



# Holden Beach Property Owners Association, Inc.

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## Meet the Candidates Night

October 29, 1999

The Holden Beach Property Owners Association submitted the following questions to all the candidates. Their written answers are attached.

1. What is your position on establishing an ETJ for Holden Beach?
2. Under what circumstances would you support raising the current building height of 35 feet on Holden Beach?
3. The property owners of Holden Beach are faced with financing a sewer system and beach renourishment. How would you propose to control the rising cost of operating the town of Holden Beach?
4. What is your solution to the trash can problem at Holden Beach?
5. What steps would you take to insure that Holden Beach ordinances are enforceable?
6. What concerns do you have in the manner in which Holden Beach is being developed?
7. How would you preserve the family beach image of Holden Beach?
8. What innovative and creative approaches do you have to acquiring additional beach accesses to Holden Beach?
9. How would you resolve conflicts with the Tri-Beach Fire Department and how can the property owners be assured of maintaining their present fire ratings?
10. What is your position on establishing Special Tax Districts on Holden Beach?

I wish to thank you for this opportunity to answer a few questions that you believe will reflect a candidates thinking. Most of them, I must admit, should require more complete answers than I may give. I have tried to respond in a way that reflects my immediate thinking but many of them deserve a long term planning approach Our attempts -and they have been sincere- at trying to do long term planning have failed,- some for lack of time or lack of mutual time plus trying to start :from scratch on each issue rather than have the prompting of a professional. My belief is that a professional planner, even just part time, could expedite our thinking. I failed in communicating the long term planning concept to P & Z stirred up more mud than clear water. A real pro would have done so much better.

1. ETJ

A. An ETJ is an extension of zoning from a municipality to an unincorporated area. It is usually but not necessarily the forerunner of annexation. The procedure requires the petition :from the town to the county's zoning board and its Board of Commissioners to pursue the establishment of an ETJ. In part the town must demonstrate that ETJ will benefit the area. Opposition from the residents or in the case of the Causeway, the business owners could influence the decision of the county and zoning board.

Holden Beach's Planning and Zoning Board recommended that a petition for ETJ be considered by the Town's Commissioners. They also recommended that a special zoning product be developed for the Causeway different :from our normal commercial zoning regulations. However, there were no specifics offered, but P & Z wanted ETJ before developing these rules. A new member of P & Z would be appointed by the county to P & Z if ETJ would go into effect and that person would have a vote on these matters.

Many of the business owners on the Causeway were asked if they would go along with this deal. Though two strongly opposed, many of the others were in a wait and see mode. A small ad hoc committee was formed to try to find our what the "special zoning" would consist of Also The Greater Holden Beach Merchants Association has not taken any position on this.

The Causeway ad hoc Committee showed for two zoning meetings at which they hoped to ask for specifics. Both meetings were canceled for various reasons. The Committee erroneously, I believe, felt that P & Z was pulling their string and subsequently voiced their opposition to ETJ to most all the Commissioners. When the subject came before the Commissioners the subject was tabled indefinitely in the face of this opposition.

I pledged then to try to pull the business owners together to give ETJ another chance. I have not yet been successful. Perhaps I will have more success this winter with the help of the North Carolina Main Street Program. I have always been opposed, to the forced imposition of ETJ or to annexation as I stated to the POA two years ago. Until there is support on the Causeway for ETJ, I am opposed to it.

2. 35 foot height limit

A. I oppose any change to the 35 foot height limit. I am not opposed to someone coming up with the perfect formula for determining the meaning of "ground level" from which the measurement is made.

3. The cost of sewer and sand.

A. At present, the best thinking of the sewer committee is to charge a one time up-front hook up fee that will eliminate any need for the Town to borrow money for the installation of the vacuum collection system. Maintenance of the system they have selected is minimal- perhaps less than \$5 a month. However, the cost of building the sewer plant and the line to Holden Beach that the County will pass through to us is unknown. At best estimates, this cost will be collected through user fees based on the gallons of water one uses plus a basic charge.

The cost of sand, on the other hand, has been estimated at most at \$3 million in the year 2000. At the moment to borrow this amount will require us a repayment schedule double our present indebtedness. It is hoped that the Holden Beach Renourishment Committee will be successful in raising contributions for this project for the year 2000 and for the larger project presently being put together by the Corps of Engineers. This second project will probably carry a much larger price tag and will be mandated to be maintained for 50 years. The question of whether the Federal Government will carry the heaviest part of the cost of this project depends a lot on the philosophy of those elected to the White House and the House and Senate. If they are disciples of certain NC professors, then our chance at funding is slim. If they are economic pragmatists, our chances are good.

4. Trash

A. If I had the perfect solution to this problem I should be elected Mayor for life. But I still believe that a few dollars per home per month and two good people could basically resolve this problem. And some others.

5. Enforcement of ordinances

A. I believe that the ordinances on Holden Beach are being enforced in accord with the wishes and the intent of the Commissioners of Holden Beach. I am not sure that the commissioners' intent and the intent of every citizen are in accord. Where there is divergence, I hope there can be a meeting of the minds through discussion. However, a review of ordinances are still in order.

6. Concerns about development

A. I have only pride in the way Holden Beach is developing. Maybe I do not personally like this or that, but all development is proceeding according to the laws and regulations of this Town. Each and every developer is being treated fairly and with no unfair advantage given to anyone. As I also stated two years ago, I believe that the inspection department deserves more help and that the permit fees should pay for the extra help.

9.

7. Family Image

A. The family image will be maintained as long as we hold to our stated purpose in the Land Use Plan of no increase in commercially zoned areas, and we keep to our existing restrictions on building in conservation and wetland areas.

8. Beach Access Increase

A. Over the past ten years I believe we have exhausted most of the possible ways to increasing beach access. When we had requirements that developers guarantee that new subdivisions have such access (usually owned by the developer or friends of the same) access was simpler. With the passage of this concept and the taking back of such areas from access use, we are at an impasse. Purchase of lots at the beach front or second row near public access seems the only solution. I do not hear much public support for this.

