

## Heather Finnell

---

**From:** Ann Paarfus <rapaarfus@gmail.com>  
**Sent:** Wednesday, March 6, 2024 7:11 PM  
**To:** Ann Paarfus  
**Cc:** Heather Finnell  
**Subject:** Block Q comments

Block Q

First the entire area around Q that is available to the town should be considered in the development of Q by a Landscape type architect.

Currently there is a hodge podge (piece meal) of areas under bridge, such as grassy areas, picnic tables, car parking, Pavillion and current restrooms.

It should be considered having a landscape type architect look at what we want as **Holden Beach property owners community** and what would be the best utilization of town property to reach those goals. This approach would allow for increased curb appeal and best utilization of our resources.

Any paving needs to be a pervious surface. Wasting real estate on drainage ditches is useless. For example Bridgeview Park needed such a large drainage ditch.

The stage should be moved to Q considering the lastest inspection determined it could possibly collapse and complaints about the smell. Maybe with some acoustic protection for homeowners. Consider bathroom facilities behind the stage.

Not sure why there needs to be a "dance floor" but it should be a pervious surface or a portable surface.

14 days out of 365 days for concerts should not be a priority for cost expenditures for the project. Maybe at a later date or donations.

Areas for benches and trees would benefit more people than a dance floor most days of the year.

The Super Small dog park?? What is the point really 2 parking spaces size area is ridiculous. What is the point of that? Dogs are a 365 day of the year activity not 14 days like dancing. The previous park is a desired size.

Is there a specific reason the Handicap Bathroom needs a driveway and parking. Parking access from the surrounding Q area with ramp access should be sufficient. Adding in a pervious surface for Handicap access to stage area specifically for them. Some benches specifically for them by that walk way allows them seating and resting space designated for their designated special use.

Cutting boat parking in half to accommodate a few day trippers with massive boats to have pull through parking is outrageous. If the owners of these massive boats easily costing at least \$100,000 should be able to afford the cost to buy or rent a slip.

Most of the boat owners on the island live on the canals or own property on the canal streets. I believe only about 30 of the registered boats do not live on a canal.

Most of the day tripper or visiting boaters will have an average size boat. Regular boater parking should be a priority over the few massive boats. Boat owners use pickup trucks to transport them regularly and are regularly required to back them in and out of parking areas. Most local driveways are dirt or rocks that they are routinely parking them on.

Areas other Q should be considered for some pull through parking if that is a priority. For example under the bridge near the bathroom is car parking which could easily be converted to pull thru for boat parking. There are other grassy parking areas that could also be utilized for that purpose.

The taxpayers have bought enough property for parking so stop wasting our money when we need a firehouse with full time staff, water rescue staff with close beach access. Minutes count for emergency services on the island like fire, drowning, heart attacks and strokes for examples.

Island fire & health safety, water & sewer, beach & Inlet funding should be the priority not **Parks and Recreation**.

Ann Paarfus  
140 Tarpon Drive

On Sat, Mar 2, 2024, 11:23 AM Ann Paarfus <[rapaarfus@gmail.com](mailto:rapaarfus@gmail.com)> wrote:

Block Q

First the entire area available to the town should be considered in the development of Q.

Currently there is a hodge pod (piece meal) of areas under bridge, grassy areas, Pavillion and current restrooms.

It should be considered having a landscape type architect look at what we want and what would be the best utilization of town property to reach those goals. This approach would allow for increased curb appeal and utilization of our resources.

Any paving needs to be a porous surface. Wasting real estate on drainage ditches is useless.

The stage should be moved to Q maybe with some acoustic protection for homeowners.

Not sure why there needs to be a "dance floor" but it should be a porous surface or portable surface.

14 days out of 365 days should not be a priority for cost expenditures for the project. Maybe at a later date or donations.

Areas for benches and trees would benefit more people than a dance floor.

The Super Small dog park?? What is the point really 2 parking size area is ridiculous. What is the point of that? Dogs are a 365 day of the year activity not 14 like dancing.

