

## Heather Finnell

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**From:** Jeremy Ridenhour <jeremy@buildingcoastaldreams.com>  
**Sent:** Friday, April 5, 2024 7:38 PM  
**To:** Heather Finnell  
**Subject:** Block Q input

Tom Myers said we should email our input to you for it to be reviewed about the proposed site plan. Here you go.

over 1500 homesites being developed in our area right now. And they wanna give 15 parking spaces to one of the best boat ramps in the county. Varnamtown offers more parking than that, It's Free and privately owned. Way to go PRAB!! That's looking out for the renters and people who come to the beach and bring their own boat. Why can't the grassy area be gravel or a pervious concrete and used for more boat parking or car parking. As grass it's useless. I don't mind parking my boat and trailer on gravel, as grass it will be a steady cost to the taxpayers on Holden Beach. Mowing, weeding, fertilizing, then if you do irrigation, water and more maintenance. Weekly maintenance. Make it all usable area. Page you and Rick should try and have it tabled at the BOC meeting in April until we can get a budget to see how much the maintenance will be for the next 20 years. Like Tom and his gang did about the pier. At least the pier would bring in Revenue.

Thank you for your business!

Coastal Carolina Construction  
Jeremy Ridenhour  
910-279-4073  
[jeremy@buildingcoastaldreams.com](mailto:jeremy@buildingcoastaldreams.com)  
[www.buildingcoastaldreams.com](http://www.buildingcoastaldreams.com)

## Heather Finnell

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**From:** Carlton Pittman <rucpitt@gmail.com>  
**Sent:** Wednesday, April 24, 2024 8:58 PM  
**To:** Heather Finnell; Alan Holden; Tom Myers; Rick Paarfus; Rick Smith; Tracey7.thomas@gmail.com; Page Dyer  
**Subject:** Public Comments for April 30 BOC Meeting

Heather,

Can you include this in the public comments for the April 30 BOC meeting?

What I have a real problem with right now is former Commissioner Murdock reportedly being involved in developing the pier property. He has called island residents stating he was going to build a new pier building for the town, repair the pier, then wants a long term lease to run the pier. A member of the HBC Alliance Executive Board has told me personally that former Commissioner Murdock was one of 4 investors in this public-private partnership to reopen the pier.

Former Commissioner Murdock voted to purchase the pier; stated publicly that if it didn't work out the town could always sell the pier; then voted to accept the PARTF grant encumbering the pier in perpetuity - and now, **less than SIX MONTHS after being voted out as a commissioner** - he wants to profit off of the votes he made as a commissioner via this public-private partnership to renovate, then run the pier. That stinks to high heaven, and most certainly is NOT in the interest of public service to profit off votes cast as a town commissioner.

And, any transition from town owned to public-private partnership will likely have to go back before the LGC, so that's going to come out at some point. I hope any and all investors in this public-private scenario are named publicly as it unfolds. As this is a public facility, any and all investors should be named publicly before any move to a public private partnership - not just some LLC with silent partners behind it.

Carlton Pittman

144 Tarpon Drive

Date: April 29, 2024

Email to : Board of Commissioners, Brunswick County

Subject: Proposed Plans for Block Q

Dear Board of Commissioners:

Our family owns two of the four homes directly in front of Block Q, located at 118 and 122 Quinton Street. Before moving to Holden Beach, we owned homes at Wrightsville Beach and Ocracoke Island. A family friend introduced us to Holden Beach in 2007. We were enamored with Holden Beach and the peace and tranquility that it offered. We sold our home on Ocracoke Island and purchased our home at Holden Beach. Our plan is to retire at Holden. It is our concern that the proposed building plans for Block Q will diminish the enjoyment, peace, and tranquility that we have enjoyed thus far, as well as ultimately affecting our property values.

When Holden Beach purchased Block Q, we were aware there would be a point in time when it would be developed. However, we never imagined large boat parking or retention/infiltration basins would be in the plans. Such a waste of a beautiful piece of commercial property, and a disservice to the homeowners who have invested in Holden Beach!

