



**HOLDEN BEACH PROPERTY OWNER'S
ASSOCIATION**

Meet the Candidates Night

October 26, 2001

1. Are you concerned that the availability of sewer could increase occupancy in individual units and/or encourage development of more bedrooms per unit? Please explain.

I do not feel that sewer will increase occupancy much, if any. It is true that once we have a sewer system, homes will not be restricted in the number of bedrooms. However, lot coverage is restricted to 30% of a platted lot. That restriction, combined with the 35' height limitation, will prevent a large increase in the number of rooms unless the owner is willing to have "closet-sized" bedrooms. Many of the homeowners do not want 20 or more people renting their homes as the increase in damage to property is often equated to an increase in the number of persons using the property at one time.

As far as current homes that are advertised as four-bedroom homes but have an unusually large number of beds and sleeper sofas, it doesn't require that a potential renter be a rocket scientist to decide that many four-bedroom homes will actually accommodate 12, 15 or even 20 people. Therefore, maximum occupancy will probably not be increased, just legalized.

2. What steps would you take to insure that Holden Beach ordinances are enforced?

All ordinances should be reviewed periodically and those that either cannot or are not being enforced should be eliminated. One of the conditions for passing future ordinances should be the test of enforceability. If we do not have the manpower or the desire to enforce an ordinance, it should not be on the books.

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

The best way to preserve the family beach image is for all of us to think of ourselves as an extended family. We have ordinances in place that will prevent the overcrowding and commercialization of our beach and as far as I am concerned, those ordinances are set in stone. But, there is more that we can do to enhance that "family beach" image. For example, when the Holden Beach Chapel has finished the new sanctuary and we have a large community center, we can have activities planned during the week for visitors and residents alike. We should encourage our visitors to take part in the wonderful activities sponsored by the Greater Holden Beach Merchants Association-Day at the Dock, Festival by the Sea and the summer concerts.

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

I do not believe that the town should be involved in acquiring additional accesses, whether private or public. There seem to be enough public parking area. If additional private accesses are needed, those residents should work with the oceanfront property owners on a case by case basis.

5. How should Holden Beach control erosion at the east end?

If I had the solution to controlling erosion at the east end of the island, I would be a very wealthy woman. According to many of the experts, the chronic erosion on the far east end is related to the Lockwood Folly Inlet and will not be corrected until the Inlet is relocated. Our efforts need to be channeled toward convincing The Corps of Engineers to help with changing the inlet. We also need to focus our attention on other areas of the island, particularly in the 600 and 700 blocks. The erosion is at a critical stage there also.

The Corps will begin placing sand on a portion of our island in January and I know that there are several groups working very hard to obtain additional sand from other sources plus finding additional sources of revenue to pay for the sand. One of the main priorities for Holden Beach has to be the continued emphasis on beach renourishment.

6. How can Holden Beach make the most efficient use of the Sabbath Road Property?

Asking me about the Sabbath Home property is like waving a red flag in front of a bull. The original proposal was to acquire some land on the mainland for a storage building for maintenance equipment, not to buy a house that could serve as an evacuation center, civic center, etc. To date, the taxpayers have spent almost \$300,000 on that property. At least half of that money should have been spent on beach renourishment. I do not advocate throwing any more money away on that property.

7. What is your position on ETJ and annexation for Holden Beach?

I see no advantage in the Town considering either ETJ or annexation. In many instances, ETJ is the first step towards annexation. If ETJ were adopted for the causeway, the Town would be able to control any new signs and the height limits. Most of the discussion about ETJ surfaced when Wings was building a store on the causeway. That store would have been allowed even if ETJ were in place. ETJ would bring no revenue into the town and I do not support imposing restrictions on people who have no voice on the matter.

As far as annexation, the area under consideration would include the causeway and extend slightly east and/or west of the causeway. We would receive the ad valorem taxes from that area but would be required to pave streets, furnish police protection and all of the other amenities that are associated with belonging to a town. I believe that those costs would far outweigh the income from taxes. At this critical time, when we are faced with the costs of beach renourishment and the installation of a sewer system, I do not think we should burden ourselves with additional costs and problems.

8. What is your position on staggered terms?

At first glance, staggered terms sounds like a good idea because it would allow for continuity; however, on closer examination, a few problems arise.

The main drawback to staggered terms is that North Carolina election law only allows municipal elections during odd-numbered years. So, there is no way to have staggered elections for two-year terms, only four-year terms. My concern with four-year terms is that many of those people who would be willing to devote two years to town government would not be willing to sign on for a four-year stretch. It is very apparent that serving as a Holden Beach Commissioner is a full-time responsibility. It is imperative that the Commissioners attend the regular twice-monthly meetings plus be available for special committee meetings.

