

An aerial photograph of Bald Head Island, North Carolina. The image shows a lighthouse on a grassy hill in the foreground, surrounded by dense trees. A paved path leads up to the lighthouse. In the background, there is a marina with several boats docked, and a residential area with houses and buildings. The island is surrounded by water, and a small boat is visible in the distance.

Village of Bald Head Island

Commercial Areas — Master Plan

Kick Off Meeting

11.09.2022



ColeJenest&Stone
BOLTON & MENK, INC.

Team Introductions



Brian Jenest, PLA
Principal Planner /
Landscape Architect



Nicole Young, PLA,
LEED Green Associate
Project Manager /
Landscape Architect



Hunter Williams
Project Landscape Designer



Jim Mertz
Community Planner



Acknowledgements

VILLAGE OF BALD HEAD ISLAND

Chris McCall, *Village Manager*

Jae Kim, *Assistant Village Manager*

Carin Faulkner, *Public Information Officer/Deputy Clerk*

VILLAGE COUNCIL

Peter Quinn, *Mayor*

Scott Gardner, *Mayor Pro Tem*

Ginnie White

Emily Hill

Jerry Maggio

COMMERCIAL AREA MASTER PLAN COMMITTEE

David Wray

Chris Shank

David Beam

Kevin Arata

Nathan McBrayer

Dianne Reid (alternate)



Agenda

- A. Team Introduction | Roles
- B. Project Approach
 - 1. Process / Deliverables / Schedule
 - a. Due Diligence / Site Analysis / Stakeholder Interviews
 - b. Conceptual Framework / Schematic Master Plan
 - c. Final Master Plan
 - 2. Project Areas
- C. Preliminary Site Analysis
- D. Precedent Study
- E. Questions / Comments



Project Approach

PROJECT KICK OFF / DUE DILIGENCE / SITE ANALYSIS

- Project & Process Introduction
- Schedule
- Identify existing challenges & opportunities
- Review guiding documents / reports & planned development
- Precedent studies

Deliverables/Milestones:

- *Composite Map*
- *Kickoff Meeting*

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2

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CONCEPTUAL FRAMEWORK / SCHEMATIC MASTER PLAN

- Develop conceptual framework
- Develop Schematic Master Plan
- Stakeholder Meeting

Deliverables:

- *Conceptual Bubble Diagram*
- *Schematic Master Plan*
- *Stakeholder Review Session*

FINAL MASTER PLAN

- Prepare Master Plan
- Review with Committee
- Final Presentation

Deliverables:

