

Heather Finnell

From: tmmyers@atmc.net
Sent: Wednesday, February 3, 2021 12:07 PM
To: Heather Finnell
Cc: hbpoa@hotmail.com
Subject: Comments for next BOC meeting

Hi Heather,

Please include the following in the packet for the next BOC meeting under public comments. It is an email the HBPOA sent to the Commissioners last October. Thanks.

Best regards,
Tom Myers

From: tmmyers@atmc.net <tmmyers@atmc.net>
Sent: Saturday, October 24, 2020 5:55 PM
To: 'Michael Sullivan' <sullivm4@gmail.com>; 'pattykwi@gmail.com' <pattykwi@gmail.com>; 'woodytyner@gmail.com' <woodytyner@gmail.com>; 'geraldbrowngb365@gmail.com' <geraldbrowngb365@gmail.com>; 'vccbrian@gmail.com' <vccbrian@gmail.com>; holden@atthebeachnc.com
Cc: 'hbpoa@hotmail.com' <hbpoa@hotmail.com>
Subject: BOC Meetings

Dear Commissioners,

The HBPOA has heard many comments about how difficult it is to follow what goes on at Commissioner meetings. The sound quality varies greatly, and is typically quite poor. Unless you know everyone's voice, you don't know who is speaking, or who is even in attendance. It is extremely difficult to follow the discussions and know which Commissioners are making statements.

We would like to make the following recommendations to allow interested parties to be able to stay better engaged:

1. Position the camera so we can see who is there, who is speaking, and any slides that are being displayed on the monitors. The HBPOA would be glad to purchase a tripod or camera if needed to accomplish this request.
2. Take roll call so we know who is in attendance.
3. Take roll call votes so we know who is voting and how they voted.
4. Make sure it is clear who is speaking by either having them say their name before they speak or call on them by name.
5. Use the microphones consistently. Some people are very quiet and difficult to hear; others are shockingly loud.
6. Monitor the recordings to catch and correct problems before the next meeting.

We appreciate your consideration of these recommendations.

Best regards,
Tom Myers
HBPOA President

Heather Finnell

From: tracey thomas <tracey7.thomas@gmail.com>
Sent: Friday, February 12, 2021 12:43 PM
To: Heather Finnell
Cc: Michael Sullivan; Patty; Brown; brian; Woody Tyner
Subject: Re: Holden Beach Board of Commissioners Public Hearing/Regular Meeting

Heather,

Can you please read my comments at the next board meeting.

Commissioners,

In regards to agenda item 11.Report and Possible Action on Speed Limit on Ocean Boulevard.

The only piece of data relevant to your decision in this matter is the conclusion of the study done by the NC DOT (P.50 in the packet) that states "**Based on the findings, these roads are posted appropriately for the data we collected (For Odd-Peak Seasonal traffic).**"

Which means the 45 mph is the safe and correct speed for the off season on that part of the road.

Thank you for relying on the data from the experts (NC DOT traffic engineers) to make your decision.

Regards,

Tracey Thomas

On Fri, Feb 12, 2021 at 11:18 AM Heather Finnell <heather@hbtownhall.com> wrote:

Please see the attached agenda for the Board of Commissioners' Public Hearing/Regular Meeting of February 16th. The agenda can also be viewed online at <http://hbtownhall.com/files/135644346.pdf>.

Heather Finnell, CMC, NCCMC

Town Clerk

Town of Holden Beach

heather@hbtownhall.com

telephone: (910) 842-6488

Heather Finnell

From: Palbergo <palbergo@aol.com>
Sent: Wednesday, February 10, 2021 11:31 AM
To: Heather Finnell
Subject: Holden Beach parking

I am a home owner on Holden Beach and I would like to voice my strong opposition to creating more public parking on the island.

As we all know, the island is a family friendly location and I see no need to increase congestion and stress the Beach ecology further.

Thank you.

Patrick Albergo

1003 Ocean Blvd West

Heather Finnell

From: richard <reason.creek@gmail.com>
Sent: Wednesday, February 10, 2021 11:31 AM
To: Heather Finnell
Subject: Increased Public Parking

Commissioners,

I recall there are some formulas from Government resources that we rely upon occasionally that require a certain amount of public parking, so I assume that may be your motive. I would respectfully request that you provide Holden Beach tax payers a detailed explanation of your motives if you choose to expand public parking. However, I would suggest that you seriously consider the negative aesthetic results of doing this. From the east end reaching to the central portion of our island, the physical beach front is already severely stressed with available space to enjoy the actual beachfront. Holden Beach does not have the expansive beachfront that Ocean Isle and Sunset Beach has. The Holden Beach physical population of houses from 200 block East through about 500 block west already stresses the beachfront space. If you find it absolutely necessary to add parking, which I'm against, I would urge you to find areas further West where the beach is narrow and the population is sparse.

Respectfully,

Richard Eason

Heather Finnell

From: Jeannine Richman <jeanninerichman@gmail.com>
Sent: Wednesday, February 10, 2021 11:06 AM
To: Heather Finnell
Subject: Re: Holden Beach Information - New Parking Lots

Hi Heather,

As a property owner at Holden Beach for over a decade, I am opposed to these new public parking lots. They do not benefit the property owners as we would likely be footing the bill for the installation and upkeep. The added negativity of adding a porta-potty, increased noise, decreased privacy and additional trash that will be the result of adding public parking is also not desirable.

Thank you,
Jeannine M. Richman

On Feb 10, 2021, at 9:44 AM, Holden Beach Property Owners Association (HBPOA) <HoldenBeachPoa@wildapricot.org> wrote:



Representing the property owners of Holden Beach, NC

Holden Beach Property Owners Association

Subject: Important News About Public Parking Lots

The Town is considering the creation of free public parking lots in the 300, 700 and 800 blocks of Ocean Blvd West, and along Avenue A. The Commissioners could vote to approve some or all of these lots at their meeting this coming Tuesday, February 16th.

There will be no public hearing regarding these plans, and the only opportunity for public comment will be at the beginning of the Commissioners' meeting related to agenda topics.

Public parking is a significant problem due to the high growth of housing and RV park developments on the mainland combined with increasingly more people who want to visit the beach. Since land on the island is limited, so is our ability to accommodate parking for all these visitors, especially during peak season holidays.

Since no parking is truly free, it is a question of who pays and who benefits, and the balance between property owner rights and accommodating day visitors. Creating a

Heather Finnell

From: vivb1203 <vivb1203@aol.com>
Sent: Wednesday, February 10, 2021 10:54 AM
To: Heather Finnell
Subject: Free parking

Please! No FREE parking! Why should homeowners absorb this cost? And paying for free standing johns! Let the parkers pay!

Vivian Biesecker Sailfish Dr

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

Heather Finnell

From: Nathan Ritter <nritter@mbveneer.com>
Sent: Wednesday, February 10, 2021 10:52 AM
To: Heather Finnell
Subject: Parking lot

Hi Heather

I hope you and yours are well.

I suggest the town build a parking lot on the mainland side and charge to park. Then provide a shuttle to the beach. You could build into the price to park the cost of hiring someone and maintenance, etc. on the vehicle to transport. I don't think it is fair to put the burden of parking on property owners, as this could lead to other issues that I am sure the town is aware.

Best regards

Nathan

Get [Outlook for iOS](#)

Heather Finnell

From: Sarah Hudson <shudsonshs@gmail.com>
Sent: Wednesday, February 10, 2021 10:45 AM
To: Heather Finnell
Subject: Parking on OBW

Ms Finnell,

I do not believe all of these spaces are necessary. I would suggest 3-5 lots that are spread out on OBW. The costs seem high but I understand that there are regulations that must be met. I am sure the proposed lots that are not close to current homes would be preferable. I do not own property on OBW but I do own property on OBE adjacent to some parking on a street but not close to the lot. I can say the town has done a good job of patrolling, keeping the access available for beach goers and relatively clean. I commend the town for looking to the future by creating parking.

Sarah Johnston Hudson

Sent from my iPad

Heather Finnell

From: David Arrowood <darrowood@ec.rr.com>
Sent: Wednesday, February 10, 2021 10:45 AM
To: Heather Finnell
Subject: Comments for Commission Record - Parking Lots

I support the establishment of designated parking as well as eliminating side street parking. It should be a priority to ease parking pressure/issues on East End. I do not support free parking. Those using the parking should support the establishment and maintenance of all parking areas, not town property owners or guests.

Sent from my iPad

Heather Finnell

From: Babs Tomlinson <babsabc123@gmail.com>
Sent: Wednesday, February 10, 2021 10:28 AM
To: Heather Finnell
Subject: Parking

I feel the proposed parking lot in the 300 block of OBW should be a dog park not used for parking. We have lots of dogs in the area. We need to take care of them before visitors! Thanks, Barbara Tomlinson a home owner on Brunswick Ave.

Heather Finnell

From: Michael Fletcher <michael@manna.church>
Sent: Wednesday, February 10, 2021 10:16 AM
To: Heather Finnell
Subject: free parking

Please let it be known that I am against the idea of establishing free public parking on Holden Beach.

Homeowner at 107 Seagull Rd., Holden Beach 28462

Until All Have Heard,

Michael Fletcher, Sr Pastor
Manna Church
5117 Cliffdale, Rd
Fayetteville, NC 28314
[910-867-9151](tel:910-867-9151)

Heather Finnell

From: Cyndi Kiernan <cbkiernan@gmail.com>
Sent: Wednesday, February 10, 2021 12:25 PM
To: Heather Finnell; holden@atthebeachnc.com; geraldbrownb365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; Mike Sullivan; pattykwi@gmail.com
Subject: Free Parking Consideration

All,

I'd like to know what benefit the Commissioners see in providing free parking to day-trippers. Do they see this as another source of income for the Town from sales tax on consumer spending? Does the Town get more in FEMA funding? Is the plan to switch the "free" designation to metered or paid parking in the near future?

Absent some kind of benefit, I see only negative ramifications: more trash, more crowds, less environmental protection, more (potentially dangerous) traffic, an intrusion on homeowners and/or their renters, not to mention ongoing maintenance costs to the Town.

My family has owned property on Holden Beach for almost 50 years, and I cringe at what this will look like. Once we go down this path, there's no turning back I'm afraid.

Some major benefits to the Town must exist to offset the many costs. Without knowing what that benefit is, I'm firmly against the proposal being considered at the February 16 meeting.

Thank you,

Cyndi Kiernan
Homeowner of 501 OBW

Heather Finnell

From: Cathy Powell <4cathypowell@gmail.com>
Sent: Wednesday, February 10, 2021 4:46 PM
To: Heather Finnell
Subject: Public parking lots/spaces

I would like my input included in the official record of the meeting. I sent this email to each Commissioner.

I am a property owner at HB but live oceanfront in North Myrtle Beach. I am totally against free parking for day visitors. I do not want my tax dollars spent on providing free parking for people who come to enjoy our island and beach for the day but have no investment on the island and do not pay taxes to the Town. These guests should also have to pay to park. I understand with the new RV lots being built, they are going to come and will try to park anywhere so I agree that it would be best for the homeowner's if parking areas were provided. I just don't think they should get to park for free and the homeowner's at HB have to pay for it.

As in the article that was attached to the proposed plan, also here at North Myrtle Beach, a few years ago the city incorporated paid parking meters such as the one in the picture. Non-residents of the city have an option to purchase a summer pass for approximately \$200 or pay to park at \$2.00/hour in all of the city's public spaces. Permanent residents of NMB with cars/golf carts registered at their address are given 2 free parking passes per season. I think our "season" is March through October from 8am - 5pm daily. Other hours and months, parking is free for everyone. No one is allowed to park in the lots overnight, regardless of paying or not. Previously, all the lots were free parking. Some of the lots in NMB are paved, some are not which perhaps would be a huge cost savings for HB if they all don't have to be paved. HB already has no parking signs along Ocean Blvd so if enforced, that would prevent any day visitors from parking illegally. Some of those signs may need to be installed along some of the side streets, Brunswick Ave., etc. as necessary if not already in place.

NMB has someone patrol the lots periodically during the day for people not paying to park and gives out tickets or has cars towed. Since HB police are riding the streets frequently, I would think that could be incorporated as part of their job.

I do hope the Commissioners will contact some of the other towns who have paid public parking lots to see what revenue is collected and how they operate. As stated above, I just don't think it is fair that the homeowner's of HB would be paying for this and others who would benefit would not.

Thanks for your interest in my input,
Cathy Powell
407 OBW

Heather Finnell

From: Amy Barefoot <Amy.Barefoot@sas.com>
Sent: Wednesday, February 10, 2021 11:53 AM
To: Heather Finnell
Subject: Feedback on Public Parking Lots Ocean Blvd West

Hi Heather,

I would like to share my feedback for the upcoming Commissioner's meeting being held on Tuesday, February 16th.

As homeowners since 1969, it saddens me to hear of the plans for additional public parking. Specifically adding the additional lots in the 800 blocks. These homes have already been impacted by the building of the new sewer facility and now the negative impact of the free parking. I'm afraid the small residential, family beach that we have loved for so long is slowly being changed.