Cutting boat parking on half to accommodate a few day trippers with massive boats to have pull through parking is outrageous. If these massive boats can afford that buying a slip should be easy.

Most of the boat owners on the island live on the canals or own property on the canal streets. I believe only 30 registered boats do not live on a canal.

Most of the day tripper or visiting boaters will have an average size boat. Regular boater parking should be a priority over the few massive boats. Boat owners use trucks to transport them regularly and required to back them in and out of parking areas regularly. Most local driveways are dirt or rocks that they are routinely parking on.

Areas other Q should be considered for some pull through parking. For example under the bridge near the bathroom is car parking which could be converted to pull thru for boats. There are other grassy parking areas that could also be Utilized for that purpose.

The taxpayers have bought enough property for parking so stop wasting our money when we need a firehouse with full time staff, water rescue staff. Minutes count for emergency services on the island.

Island safety, water & sewer and beach and Inlet funding should be the priority not **Parks and Recreation.**

Ann Paarfus  
140 Tarpon Drive

March 4<sup>th</sup>, 2024

Dear Mr. Hewett,

My name is Eve Black Venters. My husband and I own a home at 118 Quinton Street and our son owns a home at 122 Quinton Street. We are writing about the potential development of block Q at the intersection of Jordan Blvd and Brunswick Avenue. That lot sits directly in front of our home. Our family is concerned about this project as this is our second home that we vacate to for peace and tranquility. We are concerned about the project for several reasons.

First, we are opposed to playground equipment. This is so because we already have a playground at Holden Beach which is at another location nearby. We also feel that the noise caused by a playground area will greatly interfere with our peace, tranquility, leisure and family activities.

Second, we are concerned that retention basins in front of our home will cause mosquitos and other infestations that come along with a stagnant body of water. We have several fox dens close by, which I feel will attract the foxes to our area, possibly for water source or feeding.

Third, boat parking will cause much more traffic and activity, which I feel will be very disruptive and chaotic. We as boat owners are all aware of the situations that can occur with "boat parking". There is public boating access under the bridge at Holden Beach with free parking. In my opinion, the free parking that is available should be sufficient. Also, it would be inconvenient to load and unload in an area of which your vehicle is required to be in another location. This will hold up the ramp and boat traffic in the intercoastal, as well. Boat parking, in my opinion, is something that should be in a separate area and not located in front of a beautiful coastal home.

Fourth, we are excited to hear about the construction of a concert/entertainment area and agree that public bathrooms would be needed. We enjoy live music and feel that this would be an asset to our home and enjoyment.

I hope that this explanation will provide you with several reasons for which to give the playground, retention basin, and boat parking much thought before proceeding with the project. I just ask that you please keep the homeowners in mind. We have a lot invested in our property, financially and emotionally, to hopefully be passed down for generations to come.

Thank you in advance for consideration of our concerns.



Eve Black-Venters

Homeowner

## Heather Finnell

---

**From:** Bob Brown <bobbrown440@gmail.com>  
**Sent:** Monday, March 4, 2024 4:33 PM  
**To:** Heather Finnell  
**Subject:** Site Plan Creation at Block Q

We were identified as a nearby property owner that may be interested in the potential development of "Block Q". Accordingly, here are our comments related to the proposed development.