Retention/infiltration basins are potentially a huge liability for Holden and a distinct concern for the homeowners. Malodorous smells exist with retention/infiltration basins. They attract mosquitoes which breed in still water. A retention/infiltration basin will also present a nuisance and a danger to people living close by, creating a serious liability issue by attracting the attention of children, bringing unwanted wildlife, and accumulating hazardous waste. We have grandchildren that visit, and two grandchildren that live in block Q. The danger is not exclusive to children, but a danger to our pets as well.

Summarizing, retention basins present hazards to our families and pets that most people do not even realize exist. Putting retention/infiltration basins and boat parking in front of our homes, where we walk with our grandchildren and pets, is not only dangerous but without regard for all homeowners living close by.

Quinton Street is already congested and will get worse with this additional parking for boats. Putting boat parking in a residential area increases the potential for accidents. It will prove to be difficult for any of the four homes on Quinton Street to get in and out of our driveways with the added traffic. If you live in Block Q or use the boat ramp, then

you know what occurs. We have seen confrontations and people in arguments at the current boat ramp. Boat parking will bring additional chaos and confusion.

People will inevitably be pulling in and out in the early morning disturbing homeowners at rest. This will certainly create a much less enjoyable atmosphere for those living in front of the area where boat trailers will be parked. Not to mention the danger to pedestrians, children and pets.

Our family hopes that the Board of Commissioners will take these concerns into serious consideration. The boat parking and retention/infiltration basins will without doubt adversely affect those who live in front of Block Q. The proposed plan is unsafe for our children, pets and our environment. It may well devalue our homes in the future.

Your consideration concerning the impact of this situation for the homeowners of Block Q is greatly appreciated.

Eve Black Venters

Black And Associates Insurance

Date: 4/29/2024

To: Board of Commissioners, Brunswick County

Re: Proposed Usage for Block Q Holden Beach NC

To Whom It May Concern:

The purpose of this communication is to address the latest proposal for the property designated as Block Q/Holden Beach NC.

In years past we had second homes at Wrightsville Beach NC and Ocracoke Island NC. We were introduced to Holden Beach by a family friend. The lack of commercialization and the family beach atmosphere captured our hearts. We sold our Ocracoke property and purchased a home at 118 Quinton Street here in Holden Beach. For 15 years we have enjoyed this beautiful island. However, we are now concerned that the proposed plans for Block Q may end what we so enjoy.

The addition of a large boat trailer parking in front of the homeowners on Quinton Street will cause additional traffic on an already busy residential street. It may also incur disruption to families due to increased lights and noise during early morning hours. We own a boat, but out of respect to our neighbors we have kept it in dry dock at Holden Beach Marina.

It is my understanding that there will also be additional retention ponds. This not only will attract wildlife and breed mosquitoes but can be a danger to the children and grandchildren who visit the families on our street.

We certainly understand the need for updated bathrooms as well as the need for the new gazebo to host Holden Beach events. The public deserves and should have these amenities to make their beach visit a pleasant experience. Additional car parking, done properly, would also benefit daily beach goers. In closing, we respectfully request the Council to weigh our concerns and amend the proposed plans to be safer, as well as more attractive for area homeowners.

Respectfully,

Ron Venters

## Heather Finnell

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**From:** Eve Black Venters <nsureyoutoo@gmail.com>  
**Sent:** Tuesday, April 30, 2024 7:58 AM  
**To:** tmmyers56@gmail.com; rsmith9431@gmail.com; Tracey Thomas; drpagedyer@gmail.com; rpaarfus@gmail.com; Heather Finnell

Date: 4/29/2024

To: Board of Commissioners, Brunswick County  
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Respectfully,

Ron Venters

## Heather Finnell

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**From:** Scott Jobber <jobber.nc@gmail.com>  
**Sent:** Tuesday, April 30, 2024 8:36 AM  
**To:** tmmyers56@gmail.com; tracey7.thomas@gmail.com; rpaarfus@gmail.com; drpagedyer@gmail.com; rsmith9431@gmail.com; Heather Finnell  
**Subject:** Lighting Ordinance

> BOC,

> I would like to propose a change to the existing ordinance that would allow walkway lighting. Not allowing lights on a walkway going out to the beach is a safety concern.

