



PARKS AND RECREATION ADVISORY BOARD

**HOLDEN BEACH TOWN HALL-PUBLIC ASSEMBLY
REGULAR MEETING-THURSDAY, APRIL 4, 2024-2:00 P.M.**

1. Call to Order
2. Agenda Approval
3. Approval of Minutes
4. Block Q Discussion and Possible Action
5. Programs and Facilities
6. Public Comment
7. Adjournment



**TOWN OF HOLDEN BEACH
PARKS AND RECREATION ADVISORY BOARD
SPECIAL MEETING
FRIDAY, MARCH 15, 2024-1:00 P.M.**

The Parks and Recreation Advisory Board (PRAB) of the Town of Holden Beach, North Carolina met at 1:00 p.m. on Friday, March 15, 2024 in the Town Hall Public Assembly. Present were Chair Suzannah Tucker, and Members Grace Bannerman, Melanie Champion, Keith Smith, and Peggy Schiavone. Vice Chair Candace Vick joined by phone. Town Manager David Hewett and Assistant Town Manager Christy Ferguson were also in attendance. Member Mike Pearson was not able to attend.

Call to Order

The meeting was called to order at 1:00 p.m.

Agenda Approval

Motion to approve by Member Bannerman; second by Member Champion; approved by all.

Approval of Minutes

Make a motion to approve Member Champion; second Member Schiavone; approved by all.

Block Q- Review of Process and PESTEL Analysis

Assistant Town Manager Ferguson said it is the fourth meeting with Block Q discussions as part of the agenda since the tasker was sent from the BOC. In the first special meeting, the PRAB spent a lot of time narrowing items down on what should be included as indicated in previous minutes. She said at the last meeting, Randy Baker (Pinnacle Architecture) brought the PRAB some suggestions about the bathroom and pavilion. She continued that today we need to get back to the focus of the blank slate and what to include on the plan. She stated that the PRAB received around 15 public comments since the beginning of the comments on the item; three since the last meeting that were shared with them. Assistant Town Manager Ferguson said at the special meeting in March, the PRAB discussed decreasing the amount of parking on the current site plan. Parking needs to be further discussed today and the PRAB also needs to look at the results of the PESTEL analysis. She stated the PESTEL analysis would be the starting point and the combination comments were shared with the PRAB as part of their packet. Not everyone completed two versions but the comments that she received are reflected on the plan to which they pertain. These are things to keep in mind as either plan moves forward so it limits the “we didn’t think about that” moments when designs are complete. She asked if there is anything in particular that stands out from the combination document that the PRAB wants to discuss. Member Smith asked if we could break it up and look at the current site plan first. Member Smith said this comes up in a lot of different

conversations. He asked about the social component and if there is a number formula we should look at. Assistant Town Manager Ferguson said she didn't see a formula existing for social in terms of what he is asking for in considering off island visitors versus island residents, but grants and BPART drives looking at providing services. Chair Tucker mentioned that occupancy load drives the need for the number of restrooms. Other than that, she doesn't think there is a formula. Vice Chair Vick was having trouble with feedback so she dropped off the call. Chair Tucker asked for a recap of what was discussed for things they had narrowed down at the previous meeting. Assistant Town Manager Ferguson went back through their decisions to move the pavilion to Block Q, leave bathrooms where they were on original site plan, decrease parking so that boat trailers were on two sides and car parking on two sides. Additionally, the PRAB had previously decided that food trucks should not be on the site. They would require an ordinance change by the BOC and if the BOC decides to allow them, they could go along Jordan Boulevard not in Block Q. The PRAB had also decided that a playground should not be added because there is one at Bridgeview Park. She reported that was what was discussed and decided by the PRAB previously. Chair Tucker said she received an email from Mr. Myers about registered boaters. Assistant Town Manager Ferguson said she had received an email about the number of registered boaters from Mr. Pittman. Chair Tucker stated she doesn't think it would be cost efficient to spend money on doing a sound study. She said the PRAB heard from five homeowners that were right on Block Q and she doesn't think it speaks negatively. She thinks things like walkways and landscaping will be accomplished as they move through the process.

Discussion of Block Q

Assistant Town Manager Ferguson said before we begin delving into the parking aspect, she has two comments. She said she didn't want to forget this later in the process and wanted to have it documented. With the railing that was mentioned on the pavilion at the last meeting by the architect, it is a good idea because it helps with liability but the Town doesn't have adequate staffing to handle removal for events and putting it back up. She said she dealt with it in the past at a gazebo in another town and the mechanism rusts in this environment and makes it hard to keep putting it in and out over time. She continued if we have the option to build pavilions like some of our peers, then railings may not be needed. She said this level of detail is important to the BOC but getting beyond the tasker that was given to the PRAB.

