

Heather Finnell

From: John Whitener <jwhitener63@gmail.com>
Sent: Monday, February 15, 2021 11:03 PM
To: holden@atthebeachnc.com; geraldbrown365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; Heather Finnell
Cc: Beth Whitener
Subject: Proposal For New Parking Lots

Dear Commissioners,

My name is Beth Whitener. My husband and I are homeowners on the 300 block of Brunswick Ave. West. We bought our property after falling in love with Holden Beach several years ago. The beach and our street are very quiet and family oriented. Just what we wanted! You have done a great job managing the island and keeping it beautiful and family friendly. We love the fact that we can bike and walk up and down our quiet street. We would like it to stay that way.

We are very much against the proposed parking lots in the 300 block between Ocean Blvd. and Brunswick Ave. This will have a tremendously negative effect on our block. Cars will be entering or exiting the lots all day. We got a taste of what this might be like when traffic was detoured down our street while repairs were being made on the corner of Ocean Blvd and High Point. The traffic was constant and speed limits were not observed. We have a lot of small children that play on our block and it was not safe. Our street is also busy with bike traffic. On more than one occasion we have seen speeding cars come too close to people enjoying a simple bike ride. Bringing significantly more traffic into and out of these lots will multiply the danger.

I am also concerned that our property values will drop due to the close proximity of the parking lots. I understand Block Q is an alternative. I strongly implore you to consider the homeowners and consider Block Q for the parking lot. It is closer to restaurants and the bathhouse. Block Q is also a more spacious alternative to the 2 narrow lots being considered.

The other consideration is a financial one. These lots will be financed with taxpayer dollars with zero return to the homeowners who pay the taxes. Rather, taxpayers will bear the obligations for constructing the lots as well as the ongoing costs for maintaining these lots in addition to dealing with the increase in traffic. A lose lose situation. This is not how we want to see our tax dollars spent. Also, there is no easy access to the beach from these lots and no easy access to other conveniences such as bathrooms or water. This will lead to abuse by some who park in these lots.

Please do the right thing and vote against this proposal. It will take away from the favorable experience that everyone enjoys in our neighborhood.

Heather Finnell

From: Robert Littleton <rlittlemd@gmail.com>
Sent: Monday, February 15, 2021 9:56 PM
To: Heather Finnell
Subject: Proposed parking lots

As a property owner on Holden Beach, I oppose paving parking lots along the estuaries on our beach. These lots only serve visitors who pay no taxes to support their construction or upkeep and would serve as overnight lodging for those with campers. The lots would require police patrol that is not currently needed. The property west of the pier suffers from stormwater accumulation already and hard paving only exacerbates the amount of runoff that the land must accommodate not to mention the ecological impact on these estuaries that the construction and subsequent traffic would render. I cannot imagine CAMA would allow this encroachment on our estuaries.

Robert E. Littleton, MD

Heather Finnell

From: Anita Heard <gahgarden1@gmail.com>
Sent: Monday, February 15, 2021 8:45 PM
To: Heather Finnell
Subject: Parking

To: The Town of Holden Beach Board of Commissioners
Fr: Anita & Gary Heard, Owners 969 OBW
Re: Free Public Parking

We are totally against adding free public parking along Ocean Blvd for the following reasons:

1. Ocean Blvd's rental season traffic is already maxed out.
2. Owners should not shoulder costs of lots without a single positive return.
3. Increased pedestrian traffic will create more road hazards.
4. Additional lots will destroy Holden Beach's quiet and uncluttered ambience.

Thank you for your time and effort regarding this matter,

Anita & Gary Heard

Heather Finnell

From: fincher0709@yahoo.com
Sent: Monday, February 15, 2021 8:34 PM
To: Heather Finnell
Subject: New, free parking areas on Holden Beach

Heather,

We are full time residents of Holden Beach and live on the western end where there is limited open parking for residents, vacationers, and visitors. This can be a problem for residents of the island seeking to access the beach. However, we are opposed to adding additional free parking to Holden Beach because we feel it may further increase traffic by local and regional visitors with minimal benefit to the town or its residents. We, the residents, will bear the cost of development and maintenance, not the visitors using this parking. We enjoy the quieter nature of the island and oppose any development that will draw additional visitors beyond the residents and paying vacationers. We appreciate the commissioners' consideration of our position on this matter.

Sincerely,

Debra and Mick Fincher
162 Sand Dollar St
Holden Beach, NC 28462
910-842-5307

Heather Finnell

From: J.M.Solimini <j.m.solimini@gmail.com>
Sent: Monday, February 15, 2021 7:12 PM
To: Heather Finnell; holden@atthebeachnc.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; woodytyner@gmail.com; geraldbrownb365@gmail.com
Cc: HBPOA@hotmail.com
Subject: Proposed Parking

Holden Beach Counsel Members-

As proud Holden Beach homeowners, we are horrified by the proposal to bring parking spaces and port-a-lets to our pristine beaches. This proposal runs contrary to the recent recognition as the "Best North Carolina" beach in Coastal Living and what brings every homeowner and visitor to the area.

This proposal is a gateway to other blemishes like on-street parking in connecting streets resembling other beach towns we and many in Holden chose not to make our home.

It's safe. It's quiet. It's clean. It's rare.

Please consider what appears to be reasonable compromises of shuttles and establishing under-bridge parking with already existing and permanent facilities as the best alternative for our community.

Best Regards,

Joe Solimini

170 Ocean Boulevard West | Holden Beach | NC | 28462

Heather Finnell

From: Greg Prudhomme <greg.prudhomme@gmail.com>
Sent: Monday, February 15, 2021 6:16 PM
To: Heather Finnell
Subject: No to parking spaces

Please vote no to additional parking at Holden. We very much enjoy Holden's commitment to its residents and not to commercialism and the large multi family and high rises other beaches now seem to encourage. Holden very unique in this way. Please help to preserve this quality and prevent overcrowding and the tourist focused mindsets other beaches have sadly succumbed to.

Thank you!

Heather Finnell

From: Denise Mirandola <deniseas@hotmail.com>
Sent: Monday, February 15, 2021 5:46 PM
To: Heather Finnell
Subject: Additional Parking on Holden Beach

Holden Beach Commissioners,

I am writing to voice my concern regarding the Town's suggestion of adding so many more parking places along the 800 and 700 blocks of Ocean Blvd. W. I understand the need for some parking at beach access areas for people who live or rent on the canals or a few blocks from the beach access area. However, the 31 spots in the 800 block is overkill. The places near the new pump station should be restored or perhaps increased. But adding spots so close to the protected marsh in the 800 block is not a good idea for the health of the marsh and the wildlife therein. The vegetation that is protecting the marsh would be removed disturbing the biome, not to mention the mess that will be left by visitors - we all know that happens. In addition, the elongated parking lot will cause homes to be devalued on beach side and second row and may also deter renters. Owners may have to lower their rent rates due to a parking lot across the street instead of a view of the marsh.

We are known as a family beach; I have seen proof of that in past two plus years I've lived here. The families are those people who live here and rent homes here. Are we inviting more day visitors? There is no question as to the fact that people who do not live here and maybe even rent here do not have the respect that residents do. Who is going to clean up the mess from people who park in those areas?

I am a fulltime resident. The end of the 31 parking spots would be in very close proximity to my home. Beach access is almost a quarter of a mile from my home; most of those parking places are not close to beach access.

Cars pulling in and backing out will create a hazard for foot and bike traffic in that area. There is already a steady stream of traffic on Ocean Blvd. during tourist season. Adding all those parking spots will exacerbate the problem and congestion.

I hope that the commissioners will reconsider this idea of 31 parking spots on Ocean Blvd. W. It is not good for residents, home owners who rent out their houses, and it is definitely a problem for the marsh. The marsh is a protected water area; those parking spots will not protect the marsh but help defile it.

Sincerely,

Denise A. Mirandola
842 Ocean Blvd. W.
Holden Beach, NC 28462
724-433-5734

Denise A. Mirandola

Not voting is not an act of rebellion; it is an act of surrender.

Heather Finnell

From: Dianne Fulbright <ddfulbright@gmail.com>
Sent: Monday, February 15, 2021 5:37 PM
To: Alan Holden; Gerald Brown; Woody Tyner; Brian Murdock; Pat Kwiatkowski; Heather Finnell; Mike Sullivan,
Subject: Proposed Holden Beach Public Parking Lots

Ladies and Gentlemen:

I hope that you are each well – and thank you for your service to Holden Beach.

I write to you this morning in strong opposition to the proposed installation of public parking lots at Holden Beach.

This position is informed by several factors, among them the following:

1. the proposed lots will provide no benefit to the property owners – and taxpayers – on Holden Beach, whose interests have not been sufficiently solicited or considered
2. the proposed lots would dramatically change the appearance, function, and appeal of Holden Beach as a top-rated, uncrowded, and largely non-commercial “family beach”
3. a complete analysis of the parking lots’ ongoing costs has not been performed – to include security / law enforcement, trash cleanup, utilities, general maintenance, etc.
4. the fundamental change to the purpose of the proposed parking lot parcels has not been adequately reviewed or approved – as I believe may be required under applicable land use / zoning laws

The family of Martha C Drum and I appreciate your consideration of these factors in your continued analysis of this proposal.

Thank you,

Estate of Martha C Drum

Dianne Drum Fulbright, Executrix

817 Ocean Boulevard West

827 Ocean Boulevard West

779 Ocean Boulevard West

Dianne D. Fulbright

734 South College Ave
Newton, NC 28658
Cell 828-639-0030
Email ddfulbright@gmail.com

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Heather Finnell

From: Jeff Farrington <jeff.farrington@live.com>
Sent: Monday, February 15, 2021 5:06 PM
To: Heather Finnell
Subject: Opposition to the Parking Proposal

Hi Heather,

I have read the information made public by the Parking Committee regarding implementation of expanded free public parking in the middle of residential areas. These proposals raise numerous concerns regarding the intent and consequences of such considerations. Although this list isn't exhaustive it does provide a few of my primary concerns, which are as follows:

- Why is the council considering spending our tax dollars on free parking lots for non-residents when the island already has many needs (e.g. road repairs)?
- Several of the proposed lots are directly in the middle of existing neighborhoods / homes (eg. between OBW and Brunswick). **How will these free parking lots better serve the residents of Holden Beach?** They certainly won't add to the tax base since they are not near any established businesses, but they would invite more and more traffic to the island, which is not in the best interest of residents.
- If your residence was beside or near one of these proposed lots would you support it? I think the answer is no!

Please vote NO for any town sponsored public parking within residential neighborhoods.

Thanks,
Jeff and Lori Farrington
342 Marker Fifty Five Drive

Heather Finnell

From: katat422 <katat422@aol.com>
Sent: Monday, February 15, 2021 4:47 PM
To: Heather Finnell
Subject: Public parking

So sad that after so many years of Holden Beach's claim to fame being a quiet, family beach that this is where we are. To think that porta-potties and cars could butt up against our property line is devastating. Property values will go down, traffic will increase, our treasured peacefulness that first attracted us to the beach 18+ years ago will be gone. There are areas suitable for parking that will not directly impact homes. Please, please consider only these areas and limit the available spaces there. Please keep our quiet, family beach as just that...the reason most of us came here in the first place.

Karen Tatro
337 Brunswick Ave West
[Sent](#) from AOL Mobile Mail

[Sent from the all new Aol app for iOS](#)

Heather Finnell

From: Glenn Tatro <seasawbeachouse@gmail.com>
Sent: Monday, February 15, 2021 4:45 PM
To: Heather Finnell
Subject: Comments for Parking Review Meeting

Heather,
Please present these notes at the meeting on Tuesday Feb. 16, 2021
Thank you,



To the Holden Beach Board of Commissioner

I am sending this email in reference to information received recently about the proposal to investigate and develop a plan for additional parking on Holden Beach Island. As a 19 year homeowner on the island, I have some very strong convictions related to the value and quality of living that originally and continues to pique my interest in Holden Beach. .

We had been renting on Ocean Isle for 10 years and became discouraged at the size and method of development on the island. Our feeling was that they were on a fast track to become a much different beach than we were looking for. In 2002, which was our first trip to Holden, there was a billboard on Hwy 211 S (Green Swamp Rd - just short of Hwy 17) that simply said, "**Come Listen to the Quiet...Visit Holden Beach**" We had vacationed at many different places up and down the east coast from Cape Cod to Florida. In 2002, Holden Beach was very nicely developed, the roads were in good shape, residents took care of their property, there was ongoing land development for future housing, limited size and types of structures being made available, very limited retail opportunities and the beach had just been renourished. It was an easy choice for us and we never looked back. We have been blessed to be part of the Holden Beach community for the last 19 years.

I have since retired from a 38 year career, in an upper management position, with a Fortune 100 company that eventually became a Fortune 50 company. The only reason I make this reference is that I am fully aware of the importance of change in an organization. I believe that change is vital for sustainable growth. The health of the organization maintains stockholders and develops the queue for people who want in. I also believe that "Change is good..unless change is bad."

As a resident of Holden Beach, that has a vested interest in the future of the island, I would like to offer my thoughts and questions related to the parking problem and how it relates to the foresaid info. I will be brief.

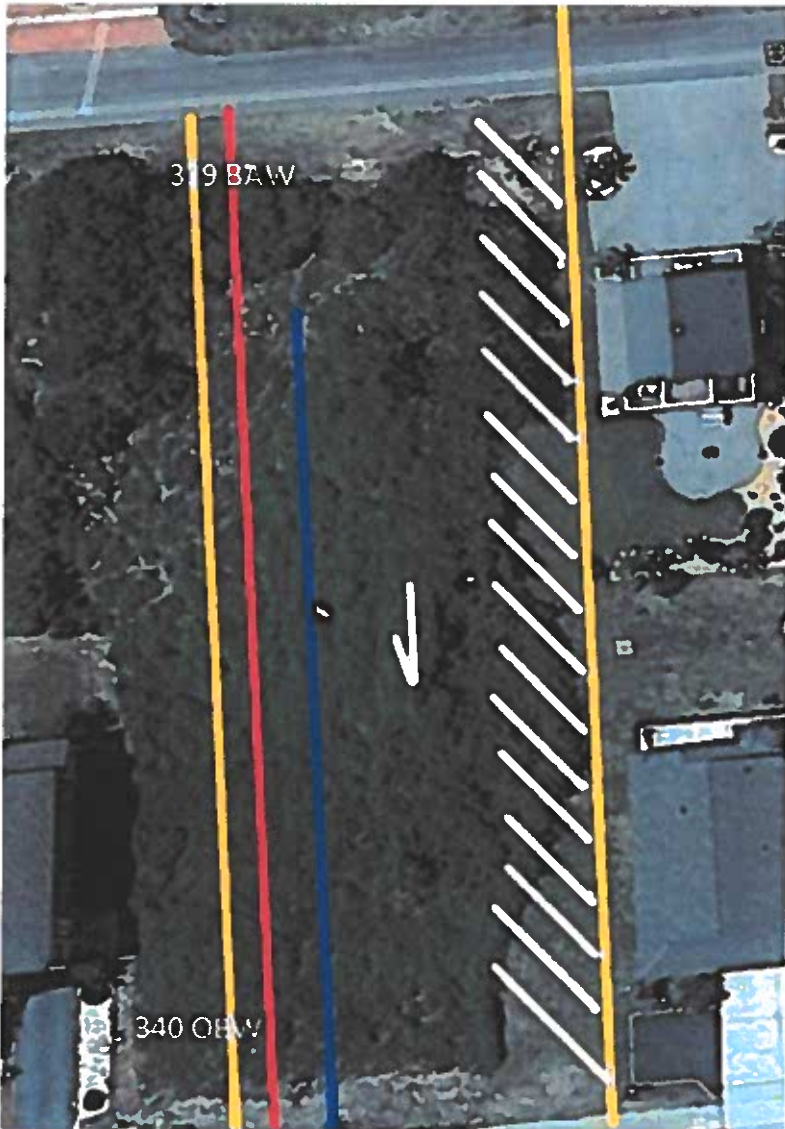
- 1) How does the proposal benefit Holden Beach?
- 2) How does this proposal benefit the taxpayers?
- 3) How does this proposal benefit the image that Holden Beach portrays to the community?
- 4) Would the results of this project have any long term negative effect on any individual property owners?

The thing that is most concerning to me is how I will be able to handle the extreme negative impact this would cause on the value of the property (337 BAW) that I have spent thousands of hours on over the last 19 years? The improvements I have made, both interior and exterior, have been lauded by many visitors that use the Beach Access located adjacent to my property (the proposed parking lot

#339). For 19 years. I have mowed, planted and maintained manicured gardens on this town property. I also realize that making this town property look good also helped my property look good. It was strictly my choice to invest any of my time or money in maintaining this public property. The only thing I ask for is your consideration in your final decision on the public parking project. A parking lot that shows a line of parking spots that would put the front end of each vehicle within 10 feet of my home.would make my house a White Elephant in the real estate market.

Thank you for the work you do and your support in maintaining the stellar reputation that Holden Beach has. It is appreciated.

."Come Listen to the Quiet...Visit Holden Beach"



Glenn Tatro
337 Brunswick Ave, W
Holden Beach, NC
704-968-3870
seasawbeachouse@gmail.com

Heather Finnell

From: KIM KEECH <dkeechsail@msn.com>
Sent: Monday, February 15, 2021 4:08 PM
To: Cheryl Hetzel
Cc: Caren Bills; holden@atthebeachnc.com; geraldbrownb365@gmail.com; woody@tyner.net; woodytyner@gmail.com; vccbrian@yahoo.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; Heather Finnell; Dianne Hebert; Jeff Tansill; Steven Jordan; Susan Gible; Dennis Hetzel; timgibble@gmail.com; phil@readthomas.com; smjones01@bellsouth.net
Subject: Re: Parking issues

Hello to all!