Top impacts and concerns:

- Increased trash/water pollution especially on the sound side
- Increased security risks- Trespassing from those using private walkways and showers with no additional beach access
- Impacts of turtle nests and vegetation with additional congestion -many access through the dunes
- Decreased property values but increased taxes for property owners for maintaining parking lots
- Increased traffic and noise and additional smell from porta-potties on top of the smell from the sewage facility.

Thank you for your consideration,

Amy Willcox Barefoot
793 Ocean Blvd West

Heather Finnell

From: Pat Simmons <ournannarocks@gmail.com>
Sent: Thursday, February 11, 2021 11:00 AM
To: Heather Finnell
Subject: Public Parking Lots

As a property owner @ 296 W. Brunswick Ave. I am horrified & totally opposed to this plan for public parking. I believe that it is necessary to maintain security & safety along with many other issues that would be created by this plan. Holden Beach owners deserve better than this plan for our special island. Please share my concerns. Thank you!

Sent from my iPhone

Heather Finnell

From: Elizabeth Rickenbach <buffkelly@icloud.com>
Sent: Thursday, February 11, 2021 10:44 AM
To: Heather Finnell
Subject: Proposed parking plans

Dear Commissioners:

As relatively new (July 2017) property owners on Holden Beach, Fore Reel @ 815 OBW, I was stopped dead in my tracks when first hearing of the new and quickly proposed public parking plans on Monday. My husband and I have worked our entire life to make owning our beach property "dream" come true. Everything we read or were told assured us that nothing would be built along the marsh front property across from our home because of conservation policies protecting the marshlands fragile ecosystem.

Will you please explain to me what value would be added to our precious Holden Beach if these parking lots are allowed? Do these day trippers pay taxes? Where is the money coming from to build these areas into parking lots? By whom and how will they be maintained and at what cost? Will the Beaches be patrolled for health and safety issues that arise from the increased population? It appears that the price of building these areas will cost upwards of \$330,000.00. How do you justify this cost versus the potential decrease to property values for those of us who own property across from these lots? Property owners are your tax base, wouldn't it be wise to help increase property values to broaden your tax base and draw more property owners? We would have purchased property in Kure Beach, Carolina Beach or Ocean Isle if we had wanted that type of environment. Certainly these quickly proposed parking areas will remove Holden's designation as the #1 Family Beach of North Carolina.

We join our voices with others opposing all of these parking lots! Couldn't the Board of Commissioners figure out something around the pier area that would attract visitors? I have seen many beaches along the East Coast create parking areas with bath houses which are very nice for day trips. Families then have a place to care for children, get cleaned up and purchase food for a lovely day at beach. This type of environment would only enhance Holden's appeal to families and not harm property values.

Thank you for working to serve our community and considering new ideas.

Kent and Elizabeth Rickenbach

#815 OBW

Heather Finnell

From: Randy Brodd <rsbrodd@gmail.com>
Sent: Friday, February 12, 2021 5:00 PM
To: Heather Finnell
Subject: Public Comment for 2/16/2021 Commissions Meeting

My name is Randy Brodd. I own a house at 829 Ocean Blvd West on Holden Beach. I am writing to express my concerns regarding the proposed development of public parking spaces at various locations on the island. Since I own a home at 829 OBW, I am obviously most concerned about the 31 spaces being proposed on OBW Lots 810 - 822. While my concerns are expressly related to those aforementioned spaces, I believe they would be consistent with concerns expressed by other homeowners directly affected by the proposed public parking.

Holden Beach maintains a reputation as one of the BEST FAMILY BEACHES in America. I believe it has cultivated and maintained that image by limiting the development of large condominium complexes and the size of cottages as well as limiting the development of significant commercial activity on the island. This has had (what I believe is) the intended effect of maintaining the quaintness of the island and the desirability of living / vacationing here. The traffic on the island is already congested during the summer season and adding additional public parking will only add to the congestion and diminish the qualities of the island that make this place so special.

From a more personal perspective the proposed 31 spaces on Lots 810 - 822 are always away from the closest public beach access at Lot 803, and will add significant congestion of people both on the road and on concentrated section of the beach. What will end up happening is the parties that utilize these spaces will find ways to short cut their trips to and from the beach by trespassing across the private properties of beach front home owners. There are also no public restroom facilities in close proximity to these proposed spaces. If port-a-johns are the answer, that would be totally unacceptable.

As a homeowner and taxpayer, I want to express my opposition to the development of additional parking on the island.

Randy Brodd
829 Ocean Blvd West

Heather Finnell

From: (910) 880-3260 <ccs1472@comcast.net>
Sent: Friday, February 12, 2021 5:04 PM
To: Heather Finnell
Subject: Fwd: Parking spaces

See below.

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

From: "(910) 880-3260" <ccs1472@comcast.net>
Date: Feb 12, 2021 3:54 PM
Subject: Parking spaces
To: holden@atthebeachnc.com
Cc:

I am writing in response to the upcoming discussion of free parking spots being added to the island. I think this is a poor decision at best and damaging to the islands infrastructure. The parking spaces will cost us as taxpayers on this island to maintain and with greater access comes greater problems from policing to beach protection. This will also likely cause a great deal more traffic through the residential areas and greatly impact locals.

Free is not a good idea because free is not free in the end and someone will need to foot the additional costs associated with this plan. Perhaps if they were chargeable parking spots and the money was used from the revenue to improve roads, beach, sidewalks, etc. This would make some sense but in its present form I believe it will turn into a possible costly venture with no upside to the island or its quiet nature. As a full time resident I am against the plan for the above stated reasons and respectfully submit my stance on this proposition. The plan cost is over 100k and this money could be used for so many other more worthy projects that would add value rather detract from the islands beauty and prosperity.

Heather Finnell

From: Patricia Felmly <patriciafelmly@gmail.com>
Sent: Friday, February 12, 2021 5:06 PM
To: Heather Finnell
Subject: Board of commissioners meeting/public hearing 2/16

Heather

Please make note that my husband and I do NOT support the development of public parking on the island. We feel that this will be a burden to all of the homeowners/ tax payers on the island to create and maintain the parking lots. In addition, the added traffic, noise, trash, etc will also affect all of the homeowners and our guests on the island. We own property here to enjoy the peace and quiet of the beach.

Thank you

Patricia and William Felmly

Heather Finnell

From: Emily Cook <emilycook6714@gmail.com>
Sent: Friday, February 12, 2021 4:29 PM
To: holden@atthebeachnc.com; geraldbrownb365@gmail.com; vccbrian@gmail.com; woodytyner@gmail.com; sullivm@gmail.com; pattykwi@gmail.com
Cc: Heather Finnell
Subject: Proposed public parking

To whom it may concern:

My name is Emily Cook and my family and I are property owners at 128 Dolphin Drive. I am writing this email to submit my OPPOSITION to the proposed free parking on the island. My largest concern is the safety of my children due to the increased traffic. I also do not find it entirely fair to expect property owners to contribute to "free" parking through taxes. I think this would be better served as a "pay for parking" situation if the town chooses to move forward with this. I just want to preserve the integrity and small town feel of our home away from home here on Holden Beach.

Thank You,

Emily Cook

Sent from my iPhone

Heather Finnell

From: Kim Andrews <kimandrews5@ec.rr.com>
Sent: Friday, February 12, 2021 4:40 PM
To: Heather Finnell
Subject: Parking areas

I agree with parking areas for visitors as long as they are paid parking! Day visitors do not generate revenue for this island. All other Beachs around here make visitors pay to park. Home owners should not have this burden placed upon them. Our taxes should be used to benefit the ones who pay it. So I'm saying I'm totally against this as well as the other homeowners I've talked to! Please forward to all involved

Sent from my iPhone

Heather Finnell

From: blocksemester@yahoo.com
Sent: Friday, February 12, 2021 4:38 PM
To: Heather Finnell
Subject: Parking lot plans

Good Afternoon. I JUST learned about the proposal for making new public parking lots in the 300, 700, and 800 OBW areas. I would like to specifically express my objection to such an endeavor. Property owners on our island are not ALL rental property owners, and as you know many are permanent residents, and having more people on our island each weekend with no vested interest in its welfare will make it less desirable for weekly renters and permanent residents who just want a quiet family beach. Some beach goers already showing up on the weekends are causing problems (noise, trash, breaking rules, dog issues, blocking driveways), and adding to those numbers simply by spreading them out farther down the beach will not help. They are coming and going on Saturdays and Sundays during the time renters are exiting and entering the island. I have seen traffic backed up all the way to The Cove on Saturday afternoons. This plan will only increase the crowding and traffic. While I know we have no control over the ever increasing number of campgrounds, that problem should be the problem of the campground owner who misrepresents Holden as a big empty beach with plenty of space for day trippers, and should not be the island homeowners' problem. Most of the owners bought specifically in Holden because they did not want their home to be in an overcrowded area. A rental property next to a parking lot will hurt that property owner's revenue. I think it seems somewhat underhanded of the decision makers that this public parking issue was not presented and discussed sooner and more publicly (or at least presented to all the affected property owners), giving the owners and taxpayers an opportunity to express their concerns and present their objections in a well prepared way. Who benefits? The people using the parking lots, some business owners, and people who do not pay taxes on the island. Just because they do it at Ocean Isle or Oak Island does not mean we should. It is what makes us unique and attractive to families. We looked at both of those areas and chose Holden because we did not want our beach home to be in that type of environment. It is my hope that our beloved Holden does not end up looking like something between a Carolina Beach and a Myrtle Beach. There is also a concern about what it will do to impede traffic flow on the beach with day visitors going back and forth across the road, which is already needing more markings for public crosswalks. We are already having issues with speeders, an over abundance of improperly driven golf carts up and down the streets, and some who are looking for homes with no cars in the driveways to park in and head off to the beach for the day (which I have observed first hand on more than one occasion).

I would at least ask for this to be delayed until it can be more thoroughly planned and discussed, with well thought out ideas to be presented to the entire town. The taxpayers on the island deserve to be involved in this decision. Not just business owners or someone looking to make a quick buck off their lot. If there are others this can be passed on to, please feel free to do so. I may not have time to send these remarks to the commissioners before the deadline today.

Thank you for reading my concerns.

Jamie Cobbler

Sent from my iPad

Heather Finnell

From: Phil Caldwell <ncseahog@earthlink.net>
Sent: Friday, February 12, 2021 4:28 PM
To: Heather Finnell
Subject: Re: parking

Heather,

Please read this at Tuesday's meeting.

Thanks!

Phil Caldwell

Mayor Holden, Members of the Board of Commissioners, and Mr. Hewitt,

We residents of Holden Beach live in a perceived paradise. Regardless of how we got here or why we came, I think for all of us, being "at the beach" was part of our decision. A great many non-residents want to be here also. A problem is developing though: there are too many people everywhere, and the number of people is increasing exponentially.

I know there has been a large response to the last parking committee meeting. I feel this parking issue is a wake-up call for us on what is coming, i.e., more people. These issues are not unique to Holden Beach. I am reasonably sure that Mr. Hewitt would tell us from his association with other town and city managers that the number of people desiring access to the ocean is a problem along the entire Eastern seaboard.

Thus, questions arise for us to answer. How many people will come? How soon? When will enough be enough? When can we accommodate no more people? Is the quality of life going to decline? In 20 or 30 years will kids still be able to have the wonderful experience as our young children and we did years ago at Holden Beach? These kinds of questions and surely others need to be answered and data collected before we physically do anything about parking.

We need long range planning. Putting in a few random parking spaces only prolongs the problem. There will always be the totally understandable "not in my backyard" reaction from all of us. After all, it has not been cheap or effortless to get here. The sudden appearance of a 20 + space parking lot next door will negatively affect the value of a home and will make living there less pleasant. Resentment will abound!

I think the long-range solution is transportation planning. With limited finite space for on-island parking, the solution may be quite unique. I encourage the parking committee to stop all of the planned parking proposals for now. Research their services and retain a transportation planning firm. It will not be inexpensive, but it will preserve our paradise and allow others to enjoy it too.

Phil Caldwell

121 South Shore Dr

FYI: here are links to web sites of three transportation planners:

Heather Finnell

From: Shannon Itzaina <shannonbeachmom@gmail.com>
Sent: Friday, February 12, 2021 4:24 PM
To: Heather Finnell; Shannon Itzaina
Subject: Public Parking Proposal Opposition Letter

2/12/2021

To whom it may concern,

We have reviewed the proposed public parking development along Avenue A, the 800 Block of OBW, 764 OBW, 318 OBW and 340 OBW. We drove to all prospective locations to assess the impact of proposed public parking and have decided that we are NOT in favor of this development at this time.

We feel that there is plenty of public parking currently on our beach. If we were to suggest any improvements it would be to add potentially more parking under the bridge and by the boat ramp. There is already a permanent and well maintained public restroom currently at that site along with several restaurants nearby to accommodate day visitors with food service and more restrooms if needed. There is also public beach access there as well.

