

Bald Head Association Informational Meeting

Public Session Minutes

Monday, April 18, 2022 – 2:00 pm

BHA Association Center – Generator Society Hall

Meeting held in person and electronically via Zoom.

Board members present: Alan Briggs, Joe Brawner, Robert Drumheller, John Kinney, Jennifer Lucas, Tiffany Williams

Staff present: Carrie Moffett, Carol Collins, Pam Henson, Mary Anne Steele

I. Call to Order - President Alan Briggs called the meeting to order at 2:00 pm.

Alan Briggs, BHA Board President will serve as moderator

II. Questions of Chris McCall reviewing shoreline protection experience and his expertise. Chris McCall explained his educational and career background as well as certifications. He is the shoreline protection manager and a key player in the terminal groin project.

III. BHI Mayor Peter Quinn and Village Manager Chris McCall – Presentation of site and function. Mayor Quinn explained that the presentation to ARC last fall was much larger and included more parking and more ramp. The Village reduced the scope of the project at the request of the ARC. Chris McCall and Mayor Quinn explained that the ramps at 1 in 12 pitch, followed ADA standards and that NC Division of Coastal Management controls the beach accesses. Parking and safety are issues along South Bald Head Wynd and this access would help. The Village has hired a landscape architect and will plant along the street as well as on the dunes and between the ramps.

Other areas were considered. ADA policy is based on inclusion and other sites limit parking to only ADA spaces. This area has a healthy dune, other areas do not.

IV. Questions by Board Members of Mayor Quinn or Chris McCall

A. Alan Briggs asked if Mayor Quinn and Chris McCall would recommend this access. They answered in the affirmative.

B. John Kinney asked the elevation of the lot and if the Village had considered distributing parking spaces throughout the island, adding a few at each access. Chris McCall replied that the lot elevation at the parking lot was 9 feet. The Village has extended some parking areas, such as along Silversides Trail and along SBHW. Mayor Quinn stated that those spots were full most of the time and this lot will be full as well. John Kinney offered that BHA owned land that could possibly be used for parking. Mayor Quinn added that the Village valued efficiency – building everything at one time – and that the study of parking planned for this summer would provide some additional information.

Chris McCall stated that the area in front of the club was considered but those dunes are too fragile. Other areas require using a gap between existing homes. John Kinney asked about 24B as the Village owns 1 acre. Mayor Quinn stated that this access was considered. The dune undulates here so a long “bridge” would be needed. Parking for non-ADA spaces is too far away and the sand path is not suitable for golf carts as is.

C. Tiffany Williams asked about the original project. Chris McCall said the original project was to improve the existing beach access at Lot 1313 and information about the grant. The Village purchased lot 1319 in late 2019. COVID and the transportation issues took precedence and work on this project resumed in the summer of 2021. The grant has recently been extended until the end of 2022.

V. Questions by Members for Mayor Quinn and /or Chris McCall

- A. Ms. Kelsoe spoke from the point of view of someone with a disability. She stated that an access is needed because it is impossible for her to reach the beach. She was concerned with the ramps and keeping them clear of sand as well as what would be on the beach side. She asked for a bench. Chris McCall answered that the Village would maintain the access. It is designed to be 18-24” above the dune. Mobi-mats will be on the beach side. No bench is allowed.
- B. Ms. Landfried noted the need for an ADA Access but noted that most homes with elevators were on West Beach or in the Harbour Village. She also asked how someone would be reached if an emergency occurred near this proposed access. Chris McCall explained that Public Safety has 4-wheel drive vehicles, a QRT and a ATV.
- C. Dr. Landfried explained that this was in front of their home and the natural look should be maintained. He asked how many complaints the Village received for not having an ADA Access and how this design followed the 90-foot set-back rules. Chris McCall said that he could not quantify the complaints. He also explained that the 90-foot CAMA setback is a rule for homes not beach accesses. The Village has a CAMA permit for the project. Mayor Quinn added that this is a parking lot not a parking structure. The lot will be marl and the walkways wood. Mr. Landfried then noted that three of the lots in the area are SILT lots.
- D. Ms. Miller thanked Chris McCall and Mayor Quinn for their work and reminded the audience that a goal of BHA is preservation of the island for generations. This is the only preserved dune ridge on the island. Chris McCall responded, “I built those dunes” and will work to preserve them.

VI. Presentations of any BHA Member(s) supporting or opposing the access

- A. Mr. Gravatt presented a PowerPoint noting that lifting the single-family restrictions was a significant matter to be carefully considered. He questioned whether the project was for an ADA Access or additional parking. The presentation presented the overall elevation as 16 feet that would impact views from neighboring homes. Mr. Gravatt pointed out that there were two access within 500 feet of the proposed sight He asked what happened to the original plans and presented alternate options. Alan Briggs asked Mr. Gravatt about his qualifications. Chris McCall responded that there was not enough space in the current 911 accesses to have a boardwalk and room for emergency vehicles. He also noted the project has always included parking and ADA access. Mayor Quinn replied that the visibility issue may not be as presented as you can only see one side of the ramp at a time. He also noted that the ARC guidelines are not for commercial use.
- B. Mr. Fisher presented a PowerPoint that considered the needs of those with disabilities but not confined to wheelchairs.

VII. Questions by Board members of presenters - None

- VIII. Questions of any presenters by members –** Mr. Earnshaw added that he had a spinal cord injury and had experienced the difficulties of getting to the beach from a wheelchair, with a walker and with a cane. He pointed out that getting as close to the beach as possible with as little incline was the best.

Informational Meeting – April 18, 2022

- IX. Replies by Mayor Quinn and/or Chris McCall** – Mayor Quinn thanked the community members and the BHA Board for the opportunity to present the project.
- X. Explanation of follow up and the Directors Meeting on April 22, 2022** – Alan Briggs explained that on Friday, April 22, 2022 the BHA Board of Directors would meet to hear additional comments and to vote on the issue. If the Board votes “yes” the issue will go to the members for a vote at a Special Meeting. If the Board votes “no” the item is closed.
- XI. Adjournment**

Motion: Motion to adjourn at 4:34 pm

Made by: Robert Drumheller

Second: Tiffany Williams

Action: Approved 6-0