



# **PARKS AND RECREATION ADVISORY BOARD**

**HOLDEN BEACH TOWN HALL-PUBLIC ASSEMBLY  
SPECIAL MEETING-FRIDAY, MARCH 15, 2024-1:00 P.M.**

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1. Call to Order
2. Agenda Approval
3. Approval of Minutes
4. Block Q-Review of Process and PESTEL Analysis
5. Discussion of Block Q
6. Programs and Facilities Update
7. Public Comments
8. Adjournment



**TOWN OF HOLDEN BEACH  
PARKS AND RECREATION ADVISORY BOARD  
REGULAR MEETING  
THURSDAY, MARCH 7, 2024- 2:00 P.M.**

The Parks and Recreation Advisory Board (PRAB) of the Town of Holden Beach, North Carolina met at 2:00 p.m. on Thursday, March 7, 2024 in the Town Hall Public Assembly. Present were Chair Suzannah Tucker, Vice Chair Candace Vick, Members Peggy Schiavone, Keith Smith, Mike Pearson, Grace Bannerman, and Melanie Champion (arrived 2:13). Town Manager David Hewett and Assistant Town Manager Christy Ferguson were also in attendance.

**Call to Order**

The meeting was called to order at 2:00 p.m.

**Agenda Approval**

*Move approval of agenda Vice Chair Vick; second Member Bannerman; approved by all.*

**Approval of Minutes**

The board considered the minutes of both February 1st and February 12th.

*Motion to approve minutes Member Smith; second Member Bannerman; approved by all.*

**Review of Process and Introduction of Block Q Information**

Assistant Town Manager Ferguson reviewed the background of the project and what the objective is going forward. She said the PRAB has been tasked with considering a different site plan for Block Q. As part of a public input engagement process, property owners around the project area were sent letters from the Town Manager asking for their input. She stated that the town received approximately a dozen written comments that she shared with the board before the meeting, and they are available for public review online. She continued that as part of reviewing the comments, there seems to be some confusion, so she gave a background regarding some of the elements. She said the public restrooms need to be considered on the new site because they currently sit in the DOT right-of-way and repairs cannot be made to them at the current location. The pavilion is being considered for a different location as part of the Block Q design because it needs to be replaced per a previous engineering report. The Board of Commissioners closed the pavilion, and a new engineering report has been submitted to them for review this week. She said discussion about the pavilion repair/replacement itself is not part of the PRAB's tasker. Consideration of moving it is. It appeared from some of the comments that folks may not understand those things are currently going on.

Assistant Town Manager Ferguson stated at the last meeting the PRAB made good progress working through the elements proposed as part of the tasker which were a concert space with a dance floor, ADA compliant bathrooms, greenspace, parking, as well as other potential amenities including playground equipment, shaded areas, benches, picnic tables, informational panels, areas for food trucks, and usage during festivals. The next step was to have the architect bring a sketch to capture what was discussed to move toward a new proposed site plan. She said the PRAB will review the updated sketch and anything the architect wants to add.

### **Updated Sketch**

Randy Baker (Pinnacle Architecture) reviewed several slides (hereby incorporated into the minutes). The first slide proposed the boat trailer parking area and the only place he feels the bathroom could be placed on the site. That spot is the highest point on Block Q and if they are located in that location they do not have to be elevated. He also reviewed parking around the perimeter in the old plan. He presented a slideshow showing elevations of the restroom and a possible rendering.

Next Mr. Baker spoke about a solstice study of the pavilion at different locations on the Block Q site. The first location shows the facility in the corner away from the bathroom facility (discussed as layout 1). Layout two is in the center. Layout 3 is adjacent to the bathroom facility and layout 4 puts it back in the location with the retention pond. He discussed different layouts with shadows at 7 p.m. in the summer. He showed a railing in the layouts, but he said the railing could be removed during performances. Member Schiavone asked if Mr. Baker could say which layout he would recommend. He said he would recommend layouts 2 or 3. There was a consensus to open up the floor to the public for questions.

Linda Krondon-108 Quinton- Is the shown location for boat parking the only place for it? She asked if they are coming in off of Quinton. Mr. Baker said they would come in from the boat ramp and then move to Quinton to exit. Ms. Krondon said she was concerned about festival time and concerts and traffic. Mr. Baker said during concerts you may have to rope off that area.

Lynn Day-100 South Shore Drive- Her concern is the location of the bandstand. She doesn't want it to be so their neighborhood is behind it. In that case all you would get is the boom- boom instead of the music. Mr. Baker gave an explanation of layout 2 and 3 again and how those locations would not cause that problem.