We feel that it would be excessive to have to install bulkheads and maintain them, for public parking in the 800 OBW block. Other sites, above mentioned, should be looked into first prior to others that would need infrastructure.

Thank you for your time and attention to this matter,

Jim and Shannon Itzaina

143 Marlin Drive

(Full Time Residents)

February 12, 2021

To the Town of Holden Beach Mayor and Commissioners,

On February 10, 2021, I was notified by the Holden Beach Property Owners Association that the commissioners were going to hold a vote on February 16, 2021 to permanently and irreversibly alter the landscape and streetscapes of Holden Beach in order to create parking for day-visitors. There were no notifications or announcements made by Town Hall and no option for a public hearing. Submissions to be included in the public record are due by February 12, 2021. The speed, secrecy, and suddenness of this situation is shocking to me, as it projects the appearance of an underhanded and dishonest move. This letter is to express my absolute disagreement with this proposal.

Holden Beach is the most peaceful and clean beach that I have come across in the entire state. This was what attracted me to build a home here. The sparse population during the day allows homeowners and renters to set up and enjoy the ocean in an intimate setting. The more people that crowd the beach, the less special the affair.

From an economic standpoint, the addition of these "pocket parking lots" will have a negative impact. Rental properties in these areas will be significantly less attractive, and rates will have to be reduced in order to keep renters coming to these homes. Lower-rate rental properties will result in decreased maintenance, causing the properties to degrade more quickly. Additionally, a decrease in rental collections will translate into a decrease in tax dollars. The value of the properties will decrease significantly, as will the values of comparably assessed homes in the area, again negatively impacting tax revenue and sales.

With the gluts of concentrated parking, there will be more litter, more vandalism, more theft, and more noise in those areas. Dispersed parking is significantly more difficult to patrol. Any civil engineer will affirm that the most beneficial parking plan for any town involves a centralized area with time-limited, paid parking near the business district. It is simple to patrol, easier and more cost-effective to maintain, paid for by the users (rather than the non-using taxpayers), and it makes it much more likely that the nearby businesses will receive patronage. The areas put forth for parking on the current map are too far from the businesses for them to receive any benefit. They also remain relatively far from the nearest access points, which will lead to an increase in trespassing. An alternative to the current proposal could be to create a business opportunity for an entrepreneur to start a shuttle service between the RV parks, motels, and causeway businesses over the bridge to the beach access points for a nominal fee.

It is extraordinarily disappointing to learn that the commissioners would even consider a proposal that directly damages the residents of Holden Beach in terms of property values, peace, the diversion of tax dollars for maintenance, and the beauty associated with the beach and the marsh. You are elected representatives, voted in by the residents of Holden Beach, charged with placing the values of your constituency first and foremost in your decision-making process. My request is that this decision at the very least be tabled to allow for public discussion and comments before allocating tax dollars and embarking upon a project that will forever change the landscape and the futures of the current homeowners.

Thank you for your consideration.

Nathan Christie
813 Ocean Blvd. West

Heather Finnell

From: AT&T Yahoo Mail <ann61@sbcglobal.net>
Sent: Friday, February 12, 2021 3:51 PM
To: Heather Finnell
Subject: Parking Proposals

February 12, 2021

Dear Holden Beach Commissioners and Mayor:

We are writing to respond to the parking proposals to be discussed on Tuesday, February 16, 2021. Specifically, those parking areas proposed in the 800 and 764 areas of Ocean Blvd. West.

We purchased our home at 763 Ocean Blvd. West in 1997. It is a residential area surrounded by homes with two-story condominiums a short distance away. In the 34 years since then, the island has experienced many changes. These changes are usually made with public input, consideration of what is in the best interest of the island and taxpayers and **safety of residents and visitors**.

We assume the proposed parking spots will be used most often during the peak tourist months. The only sidewalk for pedestrians and families with small children on bicycles will **share** the north side of Ocean Blvd. West with the proposed parking areas. This sidewalk is very busy during these months. Try to visualize people running or walking with and without pets, families with small children on bikes and beach goers with umbrellas, coolers and chairs on that sidewalk competing with cars and pick-up trucks entering and leaving the parking area and those driving on OBW. Also, remember that visitors leaving these parking areas will be turning left toward the bridge. During peak tourist months a left turn could block the sidewalk and the westbound traffic lane while waiting for an opening to head east. We feel that this is an accident waiting to happen.

Looking at the proposal, there seems to be an access road with an entry and exit lane at the 764 site map. Why is a lane is not on the 800 site map? This means those cars will need to back out dangerously directly over the sidewalk.

We realize the general public should have access to the beach and that Federal Funds for City projects is probably linked in some way to such access. But access has to be safe. At this time there is **NO PARKING** allowed on Ocean Blvd. West because it is **not safe**.

Please consider eliminating more traffic on the island by exploring the possibility of **shuttle buses** from the Causeway or another nearby area to take people to the East End, the Pier beach and the public beach at 800 Ocean Blvd. West. Try it out for a year. Possibly contact local churches to rent their buses and drivers. Parking near the Causeway could bring more activity to those businesses. The City should encourage the new campgrounds to provide shuttle services to the beach for their customers. This leads to the following question. What types of vehicles would be permitted in the proposed parking areas: campers, cars, pickup trucks, extended vans?

Thank you for considering our concerns and ideas.
Bill and Ann Gates

Heather Finnell

From: Amy White <amyjoroso@aol.com>
Sent: Friday, February 12, 2021 3:50 PM
To: Heather Finnell; holden@atthebeachnc.com; geraldbrown365@gmail.com; vccbrian@gmail.com; pattykwi@gmail.com; sullivm4@gmail.com
Subject: Parking Lots

I would like to voice my concern over the public parking lot proposal. While I understand the desire of those who do not live somewhere with easy beach access to have parking at the beach, I also understand and sympathize with the concerns of those whose property values as well as their privacy may be affected. Homeowners in the areas near the proposed parking lots will see more car traffic and likely more foot traffic as well, and thus the likelihood of increased trash left behind by visitors to the island. There is also the issue of bathroom facilities. Will homeowners now find they are living next door to portapotties? Please do not encourage more day visitors to come to the island without adequate facilities to meet their needs. Vacationers who rent homes here will also be negatively affected, and they may well not find our island as enticing as it has been. We certainly cannot afford to lose the revenue that the vacationers bring. It is also important to consider the increased traffic that will occur on Ocean Boulevard, and thus the need for an increased number of safe and legal crosswalks as well as adequate police patrols. In addition, consideration should be given to the fact that when the lots are full, overflow will likely occur down many of our side streets. This has already been problematic at busy times as I have personally witnessed disregard to the safety of pedestrians as people park, turn around, back up or exit. Of course no one "owns" the beaches in the state of North Carolina, but those whose homes will be affected should not be expected to also bear the financial costs that will inevitably occur with the addition of these lots. At the very least, if these lots must be added, I encourage the Commissioners to mandate a parking fee, similar to many other beaches in NC. This will at least very partially help to subsidize the costs to the town and thus the property owners. However, with the addition of these lots, I see absolutely no benefit to the property owners nor to businesses on the island, as the lots are not located in areas near the businesses. I think we would see a general change for the worse in the "atmosphere" and environment of the island. I strongly discourage the Commissioners from proceeding with this plan.

Best regards,
Amy White
Property owner
Full time resident and voter

Datan/Shihadeh
759 Ocean Boulevard West
Holden Beach, NC 28462

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

February 12, 2021

Dear Holden Beach Board of Commissioners,

We were very surprised and extremely disappointed to learn that a plan is afoot to build parking lots in the 300, 700, and 800 OBW blocks.

As property owners in the 700 block, in very close proximity to one of the proposed locations, we are deeply troubled by the inevitable negative consequences that would result.

Specifically:

- In the years that we have lived here, we have seen high tides rise higher and higher in this exact location. Building a bulkhead will not change the rising tides, it will simply displace the water to cause flooding in other locations.
- There is frequent flooding already in this area. The flooding will be exacerbated in both frequency and duration.
- We have seen numerous traffic accidents, especially during high season, with cars backing into OBW without seeing approaching traffic in time. Parking lots will further increase the frequency of these incidents.
- We (and many others) frequently walk or bicycle the sidewalk, and often observe or encounter close calls with vehicles pulling out of driveways. A parking lot with many cars coming and going, in a location without a crosswalk, is an invitation for more frequent accidents.
- Families with children unloading cars for a day at the beach in such close proximity to a thoroughfare presents a high risk of pedestrian injury. How will you feel the day you discover that a young child running toward the beach was hit and killed by a vehicle travelling the legal 35 MPH speed, or the 45 MPH speed in place for most of the year?
- Increasing visitation to the beach means more people and dogs, period. This means there will be higher risks of swimming incidents, personal injuries, canine violations, altercations, and other criminal behaviors, all of which translates into higher demands for police, fire, rescue, sanitation, and other services.
- "Day trippers" coming on island for the day will not add to the local tax revenue base in any meaningful way. They will use these - and other - services without contributing meaningful revenue. Who will be left bearing the cost for these increased services? Us property owners will be!

- To add insult to injury, we will end up paying higher taxes while our property values and quality of life here at Holden decline. Make no mistake: visitors coming on island for the day (without any investment in the quality of life here) will make noise, leave litter, trespass in search of shortcuts to the beach, all while increasing congestion on a small island with very limited amenities.

For the above reasons and more, please be aware that by building these new and unnecessary parking lots, you may be jeopardizing Holden Beach's award-winning family-friendly beach reputation.

We understand that the rationale behind this parking lot proposal is the development of several new campgrounds nearby on the mainland. We find ourselves wondering whether one of you, or a family member, or an associate, might have an investment in one of these campgrounds? Should this be the case, this would represent an egregious conflict of interest, and we would strongly urge you to consult legal counsel before taking any action. In an age of increased public information and accountability, and with many tax paying citizens deeply troubled by this parking lot proposal, we would expect any pre-existing ties to eventually come to light, with significant negative consequences.

Like all of our neighbors with whom we have spoken, we care deeply about the quality of life at Holden Beach. To us, this is not just some vacation spot, this is our home. We have all invested considerable resources, and pay yearly taxes, to enjoy the peace and security that Holden has to offer.

Please consider this parking lot proposal very carefully. Our future is in your hands.

Sincerely,

Tamar Datan & Sandra Shihadeh

Heather Finnell

From: Sylvia H Pate <sylviahpate@gmail.com>
Sent: Friday, February 12, 2021 3:48 PM
To: Heather Finnell
Cc: Holden@atthebeachnc.com; geraldrowning365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Subject: Public Parking Consideration

I would like for the following to be included in the comment section at the meeting on 2/16:

Before any decision is made regarding the further development of public parking as presented and discussed at a recent committee meeting, I would like to ask that the Board of Commissioners not make any decision hastily. This all comes rather hurriedly and without adequate opportunity for Holden Beach property owners to understand and comment on this issue. There are certainly ramifications that need to be seriously considered, i.e. cost (both upfront & maintenance), home owner considerations, property values, monitoring, just to name a few.

My husband and I own a house at 264 Ocean Blvd West, which has been in our family since 1968. As such, I am concerned about property values and taxes and how much more we can cram on our small island. I am also a local Realtor and some of my clients who are now homeowners on the island are equally concerned about this parking issue and others that continually keep popping up. I would also like to state that given your current meeting format with no face-to-face interaction possible makes it difficult to provide input on any issue and items are being voted on quickly that have ramifications for everyone involved. The Facebook Live meetings are difficult to hear and everyone does not use Facebook and a lot of individuals are reluctant to send an email.

I request that this proposed public parking issue be thoroughly evaluated and presented in such a manner that HB property owners have adequate opportunity to comment on any final proposed actions. Ultimately, we as tax payers are going to be the ones to have to pay for public parking which will bring no revenue to the Town and we need to be able to provide our input.

Thank you for your time and consideration and thank you for representing our town.

Sylvia H. Pate
264 Ocean Blvd West, Holden Beach
Cell: 910.736.2038
Sylviahpate@gmail.com

Sent from my iPhone

Heather Finnell

From: Lee Page <holdenb117@gmail.com>
Sent: Friday, February 12, 2021 3:21 PM
To: Alan Holden; geraldrowngb365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; Heather Finnell
Subject: New Parking lots

Dear Town of Holden Beach Commissioner's,

It has come to my attention that there are proposal plans to put public parking throughout Holden Beach. I can understand the predicament however I am not in favor of the proposed 11-A scenario to add 25 parking spaces at 318 OBW. This is a residential area where there are no commercial or retail businesses located in the vicinity. Plus, there is no public access close to this location which will cause people to have to walk either east or west to get on the beach. There are no public bathrooms available. I certainly oppose putting up Porta-potties of any kind. This will cause a lot of littering and possible loitering in an area that is strictly a residential area. If there is to be public parking it needs to be where there are retail businesses. Possibly the pier area, and or under the bridge.

I am a third generation homeowner at Holden Beach. My family has consistently shared and represented Holden Beach in a way that has caused people to buy property and live here. However, I believe if the town considers random locations in residential areas for public parking it will affect homeowner property values. There must be some other alternative area that public patrons can use to park and enjoy the beach for the day.