Just visited a beach in Ft Myers Florida, and saw this neat solar powered parking kiosk.



Heather Finnell

From: davidhplumridge@gmail.com
Sent: Monday, February 15, 2021 3:50 PM
To: Heather Finnell
Subject: February 16, 2021 Regular Meeting

Hi Heather,

I have sent the following message to the Mayor and the Commissioners via e-mail. I would appreciate it if you would please include it in the official record of the February 16, 2021 meeting.

Thank you,
David

Dear Commissioners,

I see no benefit to the tax paying property owners of Holden Beach regarding additional public parking. I therefore request that no action be taken on this matter.

I feel that any decisions made by the Board of Commissioners that are not urgent should be held off until public meetings are once again allowed. I realize that the Pandemic has inconvenienced everyone and I'm sure is especially difficult for the HBBOC to conduct our business. However, I think many of the issues that come before you can be put on hold until the tax payers can once again attend and provide input on the many important issues that impact our lives.

When matters that come before you that cannot wait I trust you will use the usual good judgement that we've come to appreciate and that has reinforced our decision to vote you into office in the first place.

Respectfully,

David Plumridge
724 OBW
610-551-2849

Sent from [Mail](#) for Windows 10

Tom and Carole Williams
320 Marker Fifty Five
Holden Beach

February 15, 2021

Commissioners of Holden Beach

Dear Chairman Tyner,

We are sorely disappointed in your proposal to make Holden Beach a public beach. Let it go on the record that Tom and Carole Williams object to your proposal which creates public parking to be squeezed into the spaces designated for public access for the homeowners on the rows behind the ocean front. This area is addressed in the second bullet of your letter and it is ours as well as our many neighbors' safe access to the beach. Many of our neighbors are full time residents and we do not rent our homes for additional revenue from Holden Beach. Our tax dollars should not be used for this purpose.

Your proposal is in conflict with everything Holden Beach has always stood for; a family beach, a permanent residence, a church home where all faiths can worship, and a place where folks can enjoy line dancing and good old beach music on Sunday evenings at the Pavilion. Many of the families can only afford the large homes on Holden beach by renting through the three summer months or possibly half of the year. All of these homes have their own parking spaces. It is not reasonable to compare Kure Beach or Surfside to our beach. There are tiny shops and beachy little businesses as well as a lot of beach shacks according to your photos and my memory of those beaches. Can they show evidence that a public beach concept has worked for them? Was it a big boon to the owners? A public parking lot would bring in people who have no vested interest whatsoever in the sea turtle population which we study and protect or the sea oats planted so carefully to preserve the dunes. The argument goes on and on.

The last argument is finally the big question. Would you want a public parking lot beside the home you have bought in the seven figure range yourself? Think about it and let your conscience be your guide.

Respectfully yours,

Tom & Carole Williams

Tom & Carole Williams

Heather Finnell

From: Robert McIntosh <Bob@mcintoshlawfirm.com>
Sent: Monday, February 15, 2021 3:16 PM
To: Heather Finnell
Cc: Anne Arnold; Shannon McIntosh
Subject: Holden Beach Information - New Parking Lots

please send as the response for 1125 OBW, LLC. Thx, bob

It is our understanding that there is a proposal for additional public parking for Holden Beach. While we are supportive of as many people as possible being able to enjoy the "beach experience" and we understand that the more people who are exposed to the beach, the more likely we are to establish connections to the next generation of beach-goer, we have concerns about this plan as stated.

Given that there is only one Holden Beach, one Holden Beach experience, and once it has been transformed into another type of beach experience, it is too late to go back and try to recover it later, any changes should be examined carefully before being made. There are many potential concerns that arise from additional public parking established specifically to make the beach area more accessible, especially during peak usage times. The Town will be forced to address those at additional expense in both dollars and man-power. Individual property owner/renter use and enjoyment will be impacted ... usually in negative ways. There is already public accessibility to the beach now in Holden. There are also other beaches which have embraced a more "public based" (vs. individual family based) approach to enjoying the beaches.

Providing this type of access is likely to change the very atmosphere that attracts the people in the first place. There are many types of character of beach experiences represented all along the coast from the Outer Banks, to the Grand Strand, through the barrier island communities on the South Carolina Low Country and Georgia. Any consideration to this proposal should focus on maintaining the experience Holden Beach is known to provide and stay true to its name of "The Family Beach". We would not want to exclude anyone wanting a beach experience, but we would also not want to begin the process of changing the character of the beach we all love ... for the wrong reasons.

We would oppose any additional public parking without more study and a specific plan to address and fund the concerns of additional short term traffic and beach use.

Robert G. McIntosh

Attorney at Law

The McIntosh Law Firm, P.C.

[Post Office Box 2270](#)

[Davidson, NC 28036-5270](#)

[\(704\) 892-1699](#) ph

[\(704\) 892-8664](#) fax

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Shannon,

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From: Shannon McIntosh

Sent: Monday, February 15, 2021 1:23 PM

To: Robert McIntosh <Bob@mcintoshlawfirm.com>

Subject: FW: Holden Beach Information - New Parking Lots

Whatever you can gather from this response. Sounds very non-committal to me.

Shannon McIntosh

Office Manager

The McIntosh Law Firm, P.C.

Mailing Address: P.O. Box 2270, Davidson, NC 28036

Physical Address: 209 Delburg Street, Suite 203, Davidson, NC 28036

Telephone: 704-892-1699 Ext 334

Fax: 704-892-8664

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From: Tiffany Hobbs <tiffanyhob@gmail.com>

Sent: Monday, February 15, 2021 1:22 PM

To: Shannon McIntosh <Shannon@mcintoshlawfirm.com>

Subject: Re: Holden Beach Information - New Parking Lots

I think part of the appeal of Holden Beach is that there are only 3 areas of the island that are crowded due to public parking. The area on the very East end, the area near the bridge and the fishing pier. The rest of the strand is less crowded and enjoyed by residents, owners, their guests and rental guests. Seems like a little oasis versus the more commercial islands all around us. Largely due to the fact that there are only those 3 areas of public parking. So I think this could change that and leave the strand more crowded during peak times. It is a public strand though and I am sure there are a lot of factors that the board will be considering. I am interested to see how this plays out!

Tiffany Hobbs Wilson

Property Manager, MBA, GRI, SFR

Hobbs Realty Inc.

114 Ocean Blvd. West

Holden Beach, NC 28462

800-655-3367

910-842-2002

Sent from my iPhone, please excuse typos!

On Feb 12, 2021, at 1:13 PM, Shannon McIntosh <Shannon@mcintoshlawfirm.com> wrote:

Good Afternoon Tiffany,

Bob asked me to reach out to you to see if you had any ideas how these proposals would affect Holden Beach. You are there year round, and have been for many years, so you would have an experienced perspective on the issue. Thanks!

Shannon McIntosh

Office Manager

The McIntosh Law Firm, P.C.

Mailing Address: P.O. Box 2270, Davidson, NC 28036

Physical Address: 209 Delburg Street, Suite 203, Davidson, NC 28036

Telephone: 704-892-1699 Ext 334

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From: Tiffany Hobbs <tiffanyhob@gmail.com>
Sent: Thursday, February 11, 2021 10:27 AM
To: Shannon McIntosh <Shannon@mcintoshlawfirm.com>
Subject: Fwd: Holden Beach Information - New Parking Lots

I did see this from the HB POA, you can sign up for their emailing list and they do a great job of keeping property owners informed!

Tiffany Hobbs Wilson

Property Manager, MBA, GRI, SFR

Hobbs Realty Inc.

114 Ocean Blvd. West

Holden Beach, NC 28462

800-655-3367

910-842-2002

Sent from my iPhone, please excuse typos!

Begin forwarded message:

From: "Holden Beach Property Owners Association (HBPOA)"
<HoldenBeachPoa@wildapricot.org>
Date: February 10, 2021 at 9:44:06 AM EST
To: Tiffany Hobbs <tiffanyhob@gmail.com>
Subject: Holden Beach Information - New Parking Lots
Reply-To: HBPOA <hbpoa@hotmail.com>

<~WRD000.jpg>

<image001.jpg>

Heather Finnell

From: Rosemary <rwaskey@ec.rr.com>
Sent: Monday, February 15, 2021 3:00 PM
To: Heather Finnell
Subject: Island Public Parking

The first question I have is what are the reasons that the Holden Beach Government is pursuing additional parking? Different reasons could influence different solutions. Homeowners should be included in this process.

I would strongly recommend paid parking, at least during the busiest months. Free parking is not really free. Holden Beach taxpayers are covering the cost of the land, pavement, street cleaning and other services, i.e., trash collection, public restrooms, etc.

Free parking forces people to cruise for spots which leads to increased traffic congestion and carbon emissions.

Some ideas to ponder:

Consider public land and/or private land to purchase or lease, for parking.

Consider the safety hazards when parking lot would be on a sidewalk or have to cross a sidewalk. Sidewalks are packed in the Summer.

Consider the environmental and ecological damage when bulkheading or paving land.

Consider removing police from enforcement of parking violations. Use towing cars as an option.

Fine those who block sidewalks and driveway, tourists, day trippers and contractors.

Educate the public on why charging for parking is good for everyone.

Investigate vendors and technology to accomplish the goals of paid parking.

Thank you for the opportunity to comment.

Our mantra should be: < Traffic > Revenue

Thank you Heather for providing my comments to the Mayor and Commissioners. I would gladly give my time if help is needed on this issue.

Sincerely,

Rosemary P. Leonard
549 OBW

Heather Finnell

From: Wendy Wright <wwright@healthadvocate.com>
Sent: Monday, February 15, 2021 2:34 PM
To: Heather Finnell
Subject: New Parking Lots and Holden Beach

Hi Heather,

In addition to the complaints already listed below in the Board of Commissioners' Agenda, which are very valid, I'd also like to bring up the concern that, as far as I know, there are no public facilities at Holden Beach. This would without a doubt create problems with visitors who plan on staying for long periods of time, for obvious reasons. Furthermore, during the summer months, the beach is already getting quite crowded. I don't see any advantage at all with allowing free parking.

1. The parking lots provide no benefit to tax payers/property owners
2. The impacts to property owners have not been considered
3. There have been no opportunities for public input or notice
4. There has been no analysis of the ongoing costs
5. The plans should, at a minimum, follow a re-zoning process since they are changing the purpose of the property

Thank you for all that you do, and for strongly weighing the options of allowing parking.

Wendy Wright

AVP Sales

P: 336.209.2444

WWright@HealthAdvocate.com | HealthAdvocate.com

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Heather Finnell

From: Mickey Payseur <mpayseur@butlerstowe.com>
Sent: Monday, February 15, 2021 1:55 PM
To: Heather Finnell
Subject: Construction and development for parking lots/spaces

To the Town Board of Commissioners:

My family and I are property owners at 172 Ocean Blvd. West, Holden Beach, NC.

We want to express our objection to the Town of Holden Beach using Town resources (property and money) to construct and maintain parking lots and spaces for the benefit of the general public, which will generally be people that are not property owners or taxpayers of Holden Beach. We do not believe this will be of any significant benefit to the taxpayers of Holden Beach. In fact, we believe it will actually be a detriment to Holden Beach taxpayers for the following reasons:

1. This will be taking the Town's property and taxpayer money to construct and maintain these parking lots/spaces which will not be for the benefit of Holden Beach taxpayers/property owners.
2. This will encourage non-taxpayers/property owners to use the beach and other facilities of Holden Beach at the expense of the taxpayers/property owners.
3. It will potentially crowd the beaches and other facilities of the Town (parks, etc.).
4. It will encourage use of private beach accesses by those not having authority to have access to them.
5. The lack of bathroom facilities will potentially be a problem (for which the only solution is for the Town to have to use more taxpayer/property owners money).

We ask that you do NOT allow any action to pass that will cause these additional parking lots/spaces to be constructed at Holden Beach.

Thank you for your attention and consideration of this matter.

Mickey

D. Michael Payseur, CPA
PO Box 2379, Gastonia, NC 28053-2379
704-864-8311

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Heather Finnell

From: Rob Hall <robhall393@gmail.com>
Sent: Monday, February 15, 2021 1:46 PM
To: holden@atthebeachnc.com; geraldbrownb365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: Heather Finnell
Subject: Opposed to proposed parking lots

HB Board of Commissioners,

As a 19 year property owner on Brunswick Ave West I'm writing to voice my strong opposition to the proposed public parking lots being considered between the 200-300 block off of Brunswick Ave West, in addition to the 800 block. Here are the main reasons, among other concerns:

1. The parking lots provide no benefit to tax payers/property owners on the island
2. The overall scope of impact to property owners has not yet been fully considered
3. There have been no opportunities yet for formal public input or notice
4. There has not yet been adequate analysis of the ongoing costs
5. The plans should, at a minimum, follow a re-zoning process since they are changing the purpose of the property

Sincerely,

Rob Hall
Broker/Realtor – Fathom Realty
242-A Brunswick Ave West
919-360-2120

Heather Finnell

From: David Morris <davidmorris9@yahoo.com>
Sent: Monday, February 15, 2021 1:12 PM
To: Heather Finnell
Cc: Nathan Christie
Subject: No to parking on Ocean Blvd.

For all the reasons stated in Nathan Christie's well-reasoned letter, I am strongly opposed to public parking along Ocean Blvd. Please explore other options that do not burden homeowners and do not detract from the beauty of our island.

Respectfully,
David Morris
131 Seagull Dr.

Sent from my iPhone

Heather Finnell

From: akabobc@gmail.com
Sent: Monday, February 15, 2021 12:31 PM
To: Heather Finnell; Elliotte White
Subject: Fwd: Proposed Public Parking

Hi Heather,

I am still having difficulty sending this email to the commissioners...would you please forward it to them? I would like for it to be included in the comments tomorrow night. Thank you!

Best regards,

Bob Christenbery

Sent from my iPhone

Begin forwarded message:

From: Akabobc@gmail.com
Date: February 15, 2021 at 12:25:58 PM EST
To: holden@atthebeachnc.com, geraldbrown365@gmail.com
Cc: woodytyner@gmail.com, vccbrian@gmail.com, sullivn4@gmail.com, pattykwi@gmail.com, Elliotte White <elliottewhite@gmail.com>, heather@hbtownhall.com
Subject: Proposed Public Parking



Holden Beach Town Commissioners,

I am Robert Christenbery and my wife is Karen-Ann Christenbery. Just this past November 2020 we purchased what we considered to be the perfect retirement home. Our house is in the Marker Fifty Five community. Marker Fifty Five is a private community with a POA that works very hard with the owners to maintain a beautiful neighborhood. Our community does not allow vacation rentals, nor does the POA even allow home owners to park on their own street. All cars must be in driveways or in the common club parking spaces. The privacy is what attracted us to purchase in the Marker Fifty Five neighborhood of Holden Beach. We have been previous owners in Ocean Isle beach where traffic

became such an issue that "traffic circles" and the same type of proposed parking was forced on adjacent property owners. As tax payers what is the gain for adding public parking in established neighborhoods? Just as in Ocean Isle there will be litter, increased traffic, very limited spaces that will only promote curb side parking on Marker Fifty Five property adjacent to Brunswick Street, all of which could effect property values and town revenue. Why impose this on tax payers and citizens that maintain a property that only enhances the entire community. I am concerned about property values, safety, increased traffic, overflow parking, litter, noise and risk of increased crime for our community. My wife and I respectfully request that the Holden Beach Town Commissioners do NOT move forward with the proposed public parking plan.

Respectfully,

Robert and Karen-Ann Christenbery

Sent from my iPhone

Heather Finnell

From: Ken Turner <kturneri@hotmail.com>
Sent: Monday, February 15, 2021 12:17 PM
To: Heather Finnell
Subject: FW: Parking areas proposed/ Heather, please read at Tuesdays meeting

Heather, Please read at parking meeting tomorrow. I saw you acknowledged Phil's letter to be read but never heard back about mine.

Thank you,
Ken Turner

Sent from [Mail](#) for Windows 10

From: [Ken Turner](#)
Sent: Wednesday, February 10, 2021 11:40 AM
To: geraldbrown365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivan4@gmail.com; pattykwi@gmail.com; holden@atthebeach.com
Cc: heather@hbtownhall.com
Subject: Parking areas proposed/ Heather, please read at Tuesdays meeting

Dear Commissioners, Mayor and Parking Committee.

I am not quite sure how to begin this email except to say how concerned I am about the possibility of 31 parking spaces in the 800 block of OBW. This is a residential area and not a commercial area in which I would expect parking lots of that or any size to be placed. We all know the obvious problems for that specific spot, lack of a convenient beach access thereby creating constant trespassing calls to the police and the problems that go along with that... trash, no toilet facilities (except under homeowners homes or stinky port-o-lets) , noise, unauthorized overnight parking, those who do park will have to back out into oncoming traffic onto the main road of the beach to exit that proposed lot...talk about potential lawsuits. These are obvious problems...there will be problems that no one has even thought about.

How about the fact that between my house at 819 and my neighbor's at 821 there is a pond that forms in the road when it rains...that has to be addressed if there is going to be parking in that block across from those addresses...and not simply paving the road but would require significant water management and NCDOT involvement. You are asking for what is effectively 31 driveway permits within a limited highly traveled area. I feel before parking is allowed, NCDOT, the Wilmington CAMA and DENR offices will all need to be directly involved. Additionally, If you follow the required setbacks from the road and wetlands, I not sure there is as much parking depth as initially thought.

