

Heather Finnell

From: Stephanie Bruno <csezbruno@gmail.com>
Sent: Monday, July 18, 2022 12:34 AM
To: rsmith@gmail.com; rsmith9431@gmail.com; BOCmurdock@gmail.com; drpagedyer@gmail.com; pattykwi@gmail.com; Heather Finnell; HBPOA@hotmail.com; Tim Evans; David Hewett; alan@alanholdenrealty.com
Subject: Letter for July 19, 2022 Meeting

(Please use the following letter for public comment for the July 17 meeting.)

After listening to the last meeting, the following conclusions were made related to future plans and intentions of the commissioners/board:

1. The Town Manager appears to be pushing for as much parking as possible, including marsh streets and in the 700/800 block of OBW. The Town Manager is directing Tim Evan's work, so the homeowners of Holden Beach should anticipate that it will be concluded that there is room for a large number of parking spaces on the 800-block properties owned by the Town.
2. Pat Kwiatkowski is pushing for parking in the 800 block for two reasons:
 - To enable the "sewer house" at 796 OBW to be converted into a public-use facility (i.e., it must have parking available)
 - To meet USACE requirements for their beach nourishment program. (Both of these reasons are debatable, since not everyone agrees the "sewer house" should become a recreation center/bath house; nor should we abandon FEMA to become a Corps beach.)
3. Bulkheads would be required to enable parking adjacent to a marsh. These are both very expensive and environmentally impactful.

From these conclusions that were made by myself and others who listened to the last town meeting, the question for those of us who live in the residential area that will be impacted is this: How can the commissioners continue in this direction? Over 200+ emails have already been sent to the Commissioners regarding parking, and a large number of the messages were related to parking in the 800 block and next to marshes.

For those who actually live in this residential area, we ask if y'all could please reconsider these decisions. We would rather the 800 block property be left alone as green space to preserve the natural beauty of the island. If it MUST be built on and the town can't just leave it as a natural green space area, those who live here would rather it go to other residential homes and not be a public lot. The residential area here does not want a crowded day parking lot. We already have one lot very close to this proposed 800 lot, and it would be too much for this residential area. Last Saturday alone, the existing lot next to the pump station had a 30 passenger bus park in the lot with other large passenger vehicles. If you add another lot, this area will see many negative impacts which naturally occurs with overcrowding in a residential area.

I know several times during the last meeting the topic of a tight budget and lack of money concerns were brought up for many different topics. One was for beautification on the mainland side coming over the bridge (which is MUCH needed). How can we afford a very expensive not needed bulkhead that the homes in this area oppose, if we can't afford beautification of the island? Why is the bulkhead a top consideration of town money when it is discussed that we already have a tight budget and parking on the marshes is overwhelmingly not wanted by those of us that live on the island? There are so many projects in the air that are quite costly. If the board doesn't like an option, they state we don't have the funds, but if a member decides it is something that fits their agenda, somehow not having the money no longer matters. Whatever is decided to be done to the house next to the pump station will also be quite costly and again somehow money and cost no longer matters. The cost of what has to be done to make the 800 lot a parking lot and construction of 796 will NEVER be recovered by the revenue taken in for the new spots created. It will only contribute to further Holden Beach debt as well as overcrowding the island with cars and pollution that harms our island.

The people that will be affected by these decisions and live in this area would like to see that the board has our best interest in mind before any decisions are made on both the 800 block lots and the house at 796. We do not want another crowded lot in this residential area. The already established residential houses in between and across from the new proposed parking lots, as well as the homes across from the existing parking lot at the pump station and the 796 house need to be thought of when any plans are being made. I can not even imagine the negative impacts the houses that would be sandwiched in between the "rec center" and the proposed 800 block lot would feel if this all comes to fruition.

So with an extremely tight budget, which was stated when smaller projects were discussed, why would the commissioners be so insistent on increasing parking and further crowding the island in residential areas near marshes? The revenues brought in from these spaces will not ever pay back the cost it will incur and will further crowd and destroy Holden Beach. At what cost is this worth what they are trying to do? We are pleading that the commissioners please listen to us that live in this area. We who live here are the ones who will live daily with a mess if plans are not thoroughly thought through before execution. It is us that will feel the repercussions of the decisions made. Not the commissioners nor the day trippers.

Thank you for taking the time to read my email.

Thanks, Stephanie Bruno
783 Ocean Boulevard West

Sent from my iPhone

Heather Finnell

From: Elaine <ewtilghman@hotmail.com>
Sent: Tuesday, July 19, 2022 8:54 AM
To: rsmith9431@gmail.com; Bocmurdick@gmail.com; drpagedyer@gmail.com; pattykwi@gmail.com; Heather Finnell; HBPOA@hotmail.com; Tim Evans; David Hewett; alan@alanholdenrealty.com
Subject: 800 block

I am writing to voice my opposition to the plans being considered for the 800 block.

I am very much opposed to the ideas being discussed. The homeowners in that area already have a lot of problems with people using our walkways, our water and are rude if asked to please not use them. Please leave this land for the wildlife to inhabit. We do not need more noise, traffic and foot traffic right behind our homes.

Thanks for your consideration.

Elaine Tilghman. 787 OBW

Sent from my iPhone

July 17, 2022

To Whom It May Concern:

I am sending written comments I would like considered at the upcoming Commissioners' meeting on July 17, 2022 and to propose revisiting the light ordinance. Not listed is lowering the speed limit to 35, which I am unopposed.