As for continuity, it has been demonstrated many times that the key to continuity is up to the voters. If an elected official is doing a good job, the voters will re-elect him; if not, a new face is needed.

Therefore, I do not support staggered terms at this time.

9. What is your solution to the flooding of the streets of Holden Beach due to stormwater runoff?

The town has made progress in controlling storm water runoff in the past few years by limiting the amount of fill dirt that can be placed on the lots and requiring storm water permits for new construction. However, as everyone knows who has traveled our streets immediately after a heavy rain, we still have a significant problem. I would like to see a restriction on the use of concrete for driveways and a prohibition on concrete anywhere in the right-of-way. I recognize that this suggestion will not solve the problem but it should alleviate some of the flooding.

Charlie Boyle
Answers to questions from HBPOA

Question#

- 1 I am not concerned, **if** the voters elect Commissioners who will keep in place the 35 foot building height, 30% lot coverage, all building set backs, and present subdivision regulations. The size of the house would be limited by the size of lot.
- 2 Have the Town Manager and Police Chief set up a program to monitor less enforced ordinances. Check each week the progress of enforcing these ordinances.
- 3 To preserve the family beach image, the Commissioners must not increase the commercial area, keep all building regulations enforced, and most important have a well informed friendly but firm beach patrol. Be sure all nuisances, noise, adult club and like ordinances are enforced.
- 4 The Town has tried all different ways to acquire beach assesses [tax incentives, easements, purchases, etc.] Property owners not interested. When the 50 year project comes and the Town is required to have more assesses to receive federal money, the property owners may be willing.
- 5 The only way to control erosion at the east end is to straighten the inlet channel.
- 6 The Sabbath Road Property is being used efficiently now by the Public Works Dept. and as the Town Emergency Center. The property could be use as a senior citizens center, meetings, and citizens or organizations cook-outs.
- 7 ETJ would cost the Town money without any tax return therefore only annexation should be studied. Arulexatiort or not, I do not know. **If** a study would show the revenue from taxes would off set the cost of required services the Town has to furnish, take care of stormwater, sidewalks, etc. and the voting power stays on the island the Town should consider annexation to expand the commercial base.
- 8 Staggered terms would help Town council to operate smoother the first year as it take that long to understand how the rules of government work.
- 9 The Town to work with URS Corp. [sewage engineer] to design a stormwater runoff plan. The most efficient time to construct the stormwater plan is when the sewage collection system is being installed.

Holden Beach Property Owner Association Election 2001

Attachment "B" Answers
From: J. "Alan" Holden

- 1) No. Presently all of our waste water is going directly into our shallow runoff and into our tidal waters. By removing the present 2000 dwelling units' waste water from the runoff and tidal waters plus any new construction waste water, we are better off than we are now. The average home being built in the 1960's was about 1100 square feet. In the 1970's and the 1980's the average size increased into the 1600 to 1700 square foot area. Today, the average is well over 2000 and growing. All of this was while were on septic tanks. It is fair to say this is going to continue with or without sewer because of demand, economics, etc.
- 2) Continue to educate the owners, codify the ordinances regularly, and continue to instruct the town staff to do their jobs fairly.
- 3) I would continue to support the restrictive codes that were put on the books by those of us involved in their creation in the 1970's which set the direction for the town.
- 4) The town is enjoying a continued interest by individual owners donating parcels to the town. Unfortunately, the Town cannot demand parcels in choice locations to be given. Purchasing and condemning are always options. Negotiating with owners by offering money and waiving set back and lot coverage regulations is another option.
- 5) The same as the west end and aU points in between. Adding sand to the system and stabilization with vegetation is the best. This will be a continuing battle. The Lockwood Folly channel location is the key. It should be where nature had it, Long Beach Channel
- 6) The two main uses should continue to be a hurricane operation center and off island maintenance facility. Additional uses should be those supplemental to Town Hall and/or newly determined uses as time shall dictate.
- 7) I supported annexation and ETJ before the county zoning was implemented. I now don't have a strong position either way. I am not opposed to letting the voters decide. I supported staggered terms. The voters determined not to have staggered terms.
- 8) NC rules limit the options. Discharging to the canals, waterway, and ocean is really not an option. On site methods are the only legal choice. French drains and holding ponds are the two most logical.

