

Heather Finnell

From: Louis Cutajar <lousviews.hbpoin@gmail.com>
Sent: Sunday, March 17, 2024 4:10 PM
To: Heather Finnell
Cc: alan@alanholdenrealty.com; rsmith9431@gmail.com; drpagedyer@gmail.com; tmmyers@atmc.net; tracey thomas; Richard Paarfus
Subject: Public Comments - Paid Parking

We just lost approximately 40 to 50 parking spaces on the north side of McCray Street do to the road work/bike lane project which is a loss of revenue for the Town. I believe that raising the parking fees will provide us with much needed revenue for a long list of projects that we don't appear to have adequate funds for at this time.

Last year we ended paid parking early to allow free parking island wide for festival weekend. The thinking was that in order to promote the festival it would be advantageous to suspend paid parking. The Board agreed to suspend the paid parking early. Frankly, I did not agree with that decision. It's a zoo out there during the festival weekend. With all the parking problems that happen during the festivals you would think we would want to continue enforcing parking in designated areas only. By suspending enforcement, people can and will park anywhere they want. Paid parking should be enforced during festivals.

I do not feel extending the paid parking program year-round is the right thing to do. The public should have access to the beach strand without any fees for at least a portion of the year. That said, certainly starting the program one month earlier in March makes a lot of sense to me.

As for any other ordinance considerations, it is important that any definitions and conditions are clear to help the public avoid inadvertent errors and enable enforcement. In other words, it needs to be standardized, and easily understood. Parking should only be in designated parking spaces whether its paid parking or not, plain and simple. I personally object to parking in the rights-of-way, but I understand why some property owners want to be able to park there on their property. A potential accommodation would be to issue a day specific one-time permit for any homeowners that have an activity at their property that requires them to occasionally park in the rights-of-way.

KISS - Keep It Simple Stupid!

Heather Finnell

From: Carlton Pittman <rucpitt@gmail.com>
Sent: Thursday, March 14, 2024 9:56 AM
To: Heather Finnell; Christy Ferguson
Subject: Block Q Development

Heather, can you add this to public comments for the PRAB meeting Friday? And also to the public comment for the regular board meeting next Tuesday?

I just want to be sure boat trailer parking is included as part of any Block Q development plans. Commissioners added parking to the PRAB tasker during the January regular BoC meeting.

Commissioner Paarfus would like to amend the motion to specifically state boat parking. be put in the perimeter, but he doesn't want to tie PRAB's hands. Mayor Pro Tem Commissioner Thomas agreed to the amendment.

BOC JANUARY 23, 2024

Town Manager Hewett asked for clarification on parking. Commissioner Paarfus consider boat trailer parking and some type of car parking.

The area around Block Q is the ONLY place where the town can provide public boat trailer parking. There is more than one option for where to locate the pavilion.

There are over 800 island homes on canals, and another 100 on the ICW. Almost all of these who are boat owners need a place to park their boat trailer while they launch or retrieve their boats, even if it is only for a short time.

There are over 11,000 registered boats in the County and only 6 public boat ramps, one being under the bridge on the island. Many island property owners have their boats registered where they live (not in Brunswick County) and use their boats here, thus needing some boat trailer parking. There are also many vacationers who rent houses on canals and also need some place to park a boat trailer, if only for a short time during launch or boat retrieval.

When Carolina Avenue is closed, which the Board has already voted to do, we will lose 8-9 boat trailer parking spaces that have been available previously for over 30 years. There is almost no other available space to park a boat trailer and tow vehicle while launching and retrieving a boat.

As an aside, I personally only need the boat ramp and parking there once or twice a year when I need to do maintenance on my boat, or if I have to pull it for a storm. Plus I also have access to two private boat ramps on canals here. So, I am not pushing this for me, I am pushing this for everyone else in the public who comes here, and or lives here and need some additional boat trailer parking.

Regarding the pavilion, and moving it to Block Q because of the sewer smell at the current location, which is being pushed by one commissioner. There are a number of options to mitigate the sewer smell where the pavilion is now – charcoal filters are one. Another are jet fans that will blast any odors up 30-40 feet into the air far above where any people will be able to smell any sewer odors. The pavilion does not HAVE to be moved to Block Q.

And to add, developing Block Q is an amenity – a Nice-to-Have. It is not a critical island infrastructure priority. Developing Q should not be placed ahead of other island critical infrastructure priorities from a spending standpoint.

Heather Finnell

From: Elizabeth Rickenbach <buffkelly@icloud.com>
Sent: Monday, March 18, 2024 4:35 PM
To: Heather Finnell; alan@alanholdenrealty.com; tmmyers56@gmail.com; rsmith9431@gmail.com; tracey7.thomas@gmail.com; drpagedyer@gmail.com; rpaarfus@gmail.com
Subject: 796 OBW, blue house next to pump station

I concur with the letter sent by my neighbor Stephanie Bruno of 783 OBW regarding the above mentioned property. Keep this area for residential use only. The parking in this area causes enough problems in this location. Any further use ie bathrooms, more parking, community center or other commercial use will seriously expand issues like trash, noise and lights during the night/early mornings. Not to mention hazardous vehicle/pedestrian issues.

Thank you for working to help all on Holden Beach.

Elizabeth Rickenbach
815 OBW

Heather Finnell

From: Stephanie Bruno <csezbruno@gmail.com>
Sent: Monday, March 18, 2024 1:16 PM
To: Heather Finnell
Subject: Fwd: 796 OBW

Please use for public record for town meeting on March 19, 2024-

I live at 783 OBW and would like to comment on the house at 796, which is very close to my home. I have written previous emails about this, but I would like to address this again with the new board members.