Pete Pallas- Owns Mermaid's and lives at 236 Brunswick. He said that Block Q was bought as parking and he is concerned about losing the parking revenue with the new proposed elements. It makes this a party space. Having food trucks would take away from his business. Doesn't think it is fair to restaurant owners. Chair Tucker mentioned the number of parking spaces would still be there. Assistant Town Manager Ferguson explained that the PRAB was tasked with considering food trucks for the space but at their last meeting eliminated them. If the BOC picks it up again it would require an ordinance change.

Regina Martin asked at what point does Block Q become a park because it has all the park amenities? Does that at some point turn that piece of property into a park instead of the original intention of parking revenue? Do we lose the revenue because it is now a park, and do we lose the parking?

Carlton Pittman- 144 Tarpon. Asked Mr. Baker if he could go over again what he said about stormwater runoff. Asked if what he was showing was pervious or impervious. Mr. Baker said right now there is a

swell in the middle of the open space that goes into a retention pond. He said you could put pipes for underground storage.

Member Smith asked if there is a typical percentage increase if you bury everything underneath. Mr. Baker said you could use 80%. Member Smith asked what the cost is to bury the stormwater. Mr. Baker said a lot more. Town Manager Hewett said many moons ago Bridgeview Park was around \$60,000 he thinks.

Member Smith asked if any of the pavilion designs gets to where we don't have to have the railing. Mr. Baker said based on liability it is best practice that you take them off. Member Smith asked if there were any extreme cost differences between the four different locations. Mr. Baker said no.

### **Public Comment**

Rick McInturf- 132 Frigate- Do everything in your power to keep people and school buses away from each other. People and boat trailers away from each other. Thinks we are asking for trouble mixing people and boats together.

### **Discussion of Comments and PESTEL Analysis**

Vice Chair Vick said from reviewing the comments received and what we heard today she thinks we need to put a little more thought into boat trailer parking and look at parking surfaces.

Chair Tucker covered that there were things already taken off the current path from the tasker. She said they had a lot of discussion about parking and also the number of spaces. The PRAB looked at reducing the amount of parking and maybe even having it at the pavilion.

Member Smith said we've been tasked with looking at the pavilion. He said he thinks we need to do a sound analysis. He asked what it would take to get that analysis. Mr. Baker said he would find out about the cost. Member Smith said he thinks we have to address sound to determine if things like sound barriers would be needed.

The PRAB decided by consensus for Assistant Town Manager Ferguson to combine the sheets from the PESTEL analysis for the board to discuss the next time.

### **Adjournment**

*Motion to adjourn Member Smith (2:44 p.m.); second Member Champion; approved by all.*



## **Current Schematic**

### **POLITICAL**

- Change in BOC
- Perceived lack of public input in this plan
- Pressure from special groups-boaters, off-island visitors
- Closure of Carolina Avenue
- Previous BOC engaged consulting engineers to develop site plan- unified at the time, unified in ADA compliance
- NC Dept of Environmental & Coastal Management grant \$420,000
- BOC agreed to move forward with phase 1- boat and trailer parking and stormwater work
- Pavilion found unsafe and closed
- No input from residents
- Restrooms where and how many
- ADA accessible
- Safety concerns-liability issues

### **ECONOMIC**

- Public beach access/traffic patterns, boat parking, boat trailer parking
- Any item not in budget or covered by grant money
- Growth of Holden Beach and surrounding areas-population
- Increased parking revenue for Holden Beach
- Competing needs of local community- infrastructure, recreation, etc.
- Excessive number of parking spaces could lead to more day trippers which could increase business for local establishments/stores/etc.
- Paid parking income/revenue
- Tourism revenue

### **SOCIAL**

- Increased need for boat parking & parking for off island visitors
- Provide green space for citizens
- Need for ADA parking and new restroom
- Boating and beach access
- Location of bathrooms good

### **TECH**

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### **ENVIRONMENTAL**

- Increased emphasis on environmental sustainability
- Controversial issue over amount of paved surface
- Large number of parking spaces (both car-79 & trailer-15)

- Little green space was available
- Storm drainage fronted homeowners
- Stormwater
- Use of pavement
- Retention pond

## **LEGAL**

- Current grant fixes location of bathrooms
- Increased emphasis on ADA regulations
- ADA Compliance
- ADA bathrooms and parking