9. Fire Department Problems

A. At present we have resolved the fire garage problem with the fire department. Next year there will come about the new financing method and I will sit on the committee that will determine their funding. In the long run I believe that paid, full time fire department is the final solution.

10. Special Tax District

A. Special Tax Districts are often effective means of fulfilling the special requirements or requests of a segment of the community. They are not necessarily the best means to impose funding projects on others. ■ also feel that Holden Beach is too small for most types of special district projects.

*Gay Atkins*

What is your position on establishing an ETJ for Holden Beach?

1. At present I see no advantage for either the Town of Holden Beach or the area north of the ICW by establishing an ETJ. When and if it is considered we must ask, "What exactly do we wish to accomplish? What actions would we really take when we consider the input of the affected citizens? The ETJ gives us no revenue by taxation-that goes to the County along with the water charges. We would only control the new signs. The other signs would still have an economic life and be grandfathered. We could control the height limit and building codes. We would have a member on our Board of Adjustment & Planning & Zoning Board that lives on the Causeway.

Annexation, of course would place the Causeway under our full authority and they would become residents and property tax payers of Holden Beach.

2. Under what circumstances would you support raising the current building height of 35 feet on Holden Beach?

The present State Law establishes the 35 foot building height from ground level and there must be a referendum of the voters to alter it.

3. The property owners of Holden Beach are faced with financing a sewer system and beach renourishment. How would you purpose to control the rising cost of operating the town of Holden Beach?

The sewer system should be entirely user funded, as is the case with Brunswick County. Everyone should pay an equal amount for access to the sewer collection line. Everyone should pay an equal hook on fee. Once installed charges would depend on the volume used. Adjustments would be needed for early and late payments, and for costs of borrowed money. The important thing is that they payment is fair and equable for all. I feel that we need to continue to work with the County in the Regional System for our Town.

In Beach Renourishment we must obtain every bit of County, State and Federal aid possible. The Brunswick Beaches Consortium is presently working with the Corp of Engineers on the removal and placement of the sand from the Cape Fear River Project. We hope that the Islands in Brunswick County that have suffered from beach erosion can obtain the much needed sand to begin the replenishment of our beach. The Holden Beach Renourishment Association, an organization that is concerned with the rebuilding and maintaining of our beaches in order to protect for future generations. This is a Beach Trust Fund for that purpose only. These are but a few of the organizations that I hope will begin to work on funds for this emergency situation that we at Holden Beach find ourselves. The protection of the road and the bridge is everyones problem and we need to feel the urgency of our situation of a sand starved beach.

In the past five years Town revenue has more that doubled. In many cases the tax on individual property will have more than tripled. In that same period we have seen very few Capital Improvemnts, and we have less reserve and more debt. A good review is needed of our expenditures and a conservative mode may be the answer on spending. The two big and costly items Sewage and Sand will not go away.

4. What is your solution to the trashcan problem at Holden Beach?

For the overflow problem during the rental season - require more cans.  
For the trash cans placed along the street – allow either the rack system at the street or should owners not want to have that look let them roll them back under the home.

5. What steps would you take to insure that Holden Beach ordinances are enforceable?

Be very careful in the ordinances that are passed. Never pass or retain an ordinance you cannot, or do not intend to enforce. A review of the ordinances every few years would be wise as situations change.

6. What concerns do you have in the manner in which Holden Beach is being developed?

Holden Beach has been developed as a residential rather than commercial area. This should continue and present building codes should remain and be enforced. We should do as much as possible to protect the environment and conservation areas.

7. How would you preserve the family beach image of Holden Beach?

Holden Beach is known as a "Quaint Island" with individual homes and family run businesses rather than the high rise – commercial beaches nearby. We need to continue preserving our image with the encouragement of our citizens and town officials.

*Gay Atkin*

8. What innovative and creative approaches do you have to acquiring additional beach accesses to Holden Beach?

Beach accesses have long been a problem in certain areas of the beach. At this time many oceanfront homeowners will need to rebuild walkways and steps. This would be the perfect time to approach the owners and try to work out with possibly two adjoining lots a walk way that two oceanfront homes may attach to and the homeowners across the Ocean Blvd. participate in use and cost. Working together to solve the problem needs to be a goal for all of the concerned homeowners.

9. How would you resolve conflicts between the Tri-Beach Fire Department and how can the property owners be assured of maintaining their present fire rating?

The County is working on a Fee District that may solve the support and dependency that the Fire Departments now have in their areas. This would be a fair way to charge all the homeowners in a district for fire protection regardless of size or location of the home. The fire rating depends on the Fire Department, the building code enforcement and the Town.

10. What is your position on establishing Special Tax Districts on Holden Beach?

It is very important that a plan be established for future dune construction. We cannot continue to have a policy of Operation By Crisis.

I appreciate the opportunity that the Holden Beach Property Owners has given me to express my views on the issues.

Response to questions from Holden Beach Property Owners Assoc. by Charlie Boyle

1: ETJ--- I'm not sure if ETJ is right or wrong. The Town Board of Commissioners received a report from the P&Z Board that recommended ETJ. After hearing comments from Causeway property owners and P&Z, I asked for a public meeting on ETJ (meeting was approved but as of this date has not been called). Holden Beach and Causeway property owners should meet publicly to discuss the pros and cons and afterward do what is in the best interest for Holden Beach. The very least that should come from the meeting is a committee that would promote good working relationship for the common good of both parties.

2: Building height--- There is not a circumstance that I would support changing the building height.

3: Control cost--- A: With a monthly report on moneys spent keep a close eye on every day basic cost.

B: Be sure Powell Bill, Occupancy Tax, and other special funds pay for authorize items rather than Ad Valorem Taxes.

C : Be sure capital improvement projects and purchases are necessary and economically timed.

D : Check financing capital improvement projects and major purchases to save on cash outlay on a given year therefore cutting Ad Valorem Tax.

E: Subcontract work when money or overtime is economical.

4: Trash--- The only way to clean up the streets is get the roll-out carts next to or under the house. This could be accomplished by:

A : Move roll-out storage rack next to house.

B: Town furnish extra roll-outs needed.

C : Owner or agent roll carts to street for pick-up.

