

Good morning,

I am writing you to plead you to please reconsider the budgeting for the pavilion/concert area at Holden Beach. This is very much needed on the island. All the other beaches and even Shallotte have wonderful venues with dancing areas. Holden Beach needs this.

Tourist come to the concerts when they are out and hear the music but mostly, I see the same faces, week after week, locals and nearby residents of Supply.

Please reconsider – a stage with a dance floor, and a playground adjacent for the kids, perhaps even a community garden area would be a jewel for the island.

Holden Beach has had so much bad press lately – parking fees, denying that family with the horses, and the pier – please do the right thing and fund the pavilion and dance area for the 2026 summer concert series.

Thank you,
Amy Mabe

Amy B. Mabe

Heather Finnell

From: Carlton Pittman <rucpitt@gmail.com>
Sent: Saturday, September 13, 2025 12:01 PM
To: Alan Holden; Christy Ferguson; Tom Myers; Rick Smith; Page Dyer; Tracey7.thomas@gmail.com; Rick Paarfus
Cc: Heather Finnell
Subject: September BOC Meeting agenda; Block Q
Attachments: Block Q Development – Pavilion; Boat Trailer Parking; Green Space.eml

Public comment on the September 2025 BOC meeting agenda items and Block Q development:

As the three commissioners in the majority keep repeating their intention to '*see what the voters want*' (you COULD include property owners), 'and IF they want to pay for it'. The expectation is that you will do this for Block Q as well, and not just mandate what you three want here. Failure to do this makes you three hypocrites at best.

The town has previously gathered feedback on Block Q from a very small group of property owners who own houses very close to Block Q via PRAB. You should revisit this feedback, and also ask a larger set of nearby and all property owners (or voters as you choose) to see what THEY want in a Block Q plan. Failure to do this makes you three hypocrites at best.

I 100% support developing plans for all of Block Q to include Jordan Blvd at the same time. This does not mean it all has to be *developed* at the same time - development can be in phases as financing is available. However this area can end up being a centerpiece for the island and needs to be comprehensively developed in its entirety and not piecemeal. This includes the mish-mash of roads that intersect under the bridge area. The entire area needs to be comprehensively planned for development.

Block Q (the large parcel alone) is large enough with the new bathroom building, to add a concert venue, and still have plenty of room for concert goers as well as dancing *without* closing Carolina Avenue. Keep in mind that summer concert season is also summer boating season, and any plans for Block Q that include a concert venue there also mandate some closure of the area hours before a concert, which will impact boaters launching, retrieving, and parking of their vehicles and trailers.

At no time TMK were there promises made that summer concerts would move to Block Q (or a new pavilion) by a certain date or time frame. While Bridgeview Park may not be idea for the summer concerts, it is working now, and can continue for some time ahead without serious issues at the park. The park location has also allowed a new way and group of people to enjoy the music - by boat.

Plans for Block Q MUST include at least SOME boat trailer parking. There are over 800 waterfront houses and lots on the island - almost one third of the current houses - many of which are boaters who need at least short term boat trailer parking near the island boat ramp. Add to that all of the other boaters on the island without water access, AND all of the summer renters who bring boats to houses which are not on the water. Boat trailer parking needs to be a priority in planning Block Q.

Commissioner Paarfes has noted looking at the area where the pavilion used to be as boat trailer parking. I am not opposed to that location, but the logistics of elevation change, NCDOT Right of Way usage, and narrow area may not make that area as useful space for boat trailer parking.

Attached is my email from 10/2025 on same topic for reference - development of Block Q - I will spare you a repeat of that here.

Developing a list of FAQs for the bond referendum on the pier is a good idea and should have already been done.

Also 100% support the building inspector's proposal to require building numbers on the water side of waterfront homes (ICW and canal houses).

Thank you for your time if you read this far.

Carlton

144 Tarpon Drive

Heather Finnell

From: Carlton Pittman <rucpitt@gmail.com>
Sent: Tuesday, October 22, 2024 11:01 PM
To: Alan Holden; Rick Paarfus; Rick Smith; Page Dyer; Tom Myers; Tracey7.thomas@gmail.com
Cc: Heather Finnell; Christy Ferguson
Subject: Block Q Development – Pavilion; Boat Trailer Parking; Green Space

Block Q Development – Pavilion; Boat Trailer Parking; Green Space

I have an alternative proposal for developing Block Q, to include a new pavilion there.

Apologies up front for the length if you read the entire thing. And, thank you if you do.

Included are links to the project drawings previously rejected by the board, including one with the pavilion, and one without the pavilion. (You may have to rotate one or both to orient them the same way.)

<https://img1.wsimg.com/blobby/go/33823a15-c1dd-4855-8231-e746e7f3f203/downloads/Block%20Q%20PRAB.pdf?ver=1729282922620> – with pavilion

<https://img1.wsimg.com/blobby/go/33823a15-c1dd-4855-8231-e746e7f3f203/downloads/block%20q003.pdf?ver=1729282923619> – without pavilion

I previously attended several of the PRAB meetings in early 2024 when Block Q was the primary focus of the meetings, including meetings with the Pinnacle Architecture representative in attendance.

One of the concerns he (Pinnacle Rep) repeatedly noted was safety any time you combine vehicular traffic and pedestrian traffic. This proposal below could separate vehicular traffic for boat trailer parking and pedestrian traffic related to summer concerts.