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> This area is residential and the homeowners living near 796 would like to see the area remain residential. We already have the parking lot here, which increases traffic in this area greatly. Our island does not have the infrastructure to handle commercial use of this house. We would prefer the town sell the house and allow it to go back to a residential residence. The money from selling the house at 796 could be used by the Town to support other much needed projects for Holden Beach instead of wasting town money on 796. This house was originally purchased by the town because the board said the house was supposedly no longer livable because of increased noise from the new pump house. This has been proven as false because after the town purchased the house, they then had people move in and live in it long term. The people that live at 789, which is directly across the street from the pump house, can tell you that it is not too noisy and runs only for a very short time. The pump house does not bother us in this area.

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> The residents in this area do not want this house to go to commercial use. We hope the board will please consider the residents of this area first before making decisions that will forever negatively impact our homes in this area. Parking in this area alone has caused some negative impacts to our homes, and we know that anything commercially done to 796 will exponentially increase these negative impacts to our residential area.

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> Thank you for being willing to listen to the residents who live around 796 OBW.

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> Thanks, Stephanie Bruno

> 783 OBW

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> Sent from my iPhone

Heather Finnell

From: Chris Bruno <chrisbruno13@gmail.com>
Sent: Monday, March 18, 2024 2:25 PM
To: Heather Finnell
Subject: Fwd: 796 OBW

For public record for town meeting on March 19-

Subject: 796 OBW

I think the property should be sold as is to anyone who will build there and keep it residential. Any other use brings zero dollars to the town and is only a financial drain of resources.

A Holden Beach museum is a useless waste of time and resources, not to mention it is located in a residential zoned area.

We don't need more parking, toilets, showers or "rest areas" for visitors to the island who don't take care of the island. They simply use it and drive away.

Chris Bruno
783 OBW

Sent from my iPhone

Thank you to each board member, the mayor, and staff for your dedicated service to the town of Holden Beach. Your passion and commitment never go unnoticed. Although we may not always agree, let us always be appreciative of the collaboration and opportunity to combine our thoughts into forward progress.

To follow are my public comments in regards to agenda items #9, #11, #19, and #20.

Agenda Item #9 - possible action in reference to the Holden Beach pavilion

Upon review of the report from Right Angle, it appears that demolition of the current pavilion is inevitable. However, the festivals and summer concerts held at this location are attended by thousands of property owners and visitors. This also brings commerce to the local businesses nearby including Dock House, Sunset Slush, Sandcastles Sweets, Castaways, and Mermaids. I don't feel the space is adequate for concerts at Bridgeview Park. I also believe it would be in the best interest of the town to either rebuild the pavilion before summer OR make plans to demolish the current structure and adding a temporary stage at the pavilion location would work. It doesn't appear that hosting the concerts at the proposed Block Q is feasible at this time, since more time is required to finalize the plans for the Block Q development.

Agenda Item #11 - possible action in regards to parking

Increasing parking rates, charging fees year-round, and offering free resident passes is not a good direction for our town for the following reasons. First, parking is already limited on the island and 50 spaces are already being removed from our parking inventory due to the bike lanes on the East End. Second, if residents receive free parking, I feel they would rush to spaces in the early morning hours and revenue generated from those paid spaces would therefore be significantly reduced. Third, people graciously support our local businesses, vacation rental properties, and festival participants. If parking fees are charged during these festivals, the town might make more money at select times of the year to potentially offset some of the losses that would be incurred as a result of residents having free parking. However, it wouldn't be enough to offset the economic impact of lower festival participation. Such economic impact would directly affect occupancy tax and small business owners. I recommend that we offer a reduced rate (½ off or \$75/year) for property owners as a compromise.

Agenda Item #19 - possible action in regards to RFP for pier and pier house upfit and lease

I understand that in the absence of a comprehensive long-term business plan for the pier and pier house operations, that the board of commissioners is reluctant to approve spending town funds (although already budgeted) for repairs. However, obtaining bids to fully understand the cost is the first step to creating a long term plan. It's highly possible that the town could accomplish its goal of having the pier opened, maintaining compliances with the PARTF grant, achieving long-term equity with the oceanfront property it owns, providing concessions and recreation for its residents and visitors, earning an income from leasing the facilities, increasing

occupancy tax from events and tournaments, providing ADA compliant bathrooms, AND continuing to earn revenue from the pier parking lot within budget or possibly at NO COST to the town at all. Therefore, I respectfully request that the motion to request bids be approved. This is a no-brainer.

Agenda Item #20 - possible action in regards to 796 OBW

For the same reasons you listed in the agenda cover sheet, I agree that 796 OBW should be sold.

Thanks again,
Lisa Ragland
115 Salisbury St.
Holden Beach

Heather Finnell

From: John Pearce <RayCoke@proton.me>
Sent: Tuesday, March 19, 2024 11:38 AM
To: Heather Finnell
Subject: All things Pier related

Buried in today's agenda is a topic touching on arguably one of Holden Beach's most iconic landmarks- **The Holden Beach Pier Property**.

Once again I - like hundreds of others that live, own and vacation here - are imploring those on this current Board to begin to pursue creative ways to preserving our history and culture. Please vote to go out for bid or to consider some other alternate ownership/management vehicle to re-open and restore the HB Pier. We all know this is not about the money, as there are those with means who want to see this structure re-opened.

The new members on the Board simply need to want to see the pier re-opened, and therein lies the problem I am afraid. They seem to desire it be removed forever and at whatever cost and means to accomplish this exist.

I'm asking the three Board members who have opposed this pier from before their installation as commissioners to re-think how history will report and look upon their actions - and change their course.

Regards

John Pearce
123 Burlington Street
Holden Beach, NC

Sent with [Proton Mail](#) secure email.