D: Owner or agent roll carts back to storage area with in 24 hours. If a cart is not replaced with in 24 hours, Town would return cart at a cost of approximate \$2 each.

5: Ordinance enforcement--- First revise Town Ordinances, then advise Town Manager, building inspector, and police to enforce the ordinances.

6: Development--- That future boards will be committed to the 35 foot building height, 30% lot coverage, wetland protection, and not increase commercial area.

7: Family beach--- Work so item 5 & 6 above occurs. Commercial area zoned so as to have family type businesses only. Work with county to keep area out side of Holden Beach zoned for family type businesses.



8: Beach accesses---I do not think we need any more public beach accesses for off island people. If beach accesses for property owners were needed, Town could offer a property owner a discount on taxes or sewage hook up or beach renourishment for giving a beach access of 4 feet (or two owners giving 2 feet each).

9: Fire Department---The conflict between Holden Beach and the Fire Department was resolved when the Town moved out and gave control of the fire station on Holden Beach to the Fire Department. A good relationship is the best way to assure present fire rating.

10: Special Tax District---Special Tax Districts have to be looked at on an individual basis. If a tax payer can deduct there payment from individual taxes generated by a project with a special tax district but can not with out, then a district should be established (example: dredging of canals).

If you have concerns contact me any of the following ways; Charlie Boyle

162 Sand Dollar

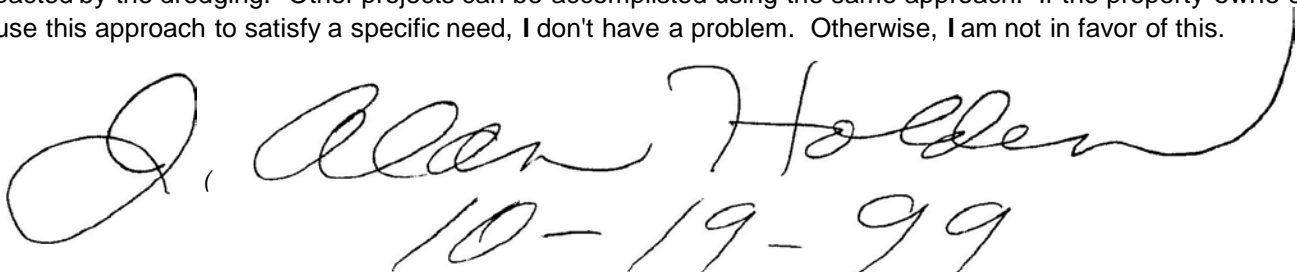
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Questions to be Answered in Writing  
Attachent B

1. What is your position on establishing an ETJ for Holden Beach?  
As a citizen, I openly supported ETJ/ANNEXATION when the Holden Beach Board decided against it a few years ago. I was in the minority. Now, many people have changed their minds and support the consideration. I am open minded and under the terms and conditions beneficial to Holden Beach would continue to support this possibility.
2. Under what circumstances would you support raising the current building height of 35 feet on Holden Beach?  
I don't know of any under today's circumstances. I have supported this position for over 30 years.
3. The property owners of Holden Beach are faced with financing a sewer system and beach renourishment. How would you propose to control the rising cost of operating the town of Holden Beach?  
Provide the needed services at the most economical cost for the quality of service rendered. Seek outside funds much as possible. Federal and state funds etc.
4. What is your solution to the trash can problem at Holden Beach?  
I would be willing to consider a third pick up during the peak season. Improved cans with lids that stay closed should be used and required under the next contract. Maybe rental units should have more cans?
5. What steps would you take to insure that Holden Beach ordinances are enforceable?  
Codify the existing paperwork and strive to educate the staff to be consistent in the enforcement thereafter.
6. What concerns do you have in the manner in which Holden Beach is being developed?  
Like most everywhere it seems that many rules are being made which exceed common sense because of a few people abusing privileges. The most concern I have is how some owners or would be owners are told "no" to their desire to do something and later another owner does it. Buildings, houses, septic systems, etc have appeared in places that astound and amaze many of us.
7. How would you preserve the family beach image of Holden Beach?  
This is very close to my heart. Personally I liked the island the way it was forty and fifty years ago. Times change and needs change. Those of us that could have pursued commercial development years ago and chose not to made the decision that I am still happy with today. The number of business locations on Holden Beach is actually being reduced.
8. What innovative and creative approaches do you have to acquiring additional beach accesses to Holden Beach?  
State and federal money is always a consideration. Locally, I support public and private access purchases for the same. These should be paid for by those that have use of the access. Public funds for public access and private funds for private use.
9. How would you resolve conflicts between the Tri-Beach Fire Department and how can the property owners be assured of maintaining their present fire ratings?  
Over thirty years have past and this on going "sore subject" is still here. Most of those involved with Tri-Beach Fire Department are there to do their service and nothing else. Other members are still grinding their "old ax" over the Town of Holden Beach being incorporated the way it was. I believe the "good guys" will continue to work things out. The fire ratings and the state laws related to them offer this town a pretty good position.
10. What is your position on establishing Special Tax Districts on Holden Beach?  
Tax districts can be good. I supported and still do the way our canals are dredged and paid for by the property owners impacted by the dredging. Other projects can be accomplished using the same approach. If the property owners want to use this approach to satisfy a specific need, I don't have a problem. Otherwise, I am not in favor of this.