Additionally, the tasker said other amenities as part of the PRAB investigation and pickleball courts have come up from a couple different sources verbally. Assistant Town Manager Ferguson said the PRAB probably needs to go through the discussion to determine if more courts are needed on the site as part of the recommendation. Before we open the discussion up, she said she wanted to share some pictures to illustrate some model reference locations that people may be looking at and have in mind for this space, but also how they differ from the difficult task the PRAB has before them with this project. Assistant Town Manager Ferguson shared the pictures, noting the locations were Oak Island and Ocean Isle. She introduced the architect to discuss a schematic that took into account what the PRAB said about parking last time that was provided to the Town that morning. She said she ran hard copies for the PRAB and then has copies for the public.

Mr. Baker said he appreciates the things the PRAB shared. He revised the plan to show perimeter parking. He took boat trailer parking out of the area because it decreases the asphalt. He said he needs a little more information. He asked how many spaces the PRAB wanted. He stated adequate boat spaces

are 65 feet long. He continued that to get boats on trailers turned parallel to the road it eats up your space. He said he didn't know if it's the way you want to go but he wanted to show it for the record. He stated there are 33 spaces total shown on the image in front of them. He continued if the space is for concerts and you have pickleball courts in the space it could be difficult. Member Smith asked if Mr. Baker sees pickleball, relaxing under a shade tree, and concerts as mixed use. He said it depends on what the mix is. Member Smith asked if courts could be added to Bridgeview Park. Assistant Town Manager Ferguson answered Bridgeview is full.

Chair Tucker started talking about the plan that had pull-through parking and the eight boat parking spaces on the plan now. Member Smith referenced the open space in the center and the number of patrons attending concerts versus green space that needs to remain to try to get to parking. He also asked about not closing the street and having boat trailer parking. Chair Tucker said if you took half of the 15 spaces and left them, it would not be as laborious for boaters. Then you would free up green space. She discussed placement of the bandstand and a parking pad. She continued to offer that if you leave eight of the pull-through spaces you are still having boat parking. Member Smith asked if the approved plan had stormwater that was permitted. Assistant Town Manger Ferguson said yes but if you add anything to the plan you would have to look at a permit modification. Mr. Baker said modifications would have to be made to pipes but you should be fine. Chair Tucker said she thinks you can modify the plan.

Town Manager Hewett said he will add some numbers to the discussion. On canal subdivision lots, assume 80% are rentals. He stated that's 800 homes. Whenever those houses are rented, the probability of them having a boat with them is high. He said they are going to need a place to launch. He continued that somebody's going to have to pull it out then take it back. There is going to be turnover at the boat ramp for people visiting. He said they may be putting their boat in various days. He would guess there will be 400-500 boats a week that the people have rented houses specifically to stay on those canal lots and that they want to get in the boat and go fishing. Member Smith said what they do at the boat ramp doesn't change it. Member Bannerman asked for clarification on leaving the trailer or going back to the house. Town Manager Hewett said the likelihood is that they are going to be staying there for a while until they at least get situated.

Member Champion said you see all these buildings and apartments going up. People are going to be coming from off the beach. We have to think about day trippers. She said we are growing like crazy. Member Smith said if we have 25-30 boat spaces now and we put 15 then we have cut it in half. Member Smith said leave the plan as is and put the pavilion on the plan. Member Champion asked what this was going to cost. Chair Tucker said we are not worried about costs; that falls to BOC. Member Schiavone said it is important that we go to the pavilion and dance floor. She thinks the parking should be left like the original site plan. Town Manager Hewett said he wanted clarification on stormwater and he is making sure it isn't a stormwater pond. Mr. Baker said it's 3.5 to 4 feet deep. Town Manager Hewett questioned if it will look like the same dip at Bridgeview Park size wise basically. Mr. Baker agreed. Mr. Baker said it would be swells leading to the pipe and they would use pipes to solve forming a ditch.

Member Bannerman said that in the original plan car parking totaled 79 spaces. She said we would lose a few because of the pavilion. She asked if we would need that many parking spaces. She knows during

concerts we would and also during festivals. She said it seems like a lot of car parking that could be green space. Member Smith asked to see the parking at Ocean Isle again. Member Bannerman said considering the people on Quinton, she would not like to look out at car parking if she was them. She asked about taking the spaces on the northeast corner of the property away that fall on Quinton.

Chair Tucker said she thinks we need to make some motions.

Member Smith made a motion that we leave the boat parking as included in the original schematic; motion died.

Member Bannerman said she wants to know what is going to happen to where the boats are parking now. She wants to know the cost if we don't put all the boat trailer parking; what it would take to add it later. She said the fact that we have pull through spaces is huge.

Mr. Baker asked to make a suggestion. He said it sounds like the boat trailer parking is up in the air. It sounds like the board doesn't want that much asphalt. Right now, perimeter parking is how you park.

There was a question about how far Wildlife is out with making changes to the boat ramp area. Assistant Town Manager Ferguson clarified that Wildlife is two years out. They don't see adding spaces but making them more efficient.