Thanks for the opportunity to express my opinion on this proposal.

Best Regards,

Lee Page
223 Lois Ave
Holden Beach
704-236-7888

Heather Finnell

From: Cheryl Lombardi <franklycheryl@charter.net>
Sent: Friday, February 12, 2021 3:20 PM
To: Heather Finnell
Subject: Public Parking

After review of the Parking Committee's packet; we believe the "Parking Committee Tasker" list should include Implementing Paid Parking. The cost of this proposal should not be a burden for the Town of Holden Beach tax payers.

We would like to recommend the committee consider not paving public parking spaces, leave natural & use curb barriers (like is used for parking at Castaways). This would lower the cost & less maintenance. With that being said, the No Parking Zones should also be strictly enforced.

Respectfully,

Francis & Cheryl Lombardi (OBE)

Sent from my iPhone

Heather Finnell

From: Nicola Gallagher <colagal7@hotmail.com>
Sent: Friday, February 12, 2021 3:13 PM
To: holden@atthebeachnc.com; geraldbrownb365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; Heather Finnell; Mike Gallagher
Subject: Proposed Parking At 318 OBW

To the Town Hall Commissioners,

We have recently been made aware of the proposed plans to increase public parking throughout Holden Beach.

We appreciate the need for additional parking to accommodate day visitors to the beach however we and our neighbors are most concerned about the proposal to add 25 additional parking spaces at 318 OBW.

We have recently purchased 319 Sandpiper Lane and we can see the proposed site from our property. This is a residential area and does not lend itself well to the influx of day visitors, given the lack of amenities to accommodate such through traffic.

We are concerned about the proximity of the parking to:

Residential homes and amenities especially the Marker 55 HOA. This large well maintained lawned area could potentially attract unwanted attention from passers by; significantly reducing the privacy and value of this island development.

We are also concerned about the potential for littering and after hours anti-social behavior.

There is no direct access to the beach at this point; increasing the risk to both pedestrians and drivers on ocean blvd.

Traffic congestion is likely to increase as the parking lot fills and cars circle the neighboring streets waiting for parking spaces to become vacant.

In addition we are concerned that property values may be impacted adversely, especially if public restrooms are added.

We completely understand the need for increased public parking but respectfully ask that your consideration is given to looking for accommodations that have much less impact on the residential community.

Thank you for giving your time and consideration to these points.

Respectfully

Nicola and Michael Gallagher

colagal7@hotmail.com

mjjgallagher@hotmail.com

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Heather Finnell

From: ANNA DORCEY <adorcey9@comcast.net>
Sent: Friday, February 12, 2021 3:04 PM
To: Heather Finnell
Cc: annatempleton37@gmail.com
Subject: Fwd: On Behalf of Anna Templeton: Response to Holden Beach Parking Proposal- Please VOTE NO

Hi Heather:

I wanted to share our neighbors comments recorded for meeting on 2/16/2021.

Thanks.

Anna Dorcey

----- Original Message -----

From: ANNA DORCEY <adorcey9@comcast.net>
To: "holden@atthebeachnc.com" <holden@atthebeachnc.com>, "geraldbrowngb365@gmail.com" <geraldbrowngb365@gmail.com>, "woodytyner@gmail.com" <woodytyner@gmail.com>, "vccbrian@gmail.com" <vccbrian@gmail.com>, "sullivm4@gmail.com" <sullivm4@gmail.com>
Cc: Harry Roberts <hroberts0813@gmail.com>, "annatempleton37@gmail.com" <annatempleton37@gmail.com>
Date: 02/12/2021 1:02 PM
Subject: On Behalf of Anna Templeton: Response to Holden Beach Parking Proposal- Please VOTE NO

To: Holden Beach Mayor and Commissioner's

On behalf of our neighbor Ms. Anna Templeton, who lives at 765 OBW, who is on copy here, she has asked that we voice her concern over the parking proposal. Anna and her family have owned their property for over 25 years and desperately want to keep Holden Beach as is, a quiet family beach. She is **not in favor of creating parking spaces** and when she read the notice in the newspaper became quite distraught and called us immediately.

Like most our neighbors, Anna is concerned crime, traffic and garbage and feels that the public parking lots **SHOULD NOT BE CONSIDERED** as it does not create any benefit to the residents and their guests. Here Anna's biggest concern:

Traffic. She feels there is already too much traffic on the one road to get from one end of the island to the other this would make traffic even worse. Creating a greater issue in times of emergency and there is not close public access to the beach in the 700 block, why put parking here?

Debris and garbage that blows out into the causeway, on personal property and roadsides and the beach. She is concern that this will be a mess, cost us more money, and add additional work cleaning up after non neighbors.

Where will these people go to the rest room? If solution is portal-potties- this is an **ugly eyesore** and smell as well as have more expense for the present property owners to pay for. She values and loves her view of the marsh land and doesn't want to overlook a parking structure.

Anna is most concern about **crime**. This plan for parking will allow **more noise, more people and with that will come more crime-especially trespassing**. This is an issue that comes with more people and she feels this will lower the value of Holden Beach.

Anna is very open to other options such as the shuttle idea that has been proposed.

In closing, Anna urges you NOT to implement the proposed parking lot expansion plan. Please look at better, less intrusive options for your tax-paying citizens.

Sincerely,

Anna Dorcey on behalf of

Anna Templeton
765 OBW,
Holden Beach, NC

Heather Finnell

From: ANNA DORCEY <adorcey9@comcast.net>
Sent: Friday, February 12, 2021 3:03 PM
To: Heather Finnell
Subject: Fwd: Response to Holden Beach Parking Proposal- Please VOTE NO

Heather:

I wanted our letter to be recorded for comments for the meeting on 2/16. Thank you!

Anna Dorcey

----- Original Message -----

From: ANNA DORCEY <adorcey9@comcast.net>
To: "holden@atthebeachnc.com" <holden@atthebeachnc.com>, "geraldbrown365@gmail.com" <geraldbrown365@gmail.com>, "woodytyner@gmail.com" <woodytyner@gmail.com>, "vccbrian@gmail.com" <vccbrian@gmail.com>, "sullivm4@gmail.com" <sullivm4@gmail.com>
Cc: Harry Roberts <hroberts0813@gmail.com>
Date: 02/12/2021 11:49 AM
Subject: Response to Holden Beach Parking Proposal- Please VOTE NO

To: Holden Beach Mayor and Commissioner's

Thank you for the opportunity to provide feedback to the new Public Parking lots being explored for Holden Beach, especially the parking along next to 760 W. Ocean Avenue. Anna and I decided that 2020 was the year we purchase our retirement home, as Anna has always wanted to settle down at the beach and when COVID hit, we also agreed that having a second home on the beach was the right move for our family to pursue versus waiting.

We began the search in March 2020 to look for properties. Anna wanted desperately to be in North Carolina, as we had been before -but never to Holden Beach- so our search, by asking friends and family what the best possible beach community. We had several conditions, quiet-no hotels, no high-rises or limited condos, family oriented and as natural setting as possible. Let me tell you people are very opinionated about the NC coast, and everyone said their beach community was the best, but not all met the conditions and we wanted to hold out for the right place.

Our dearest friend whose family has owned property here since the 80's said, "Holden Beach is the place-look no farther, we want more people like you in the community." We couldn't even find a place to rent that would fit our family to come visit, but in June we started dialog with our realtor and the search began. We finally came down in August to make a purchase. This was no easy task as you had to act quick with the market conditions and we understood why, this community is simply AMAZING.

We choose our property for two key reason. One, being central on the island to have less stress during summer months with traffic as we understand this is a concern, especially during high season and two, the most important reason, the natural beauty

- We know Holden has some limited crime but having open parking will certainly increase the opportunity for trespassing, break-ins, and loitering. This plan for parking will allow **more noise, more people and with that will come more crime (especially trespassing)**. This is an issue that comes with more people and the present law enforcement struggle to handle presently and unless we hire more officers (adding expense to the taxpayer's), this will lower the value of Holden Beach!
- **Pollution and ecological stress** on our already fragile community. What would the extra trash and car pollution do to our already fragile systems? What about the deer, foxes and other wildlife that use this stretch of land for their home? What happens to the runoff of vehicle oil, human waste, and other trash that will likely, over time, impact the humans, wildlife, and ocean life his area? Holden was rated on the of the top 10 beaches, why, because we keep the natural beauty intact, adding the limited parking lots will for short term gains, will have long term consequences.

We love Holden Beach because it's quiet and peaceful get away, we want to come as often as possible until we retire here full time. As stated above we are investing a great deal of money to join this community and desperately want this community to remain quiet and peaceful beach it now is, especially on the 700 block that has the natural beauty of the marsh, no easy beach access and proposal has limited parking capabilities. For parking being considered here, why? For a few extra dollars of tax, why ruin our natural beauty, create a trash and pollution issue, certainly create traffic and potentially more crime?

Our neighbor, David Pruitt, suggested a wonderful solution and we agree this could be a better option. David stated, "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?" We support this possible solution, create a Beach shuttle, create jobs and have better ease of access to the beach for people that want to enjoy it? We agree we should all think outside the box, versus creating something that could not be undone for our community and the wildlife who lives here for years to come, likely creating impacts we haven't even considered or know about yet.

In closing, my neighbors and us strongly urge you NOT to implement the proposed parking lot expansion plan. Please look at better, less intrusive options for your tax-paying citizens who trust your good judgment.

Encourage you to vote against this horrible plan based on the above issues! We would gladly come in person or through a zoom to voice our concern live, please let us know if this is an option.

Thanks for your service to Holden Beach Community, we appreciate you have many decisions to make and know there are always pressures to balance, but please we urge you to **VOTE NO** on this proposal and humbly and most passionately ask that you take our opinion and urging seriously.

Best Regards,

Henry Roberts and Anna Dorcey

767 W. Ocean Blvd.

Holden Beach, NC

Heather Finnell

From: Rick Smith <rsmith9431@gmail.com>
Sent: Friday, February 12, 2021 1:58 PM
To: Heather Finnell; RSMITH9431@GMAIL.COM
Subject: Please read to HBBOC meeting on Tuesday

Mr Mayor Mr Hewett and Holden Beach Board of Commissioners,

I would like to start by saying I am not opposed to additional parking on our beach. Even in the 800 block, we just need to be sure it's not a knee jerk reaction acted on without proper professional planning. As a 57 year taxpayer and registered voter at Holden Beach, I have never seen any state or federal requirement that states the Town of Holden Beach must supply free visitor parking as determined by the parking committee about 2 years ago. If there is one, it needs to be shared with the taxpayers. If we add more parking more people will come use them up and STILL park on side streets and in unauthorized areas. Adding parking in RESIDENTIAL areas will only make illegal parking worse. Public parking should be funded from the visitors using the parking not the taxpayer. Make improvements to existing parking areas, add parking in the business district and add a pay to park system. See how that works before adding more in residential areas. We pay the taxes!

My message to each of you is not about the parking, but the 30 plus car loads of non taxpayers entering the beach area from one access point beside 803 OBW. The litter, the trespassing over the dunes, congestion and DANGER from backing out into a busy state highway and crossing the road without a crosswalk cannot be supported or controlled by our Holden Beach Police Department. The most concerning to me is the lack of a safe crosswalk in this area. Will Holden Beach be liable for injuries up to and including death for accidents crossing a state road from town approved parking to a CAMA access point? Also take into consideration we do have ordinances in place that limit the height and size of a home to keep overcrowding any one area of the beach and then approve this concept? Again we need to have a professional planning group and a comprehensive support plan needs to be in place, staffed and approved by taxpayers before moving forward. This is a seasonal issue that we the taxpayers will be paying for, even with paid parking for years to come.

I have made calls and sent emails to the Army Corps of Engineers, the NCDOT, the Environmental Protection Agency, the NC Division of Coastal Management and the CAMA director in Wilmington. I was able to get some photos from the wetlands side of the proposed 800 block parking area as well as some measures from the sidewalk that will be supplied to the agencies above, before any work is done that would push the existing sand into the wetlands (marsh). I was told any attempt to do so is subject to a 250,000.00 fine. The NCDOT information I received does not typically allow backing into a state highway from a parking lot.

As stated earlier, I am a registered voter and 57 year taxpayer and voted for all of you guys. Some of you look after the best interest of the taxpayer, not the campground that makes its money on the non resident campers to pay their Brunswick County taxes, not Holden Beach taxes. You were elected to keep Holden Beach a family beach not overcrowded and insecure for home owners and their guests .

Please step back and take a look at the big picture. Adding parking will not stop the illegal parking. Just more visitors will come and when the lots are full they will still continue to park wherever they want to, The parking areas proposed in RESIDENTIAL areas cannot be properly policed for the security of the residents and overcrowd the beach they pay the highest Holden Beach taxes to enjoy.