Having family owned 819 OBW for 63 years there is a great deal of change that I have seen. There is parking at the sewer station that already crowds our beachfront near that access. Day visitors bring nothing to the table except trash on the beach and aggravation as well as higher property taxes to the homeowners you swear to protect in your oath. They do not shop or eat here. Many times I have seen those in front of my home- having come from the substation access - and it is obvious they pack their lunches, their drinks or whatever with them only to leave garbage for us to remove or huge holes for us to fill in. If parking is needed it doesn't need to be a few spots here and there...there needs to be a large paid parking lot in the commercial areas and definitely not in a residential area. Anything else is a temporary solution to a growing problem that does nothing but burden the property owners near the proposed parking lots in those residential areas. We already have enough issues with the substation access parking in the 800 block now and do not need to add more day visitor numbers to that access point.

Please find a better solution that a lot in the 800 block.

Thank you,
Ken Turner
819 OBW
910 797-1896

Sent from Mail for Windows 10

Heather Finnell

From: Penelope Nobles <pmnobles@aol.com>
Sent: Monday, February 15, 2021 11:34 AM
To: Heather Finnell
Subject: Re: Information for Feb 16 Commissioners Meeting

[Sent from the all new Aol app for iOS](#)

On Monday, February 15, 2021, 11:13 AM, Penelope Nobles <pmnobles@aol.com> wrote:

[Sent from the all new Aol app for iOS](#)

On Monday, February 15, 2021, 9:56 AM, Penelope Nobles <pmnobles@aol.com> wrote:

The leaders of Holden Beach have been successful in crafting regulations to keep Holden Beach from becoming like the beaches to the south, overrun by tall condominiums dumping thousands of people onto the beach daily. We pride ourselves on our unspoiled situation and our renters come here because they know they it will be like the beach we grew up visiting. I know the leaders of Holden Beach cannot control what happens beyond its boundaries so the new giant RV park is out of our control. Buying parking lots at city expense (and ultimately property owner expense) is NOT the answer. Instead of putting parking next door to homeowners houses, why not require that RV park owner be required to shuttle guests over to the beach. There must be a way to craft regulations to that effect. We already have parking problems during the summer season with people who drive onto the island for the day parking on any open property with no repercussions. Ocean Boulevard is a traffic nightmare during check in and out. I along with many homeowners hope you will at least consider this option. Another possibility would be for Holden Beach to go to a sticker or card system and enforce towing of improperly parked vehicles with no proof of guest or homeowner status. This would actually make money for Holden Beach instead of costing money. It works with hurricane stickers so why not parking? For us this is a crisis and I am sure that if any of you owned a home next door to a proposed parking lot you would feel differently about this situation. Holden Beach is full. Please consider this move carefully consider this move for it will change Holden Beach forever.

Sincerely,
Penelope M Nobles
1100 OBW
Holden Beach, NC
pmnobles@aol.com 843-862-6264

[Sent from the all new Aol app for iOS](#)

Heather Finnell

From: Joanne Peck <borlandpeck@gmail.com>
Sent: Monday, February 15, 2021 11:08 AM
To: Heather Finnell
Subject: Parking Lots

Dear Commissioners and Mayor:

I am a year round resident living just off Swordfish Drive (approx 789 OBW). I am opposed to the creation of free parking lots, as it benefits campground builders and others on the mainland at direct cost to HB taxpayers and property owners.

We will continue to see parking demand increase in the future. The current plan crowds the beach disproportionately. Every day in the summer, there are 20-30 cars parked on Swordfish to use the access; the new lots will crowd the beach there further.

As other beaches charge for parking (nearly EVERY other, including Oak Island), Holden Beach will experience larger numbers of day trippers. I do not understand why we also are not discussing charging for parking. For example, the Pier lot and those you are contemplating all should be paid, not free; you might consider selling annual parking stickers for Brunswick County residents with allowed parking on one side of all side streets, which at least would defray some costs and distribute people more evenly on the beach. The new and old campground users, as well as renters here, could purchase vehicle placards for their week, if desired, similar to those used in hotel parking lots, with revenue coming to the town. Vacationers here would not have to pay for parking unless they use the street or spaces, and could walk to the beach if they wish. Those parking without placards or stickers could be easily ticketed for further revenue.

This would defray the costs of the real estate, enforcers and cleanup without burdening the property owners further. If the parking costs were not overly large, day trippers and weekly vacationers would find them affordable.

I do not know anywhere else people expect free parking at the beach. Having users cover their costs is far more reasonable than the current plan. Beach access for everyone is fine, but should not be at islanders' expense.

Joanne Y Peck
110 Heron Drive

Heather Finnell

From: Cindy Eddins <ceddins965@yahoo.com>
Sent: Monday, February 15, 2021 10:51 AM
To: Heather Finnell; geraldbrownb365@gmail.com; vccbrian@gmail.com; holden@atthebeach.com; Pattykwi@gmail.com; sullivm4@gmail.com; woodytyner@gmail.com
Subject: Excited for Additional Island Parking lots

I am writing to let you know how important adding additional parking on the island would be. I have been coming to Holden Beach since I was 6 months old, so for 55 years, since 1965. Holden is in my blood. Growing up we drove over to the Pavilion from a friend's small beach cottage on Sabbath Home Church Road. Back then parking wasn't an issue. Later when my husband & I would bring our children, parents & grandparents, we rented on Charlotte street for 25+ years & became accustomed to walking across the street to the beach.

My husband & I have recently purchased a home just off the island, a dream come true for us. However, my biggest concern was & is "where will we find a park"?, especially after seeing the large new campground going in on 130. I was thrilled to see on the Facebook page -Holden Beach Property Owners, the fact that several parking lots on the island are being considered! It was disheartening to read the derogatory comments from property owners toward the "day-trippers" or "mainlanders". I am a lifetime Holden Beacher. In my 55 years I have never littered or disrupted property while at or on the beach. I know that's not the case for everyone, but I always leave a place better than I found it.

I'm pretty certain NC beaches are part of public trust & open to All visitors, not just island property owners, who obviously think they own the island. It is imperative to have additional parking for those who own just off the island. With two small grandchildren, that is my biggest stress - where will we find a park? I pray now that I finally own a home at the beach, finding a park will not be a nightmare, but there is obviously not enough places to park.

Thank you for your consideration,

Supply, Brunswick County property owner,

Cindy Eddins

Heather Finnell

From: Debra Willis <dkwillis8@gmail.com>
Sent: Monday, February 15, 2021 10:33 AM
To: Heather Finnell
Subject: Concern with proposed parking

> I am very concerned about the proposed public parking on the island. I feel like this decision is being rushed without being thought out about long term effects. I looked at the presentation from the committee and the graphics do not show where the public accesses are.

> I am not in favor of seeing additional impervious surfaces just for parking. We already have flooding issues, and this will just add to the problem. Day trippers bring along additional trash, will need restroom facilities, and will add additional traffic on the main boulevard. It is already hard enough to walk across the street!

> There will be long term maintenance costs associated with the parking, and we should not be paying for those with taxpayer monies...those costs should be borne by the users. Has any thought been put to a shuttle from the mainland? This could be a good business opportunity, take advantage of public restrooms that are already in place, not increase traffic on the mainland, etc. Please do not rush into this decision without proper public input just because there is an RV park on the mainland. Try a shuttle before going to building parking facilities. It might help increase foot traffic to the causeway businesses too.

>
> Debbie

To: Holden Beach Town Commissioners

From: Dennis and Candace Vick
138 Carolina Avenue, Holden Beach

Re: New Public Parking Lots Proposal

Date: February 14, 2021

We have received information that the Commissioners could vote to approve new free public parking lots in the 300, 700 and 800 blocks of Ocean Blvd. West and along Avenue A at the February 16, 2021 meeting. While we recognize public parking on Holden Beach is a problem, we feel that additional study needs to be done on this issue before the Commissioners move forward.

Our questions are as follows:

1. Who will pay for the new parking? Will home owners be forced to pay for parking for off the island visitors?
2. Has anyone done a cost benefit analysis on this project? What is the cost to maintain and manage the new parking lots? Do we actually know how many additional parking sites are needed to meet the anticipated need?
3. What will be the impact to property owners if the new parking are created? At least one of the maps used to identify possible locations is not accurate. The lot to the right of 318 OBW is no longer vacant. I am sure the new homeowners would not have purchased the lot and built a home if they realized people would be parking all along the side of their property. Public parking in close proximity to residential areas has the possibility to bring increased traffic, trash and noise.

While we recognize Holden Beach has always been a family oriented beach, and we want to keep it that way, we think the Town Commissioners need to weigh other options for parking for off island visitors. Thank you for your consideration of this matter

Heather Finnell

From: Karen porter <Porter_Karen@hotmail.com>
Sent: Monday, February 15, 2021 9:48 AM
To: Heather Finnell
Subject: parking

Hi Heather, I am writing in reference to the parking matter that is coming up for discussion and vote on Holden Beach. As new property owners we were pleasantly surprised there was no metered parking, especially on our first trip to the island.

I do believe most people expect to pay for such easy access to the ocean and beach, however there may be instances when 'pay to park' could be a burden. I believe there should be some free parking on the island either near the pavilion or(and) as first come first serve in each lot. Designate a space or two that is open. Property owners could have a decal or something to put on the dash of the car to prevent ticketing when in those few 'free/open' spaces. I also would keep the current -no overnight- park to prevent 'blocking'.

We are enjoying everything about HoldenBeach, the sunrise and sunsets continue to amaze and inspire. I look forward to meeting you and being an active neighbor.

KarenPorter
sent from iPhone
704-953-2745

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Heather Finnell

From: Reynolds Lisk <reynoldslisk@gmail.com>
Sent: Monday, February 15, 2021 9:33 AM
To: Heather Finnell
Subject: New Public Parking lots

To whom it may concern:

After learning of the construction of the proposed 43 additional public parking spaces located in the 700 & 800 blocks of OBW I have the following concerns:

- 1) Limited to NO benefit to the current property owners, tax payers and renters at Holden Beach.
- 2) Why would the municipality of Holden Beach spend \$107,000 for an asset that produces no income and creates maintenance costs that will be predominantly used by non tax payers?
- 3) Increased traffic creates more risk and personal injury concerns for renters, residents and property owners. These concerns are most acute for small children.
- 4) 43 additional car loads of people brings more congestion, trash and crowding on the beaches in the 700 and 800 blocks of OBW.

In summary, why would the town spend local taxpayer money to increase traffic safety concerns, increase crowding of the beaches and incur additional expenses to maintain facilities predominantly designed for individuals that are non Holden Beach taxpayers? One of the most attractive features of our beautiful island is the family friendly atmosphere and the tranquility of a small non-commercial beach. Holden Beach has incurred a tremendous amount of property development recently and it seems to make little sense to encourage additional traffic and beach usage by transient daily beach goers.

Thank you for your consideration of these important issues.

Sincerely,

Mary & Reynolds Lisk
123 Dolphin Dr.
Holden Beach, NC

Heather Finnell

From: Page Dyer <dawgdr@hotmail.com>
Sent: Monday, February 15, 2021 9:28 AM
To: Heather Finnell
Subject: Parking Comments

I hope this format is ok for comments. As a resident of Holden Beach, I have a few comments about the parking.

I hope they are considering charging for parking? I think there needs to be some control to the number of cars that are allowed to park especially in the busy season. Since building a home and moving here it seems like there is too many day trippers for the size beach. This contributes to traffic problems on weekends, and holidays. Especially on change over day for rental houses. Our street is 3 blocks from a public access, our house is almost to the end of the street and there are cars parked in front of home on some busy weekends. This brings people wandering on the street, leaving trash and sometimes using the bathroom. We try to make arrangements to not leave the island on Saturdays, in some cases it has taken us over an hour to get back on the island.

Also charging will help offset the cost of building and maintaining the parking areas.

I would like to see more designated golf cart parking similar to the one on Ranger St. You can accommodate more golf carts than cars and help decrease congestion on side roads. Golf carts are smaller, causing less congestion on the street, less damage to grass in these parking areas.

As a taxpayer that has a golf cart and respects laws, I would appreciate some consideration in having a place to park instead of driving family and gear to the access and having to drive back to the house and walking. It seems to work well at Ranger st, and would be appreciated on the west end where there is limited parking around public accesses. We used to be allowed to park in 4 spots next to the fire department. This still left plenty of places for employees and did not block emergency access. Could these 4 spots be designated for golf cart parking, this worked in the past and did not seem to disrupt the workings of the fire department. There also needs to be clarification on parking behind the signs on side streets, in some areas signs have been moved (no parking from here to corner) and objects have been placed to block areas that are designated for parking.

Thank you for your time.

Heather Finnell

From: Marc Scharen <marc.d.scharen@gmail.com>
Sent: Monday, February 15, 2021 9:26 AM
To: Heather Finnell; geraldbrownb365@gmail.com; holden@atthebeachnc.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Subject: Holden Beach Parking Issue

Dear Mayor and Town Commissioners;

My wife and I would like to express our concerns of the parking issues on Holden Beach in the future. For the past few years, we have seen more and more visitors, mostly non-residents coming to our lovely beach, which continues to stress our current parking on the island but also stresses other resources such as increase traffic, increase trash, increase use of public bathroom, boat ramp use, as well as other resources. This results in an increase of financial burden to the town such as increase road improvement, increase trash removal, increase cleaning and maintaining of public bathroom, playground areas, waterways, and beach areas.

Brunswick County is one of the largest growth counties in the country, and the Holden Beach Supply area is seeing their share of it as well. We have two new RV sites opening up, one is a mega site. We have continue growth in many neighborhood developments on Stone Chimney Road, Oyster Bay area, and in Shallotte as well as other areas in the county. In addition, recently we have seen many other barrier island imposed parking fees including Oak Island re-looking at it again, Ocean Isle charges for parking, as well as New Hanover beaches, will result in a greater increase of people coming to Holden Beach, and hence a great burden of resource, (both financially and FTE), this will have an increase tax burden to the residents and property owners.

While we are in full agreement that we should seek additional parking venues, we should also charge for parking in-line with other beach communities to help offset the financial need to purchase more parking and the additional resources needed by the increase use of of community by non-residents. In addition to these fees to help offset cost, it would also discourage people from Brunswick and surrounding counties coming to Holden Beach because it is free. We can charge for parking that would be equitable to the residents/property owners who may want to park there own vehicle closer to the beach.

Below are some of the parking rates in other local beach communities:

Wrightsville (3/1 - 10/31) \$ 5/hr \$ 25/day 9AM - 7PM, 7 days a week

Surf City (Proposal) \$ 3/hr \$ 15/day \$ 60/Week \$ 250/season pass

Ocean Isle (High Season 5/15/- 9/15) \$ 5 day Low season \$ 8 high season, Parking free after 6 PM

Oak Island - meeting on parking fee Tuesday, Feb 16

Kure Beach and Topsail is reviewing as well

I do believe if we don't charge, we will be the county beach for Brunswick, Columbus and New Hanover without any additional resources from these counties. Charging for parking is in alignment with other beaches and would help offset our cost and decrease number of non-residents using our resources.

I know you may have concerns of for our residents that may want park closer to the beach, and in those cases, the town can have a resident parking sticker for a reduce price. If we don't change and we allow droves of non-residents on the island - there won't be any parking for our own residents/property owners who pay taxes and should have better privileges than non-residents.

This would be a fair and equitable solution without putting the financial strain on the resident/property owners of Holden Beach.

Regards,

Marc and Wendy Scharen
161 Ocean Blvd East
marc.d.scharen@gmail.com
910-712-0293

Heather Finnell

From: Jennifer Shrader <jshrader@acmsalesinc.com>
Sent: Monday, February 15, 2021 8:53 AM
To: Heather Finnell
Subject: Comments on Additional Parking Locations on Holden Beach

Commissionaires:

I am writing you this email to have my comments included in the official record for the meeting that will take place today February 16, 2021. While I understand growth is inevitable I oppose the addition of additional parking locations throughout the island, some of which are very close to people's home which will definitely have an impact on the value of those homes, not to mention additional vehicle traffic on a narrow island where many people walk and ride bikes. We live on Holden Beach and the island is extremely busy during the peak season (May-September) especially for 2020 when many families wanted to get away and social distance due to COVID.

I grew up at Holden Beach (1093 OBW) from the time that I was two years old. I have seen the old campground come and go, the gated communities go up and the addition of homes throughout the area where marsh land once stood. Most of these areas of improvement have brought beauty to the island. However, the one thing that has always drawn people to Holden Beach vs other islands/beaches like Myrtle Beach, Oak Island and Ocean Isle Beach is the under populated beaches and the ability to walk or ride your bikes down the sidewalks while feeling safe. If additional parking locations are offered, over and beyond the areas that are already available, additional vehicle traffic is inevitable. It's the old saying "if you build it they will come." The goal may be to reduce traffic on the east side of the island but I assure you this will not be the case as additional parking will only cause more foot traffic on the island that was already taxed during the summer of 2020 when we saw a huge increase in rentals even beyond the peak summer months.

The problem I see with the additional parking locations is the addition of litter, noise amongst other things. It isn't the many we need to be concerned with but the few. It's amazing how just a few outliers can cause unrest for so many especially people that own homes on the island and just want to get away for the peace that Holden Beach has to offer.

By way of this email I ask that my comments be included in the minutes for today's meeting.

Thanks,
Jennifer Shrader
844 Ocean Blvd W
Holden Beach, NC 28462
704-674-1900 (Mobile)

Heather Finnell

From: Marshall Hester <marshall.hester@rocketmail.com>
Sent: Monday, February 15, 2021 8:43 AM
To: holden@atthebeachnc.com; geraldbrown365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: Heather Finnell
Subject: NO to New Public Parking Plan

Mr. Mayor and Commissioners,

I am writing to express my opposition to the proposed public parking plan now under consideration by the town board.