Town Manager Hewett added there are 17 on street vehicles by ordinance maybe a mix of low speed on Quinton today; 15 regular cars and 2 golf carts.

Member Smith asserted that right now there are 25-30 boat parking spaces based on a Google Earth. Chair Tucker asked why you have to use asphalt. Mr. Baker explained that gravel is impervious as well. It gets a hard base. Chair Tucker said with asphalt you can slope it so that it drains to the right place.

Chair Tucker made a motion that we adopt the trailer parking portion of the original schematic; second by Member Bannerman; unanimous.

Chair Tucker said we need to go to the bandstand next. She said the PRAB decided they want a bandstand, pavilion, and dance floor. She continued that Mr. Baker gave them two drawings showing different sun study positions and the best locations.

Member Smith made a motion to put the bandstand where it is on the new drawing represented today; Member Bannerman second; approved by all. Chair Tucker clarified that was along Brunswick.

Member Champion makes a motion that the bathrooms go where they were on the original and current plan; Member Schiavone second; approved by all.

Chair Tucker said by closing Carolina Avenue it dropped 10 boat spaces but they have added 15 to the inside. They need to now look at car parking. The PRAB discussed making one parking space along Brunswick as big as boat trailer parking to accommodate bands for concerts. The idea was then discussed to leave the area behind the pavilion on Brunswick as greenspace. Town Manager Hewett said it would not count as green space. Paving or not paving, those spaces would not matter because it is in the right-of-way outside the property line.

Assistant Town Manger Ferguson said that she thought the PRAB should make their recommendations on the site for what it is year-round each day but not just considering concerts.

Member Smith made a motion to put parking spaces behind the pavilion like shown in schematic one; second Member Bannerman; approved by all.

Chair Tucker said she thinks we are approaching a happy medium, keeping parking for revenue for spaces for tourist and also moving the pavilion.

Member Bannerman asked about landscaping. Town Manager Hewett said you would not ever want to put landscaping in the right-of-way but you could put it at the edge of the property.

Other parking was discussed. Member Smith said there was a question last week that mentioned when this transfers over to a park and questions whether that should be addressed. Assistant Town Manager Ferguson explained how parking works at other parks and then said paid parking was up to the commissioners by ordinance.

Member Bannerman made a motion to leave all the car parking in the entire q block as it is on the original schematic; second Member Smith; approved by all.

Next looking at sidewalks, benches, and landscaping, Chair Tucker asked if Mr. Baker can add those things using his expertise. Member Schiavone reminded the PRAB that it has to be ADA compliant. The question was asked if walkways can be connecting so it is a walking trail. Chair Tucker said our neighboring community has a walkway all the way around the property and connecting to the dance floor. Mr. Baker said it will be a site plan, then isometric renderings to show trees, etc.

Town Manager Hewett said he had one more thing. It occurred to him in the not-to-distant past that the probability that we are going to have more bike users is high. He said we are probably going to have more bike travelers and want to make sure we have enough bike racks. Chair Tucker said that was referenced in numerous public comments and she appreciates him bringing it up.

Programs and Facilities Update

Assistant Town Manager Ferguson said a new fence is going up at the multipurpose court. It will be installed at the end of April. She said they also had to work on the H-bracket on a goal that was broken. She continued that shag lessons started a couple of weeks ago. The pickleball lessons for the Spring did not get enough participants for them to hold the class. She offered that the pavilion report is on the BOC agenda for Tuesday evening.

Moving to concerts, Assistant Town Manager Ferguson stated the schedule was published and the PRAB needs to choose which two dates they want to do the 50/50 so that she can start letting other organizations secure dates. The town gets the first picks. Chair Tucker shared Vice Chair Vick's concert suggestions based on crowds. Chair Tucker mentioned that some have company for holiday weekends.

Member Champion made a motion that we work the May 26th concert, second Member Smith; approved by all.

Member Champion made a motion that we work the September 1st concert; second Member Bannerman; discussion came down to the Embers weekend or Labor Day weekend. The motion to do Labor Day weekend carried unanimously.

Member Schiavone asked about the egg hunt on April 5th. The report time for volunteers was discussed.

Chair Tucker asked about the times for the splash pad. She would like to see the Town move up the hours. Assistant Town Manager Ferguson said the splash pad hours would work for the summer in opening it earlier if concerts are held there.

Public Comments

Carlton Pittman 144 Tarpon-A lot of work was completed today. He wanted to ask the question to the architect but didn't realize he was going to leave before the end of the meeting. Regarding stormwater- he wanted to clarify a pond versus a swell. He had a past experience in another city where a child drowned in one of these areas because there was a large crowd and people didn't see what was going on. If it is a pond there needs to be a fence around it. He said to be careful of island envy. They have other things that are different in terms of land and amenities.

Adjournment

Motion to adjourn Member Champion (2:47); second by Member Bannerman; approved by all.