  
10-19-99

## HOLDEN BEACH PROPERTY OWNERS ASSOCIATION

CANDIDATE: GEORGIA R. LANGLEY, TOWN COMMISSIONER OF HOLDEN BEACH  
107 CONCH ST., HOLDEN BEACH, N.C. 28462

1. WHAT IS YOUR POSITION ON ESTABLISHING AN ETJ FOR HOLDEN BEACH? STATE LAW ESTABLISHED ETJ AS A PRELIMINARY STEP TO ANNEXATION TO HELP IN PARTICULAR WITH ZONING. ANNEXATION IN THE PAST DID NOT RECEIVE PUBLIC SUPPORT. ETJ REQUIRES REPRESENTATION ON OUR ZONING BOARD, POLICING THE ETJ AREA AT OUR COST AND WE WOULD NOT RECEIVE REVENUE FROM THE ETJ AREA. PROPERTY AND SIGNS ARE GRANDFATHERED. ETJ MAY POSSIBLY RETAIN THE SMALL SHOPS IF A SPECIAL ZONED DISTRICT IS CREATED BUT, I THINK THIS COULD BE DONE BY BRUNSWICK COUNTY IF THE OWNERS PURSUED IT. OUR ZONING ORDINANCE ALLOWS MOTELS BUT, IS RESTRICTED TO 35 FT. HEIGHT AND THE CAUSEWAY ISN'T. ALSO, WOULD THE ONE LANE TO THE CAUSEWAY LIGHT BE ENOUGH OR WOULD WE CONTINUE THE OTHER ALLOWED LANE ALONG 130 HWY. PRESENTLY, I AM UNAWARE OF ANY PETITION OR REQUEST FROM THE CAUSEWAY OWNERS TO US. PERSONALLY, I FEEL THAT THERE WOULD BE MORE HEADACHES TO WORRY ABOUT WITH ETJ AND I CAN NOT SEE ANY BENEFIT TO US.

2. CONSIDER WHAT CIRCUMSTANCES WOULD YOU SUPPORT RAISING THE CURRENT BUILDING HEIGHT OF 35 FEET ON HOLDEN BEACH? SINCE I WAS ON THE BOARD OF COMMISSIONERS THAT REQUESTED AND RECEIVED THIS LEGISLATION, I CANNOT THINK OF ANY CIRCUMSTANCES THAT COULD MAKE ME CHANGE MY POSITION. I HAVE LIVED ON THE ISLAND 30 YEARS AND GREW UP SPENDING SUMMER VACATIONS HERE. IT IS PART OF WHAT MAKES US A FAMOUS BEACH. THE ONLY THING I COULD ACCEPT IS A MAJORITY VOTE BY THE PEOPLE FOR CHANGE.

3. THE PROPERTY OWNERS OF HOLDEN BEACH ARE FACED WITH FINANCING A SEWER SYSTEM AND BEACH RENOVATION. HOW WOULD YOU PROPOSE TO CONTROL THE RISING COST OF OPERATING THE TOWN OF HOLDEN BEACH? TOWN HALL COSTS WILL CONTINUE TO RISE BECAUSE SALARIES, SUPPLIES, VEHICLES, ETC. RISE EACH YEAR. BUT, SO DOES PROPERTY VALUES OVER TIME WHICH INCREASES REVENUE FROM AD VALOREM TAXES WHICH INCLUDES NEW HOUSES. HOWEVER, WE MUST PLAN FOR THE CAPITAL IMPROVEMENT PROJECTS TO BE IMPLEMENTED GRADUALLY SO THE COST EFFECT DOES NOT CREATE THE NEED FOR A TAX INCREASE. PLANNING IS THE KEY TO EVERYTHING. A SEWER SYSTEM IN MAKING DECISIONS THIS YEAR, I HAVE READ ABOUT SEWER, GONE TO NEVBER AND LOOKED AT THE VACUUM SYSTEM WE ENDORSED, AND TALKED WITH ALL THE CONSULTANTS, ETC. THE BOC DECIDED WE CAN BE RESPONSIBLE FINANCIALLY OF GETTING THE SEWER FROM THE ISLAND TO THE LINE THAT WILL HOOKUP AT THE BRIDGE. THIS COST COULD BE FINANCED BY LONG TERM ASSESSMENTS OR A BOND REFERENTIUM, OR OTHERWAYS THAT HAVE NOT BEEN DISCUSSED, BUT WILL NOT BE A PART OF TAXES. DUE TO ITS VERY HIGH COST, ESPECIALLY THE PLANT AND ITS OPERATION, BRUNSWICK COUNTY MUST CONTINUE TO SPEARHEAD THIS REGIONAL PROJECT OR IT PROBABLY WILL NOT HAPPEN. FINANCIALLY, WE CAN NOT GO IT ALONE WITHOUT UNREASONABLE COSTS TO ALL PROPERTY OWNERS. BRUNSWICK COUNTY HAS COMMITTED TO A REGIONAL SEWER SYSTEM AND WE ARE TO BE A PART OF THAT. SAND IS COSTLY. WE HAVE ABOUT \$200,000 IN THE B PART FUND FROM OCCUPANCY MONEY PLUS \$90,000 FROM THE 2 CENTS TAX FOR AN APPROXIMATE \$290,000 THIS YEAR AND HOPEFULLY EACH YEAR. THIS WOULD DEFINITELY FINANCE SAND COSTS. IF WE COULD GET FEDERAL AND STATE FUNDING FOR BEACH RENOVATION, WE WOULD BE IN GOOD SHAPE. THE BEACH BELONGS TO EVERYONE, BUT EVERYONE IS NOT PAYING. WE MUST BE INCLUDED TO RECEIVE SAND RENOVATION FROM THE

GOVERNMENT JUST AS MOST OF THE ISLANDS ARE RECEIVING. WE HAVE THAT OPPORTUNITY IN 2001 AND NEXT YEAR. WE ARE A SMALL TOWN AND SOME BURDENS NEED TO BE SHARED.

4. WHAT IS YOUR SOLUTION TO THE TRASH CAN PROBLEM ON HOLDEN BEACH?

THIS HAS BEEN THE MOST CONTROVERSIAL ISSUE IN THE PAST YEAR. I NOW BELIEVE THAT AS LONG AS WE ARE A TOURIST AREA AND HAVE RENTAL HOUSES THAT WE SHOULD PAY THROUGH OCCUPANCY TAX FOR WASTE INDUSTRIES TO IMMEDIATELY ROLL BACK THE CAN FOR EVERYONE DURING THE SUMMER MONTHS. THE ORDINANCE ON THIS SUBJECT IS DIFFICULT TO ENFORCE AND NEEDS TO BE CHANGED.