1. It is imperative that the bathrooms be placed at the Jordan end of the Block Q development. As a property owner I definitely want any public restrooms as far away from all of our homes as is possible. I think that the Commissioners would feel the same way. This ranks towards the very top of my list.
2. I am in favor of green space and would like to see a significant portion of that, along with any landscaping that provides both a sound buffer as well as aesthetically pleasing green space at the Quinton Street end close to the properties bordering Block Q.
3. I would suggest that any ingress and egress to parking should be on Jordan Blvd, and if necessary, Brunswick or South Shore with appropriate signage and ideally prohibition against making turns on to Quinton towards OBE. Again, as an impacted property owner, I believe that increased traffic on Quinton can adversely affect the properties.
4. While I am not concerned about a new concert space being included on Block Q, I would like to see it located in a fashion such that it is facing away from homes, so either west or north facing. And, again, not towards the homes on Quinton. And I would like something that is attractive and appropriate for our community.
5. Food Truck space? Picnic tables? Not a fan. First, the smells can be overpowering for the impacted homes. In addition, food trucks will lead to more trash directly abutting residences. Or an accumulation of garbage in any cans or receptacles that are provided. As we see already, for some reason people coming off the beach at Quinton Street seem to have a problem actually getting their trash INTO the trash cans. And at busier times see no problem with piling broken beach equipment and trash alongside trash cans. Both at the end of the walkway to the beach as well as on OBE in front of the ramp. We often see trash blown into the dunes. It is important that property owners not have excess trash, the smell of trash or blown trash anywhere near their homes or within their sight lines.
6. I think that the Town would be better served with an additional playground towards the West End than within a block of where one already exists. If anything, expand and improve upon the existing playground.
7. I am assuming that "shaded areas" do not mean "trees". Rather, structures not unlike the one near the existing playground. I neither see a need nor have a desire for this near the impacted homes.
8. Informational panels? Not sure what exactly this means, but I think that we need to insure that the area is as visually pleasing as is possible. Parking, bathrooms, food trucks, informational panels, more people, more trash, more traffic does not really appeal to me. But I think that in creating options while keeping "less is more" top of mind might be one train of thought. Let's keep it simple and reasonable with minimal impact to existing homeowners while providing the services that we are required to provide. We need not do more. If there are food trucks (and I hope that there are not) I would like to see them on

Jordan Blvd with some significant time constraints (in no earlier than 10, gone by 4, a small maximum number allowed.) But I would prefer not to have them at all.

Thank you for the opportunity to provide input. I am more than happy to engage in additional dialogue with anyone so interested.

Bob Brown  
Julie Slattery-Brown  
113 OBE  
440-315-3227 (cell)  
bobbrown440@gmail.com

## Heather Finnell

---

**From:** Gail Ellenbaum <gellenbaum@me.com>  
**Sent:** Monday, February 19, 2024 1:13 PM  
**To:** Heather Finnell  
**Subject:** Block Q

Heather,

Our input on Block Q.

**GREAT:**

ADA bathrooms

Shade trees

Parking for boat trailers and then can be open pavement for Food Trucks/Festivals (Should be permeable pavement!) Open paved area with trees mixed about.

You could add some picnic tables in the green space under some trees.

**NOT**

Another playground—there is one close by over by the pavilion with roofed picnic table area. This bridge park took many years to come to fruition. It is great!

Not another music venue — the pavilion on the other side of the bridge is still great for that.

Dance floor/deck?

Build that over by the current music pavilion

It is easier for festivals to spread out the crowd. The entire area from Bridgeview Park and Pavilion area to under the bridge all the way to Block Q.

More festival parking would be helpful.

That's our input.

We can't be there for either the Pier meeting or the Block Q meeting. We would love to see the plans for the pier and building online.

Blessings!

Gail & Chuck Ellenbaum

## Heather Finnell

---

**From:** tcg@northstate.net  
**Sent:** Monday, February 19, 2024 10:22 AM  
**To:** Heather Finnell  
**Subject:** Public Input - Block Q

Heather, thank you and all for the chance for this input. You folks always try so hard to make HB the absolute best family beach. My family were property owners at 230 OB West for about 35 years and my wife and I have owned 324 OB West for about 20 years.

That being said, please consider an abundance of bike racks and benches in or near the concert area. The pairing of both cuts traffic and provides needed seating at the same time. Would benefit both merchants and concerts, especially if bench locations could enjoy concerts and then also the green space area 24/7.

Thank you again for all you do. My family appreciates the passion and hearts of so many.