## NEW PLAN

### POLITICAL

- Ensure a consensus of the community approves and is informed of the project's goals and end result. A large block of disagreement could lead to political recourse as witnessed in the last local election.
- Boat ramp planned for off island could affect the number of boat spaces required/needed. Create flexible boat/trailer spaces to allow for this potential doubling of efforts.
- Consult town attorney on liability issues-dangers on moving pavilion to Block Q and traffic pattern problems
- Tension between east end and west end residents developing
- Changes in BOC
- Increase pressure by NIMBY residents
- Increased tension between Town of Holden Beach residents and non-residents
- Current BOC wants to revisit & modify current plan to include bandstand/pavilion--divided members/board
- Unstable climate-division on priorities for Parks and Recreation.
- Extra expense to property owners
- Convince commissioners that our plan would benefit the majority
- New BOC stopped plan and requested time to plan-given to PRAB
- BOC requested a new evaluation of pavilion
- Boat traffic leaving during concerts & other activities
- Focal point for Town

### ECONOMIC

- Create a cost analysis of the development and long-term maintenance costs versus projected return through parking spaces for vehicles and boat/trailer parking.
- Will development add to the local tax burden long term - in 10 years, 20, years, 30 years?
- Money not already in budget or grant needed to fulfill whatever is decided upon by BOC
- Decrease in parking revenue
- Growth of Holden Beach and surrounding businesses near Block Q
- Competition for Town's financial resources
- Inflation has not impacted number of visitors/renters to HB-recreation facilities are needed as much or more than ever
- Brings more tourists to island-impacts amount of tourist tax collected
- Paid parking, tourism revenue, population increases
- Cost increase if pavilion is to be located in Block Q
- Business revenue increase
- Event rental income
- More vendors for festivals



## **SOCIAL**

- Planned development promotes the current social culture of the summer concert series, yoga classes, tide-dye events and other community social functions. Consider allowing food to be prepared on site for events such as family reunions.
- Bike racks for people riding bikes to concerts-festivals-events, etc.
- Allows for areas for picnicking, green space for family activities, boating and beach access
- If pavilion located here allows community activities, event rental income
- Bleachers with shade near concert area
- Dance floor in front of pavilion
- Concerts, pavilion, picnic areas, playground, greenspace, dance floor, bleachers, tree lighting, special events
- More things to do on island
- Brings groups of folks together to socialize
- Brings concerts and festivals for all to enjoy
- Meets great recreational needs of the community
- Focal point for Jordan Boulevard
- Social Media-False Information
- Age demographics of HB residents are shifting to younger families versus retirees. Younger population is often more engaged in use of recreation facilities
- Potential negative impact on adjacent property owners
- Parking for tide dye, yoga, etc.
- Plenty of space for concerts
- Festival space

## **TECH**

- Consider connectivity in the design phase to accommodate future technical changes such as installing a conduit for cabling between the stage and a fixed point to be used for sound boards. How can we design to stay ahead of changes in technology?
- Lighting and sound for concerts and special events at pavilion
- Increased use of social media
- Internet services needed
- Bandstand w/lighting, etc.
- Possible electronics for event rental, bands for concerts, summer movies

## **ENVIRONMENTAL**

- Stormwater impact considered in the design phase to prevent standing water hazards.
- Potential dumping station for boats.
- Create aesthetically conforming sound barriers or align stage to prevent noise pollution to nearby residential dwellings
- Design with Extreme weather in mind – hurricanes
- Create pedestrian friendly connections with adjacent properties
- Walking path, exercise trail around entire area

- Landscape improvements-pleasing to the eye-for locals and visitors and low maintenance for the Town of Holden Beach.
- Landscape improvements, shaded areas with landscaping, sidewalks, shade sails manually
- Increased impact on environment near Block Q
- Environmental regulations- stormwater, CAMA etc., noise
- Increased green spaces needed. Reduced parking spaces
- Modify/change location of storm drainage
- Stormwater, pervious parking space
- Aesthetics
- Landscaping
- Lift station odors are not as pronounced in Block Q
- Green space-good for all
- Lose green space for band parking & trucks if put inside Block Q
- Vehicle traffic on property during festivals

## **LEGAL**

- Bathrooms Required
- Ensure the area meets any ADA requirements and any other public area considerations.
- Meet all ADA compliant regulations, wheelchair accessible
- ADA compliant accesses, parking, and restrooms, pedestrian walkways, wheelchair ramp if applicable
- Parking concern for homeowners for concerts and special events
- Increased need for grants and state assistance to develop
- Must comply with ADA regulations
- ADA compliance- bathrooms and parking
- Additional traffic boat launch
- Runoff to Capt. Pete's if runoff not contained