I propose rescinding the previous boards' amendment closing Carolina Avenue to combine the two Block Q parcels. Originally, I thought it did make sense to combine the parcels. In riding around the entire area recently, I have rethought this.

If you do not close Carolina Ave, the Town can continue to permit boat trailer packing around the smaller triangular sliver of lane bounded by Carolina Ave to the south, and S Shore Drive to the north.

This will give us several things: – 1 – separating vehicle traffic from the larger Block Q parcel, particularly during summer concerts when/if a pavilion is constructed on the larger Q parcel; 2 – would allow for continued boat trailer parking around the smaller triangular sliver parcel bounded by Carolina Ave and A Shore Drive; 3 - this would also allow for continued boat trailer parking along the NORTH side of the larger Block Q parcel where people park boat trailers currently. [I estimate this would give us approximately 15 boat trailer and tow vehicle spaces.] The East, South, and West sides of the larger Block Q parcel could be made into regular vehicle parking (as noted in the project plan links), also I would recommend parallel parking as opposed to perpendicular parking as it lowers the amount of paving required (a standard parking space is roughly 8-9' wide by 20' long.) This would allow for only paving a 10' wide section around the perimeter of Q. Alternatively you could leave the perimeter as is for now.

ALL hardscapes or paving should be pervious or permeable as well.

The larger Block Q parcel (without the smaller triangular sliver) is PLENTY big for a pavilion site, and larger than either concert area of the old pavilion, or the Bridgeview Park concert space.

This would also allow the Town to leave the remaining open space in the larger Block Q parcel open for green space, or possibly have it as another pickleball, basketball, tennis court area.

<https://www.bing.com/maps?FORM=Z9LH2&cp=33.91555%7E-78.266602&lvl=19.0&style=h>

In reviewing much of the discussions regarding Block Q before it was purchased, and after including BOC meeting minutes, and PRAB meeting minutes and those I attended, there are really 3 things that stand out as the REASON for purchasing Block Q originally – 1 – BOAT TRAILER PARKING; 2 – green space; 3 – open and recreational space. Boat trailer parking is a specific concern.

There are over 800+ canal homes on the island, plus another 100 ICW homes on the island. Well over 900 houses on the island with direct water access, many with boats as a primary reason for owning ON THE WATER. Add to that all of the boats in driveways across the entire island – ride around the entire island and see how many boats are in driveways – now, in the off-season, as well as in the busy summer months.

BOAT TRAILER PARKING MUST be a primary function of at least SOME of Block Q. The roughly 15 spaces I noted in the proposal above are not nearly enough, but it is a start.

The NC Wildlife Commission (NCWRC) DID in fact vote to PURSUE purchasing land across the waterway at Cedar Landing for another boating access facility in the area, but that is the only thing that has occurred on that front. And, that may never happen. The State of NC cannot pay more than appraised value for land

for a purchase like this, and the current owners may never actually sell it to the State at that price. I have listened to every NCWRC meeting since the April 2024 meeting where the NCWRC voted to pursue acquisition of the land, and the site across the waterway has so far not even been on a single agenda since then. IT MAY NEVER HAPPEN. And, Holden Beach needs to provide SOME level of boat trailer parking at the only public ramp near on the island. Honestly, Holden Beach has the worst boating access parking of any of the County beach islands.

Back on Block Q – As much as I hate to agree with Jim Bauer – as he noted in the October BOC meeting, the Town really SHOULD ask all property owners that THEY want to see at Block Q. The PRAB earlier in 2024 ask only those property owners very adjacent to Block Q what THEY wanted to see in Block Q development. It's time now to cast a wider net for feedback on how the Town should develop Block Q.

I am agnostic about placing a new pavilion on Block Q. I am NOT agnostic about the REQUIREMENT for some amount of boat trailer packing near the only public boat ramp on the island and in the nearby vicinity – Block Q. The town needs to use at least some of Block Q for what was stated at the time Block Q was purchased – boat trailer parking.

Also allowing a large part of the larger Block Q parcel as open green space leaves it for later development as needed (pickleball/basketball/tennis), or other town recreational areas. Again, I am agnostic about the remaining areas of Block Q. Just put down nice sod for now and have a nice concert grass area is fine.

Placing a new pavilion in Block Q might also allow the use of Brunswick Ave E to back in large concert trucks for unloading close to a new pavilion stage.

Sunday concerts may not force the closure of boat trailer parking areas as it could in the plan rendering where a pavilion is closely situated near boat trailer parking as noted by the Pinnacle representative and PRAB meeting attendees - <https://img1.wsimg.com/blobby/go/33823a15-c1dd-4855-8231-e746e7f3f203/downloads/Block%20Q%20PRAB.pdf?ver=1729282922620>

You could even put up shrubbery or post and rope as a barrier separating boat trailer parking on the north side of the larger Block Q parcel and the interior Block Q space for safety. Larger greenery may even block some of the sound eventually as plants/trees grow blocking the restaurant at Capt. Pete's from some of the concert sounds.

Again, apologies for the length if you read this far. It makes sense to me for fairly quick and cost-effective development of Block Q to include a new pavilion, while also considering some need for boat trailer parking (again, a primary reason for originally purchasing this land.)

I will be glad to answer any questions, or meeting anyone at Block Q to discuss if needed.

Please feel free to ask any questions. I am sure I have not thought of everything.

Thank you all for your work for the Town of Holden Beach

Carlton Pittman