

4-21-2022

I wanted to voice my opinion about my disapproval of the location chosen for the ADA access and the inappropriate mass parking lot piggybacking the access.

Ronnie Willis (permanent resident)
15 Dogwood Ridge Rd

4-20-2022

Dear BHA Association Board Members,

The plan currently under discussion for an ADA Beach access between current access points 15 and 17 is ill considered. It will damage a fragile dune and thus is environmentally unsound. It will create a **visually intrusive** structure, **totally** out of scale with the kind of development that has kept Bald Head Island the wonderful environment that makes it unique. Clearly beachfront land for mass parking is also **entirely inconsistent** with the aesthetic ethos of Bald Head. And, mass parking is sure to generate high volume trash and other issues. Any development at Bald Head of any kind needs to be of **proper scale** and the height and mass of the proposed access will be damaging visually and physically to the natural environment.

We admit to being property owners (since 1987) whose sense of the natural environment will be compromised by this man-made structure that the Village proposes to build in contravention to the interests of property owners who bought their properties in good faith, and also in contravention to the provisions for land trust donations.

Surely, ADA access ought to be provided. And, surely, the needs of homeowners not within walking distance of beach access ought to be addressed. But, isn't the reason that we have architectural guidelines in the first place, the necessity of doing everything in a way that protects our natural environment and that contributes to a beach aesthetic that promotes nature and minimizes intrusion, even as we provide for a growing population?

Come on folks! Please go back to the drawing board and figure out how to serve those with disabilities without creating a significant number of issues that will compromise our island. If we wanted "mass" and parking lots, and superstructures, there are lots of places up and down the coast that would satisfy the need, and we would have homes there, and not on Bald Head Island.

Peter and Paula Burger
5 Mourning Warbler Trail

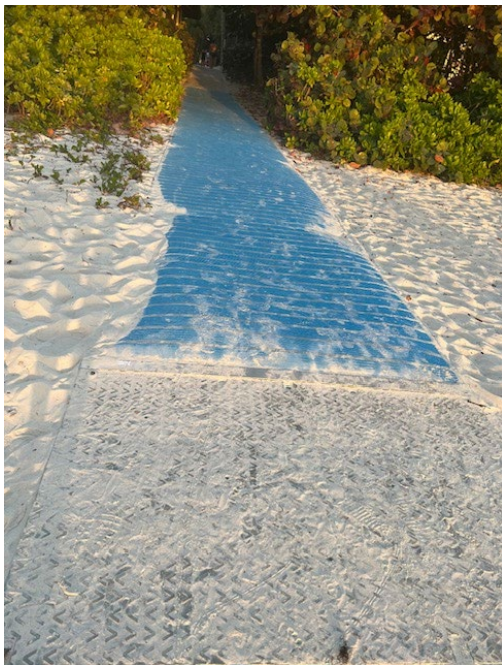
4-20-2022

I believe the 29-space parking lot is inappropriate for our Association's views on land use and conservation.

FA McLeod

4-20-2022

This is a handicapped beach access in Naples, FL. This material extends down onto the beach & is easy to roll chairs over or walk on with a walker. Your design is good, but it stops where the beach starts.



Shari Beavers

4-20-2022

I have lived in Ohio my entire life and have been coming to the beach at least once a year for 45 years. I just purchased 3 fractional ownerships at the Marsh Harbour Inn within the past 6 months. I know I am an outsider looking in and maybe should keep my opinion to myself but I am a Professional Engineer and Surveyor here in Ohio with a Bachelor's Degree in Civil Engineering. I am emailing you in utter confusion as to why anyone would want to disturb this beautiful dune they are referencing as Access 16 when there are two other accesses so close by and there are much more suitable accesses to turn into an ADA compliant access. My whole life I have understood you don't disturb the dunes. There are actually fines for doing it. There are multiple other existing accesses that would be much cheaper all the way around to improve

(design fees, material costs, construction costs), much less elevation/height difference to get over the dune, much shorter distance for a wheelchair to traverse. This just makes absolutely no sense to me. I apologize if my comments are unwanted. I am learning how things work on BHI! 😊

Melissa Miller, P.E., P.S.
Jackson County Engineer

4-20-2022

I'm a BHI property owner (along with my 3 kiddos) of lot 174 at 319 South Bald Head Wynd.

Prior to the meeting presentations I zoomed in on this week, I was undecided on the project proceeding at lot 327 SBHW.

After considering the compelling arguments against the ADA project at this location, I am now adamantly opposed!

I would be supportive of the Village investing in a much-needed ADA project at EXISTING beach accesses 15, 24A or 42.

24A seems to make the most sense if the real focus of the project is simply providing ADA beach access to those who need it vs a public parking lot for those who don't.