- *Final Master Plan*
- *Final Presentation*

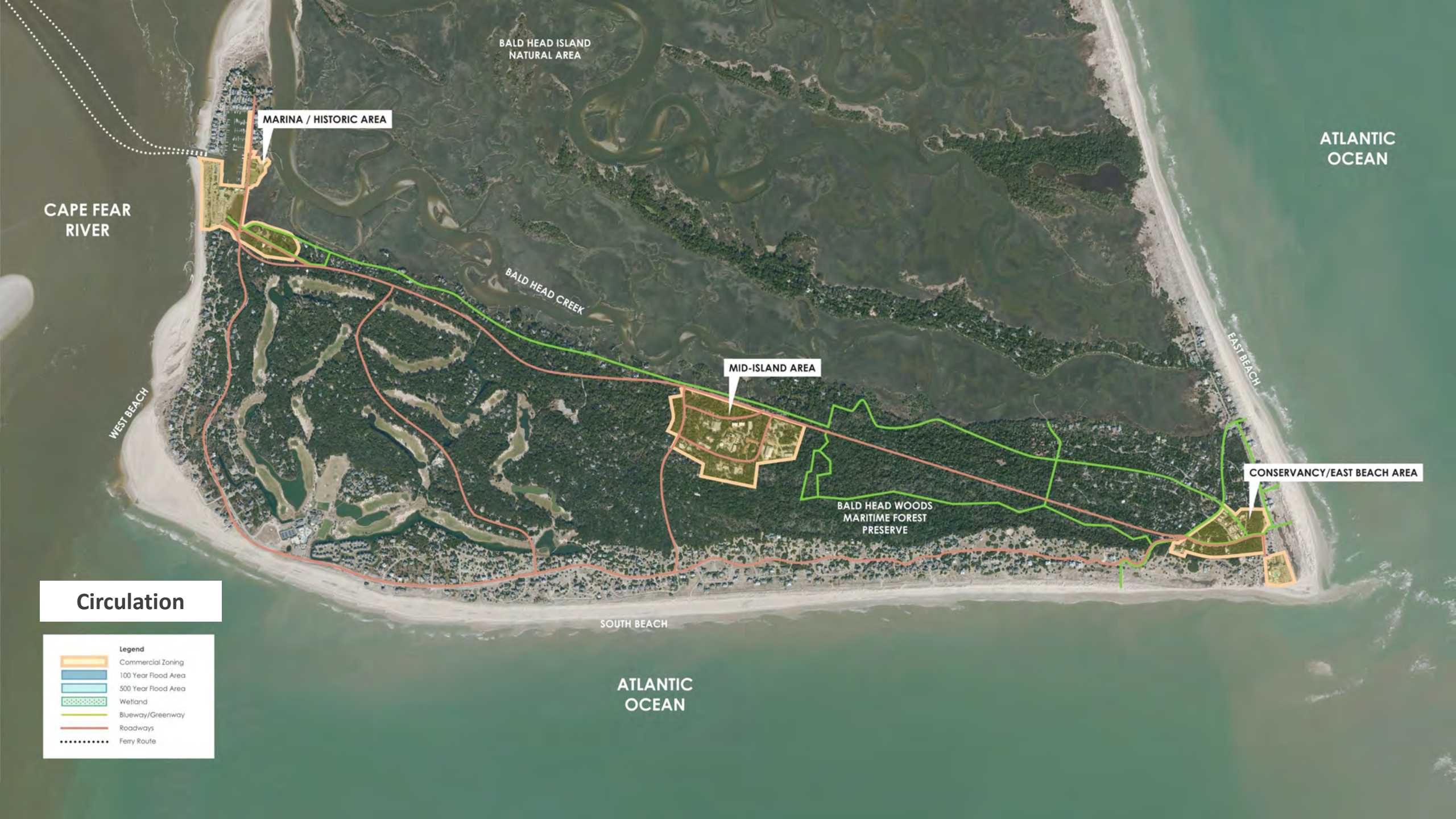




Wetlands

- Legend**
- Commercial Zoning
 - 100 Year Flood Area
 - 500 Year Flood Area
 - Wetland
 - Blueway/Greenway
 - Roadways
 - Ferry Route





BALD HEAD ISLAND
NATURAL AREA

MARINA / HISTORIC AREA

ATLANTIC
OCEAN

CAPE FEAR
RIVER

BALD HEAD CREEK

MID-ISLAND AREA

EAST BEACH

CONSERVANCY/EAST BEACH AREA

BALD HEAD WOODS
MARITIME FOREST
PRESERVE

SOUTH BEACH

ATLANTIC
OCEAN

Circulation

Legend

- Commercial Zoning
- 100 Year Flood Area
- 500 Year Flood Area
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BALD HEAD ISLAND
NATURAL AREA

MARINA / HISTORIC AREA

ATLANTIC
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CAPE FEAR
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BALD HEAD CREEK

MID-ISLAND AREA

EAST BEACH

CONSERVANCY/EAST BEACH AREA

BALD HEAD WOODS
MARITIME FOREST
PRESERVE

Overall Existing Conditions

SOUTH BEACH

ATLANTIC
OCEAN

Legend

- Commercial Zoning
- 100 Year Flood Area
- 500 Year Flood Area
- Wetland
- Blueway/Greenway
- Roadways
- Ferry Route