J. Alan Holden



GEORGIA R. LANGLEY- CANDIDATE FOR COMMISSIONER FOR THE TOWN OF HOLDEN BEACH

1. CONCERN THAT AVAILABILITY OF SEWER COULD INCREASE OCCUPANCY IN INDIVIDUAL UNITS AND/OR ENCOURAGE DEVELOPMENT OF MORE BEDROOMS PER UNIT?

NOT IF THE PEOPLE ELECTED HAVE CONCERNS ABOUT THE EFFECTS OF GROWTH AND DEVELOPMENT ON OUR COMMUNITY. INCREASING THE NO. OF BEDROOMS IS NOT GOING TO MAKE ANY DIFFERENCE. WE HAVE DENS, STUDIES, SUNROOMS, ETC. THAT ARE BEING USED AS BEDROOMS NOW. THE IMPORTANT THINGS TO LOOK FOR ARE: LOT COVERAGE BY A UNIT, SET BACK REGULATIONS TO CONTINUE AT LEAST AT WHAT THEY ARE NOW, KEEPING CONTROL OF OUR STORMWATER DRAINAGE, ADEQUATE PARKING SPACES FOR A UNIT, KEEPING OUR 35' HEIGHT LIMIT AND USING OUR 5 YR. LAND USE PLAN AS A GUIDE WHICH PREVENTS ANY NEW COMMERCIAL AREAS.

2. STEPS TO INSURE ENFORCEMENTS OF HOLDEN BEACH ORDINANCES.

■ STRONGLY BELIEVE IN THE TOWN MANAGER FORM OF GOVERNMENT AND RESPECT HIS ABILITY TO GET THE JOB DONE. BUT ■ WOULD REQUEST A MONTHLY REPORT PREPARED BY HIM OF ANY CALLS RECEIVED CONCERNING ANY OF THE LAWS WE HAVE ON RECORD. THEN, WE WOULD BE ABLE TO SEE THE PROBLEM AREAS AND MAKE CHANGES IF NEEDED. ALSO, WE WOULD NEED TO KNOW WHY IT WASN'T ENFORCED. PRESENTLY, DO NOT BELIEVE WE ARE ENFORCING ALL THE ORDINANCES AND LAWS OF THE TOWN, ESPECIALLY THOSE REQUIRING FEES. THE CODEBOOK SHOULD BE REVIEWED PERIODICALLY FOR NEEDED CHANGES, DELETIONS, AND NEW ORDINANCES AS REQUIRED.

3. PRESERVING THE FAMILY BEACH IMAGE OF HOLDEN BEACH.

THERE ARE SO MANY THINGS THAT MAKE US A FAMILY BEACH. LOW COMMERCIAL, PEOPLE WALKING OR RIDING BIKES ON THE SIDEWALK, THE VIEWS WE HAVE, THE LIMIT ON OUR HEIGHT, THE PRESERVATION OF THE WETLANDS, CHILDREN PLAYING ON THE BEACH, AND MANY, MANY MORE.

■ WOULD NOT SUPPORT ANYTHING TO CHANGE THIS.

4. INNOVATIVE AND CREATIVE APPROACHES FOR BEACH ACCESS.

THE PLATTING OF HOLDEN BEACH IN AREAS WITHOUT ACCESSWAYS FOR OTHER PROPERTIES BEHIND 1ST ROW HAS BEEN A SORE IN OUR SIDE FOR A LONG TIME. MY APPROACHES WOULD BE: a) 1ST NEGOTIATE WITH HOMEOWNERS AFTER SETTING UP WALKWAY DISTRICTS OF ALL AREAS WITHOUT ACCESS TO THE OCEAN. THE HOMES IN WWD COULD PAY A YEARLY USER'S FEE TO THE PROPERTY OWNER. THE AMOUNT COULD BE ESTABLISHED BY THE TOWN. b) THE TOWN WOULD ESTABLISH WWD AND THEN ESTABLISH THE NEAREST WALKWAY CONVENIENT TO ALL. YOU THEN LEGALLY USE THE CONDEMNATION STATE LAW TO TAKE THOSE WALKWAYS OR LAND AREAS. THEY WOULD BECOME PROPERTY OF THE TOWN. THE TOWN MUST PAY AN APPROPRIATE COST TO THE OWNER BY APPRAISAL OR NEGOTIATION. REIMBURSEMENT BY OWNERS IN THE DISTRICTS COULD BE REVIEWED TO SEE IF THE PROPERTY OWNERS COULD BE REQUIRED TO PAY.