5. WHAT STEPS WOULD YOU TAKE TO SEE THAT HOLDEN BEACH ORDINANCES ARE ENFORCED?

THROUGH OUR CHAIN OF COMMAND. THERE ARE MANY ORDINANCES THAT AFFECT MANY DIFFERENT AREAS. THE BUILDING INSPECTOR IS RESPONSIBLE FOR ANY-REQUIRED PERMITS, STORAGE WATER PLANS, HEIGHT LIMIT, ETC.. THE POLICE CHIEF IS RESPONSIBLE FOR SPEEDING VIOLATIONS, PARKING CITATIONS AND ALL CRIMINAL OFFENSES LOCAL, STATE AND FEDERAL, ETC.. MONETARY ORDINANCES, SUCH AS COLLECTION OF FEES, ASSESSMENTS, ETC. ARE HANDLED BY OUR FINANCE DIRECTOR. BUT, ALL OF THE ABOVE REPORT TO OUR TOWN MANAGER. IF ANY OF THE ORDINANCES ARE NOT ENFORCED OR THEY CAN NOT BE ENFORCED, HE SHOULD BECOME AWARE OF IT. THEN, IF THE PROBLEM CAN'T BE CORRECTED, IT IS HIS RESPONSIBILITY TO REPORT THE PROBLEM TO THE BOARD OF COMMISSIONERS. I THINK THIS IS HOW IT SHOULD WORK. OF COURSE, NO SYSTEM IS INFALLIBLE. WHEN CITIZENS KNOW OF DIRECT VIOLATIONS THAT ARE UNENFORCED THEY HAVE THE RIGHT TO MAKE THE BOARD OF COMMISSIONERS AWARE OF THE PROBLEM.

6. WHAT CONCERNS DO YOU HAVE IN THE MANNER IN WHICH HOLDEN BEACH IS BEING DEVELOPED?

HOLDEN BEACH IS BEAUTIFUL. BUT, IF I COULD HAVE BEEN IN ON THE ORIGINAL PLAT DRAWING, I WOULD HAVE MADE THE WALKWAYS 75-100 FT. WIDE. I GET NERVOUS WHEN I THINK OF FIRE. I THINK SOME LOTS ARE FULL OF "HOUSE". THEY LOOM OVER A POSTAGE STAMP LOT WITH THE APPEARANCE OF CONCRETE UNGLUED. SEWER BRIGS CHANGES. WE NEED TO FOCUS ON A STRONG KNOWLEDGEABLE PLANNING BOARD AND BOARD OF COMMISSIONERS WHICH WILL CONTINUE TO RETAIN FAMILY BEACH LOOK. IT IS DIFFICULT TO GET PEOPLE TO SERVE ON APPOINTED BOARDS THAT ARE WILLING TO DEVOTE TIME TO PREPARATION AND RESEARCH.

7. HOW WOULD YOU PRESERVE THE FAMILY BEACH IMAGE OF HOLDEN BEACH?

FIRST AND FOREMOST IS RETAINING THE 35 FOOT HEIGHT. THE LATEST USE PLAN STATES "NO MORE COMMERCIAL" AND WE SHOULD STICK TO THAT. AS STATED ABOVE WE MUST APPOINT BOARDS THAT REPRESENT THIS IMAGE. YOU THE PUBLIC MUST ELECT PEOPLE THAT WANT TO PRESERVE THE FAMILY BEACH. ATTRACTIVE DESIGNS THAT FIT THE FAMILY BEACH LOOK SHOULD BE ESTABLISHED BY THE PLANNING BOARD FOR COMMERCIAL. FAMILY BEACH ALSO MEANS SLOWER TRAFFIC. WE SHOULD TAKE THE TIME TO ENJOY THE BEAUTY THAT SURROUNDS US.

8. WHAT INNOVATIVE AND CREATIVE APPROACHES DO YOU HAVE TO ACQUIRING ADDITIONAL BEACH ACCESSES TO HOLDEN BEACH?

THE TOWN HAS TRIED NUMEROUS TIMES TO FIND ACCESSES TO THE BEACH. AS PROPERTY ON THE OCEANFRONT BECOMES UNBUILDABLE, ESPECIALLY NOW, HOPEFULLY SOME OF THE OWNERS WILL GIVE IT TO THE TOWN AS A TAX DEDUCTIBLE GIFT LEASING THE PROPERTY MAY ALSO WORK. WE DO HAVE MORE OF A PROBLEM ON THE WEST END OF THE BEACH. THE AREA HAS BEEN A PROBLEM FOR MANY YEARS BUT UNTIL

SOMEONE DONATES THE LAND WE ARE WITHOUT A SOLUTION. OWNERS WITHOUT ACCESS COULD APPROACH THE OCEANFRONT OWNER WHO MIGHT BE MORE RECEPTABLE TO A PRIVATE WALKWAY RATHER THAN A PUBLIC ONE.

9. HOW WOULD YOU RESOLVE CONFLICTS BETWEEN THE TRI-BEACH FIRE DEPT. AND HOW CAN THE PROPERTY OWNERS BE ASSURED OF MAINTAINING THEIR PRESENT FIRE RATINGS? WE WORKED HARD TO RESOLVE THE CONFLICTS THIS YEAR AND WE FINALLY REACHED A COMPROMISE AND AN APPROVED CONTRACT BETWEEN US. HOWEVER, THE EXPERIENCE HAS MADE ME REALIZE THAT WE NEED TO BECOME MORE INVOLVED IN TAKING CONTROL OF OUR OWN PROTECTION AND THEREBY PROTECTING OUR RATE. I THINK WE TOOK IT FOR GRANTED THAT IT WOULD ALWAYS BE THERE REGARDLESS.

10. WHAT IS YOUR POSITION ON ESTABLISHING SPECIAL TAX DISTRICTS ON HOLDEN BEACH? THIS WAS DEBATED THIS TERM AND FAILED TO SURFACE. I THINK A TAX DISTRICT IS A GOOD IDEA. IT WOULD LEGALLY GIVE US THE RIGHT TO ASSESS PROPERTY OWNERS FOR BEACH RENOURISHMENT IF THAT IS NECESSARY. THE EROSION FUND TAX ESTABLISHED BY OUR AD VALOREM TAXES DOES ABOUT THE SAME THING BEING BASED ON PROPERTY VALUES.