> Over a year ago, there was a change to the lighting ordinance, that banned all walkway lighting. This change was brought to the BOC at that time, under the guise of protecting the sea turtles. If the Real reason for changing the ordinance over a year ago, was to protect the turtles, then they should've banned all floodlights, required all doorway lights to be "turtle friendly", and only had these lighting restrictions during turtle nesting season.

> The HB Turtle Patrol all agree that the number one issue affecting nesting turtles are flood lights, with oceanfront indoor lighting a close second. Every Turtle Patrol member I spoke with about the lighting ordinance change that was enacted last year, thought that floodlights were going to be banned during nesting season since the proposed change stated that it was to "protect the turtles".

> Unfortunately, I believe the real reason the ordinance was changed over a year ago, was because I was being personally attacked by a neighbor. He used his influence with the town at that time, to have the ordinance changed, which required me to remove my walkway lights. Unfortunately, Holden Beach is utilizes a complaint driven system, so the majority of all oceanfront homes have and are able to have walkway lighting because no one files complaints. I however, cannot have walkway lighting because my neighbor has filed more than one lighting complaint against me.

> Thank you for your consideration.

>

Regards,

Scott Jobber

Sent from my iPhone

## Heather Finnell

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**From:** Eve Black Venters <nsureyoutoo@gmail.com>  
**Sent:** Tuesday, April 30, 2024 9:02 AM  
**To:** tmmyers56@gmail.com; rsmith9431@gmail.com; Tracey Thomas;  
drpagedyer@gmail.com; rpaarfus@gmail.com; Heather Finnell  
**Subject:** Block Q

April 30, 2024

Josh & Alexa Venters  
122 Quinton St.  
Holden Beach, NC 28462  
[alexaventers@mvalaw.com](mailto:alexaventers@mvalaw.com)

To the Holden Beach Board:

It has come to our attention that you are currently considering developing the block of land across from our home (122 Quinton Street) ("Block Q") to include, among other things, a pavilion, public restrooms, public boat parking, and a retention pond. It is our further understanding that the public boat parking and retention pond are currently anticipated to reside directly across from our home. We write you to express our concern with, and objection to, this proposed development.

First, with respect to the retention pond, it is indisputable that retention ponds pose significant health and safety risks. As a self-prescribed "family beach," there are hundreds of children on the island at any given time, particularly during the summer season. Retention ponds, as with any body of water, attract children. Indeed, it is our understanding that because of this danger, Holden Beach requires property owners to fence in their pools. Yet, to our knowledge, the Board does not have any plans to fence in the proposed retention pond. This danger is personal and significant to us, as our daughter is autistic and, as the Board Members may know, autistic individuals have a tendency to elope. Further, retention ponds unavoidably breed mosquitos, cultivate algae, and accumulate toxic chemicals. Thus, the retention pond would bring with it a host of diseases and dangers to our community and would diminish the beauty of Holden Beach.

Second, with respect to the public boat parking, the noise and lights associated with the trucks and trailers that utilize public boat parking would disturb our ability to enjoy our property throughout all hours of the day. As the Board Members are aware, boats routinely go out beginning as early as four o'clock in the morning and continue to come out of the water until well past eleven o'clock at night. The boat parking would inhibit our family's ability to sleep, as the noise associated with the trucks and trailers pulling the boats would remain a constant source of alarm for our children and our pets. Moreover, the truck lights would invade our privacy, shining in our home all throughout the night. Additionally, we note that it remains unclear how traffic will be directed, and we accordingly also fear that the public boat parking would create congestion in an already tight area and pose additional safety risks to our children.

The substantial noise and health and safety risks that the Block Q development would impose would be a significant nuisance and would, in effect, amount to an invasion of our property and a government taking of the same.



We have invested in this island, not only as a place to bring and raise our children, but as a rental property so that other families can do the same. We believe Holden Beach is an incredible haven, and we chose this beach over all the other beaches on the North Carolina and South Carolina coasts because of its family-centric atmosphere. We will not continue to stay on the island and put our children in harm's way if the Board decides to move forward with the development of Block Q as currently anticipated. For the reasons set forth above, we ask that the Board Members reconsider the development and prioritize the many families who support local businesses on the island and enable it to continue to thrive.

Please feel free to email or call us with any questions. Thank you for your consideration.

*Joshua Venters Alexandriana Venters*

Josh and Alexa Venters