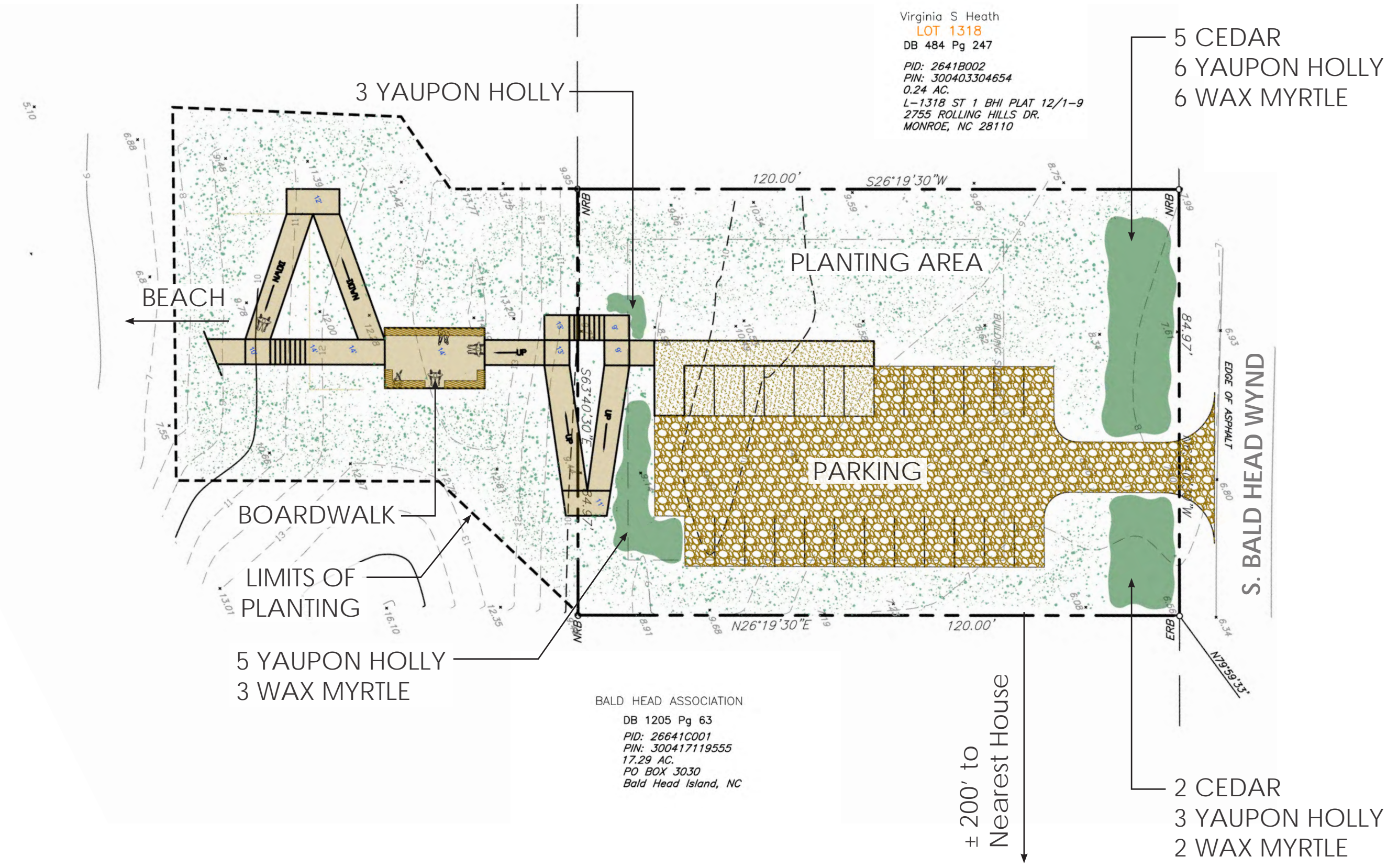
As always, if you have any questions about the above referenced and/or the supplemental information provided prior to the BHA Board meeting please do not hesitate to contact us on the matter.





CROSS-SECTION

1" = 10'



PLAN

1" = 20'

### PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPAC
17	ILEX VOMITORIA	YAUPON HOLLY	CONT.	7 GAL	
7	JUNIPERUS VIRGINIANA *WIDE FULL TO GROUND	EASTERN REDCEDAR	CONT.	6-8' HT	
11	MYRICA CERIFERA	SOUTHERN WAX MYRTLE	CONT.	7 GAL	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPAC
9000	AMMOPHILA BREVILIGULATA	AMERICAN BEACHGRASS	BARE ROOT		12" O.C.
1000	PANICUM AMARUM	BITTER PANICUM	BARE ROOT		12" O.C.
9000	UNIOLA PANICULATA	SEA OATS	BARE ROOT		12" O.C.