My family has been Holden Beach property owners and taxpayers since 1947. It is folks like us that enable the town to bill itself, rightly so, as The Family Beach. Access to Holden Beach is a privilege, not a right, and property owners and renters pay handsomely for that privilege. Public parking as envisioned undercuts the investment paid owners and renters while encouraging people with no financial stake in the beach to use it benefits.

Let's be candid too -- the people who will use the public parking are most liable to trash the beach, cause disturbances and commit crimes. Why on earth give them a parking invitation?

If the impetus for the parking plan is coming from groups on the landward side of the bridge there are solutions that they themselves can undertake. They can operate shuttles to the beach (no golf carts!) to drop off/pick up in existing public areas. And I hear that Uber and Lyft are now a thing...

If you are as old as me you will recall a 1970s song that pleaded not to "pave paradise and put up a parking lot." Save these pieces of paradise. NO parking lots.

Sincerely,

Marshall Hester

Heather Finnell

From: Lillian O'Connor <lillian14132@gmail.com>
Sent: Monday, February 15, 2021 8:33 AM
To: Heather Finnell
Subject: Public Parking on Holden Beach

I am a homeowner on Holden Beach. I am deeply disturbed about the proposed public parking plan. I have no problem with LIMITED public parking, but it MUST be self funded! Holden Beach residents should not have to bear the cost for services they will not be using. Maintenance alone will be a high cost item. Our roads now are not the best. All other beaches charge for parking. Why not Holden Beach? Another aspect is overcrowding. The traffic in the summer is a nightmare to begin with. This will only add to the congestion. Unsightly port-a-potties next to residents' homes will devalue them. I, as so many other residents, bought homes here because of the quaintness and beauty of this island. It is slowly deteriorating. It is bad enough that these huge 7-10 bedroom homes are allowed to be built with no regard for where they will park. But to add this abundance of free public parking is ABSURD!! You MUST consider the undue hardship thrust upon us homeowners if this plan implemented and at the very least, it MUST BE SELF FUNDED!!!

Lillian O'Connor
141 Ocean Blvd East

Sent from my iPad

Heather Finnell

From: Stephanie Bruno <csezbruno@gmail.com>
Sent: Sunday, February 14, 2021 11:05 PM
To: Heather Finnell
Subject: Meeting on Feb 16, 2021 for Proposal of New Parking Lots on Holden Beach, NC

To: Holden Beach Board of Commissioners
From: Concerned Holden Beach Property Owner
Re: Objection to Proposed Parking Lots
Date: February 12, 2021

The only public access is at 677, 801, 883 for the new lots they are proposing in 700 and 800 block. There is already a small lot next to the new pump house on the 700 block. People that park there already try make their short walk to the access even shorter by walking through private houses and use their showers too, even if the homeowner is home. Many of the day trippers leave trash near their vehicles that destroys the beach and marsh, and it is the homeowners that end up going to pick it all up so that we can protect the place where we live. There is no accountability for those not following Holden Beach rules already, so now when these new lots fill up because it draws even more people, they will still continue to park on the street illegally or on private owners driveways when those new lots are filled. This will not fix the problem of people trying to park illegally. Many day trip parking visitors already show that they are not willing to follow Holden Beach rules, so if the new lots are full, they will continue to push and break the rules. We will just end up with the need for more parking and a beach that no longer resembles the Holden we love. We need to be able to trust that our elected representatives will represent us that live on Holden Beach, and will listen to our concerns before making decisions that affect those who live on the island. We do not need arbitrarily made decisions that will forever change the course of this beach as well as not actually fix the problem, but instead will create an even bigger problem. Have you ever seen the movie Field of Dreams and know the line "if you build it they will come?" Our barrier island does not have the infrastructure to hold the people for the road that this course of action will take us down.

Another question I have is how are these people in these new lots going to funnel to these three accesses? They will try to walk through wherever they can. They already do that now with no consequence. What is Holden Beach's next step, add more public walkway access? May not seem like a big deal to most, but picture your own house that you purchased and now live in, and someone decides after the fact to add a parking lot in front of it (with people coming and going all day long) or decides to add a walkway in between you and your neighbor's yard. Holden Beach elected officials are not telling us their next step, which possibly could be to make more public access walkways. It is one thing if you bought your house knowing you have an existing access or parking lot next to it and the value of your house is priced accordingly, but it is another when you already live there and all of this is added and immediately changes your home in monetary value. Many may think that the effects of this new proposal will not impact them, but the new parking will forever change the beautiful natural areas that people love about Holden. These changes will have negative future impacts that will affect all people who live on or visit Holden Beach. The negatives from this proposal will far outweigh the very shortsighted fix that the commissioners feel will be gained by these new parking lots.

There are so many people that complain about other beaches that are so crowded, congested, and trashy and that they can't enjoy it, so why would anyone want to do the same to Holden? Renters will not place the same value on coming here anymore. They will search for another "family beach" and Holden will succumb to becoming another overcrowded area that feels like a little Myrtle Beach, Panama City Beach, or Daytona Beach. They are known as "day trip parking" beaches. Many of the other surrounding NC beaches have slowly faded into this type of beach as well. Once family centered beaches that were also concerned about preserving

and taking care of their beach environment have now allowed mass parking and “improvements” that have ultimately destroyed and changed their beaches forever. Progress doesn’t have to come at the cost of destroying our family beach that owners and renters are blessed to enjoy. Progress can mean thinking outside of the box. Being different from the expected and allowing all ideas and suggestions to be thoroughly researched before making any decisions. For example, instead of creating crowded parking lots with porta johns, create parking areas on the main land near other commercial areas in which people can catch a shuttle over to the beach. At the new mobile home areas, have a shuttle service, at their expense, that runs during the day for the convenience of those who would like to visit the beach. This would be a new service that would actually create jobs in the Supply/Holden Beach area. If you must use our tax payer money, use it to start up a transportation service for those wanting to visit the beach that are staying off the island. Reimbursement from funds needed for start up of the new service would be paid back by the transportation fees paid by the people using the service. Holden Beach vans could be purchased for transportation or even go to a Holden Beach Uber type service in which employees use their own vehicle and are paid for using their gas and service time. This compromise would prevent the destruction of our beautiful areas of marsh, which the commissioners are proposing to use and disturb to create parking on Holden Beach. All people visiting the island as well as the residents/renters are then given the opportunity to visit a beautiful beach without Holden Beach having to disturb the natural land around the marshes. There are still beaches that are preserving their land and beauty and are the reason people visit them. We don’t come to the beach to have views of parking lots and cars. As a property owner that will be impacted by this decision, I am asking if you would please consider other alternatives through listening to all ideas presented to the board and then thoroughly research the best proposal before making any decisions that will impact our island.

We live across from the marsh and existing parking. The marsh and parking area gets so much trash discarded there by people parking in the lot. It is us homeowners that go out and pick it up. I have had people thank us for cleaning it up as myself and my kids are all outside with garbage bags full of trash. I also do this on my daily walks to the west end from our house. I can end up collecting more trash than shells (and we have a lot of shells on our beach). If you add additional parking, you will detract from the natural beauty and what makes Holden Beach stand out compared to other areas. It will also continue to destroy the ecosystem. Please help us keep Holden Beach a beautiful place for families and our wildlife to enjoy without added noise, trash, and pollution that other beaches around us are known for, and it is why we decided to purchase a home here on Holden Beach.

Thank you,
Concerned Holden Beach Property Owner

Heather Finnell

From: Phil Caldwell <ncseahog@earthlink.net>
Sent: Sunday, February 14, 2021 10:58 PM
To: Holden, Alan; Brown, Jerald; Murdock, Brian; Kwiatkowski, Pat; Sullivan, Mike; Tyner, Woody
Cc: Heather Finnell; David Hewett; tmmyers@atmc.net; Caldwell, Sally; Turner Kenny; Smith, Lori and Ricky; Walter Vick
Subject: parking

Commissioners Tyner, Brown, Kwiatkowski, Murdock, Sullivan, and Mayor Holden,

I think a possible solution to this parking issue will be similar to getting day trippers to Amity Island in the 1975 film "Jaws": off island parking. The time to start planning is now.

Also, I think in the future input from "We the People" should be considered:

From The Transportation Planning Process Briefing Book, U.S. Department of Transportation, 10/29/2019:

What is the role of public involvement in developing transportation policies, programs, and projects?

"Public involvement ensures that transportation decisions consider public needs and preferences. The fundamental objective of public involvement programs is to ensure that the concerns and issues of people with a stake in transportation decisions are identified and addressed. Early and ongoing public involvement brings diverse viewpoints into the decision making process. Public involvement lets agencies make better-informed decisions and builds mutual understanding and trust between agencies and the public they serve. Successful public participation is a continuous process that obtains input from and informs the public."

Phil Caldwell

121 South Shore Dr.

Heather Finnell

From: Julie Pickett <jwesspickett@gmail.com>
Sent: Sunday, February 14, 2021 8:12 PM
To: Heather Finnell
Subject: Public parking

My husband and I have been homeowners on the oceanfront for almost 25 years. The development of every green space on our island is disturbing because of the crowded conditions to our normally quiet family beach. Adding public parking along the strand and encouraging more visitors who are not paying rent or taxes to use the beach is unfair to those who do. The beach and restaurants are already overcrowded during rental season - forever changing our environment and reputation for a relaxing family vacation. I actually prefer us being more private. Anonymously submitted by a West End Homeowner.

Heather Finnell

From: Rachel Boone <rgb5064@triad.rr.com>
Sent: Sunday, February 14, 2021 6:39 PM
To: Heather Finnell
Subject: Concerns for proposed parking additions on beach

Mayor Holden and Commissioner's,

We are writing to express our concerns for the proposed addition of parking spaces on the island. We have several objections that we would like addressed:

1. As property owners for 27 years, we are concerned about additional people that will be flooding our beach access. At our access, during rental season, we are very crowded with vacationers and day visitors that already park on our street. We are regularly picking up trash at parking spaces left by the daily visitors.
2. Why will HB bear the entire cost of this project? The majority of people you are trying to accommodate are residents of Brunswick County, paying taxes to the county. The others, coming from campgrounds, are choosing NOT to spend their monies renting on the beach. Seems that Brunswick county should share in this expense. It would be nice if campground owners would do as Winding River and others have done in making the beach accessible to their people.
3. We are concerned about these spaces devaluing property. I dislike the idea of parking going in directly beside home owners who do support the island with their taxes. Please ask yourself, if you were living beside a property that town owner would you want this beside of you? Probably not! Also, we doubt the partakers of the parking spaces will benefit the economy of Holden beach. We stay anywhere from 4 -10 months each year on this beautiful island and just want the best for our beach.

Please reconsider, keeping the home owners and tax payers of HB above the daily visitors. Let's ask the taxpayers of HB what they want.

Thank you for taking time to hear our concerns,

Rachel and Bob Boone
133 High Point Street
Holden Beach

Heather Finnell

From: Tom McIver <tmciver37@gmail.com>
Sent: Sunday, February 14, 2021 3:37 PM
To: Heather Finnell
Subject: Opposition to proposed parking

Holden Beach takes pride in being a family beach. The Town of Holden Beach promotes the beach as a family beach. Providing parking spaces for day trippers is contrary to the concept of family beach. I strongly oppose construction of the parking facilities on Holden Beach.

F. Thomas McIver
145 OBE

February 10, 2021

Town of Holden Beach
Board of Commissioners
110 Rothschild Street
Holden Beach, NC, 28462

Dear Board of Commissioners,

We are writing to oppose the planned development of free public parking lots that are being planned in the 300, 700, & 800 blocks of Ocean Blvd West, as well as along Avenue A.

As owners and full time residents on the island, we acknowledge that more parking may be needed due to the building surge off the island, but the residents and owners on the island should not be responsible for footing the bill. Our taxes are high enough, and the fact that the town wants to spend our tax money building free parking lots for non-residents, instead of putting the cost where they belong, on the visitors, is unreasonable. There is no benefit to the tax payers/property owners of Holden Beach, and there is plenty of impact.

All the other islands surrounding Holden Beach have instituted paid parking, and the fact that Holden Beach does not have this, leaves us open to people from all over (including as far as Wilmington) to come to our beach. This is not just a matter of someone paying for the actual construction of the bulkheads and parking lots, but other costs as well. Some of these costs involve wear and tear on the roads, trash that is left there, portable toilets, and maintenance\upkeep. Also, as a resident of Brunswick Ave West, we already have traffic issues that have not been addressed, with people speeding up and down the road during the season and construction vehicles doing the same off season.

We respectfully request that these issues be considered, and if the lots need to be constructed, then all parking should be "pay to park" to offset the cost of the issues this will create.

Sincerely,

Tony & Alison Leone

169 Brunswick Ave W
Holden Beach, NC 28462

Heather Finnell

From: Mickey Rouse <jbrouse@nc.rr.com>
Sent: Sunday, February 14, 2021 2:01 PM
To: Heather Finnell
Cc: geraldbrownbg@gmail.com; vccbtian@gmail.com; pattykvi@gmail.com; woodytyner@gmail.com; sullivm@gmail.com
Subject: Parking

Commissioners,

I wish to voice my protest as a property owner to the consideration of adding parking lots in the residential areas of Holden Beach. I do not believe there is any reasonable justification for the addition of public parking in the residential areas on the island.

If the Board of Commissions will consider the motivation of most property owners for investing in Holden Beach, they will agree that the quiet and minimal commercialization on the island were primary factors in Holden Beach being their choice for a place of respite. Owners knew they could, before making Holden Beach their desired location, gone east or west and found more congestion and overbuilding of other beaches. The lifestyle of Holden Beach and the uniqueness of it was a primary reason for their coming. I ask as one of your constituents, and I believe my concerns are shared by others, that the Board protect these concerns and do not allow further erosion of the lifestyle of Holden Beach.

I offer a more pragmatic and less emotional consideration by pointing out the obvious disadvantages presented with the construction of the various parking lots. Beginning with the cost of construction of the lots, there is still and will continue to be the cost of maintenance, cleanup and enforcement by policing. This is forever and is a continual burden on the property owners, who are receiving no benefit with the construction of any of these lots.

I observed on the plats offered of the planned locations and layout of the parking lots that many were placed on our busiest roads. The lots contain spaces perpendicular to the road requiring the drivers to back into ongoing traffic. This in itself indicates a lack of planning and consideration of the present owners safe and reasonable use of the roads. This will create more stop and go traffic, more wrecks and endangerment to the parents and children having to transverse the roads in this area to get to and from the beach.

Overburdening our island with unnecessary additional parking is just another step forward in making Holden Beach an overdeveloped and under planned location on the coast. Since the Board felt the consequences of this action deserved a planning committee to convene I ask that, as our elected Commissioners, you table this discussion until there can safely, after the pandemic, be public hearings, to accurately determine what the property owners desire in conclusion of this serious decision.

Respectfully,
J.B. Rouse III
173 Swordfish Dr.
Holden Beach, NC

Heather Finnell

From: Scott Jobber <jobber.nc@gmail.com>
Sent: Sunday, February 14, 2021 1:58 PM
To: Heather Finnell; holden@atthebeachnc.com; geraldbrown365@gmail.com;
woodytyner@gmail.com; vccbrian@gmail.com; sullivam4@gmail.com;
pattykwi@gmail.com
Subject: Proposed Parking Plan

Dear Mayor Holden and Commissioners:

I am writing to you to voice my opinion on the proposed parking plan. I am strongly opposed to adding additional parking to residential areas of the island. Parking should be concentrated in the two designated commercial areas, around Jordan Blvd. and around the pier.

I purchased my home in the 800 block, a residential area, based on the natural beauty of the marsh and of course the ocean views. There was/is a parking area near the pump house at 794 OBW that was existing, and needs to be refurbished. Adding additional scattered parking throughout the island is not a solution to the concerns of overflow parking on residential lawns and side streets. Concentrating parking at Jordan Blvd. and the pier should be the priority.

The Jordan Blvd area has a massive amount of untapped potential for parking. Carolina Ave. between Jordan Blvd. and Quinton St. is redundant as there are no structures on this stretch of road and you have S. Shore and Brunswick Ave E. running parallel to it. The whole block is empty and could be purchased, unless the town already owns it, and used for parking.

As for the pier area, the North side of OBW near Greensboro street has various exercise stations spread out in a 1/4 mile span. As a runner and athlete, I have utilized these stations and love them. However, I feel these stations could fit into an 1/8 mile span and use the other 1/8, mile span closer to the pier for parking.

With scattered parking in residential areas there will be more detrimental effects than benefits. There will be noise, trash, a decrease in wildlife habitat, restroom issues, as well as safety concerns for walkers, runners and bicyclists. I ask that you please take time to weigh this decision with a long thought process. This plan will cause long term detrimental and irreversible changes to the Holden Beach community.

In conclusion I am greatly opposed to the plan of scattered parking throughout the island.

Sincerely,
Julia Dezarn-Jobber
811 Ocean Blvd. West

Heather Finnell

From: Mickey Rouse <jbrouse@nc.rr.com>
Sent: Sunday, February 14, 2021 1:57 PM
To: Heather Finnell
Cc: geraldbrownbg@gmail.com; vccbtian@gmail.com; pattykvi@gmail.com; woodytyner@gmail.com; sullivm@gmail.com
Subject: Parking

Commissioners,

I wish to voice my protest as a property owner to the consideration of the addition of additional parking lots in the residential areas of Holden Beach. I do not believe there is any reasonable justification for the addition of public parking in the residential areas on the island.

If the Board of Commissions will consider the motivation of most property owners in their investing in Holden Beach, they will agree that the quiet and minimal commercialization on the island were primary factors in Holden Beach being their choice for a place of respite. Owners know that they could have, before making their investments, gone east or west of Holden Beach and found the congestion and overuse of other beaches. The lifestyle of Holden Beach and the uniqueness of it was a primary reason for their coming. I ask as one of your constituents, and I believe my concerns are shared by others, that the Board protect these concerns and do not allow further erosion of the lifestyle of Holden Beach.

