



# The Village of Bald Head Island

## Commercial Area Master Plan Committee Special Session Minutes

Wednesday, November 9, 2022

9:30 a.m.

Multipurpose Room of the Department of Public Safety Building

**Committee Members Present:** Kevin Arata, David Beam, David Wray, Chris Shank, Nathan McBrayer\*, Dianne Reid\*

**Village Representatives Present:** Mayor Peter Quinn, Village Manager Chris McCall, Assistant Village Manager Jae Kim, Village Counsel Will Quick\*, Village Clerk Darcy Sperry, Public Information Officer Carin Faulkner

**Consultants Present:** Brian Jenest, Nicole Young, Hunter Williams, Jim Mertz

\*Remote Participation

1. **Call to Order:** Mayor Peter Quinn called the meeting to order at 9:30 a.m. and recognized the newly appointed members to this committee.
2. **Swearing-in of Committee Members:** Village Clerk Darcy Sperry administered the oath of office to Mr. Kevin Arata, Mr. David Beam, Mr. Chris Shank and Mr. David Wray.
3. **Selection of Committee Chair:** Mr. Wray nominated Mr. Arata, seconded by Mr. Beam. The motion passed unanimously (4-0).
4. **Staff Report:** Village Attorney Will Quick introduced himself to the committee and reviewed the role of the committee members. Mr. Quick provided a brief overview of North Carolina law, zoning regulations, the Village's rules, and the Village's Comprehensive Plan. He informed committee members that any plan or recommendation this committee puts forth, must be considered, and adopted by the Village Council following the holding of a public hearing. Mr. Quick advised that this committee has been given the same authority as the Village of Bald Head Island Planning Board.
5. **Introduce Project:** Mayor Quinn introduced Mr. Brian Jenest from ColeJenest & Stone. ColeJenest & Stone is the consulting team working with the Village on creating the Commercial Area Master Plan for the Island. Mr. Jenest asked stakeholders in attendance to introduce themselves and state which group of owners they represent. The following introduced themselves:

Claude Pope – Commercial Owner	Scott Thomas – Property Owner
John Fisher – Commercial Owner	Fred McWhorter – Commercial Owner
Mike Mohler – Property Owner	Amy Dunn – Commercial Owner
Harper Peterson – Commercial Owner (arrived after initial introductions)	

**Village of Bald Head Island  
Commercial Area Master Plan Committee Special Session Minutes  
November 9, 2022**

Mr. Jenest explained that his team's purpose for being here is to get a handle on what kind of future commercial development is going to occur on the Island, so that the Village can stay ahead of the game when it comes to things like utilities, parking, and buildings. The Island is transitioning from control by the original developer to the Village. Mr. Jenest referred to and read the Island's proposed language for the Blueprint Brunswick Plan. He reviewed his approach to this project, which consists of the following:

1. Project Kick Off/Due Diligence/Site Analysis
  2. Conceptual Framework/Schematic Master Plan
  3. Final Master Plan
6. **Review & Discuss Existing Conditions:** Mr. Jenest gave a PowerPoint presentation which highlighted existing conditions in the Marina/Historic, Mid-Island, and Conservancy/East Beach areas.
7. **Review Precedent Imagery:** Mr. Jenest shared architectural/scale and public space imagery from Edgartown, MA, Harbortown, Hilton Head, SC, Pawley's Island, SC, Nantucket, MA, and Beaufort, SC.

Mr. Jenest introduced his consulting team consisting of Ms. Nicole Young, Mr. Hunter Williams, and Mr. Jim Mertz.

Mr. Thomas questioned why the maps included in Mr. Jenest's presentation differ from those included in the proposed maps for the Blueprint Brunswick Plan. Village Manager Chris McCall advised that he and Public Information Officer Carin Faulkner reached out to the Brunswick County Planner after Mr. Thomas brought this to their attention. The maps will be updated prior to adoption of the final plan.

8. **Stakeholder Interviews:** The consultants provided everyone with a copy of a questionnaire that Village staff will be posting on its website. The goal is to get public input on what the public thinks future commercial development of the Island should look like. A general discussion between the consultants, committee members, staff and stakeholders present ensued. Included in the discussion were walkability, bike paths, wayfinding, infrastructure, restrooms, parking, transportation, beach accesses, and green space. Additionally, the group discussed the Blueway/Greenway path that was part of the development done by the Mitchell family. The committee decided that their next meeting should be a walking tour of the Island and will work with staff to schedule that meeting.
9. **Adjournment:** Mr. Wray made the motion to adjourn at 11:40 a.m. The motion passed unanimously (4-0).

Village of Bald Head Island  
Commercial Area Master Plan Committee Special Session Minutes  
November 9, 2022



Approved on: 1/27/23

**APPROVED:**

Kevin Arata  
Chair

**ATTEST:**

Darcy Sperry  
Village Clerk