1. What is your position on establishing an ETJ for Holden Beach?

The Extra Territorial Jurisdiction (ETJ) issue has cropped up often over the past several years. In the past year, the Planning and Zoning Board presented a review of the pros and cons of establishing an ETJ to the Board of Commissioners. At that time, the Board elected not to pursue any action regarding an ETJ.

ETJ's are usually put into place as an incorporated town grows. In most cases towns tend to grow in all directions somewhat equally. Accordingly, such towns extend their planning zones in the direction in which growth is anticipated. This allows the town to have some control over what might be developed in the new "ETT" area.

In the case of Holden Beach, the commercial area along the causeway seems to be the matter of most concern to those leaning towards the establishment of an ETJ. My view on the matter is that businesses that already exist would be grand-fathered from any restrictions that would result from creating an ETJ that covered the causeway. Personally, I spoken to several business owners who have reservations about us establishing an ETJ. Many would like to see some "force" that would "clean up" the causeway, but, in my opinion, the establishment of an ETJ will not really achieve that objective.

A question posed by the Property Owners Association later on in this response addresses the Town's ability to enforce currently existing ordinances and cost controls. The establishment of an ETJ would further impede our ability to enforce ordinances without increasing staff, which would increase the cost in running the Town. It should be kept in mind that the establishment of an ETJ would not increase revenues other than from building permits.

To me, the ETJ issue begs the question of who really has the most concern about establishing an ETJ? The businesses along the causeway? The property owners who periodically come to Holden Beach? The year round residents? Or the annual vacationers? Further, just what is their concern, and will the establishment of an ETJ relieve their concerns?

I am not in favor of establishing an ETJ at this time. I would like to see more productive meetings between the members and non-members of the Greater Holden Beach Merchants Association and representatives of the town to address the issues that cause this question to come up from time to time.

2. Under what circumstances would you support raising the current building height of 35 feet on Holden Beach?

I am not in favor of raising the building height of 35 feet under any circumstances. In my opinion, the current height restriction adds to the "family" atmosphere of our town. Further, our current or future fire fighting capacity would have to be improved by investing

in additional equipment to be able to fight fires in higher buildings. The current 35-foot restriction does not appear to have hindered development in any way that I am aware.

3. The property owners of Holden Beach are faced with financing a sewer system and beach renourishment. How would you propose to control the rising cost of operating the Town of Holden Beach?

While prefacing this question with future cost of financing a sewer system and beach renourishment, the basic question seems to address the "rising cost" of operating the town. The basic cost of operating the town has not increased significantly over the past several years. What has increased is our ad-valorem tax rate. Our ad-valorem tax rate has increased because, in accordance with the laws of North Carolina, we stopped paying for town services with Occupancy Tax revenues. There has been some increase in the cost of operating the town over and above the routine inflation increases. In essence, we are now paying our employees better than they were paid before; we have adopted a more expensive -but better suited – employee retirement program; and, we have purchased up-to-date modern equipment and materials to run the town more effectively and efficiently. Just like our personal cost of living, the cost of running the town will increase. Such increases can be controlled by clear policies established by the Board as to what "their" priorities are, careful and prudent reviews of proposed spending plans prepared by the Town Manager and Department Heads, and the requirement of tough decisions regarding how to pay for unplanned expenditures.

4. What is your solution to the trash can problem at Holden Beach?

I hesitate to answer the trash can problem. In 1999 I started a service business rolling out and rolling back trashcans for any one that was interested. Accordingly, I asked to be excused from voting on any resolutions or ordinances that would be perceived that I would have an economic interest. Notwithstanding that, my personal opinion is that all trashcans should be kept up against or under a house and that there should be no racks located street side. So far as the sufficiency of the quantity of cans at certain rental properties, I suggest that the town purchase what ever extra cans are necessary and pay such cost out of the Occupancy Tax revenues.

5. What steps would you take to insure that Holden Beach ordinances be enforceable?

All of Holden Beach's ordinances would be enforceable if we had the manpower to do so. As near as I can tell the primary concerns of the folks that I have talked to are: trashcans left out and over flowing, too many cars at "3 bedroom" houses and dog do-do on the beach. To hire just one person to itemize perceived violations would cost the town about \$45,000 in salaries, equipment (vehicle) and benefits. This would amount to a \$.01 increase in the tax rate. Any increase in the cost of operating the town flies in the face of question #3 above. The most effective way to enforce our non-life threatening ordinances is by reacting to complaints – neighbors telling on neighbors and no one wants to report on his or her neighbors.

6. What concerns do you have in the manner in which Holden Beach is being developed?

I think Holden Beach is being developed in an acceptable manner. All development must be accomplished in accordance with the Coastal Area Management Act, our Land Use Plan, our Storm Water Run Off Plan, and the building codes established by the State, County and us. The establishment of a sewer system will cause an increased level of construction activity on lots where a septic tank can not be approved and in the commercial areas. Overall, I am pleased with the style and type of construction that is going on. What we have to watch carefully is any effort to re-designate conservation to a zoning condition that would allow their development.

7. How would you preserve the family beach image of Holden Beach.?

The biggest influence on the theme of Holden Beach being a family beach is the class of the clientele who rent here and the kind of people who live here. As implied before, our height limitations for construction, our turtle program, the safe and secure feeling created by our police force, the lack of the carnival (Myrtle Beach) atmosphere and our overall desirability to be here all contributes to our image.

8. What innovative and creative approaches do you have to acquiring additional beach accesses to Holden Beach?

I believe every resident and every vacationer (renter) should have convenient access to the beach. There are currently several private accesses that are loaned, leased or rented to property owner associations and "neighborhoods". I think the town should acquire these by buying rights of way from the owners of these accesses. In those areas where there are no accesses conveniently located, the Town should proceed to attempt to buy "rights-of- way" from such property owners. Property owners should be offered a fair price for such deed restrictions and not be expected to donate their property or the rights to such usage. I am not suggesting that these accesses be CAMA accesses, but rather accesses that would be maintained by the Town. Funding to achieve this objective should come from Occupancy Tax revenues.