5. HOW TO CONTROL EROSION AT THE EAST END.

THERE IS A STUDY BEING DONE FOR LOCKWOOD FOLLEY INLET THAT SHOULD BE ABLE TO TELL US WHAT I CAN NOT. BUILDING A DUNE COULD HELP BUY TIME NOW JUST AS THE ONE RECENTLY APPROVED FOR THE MIDDLE OF THE ISLAND. THERE IS RUMOR THAT THE CORP OF ENGINEERS IS GOING TO DUMP SAND ON THE EAST END - HOPE.

6. MAKING THE MOST OUT OF SABBATH ROAD PROPERTY.

I THOUGHT THIS WAS DONE WHEN THE PROPERTY WAS PURCHASED????

I'M NOT SURE. I MUST GIVE MORE THOUGHT ON THIS. A COMMUNITY BUILDING MIGHT BE USEFUL. WE COULD HAVE ART & CRAFT CLASSES, TEACHING OF BRIDGE, ETC • A PLAYGROUND FOR THE CHILDREN ON THE ISLAND COULD BE SET UP WITHOUT A LOT OF COST. SUCH AS BASKETBALL, ROLLERBLADING, OR VOLLEY BALL COURT OR SIMILAR THINGS.

7. MY POSITION ON ETJ AND ANNEXATION.

WE ARE NOT TALKING ABOUT JUST THE CAUSEWAY WHEN YOU WOULD VOTE FOR ANNEXATION. THE LEGISLATION WILL BE VOIDED AND ANY BOARD OF COMMISSIONERS CAN BRING IN ANY AREAS THEY CHOOSE. THE PEOPLE OF HOLDEN BEACH CAN CALL A REFERENDUM BY THOSE FOR IT OR BY THOSE THAT OPPOSE IT. THE VOTE OF THE PEOPLE IS WHAT MATTERS.

8. POSITION ON STAGGERED TERMS.

ACTUALLY I HAVEN'T CONSIDERED THIS DUE TO THE HISTORY OF HAVING HAD STAGGERED TERMS. MY 1ST TERM ON THE BOARD OF COMMISSIONERS WILL GIVE YOU AN EXAMPLE OF THIS. THERE WERE ONLY 3 SEATS UP FOR ELECTION. TWO COMMISSIONERS SERVED 2 MORE YRS. THAT'S HOW LONG IT LASTED - AND THAT WAS THE END OF THE STORY. THE PEOPLE DID NOT WANT ANYONE SERVING A 4 YR. TERM. THEY PETITIONED FOR A REFERENDUM AND VOTED TO HAVE NO MORE STAGGERED TERMS. SO, TO PREVENT MORE COSTS AT THE PRESENT TIME I WOULD NOT SUPPORT THIS. MAYBE AT ANOTHER TIME OR IF THE VOTERS OF HOLDEN BEACH PETITIONED FOR IT.

9. SOLUTION TO FLOODING OF HOLDEN BEACH STREETS.

I CANNOT SOLVE THIS PROBLEM. WOULDN'T DARE ATTEMPT A JOB THAT CALLS FOR AN ENGINEER. ALL OF US WANT TO HAVE OUR CAKE AND EAT IT TOO. WE LOVE PAVING STREETS, BIG HOUSES, DRIVEWAYS AND NOW, WE ARE GOING TO GET WORSE. I KNOW WE HAVE A SEVERE PROBLEM AND PRESENTLY IT IS CHECKED ON AN INDIVIDUAL BASIS. TO ME DRAINS ARE SIMPLE. GETTING IT ACROSS TO SOMEWHERE IS THE PROBLEM. MAYBE A DEVELOPER WOULD LET US SEND THE WATER TO HIM FOR A LAKE BY PAYING THE COSTS TO GET IT THERE.

Robert A. Preston, Candidate for Commissioner
Response to Holden Beach Property Owners Association Candidates Questions

Are you concerned that the availability of sewer could increase occupancy in individual units and/or encourage development of more bedrooms per unit? Please explain.

Simply answered, yes, I am concerned, to some degree. I think it goes without question that the implementation of our wastewater collection system will increase occupancy density per dwelling. I made that exact statement during the Candidates Night in 1999.

Currently, the lone factor restricting occupancy density is the rated size of a septic system, which is grossly ignored by renters. The only controls, short of creating some "bedroom police", that will continue to limit the capacity of dwelling units are: our Land Use Plan -- that limits how the land areas of the Town can be developed, our Planning and Zoning Ordinances and controls-- that limit how high and what kind of structures and use can be built where, and our Stormwater Ordinances and controls -- that limit the amount of pervious land that can be covered by a structure.