Topic 1: Peddling on the beach.

The term "peddling" has negative connotations and mental images of people aggressively selling stuff to people generally uninterested in purchasing what they are selling. I think it is the wrong word for Sunset Slush selling slushes on the beach during prime season as a convenience for beach goers. They are unaggressive and simply push their cart quietly down the beach and wait for customers to approach them. Considering that this Board's history of policy direction seems to value the interest of beach visitors over those of property owners on major items like parking, I am shocked that offering visitors the opportunity to enjoy a frozen slush while visiting has ruffled any feathers at all. If the concern is not opening up Pandora's box for future "peddling", simply issue business permits on a case-by-case basis according to what's being sold, it's demand from and value to consumers, non-nuisance selling, and any other issues that would be undesirable to have on the beach. Having visited Ocean Isle for the 25 years prior to buying a house on Holden, I think this is a non-issue.

Topic 2: Parking at 800 block and along any marsh.

In previous meetings, this item was discussed and an overwhelming majority of property owners were opposed to this project. The project was tabled at that time and then the area was immediately destroyed to "research" what it would require to move forward. That move lost any trust your constituents have for you regarding transparency and integrity. The fact that you are even considering moving forward with this project, in the face of such opposition, is mind-blowing. It's hard not to see that the only reason it was tabled at the time was to stop the bleeding and get your constituents (property owners, not off island locals) to shut up while you pursued your agenda. The obvious purpose of this project is to raise funding at whatever cost necessary. Based on everything up to this point, trust and confidence in the decision-making of this board is being eroded more and more every time you meet and speak.

"They paved paradise to put up a parking lot" is a line from a Joni Mitchell song that has been used many times since then. Seems very fitting here in referring to your actions if they continue.

Topic 3: Oceanfront light ordinance

Define the problem. Is it light pollution? Protecting the turtle program? Lighting nuisance to neighbors? What about lights for safety and protection of the property? I address these individually below. The same solution is being applied to every problem instead of individually based on needs. It needs to address a specific, possibly multiple, problems with separate reasonable solutions for each. I think the spirit of the ordinance is well intentioned, it just needs

some refining, primarily around timers being allowed to control on/off times for lights with set hours of darkness. Those hours can differ during turtle season versus the rest of the year when it gets dark earlier. I believe the rest of the issues are addressed by the limitations on lumens/wattage, number of lights allowed on southern side of home, limiting flood lights, and although light can't be stopped, minimizing light cast outside the property borders to some acceptable standard.

Specific lighting issues trying to be addressed with reasonable solutions:

Light pollution: Are there so many lights, it detracts from natural beauty? Reasonable solution, limit number of lights, types, wattage, and placement of lights.

Turtle protection: Everyone wants to do their part in the turtle project, me included. I know bright lights deter turtles from coming ashore to lay eggs (overnight) and for new hatchlings following moonlight out to sea. Considering turtle season is only a few months a year, roughly May-September (which is also prime rental season) why have such a strict rule year-round instead of a reasonable one seasonally? For example, during turtle season, if I use low voltage, low lumens up lighting that is on a timer to go off at 11pm (that is not dusk until dawn and renters can't adjust) I am violating the ordinance? But when summer renters leave the porch and/or bright indoor lights on all night long, they are in compliance? My timers seem to address the problem reasonably and seasonally, yet I am out of compliance. Meanwhile, the in compliance lights left on all night don't address the problem? This rule needs some work.

Lighting nuisance to neighbors: Reasonable solution, limit number of lights, wattage, placement of lights, and maybe hours of operation. I think lumens maximum should suffice.

Safety and security: The ordinance must carefully balance whatever problem you are trying to solve with the safety of people and security of the property itself. Since most are rental properties, renters are unfamiliar with the property and it needs to be well lit to avoid injury and possible lawsuits. These are expensive properties that are often unoccupied and under video surveillance to protect the property from vandalism or unauthorized use. Proper lighting is necessary to deter trespassers and vandals from the property and provide quality video when necessary.

Thank you for listening and giving my comments consideration. Feel free to reach out to me if you want to discuss anything.

Sincerely,

Chris Bruno
783 OBW
678-469-4852

Heather Finnell

From: Sandra Fadel <ssfadels@yahoo.com>
Sent: Monday, July 18, 2022 11:02 PM
To: Heather Finnell
Subject: BOC meeting 7/18/22

I offer my sincere condolences to the BOC , the Town of Holden Beach, and the family for the passing of Gerald Brown. I did not know Mr Brown personally, but I acknowledge that his willingness to serve and give back to his community speaks volumes as to his character. God Bless!

Please reduce the speed limit to 25 mph on Ocean Blvd. Also please issue a minimum speed of the same 25 mph. This might render the golf cart sloooooowness a non issue. I would also ask that no golf carts be allowed on Saturday until 6pm from June thru August to lesson the congestion for changeout traffic and trash pickup.

I also request that the Town of Holden Beach enforce the NC DMV requirement for low speed vehicles. There are persons operating golf carts on the island that are obviously underage and not licensed drivers and carts with over occupancy.

Thank you for your time.

Sincerely,

Sandra Fadel
142 Sailfish Dr.