Kindest regards,

Clark

Clark Gibson  
President  
Jones and Peacock Insurance  
1812 Eastchester Drive  
High Point, NC 27265  
(336)889-8282 Office  
(336)259-1259 Cell  
Partner-Keystone Insurers Group



## Heather Finnell

---

**From:** Cathy M <jerrycathym@gmail.com>  
**Sent:** Saturday, February 24, 2024 9:53 AM  
**To:** Heather Finnell  
**Subject:** Block Q

As a home owner on Q st. We are hoping you don't put the restrooms near our homes. Please put them near the bridge.

Thank you for asking our input. It is much appreciated.

Sincerely  
Jerry and Cathy Miller  
John and Ingrid Miller  
120 Quinton

## Heather Finnell

---

**From:** Susan Thompson <312833@msn.com>  
**Sent:** Monday, February 19, 2024 9:48 AM  
**To:** Heather Finnell  
**Subject:** Block Q

My husband and I live FT on the island and would very much appreciate block Q being utilized for a green space, ADA amenities as required, some parking for boats, exercise amenities, bike parking, possibly one pickle ball court. Please don't turn it into a large parking lot.

Thank you.  
Susan Thompson. Rick Smith

Get [Outlook for Android](#)

## Heather Finnell

---

**From:** Penny Troxell <tpenny37@icloud.com>  
**Sent:** Sunday, February 25, 2024 8:43 AM  
**To:** Heather Finnell  
**Subject:** Site Plan Creation at Block Q

Hello,

After consideration of what this would mean for the island and residents I respectfully disagree with the decision. Traffic is already an issue and this would draw even more people who leave their trash that eventually ends up in our yards and/or on the beach, Ocean or in the waterway, trespass on our properties by taking liberties of using our private accesses, driveways and use of our water hoses that are on our properties and that we pay for. This has been an ongoing issue and I'm not sure how to resolve as it's hard for our policemen to be everywhere at once.

Sincerely,  
Penny Troxell

## Heather Finnell

---

**From:** Rick Olson <neurodoctors@gmail.com>  
**Sent:** Saturday, March 2, 2024 12:13 PM  
**To:** Heather Finnell  
**Subject:** Opposition to Designating Block Q as a Concert Space and Dance Floor

Gentlemen and Gentlewoman,

I am writing to express my strong opposition to the proposal to designate Block Q as a concert space and dance floor. My wife and I purchased our property on Holden Beach because Holden was known as a family community. A tranquil place to enjoy our time of retirement. As a resident of the community, I believe that converting this area into such a venue would have several negative consequences for the neighborhood.

First and foremost, the increased traffic and noise associated with concerts and dancing would disrupt the peace and quiet of our community, let alone cause a huge traffic jam at the bridge. This would not only inconvenience surrounding residents but also pose potential safety hazards, especially if large crowds are expected to gather regularly.

Block Q could serve as a valuable green space for our neighborhood, providing a much-needed area for relaxation, recreation and family outings. Converting it into a concert space and dance floor would deprive residents, especially children, of a safe and accessible place to play and enjoy outdoor activities.

I would favor retaining the existing parking spaces for the boaters. According to the Holden Beach Property Owners Association, google maps shows parking for 460 cars plus 43 vehicles with boat trailers not counting parking on the side streets, at the pier, or along the marshes. In contrast, Ocean Isle has 327 town-owned public spots for cars. Pawleys Island, SC has 141 spots. Holden Beach experiences significant visitor traffic during peak seasons, and the addition of more parking spaces would only attract more vehicles. In my opinion we can't provide parking for everyone that wants to come to the beach. The installation of more parking blocks would exacerbate existing environmental concerns. Holden Beach is renowned for its natural beauty and coastal ecosystems, which are already under strain due to development. Additional parking blocks would lead to increased runoff, pollution, and habitat destruction, further endangering the delicate balance of our coastal environment. More parking spaces would only lead to gridlock on already congested roads. This not only poses risks to pedestrians and cyclists but also undermines the character and charm of Holden Beach.