More importantly, it must be recognized that not only will existing units be able to house more people, but also, lots that can not be build on because of percolation problems will no longer be restricted and a flurry of new construction can be expected, particularly along the canal subdivisions in the town. Either way, we will have more folks here during the tourist season, and perhaps, year round.

What steps would you take to ensure that Holden Beach ordinances are enforced?

Recently, I read a small vignette in the Morning Star where a 9-year-old boy went before his Town Council to argue that the town Fathers do away with a fifty-year-old ordinance that prohibited ice cream trucks in their community. I think that fits right up there with my initiative to remove sparklers as prohibited fireworks from our existing ordinance.

Ordinances need to be adopted and enforced for those things that provide for our safety, security, law and order, nuisances and the overall good of the community. Some of the ordinances on our books ought to be brought up to date with the 21st century. Some might even be worth of a 9-year-old child's evaluation. No matter what ordinances we currently have or create in the future, specific guidance must be given by the Board of Commissioners as to how they will be enforced, otherwise they will not be worth the paper they are written on. To enforce our existing ordinances, we would have to hire more people-police, building inspectors- public works employees, etc., or have the existing employees increase the number of jobs that they are responsible for, resulting in more getting done but not getting done as well

I am not aware of any ordinance violations that have been reported to the proper Town authorities that have not been responded to in a timely and appropriate manner

Robert A PrestoCandidate for Commissioner
Response to Holden Beach Property Owners Association Candidates Questions

How would you preserve the family beach image at Holden Beach?

Prior to moving here in 1996, I had been coming to Holden Beach since 1965. Notwithstanding its growth in dwelling units, Holden Beach has always maintained a family beach image for me and my four children. A family beach, as I see it, is one where there is an ambiance of safety, security, cleanliness and friendly people. We have very few guests who prefer the "larty town" atmosphere. They usually do not come back year after year. For the most part our annual visitors are the same families and/or extended families year after year. The way to continue to keep the family beach image is to continue to do what we have been doing for the past 35 years.

What innovative and creative approaches do you have to acquiring additional beach access on Holden Beach?

Every property owner and visitor to Holden Beach should have convenient access to the beach. The Town should assume the responsibility for the maintenance and liability for all private access ways through easements. In those cases where current property owners or home owner associations do not want the Town to control private access ways, the Town should take appropriate legal actions to acquire and secure such easements. At those areas along Ocean Boulevard where no private or public access ways exist for 1000' or so, the town should also do what ever is necessary to establish access ways.

I also propose that adequate access to the Atlantic Inter-coastal Waterway be made available at the northern ends of all of our streets.

How should we control erosion at the east end?

If there **is** an answer that **is** effective that can control erosion at the east end, I surely do not have it. If I did, **it** would have been initiated over the past four years.

However, I do believe that a hardened jetty at the Lockwood's Folly Inlet would make a significant difference in our erosion rates. We all know that hardened structures are prohibited in North Carolina by the Coastal Area Management Act CAMA, more specifically, by the Division of Coastal Management administrative rules, which were interpreted from the original intent of the CAMA. The only way to change that attitude is through the creation of a non-partisan coalition of all of the coastal communities and counties from the South Carolina border to the Virginia border, a long overdue political action committee, that can express, argue, persuade and emphasize the economic value and specific needs and desires of coastal communities.

How can Holden Beach make the most efficient use of the Sabbath Road Property?

The Sabbath Home Road Property should be planned and developed as the eventual town government center and a permanent emergency operations center. My vision is that all town offices, except the Police Department, will eventually relocate to this site.

Further, I would suggest that the police department move to the existing town hall and the existing police building become a museum or community center.

Some of the problems the Town has are the specific conditions under which certain properties were made available to the Town. Some of our properties and buildings have caveats that limit what and how the Town may use them at the risk of returning these properties to the estate of the original owners.

What is your position on ETJ and annexation for Holden Beach?

Who wants ETJ and/or annexation and why? What is expected to be achieved by either or both actions? While two of the current Commissioners took up this gauntlet, it was met with much skepticism and doubt. Subsequently, it seemed to have "died on the vine".

The concept of Extra Territorial Jurisdiction (ETJ) was established to aid municipalities to manage growth and development in areas beyond their existing boundaries. In essence it is a planning tool and implements the foresight of municipalities. The area along the causeway is already developed. It would not be feasible to try to change what is already there; in fact just about everything would be "grand-fathered": The only way changes could be enforced would be for new construction or renovations that exceeded 50% of the property value. In many cases, ordinances that are applicable to the town would not or should not be applied to that area.