Necessary task before starting:

Environmental Impact Study

Corp of Engineers approval

Site Survey, before any sand is moved

Wetland Delamination Survey

CAMA permit application and approval
Waste water run off approval from Environmental Protection Agency



Thanks,
Rick Smith
823 Ocean Blvd. West
Holden Beach
336-899-4809

Heather Finnell

From: Rebekah Gunn <gunnhsd@embarqmail.com>
Sent: Friday, February 12, 2021 1:41 PM
To: Heather Finnell
Subject: Opposition To Public Parking Lots in Residential Areas
Attachments: Holden Beach Public Parking.docx

Dear Mayor Holden and Commissioners:

I am vehemently opposed to the 2021 proposal to create public parking lots in residential areas of OBW 300, 700, & 800.

In 1967, I honeymooned in Holden Beach--its natural beauty and serenity proved irresistible, and soon my husband and I were property owners. We have watched Holden Beach survive decades of coastal development without sacrificing its natural beauty and family-oriented experience. Now the very personality of Holden Beach is threatened by an ill-conceived plan to provide public parking lots for day visitors in residential areas.

Tax-paying property owners have NOT been notified of this proposal which will negatively impact the tax value of their properties as well as jeopardize the quality of life which attracted them to Holden Beach. I heard about this by chance 5 days before the Board Meeting. Limiting public comment to in-person remarks (during a pandemic!) before the deciding vote denies tax payers their right to oppose (or support) a decision that will dramatically affect the tax value of their property as well as the quality of Holden Beach life for future decades. The Town Board has virtually silenced the tax payers who fund the town's operations.

Locating public parking lots across from residential housing will create problems. Day visitors will trespass on residents' private property in order to access the strand. Even town-owned access walkways will generate noise and intrusion for the homes on either side. Additional HB police will be needed to deal with the trespassing and littering of day visitors.

It is unfair for residents of blocks 300, 700, and 800 of OBW to lose their privacy in order to crowd the strand with day visitors who will have minimal economic benefit to Holden Beach. Residents' taxes fund Holden Beach's infrastructure. Residents and renters boost the economy by sustained patronage of stores and restaurants. No day visitor is going to vacate a coveted parking place to eat at a local restaurant.

The HB Master Plan already designates space in a commercial area (Jordan Boulevard) for public parking. Instead of damaging home values with disseminated public parking lots in residential areas, Holden Beach should focus on providing centralized parking

on Jordan Boulevard which was initially designed to accommodate parking down its center, a plan that has not been brought to fruition despite the need for parking.

Following through with the HB original plan would not only be more efficient in terms of materials and space, it would also encourage tourists to visit local businesses as this area is one of only two commercial venues on the island. Centralized parking would also pose less of a toll on our already-stretched law enforcement officers, allowing them to efficiently patrol consolidated areas for parking violations and to maintain a presence to support the safety of Holden Beach's residents and visitors.

Holden Beach Town Board should protect its land-owners, not jeopardize their property values by creating parking lots that damage the tax value of their homes as well as mar the serenity of their visits to a beach loved for its peace and natural beauty.

Thus, I am vehemently opposed to locating public parking in the residential areas of Holden Beach.

Rebekah McBane Gunn
(Mrs. Robert Gunn)
919-542-3708

12 February 2021

Dear Mayor Holden and Commissioners,

I write to you today to voice my strong opposition to the proposed public parking lot additions for the Town of Holden Beach that would be scattered around the island.

Among my earliest and happiest memories of childhood are those of Holden Beach—my mother and me shucking oysters on the back porch, collecting blackberries from the empty lot beside our beach cottage, walking miles-upon-miles on the powdery shores of the majestic Atlantic Ocean. My family has owned the lot at 813 Ocean Blvd West for all 43 years of my life and, during this time, Holden Beach has represented a sanctuary from the hectic pace of daily life. As the “Family Beach,” I have always appreciated the emphasis on maintaining the quality of life for Holden Beach’s residents—whether they’re 1-week, seasonal, or year-round residents. I have had the opportunity to observe and appreciate Holden Beach’s growth and evolution without losing its focus on the core values that draw people to it, including the lack of commercial developments and sense of community. Quite frankly, I was shocked to see the proposed public parking areas scattered in various residential areas, as these run directly counter to the integrity of Holden Beach’s character.

The commercial areas of Holden Beach are clearly delineated and focused in two areas of the island. All other areas are residential, with walkways strategically placed to allow access to the beachfront for occupants of all of the homes on the second row, side streets, etc. Adding public parking lots across residential parts of the island effectively transforms these areas into commercial areas in terms of strain associated with traffic and crowds, and, once so developed, could never be restored. For instance, the addition of 31 parking spaces directly across from our home, and an additional 12 in close proximity at 764 Ocean Blvd West, will have the potential to bring in 43 “day-pass” vehicles to a strictly residential area. Assuming that each of these vehicles contains 2 adults and 2 children, almost 200 people will be concentrated in a focused area of the beach, undeniably posing a hardship for homeowners in regards to potential trespassing of beach access walkways (the proposed parking lot areas are a significant distance from the public access point at 800 Ocean Blvd West), associated noise, crowding on the strand, and potential litter. In addition to shouldering the influx of a large number of day visitors in a focused area of the beach (which is already filled with residents and renters), homeowners will also be penalized by deleterious consequences on their property values or lesser rental fees because of more-crowded beach conditions. What has historically been maintained as a peaceful residential neighborhood will be permanently lost, and this will be a devastating blow to the integrity and desirability of Holden Beach, the Family Beach.

Public parking should be located in the commercial areas of Holden Beach, *not* in residential areas. Developing the parking lots away from the commercial areas destroys the opportunity for local businesses to benefit from visitor spending. With the current parking proposal, cars will be packed with coolers and other amenities to be taken to the beach and day visitors will achieve the full benefit of our gorgeous and well-maintained beach—without spending a dime in restaurants or other local businesses.

The need for additional parking has been a perpetual problem for Holden Beach, and one that has been at the forefront of Town discussions for as long as I can remember. However, the solution does not lie in disseminated parking and unnecessary hardship on homeowners. Instead, I would beseech the Parking Committee to abandon this disseminated parking plan in favor of focusing on centralized

parking in the designated commercial areas. Jordan Blvd was initially designed to accommodate parking down its center—a plan that has not been brought to fruition despite the need for parking. The Town could develop larger parking areas in or around the bridge commercial areas, where residents and renters are less likely to congregate. This centralized parking would be more efficient in terms of materials and space, it would encourage tourists to visit the local commercial venues, and would pose less of a toll on our already-stretched law enforcement officers, allowing them to efficiently patrol consolidated areas for parking violations and maintaining a presence to support the safety of Holden Beach’s residents and visitors.

In conclusion, I am adamantly opposed to the proposed addition of disseminated parking in residential areas of Holden Beach.

Sincerely,

2/12/2021

X **Rebekah Gunn-Christie**

Rebekah Gunn-Christie

Property Owner, 813 Ocean Blvd West

Signed by: 35dd3b88-f9ea-4632-9da9-20b9aa04008c

Heather Finnell

From: Grier <gschwabenton@hotmail.com>
Sent: Friday, February 12, 2021 4:53 PM
To: Heather Finnell
Subject: Parking Issues

Hello,

I have been a home owner going on nine years. I have been vacationing at Holden for probably 15+ years. I am deeply confused and troubled about the proposed parking plan to develop parking in additional locations throughout the island.

About two years ago, there was a survey to home owners about land usage, parks etc. I mentioned parking in my response as a issue and that a trial paid parking plan should be put in place. This never came about and I never heard about a "parking research project" or pilot program as well. This is why I am confused we are talking about expanding parking without even considering charging a nominal fee to use the parking we have now.

I am also concerned about the environmental impact some of paving and bulk heading these locations. The beauty of our island is given up for a parking lot? I think the song goes "they paved paradise and put up a parking lot".

I do think something needs to be explored about parking. I think there needs to be paid parking. Many nearby islands charge \$7-\$10 a day. Some also offer a spot for residents only and they use their decals to park. These fees can help maintain our current parking and further explore the need and research further growth.

I pay a lot of taxes as a home owner. I want to keep the beauty of our beach. I want others to enjoy it. I do not want parking lots throughout the island. We need to explore paid parking where we already have parking and explore better parking in the areas already developed around the center of the town.

I am hopeful you all will NOT "pave paradise and put up a parking lot".

Homeowner of 1222 OBW and previous owner of 1082 OBW.

Grier Hock, LCSW, OSW-C
336-255-0274

Heather Finnell

From: Cathy Hyatt <cjbhyatt@yahoo.com>
Sent: Wednesday, February 10, 2021 8:30 PM
To: Heather Finnell

Dear Commissioner:

Re: paved parking lots adjacent to residential areas

Holden Beach. The Family Beach. It is important to me that it continue to be perceived this way. When non-residents, non-island-renters and non-home owners visit the beach, they have NO regard for the conservation of this beach. Nor do they understand the climate that has been developed over time. Fifty three years ago, fishermen trumped swimmers. Tropical fish and seahorses thrived in tide pools. This is gone.

When crowds gather from camp grounds, hotels, off-island (cheaper) places to live, they bring with them language that is unacceptable around children (and me), trash that will be left to be washed into the ocean or picked up by home owners, and alcohol induced behaviors that do not bode well for our beach. Yes, we get some of that with owners and renters and it has increased with more people coming. But adding island parking to the mix will exponentially increase the negative.

We just replaced our home at 107 Lumberton Street and the restrictions on size, placement, easements, etc. were difficult to work with, but those rules keep our island special and neat and fair with a strong bent to conservation of our natural setting. And you're thinking of adding paved parking? We can't have cement drives or covered porches in some cases. We pay taxes. We pay charges for taking care of the island (dredging).

You were about to pass some trash can ordinances that would have punished home owners who were not residents. Now you're going to put permanent porta-johns next to houses and swimming pools? That seems ludicrous to me.

You know by my address that we own a canal lot. These lots are more expensive than land locked lots. We pay more taxes due to higher valuations on the lots. What will this do to pricing?

Right now the U S is considering sending megabucks to foreign countries that despise us. And our commissioners are considering the "rights" of people driving over the bridge from camp grounds/RV parks that we didn't build or approve. We had no say. And now our taxes will pay for the parking? That sounds like taxation without representation to me.

It is my opinion that our infrastructure is troubled with the current demand on water, sewer, traffic, availability of services (like restaurants), etc. why encourage more? Money?

Let's look at the extreme. Property owners sell. Buy elsewhere. Holden becomes a drive in beach. Not a pretty picture.

So I respectfully ask you to look for any place where people can park that would not have a negative impact on the areas near public accesses. The surrounding neighborhoods already fill the beach at those places. People have been parking at the pier for decades. Can this lot be marked for maximum parking? Are there less developed areas further west? No one driving in should have a problem with driving further down the beach. Can more parking be provided at the east end? The point is seldom over crowded when I visit there.

I am very concerned about this new development but I must find a way to trust Mayor Holden for his leadership and each commissioner with the desire to maintain the atmosphere and physical attraction of our family beach.

Money is NOT everything.

Cathy Hyatt

Third generation home owner

with two more generations enjoying the beach now

[Sent from Yahoo Mail for iPhone](#)

Heather Finnell

From: Catherine Gilbride <katrine@carolina.rr.com>
Sent: Wednesday, February 10, 2021 7:10 PM
To: Heather Finnell
Subject: Parking

Good evening;

I completely understand the need for parking but what about the lots near the bridge that have pylons and never has been built on instead of building next to homes existing?

I also think if passed a time limit needs to be set so people cannot be wandering all hours near private homes. People work 9-5pm And dogs are not allowed on at 5pm then, why not set the hours 10am to 6pm for parking.

Will this eliminate people parking on streets that they are currently allowed to park according to the signs? Will those signs be removed? If so, than I am all for it.

I hope all aspects are considered before a final decision is made.

Sincerely,
Catherine Gilbride

Sent from my iPhone

Heather Finnell

From: Ken Neuhoff <ken.neuhoff@gmail.com>
Sent: Wednesday, February 10, 2021 7:03 PM
To: Heather Finnell
Subject: Fwd: Concerns over proposed public parking

Dear Heather,

Please see my email below that was sent to the Town Commissioners regarding the proposed public parking. I would like to have my comments included on the official record for the town meetings concerning the public parking.

Thank you,
Ken Neuhoff

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

From: Ken Neuhoff <ken.neuhoff@gmail.com>
Date: Wed, Feb 10, 2021 at 6:55 PM
Subject: Concerns over proposed public parking
To: <holden@atthebeachnc.com>, <geraldbrown gb365@gmail.com>, <woodytyner@gmail.com>, <vccbrian@gmail.com>, <sullivm4@gmail.com>, <pattykwi@gmail.com>

Dear Holden Beach Commissioners:

I am writing as a concerned property owner at Holden Beach over the proposed public parking that is being considered. The new public parking would be an undue burden on the property owners in the areas immediately around the proposed parking with increased traffic, noise, compromised privacy, and most of all reduced property values. Not to mention the unsightly portojons and offensive odors as a result. Who is going to compensate the property owners whose property values are negatively impacted by these new public parking lots?