42 already has 24 public parking spaces and 4 dedicated to ADA permitted parking.

Furthermore and, as this matter applies to the BHA Board of Directors, 327 SBHW is a residential property. The covenants that protect it as such should remain firmly in place.

Thank you kindly for recording my opposition to any change in the restrictive covenants as they apply to this property.

And thanks for your service to our one-of-a-kind community!

Steve

Steve Montgomery
622 Clement Ave @ Bay St
Charlotte NC 28204
704-506-5899

4-20-2022

The Curtis and Baker families together own at 9 Black Skimmer. Collectively we have four young children who have the privilege of growing up with BHI. We wanted to send you a short note to respectfully ask you not to approve the proposed Access 16 and rezoning.

You've already heard of the main points against; increased storm surge in an area that's already subject to flooding, destruction of natural beauty, not ADA friendly, eyesore, etc.

Instead, I wanted to give you a quick practical point of a family that lives within a 30-second walk of the proposed Access 16. We use Beach Access 17 fifty (50+) plus times a year, often on holidays and peak days. **Never once** have we had an issue finding a parking spot. Never once have we said "oh man, let's not drive because there won't be a parking spot!." And, heaven forbid, if we did... there's another access point 30-seconds away by foot and 10-seconds by cart.

We are in absolute support for ADA and planning for the reality of island growth. The realities in growth make for difficult decisions, but I have to believe the viable alternatives presented should be taken into strong consideration. "Bulldoze it and they will come" should not be a tenant for island growth.

Bald Head has a deep history of conservation. A community of conservation respect I trust will root deep within the upbringing of my 2-year-old; a reason we bought on Bald Head in the first place. Beach Access 16 flies in direct contradiction to that.

Please feel free to reach out to me for any questions.

Best regards,
Matt Curtis
9 Black Skimmer Trail, BHI

4-20-2022

Please count our voice in a NO to allow this dramatic change to Island Covenants on S. Bald Head Wynd to allow the proposed ADA access, extra general parking, building a platform at such an excessive height. There appear to be many more viable options that stay within the Covenants for ADA access.

As we own, pay taxes, and 3 homeowner dues on 3 properties, we will give 3 NO votes to the Board on this proposal.

Hugh and Rebecca Powell
21 Silversides Trail
84 Keelson Row

4-20-2022

Thank you for the opportunity to participate via ZOOM in Monday's meeting. I would like to submit the following to the BHA Board as my comments:

- I support the need and responsibility to provide access for disabled persons to the beaches of BHI.
- I support the establishment of parking, restricted to persons with disabilities ONLY, adjacent to those beach access points. Parking permits required for proper use.
- I support the build of necessary ramping to gain access to the beaches.
- I strongly support the utilization of established beach access points, if at all possible.
- I strongly support that an analysis of existing beach access points for modification to accommodate persons with handicaps BE REQUIRED before consideration be given to altering the covenants for a new beach access as proposed by the Village.
- I strongly support the consideration of homeowner concerns for any change in designated land use where alternatives exist.
- I strongly support preservation of our dunes, wherever possible, when acceptable alternatives exist.

- I do not support the Village's proposal to couple the handicap access with a large parking lot with unrestricted use.
- I strongly support the development of a comprehensive parking plan associated with the growth needs of the island, before land is designated for parking lots.

Thank you for the opportunity to comment.

Elizabeth (Betty) Robinson
11 Sea Holly Court

Justin: I am a homeowner on BHI, and I attended the Monday presentation on ZOOM. I wanted to thank you for all your careful analysis and excellent presentation at that meeting. It really represented the kind of assessment that should be done anytime an exception to the covenants is proposed. I want to see the BHA stand firm on the preservation of natural settings when there are other reasonable options with less impact to established land. You provided a counterpoint to the Village's approach which I hope will give the BHA BOARD reason to pause and consider other alternatives before they vote.

Thank you.
Betty Robinson
11 Sea Holly Ct.

4-19-2022

Since our last note, my husband combed through the latest published CAMA data.

According to the latest North Carolina Division of Coastal Management study- the proposed Access 16 is in an area of 3 feet "set back factor" which means that the proposed access 16 project needs to be 90 feet away from the stable vegetation line in front of the dunes.

The Village might have that clearance... but it's based on data collected in 2016. It needs to be measured. If they don't have the 90 feet clearance- it's a "NO" according to CAMA.

Those lots along SBHW are empty for a reason. We have photos of our house from the late 90's and early 2000's with the ocean rolling up under the house. Owners moved their houses across the street to escape the encroaching ocean. The lots were deemed "non-rebuildable" to plant sea oats and allow the dunes to build up. It has taken years but finally the dune is large and it has held through multiple hurricanes (Arthur, Flo, Dorian, Isaias) since we have owned our house.