Annexation would cause additional burdens and demands on our existing Town government to include: extended police patrol and protection, road repair and maintenance, water and (soon) wastewater support, building inspections, tax collections, etc. The gain in revenue from property taxes would be relatively small in comparison to new and additional costs of services required from the Town.

Adopting an ETJ or Annexation provision, in my opinion, would be forcing our will on an unwilling neighbor. In essence, it's too late to do anything about what a very few seem to think is a manageable problem.

What is your position on staggered terms?

I am in favor of staggered terms. I would like to see a five member Board, with a Mayor elected annually by the Board from its members. Ideally, I would like to see two Commissioners elected in one year and three Commissioners elected in the following year. However, I believe that the laws of North Carolina are written so that no local elections occur during gubernatorial elections. Accordingly, some other schedule of elections would have to be established.

Robert A PrestoCandidate for Commissioner
Response to Holden Beach Property Owners Association Candidates Questions

What is your solution to the flooding of the streets of Holden Beach due to stormwater runoff?

Similarly to the east end erosion problem, **if** I had the (easy) solution to this issue **it** would have been implemented already. I would like to see a storm water collection system that would pump stonnwater to designated holding or drainage areas. It seems to me that the US Army Corps of Engineers (USACOE) dredge spoils areas would be ideal locations for such retention sites. Implementation of such a plan would require not only an agreement from the USACOE, but also some type of easement for the use of such property, which is privately owned. Our current storm water policies have proven to be quite effective.

Jack Smith
Response to Attachment B

1. Are you concerned that the availability of sewer could increase occupancy in individual units and /or encourage development of more bedrooms per unit.

Answer: Yes, I am very concerned that both will occur. This is one of the issues that could change the character of the island. If I am elected, I will request that P&Z explore ways to prevent the "monster house" that could contain many more bedrooms than common today. Under the present ordinances several adjacent older/smaller houses could be purchased by a single buyer and combined into one very large lot. With 30% coverage allowed, you could build a very large house with many bedrooms. In my position as P&Z chairman, this issue has been discussed, and some remedies explored. If I am elected, I will request P&Z make a recommendation as to how to prevent this situation from occurring. As for the increase in occupancy per unit with sewer, I see no practical way to enforce any occupancy rules other than complaints by neighbors, monitoring by the property manager and the owner specifying the acceptable occupancy and holding the property manager responsible. .

2. What steps would you take to insure that Holden Beach ordinances are enforced

Answer: First, when passing an ordinance, determine if it is enforceable and by whom ,and if not enforceable, don't pass it. To enforce ordinances requires staff dedicated to this. Staff cost money. Does the public want to pay for this? I would like to explore ways of utilizing existing staff and reassigning resources to combinations of responsibilities as a way to get better enforcement. Also, ordinances could be prioritized, ie, use limited resources to enforce the most needed -first. As example, overflowing trash cans.

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

Answer: We should continue to develop the island to maintain a small town image, a good place to live and vacation, and not let sewer turn it into a vacation resort complex. To do this we need to initiate and pass ordinances such as noted in question 1. Also, an appearance standard should be developed to insure that future commercial development have the outward appearance that supports the image of a family beach rather than the tacky, neon , " myrtleization" we see on some of the other beaches. This contrast is what makes Holden Beach so desirable for family vacations. Maintaining the 35ft height, set backs and lot coverage controls are a must in order to support this image. If I am elected I will request P&Z continue the work already started to address these issues.

4. What innovative and creative approaches do you have to acquire additional beach accesses on Holden Beach

Answer: First, we should careful review all the town owned property to determine if there are any undeveloped accesses which are platted but not developed. This should be in concert with map identification of all town owned property. With the digitized zoning map, this should be

relatively easy and I would encourage this project to be done next year. As for acquiring additional accesses, it must be realized that all property on the island is owned by someone, and to obtain use of it requires an agreement with the owner to purchase, lease, or negotiate for its use. With all the funding requirements presently known, purchasing beach accesses may not be possible at this time.. What we can do is upgrade and maintain all existing accesses to have wooden walkways, safe railings and clean, undergrowth free approaches.

5. How should Holden Beach control the erosion at the east end

Answer: Over the years there has been many loads of sand and many dollars spent to control the erosion and yet the erosion continues. I have heard Mr. John Holden say many times that to stop the erosion would require the realignment of the Lockwood channel to something more like it's original course. I am not an expert on this subject, but I think his wisdom and years of experience has considerable merit. We should continue to pressure the Corp of Engineers to take some action to realign and stabilize the inlet. Adding sand and building dunes has not historically proven to be an effective solution.