I also object to the idea of any new parking to be free since the burden of paying for this will fall on the Holden Beach property owners who already pay taxes to enjoy our rights to have access to the strand. If it is decided to add public parking I would hope that it would be toll parking with a pay meter with an hourly charge to help with the cost of adding these parking lots.

Sincerely,
Ken Neuhoff
664 OBW

Heather Finnell

From: Byars Halliwell <byarshalliwell@bellsouth.net>
Sent: Wednesday, February 10, 2021 6:41 PM
To: Heather Finnell
Cc: Cynthia Miles; Cindy; Jennifer Halliwell
Subject: 338 OBW Proposed Parking

Please add my opposition to the parking lots proposed for Day Visitors.

My wife and I purchased 338 OBW back in 2014 with the help of Realtor Christian Piggot of Alan Holden Realty. We were shown several properties up and down the island. We chose this house because it was to be our retirement home when my wife retires after 28 years of teaching! This was to be our LAST house.

We chose it because it was in the middle of the island with two beach accesses nearby. We knew the one at the end of Highpoint had parking and the one further away was likely to be used by second row, and Brunswick Ave users. This was appreciated because we wouldn't be packed on top of each other like other beaches we have visited in the past.

There was a town walkthrough beside us. This area was to be a "Green Space" and unbuildable. The Town was "supposed to maintain" this access. That was not the case so we personally pay weekly to keep the PUBLIC access mowed and the thicket cut back to allow users from Marker 55 and Brunswick Ave access to the beach through the public access. Neighbors wander beside our house and even through our yard and use our hose to wash sand off frequently. We don't mind as this is a neighborly thing and we appreciate them at least putting things back after they are done.

My concern with the proposed parking is that it allows people outside of our neighborhood into our piece of serenity. Our retirement home will be subject to strangers parking feet from our home. There is no way to monitor these lots to prevent theft, trash, noise, or overcrowding of our lifelong dream of living at the beach once we retire. I understand there is a concern to accommodate day visitors to our Island, but I am concerned for my families safety, peace of mind, and of course property value decline due to a public parking lot being built next to, and only feet away from our house!

Please think of those of us and our families who already live, or own on the island before you put those that only day visit in front of us. Before you destroy this peaceful area that we pay for, please remember, we pay the taxes, trash, sewer and water, and any other fee that is thrust upon us to be able to maintain the beaches. We weather the storms each year in fear that our life savings will be blown away. We look out for our neighbors. Those day visitors do not.

Please oppose the parking lots between Ocean Boulevard West and and Brunswick Ave.

Regards,
Charles Byars Halliwell
338 Ocean Boulevard West
(864) 723-5794

Heather Finnell

From: Melvin Amos <yeppi@atmc.net>
Sent: Wednesday, February 10, 2021 5:57 PM
To: Heather Finnell
Subject: Parking 300 block

As a long time property owner of 311 ocean blvd west (62years) I full object to tourist parking in our area.It would impact my rental due to overpopulation in my area which is a quite family area. Also which is highly desirable in everyone's quest for a relaxing time off from the over packed city's they come from. This is a family beach and has been. We have made sure there are no high rises and no commercial areas to maintain our uniqueness.Also it will depreciate my property value and bring undue traffic at all times.

So opening up family home areas to parking is not keeping with what our family's have fought so hard to maintain.It would ideal to buy wild dune across from Capt Pete's that is already commercial . It will not Interfere with local traffic and the road already established the bath rooms and bath area is already there.And have you thought about bathroom for all these people which will be another problem in our area at the new parking lots.And permanent portapotty's is not what our neighborhoods wants !Do you all want this by you homes? Additional flooding have y'all studied that???Therefore I am 100 percent against turning this area into a parking area.

Thank you
Melvin Amos

Heather Finnell

From: Susan Hyman <susanhyman5@gmail.com>
Sent: Wednesday, February 10, 2021 3:42 PM
To: Heather Finnell
Subject: Parking lots

I am a home owner on Holden Beach and I am opposed to adding additional parking lots on our beach. The traffic is already overwhelming in the summer months and by adding more free parking we are encouraging even more people and cars to come on the island. These day parkers use the town resources but do little to add to the town's revenue. I am sorry that they have chosen to add RV lots and campgrounds on roads leading to Holden Beach but this does not mean we as homeowners need to pay to provide more places for them to park on the island.

If you are to continue with plans to add parking lots, please consider at least charging people to use them! They can at least help pay for the expenses!!

Thank you
Susan Hyman

Sent from my iPhone

Heather Finnell

From: Paul J Arena <parenava@gmail.com>
Sent: Wednesday, February 10, 2021 3:39 PM
To: Heather Finnell
Subject: Proposed parking lots

Hello

My name is Paul Arena, 293 Brunswick West B.

I would like to express my opinion on these proposals. I realize public parking is difficult at best during the height of the summer but the whole atmosphere of Holden is what brought us here. I feel that adding 125 spaces would increase traffic flow on our roads and I feel that would decrease the desirability of this community thus helping turn our community one step closer to a congested beach town.

I got this memo today but I see Feb 5th was the date for comments. Just FYI.

Thanks

Paul and Nancy Arena

Heather Finnell

From: Judy Parks <judyparks@aol.com>
Sent: Wednesday, February 10, 2021 3:09 PM
To: Heather Finnell; holden@attthebeachnc.com; geraldbrownb365@gmail.com; woodytyner@gmail.com; vccbrain@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Subject: Parking lots

I have reviewed the information about the proposed parking lots and have much concern. Looks like there are a lot of spaces in the 339 and 317 areas. This seems to be too many for such a close location and there are a lot of houses close by. As a property owner in that area, I believe that the increase in traffic on the roads and on the beach would take away from the family beach feel that we have enjoyed for over 30 years. We property owners feel our needs and concerns should come before any day beachers. Also, the cost of developing and maintaining the lots should be used for other improvements on the beach. We need to be concerned about the possible crime that could arise from nonresidents being so close to our property. I hope you will listen to our concerns and really consider the effects this change will have on us.

Thank you,
Judy Parks

Heather Finnell

From: Ken Turner <kturner1@hotmail.com>
Sent: Wednesday, February 10, 2021 2:41 PM
To: geraldbrown365@gmail.com ; woodytyner@gmail.com; vccbrian@gmail.com; sullivan4@gmail.com; pattykwi@gmail.com; holden@atthebeach.com
Cc: Heather Finnell
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

John P Witten
1363 Ocean Boulevard West
Holden Beach, North Carolina 28462

(614) 307-0143
jpwi10@gmail.com

February 10, 2021

Commissioner Gerald Brown
geraldbrown365@gmail.com

Commissioner Woody Tyner
woodytyner@gmail.com

Commissioner Brian Murdock
vccbrian@gmail.com

Commissioner Michael Sullivan
sullivm4@gmail.com

Pat Kwiatkowski
pattykwi@gmail.com

Dear Commissioners:

I was very pleased to see that the Board of Commissioners is taking up the issue of parking on Holden Beach. This issue has been on the backburner for too long. I was pleased that you assigned a committee to look into the issue and report. Unfortunately, particularly given the communication problems created by the pandemic, it seems that after dithering for literally years, the Town and BOC appear to be ready to rush ahead with THEIR plan without actually stopping to ask or listen to what homeowners and taxpayers think.

My own, admittedly non-scientific poll suggest that most homeowners are fed up with the current approach to off-island parkers, and favor a ban on all parking on berms, vacant lots, and peoples' front yards, coupled with designated off-street

parking lots and vigorous police enforcement. Moreover, every homeowner I talked to thinks those parking lots should be PAID PARKING.

That is why it was very surprising to me that the parking committee report and the BOC agenda information make no mention of paid parking and, as far as I can tell, there has been no feasibility study of Paid Parking. I am aware from my own experience that many parking system vendors will provide free studies.

I have been told that the Town's development director and other Town employees are adamantly opposed to paid parking. Frankly, I don't give credence to their opposition and you should not either. They are all great people, but none of them live on the island and, more to the point, none of them pay taxes here. I am sure that all of the day-trippers who come over-the-bridge are also adamantly opposed to parking fees. If asked I am sure they think it would be nice if we provided other free amenities, as well. However, neither our Town employees nor the day-trippers pay for dredging, sand, beach engineering, fencing and planting, police protection, beach ambassadors, trash collection, beach walkways and on-and-on.

I am also told that a number of our merchants strongly oppose paid parking. Of course, they do. Paid parking would, undoubtedly put more pressure on their undersized parking lots. Mermaids and Castaways and others no doubt benefit from the traffic generated by day-trippers and it is an added bonus that they do not have to provide enough parking to accommodate all of their peak season business. I am sure that the businesses on the causeway (not to mention their landlords) also appreciate the traffic that our beach generates, particularly since they contribute \$0 to its maintenance and policing.

Please, do not take my word for it that a majority of Holden Beach taxpayers favor PAID PARKING FOR DAY-TRIPPERS. Take the time to find out. In this age of pandemic, use a little imagination. I am sure HBPOA and others have the technology and willingness to poll homeowners and taxpayers. Don't just listen to the few loud voices that have their own agendas. I am old-enough and long-enough on Holden Beach to remember when the Town employees and a few loud voices were adamantly opposed to, for example, cracking down on Party Houses; they were "good for business."

It is your job to be good stewards of our island's and its taxpayers' assets, not to cater to your own or the Town's employees' whims, however, generous or well intended they may be. Ask yourselves a few simple questions. Do you really think that FREE PARKING or PAID PARKING will be more likely to reduce the tax burden? Do you think that better controlling off-island crowds and parking will put more or less pressure on our police, trash and beach maintenance services? Lastly, do you think FREE PARKING LOTS will increase or decrease property values?

I am more than happy to discuss this issue by phone, video call or zoom meeting with any member of the BOC. I am not asking you to vote for or against anything. I am asking you to stop, listen to your taxpayers, and think like fiduciaries.

Respectfully,

John P Witten

John P Witten

cc: Town Clerk Heather Finnell
heather@hbtownhall.com

President Tom Myers
Holden Beach Property Owners Association

To: Holden Beach Mayor and Commissioner's
Subject: New Public Parking Lots

Being a property owner at Holden Beach the main reason I chose this property was the lack of condos and townhouses that are so popular at other beaches. Therefore Holden Beach was quite and had less traffic than most beaches.

In reference to the plan to allow parking at various sections of Holden Island. Please review the following are reasons I feel this "Public Parking Lots" **should not** be considered:

1. It will create **more traffic** and law enforcement all ready does not have enough personnel to handle traffic and other issues that arise. Plus there is already too much traffic on the one road to get from one end of the island to the other this would make traffic even worse. Creating a greater issue in times of emergency.
2. Feel if parking is considered it should be for golf carts and bikes for property owners already invested and paying tax to the City and County. (Help your own first) There is no parking for the back lots to come to the ocean and park a golf cart or bike, this should be top priority before allowing parking to others to disrupt Holden's Beach quite beaches.
3. Holden Beach doesn't have adequate staff to pick up and deal with the garbage that blows out into the causeway, on personal property and road sides now why add to this problem for if people come in for a day at the beach then trash will surely come with them and be left behind! This will lower the value of all owners property. Plus be a eyesore for all!
Or increase tax to pay personnel to take care of this problem.
4. Where will these people go to the rest room? And if you provide portal-potties what a ugly eyesore this will be as well more expense for the present property owners to pay for. Should your job as representative of Holden Beach be to the property owners first and to keep taxes at a minimal as you provide the most for the Beach Property Owners not visitor's?
5. I love Holden Beach because it's quiet and peaceful get away. I invested great deal of money to join this community and have hopes of it remaining the quiet and peaceful beach it now is. This plan for parking will allow **more noise, more people and with that will come more crime (especially trespassing)**. This is an issue that comes with more people and the present law enforcement can't handle it unless they hire more officers (adding expense to the tax payer's) as well this will lower the value of Holden Beach!

We don't need this and I see **no value for the residence** of Holden Beach!

Encourage you to vote against this horrible plan based on the above issues!

Thanks for your service to Holden Beach Community and please listen to the residence that you represent!

Best Regards,
Tim Thompson
756 W. Ocean Blvd.
Holden Beach, NC

Heather Finnell

From: Laura <lthrockmorton1@verizon.net>
Sent: Wednesday, February 10, 2021 12:27 PM
To: Heather Finnell
Subject: Parking lots

While I understand the Town would like to provide additional parking for day trippers, could you explain the rationale in making this parking free? As homeowners on the Island, we pay taxes to the Town along with Brunswick County taxes. The tax dollars the Town collects should be used to support the Town's homeowners' needs, not to support the needs of day trippers. If you add additional parking, this should be PAID parking to cover the cost of developing and maintaining the lots, rather than using the homeowners' taxes for this.

Thank you,
Laura Throckmorton
120 By the Sea

Heather Finnell

From: Greg Dienna <gregdienna@yahoo.com>
Sent: Wednesday, February 10, 2021 12:21 PM
To: holden@atthebeachnc.com; geraldrowninggb365@gmail.com;
woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com;
pattikwi@gmail.com; Heather Finnell
Subject: Proposed free parking lots

Hi All - my name is Greg Dienna, and my wife Laura and I bought a home at 316 Brunswick Ave in September.