Marina & Historic Area

Existing Conditions



Existing - Buildings



Existing – Buildings





Existing – Parking / Service



Existing - Streetscape





Existing – Town Green / Landscaping / Public Space



Mid-Island Area

Existing Conditions





Existing – Buildings / Streetscape





Existing – Buildings / Streetscape



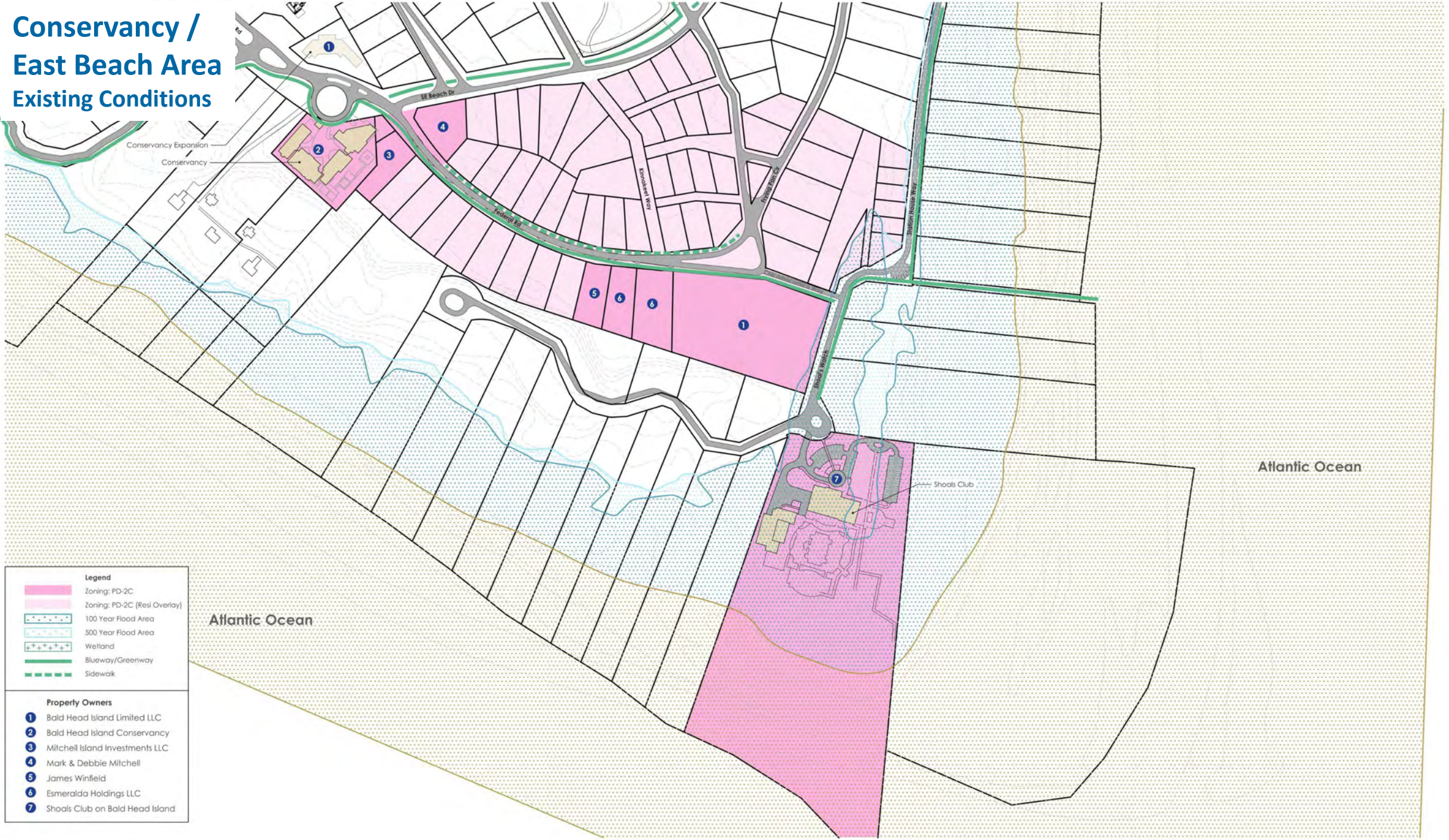
Existing – Parking / Service



Existing – Parking / Service



Conservancy / East Beach Area Existing Conditions



Existing – Conservancy



Existing – Shoals Club



Existing – East Beach





Precedent Imagery

- A. Architecture / Scale
- B. Public Space



Architecture / Scale



Edgartown, MA



Architecture / Scale



Architecture / Scale



Harbortown, Hilton Head, SC



Pawleys Island, SC



Architecture / Scale



Nantucket



Public Space / Amenities



Beaufort, SC



Public Space / Amenities



Thank You.



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