6. How can Holden Beach make the most efficient use of the Sabbath Road Property

Answer: Acquiring this particular property was not a good decision in the beginning and since acquiring it we have continued to spend money on it . As to what we can do with it, we can continue to use it for a storage area as that was the original intent. The house continues to be a drain on tax dollars. To try to make this a "command center" for a few days should we have an evacuation or a second town hall is a luxury we neither need nor can afford. We own it, so we'll use it for storage, and perhaps the sewer contractors could lease the house as a local construction office. But let's stop spending more tax dollars that could be better used for sand or other more beneficial projects. .

7. What is your position on ETJ and annexation for Holden Beach

Answer: I do not think annexation or ETJ should be considered now or any time in the foreseeable future. We have many other issues that require our tax dollars and resources.

8. What is your position on staggered terms.

Answer: The system we now have seems to be serving us well. I see no advantage to staggered terms at this time.

9. What is your solution to the flooding of the streets of Holden Beach due to storm water run off

Answer: We can not divert storm water to the marshes or ocean, so we must depend on absorption on the island. The construction of swales between houses and along roadsides to provide more area for absorption and a larger area for water to spread could help. Also any area where a retention pond could be constructed would be helpful. Raising the roadbeds in some areas could make driving less hazardous. In addition, we should review our storm water permit approval process and do not permit any impervious surfaces other than a covered area, ie , no paved parking lots, driveways, etc, in any zone, residential or commercial..

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Attachment B

To be written and published in the paper and handed out the evening of the meeting.

1). **Are** you concerned that the availability of sewer could increase occupancy in individual units and /or encourage development of more bedrooms per unit? Please explain.

If you have been around Holden Beach for a while, you know that this was the fear argument that people would use to stop the development of the sewer. It went on for years. We have made a wise choice to develop the sewer for our island, Charlie Boyle and his committee have done a great job in making this happen. There are many people who have worked many hours to have this become a reality.

Now we need to manage the process. This can only be an issue if the commissioners entertain changing the rules. Right now this is what we have:

you can build on 30% of your lot. Should that change because of the sewer?

Why should it?

you have set backs from the road, from the beach, marshes or canals. Should that change? Why should it?

you have a 35 ft height restriction. Should that change? Why should it?

So if we maintain and manage what we have, we won't have misuse or over development.

2). What steps would you take to insure Holden Beach's ordinances are enforced?

It seems as though the operative word in this question is "enforced." The way I understand city government is that the Mayor is the person who leads the Commissioners. The Commissioners are the ones, with the guidance of the Mayor and Legal who make the ordinances to respond to citizen safety and well being and beauty of the island. And the police, under the direction of the Town Manager and the Chief of Police who "enforce" the ordinances.

If the ordinances aren't being enforced, is there a problem with the ordinance or the enforcer? When ordinances are obsolete or unenforceable then they need to be revisited, updated or taken off the books. **If** the problem is with the enforcer, we have managers in charge of responding to the lack of enforcement.

3). How would you preserve the family image of Holden Beach?

To me the family image of Holden Beach is represented in some friends I have who don't live here but have come to vacation for years. Back in 1990 they started visiting Holden Beach. The three children were grown and had children. They came from Ohio, Colorado, Canada and New Jersey and would rent a house on the beach and spend a week

together as a family. The adults got to catch up on each other and the children got to play in the surf, build castles, watch turtles hatch, go down the water slide, buy ice cream at Fantasy Isle, run the put-puts and play miniature golf. In 2000 the mother of the clan, Susan, got brain cancer. That year in May they still gathered at Holden Beach, even though "grandma" was pretty sick. She died in October of 2000. When it was time for the family get-to-gather, guess where everyone wanted to be, Holden Beach. They returned to heal, to grieve, to play, to cry, to hold each other, to regain their spirit, to be the family they were. To share their love they returned to Holden Beach.

If the houses up and down the beach could talk, they would tell these stories many times over.

So what to do to preserve this spirit?

- keep what we have intact
- monitor the commercial development, post-sewer
- replace the sidewalks after the sewer with wider, better sidewalks to make it safer for people to bike and walk and roller blade
- make nature paths where we can so people can enjoy the wildlife
- protect the turtle activity so they continue to return
- foster "under the bridge" family activities and concerts
- make the beach as beautiful as it used to be
- make it easy to get to the beach

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

Some of the people I have spoken to have asked another question-why do we need more accesses to the beach? Right now there are over 60 of them. So that's the first question. Evidently some think we do need more.