### PLANTING SUMMARY

Beginning at the first line of vegetation, install 9 rows, spaced 12" apart, of American Beach Grass (during the Winter season) or Sea Oats (during Spring/ Summer seasons.) In addition add 1 row of Bitter Panicum at the same spacing.

Repeat pattern from first line of vegetation to S. Bald Head Wynd, from property line to property line, or where earth has been disturbed.

## SOUTH BALD HEAD WYND BOARDWALK AND PARKING

SITE PLAN | 00000 | BALD HEAD ISLAND, NC | 03.23.22





**15A NCAC 07K .0207    STRUCTURAL ACCESSWAYS OVER FRONTAL DUNES EXEMPTED**

(a) The N.C. Coastal Resources Commission hereby exempts from the CAMA permit requirement all structural pedestrian accessways over frontal dunes which can be shown to meet the following criteria:

- (1) The accessway must not exceed six feet in width and must be for private residential or for public access to an ocean beach. This exemption does not apply to accessways for commercial use or for motor-powered vehicular use.
  - (2) The accessway must be constructed so as to make no alterations to the frontal dunes that are not necessary to construct the accessway. This means that wherever possible the accessway must be constructed over the frontal dune without any alteration of the dunes. In no case shall the dune be altered so as to significantly diminish its capacity as a protective barrier against flooding and erosion. Driving of pilings into the dune shall not be considered alteration of a frontal dune for the purposes of this Rule.
  - (3) The accessway shall conform with any applicable local or state building code standards.
- (b) Before beginning any work under this exemption the CAMA local permit officer or Department of Environment, Health, and Natural Resources representative must be notified of the proposed activity to allow on-site review of the proposed accessway. Notification can be by telephone, in person, or in writing and must include:
- (1) name, address, and telephone number of landowner and location of work including county and nearest community;
  - (2) the dimensions of the proposed structural accessway.

*History Note:    Authority G.S. 113A-103(5) c;  
                         Eff. November 1, 1984;  
                         Amended Eff. December 1, 1991; May 1, 1990.*

# Village Code of Ordinances: Dunes Protection – Beach Accesses

(current)

« NC > Bald Head Island > Bald Head Island, N.C. > Sec. 10-124. Same--Construction requirements.



topographical information.

(5) Other information as the building inspector may require to determine compliance with this and other applicable local, state or federal regulations affecting the construction, erection, remodeling, refacing, relocating, expansion or other alteration thereof.

(Ord. No. 2001-047, § 3, 10-27-2001)

## **Sec. 10-124. Same--Construction requirements.**



Private accesses shall be constructed in accordance with the following standards and any permit therefor shall require conformity to the following:

- (1) Width shall be no more than 48 inches;
- (2) Height above grade shall be at least 18 inches, but no more than 24 inches;
- (3) Pilings shall be installed at least three feet deep, but no more than five feet in depth;
- (4) Stairs shall be used only when necessary to protect the integrity of the dune system and shall be allowed in the discretion of the building inspector for such purpose only;
- (5) Construction of any private access shall be in accordance with the state building code;
- (6) Handrails on any private access shall be prohibited unless otherwise required by the state building code;
- (7) Permitted private accesses shall be constructed to follow the natural contour of the frontal dune; and
- (8) Private accesses shall be permitted only from waterfront properties.

(Ord. No. 2001-047, § 4, 10-27-2001)

## **Sec. 10-125. Same--Application for permit.**



- ▶ [ARTICLE I. IN GENERAL](#)
- ▶ [ARTICLE II. NUISANCES\\*](#)
- ▶ [ARTICLE III. ARTIFICIAL LIGHTING](#)
- ▼ [ARTICLE IV. DUNES PROTECTION\\*](#)
  - [Sec. 10-121. Definitions.](#)
  - [Sec. 10-122. Beach access points.](#)
  - [Sec. 10-123. Private accesses--Permit required.](#)
  - [Sec. 10-124. Same--Construction requirements.](#)
  - [Sec. 10-125. Same--Application for permit.](#)



Example of not adequately maintaining beach accesses as primary dune growth occurs over time...  
Beach accesses/boardwalks offer public access to the beach and if properly maintained allow for continued growth of the dune system.





## East Beach Public Access #42

(Golf Cart Parking Assessment)

Approximately 30 golf carts

APR 2017 Aerial Imagery







SE

S. BALD HEAD WYND

PEPPERVINE TRL