I offer a more pragmatic and less emotional consideration by pointing out the obvious disadvantages presented with the construction of the various parking lots. Beginning with the cost of construction of the lots, there is still and will continue to be the cost of maintenance, cleanup and enforcement by policing. This is forever and is a continual burden on the backs of the property owners, whom are receiving no benefit with the construction of any of these lots.

I observed on the plats offered of the planned locations and layout of the parking lots that many were placed on our busiest roads during the summer months. The lots contain spaces perpendicular to the road requiring the drivers to back into on going traffic. This in itself indicates a lack of planning and consideration of the present owners safe and reasonable use of the roads.

Overburdening our island with unnecessary additional parking on the island is just another step forward in making Holden Beach another overdeveloped and under planned location on the coast. I ask that as our elected Commissioners, you table this discussion until there can safely, after the pandemic, be hearing from the publi

Heather Finnell

From: MaryAnn Lucas <lucas3281@comcast.net>
Sent: Sunday, February 14, 2021 1:35 PM
To: Heather Finnell; holden@atthebeach.com; geraldbrown365@gmail.com;
vccbrian@gmail.com; pattykwi@gmail.com; sullivm4@gmail.com;
woodytyner@gmail.com; HBPOA@hotmail.com
Subject: Public parking

It has come to our attention that you are considering adding public parking areas at Holden Beach. As repeat renters we cannot stress enough how we feel this will be detrimental to the peaceful private nature of Holden Beach that we have come to love. Presently, we base our rentals on their proximity to a public beach access as we feel that these areas are much less desirable. Thank you for considering our input.
The Lucas Family

Sent from my iPhone

Heather Finnell

From: Scott Jobber <jobber.nc@gmail.com>
Sent: Sunday, February 14, 2021 12:50 PM
To: Heather Finnell; holden@atthebeachnc.com; geraldbrown365@gmail.com; vccbrian@gmail.com; pattykwi@gmail.com; sullivam4@gmail.com; woodytyner@gmail.com
Subject: Proposed Parking Plan

Dear Mayor Holden and Commissioners,

I am writing to you today to express my **strong opposition** to the proposed additional public parking for the Town of Holden Beach, specifically in the residential areas.

My wife and I chose to purchase our home at Holden Beach for the quiet "family beach" atmosphere that you do not see in other beach communities. We like the fact that the commercial areas are separated for the most part from the residential areas, such as the area around the causeway and the area around the pier. To change that by scattering parking throughout the island, will detrimentally and irreversibly change the atmosphere of the island.

This change will affect the wildlife who's dwindling habitat will be even further decreased. This change will also create great safety concerns for pedestrians, runners, and bicyclists as vehicles will be pulling in and backing out throughout the day. There will be esthetic and quality of life issues, for both homeowners and renters as well. The influx of vehicles in residential areas will bring noise and trash as well as the need for restroom facilities.

I see several solutions to this issue:

1. There is the potential for plenty of parking on and around Jordan Blvd. This area needs to be looked at and modified to maximize the number of spaces available. This would benefit the business in the commercial area, there are restrooms already available and there would be no significant impact to the environment.
2. The implementation of a shuttle or trolley from the campgrounds and other stops on the mainland, with stops at the pier, the point and other beach access points. There could also be a stop at a centralized parking lot on the other side of the causeway eliminating the need for scattered parking on the island.
3. Alternatively I think this decision should be postponed until next fall. I am surprised that this decision is being made just before the start of a new season, It seems very rushed. With Covid-19 I do not think there has been the capability for enough input or participation from the home owners.

In conclusion I am opposed to the proposed parking plan. I think parking should be concentrated around the two areas designated as commercial on the island, the area around Jordan Blvd. and the area near the pier.

Sincerely,
Scott Jobber
811 Ocean Blvd. West

Heather Finnell

From: Ron Demcko <wa2tbq@gmail.com>
Sent: Sunday, February 14, 2021 12:42 PM
To: holden@atthebeachnc.com; geraldbrown365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; Heather Finnell
Subject: Public Parking Holden Beach

Dear Commissioners,

We would like to voice our concerns over the proposal for additional public parking on Holden Beach. While we understand the desire of those who do not live somewhere with easy beach access to have parking on the island, we also acknowledge the additional problems for those of us who already live on the island, and sympathize with the concerns of those whose properties will be more directly impacted.

Homeowners in the areas near the proposed parking lots will undoubtedly see increased vehicle traffic and more foot traffic. The increased foot traffic will lead to additional trash left behind by visitors to the island. The increased traffic will crowd Ocean Boulevard even further, impacting everyone on the island, and thus the need for an increased number of safe and legal crosswalks. In addition, when the lots are full, overflow will likely occur down many of our side streets. This is already problematic at busy times of the year. All of these issues lead to a necessary increased law enforcement presence. There is also the issue of bathroom facilities; will several homeowners now find they are living next door to a 'permanent' porta john? We do not have the adequate infrastructure on the island to encourage additional day visitors to come onto the island.

We do not see any benefit to those of us who are property owners on the island. Additionally, due to the locations of the proposed lots - located in residential areas of the island - we also do not see any benefit afforded the businesses on the island. Absent any understood added value, and without an open hearing to better understand the reasons for the proposed parking, we strongly discourage the Commissioners from proceeding with this plan.

I hope each of you (and your families) are staying safe and healthy during this crazy pandemic and I want to thank you for giving me, as a homeowner on Holden Beach, the opportunity to provide my input on the proposed public parking lot expansion plan.

My wife of thirty-one years fell in love with this wonderful beach more than twenty years ago. For many summers and falls, she came here and visited with friends (John and Paula Potts - current homeowners). She also told me when I retired, she hoped we might settle here. I managed our financial future with that possibility in mind.

Well in 2016, my time to retire finally came - but I did not sign up to build at Holden Beach right away. Thinking it was such a huge life decision, I challenged her to look with me in both North and South Carolina for other options. And we did. We hit every SINGLE beach along the coast in both states over a multi-weekend journey that ultimately landed us right back here to one of the very best beaches in the southeast – Holden Beach!

Why did we choose here? Because it is, for the most part, one of the few remaining unspoiled beaches in this part of the country. It is not overrun with hotels, motels, townhouses, condos, parking lots, and porta-potties. Trash and traffic are not out of control. Crime is, for the most part, a non-issue. The powers that be here have done an outstanding job managing things, balancing the need for growth with the preservation of heritage. Holden Beach is so well-differentiated from all other beaches in the state for that very reason. It is not just a beach, it's a BRAND! Kudos to all of you for your great work!

However, I fear with this proposed parking lot expansion plan, we're taking a big step in the wrong direction.

So - let me say directly - I own 760 Ocean Boulevard West, and the idea of viewing parking lots out my side window every day is not something I relish. The negative impact on the quality of life for myself and my neighbors and the almost certain devaluation of our properties, along with the real potential for more traffic, trash, and crime on this island is a scenario that leaves me very concerned – and upset!

But, it's more than that.

This seems to me like a one-off decision that will begin to take our island in the wrong direction. It also seems like a PERMANENT and BAD solution to a TEMPORARY, SEASONAL problem. Remember, after a 60-90-day annual peak, the tourists will leave but the tax-paying citizens will be left here to gaze at the asphalt and white lines - and maybe even porta-potties.

Therefore, I strongly ask each of you to vote down this proposal and perhaps, think outside the box. IF (a big IF!) something really has to be done - this is the age of Uber, right? Is there some sort of in-season shuttle system option the city could consider? Perhaps, the company that puts out the umbrellas and chairs - could they provide a shuttle service and get paid for it? Could they go to the nearby campgrounds or other locations every hour or so and bring people in and out? This again would differentiate Holden from other beaches – it would also protect the tax-paying residents while accommodating the tourists, right? I offer this potential solution only because I'm not one to complain about a problem without offering a reasonable solution – so there you go.

In closing, my neighbors and I (I've heard from several) strongly urge you NOT to implement the proposed parking lot expansion plan. Either table it for now or re-look at better, less intrusive options for your tax-paying citizens who trust your good judgment.

Thanks so much for your attention.

David Pruitt

February 16, 2021

Holden Beach Board of Commissioners meeting

Re: Public Parking at Holden Beach

Dear Board of Commissioner,

We understand the board will be considering parking recommendations by agenda item #22 during the upcoming February 16, 2021 Board of Commissioners meeting.

While we acknowledge that parking continues to be an issue on the island especially on holidays, mostly due to the "day trippers". Also compounding the issue are residents and renters of non-oceanfront properties using golf carts or their vehicles to ride to a beach access area. The additional RV Park currently under construction will only exacerbate the situation.

Key Points

1. In most towns and cities (especially resort areas), there is no longer "Free Parking".
2. The Town of HB has jurisdiction and control of all roads on HB except for NCDOT on Ocean Blvd.
3. While we understand the ocean belongs to all, the Day Trippers contribute little or nothing to the local merchants or town revenue.
4. Some of the parking issues this year was due to Covid 19 and the closing of the area in the 800 block during the construction.
5. Appropriate action needs to be implemented now to address this situation as it will eventually impact the quality of life at HB, tourism and thus revenue.

Considerations

1. Any public parking provide by the Town should not be **FREE**. Nominal fees should be charged so in the long term this service would be at least revenue neutral. Fees should be ample enough to cover trash collection, portable toilets (including daily maintenance) and enforcement.
2. Consider leasing or purchasing the property around the fishing pier and utilize a credit card pay station for access.
3. Set up a towing policy with rates and tow cars illegally parked. Believe me word would travel fast.
4. There should be a limit to the number vehicles on HB at any given time for safety reasons. If the town can control access during a hurricane, then it should be able to control access during holiday periods. (A lot of the National Parks do this)
5. The RV Parks should provide shuttle service to and from the beach.
6. Additional summer staffing by the town would be required to patrol, monitor and maintain the necessary toilet facilities (permanent and portable) that will be required especially during holiday periods.

We have owned property on the island for 16 year and 2020 was definitely the worse we have seen regarding the parking. One holiday weekend when we were absent, we actually had day trippers, uninvited, set up under our house at our picnic table. Our neighbor had to ask them to leave. Similar situations have occurred more frequently in recent years.

Making available 43 parking spaces is a noble effort, but as you know that will only make a small dent in the issue. We encourage the Commissioner to make these 43 and any other public parking space available for a **Fee not Free**.

Respectfully,

Cathy and Howard Peabody (non-permanent residence)
890 Ocean Blvd West
Holden Beach, N.C.

To: Holden Beach Board of Commissioners
From: Concerned Holden Beach Property Owner
Re: Objection to Proposed Parking Lots
Date: February 12, 2021

The HB Board of Commissioners is elected by and charged with representing the interests of its constituents before all else. The issue of accommodating day visitors on the island ahead of property owners is concerning. This project seems like non-tax paying RV customers interests are being represented above the tax paying property owners on HB. Why should the property owners' city taxes be used to build parking lots to accommodate visitors who want to enjoy the island without contributing anything beneficial to the island? They will negatively contribute plenty to the island through more traffic, speeding, trespassing on private property, litter and noise just to name a few. Large beaches with lots of space and infrastructure like Myrtle Beach, Daytona, Panama City, etc. are set up to handle lots of day traffic. HB is a small, private family beach that naturally is not situated to handle lots of day visitors. One main road with limited beach access limits the number of people who can enjoy it simultaneously while still protecting the tax paying property owners' expectations and private property after purchasing an expensive property or for someone paying a substantial amount to rent such property. Property owners and renters pay a premium to stay on the island for its privacy and beauty. Visitors don't pay this premium by choosing to stay in RV parks off the island and should not expect the same level of access.

For one of the commissioners to say, "they are going to come anyways, so we need to build parking lots to manage it" only makes the problem worse. This seems eerily familiar with of our country's current open borders policy. It just doesn't make sense. We have rules and processes to enjoy the island. Either follow them or pay the consequences. If they come on the island and illegally park, have them ticketed or towed! I have cameras outside my house. Trust me, if they park or trespass on my private property, the police will be called! Instead of trying to fix the problem on the back end, we should try to prevent it on the front end by lobbying to control new RV lots being built.

Furthermore, the construction of parking lots negatively effects the property values for the owners, either through a lower sales price for the property or through lower rental income because of the parking lot's proximity to the home. We purposely purchased our home for the marsh views and we specifically looked for property not near public parking or public beach access. Homes near those things sold for significantly less, but we paid a premium for natural views and to be away from public places. Why are we eliminating this natural beauty for parking lots? Will the City reimburse property owners for this reduction in property value or rental income loss? Even renters have been vocal in their objection to these parking lots. No one wants to pay thousands of dollars to rent a house near public parking or a public beach access walkway built to accommodate people paying \$25 a night to stay in an RV on the mainland.

The location of these lots makes no sense either. There are no public beach access points near these proposed parking lots because all of the land to be used for these lots are undevelopable lots for homes. For the 764 lot, the nearest PBA is at 677 to the east and 801 to the west. The nearest PBA for the 810-822 lot is at 801 to the east and 883 to the west. The 340 lot nearest PBA is 329 to the east and 357 to the west. The 318 lot nearest PBA is 301 to the east and 329 to the west. Do we honestly think "visitors" are going to walk to the nearest public beach access ¼ mile away? My experience with this a definitive "No." They will walk through our private property to access the beach. Along the way, they will use our outdoors showers, swim in our pools, fill our trash cans or leave it in our yard or on the beach. Why invite people who don't have equal respect for the property since they have no ownership in it? Would you want them visiting if your home was the one being trespassed upon?

Here's my prediction for the future if this project is approved. A few years from now, you will propose "fixing" the lack of PBA issue you created, by confiscating more private property to build new PBA points. Do you really think we are that naive?

We bought property here for its natural beauty. This proposal is exchanging beautiful natural marsh views for views of visitors changing clothes in public or in our private showers, visitors urinating in the marsh, picturesque new beautiful blue Porta Johns, trash cans, litter, constant trespassing, vandalism, speeding on our streets filled with kids and bicycles, and all of the other benefits of open borders without rules. As elected officials, I would ask that you put your constituents interests first.

Heather Finnell

From: Kay Brody <kay.brody@gmail.com>
Sent: Saturday, February 13, 2021 10:02 PM
To: Heather Finnell
Subject: Comments about parking for public on Holden - AGAINST

As homeowners of 966 Ocean Blvd West, we wanted to comment on a potential plan to add public parking on the island. We are strongly against the idea in general and if the town insists on creating public parking, it should charge hourly or a total of \$20 per day for a parking pass. This could be accommodated the same way cities and towns across the country collect payments through Kiosks or through Apps like ParkMobile. If parking is added then ticketing cars who are not parked in accordance with regulations or who overstay their time should be ticketed and fined.

It is unreasonable to expect property owner's tax dollars to cover expenses for public parking areas and additional beach traffic and use of limited town resources like police and fire by non-residents. We chose to purchase a home on Holden, rather than Ocean Isle or Sunset Beach precisely because there was limited parking for non residents/renters.

Additionally if this goes into effect then the town also needs to cover the expense of creating signage that clearly indicates that ONLY PUBLIC ACCESS POINTS MARKED WITH CAMA SIGNS are permissible for beach access and note that violators of this who attempt to use private beach access points will be prosecuted for trespassing.

There is a considerable expense and disruption of life for residents on the island when the town decides to open the floodgates to multiple non-resident beach users. At the very least this should be a revenue generating opportunity for the town and all costs should be borne by the individuals using those spaces - not residents who already bear a significant tax burden and who are not interested in seeing this become Carolina Beach.

Sincerely,
Kay-Frances and Michael Brody
966 OBW, Holden Beach
9194144734

CAROL H. RAHMANI

819 Running Brook Trail
758 Ocean Blvd. West

Raleigh, NC 27609
Holden Beach, NC 28462

(919) 420-0591
(919) 801-8806

February 11, 2021

Dear Mayor Holden,

I am writing to express my concerns about the proposed public parking expansion at Holden Beach. I have owned my home at 758 OBW for 19 years, and that longevity should convey to you that I love the family-oriented quiet simplicity of Holden Beach. Owning a home there for me is not simply a real estate investment; it is a privilege that I feel blessed to have. I do not rent my home to anyone. I am frequently in residence there to enjoy the ambiance of a place I love.

I believe adding more public parking will be unsightly, especially if porta-toilets are part of the plan. I also believe it will significantly increase traffic congestion, which is already heavy during the summer and fall vacation months.

In particular, I want to address the proposal to add another parking strip in the 700 block. As you know, there is an existing parking strip near the pumphouse and beach access. The proposal to add another one adjacent to 762 OBW will concentrate the traffic congestion, and will be destructive to what is currently an undeveloped stretch of marshland. The environmental repercussions, not to mention the aesthetic impact, will not be positive. In addition, the nearest beach access is several hundred yards away. It makes no sense to destroy a pristine stretch of marsh to add parking that is not conveniently located for visitors to access the beach, and that will be unsightly to those of us who own houses nearby.

I implore you to consider all of these factors and not go forward with this proposed plan.

Sincerely,

Carol H. Rahmani, Ph.D.

Heather Finnell

From: Cheryl Hetzel <cherylhetzel@yahoo.com>
Sent: Saturday, February 13, 2021 6:27 PM
To: Caren Bills
Cc: Kimberly Keech; holden@atthebeachnc.com; geraldbrown365@gmail.com; woody@tyner.net; woodytyner@gmail.com; vccbrian@yahoo.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; Heather Finnell; Dianne Hebert; Jeff Tansill; Steven Jordan; Susan Gible; Dennis Hetzel; timgibble@gmail.com; phil@readthomas.com; smjones01@bellsouth.net
Subject: Re: Parking issues

We do too. Dennis already sent a letter to the board! It's important that we all send an email!