9. How would you resolve conflicts between the Tri-Beach Fire department and how can the property owners be assured of maintaining their present fire ratings?

I think we should create our own fire district. It is estimated that over \$50,000 will be available through fire fees in the next fiscal year. Add that to the \$57,000 that the Town paid to Tri-Beach and we have a nice nest egg to start out own fire department. The biggest problem will be finding capable volunteers to fight fires. We will need people to run into burning buildings while everyone else is running out. We must face the fact that the majority of Holden Beach's residents are over 45 years of age. I have already been in contact with the State Fire Marshall's Office to find out what we need to do to establish a fire department. One resident on the beach is a retired fire fighter and is working with me



Response to the Holden Beach Property Owners Association Questionnaire  
Robert A. Preston, Candidate for the office of Commissioner  
October 18, 1999

on a plan on how we can achieve our goals at a reasonable cost. The conflicts between the Tri-Beach Fire Department and Holden Beach are deep rooted and very old. We can not afford to be held hostage by them any longer.

10. What is your position on Special Tax Districts on Holden Beach?

The concept of special tax districts is designed to have the property owners who realize a benefit more than, and different from, the rest of the town, to pay for such benefit. As most of you know, I was the author of the proposed Special Tax District to be used to maintain and re-build the dune. My view was, and still is, that ocean front property owners who have a dune built on their private property should pay the most for such protection. Arguments are always presented that such properties already pay more than "the rest of us" because such properties generate more occupancy tax revenue and more ad-valorem tax revenue. So do many of the canal lots, but not everyone pays for canal dredging. All of the public should pay something towards the maintenance and rebuilding of the dune. Even those of us who are street back from the ocean front get some benefit from the dune. Going back to the question of accesses to the beach, is it right that everyone should pay for the dune, but not have convenient access over it? I don't think so. I strongly support a fair and equitable Special Tax District to maintain and rebuild the dune.

Questions from attachment B

1. What is your position on establishing an ETJ for Holden Beach?

\*Our Causeway is already a part of Holden Beach. The Town should place reasonable zoning regulations there just as we do the rest of our island. Working together, I believe that exercising our ETJ will be beneficial to all concerned.

2. Under what circumstances would you support raising the current building height of 35 feet on Holden Beach?

\*There would be no circumstance in which I would support raising our 35' building height.

3. The property owners of Holden Beach are faced with financing a sewer system and beach renourishment. How would you propose to control the rising cost of operating the Town of Holden Beach?

\*First, we need to control the cost of the sewer system by supporting a regional Town-County facility based on user fees, not taxes. Second, we must look at the Town budget process finding more efficient ways of running our Town government and cutting costs.

4. What is your solution to the trash can problem on Holden Beach?

\*Enforce the ordinance now in place with regards to capacity, ie, 3 bedrooms--1 rollout; 4 bedrooms--2 rollouts. Homeowners, absentee or permanent, should have an option of roll-in/ roll-out service. Once again, based on user fees...not taxes.

5. What steps would you take to insure that Holden Beach ordinances are enforceable?

\*A review need to be done of existing ordinances. Those that are unenforceable or undesirable should be deleted. All new ordinances should be carefully and openly discussed before enacting.

6. What concerns do you have in the manner in which Holden Beach is being developed?

\*Holden Beach is at least 2/3 built out. Basically, what is left, under current rules, are single family and limited duplex building. Both pre and post sewer should maintain this standard!

Pat Sandifer

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Questions from attachment B

7. How would you preserve the family beach image of Holden Beach?

\*Holden Beach is a family beach because of the families that live on it. By keeping the standards expressed in question 6, and involving those families in the government of the island, we will maintain our image.

8. What innovative and creative approaches do *you* have to acquiring additional beach accesses to Holden Beach?

\*For years, previous boards have attempted to acquire additional accesses, without success. At this point, the people should decide whether or not purchase, using tax money, is advisable. We should not rule out State involvement to provide State access to State property!

9. How would *you* resolve the conflicts between the Tri-Beach Fire Department and how can the property owners be assured of maintaining their present fire rating?

\*Brunswick County and Tri Beach Fire Department are in the process of creating a fire fee district. This resolves that conflict. A long term agreement (five years) should be entered into on the Holden Beach Substation, thus not renegotiating every year.

10. What is your position on establishing Special Tax Districts on Holden Beach?

\*I am opposed. Holden Beach is ONE town, not three divisions within one town.

Pat Sandifer

***KEN WESTON***

**1. What is your position on establishing an ETJ for Holden Beach?**

Idealistically I am in favor of Holden Beach exercising its planning and zoning authority out the one mile outside of the town limits as allowed by NC statutes, if approved by the county commission. This item was looked into by our town board just after it received word of the coming of Wings. The town meeting was flooded by merchants from the causeway against such a move by the town and county boards. There are advantages which include all new development must be done within the towns regulations and zoning authority but there is also a number of disadvantages. The town's Planning and Zoning Board and town's Board of Adjustment must include members of the extra territorial area, these appointed ETJ members will not be appointed by the town commission, but will be named by the county board of commissioners. I think a better approach would be to inform the merchants and residents of the possible ETJ area and attempt to gain their support. A major benefit for them would be a smaller and much closer and sensitive to their needs, building and inspections department along with the protection of their family style businesses and homes by our planning and zoning. I realize the formation of ETJ would increase the size of our building and inspections department, but the increased costs would revert to the town instead of going to the county as it is now. Having the residents of ETJ on our side would allow the county the opportunity to appoint more favorable members to our boards. Without the support of the residents and businesses in a proposed ETJ area I would not favor the extension, but with an informed effort on our part I feel they would welcome such a move.

**2. Under what circumstances would you support raising the current building height of 35 feet on Holden Beach?**

I am strongly against raising the building height. Allowing such for the buildings on Holden Beach would allow our present homes to be dwarfed by buildings too tall for our family style and possibly hurt our property values. There are individuals, companies, and corporations out there just waiting for us to build and pay for the sewer, restore the beach, and other improvements for the benefit of their high rise hotels, motels, and other businesses. This type development would certainly go against our family beach lifestyle. Also taller buildings cause wind to tunnel effect and cause more damage in event of storms and hurricanes. I have been to New York and Chicago as many of you have, and many of you moved from such areas, why?