In conclusion, I strongly urge you to consider alternative locations for hosting concerts and events that are more suitable and less disruptive to bridge traffic and the surrounding residential areas. I favor the idea of playground equipment, shaded areas, benches, picnic tables, areas for food trucks (as mentioned in your communication of 02/12/2024) and limiting the number of parking spaces.

Thank you for considering my concerns.

Sincerely,  
Rick and Mara Lee Olson

230 OBE  
Holden Beach

## Heather Finnell

---

**From:** Jeff Miller <jeffmiller1952@gmail.com>  
**Sent:** Monday, February 26, 2024 2:15 PM  
**To:** Heather Finnell  
**Cc:** Debra Miller  
**Subject:** Block Q

As a HB owner, per David Hewett's letter, here are my comments:

Boat parking is most important, and special attention needs to be sure that the spaces are available and accessible. (can a long trailer and truck make the turns easily and safely?)

Do not include another concert space and dance floor, fix the existing space, or make temporary arrangements. (such as Bridgeview Park)

Playground equipment, picnic tables are present at Bridge View Park and can be added to THAT location.

Using Boat Parking Spaces for Food Trucks at evening concerts seems like a good idea

--

--

Jeff Miller  
[jeffmiller1952@gmail.com](mailto:jeffmiller1952@gmail.com)

## Heather Finnell

---

**From:** Fordham Britt <fordhambb@yahoo.com>  
**Sent:** Wednesday, February 28, 2024 6:33 PM  
**To:** Heather Finnell  
**Subject:** Pier and Lot Q

Heather,

This is Fordham Britt. I hope you are doing well. As a property owner at Holden Beach I want to share that my husband and I are in favor of keeping the pier. We would love to see a a good Farm to Table Restaurant with seafood as part of the pier revocation.

As for Lot Q we have very strong feelings that it needs to be something other than parking. The one schematic we have seen with green space, some parking, commercial spaces, space for entertainment and play, etc. is optimal. Our house is 2 blocks from this proposed site.

I sent Christy Ferguson a photo from the latest Southern Living magazine that has an article featuring Lauderdale by The-Sea, Florida. What they have done is similar to the plans we have seen for Lot Q and it is beautiful. The premise there is to maintain the quaintness and family atmosphere with a focus of "keeping what they have but making it better". They basically gave the town a facelift. It is a great article and one that should be shared with the Commissioners.

Thank you very much and please let me know if you have any questions.

Fordham and Johnson Britt  
iPhone

As a rule of thumb, any destination that includes the phrase "by-the-sea" in its name is somewhere you want to visit. Similar to the effect of a Southern double name, "by-the-sea" communities are inherently charming and tend to respect tradition. They're quiet but never boring, cheerfully bustling but not overcrowded. The idyllic South Florida beach hamlet Lauderdale By-The-Sea offers all of these things and more.

The bridge from Fort Lauderdale into Lauderdale By The Sea is like a portal to vacation world. Cross over, and suddenly ho-hum drugstores and fast-food restaurants transform into vibrant shops and cafes. The streets become lined with twinkle light-wrapped palm trees, and the extra-wide sidewalks are speckled with outdoor dining tables and flip-flop-wearing locals. The change of pace is palpable. The sun seems to shine a little brighter, giving everything a candy-coated gleam, and the soft breeze holds the faintest scent of saltwater. The only thing to do is exhale and obey the town's tagline: "Relax...you're here."

## PLAYING TO ITS STRENGTHS

Unlike other coastal destinations that easily succumb to high-rise condos, [unclear] and run-of-the-

dale. Everyone hopes to grow, but we don't; we try to keep what we have but make it better."