Sent from my iPad

Cheryl Hetzel

> On Feb 13, 2021, at 5:02 PM, Caren Bills <carenbills@bellsouth.net> wrote:

>

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> Furthermore, it is my position that the town could be more proactive in giving tickets for parking in areas that are clearly noted as no parking, which in some cases cars are parked half in the street and blocking oncoming traffic and intersections and some cases in the yards of homeowners. The revenue from these tickets, while parking is offered with this designated parking lot, should also be considered as reimbursement to the taxpayers.

>

> Regards,

> Caren Bills

> 206 Brunswick Avenue West

> Holden Beach

>

>> On Feb 12, 2021, at 10:51 AM, Kimberly Keech <dkeechsail@msn.com> wrote:

>>

>> Mr. Mayor and Commissioners,

>>

>> Thank you for listening to the comments of citizens and property owners of Holden Beach regarding parking areas proposed for the visitors to our home.

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use. A single kiosk can service an entire parking area. A visitor who wishes to ignore the ticket kiosk would receive a complimentary ticket from our town.

>>

>> Please consider a reimbursement system to help the taxpayers provide the opportunity for guests to our beach.

>>

>> Sincerely,

>>

>> Dave & Kim Keech

>> 231 Lois Avenue

>> Holden Beach, NC 28462

>>

>> Sent from my iPad

>

J. Alan Holden, Mayor
Gerald Brown, Mayor Pro Tem
Woody Tyner, Commissioner
Brian Murdock, Commissioner
Mike Sullivan, Commissioner
Pat Kwaikowski, Commissionerbeach.

February 13, 2021

Dear Mayor and Commissioners,

My wife, Linda, and I have been coming to Holden Beach for over 35 years. What a joy it was to spend our visits with family and friends. Like so many others, the stays at this “family” beach enriched our lives. 21 years ago we became property owners at 762 OBW. We looked long and hard at others beaches closer to our home in Florence, SC., but none of them had the ambiance of Holden. We have seen changes through the years at Holden, but it still retains that same special quality. However, we have seen nothing as completely out of step with the lifestyle of this beach as the proposed plan for additional parking, particularly in the 700 block.

When we bought our property, we were assured that no building would be beside our house or in the marsh behind us because it was protected wet lands. Mr. Tyner has stated that these properties in the 764OBW and 800 blocks were town owned, having been purchased many years ago. It appears that the commissioner realtor who assured us this that this area was protected was mistaken. We would like to know when these properties were purchased and from whom or what entity.

There have been many good points made by others who oppose this plan and we want to add to those:

1. Holden Beach is looked upon as the Family Beach and has capitalized on this image over the years, Nothing relative to this plan supports our claim to being a quiet, family-friendly beach. Changing the environment and altering the aesthetics will move us into the wrong direction.
2. It appears that there is no consideration at all being given to the property owners. Many of the property owners have rental customers who return year after year. How many would want to return to a house that was surrounded by parking places and Porta-potties? There is no doubt that rental income and property values would be greatly impacted.
3. As stated, we looked at many other beaches in SC before buying here. This

proposed project is a giant step toward making Holden just like many other beaches that are over- commercialized and charmless. Surely that is not what this commission has wanted and achieved over the years.

Some things do not cry out for change and the atmosphere of Holden Beach is one of them. My strong recommendation is that you drop this project and let your concern be for the tax paying property owners and the generations to come.

Very Truly Yours,
Harley S. LeMaster

Heather Finnell

From: Phil McCrory <mccrorypw@gmail.com>
Sent: Saturday, February 13, 2021 5:37 PM
To: Heather Finnell; Marsha McCrory
Subject: Concern about Public Parking on Holden Beach - From a homeowner

My wife, Marsha McCrory, a co-owner at 150 Tarpon, wrote earlier today regarding her concern with the possible vote for additional free parking on Holden Beach. I also write to express my concern as I look at the issue from a different perspective:

- The Town of Holden Beach has not proven it can do good a good job of supporting/servicing the free parking that currently exists on the Island. For example:
 - o At Sailfish Park, there are no toilet facilities and limited trash cans and parking. Local homeowners are burdened by those needing to use facilities, etc.
 - o At the east end of the beach, there are inconsistent options for toilets and not enough trash cans, etc. It looks & is unkept and not becoming of public area that is the responsibility of the Town.
- I have not seen a plan as to how you are going to support the new "free" parking. Is it with permanent or temporary toilets, water, trash and even improved cross walks (all others across the island are dangerously worn down)?
- I have also not seen either the costs and/or the benefits related to this initiative. How much is the Town planning to spend for this initiative (are you going to do it on the cheap or are you going to do it right?). Have you also thought about the potential "costs" to the homeowners and their/your related tax values? Nor have we seen the anticipated potential benefits for the Town's sales tax revenue or the revenue for the Town's retailers (who are probably lobbying for the expanded "free" parking)

Finally, how about spending some of our property taxes on improving the pavement on Ocean Blvd as well as the paint on the crosswalks! Both need updating first, for safety reasons!

I am against the expanded free parking, in part because the Town has not proven that it effectively supports the existing free access to our great island.

Phil McCrory
150 Tarpon
704/965-5945

Sent from Mail for Windows 10

Heather Finnell

From: brysonwalker@aol.com
Sent: Saturday, February 13, 2021 5:28 PM
To: Heather Finnell
Subject: Copy of the letter we sent regarding parking

Dear Commissioners and Mayor,

I thank you for your service to our community and our family. I personally appreciate the time and effort you put in to keeping Holden Beach a place that we all love living and/or visiting. As a homeowner here on the island for over 18 years, I have been involved with several projects that have made a significant positive impact on our community. One committee I worked on was to create and find funding to develop the pocket park in the 600 block. That project used town owned land to offer a beautiful and restful place for walkers or bikers to stop and enjoy the views of the marsh. These types of projects are a positive for everyone involved including the neighboring homes and visitors to our town.

I received an email from our HB POA today about using town owned or purchased land and tax payer dollars to create parking lots across the island to accommodate people who do not live on the island. I am very much against this, not only from an environmental prospective, but also from a quality of life and safety prospective. I feel we should be offering amenities to our fellow property owners here who live on canal streets or further from the beach for their golf carts and bikes before we spend our tax dollars to pave our beautiful marsh and open green areas. Is the idea to bring more dollars onto the island? Are we being asked to offer more access to the beaches by the government? What is the bottom line benefit of spending our tax dollars this way and who is gaining the benefit? In my opinion, this would not add anything to our tax base and would greatly impact the homes around these areas and traffic on OBW.

I also worry about families who would be using these parking places walking across our busy roads with children and supplies. The parking areas do not seem to be directly adjacent to beach accesses. I have seen on more than one occasion, a child almost get hit by distracted drivers. It also seems the parking problems are limited to a very short time frame in the summer. Could we not strictly enforce parking in these very limited time periods? I would agree to money in the budget for that purpose and it would create a nice summer job for someone. I feel we have plenty of parking on most days of the year. Can we spend that money and begin to develop the area around the Pier as other beach towns have done? That would seem to be a great way to have non-residents come, park, spend money shopping and eating and enjoying the beach. I am strongly opposed to this current parking proposal. Thank you for your consideration.

Bryson and Kelly Walker
761 OBW

Gentlemen:

We are opposed to the 2021 Proposal to create parking lots on Blocks 300, 700, and 800 OBW.

We feel placing parking lots across from residential housing will create problems, and that Day Visitors will trespass on residential private property in order to access the strand. Public walkways generate noise and intrusion for the privacy of the homes on either side, and this will be greatly increased. Additional HB police will probably be needed to deal with the trespassing and littering left by day visitors and Restroom facilities will be required near the residential areas.

The safety of bike riders on bike trails and children playing in the residential areas will be endangered. Traffic will be drawn into the residential areas looking for parking spaces, and when those spaces are filled, vehicles will be parking on road sides in residents yards.

Instead of disseminating parking lots, causing home value damages, increased Police work and Town expenses, increased traffic and danger to residential areas, loss of serenity and beauty of Holden Beach, we feel the focus should be on providing centralized parking on Jordan Boulevard as previously planned and not brought to fruition. This would encourage tourists to visit local businesses and use the existing Public facilities provided in that area.

Growth is inevitable and Holden Beach is a beautiful beach and should be available to all who desire access, but attempting to provide vehicle access and parking for all, will eventually become unachievable without ruining the beauty and serenity that exists on Holden Beach. Does Holden Beach want to become like Wrightsville Beach, where during high season, it's almost impossible to navigate through the neighborhoods or to get to the beach? Perhaps the best plan should be to plan far enough ahead, place the energy and funds towards providing parking in the planned Jordan Boulevard near the commercial area and facilities, AND THEN work with the County to plan parking at the Public Park being developed on Holden Beach Road. Plan a joint effort by the Town of Holden

Beach and the County to provide a bus shuttle to transport the Day visitors to the beautiful Holden Beach, perhaps even a joint cooperation with the RV parks and local businesses. This shuttle could even include access to the businesses on the Causeway, thus providing growth and much needed enhancement of that area without future traffic and parking growth there. This shuttle could be an experience similar to boarding the ferry to go to Bald Head Island, it makes the Island safer, less crowded and more valuable and desirable. Perhaps some of the existing Holden Beach boat tours would be interested in operating a boat taxi from the park to the island? The beautiful, serene, family beach of Holden Beach could then remain so for all to enjoy far into the future.

We implore you to give this serious consideration in terms of future growth of Holden Beach and the preservation of the beauty and serenity of Holden Beach and the safety of its residents and visitors.

Respectfully submitted,

Dean and Bennie Hall

348 Marker Fifty Five Drive

Cc HB POA

(HoldenBeachPoa@wildapricot.org)

Heather Finnell

From: Caren Bills <carenbills@bellsouth.net>
Sent: Saturday, February 13, 2021 5:03 PM
To: Kimberly Keech
Cc: holden@atthebeachnc.com; geraldbrown365@gmail.com; woody@tyner.net; woodytyner@gmail.com; vccbrian@yahoo.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; Heather Finnell; Cheryl Hetzel; Dianne Hebert; Jeff Tansill; Steven Jordan; Susan Gibble; Dennis Hetzel; timgibble@gmail.com; phil@readthomas.com; smjones01@bellsouth.net
Subject: Re: Parking issues

I totally agree with the Keeches position on this matter! In favor of having the users of our parking spaces to pay for that right.

Furthermore, it is my position that the town could be more proactive in giving tickets for parking in areas that are clearly noted as no parking, which in some cases cars are parked half in the street and blocking oncoming traffic and intersections and some cases in the yards of homeowners. The revenue from these tickets, while parking is offered with this designated parking lot, should also be considered as reimbursement to the taxpayers.

Regards,
Caren Bills
206 Brunswick Avenue West
Holden Beach

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> Please consider a reimbursement system to help the taxpayers provide the opportunity for guests to our beach.

>

> Sincerely,

>

> Dave & Kim Keech

> 231 Lois Avenue

> Holden Beach, NC 28462

Heather Finnell

From: Sbaxter <sbaxtersr@gmail.com>
Sent: Saturday, February 13, 2021 4:24 PM
To: Heather Finnell
Subject: Parking lots

Town, we are NOT in favor of the beach / lot parking proposal. We chose HB for a reason and the parking lots will make us look elsewhere for our beach home!

Steve Baxter
150 Yachtwatch dr

Sent from my iPad

Heather Finnell

From: Holden Beach POA <HBPOA@hotmail.com>
Sent: Saturday, February 13, 2021 2:06 PM
To: sullivm4@gmail.com; Pattykwi@gmail.com; woodytyner@gmail.com;
geraldbrowngb365@gmail.com; vccbrian@gmail.com; holden@atthebeachNC.com
Cc: Heather Finnell; Tom Myers
Subject: Comments from HBPOA members regarding parking

Dear Commissioners,

The mission of the HBPOA is to represent our property owners, and we have offered to forward their comments to you anonymously if requested to do so. I have cut-and-pasted these messages below. I did not include anything they said they had already sent to you, since I figured you don't need to see it twice.

Please note the HBPOA has not taken an official position on this issue since we haven't had time to poll our members and take a vote.

**Best regards,
Tom Myers**

We do not wish to remain anonymous and do appreciate you making our comments known to the Board. In addition to the five points made in your last e-mail, which we support, we would just say that we are against additional parking. If the parking is passed, it should not be free. These additional parking spaces will just add to the already congested traffic during peak months - again with no benefit to residents and property owners.

Who owns the property that these lots are proposed for? Is this a plan to profit off of property that is not usable for residential buildings? Why not place additional exercise stations in the 700 block, which could benefit more people?

Thank you,
Brian and Kathy Decker
121 Sunshine Lane

I am opposed to the proposed parking lots. In the past, residents have asked the town to purchase land for public access walkways for current owners, but this did not occur. PArking lots for non-residents and bring additional crowds to the island will affect our guests who rent homes and our current residents who pay taxes to live on our serene beaches.

Who proposed this idea initially? I am a property owner, full time resident for 14 yrs. and voted for most of the current commissioners in office.

There are so many issues that need taken care of on HB. Why would you focus on free parking, and more day trippers coming to the island, taking up our resources???? Leaving litter behind, etc.

You will find that many annual renters that come here are not happy about this, either and will find other places to vacation.

My wife and I are permanent residents of the beach.

I guess we do not understand why anyone would want to bring additional non-paying people to the beach!?

It just don't make good business sense!?

If you have to make more parking spaces at least meter them from the start!!

In fact meter all public spaces and reduce our taxes!?

We bought our house on Holden Beach because it is a quiet beach. Our house is close to the beach and we see people trying to park in our yard and we must run people off our property. It also brings more traffic on our street making it less safe for our community. Please find another solution to cater to the folks who drive in.

You have not considered the property owners.

Put in a parking lot near the bridge...if you must at all.

Sincerely,

A HOLDEN BEACH RESIDENT OF 30 YEARS

I agree with the property owners association's statements.

I'm opposed to any more parking lots.

I do not like the idea of more public parking at Holden Beach. The beach is getting crowded as it is and this would just cause more overcrowding. Also, there is not a house at the beach that wants parking with a port-a-john next to their house/property. I do not feel that it is fair to property owners to force this upon them. More consideration should be given to property owners and what is at stake for them.

All of the complaints listed are valid! We will have much more congestion and garbage in the streets and on the beaches. Why TWO parking lots on the 300 block? One would more than suffice. (Although we'd rather have none) If they must add parking at least minimize the effects in each area. The one at 329 BAW is closer to a public access walkway. We bought a home in Holden several years ago precisely because we love the relative quiet compared to other Brunswick beach towns. We love the residential feel of the island, so we are very very disappointed about this.

Please limit parking. IF any parking is built it needs to be paid parking — with free parking pass for property owners.

I am so against this plan. The provision of free parking is wrong on so many levels. The adjoining properties will be devalued, our property taxes will be used to build and maintain them. I can think of no benefits it brings to HB. Multi bedroom houses that are rented out are already permitted. Soon the height level of homes will no longer be restricted. What is next hotels??? On our street a rental which has 3 bedrooms has had as many as 15 cars parked in the driveway and street. The occupants party into the wee hours of the morning. Our family beach is being lost!!! We say NO, NO, NO, to the proposed parking lots. Will anyone listen to us???

Agree with everything you have said about parking. We the residents have had no say in the new parking process. As residents we are the ones to be impacted by this.

1. Where is the funding coming from for "free parking"?
2. Will there be portable toilets, or are permanent restroom buildings going to be provided and who is paying for the maintenance or the cleaning of the buildings? How about trash containers? Who is paying for that?
3. What do other beaches do in our area? Ocean Isle for instance. Is there "free parking" there?
4. More research needs to be done.

As an ocean front property owner, I am very opposed to this idea. We have had problems with people on the canals crossing to the beach beside our house. We certainly do not need more people trying to get to the beach!!

My husband and I are definitely against the parking proposal, unless they are paid parking places, which would help offset some of the taxing expenditures.

I noted that there is no cost shown for acquiring beach access or the cost of building any structures. We have a house across from the current parking lot. The problems we have experienced are visitors crossing to the beach over our walkway, using our outside water and using our outside shower. The signs that were put up had no effect on the actions of the visitors.

Please submit to the Commissioners as comments on the report of the Parking Committee regarding increased parking lots:

The owners of 1123 OBW, Holden Beach, would like to submit its comments on the Parking Committee efforts as currently crafted and submitted to the Commissioners for consideration. Given the variety of parking issues that have arisen on the island, it is appropriate that the commissioners are addressing some of those situations. The owners understand that it is difficult to balance increasing public access with current property owner concerns. While there are minor concerns about the proposal the most important for us is the increased traffic that these lots could generate for everyone. A cursory review of adding 115 spaces to the current traffic of 3,400 AADT could potentially increase traffic by 3% or more. A more holistic approach to the issue, and traffic in general, would be to encourage more non-motorized transportation, along and to the island. Unfortunately the cost of crossing the intracoastal waterway for pedestrians and bicyclists is probably prohibitive at this time without significant financial assistance, these type of infrastructure improvements could somewhat offset some of the planned increases in, as well as existing, traffic volume, by both day-users and renters/owners, not counting the numerous other benefits that result from creation of a walk/bike friendly community.

So our main concern is the increase in traffic and encourage the Town to view these types of issues from the larger perspective.

Thank you for allowing us to submit our thoughts.

Thanks for distributing the materials from the Parking Committee. We would like to submit comments but want to make sure we understand the process clearly so that we can make relevant comments. It appears that the Committee reviewed the cost estimate information at its Feb. 5 meeting but minutes were not included. So the clarification that would help us is to know if the Committee made a recommendation to the Commissioners and, if so, what was the recommendation, or if it just forwarded the information as is.