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3. The property owners of Holden Beach are faced with financing a sewer system and beach renourishment. How would you prepare to control the rising cost of operating the town of Holden Beach?

We must actively work with the county on the regional approach to the sewer system. We are in a dire need of the sewer but without a regional approach we would be financing any funds at a much higher interest rate which naturally would cost us dearly. On a regional system we would gain advantage of serving a lower per capita income overall which would assist us in obtaining lower interest rate loans from the lending institutions. Beach renourishment must be done with careful planning and research in order to receive maximum funds from federal, state, and county to assist us, along with maximum return of funds from FEMA for previous damage. In short both these projects are going to increase the cost of living here drastically, but without them what do we have?

4. What is your solution to the trash problem at Holden Beach?

The present ordinance is a good one but could be amended some which could ease some of the trash problem. At present the ugliest time is Sunday due to a large changeover of rental properties and part-time residents returning to their other homes. Luckily, we have a year-round Monday trash pick-up day which helps, but we need to take steps addressing this weekend problem. One step would be to solicit the county and Waste Industries to replace the cans we have or alter them for a better latching system on the top. Another step would be to require all short term rental properties to have attached to each can a sign stating our trash problems, our regulations, and remedies such as location they can more properly dispose of excess trash. A third step would be to require a standard of acceptable construction for roadside racks, an idea I really don't like because I prefer to have all cans rolled back to the houses.

5. What steps would you take to insure that Holden Beach ordinances are enforceable?

At present the town commissioners are attempting to follow the guides set forth from the Institute of Government when adopting an ordinance and that would seem to be adequate but it has left the town with ordinances that were unenforceable even with the knowledge and input from our contracted town attorney. I think our attorney does an excellent job and this suggestion in no way is being critical of that office. When the Senate or House of North Carolina is drafting a law they gather all the information and propose the desired idea of the legislation and present this to the Institute of Government and have them draft the wording of the law. Both to make sure it reaches the desired effect and will be legally feasible to enforce in the courts. The Institute of Government should be used more than it is now and could be done without any cost to the town other than communication to them since they are a state agency. Another step would be to word into some of the ordinances a time of reporting back to the board and to the public not only of the numbers of infractions but of the overall effectiveness of the ordinance from the appropriate office whether it be the police department, building inspections, town managers office, or whomever.

6. What concerns do you have in the manner in which Holden Beach is being developed?

My personal concerns are: It is my home, my only home, 100% of the property I own is on this island and I love it and am not going anywhere. I am retired and my income is relatively fixed, so I am sensitive to the rising costs of living here. I am very proud of the recent Planning and Zoning work that board has done and of my personal service on the Board of Adjustment. I want Holden Beach to remain a small town as much as that is possible without an onslaught of hotels and tinseltown commercial development.

7. How would you preserve the family beach image of Holden Beach?

When I want glamour in my life, I go to other places. Like most everyone I enjoy a little diversion in a commercial tinseltown atmosphere, but I do not want it in my front yard. The development we are all working on of sewer has the possibility of bringing some of this to us. We must strictly adhere to our planning and zoning regulations and be very careful in controlling our destiny by not growing too fast. We must solicit competent, fair, and correct individuals to serve on our P & Z Board, or Board of Adjustments, and even if it pushes me out of town policy decision making, the

COm.rntSSIO.

8. What innovative and creative approaches do you have to acquiring additional beach accesses to Holden Beach?

At present we all are anxious about many things here, fighting erosion, storm damage, walkway replacement, CAMA lines, condemnation of houses, condemnation and replacement of septic systems, dune/beach renourishment, and sewer. All of us purchased our home knowing how to get to the beach and hardly ever do we hear complaints from the residents and owner's wanting additional accesses. Nothing in our present ordinances prevents anyone from purchasing land for the purpose of private or public accesses, perhaps the county, state, or national parks would be interested in making such purchases from the unfortunate property owners who have lost use of their lots due to CAMA lines, storm damage, and erosion. The town will gladly accept these lands and do everything it can as it did on the handicapped access to better serve our residents and visitors to the island. We can use more accesses, but unless the land is at a very good price I am not in favor of excessive public expenditure on this or additional parking until we have control of more immediate needs.

9. How would you resolve conflicts between the Tri-Beach Fire Department and how can the property owners be assured of maintaining their present ratings.

I am very happy that the contract issue as been resolved for the present and the insurance ratings were not adversely affected. A long range approach to the financial situation we are in with the Fire Department would be to assist them in obtaining sufficient revenues from the county. Many counties in North Carolina afford a better county funding for their volunteer fire departments. If we were in this type fire district, we would have already been funding Tri-Beach adequately; and they would be receiving more money from the rest of their area of responsibility than they are now. True the special uniqueness of our construction is a problem to them but the financial burden would have been more evenly distributed since our property values are proportionately higher than the rest of their area, the uniqueness of our property would have already been taken care of. We need to work with Tri-Beach in getting better funding from the county. We also need to encourage more citizens of Holden Beach to be a part of Tri-Beach Fire Dept as volunteer firemen.

*Lf,*

**10. What is your position on establish special tax districts on Holden Beach?**

Assessments? Tax Districts? Both are money, but what is the difference. Anytime money is spent on beach/dune renourishment it cost money and no matter if we do get special funding from federal, state, or other sources, some and in some cases all of the funds will end up coming from the town coffers. how this money gets into the town funds does mean a lot to you. It is obvious to most that the beach front property owners receive the most benefit and protection, but under the system of assessment used on the past dune project, these owners must wait until they sell their properties, and use the offset to help them on property gains income. Most property sales never pay any property gins by reinvesting of like kind deals and those property owners never receive any tax benefit for the assessment. I am against a super fund being established to tax those regularly, routinely, and annually, but I am in favor of establishing a tax district and then when Monies are asked of them, they will receive tax credit that year against their income tax, and the tax money will be easier for the town to collect without as many legal problems as the gaps in the last dune project and the non-collected assessments in individual, thankfully rare instances..