So if we do, does it have to do with getting additional funding for improvements on the beach? Does it have to do with creating more "parking Jots" on the second row as in the 700 block West recently? My question is what's behind the need for more? And I don't know the answer.

The dilemma is-will more accesses bring the need for more parking lots on the beach and if it does-what do more parking lots do to the beauty of the island? Does the beauty suffer-then I'd vote not to add more accesses.

5). How should Holden Beach control erosion at the east end?

Everything that I have read about controlling the erosion on the east end of the island has to do with straightening the Lockwood Folly Inlet. These recommendations have been going on since 1973. And to this point we haven't done anything to resolve the problem.

Recently the inlet was straightened between Holden Beach and Ocean Isle. The sand was used to renourish Ocean Isle in the 50 year project. They took over 2 million cubic yards out of the inlet. For the first time we have a local project to study and use as a template for what we could do for the east end of Holden Beach. Aerial photography will soon show the early results of this project on the erosion of the east end of Ocean Isle and the west end of Holden Beach.

If the results are positive, that is, reducing erosion on the east end of Ocean Isle, then Holden Beach would be very wise in pushing for a similar solution.

We also have the opportunity to petition the Army Corp of Engineers to place more of the inlet sand on the east end of the island when they dredge.

Finally, the issue of erosion on the East end of Holden Beach is "our" problem, that is, it is a problem for the entire island not just the East end. I've heard people say, "don't worry about the 'East end, it's doomed to wash away anyway." So I'd like to change that sort of attitude and make it rather "what can we as an island do to solve the problem?" It's been identified now let's do some long range planning and implementing.

6). How can Holden Beach make the most effective use of the Sabbath Road property?

The building is set up nicely for meeting rooms and for offices. As the current town hall becomes more crowded it would be a natural to have some of the functions of the town housed in this facility. This has been a good investment and critical during evacuation times. The decision needs to be made which services to the town are the most likely to be housed off the island.

7). What is your position on ETJ and annexation for Holden Beach?

There are pros and cons to ETJ (Extra Territorial Jurisdiction) and annexation. Most of the time when annexation takes place it is to grow something bigger, have more control over something or to increase the tax base. So if we do this to the causeway we could benefit by:

- increasing the tax base
- having more control over what is built on the causeway
- jurisdiction over signage, building heights and architectural codes for new structures

What we may also get is:

additional voters who don't have the same interests as the people who live on the beach
additional work to manage the building permits and ordinances on the causeway

The commissioners would need to be willing to hear the needs of the people who don't live on the beach but who have tourists as their livelihood. Most of the time when you sell an idea to people they need to see where the idea will be beneficial to them. This is the case with annexation. I think the first step needs to be building alliances with the people who own the property on the causeway to discover more clearly how annexation might benefit them as well as those who live on the island. If there are not clear benefits to both parties, why would we do it?

8). What is your position on staggered terms?

For the sake of continuity this is critical. It should be on the agenda immediately?

9). What is your solution to the flooding of the streets of Holden Beach due to storm water runoff?

In the Capital Improvements Plan Years 2000 to 2005 there are two important statements. The first one is:

SW-IN Obtain Easements, Construct Grass Swales on Canal Lots

Description and Justification: The 1998 Stormwater Management Plan prepared for the Town contains a recommendation that easements be obtained in which to construct grass swales along property lines in canal subdivisions. The plan determined that there are few feasible alternatives to control stormwater on the island. The situation is made difficult due to NC State regulations that prohibit discharge of stormwater into either waterway or ocean areas. This project sets aside funds to support purchase of easements along lot lines, and the eventual construction of grassy swales along those lines.

The second one is:

SW-2N Acquire Real Estate for use as Catch Basins

As was mentioned in the description of Capital Project SW-IN, there were several recommendations made in the 1998 Stormwater Management Plan to control stormwater on the island. One was to purchase land on which to construct catch basins that may be connected to existing stormwater structures. Stormwater would be directed into the basins and then would be allowed to infiltrate into the ground naturally. Such practices are allowable by the State of North Carolina. This project sets aside funds for this

purpose, to be placed in Capital Reserve for use when land is identified as available at a reasonable cost.

Essentially the stonnwater problem is an engineering and ecological problem. We no longer can run the stonnwater into the canals or intercoastal waterway so we need to study the most cost effective solution that other communities have discovered to see if it would work on Holden Beach.