Thank you for sharing this. It is extremely troubling. We appreciate the support the HBPOA is providing in opposition to increasing public parking on the island. Island homeowners property taxes should not be used to fund the initial and

ongoing expense of adding and maintaining additional parking. Any free parking should be out of the question - if parking is added, the users of the parking should pay, not the property owners, especially those whose properties will be devalued significantly due to the proximity of parking lots. The island has become increasingly more crowded during the season, especially on weekends. Unlike full-time and part-time owners and vacation renters, the "day-trippers" don't bring in any additional economic benefit to the Town because they don't spend any money in the Town when they come for the day and take up space for parking and on the beach, and leave their trash to be collected by GFL at the expense of the Town taxpayers.

Keep up the pressure on this. Thanks again!

Since we are leaving the island my opinion is of little value. However, I have previously recommended that we start a trolley service. It could run a regular route up and down the beach and transport the tourists from across the bridge. We could buy an area on the mainland and create a parking lot there. It would also move older residents to the shopping areas on the causeway making the island more age friendly. Just my opinion.

What or who are motivating the commissioners. Aren't they voted into office by the permanent residents on the island? Residents that I would assume would not want such public parking areas.

Thank you for keeping us informed about this important issue. It's not a great thing to hear. Will HBPOA be making an organizational response, or is it completely up to the membership to respond individually?

I can think of a lot of reasons why this could have negative impacts on HB property owners, but I'm not clear about the arguments in support of this proposed parking arrangement. It also seems like this is a done deal based on the lack of any public hearing and the very limited chance to be heard.

In a sort of related question, do we know who is developing the rather huge RV park near the driving range on 130?

Again, thanks for staying on top of this.

Is there thought being given to a petition to urge them to consider paid parking on at least some of the lots?

I don't understand the town's thinking - why provide a service at taxpayer expense that doesn't benefit the taxpayers or the town as a whole?

Thank you for letting us know about this initiative. I am not in favor of this approach due to the additional congestion it would cause and would prefer to see alternatives considered. Is the HOA going to present a position at the meeting and if so what position are you recommending?

As someone who has lived on the East End for over 30 years, I have lived and suffered through the uncontrolled parking situation. I am in support of the proposed parking areas as well as the Jordan Avenue plan. I believe with all the growth off island as well as majority of beaches are using paid parking now is the time to develop a plan. I believe parking should be paid so that day trippers using the island pay for the privilege. Property owners should not have to use tax dollars to pay for what they don't use. Designated areas will make parking manageable and we will be able to end side street parking which is unmanageable. One other issue yet to be addressed except for Ranger Street is golf cart parking. This issue does concern many property owners mainly on west end. We cannot keep tabling this issue no matter how unpopular because it will only get worse.

At some point in the future we will not be able to provide parking for everyone who wants to come to the beach. What will the island look like at that point? Will we have truly paved paradise to create parking lots everywhere (which seems to be our current plan)? Will we turn people away or just let them drive around looking for open spots that don't exist? We need to plan for this day since it may come sooner than we think.

Heather Finnell

From: Cheryl McGee <themcgees5@gmail.com>
Sent: Saturday, February 13, 2021 1:30 PM
To: Heather Finnell
Subject: Parking Lot

To Whom it may concern,

We currently own property at HB and very disappointed to hear of the proposed parking lot for "day trippers". It has been brought to my attention that on the East end there is a problem with trash, drunkenness, loud music among other things. This is one reason why houses near the pier don't rent as well as other areas...public parking!!! Also, the thought of a porta john or bathroom in a residential area is so unattractive. Now...I do realize that the RV park and other areas on the mainland want access to the beach. I note that one home owner suggested improving the parking lot near the bridge or parking areas on the causeway where closed businesses are located. Those parking areas could become a paid parking area thus bringing in revenue for the building owners. From what I could tell, you are planning a parking lot near or on the marsh...not good. We do not want to become Ocean Isle!!! Please consider what we, as property owners, want. I have been a part of HB for over 50 years. I have always appreciated what those in charge have done to keep the quaintness and beauty that HB is known for...please don't take that away!!!

Thank you for your consideration,
Cheryl McGee

Heather Finnell

From: Rick Paarfus <rpaarfus@ec.rr.com>
Sent: Saturday, February 13, 2021 1:24 PM
To: woodytyner@gmail.com; sullivm4@gmail.com; vccbrian@gmail.com;
pattykwi@gmail.com; holden@atthebeachnc.com; geraldbrown365@gmail.com;
Heather Finnell
Subject: Public Parking

Commissioners,

I am writing to you with regard to the proposed public parking outlined in the Parking Committee Meeting Packet. I recognize that the public should have access to public beaches, however, I have some concerns about the proposal, as follows:

1. What is the requirement for the Town to make this access available? Does State/Federal funding depend on this, and if so, funding for what purpose?
2. Why would you not make this pay parking? I do not agree that the property owners should pay for a benefit for non-residents and off island businesses. Given that funding from outside sources (federal, county, state) is likely to diminish, the town could use the revenue for other projects like dredging and beach maintenance.
3. What are the total ownership costs? In addition to the cost to install, there will be maintenance costs such as repairs/repaving, trash removal, landscaping, porta potties, liability insurance (if applicable) and lighting(if needed). Will there be fences/guard rails? What are the costs to clear the sites? Are there any effects on the police dept. or public works dept?
4. For the sites on Ocean Blvd West, where are the nearest public beach accesses? It looks like visitors will be tempted to cut through private property, particularly during off season.
5. Will an Environmental Impact Statement or Environmental Assessment be needed for the Ocean Blvd West Sites? They appear to be adjacent to wetlands.
6. Has traffic and pedestrian safety been addressed for the 810-842 Ocean Blvd. site? It appears that cars will be backing into OBW across the sidewalk.
7. Could any of these sites be used as a dog park, which many property owners miss?
8. Have you considered the impact to Holden Beach's "Family Beach" reputation?
9. If there hasn't been a public hearing, why not? I apologize if there was one and I missed it.
10. What benefit is provided for the property owners?

The public parking will not provide a benefit to the property owners, but will bring with it minor burdens such as increased traffic, noise and localized beach crowding during season. However, Holden Beach is a public beach to which the public should have reasonable access. Paying for that access should not be the responsibility of the property owners, but should be shifted to the beneficiaries. In addition, a more thorough cost and impact analysis should be done before any decision is made.

I would appreciate a response to the above questions please.

Thanks for your time.

Rick Paarfus

Heather Finnell

From: Delynda Hendricks <delynda.hendricks@gmail.com>
Sent: Saturday, February 13, 2021 1:22 PM
To: geraldbrown365@gmail.com; Heather Finnell; holden@atthebeachnc.com; pattykwi@gmail.com; sullivm4@gmail.com; vccbrian@gmail.com
Subject: Proposed public parking

Ladies and Gentlemen,

My family, which started with five of us and now has grown to six families and 23 people, started coming to HB in 1986. We have driven as far as 1500 miles while we lived in Colorado, to come back to our favorite beach. We visit at least two times a year. My husband and I are planning to retire to the area. We plan to live off island. All that being said, I implore you to NOT spoil the island with more public parking. We love the quiet, family atmosphere of the island. You and we all know that will all change if you let hoards of public visitors, beyond the current "good" capacity of the beach/island. This will bring nothing positive to the community. Just more bodies, more crowding, more trash, more traffic. Our family come to HB because we don't want Myrtle, Oak Island, Carolina Beach or Wilmington. Please, please vote NO TO MORE PUBLIC PARKING.

Sincerely,

Our families,

Jodie and Delynda Hendricks VA
Matt and Margie Mason NC
Rachel and Leah Hendricks NC
Brian and Tali Verble MD
Brian and Laura Thompson MD
Rickey and Alyssa Hendricks ID

Heather Finnell

From: cmaxwellinc@aol.com
Sent: Saturday, February 13, 2021 1:16 PM
To: Heather Finnell
Subject: Proposed parking lots

To The BOD of Holden Beach:

We have had a home on 2 ocean front lots at 205 OBW since the 60's We are not in favor of the proposed parking areas to the island. There is no financial or other benefit to the property owners, the loyal renters each year and specifically the property owners on either side of these proposed areas. When you look at the amount of growth throughout the island and the access to the beach for renters and property owners, we realize the beach area is quite full. These "paying" owners and renters should be the only concern when it comes to beach access. If the entities off the beach are requesting more parking and access to the beach, then they can rent and own cottages and have full access to the beach and adequate parking, too, like the rest of us. There is no benefit to those of us who consider HB a family beach and a home when we have to provide bathroom facilities, police protection, trash pickup, parking places to more folks who have no vested interest in our beach. We might as well take down the signs that call HB a "family" beach because it will no longer apply.

Respectfully,

Chuck and Nancy Maxwell
910-624-1966
910-308-9520

Heather Finnell

From: Ken Fontaine <trimtab1@outlook.com>
Sent: Saturday, February 13, 2021 12:56 PM
To: Heather Finnell
Subject: Public Parking Lots

Commissioners,

We wish to go on record as opposed to the Public Parking Proposal. We do not want our tax dollars going to build additional free parking and the associated increase in personnel and services to maintain the burden this will no doubt create with no associated benefit to the island. Increased traffic on a road (OBW) that is showing its disrepair along with a speed limit that is not sufficiently enforced will increase the safety hazards encountered by residents and renters. The litter on the island roads, homeowner's property, marsh and beach that is not adequately provided for currently will only worsen with the increase in visitors. We have seen no detailed plan on how this increase in day visitors will be addressed, the benefit to local businesses or the additional costs the property owners will be asked to bear. It appears to us that the needs of day visitors are weighing heavier than maintaining the character and charm that has defined Holden Beach in the past.

Sincerely,

Ken and Nancy Fontaine
Property owners 630 OBW

Sent from [Mail](#) for Windows 10

Heather Finnell

From: Marsha McCrory <mccrorymw@gmail.com>
Sent: Saturday, February 13, 2021 12:50 PM
To: Heather Finnell
Subject: Proposed parking spaces on the island

I am writing as a homeowner to express my concerns/objections to the proposed public parking spaces on the island. I think it will negatively impact the value of nearby homes and thus the tax base. I also think it would block beautiful natural views/habitats.

Marsha McCrory

Sent from my iPad

Heather Finnell

From: Carol Hind <clhind@aol.com>
Sent: Saturday, February 13, 2021 12:44 PM
To: holden@atthebeachnc.com; geraldbrown365@gmail.com; woodytyner@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; vccbrian@gmail.com
Cc: Heather Finnell
Subject: HB Parking Concerns

Dear Commissioners,

We would like to voice our concerns over the proposal for additional public parking on Holden Beach. While we understand the desire of those who do not live somewhere with easy beach access to have parking on the island, we also acknowledge the additional problems for those of us who already live on the island, and sympathize with the concerns of those whose properties will be more directly impacted.

Homeowners in the areas near the proposed parking lots will undoubtedly see increased vehicle traffic and more foot traffic. The increased foot traffic will lead to additional trash left behind by visitors to the island. The increased traffic will crowd Ocean Boulevard even further, impacting everyone on the island, and thus the need for an increased number of safe and legal crosswalks. In addition, when the lots are full, overflow will likely occur down many of our side streets. This is already problematic at busy times of the year. All of these issues lead to a necessary increased law enforcement presence. There is also the issue of bathroom facilities; will several homeowners now find they are living next door to a 'permanent' portojohn? We do not have the adequate infrastructure on the island to encouraged additional day visitors to come onto the island.

We do not see any benefit to those of us who are property owners on the island. Additionally, due to the locations of the proposed lots - located in residential areas of the island - we also do not see any benefit afforded the businesses on the island. Absent any understood added value, and without an open hearing to better understand the reasons for the proposed parking, we strongly discourage the Commissioners from proceeding with this plan.

Regards - Carol and Jon Hind

Heather Finnell

From: Shelley Allen <shellease873@gmail.com>
Sent: Saturday, February 13, 2021 11:43 AM
To: Heather Finnell
Subject: Fwd: Public Parking

To whom it may concern,

Please include in the public comments.

Best regards,
Mark and Shelley Allen

----- Forwarded message -----

From: Shelley Allen <shellease873@gmail.com>
Date: Sat, Feb 13, 2021 at 11:39 AM
Subject: Public Parking
To: <holden@atthebeachnc.com>, <geraldbrowngb365@gmail.com>, <woodytyner@gmail.com>, <vccbrian@gmail.com>, <sullivm4@gmail.com>, <pattykwi@gmail.com>

Dear Mayor Holden and Commissioners;

We are Holden Beach property owners and are appalled and dismayed that you are proceeding with potential public parking areas without prior support from the property owners. A key part of the Holden Beach appeal as a "Family Friendly" vacation destination is the relative calm and reasonable size of crowds on the beach. Families can come, sometimes three or four generations at a time, and enjoy a safe and reasonably populated beach area. Why should we, as property owners, pay for parking areas and subsequent costs for people who choose to stay off the island? Why invite people unwilling to stay at one of the ample number of properties on the island, to overcrowd our beaches, diminish our property values, and ultimately diminish the tax base for the city? We have no obligation to provide this access which will harm the value of our beach and our properties.

People who stay on the island tend to take good care of the beach, pick up after themselves, and leave the beach in good condition since they will be in that same location day after day. Inviting more day trippers to the island without that same incentive will do foreseeable harm to the island. Visit other formerly "Family Friendly" locations such as Myrtle Beach or Virginia Beach as examples of the path this expansion will invite. Installing public parking areas will ultimately diminish the charm and appeal of Holden Beach and result in the deterioration of the island.

Rather than purposely funding more crowding on the beach, our taxes should be used to address the true needs on the island. First and foremost would be to address the very poorly built and maintained roadways, especially OBW. These roads are simply unsafe and unusable with any moderate rainfall. Focus on that for our renters and owners, not an effort which will contribute to that untenable situation becoming worse. We adamantly object and request ceasing of this counterproductive effort seemingly aimed at appeasing businesses cropping up off the island. These property owners are extremely displeased that this proposal has not been duly rejected thus far. It is our expectation that the members represent the needs of the island, and it's residents and property owners.

Respectfully,
Mark and Shelley Allen

--
Shelley & Mark Allen

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Shelley & Mark Allen

Heather Finnell

From: Rosemary Fournier <shrinker31@aol.com>
Sent: Saturday, February 13, 2021 10:45 AM
To: Heather Finnell
Subject: Proposed Free Parking for HB

Hi Heather

This is Dr Robert Barresi 1339 OBW

The email from HBPOA invites us to send you comments/concerns, the POA also notes they have gotten many complaints and no owner comments favoring the free parking

, I ask, why would they?

There are NO benefits whatever to property owners, only to renters, RV owners and day trippers who want to use our beautiful beaches and facilities, for FREE...

Are you serious?

If I wanted to retire to a, NOISY, OVERCROWDED, RV FILLED beach, I would have spent \$300,000 not over ONE MILLION to

live on Oak Island or Ocean Isle...

What's next Miniature Golf?

At VERY least if the Town adds parking, make it \$10. a day under and around the bridge, we could certainly use that money to, let's see, hire more police? give highly paid executive positions ANOTHER raise?, or better still Mercedes company cars...

Instead, here's an idea LOWER TAXES FOR THE FIRST TIME IN RECORDED HISTORY.....

At very least, a life changing move to give free parking, and frankly, more RV parks should be put to a town wide vote, not the whims of a select few business owners, and friends of friends of HB government, who clearly have more sway with our Town government, than all the residential property owners combined.

Dr Robert Barresi

Heather Finnell

From: Sarah Hudson <shudsonshs@gmail.com>
Sent: Saturday, February 13, 2021 9:54 AM
To: Heather Finnell
Subject: Parking lots

I do not own property on the west end although I will bear part of the cost as will everyone.

I would like to see a few of these lots develop to take some of the strain off the east end for day trippers using public access. It would be nice to get some of the cars off the side of the road.

They need to be close to public accesses that exist to facilitate use.

I do live near one on the east end and would say in general they are well maintained and do not affect how I use my property.

Sarah Johnston Hudson

Sent from my iPad

Heather Finnell

From: Dale Ditmars <deditmars@gmail.com>
Sent: Saturday, February 13, 2021 9:28 AM
To: Heather Finnell
Subject: Parking lots

Who wants the parking lots? I'm sure no resident wants the added traffic and noise. I do not want them. The town will have to patrol and clean them at added cost? Added income for the business? People who drive cars bring their own supplies.

Dale Ditmars
398 Ocean Blvd W

Heather Finnell

From: John Pearce <pearce442@gmail.com>
Sent: Saturday, February 13, 2021 9:01 AM
To: Heather Finnell
Subject: Holden Beach Parking

As a relatively new owner, I am against adding any substantial parking spaces or structures on Holden, for all of the reasons cited previously by others.

When I say "substantial", its because I'm not sure of the proposed size and structure being considered. If there were a limited and unobtrusive way to accommodate off-islanders, I would be open to discussion.

Finally, and most importantly, my attraction to Holden has always focused on family and community, neighborhoods and safety and living in a non- commercial environment when the world is going the other way.

Sometimes growth and change are simply not better. Off-island visitor parking of a material nature are, in my opinion, in that group.

Regards
John Pearce
123 Burlington

John RC Pearce

Heather Finnell

From: Dorothy Senay <dsenay@carolina.rr.com>
Sent: Saturday, February 13, 2021 8:56 AM
To: Heather Finnell
Subject: Parking lots

We are shocked and saddened by the news of added parking which will forever change the feel of our beautiful island!

All of the complaints listed are valid! We will have much more congestion and garbage in the streets and on the beaches. Why TWO parking lots on the 300 block? One would more than suffice. (Although we'd rather have none!) If they must add parking at least minimize the effects in each area. The one at 329 BAW is closer to a public access walkway. We bought a home in Holden several years ago precisely because we love the relative quiet compared to other Brunswick beach towns. We love the residential feel of the island, so we are very very disappointed about this.