Now that we actually have dunes in this SBHW area, we see that they tend to grow and shift.

Indeed, Access 15 needed to be raised to go over the increasing dune. Those dunes shift by 2 and 3 feet regularly over the course of the year. The new 15 access will be under sand in no time.

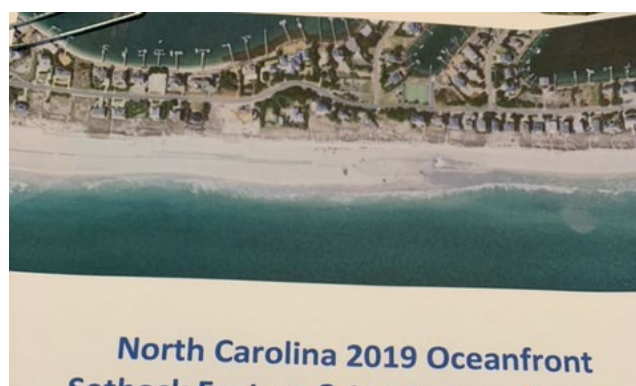
The proposed access 16 is going to be covered in sand as well and it seems cumbersome to have to go over what is now a pretty big dune.

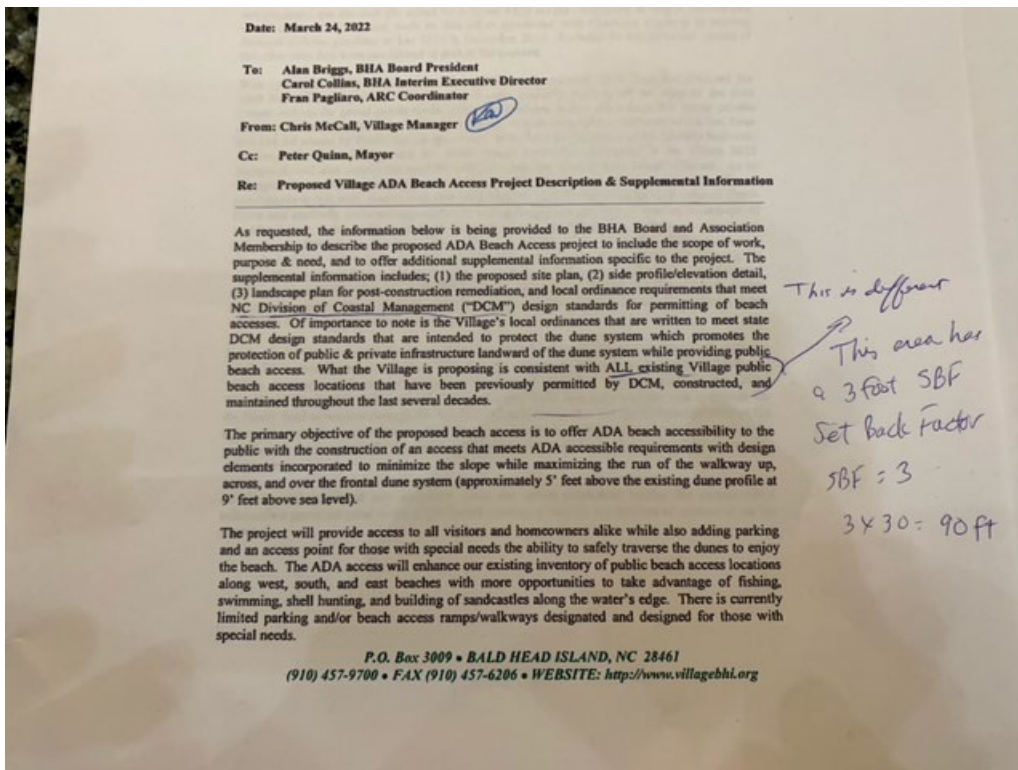
There are less-exposed, flatter areas that don't involve non-rebuildable "set back" factors or disturbing needed dunes that have taken years to develop.... Access 42 and 24 for example.

And again, SBHW is simply too busy. There are better locations.

Thank you,

Dr Heather Ruland
314 SBHW.





4-19-2022

Good afternoon,

I wanted to drop a note and let you know that our family (Peter and Kristin Wray and boys) are very much against the use of valuable and healthy dunes for a new beach access/observation deck. We understand the need for more structured parking and ADA accessible accesses. We

feel that improving and adding to parking at both 15 and 17 and bringing 15 back to the ADA access it was before, would be the smart solution. We want to see the BHA design guidelines upheld. Most importantly, however, we know how valuable those dunes were in protecting South Bald Head Wynd during Florence. They did their job and minimized over wash. The thought of digging into these dunes is absurd - especially with many other options.

Thank you for taking our opinion into consideration.

The Wray Family
335 South Bald Head Wynd