A big reason for us choosing a home in Holden Beach was the quaint and friendly feel of the island.

Had we known that a free parking lot was under consideration just down the block we may have made a different decision.

Can someone explain why the committee would use taxpayer dollars for a service that doesn't benefit - and actually is to the detriment of - the town and the residents?

I don't see any benefit to providing "free" parking - the article attached to the meeting agenda gives examples of 2 towns that are eliminating free parking for good reasons - why is Holden Beach doing the opposite?

The parking lots will only make the island more crowded with people who most likely won't spend a dime in local businesses, depress real estate values for nearby homeowners (who are taxpayers and voters!), and reduce the charm and appeal of Holden Beach.

I see no benefit to the town or my fellow residents, so I strongly oppose the proposal for free parking lots on any part of Holden Beach.

Sincerely,
Greg Dienna

Gregdienna@yahoo.com
215-287-2059

Sent from my iPhone

Heather Finnell

From: Amanda L <adk2807@yahoo.com>
Sent: Friday, February 12, 2021 9:16 AM
To: Heather Finnell
Subject: Re: Parking Committee - Disapproval of New Parking Lot

I forgot to add our phone number in the first email.
704-975-2013.

Thanks!

Chuck and Amanda

On Feb 12, 2021, at 8:48 AM, Amanda Thompson <adk2807@yahoo.com> wrote:

We the owners of 315 Brunswick Ave W would like to express our strong disapproval of the proposed parking lot next to our home. This is our vacation home and rental property when we are not there. Our concerns are a big influx of traffic, trash, noise and loitering right outside our front door. We are also worried of the overflow and people parking in front of our home. This will effect the security of our home and we feel our rentals and property value will decline.

Who would enforce the overflow of cars? I see it all the time where people are parking all over the side streets near the beach willing to pay the fine.

Would you put the proposed parking lot next to your home? this close to your home? see screen shot attached.

We would really like for you to take our concerns into consideration.

Thanks

Chuck and Amanda Lewis
315 Brunswick Ave W
Holden Beach

<315 Brunswick Ave.png>

<315 Brunswick Ave.png>

Reserve 11A
15,000 Square Feet
25 Parking Spot
Paving Cost
\$72,000
Estimated cost per
space \$2,880.00
DEQ permits N/A

This is our home! We
really do not want
a parking lot right
beside it!



Heather Finnell

From: tracey thomas <tracey7.thomas@gmail.com>
Sent: Friday, February 12, 2021 8:34 AM
To: Heather Finnell
Cc: Michael Sullivan; Brown; brian; Patty; Woody Tyner
Subject: New Parking

Heather,

Please read my comments before the commissioners meeting

Commissioners,

As a resident of Holden Beach, I do NOT support the development of additional parking spaces on Holden Beach. I DO support paid parking on Holden Beach. (And if we implement paid parking we need to change the ordinance to remove right of way parking - because no one will park in the paid parking, if they can park on the lawns of residents in the right of way if that option remains available.)

Currently the parking on Holden beach is free to day trippers, but it is NOT really 'free'. Holden Beach residents are footing the cost of this parking from their taxes to pay for extra police, maintain public restrooms, garbage pickup, etc. I do not support now paying thousands more to create more parking.

Holden Beach residents 'pay' for our beach access when we pay town taxes, when we pay a higher cost to purchase property on the island, when we pay higher property taxes, and when we pay to build and maintain our walkways. So our access to the beach is not 'free' either.

Day trippers should have to pay to park to access the beach.

Thank you,

Tracey Thomas

Heather Finnell

From: Anne Arnold <annearnoldhb@gmail.com>
Sent: Thursday, February 11, 2021 8:32 PM
To: Woody Tyner; geraldbrown365@gmail.com; Gerald Brown; Michael Sullivan; Pat Kwiatkowski; Bryan Murdock; Alan Holden; Heather Finnell; David Hewett
Subject: Upcoming issues resurrected from the past

Heather, please put this email into the record as 'public comment' for 2/16/2021 Commissioner's Meeting since I cannot be there to participate:

Good evening,

We keep bringing up old discussions with and without regard to the established ordinances.

These topics are up again and again:

Parking

Trash

Development Fees

Height Limit

Limiting home sizes (this is a very bad thing as it is contrary to property rights, and I believe you will be challenged!)

The Island is not changing, it is the same length and width, with the same platted lots as have been since 1978, for the most part, with exceptions: Yacht Watch, Dunescape, Market 55, Pointe West, and Holden Beach West II. The "public".ie, not HB Property owners, needs to understand our objectives: Low density...not a party beach...no alcohol on the strand or in 'public'..WOW! That's amazing. How do we enforce that ordinance? WITNESS: This week...at a 'private' access to the beach: 3 females, 1 male...drinking alcoholic beverages on the street right of way after coming off the beach strand....loud! Where will we go with adding the 'new'

parking areas and the existing ordinances which we are not able to enforce because we don't have the manpower?

Today, 5 days before the next commissioner's meeting, I have personally had 10 property owners call me about the Parking Committee's position...All appalled and opposed. My position is the same. We are a very small island with limited assets, mostly the tax base. Day trippers do not add anything to our economy. I am aware that we 'offer up' public access to the beach when we are making applications to CAMA and FEMA for assistance with our 'needs' on the island. (sic: the last Newsletter from the town). We have made it clear that there are places that the public can park in our prior Parking Ordinances. Why mess with those ordinances? Just because there are new developments in the area, doesn't mean we are responsible for their happiness and promises of nirvana. The developers have responsibility for their guests. There are properties available for purchase to accommodate parking for these developers. Perhaps, the ordinance could be softened as to where they could have parking or a 'club' house?

Trash? I personally do not think there is any better solution than the one we have. EXCEPT: Moving the pelicans back...that is a bigger question to me.. if the Pelican is empty...what does it matter that it sits in the right of way? Save the money for a roll back!

Height limit? I trust that changes to this ordinance will only be for clarification for flood zone X....otherwise...we are back to square one. The 'committee' made good decisions based on the current flood zones and those decisions were adopted into ordinance and are working well at the present!!!

Development Fees? We have had another "Engineer's Report"...Where is it? 5 days before the 'discussion' and we the

public do not have access to this document. BAD!!! How can we recant, if we can't see the report?

I do not support the Board of Commissioners making decisions that affect the future of this island when the public cannot be in attendance. Virtual (as we have it) is not good as we cannot hear the platform you have chosen to use for meetings. I for one do not have the time to 'try' to hear the actual meeting, without success. and then wait for the 'recording', and then read the 2.5 (+/-) hour-long meeting minutes.

I am a taxpayer and a member of the Board of Adjustments. I have been a property owner since 1968 (BEFORE the town was incorporated, excepting 1978 to 1986) and I feel that our rights are in question with the current board. I 'hear' that you want feedback. I am giving that...for myself and others.

Will you listen?

Anne Arnold
124 & 126 Salisbury St and 141 Seagull St
Holden Beach, NC 28462

Holden Beach Town Commissioners

Jan 30, 2021, we moved into our permanent home at 316 Ocean Blvd W; having lived previously on Brunswick Ave W. Realizing that our retirement years could potentially be jeopardized with a public parking area next to our home is devastating. We left Brunswick Ave due to overparking and noise. Allowing public parking near HOMES burdens us as taxpayers and devalues our homes. We would now be subjected to addition noise, traffic, trespassing and trash. This is not what we planned on in building our retirement home on this family beach. Not sure why its necessary to accommodate visitors that do not pay taxes at the homeowners expense both financially, physically and emotionally. This is not a way to promote homeowners who are the ones that are the financial support of Holden Beach. You encourage homeowners to take pride and become active in the town and yet we get kicked in the teeth by having you devalue our homes and produce burdens to those of us who will be the backbone of Holden Beach. You are concerned about accommodating visitors and what about loyalty to the homeowners. Having a public parking lot next door is not only abhorrent to any homeowner but provides more burdens and no regard to your tax payers wishes and desires.

Please, please do not allow public parking beside our homes.

Ray and Ellen Edwards

February 11, 2021

Heather Finnell

From: Michele Olsen <micheleleigholsen@yahoo.com>
Sent: Thursday, February 11, 2021 8:23 PM
To: holden@attbeachnc.com; geraldbrownb365@gmail.com; vccbrian@gmail.com; woodytyner@gmail.com; sullivm4@gmail.com; Heather Finnell
Subject: Public Parking proposal

Dear Town of Holden Beach Commissioners,

We just learned of the proposed plans to move forward with public parking throughout Holden Beach. Whereas we understand the need for additional parking, we strongly oppose the proposed 11-A scenario to add 25 parking spaces at 318 OBW. We are the homeowners at 320 OBW. We rent our home out between June and August, but spend the majority of the year at our property. I also wanted make a correction on the staff report - A large residence has recently been built at 316 OBW, so the picture in the report does not reflect the actual space. It is my understanding that of the four affected properties, we are the only one that is a part time rental property.

We do not believe it is an appropriate location for several reasons:

1. It would be directly in between a residential area – all 4 lots have homes constructed.
2. The area has always been used by the Town as a staging area for construction, road repair and hurricane remediation, which we have no objection to.
3. The area is a residential area not a public access point.
4. The area is not directly near a beach access (both public access walkways are 5 houses away in both directions)
5. As this is the first proposed area on OBW going West, it would be the first parking lot to fill up.
6. Public parking on the west end should be closer to the main public area and attraction, the pier and general store.
7. Public parking should be adjacent to a beach access
8. Public parking, if necessary should be in an area with less impact to the neighbors.
9. As it currently is a walkway/staging area, we are already the recipients of passerby's litter and construction debris. A parking area after a day at the beach will cause even more litter on our property.
10. If the proposed parking is approved, our property and the property at 316 OBW will have people cutting through our property and damaging our landscaping. Neither of our properties are currently fenced.
11. We believe that being adjacent to a public parking area will lower our property value.

In reading the proposed report, we believe there are much better options than the proposed 11-A option. We do not have an objection to public parking being paid parking, nor are we opposed to the Town adding more public parking, just the location 11A at 318 OBW. We encourage you, if you have not already, to please go out and do a site visit to see the impact it would have on our property. We appreciate your consideration.

Sincerely,

Kirk and Michele Olsen

320 Ocean Blvd. West

micheleleigholsen@yahoo.com

kirk_olsen@hotmail.com

Heather Finnell

From: Joe Ritter <jritter708@aol.com>
Sent: Thursday, February 11, 2021 5:06 PM
To: Heather Finnell; holden@atthebeachnc.com; holden@atthebeachnc.com; geraldbrownb365@gmail.com; geraldbrownb365@gmail.com; woodytyner@gmail.com; sullivm4@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Subject: Increased public parking in Holden Beach

I am a landowner on Holden Beach at 243 Brunswick Avenue West. You have a difficult task: to balance the competing interests involved, including those of the landowners who pay real property taxes and many of whom rent their properties. They have fundamental rights to enjoy the use of their properties without undue interference. Without careful consideration of those rights; the practical effects of parking spaces, such as traffic or trespass onto privately owned land, trash, and loss of privacy, will cause undue interference with the landowners' enjoyment and the pleasure of the renters.

Ideally, alternate methods could lessen or eliminate the burden on those private land owners. Perhaps, these alternate ideas could be tailored to those periods of highest need like Memorial Day, Labor Day and July 4th. Satellite lots with shuttle service might be an alternate method. If after very careful discussion, it is determined additional on-the-island parking spaces are needed; the inevitable burden and expense, of course including operation and maintenance, should fall on those using the spaces. Parking fees are justified. Those who might benefit from those using the parking spaces, such as food establishments, might also share the costs.

The rights of those suffering most, without tangible benefit, that is, the landowners, must be strictly protected.

Heather Finnell

From: Larry Miller <majakmoments@gmail.com>
Sent: Thursday, February 11, 2021 4:47 PM
To: Heather Finnell
Subject: Parking Committee

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.

Sent from [Mail](#) for Windows 10

Heather Finnell

To: Heather Finnell
Subject: RE: Input on Parking topic...

From: Dean Thomas <dthoma128@gmail.com>
Sent: Thursday, February 11, 2021 9:37 AM
To: Heather Finnell <heather@hbtownhall.com>
Cc: David Hewett <david.hewett@hbtownhall.com>; Christy Ferguson <Christy.Ferguson@hbtownhall.com>; Gerald Brown <geraldbrownb365@gmail.com>; Brian Murdock <vcc@atmc.net>; Pat K <pattykwi@gmail.com>; Michael Sullivan <sullivm4@gmail.com>; WTyner <woodytyner@gmail.com>
Subject: Input on Parking topic...

Heather,

Hello. I have some input regarding the parking topic I would like you to share at the next town commissioner's meeting if you could.