(What happened to the dog park they were going to put at one of those 300 locations? At least that would not increase traffic and spoil our beautiful island!)

>
> Dorothy and Louis Senay
>
>
> Sent from my iPhone

Heather Finnell

From: Greg Russell <gregruss@msn.com>
Sent: Saturday, February 13, 2021 8:49 AM
To: Heather Finnell; Alan Holden; geraldbrown365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivin4@gmail.com; pattykwi@gmail.com
Cc: kim russell; Greg Russell
Subject: Have you been to Wrightsville Beach lately?

Good morning to you all,

I'd like to start by thanking each of you for your ongoing dedication, commitment, and hard work in making critical decisions to maintain the unique and pristine paradise we know as Holden Beach. Your roles cannot be easy. So, I certainly commend all of your efforts and thank you for your service.

With that said, I'd like to state the position of both myself and my wife, Kim. We are adamantly opposed to the plan to increase public parking in Holden Beach. As property owners and Holden Beach tax payers, we don't understand why we have to accommodate people that don't live here and don't pay taxes here. Unfortunately, I see nothing good in this plan. Aside from the excessive spending required to create the parking lots, there will certainly be increased traffic, noise, speeding, vehicle accidents, and ultimately...a dramatic increase in crime which will require the cost of additional police. So, Holden Beach will begin to head down the road of a busy, noisy, crime-ridden area with plenty of "big brother" to oversee and manage all of the madness. This will come at a huge cost to the community regardless of what you charge for parking.

Think I'm exaggerating? Have you been to Wrightsville Beach lately? Kim and I have a second home in Wilmington and know Wrightsville Beach very well...which is why we chose not to buy a home there. The beach has public parking everywhere with parking meters that charge a hefty fee per hour to park. The public parking is mobbed.. especially in peak season. Police are everywhere...including on the beach. Yes.. uniformed police ride around on the beach on ATVs with binoculars and will quickly give anyone a very expensive ticket for any behavior they see as unfit. It all makes for a miserable experience with "big brother" all around. Does the vast public parking create a profit for the town of Wrightsville Beach? I don't know...but it can't be much and certainly not worth it by any stretch of the imagination. Just check out the Areavibes website.....

<https://www.areavibes.com/wrightsville+beach-nc/crime/>,

Wrightsville Beach, NC Crime Rates & Map

Source: The Wrightsville Beach, NC crime data displayed above is derived from the FBI's uniform crime reports for the year of 2018. The crime report encompasses more than 18,000 city and state law enforcement agencies reporting data on property and violent crimes. The uniform crime reports program represents approximately 309 million American residents, which results in 98% coverage of ...

www.areavibes.com

According to this data, you can see that Wrightsville Beach has the rating of "F" for its crime rate. Furthermore, the report includes the following "Key Findings" from the analysis of the data:

1. [Wrightsville Beach](#) crime rates are 98% higher than the national average.
2. Violent crimes in Wrightsville Beach are 210% higher than the national average.
3. In Wrightsville Beach you have a 1 in 21 chance of becoming a victim of crime.
4. Wrightsville Beach is safer than 3% of the [cities in the United States](#).
5. Year over year crime in Wrightsville Beach has increased by 13%.

As you can see, Wrightsville Beach is not the unique and pristine paradise known as Holden Beach. This data is disturbing and should give much pause to the creation of more public parking. Unfortunately, all forms of government at any level seem to fail many times to consider the unintended consequences of their actions. **Kim and I are begging you to reconsider this project and to ultimately trash it.** Unfortunately, Holden Beach seems to be wanting to head in the direction of Wrightsville Beach. We desperately want Holden to remain the quiet and pristine paradise that it is today. If not, we will be forced to sale and move.

Thank you for taking the time to consider the thoughts and facts expressed in this email.

Sincerely,

Greg Russell
392 Ocean Blvd. West
336-287-9091

Heather Finnell

From: THOMAS MURPHY <tm5347@aol.com>
Sent: Saturday, February 13, 2021 7:56 AM
To: Heather Finnell
Subject: Parking lots

I am not in favor of the new parking lots and I don't see why the new trailer park was improved either. Holden is a good beach because it is not too commercial or crowded so why ruin it?

Nan Murphy
Owner 109 Deal Drive
Holden Beach

Sent from my iPhone

Heather Finnell

From: Karen Broome <nanniechick@hotmail.com>
Sent: Saturday, February 13, 2021 2:28 AM
To: Heather Finnell
Subject: Parking Lots

Thanks for considering my requests. I understand the need for more parking for people off of the island but limited parking please.

1-Hoping for no parking lots in closely developed/inhabitated areas. Effects property values negatively and crowds areas on beach that are already busy. 25 parking spaces in one lot is too many anyway. Limit should be 15 max in my opinion.

2-Consider selling lots (especially the two on OBW and Brunswick)and the town purchase lots for parking that don't interfere with the our home investments and life we the homeowners have chosen when we bought on this beautiful island.

3-If the town does approve any parking on the plans that has been set forth, PLEASE don't put TWO parking lots on one block. The 300 block of OBW does not need nor deserve to have 2x25=50 public parking spaces on one block! That would be a lot of traffic on our now quiet Brunswick Ave and lots of people and noise added to our beach area. Spread them around if we must have them please.

4-If any of these lots are approved, they should be paid parking, patrolled by law enforcement and also kept clean. We, the taxpayers on the island, should not have the sole burden placed on us to pay for paving and maintaining lots.

5-The recent building of large RV lots and the number of people they will bring, should not make homeowners on the island have to deal with large parking lots being placed on already developed neighborhoods directly beside our homes.

We welcome people here and understand the beach is for all. Holden Beach is loved by many and people who visit would be supporting our great local businesses which is a big plus. Please limit number of cars in a lot to 15 and spread the parking lots up and down the island. Not concentrated in one block/ area. Paid parking and areas patrolled should be part of any decision please.

First thank you all for serving Holden Beach. Thank you also for considering our request.

Respectfully,

Karen Broome

Sent from my iPhone

Heather Finnell

From: Rebecca Brown <rebecca@comporium.net>
Sent: Saturday, February 13, 2021 1:36 AM
To: Heather Finnell
Subject: Parking proposal

February 11, 2021

Dear Ms Finnell,

Please include my comments to the Commissioner regarding the proposed parking on the Island of Holden Beach.

1. As my primary residence is here on Holden Beach, I am disturbed to find that proposals could be made and carried out that would affect my taxes with no public hearing. This amounts to taxation without representation.
2. I am not pleased at the idea of paying taxes to create parking lots for when there would be no benefit to property owners for our tax dollars. I doubt many other property owners would be pleased either if they were properly informed. Alternatively, if a public hearing was held, perhaps I could be apprised of what the benefits would be to me as a tax payer.

The bottom line is that there is only so much space on this little island. It is sad that the accrual of square footage on the island does not keep up with the expansion of the population on the mainland, but that is just a fact. How to manage that problem is what the residents and officials need to hammer out together. The parking expansion needs to be approached thoughtfully because once done, it would be hard to roll back. I do understand that a certain amount of public access is required in order to get various funding.

What a huge fiasco would be created in the 800 block with people trying to back out over a sidewalk, turn around, and compete for a space in a very busy thoroughfare. With so many distracted parents of little children in the heat, it is just dangerous.

The only bright spot that I can see in all of this is the possibility of enforcing designated parking places as a means of controlling the volume of vehicles on the island. For the safety of all, this must be addressed.

Respectfully,

Rebecca Brown
113 Clipper Ship Dr
Holden Beach, NC.. 28462

Heather Finnell

From: Michael Gilbert <mnwgilbert@gmail.com>
Sent: Saturday, February 13, 2021 12:04 AM
To: Heather Finnell
Subject: Fwd: Strongly Oppose Building Public Parking in 700 & 800 Block of Residential Houses + Recommended Solution

Hi Heather,
I would like my comments including the entire email chain below to be included in the official record for the meeting.
Please confirm receipt.
Thank you.

Regards,

Michael Gilbert
mnwgilbert@gmail.com
704-206-9169

Begin forwarded message:

From: Michael Gilbert <mnwgilbert@gmail.com>
Subject: Fwd: Strongly Oppose Building Public Parking in 700 & 800 Residential Houses + Recommended Solution
Date: February 12, 2021 at 11:10:41 PM EST
To: woodytyner@gmail.com
Cc: holden@atthebeachnc.com, geraldbrown365@gmail.com, woodytyner@gmail.com, vccbrian@gmail.com, sullivm4@gmail.com, pattykwi@gmail.com, Wendy Gilbert <wendygilbertnc@gmail.com>

Hi Woody,

I appreciate your quick response. Sounds like you are prioritizing "**Maximize parking on Town-owned properties**" at the expense of the homeowners, at preserving the value of houses, rental income and tax base ... when if you solve this problem differently you can accomplish the same goal AND make it a net positive.

Did you consider this, or would it help to understand it better?

I don't see how you are not taking into considerations these things AND looking at opportunities to ADD value to the tax base and local businesses like piers, restaurants, stores, rental shops and real estate offices.

Regards,

Michael Gilbert
mnwgilbert@gmail.com
704-206-9169

Begin forwarded message:

From: Woody Tyner <woodytyner@gmail.com>
Subject: Re: **Strongly Oppose Building Public Parking in 700 & 800 Residential Houses + Recommended Solution**
Date: February 12, 2021 at 10:54:46 PM EST
To: Michael Gilbert <mnwgilbert@gmail.com>

Michael,

Thank you for your e-mail. Really appreciate you taking the time to provide your feedback. I appreciate and understand your concerns.

The charter of the parking committee approved by the BOC is as follows:

- **Paid parking opportunities:** investigate paid parking including the use of new technology used by other communities.
- **Jordan Boulevard:** investigate organizing Jordan Boulevard to improve aesthetics and allow more parking
- **Boat trailer parking:** investigate opportunities to provide parking for boat trailers utilizing the NC Wildlife boat ramp in anticipation Block Q may be sold and developed for housing.
- **Avenue A:** investigate alternatives to make Avenue A an one-way street with angled parking spaces
- **Maximize parking on Town-owned properties.**

When the two new large RV parks on Holden Beach road open this summer, we are going to be swamped with extra day trippers. They are coming whether we want them or not. We received complaints last summer about visitors parking in the right of way in front of homes on the side streets near the public access points. We are trying to anticipate the extra visitor issue and address it to avoid visitors parking in front of property owners' homes. We plan to begin discussions about paid parking opportunities in March.

I would also like to point out that North Carolina's beaches are considered part of the public trust. As such, they are open to all visitors. NC and Brunswick County taxpayers fund many of the expenses that make access to our beaches possible such the roads & highways to the beach, the bridge across the ICW, the paving that happened on OBW (state-owned road) this week, dredging the inlets and contributing a portion of the cost to place sand on the beaches.

Commissioner Murdock and I will be recommending to the Board of Commissioners on Tuesday night that the Town develop parking lots in the 800 block and 764 OBW. These are Town-owned properties originally purchased years ago to provide parking spaces to take some pressure of the East End of the island.

Thanks again for your e-mail.

Woody Tyner
HB Commissioner
On 2/12/2021 10:36 PM, Michael Gilbert wrote:

Dear Holden Beach Board of Commissioners:

My name is Michael Gilbert. My wife, Wendy, and I own two beach front properties in the 700 block of OBW and in the past 5 years including 2021 we will have paid over **\$50,000 to the Town of Holden Beach in Property Tax, in Occupancy & Tourism Tax, and in Utilities/Water.** Our primary residence was on the island prior to renting. We hope to be in a position to continue contributing to the Town's success for the foreseeable future.

What attracted us to Holden Beach was our rating as one of the top Residential Beaches in the US. Holden Beach is unique and precious for being a residential beach without massive parking, commercial buildings, hotels, etc.

By end of this year we will have hosted over 150 guests from mostly eastern US, and we get consistent feedback that the reason they drive or fly from all over to visit Holden Beach is the serenity, peacefulness, and the feeling of having a residential feel on a beautiful natural beach that is not overcrowded. They rate their stay on **social media** usually the same day they checkout ... posting long reviews, calling out all the things they enjoyed about their stay and why they will return the following year. **I hope you know bad news on social media travels faster than good news.**

We strongly OPPOSE building public parking spaces on the 700 and 800 blocks, and anywhere in the middle of residential houses. This makes no sense to destroy the value and desirability and revenue base for the Town to accommodate an offsite, RV camping site of in-and-out beach goers miles away from commercial sites, positioning them to NOT contribute in any way, anything positive to the community !!! In fact, it would only contribute to the negative with the current proposal.

RECOMMENDED SOLUTION:

What makes more sense to me would be to build additional parking near places where the Town has a commercial presence (shops, restaurants, real estate offices) where beach-goers can spend money and contribute to our taxable base AND our local businesses. if you put the parking 3 miles away from any of these things, not only are we carrying the extra costs and negative impact to our revenue and value, but there is NO Benefit. Specifically, the lots by the commercial Pier with a commercial restaurant and near the stores are listed for sale. This is the perfect spot for parking.

I would like to understand the due diligence that was performed, including the economic impact study that took place prior to getting where we are now, and who is personally responsible for taking this

proposed plan forward, how it made it so far for a vote, without any of the impacted property owners being made aware of this.

The impact of this would create a list of systemic issues that would result in the deterioration of the economics that sustain the Town of Holden Beach, primarily in three areas:

1. Less desirable to rent with over-crowding for guests who are used to having a tranquil experience as the driver for their return. More transient in-and-out-beach-goers in between residential houses:
 - a. Leads to more trash on the beach, on residential properties
 - b. Lead to petty crime (trespassing, theft, destruction of property,
 - c. Transient, out of town, beachgoers will turn a family beach into a crowded park experience, which is not what our guests are used to here.

This will lead to **lower rental revenue**, meaning **lower occupancy/tourism tax revenue for the Town**

2. As the complaints and social media ratings decline, the rentals that will take place would have to be at a lower rate. This leads to **lower occupancy/tourism tax revenue for the Town**
3. These first two items will lead to Lower residential home values
 - a. Translates into **lower property tax revenue for the Town**

Once you create a less desirable vacation experience for renters, I assure you with 100% certainty that they will quickly VENT on social media, **we will all** pay the price.

Once the damage is done, it will be a long time to regain that recognition of being one of the top residential family beaches ... if ever.

- who will cover the gaps in revenue from this to pay for things like beach erosion, or basic infrastructure improvements? Not the RV Park.
- It seems the Town is quick to bill beachfront property owners and quick to take taxes and quick to do things that take away from those same property owners, including the beach erosion zones that

were created. Now its quick to take away from the value.

- This will not end well for anyone.

What is driving this? Over the past few months, I noticed a huge plot of land being built a few miles away from the Holden Beach island, which is basically a parking lot style RV campers cramping them in tightly together with the only thing to do in the area is come over to the beach. I own a camper myself and love camping all over, but I also know what campers and day visitors leave behind. I was wondering how that was going to work out.

Now, I understand that the someone at the Town of Holden Beach is quickly and quietly trying to ram through the building of new parking lots next to residential houses to accommodate armies of day beach visitors who will not add ANY VALUE to the beach, the rental income, the tax base.

What is the benefit of having an influx of transient out of town "for the day" beach goers who avoid paying taxable rent, sales or fees to the town, but only add cost and takes away value??? Why wouldn't we be smart about how we accomplish the goal of accommodating more people while increasing business and tax base for the island?

If the Town approves building on the site, we will certainly elevate the discussion and research on the relationship and connections with the people owning or benefiting from the offsite RV campsite and the Town. I have no idea how something like this can come up out of the blue and then get rammed in for a quick decision without notifying the homeowners. When the Pandemic first started, ALL homeowners on the beach were notified to cancel April/May reservations...but for this parking lot, no one was notified. Seems really fishy to me. Social Media is a powerful thing. Be careful because ruining our area is a lot easier than you think. And once that happens, our rental revenue goes down, our property values go down, your tax base goes down, and what will you have left. A bankrupt beach town unable to cover future expenses. Don't be the ones who make that happen....for an offsite RV park that is being built several miles away and my guess is they will provide a fraction of the benefit that you will destroy if you do this.

I would recommend proper due diligence be done prior to destroying the nature of our environment, including an economic impact study. Proceeding without proper due diligence is a breach of your fiduciary responsibility to protect and preserve the value of our community.

Thank you for your service for the community. With your role comes great responsibility. We are counting on you to do the right thing here. I am open for discussing and helping in any way that benefits our community.

Sincerely,

Michael Gilbert Sr.
mnwgilbert@gmail.com
704-206-9169

Heather Finnell

From: Pat Hall <phall44@nc.rr.com>
Sent: Friday, February 12, 2021 11:15 PM
To: Heather Finnell
Subject: Public Parking Lots (Input for Town Board Meeting)

Speaking as a property owner who also rents my property out during summer months, I do not object to facilitating parking for public. However I do object to providing parking spaces free of charge.

My renters pay for the privilege of residing in my house short term, which includes a place for their vehicles. I pay property taxes to the Town of Holden Beach. I believe the Town of Holden Beach should derive some revenue for day visitors. I do not wish to see my taxes increased to cover these expenses when all efforts to sustain the costs have not been considered.

Respectfully submitted,
Signed, Patricia M. Hall

Heather Finnell

From: jbrouse@nc.rr.com
Sent: Friday, February 12, 2021 10:05 PM
To: Heather Finnell; geraldbrownb365@gmail.com; woodytyner@gmail.com;
vccbrian@gmail.com; sullivn4@gmail.com; pattykwi@gmail.com
Subject: Addition of free Holden Beach parking.