Ten years ago, Lauderdale By-The-Sea took strides to do exactly that by carrying out a series of upgrades. They widened sidewalks to accommodate

Christmas tree lig  
bimonthly dance l  
beginner's yoga -  
anyone who happ

To help preserv  
character, they als  
rise legislation in  
that no new struc  
can be built. At th  
owners were ent  
and in some case  
century modern  
original buildings  
like hotels like J  
Driftwood Beach  
Resort are just a

For every nev  
considers, Conn  
think back to an  
big. "We're trying  
feel, so that's ab  
our minds," she  
miles in area, is  
very walkable. I  
a stroll, you can  
from Big Cut Bi  
Circuit-By-The-  
shuttle that ope  
ride-sharing se  
days a week.

## A VIBR COMMU

Life in Lauder  
around Comm  
half-mile str  
other busine  
Intracoastal



destination that  
"sea" in its name  
visit. Similar  
able name,  
e inherently  
ct tradition.  
g, cheerfully  
l. The idyllic  
auderdale-By-  
ngs and more.  
erdale into  
ke a portal  
, and suddenly  
-food restau-  
hops and cafes.  
a twinkle light-  
-extra-wide  
outdoor dining  
locals. The  
e sun seems  
ing everything  
ie soft breeze  
water. The only  
y the town's

Christmas tree lighting) as well as for  
bimonthly dance lessons, live music, and  
beginner's yoga—all completely free for  
anyone who happens to pass by.

To help preserve the community's  
character, they also implemented low-  
rise legislation in its charter, mandating  
that no new structures over 33 feet tall  
can be built. At the same time, business  
owners were encouraged to embrace,  
and in some cases return to, the mid-  
century modern style of many of the  
original buildings. Retro renovated bou-  
tique hotels like High Noon Beach Resort,  
Driftwood Beach Club, and Plunge Beach  
Resort are just a few examples.

For every new development this place  
considers, Connors says they regularly  
think back to another motto: Small is  
big. "We're trying to keep the small-town  
feel, so that's always at the forefront of  
our minds," she says. At just 1.5 square  
miles in area, Lauderdale-By-The-Sea is  
very walkable. If you don't fancy taking  
a stroll, you can easily secure a rental  
from Big Cat Bikes or request a ride with  
Circuit-By-The-Sea, a free golf cart-like  
shuttle that operates similarly to other  
ride-sharing services and runs seven  
days a week.

## A VIBRANT COMMUNITY

one hopes to grow, but we



Clockwise from  
Beach Club  
the beaches  
fruit. Dance



community's  
 mented low-  
 er, mandating  
 er 33 feet tall  
 me, business  
 to embrace,  
 to, the mid-  
 many of the  
 novated bou-  
 n Beach Resort,  
 id Plunge Beach  
 mples.

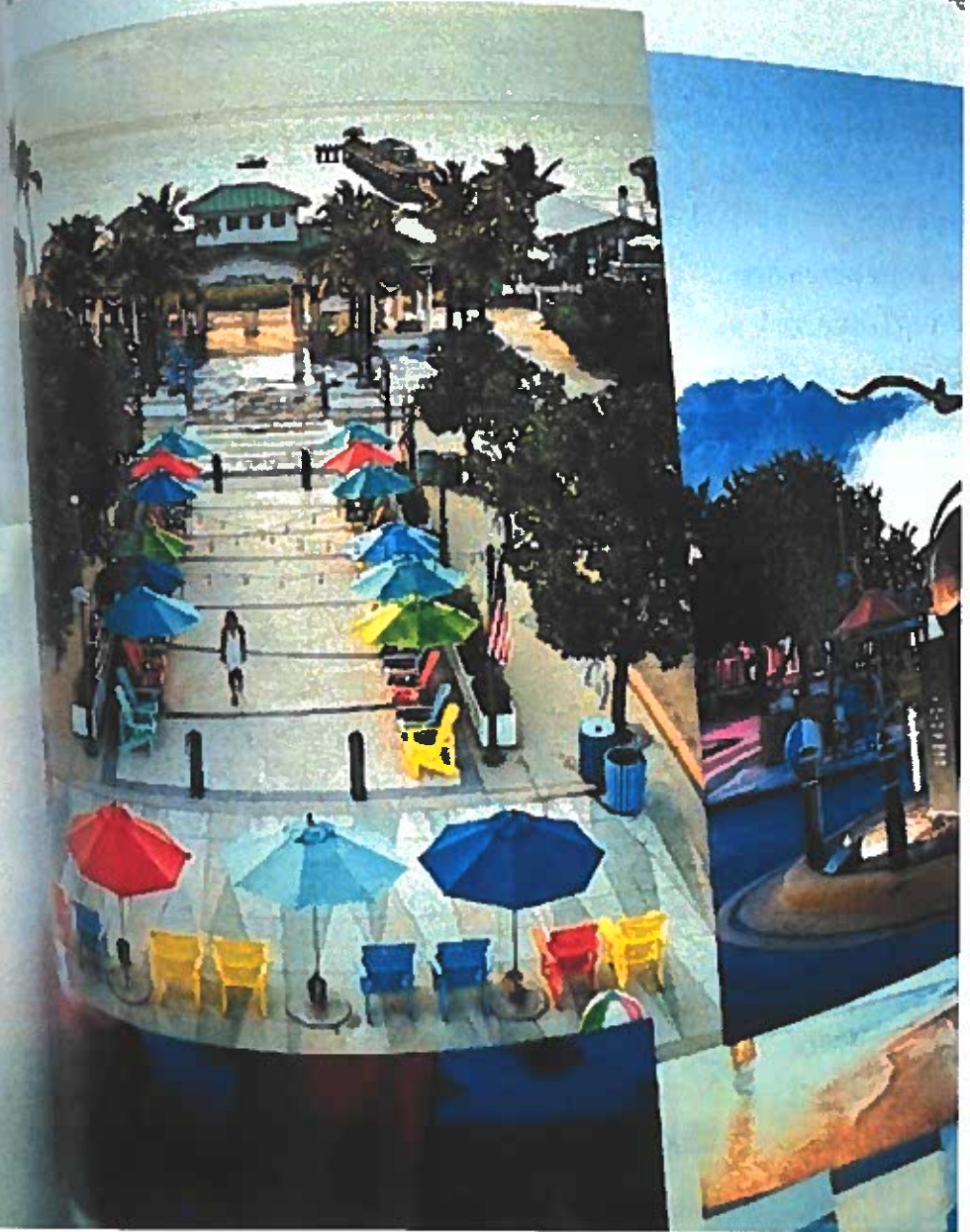
ment this place  
 they regularly  
 otto: Small is  
 p the small-town  
 he forefront of  
 just 1.5 square  
 le-By-The-Sea is  
 on't fancy taking  
 secure a rental  
 equest a ride with  
 ree golf cart-like  
 imilarly to other  
 and runs seven

Y

The-Sea revolves  
 boulevard, a lively  
 restaurants and  
 runs from the  
 marked



Clockwise from above left: Aruba Beach Cafe has waterside seating. High Noon Beach Cafe has been a favorite since 1983. At Mickey's Downtown, the eclectic beaches. Ina Marjakangas has owned Coast Boutique since 2015. The grilled fruit. Dance and yoga classes take place at Anglin's Square. The Pelicans in Flight



## Christy Ferguson

---

**From:** Heather Finnell  
**Sent:** Friday, February 23, 2024 7:18 PM  
**To:** Christy Ferguson; David Hewett  
**Subject:** Fwd: block Q

Heather

Begin forwarded message:

**From:** Ddbjeb <ddbjeb@aol.com>  
**Date:** February 23, 2024 at 4:18:59 PM EST  
**To:** Heather Finnell <heather@hbtownhall.com>  
**Subject:** block Q

Heather,

In response to David's letter about Block Q, I'm curious as to the impact it will have, if any, on Halstead Park.

Thank you,  
Ed Brannock  
Resident South Shore Dr