Input on parking:

- I am all for non residents having access to the ocean beach and the state boat ramp ... these are resources that everyone should have access to whether they live on the island or off.
- I also do feel strongly that everyone/anyone who uses these assets should contribute equally or share in the burden of their costs.
- When growing up on NY's Long Island, in order to access any of the south facing ocean front beaches, there was paid parking. If you wanted to visit these beaches, you got there early and paid for parking. Similarly after I got married and moved to Rochester NY on Lake Ontario, if I wanted to put my trailered boat in the water, I got there early, paid \$10, and was able to have a safe accommodating parking spot for the day. While I probably grumbled at the time about having to pay for parking, looking back now I realize why it was necessary and that I was simply doing my part to support the resources I was using.
- Today when I visit any state or federal park for which there is an entry fee, I do not pay more or less than anyone else entering, regardless of my standing in society or where I live. The folks that live near the park do not pay higher taxes in order for me to use the parks.
- For the above reasons I strongly urge that we the town of HB ask both Brunswick County and the State of NC to help share the costs for beach parking and boat ramp parking respectively. If they are not willing to make payment to the town to help with our costs of creating and maintaining these assets, then perhaps it can be arranged that a portion of whatever we pay to them annually is held back to support the parking our town provides. If they disagree with either of these options then I feel our town should pursue paid parking. This would equalize the burden and be fair, despite any cloud it may bring to the image of HB being a family friendly destination for all.

- Also, I support the "potentials for additional parking" options raised and discussed by the commissioners and parking committee thus far, as outlined in their most recent meeting minutes. This assumes they are not paid for by Holden Beach tax payers. I also realize these may drive the need for crosswalks and reduction of winter speed limit and that the town will need to ensure they are set-up professionally, maintained and monitored, at a substantial cost.

I ask that the commissioners and town staff please consider the points I have made above when making decisions on our parking resources, costs and maintenance next steps.

Thank you,

Dean Thomas

109 Frigate Dr

P.S. Being I was a bit long winded - sorry! - I am CC'ing the commissioners so they have a chance to read it ahead of time.

Heather Finnell

From: Rita Cater <cater8147@gmail.com>
Sent: Thursday, February 11, 2021 1:00 PM
To: Heather Finnell
Subject: Remarks to include in the record for town meeting February 16

Heather , Please include these remarks pertaining to the creation of additional public parking.

As property owners in the town of Holden Beach, we wish to express our concerns regarding the decision to be made about providing additional public parking on the island. We believe two particular things must be considered in making the final decision.

First, it will be a disservice to all Holden Beach property owners to expect them to bear the entire financial burden of providing a service to be primarily used by persons from off-island. Therefore, it seems mandatory that some type of user fee must be imposed such as those mentioned in the committee report as being implemented or considered at Surf City, Topsail and Kure Beach.

Secondly, placement of public parking areas must seek to disperse beach usage throughout the entire strand. For that reason we favor locating new public parking in places where housing density is lowest rather than near places where housing density already leads to large numbers of beach users on those parts of the strand. Further encouraging beach usage in areas that already accommodate large numbers of users will create undesirable conditions for both property owners and day visitors.

Please consider these two primary concerns when making your decision about how many sites and which sites will best serve all those who love Holden Beach.

Thank you,

Bill & Rita Cater

Heather Finnell

From: Kent Steeves <kts68734@gmail.com>
Sent: Thursday, February 11, 2021 12:21 PM
To: Heather Finnell
Subject: Fwd: Added Public Parking - some thoughts

Hi Heather. Do you need me to send this in another format for you or is what you have sufficient? Thanks

Kent...

Begin forwarded message:

From: Kent Steeves <KTS68734@gmail.com>
Subject: Added Public Parking - some thoughts
Date: February 10, 2021 at 10:04:50 PM EST
To: woodytyner@gmail.com, vccbrian@gmail.com, sullivm4@gmail.com, pattykwi@gmail.com
Cc: holden@atthebeachnc.com, geraldbrown365@gmail.com,
HoldenBeachPoa@wildapricot.org, heather@hbtownhall.com

Hello Commissioners.

Thank you for serving. When my wife and I are not enjoying our house at Holden Beach, we also live in a small town in Newark, DE and run a craft brewery in another small town of Kennett Square, PA. Public Service for small communities is truly a fantastic benefit that us residents gain. As part of three smaller communities in our business and homes, we are well aware of on-going parking challenges and the challenges for how to better support transient population to come and spend money in the local communities.

The potential addition of public parking was brought to our attention this week. I want to share some thoughts with you in hopes that you will consider them in making your decision to fund the initiative or not. Please know that I remain confused about the overall initiative; I do not see where the full objectives and goals are stated so please forgive the comments as I don't have further details.

If the overall objectives are focused around providing more access to the Strand for non-island residents because of increased housing and neighborhoods on the mainland, it seems there should be some clear financial goals for Holden Beach and cost-sharing options available from those communities and house owners that stand to benefit. Perhaps the Objectives and Goals are otherwise such as Holden Beach getting more State Tax monies if we have more public space? Something else? If we all can understand the Objectives and Goals, there can be a more clear set of support and objections to the Cause. I implore you to hold off on this decision until you can better provide these details.

A few specific/targeted thoughts

- **There are no clear benefits provided for residents of Holden Beach.** What is the hope for Holden Beach to provide more public access and how will that be measured. Those goals and measures should be a clear source of accountability for taking on the large investment. We all wouldn't spend huge amounts of money on our own houses if we weren't clear as to the expected returns on the investments. I hope this makes sense. If the plan is to charge for the

parking spaces, that can perhaps be a clear added tax base for residents and offset our taxes or offset increases to our taxes. Adding more people to the Strand and having to pay for it feels a bit punishing.

- **Sustainability costs need to be included in some form of (10 year?) NPV (net present value) calculation.** The costs are pretty high to create the spaces and don't appear to include maintenance costs. Maintenance costs must be born by someone (is it safe to assume it is added to what our taxes will pay for?). Nothing comes for free and certainly doesn't get maintained for free. Providing an estimate of those costs and providing a simple NPV calculation will be fantastic (and prudent)
- **Public Safety and adding more traffic is a concern.** Adding more cars to the island during peak seasons adds to safety concerns. At what volume level would Holden Beach government decide is too much traffic? How are you assessing the impact to traffic volume and public safety? Whatever this is, it will be super helpful to see how the added public parking fits this assessment. It seems bad enough with all the golf carts running around. Adding more cars will not help but perhaps it is determined that we are far below a safe capacity of cars in peak seasons (I am not fully versed in this kind of assessment)
- **Depreciation of nearby property values thereby impacting the tax base and attractiveness of real estate in the area should be included in the NPV.** Our home will not be directly impacted by the locations being considered but there are homes that will be impacted. Please include the reality of the cost impact in your NPV calculations.
- **As Commissioners, it will be extremely helpful to hear how you would assess all of this if your house were nearby these potential public parking spaces.** Please help make the story real for others by allowing us to hear why it would be beneficial to you and your Holden Beach home. Hearing that message will go a long way.

A few possible scenarios assuming the public parking addition is a forgone conclusion:

1. Consider phasing in the spaces over a 5ish year period and assess the benefits and drawbacks of each addition over time before adding the next phase or location(s). This allows for adding spaces but at a staged/phased pace to be sure the new public spaces are actually helping to meet the targeted goals and not adding unforeseen negative impacts
2. Is there an option to provide for Bus transportation drop-off locations in lieu of public car parking where the new mainland communities fund and operate the busses on their own? I still don't know why Holden Beach residents should be paying for the addition of the public parking...
3. What you have already considered, charge parking fees (that are pre-sold?), however, these fees should not be \$0.25/hour but more like \$50 per 4-hour period (or similar). There is real value to have parking available on the island and we should be capturing that value and use the revenue to pay back the costs to implement and maintain the parking and then to fund other infrastructure projects for Holden Beach. Additionally, us residents pay a pretty high price in property and on-going taxes for our option to have access to the Strand and Island; why shouldn't mainland residents have to pay similar?

As a resident and homeowner of Holden Beach, I don't support the planned investment as presented and hope that you will pause the initiative until some other considerations and details can be included. Adding public parking at the expense of us residents with no clear benefits (financial or otherwise) seems to be a lopsided venture. As such, I am sure there is more to the story so looking forward to learning more.

Thank you again for all you are doing for Holden Beach. If you want to discuss further, please do not hesitate to contact me.

Cheers

Kent Steeves
302-605-6473 (cell)
kts68734@gmail.com

PS: I've included Heather Finnell on this email in hopes she can include this input in the official record.

Heather Finnell

From: Melanie Gayle <mcgayle@hotmail.com>
Sent: Thursday, February 11, 2021 11:24 AM
To: holden@atthebeachnc.com; geraldbrown365@gmail.com; woodytyner@gmail.com; sullivm4@gmail.com; vccbrian@gmail.com; pattykwi@gmail.com
Cc: Heather Finnell
Subject: Parking Lot Development - Public Comment

Good morning Commissioners,

My name is Melanie Gayle. My husband and I are homeowners at 306 Brunswick Avenue West. We are grateful for all that you do to help keep Holden Beach the fantastic place that it is and we appreciate the opportunity to submit public comment about your discussions to add parking lots on the island.

For multiple reasons, we implore you to discard the idea of developing parking space on the 300 block. We have concerns about the potential damage to property values. Also, perhaps our greatest concerns revolve around the increased traffic that this would cause and its negative impact on the safety of those on foot. Given all of the homes in our neighborhood, many residents and visitors walk back and forth to the beach. There are many children in this area who play outside for a great deal of daylight hours and many homeowners who walk their dogs throughout the day. In addition to concerns about our property values, the traffic increase, and the safety of all, the potential increase of noise and trash should be considered.

You all may recall the work that was being done last August in which Ocean Beach Blvd. was closed at the 300 block and all cars had to turn onto Neptune to travel down Brunswick toward Marker 55 in order to regain access to Ocean Beach Blvd. In all seriousness, this was a very frightening and dangerous situation for homeowners in the area. Virtually no vehicle obeyed the speed limit and many were driving at excessive speeds. We pleaded with the police to park in our area to help curb this. In response, the police put a speed reminder lighted sign down toward Marker 55. This did nothing to deter high speeds in our neighborhood area. In general, we feel justified in requesting greater speed monitoring at all times as vehicle travel is a current concern, even without additional parking.

We remain concerned about how parking lots would negatively impact the reputation of Holden as "the Family Beach," particularly in the 300 block.

Thank you for reading and considering our concerns as you work to govern development at Holden Beach.

Sincerely,

Melanie C. Gayle

Heather Finnell

From: Bernie Gilbride <bgilbrid@wlgore.com>
Sent: Thursday, February 11, 2021 10:29 AM
To: Heather Finnell; woodytyner@gmail.com; vccbrian@gmail.com
Cc: holden@atthebeachnc.com; geraldbrownb365@gmail.com; pattykwi@gmail.com; sullivm4@gmail.com
Subject: New Parking Lots

Hello Parking Committee and Town Officials,

I have looked at the packet regarding the potential or proposed new parking lots for Holden Beach and have some comments. First, let me share that my family and I have had a home on Holden Beach since 2007. Not only have we enjoyed HB immensely, we have invited many family and friends to the Beach over those many years. Given their great experiences, six families of friends of ours have bought homes on Holden Beach and my brother's family (from NY) have also bought a house. This is a great community and truly a Family Beach for us.

We recently sold our first HB home on the 300 block (West side) and am now in the process of building a new home on the East End. We hope to be in this summer and were already concerned with the parking situation during peak summer times at the East End.

My concerns and comments for the proposed parking lots are;

- Who pays the upfront costs to create the proposed lots?
- What will annual maintenance and upkeep costs of parking meters, payment systems, be handled?
- Will there be increased trash bins and trash pick-up service for the lots? Who will pay for that?
- Who will monitor and ticket parking violations or expired meters?
- When will the parking lots be open? What will be the "On season" hours and parking fees. "Off Season" use?
- Will this require additional Police Officers or take current ones away from their usual duties?
- If an outside firm is hired to monitor for ticket violators – how much will that cost?
- What share is the cost of outside monitoring vs. the total parking revenue? Does that make sense?
- If there are annual deficits, how will that be paid for?
- If there are annual excess revenues, how will that money be used?
- Costs to build the lots seem to run from \$2,000 to \$3,300 per space – what parking fees will be charged to pay for this?
- Will having the new parking lots result in NO PARKING be permitted street-side for adjacent and nearby residents front or side yards?
- The areas encompassing McCray Street, Ave. A, Ave. B and Dunescape Ave. are overrun with parking during the summer season. This congestion creates traffic problems, is a safety concern with young children riding bikes and playing in front of their houses, inhibits home owners from backing out of their driveways, results in trash strewn on the streets and empty lots. – Adding parking lots in the same area will only increase congestion and exacerbate existing problems.
- Will new parking lots on Ave. A or the former Hillside (OBE/McCray) prevent people from parking on either side of McCray Street from where it starts to Dunescape?
- Will people parking on either side of McCray St. be ticketed? Will no parking signs along McCray St. (except in designated areas) be erected?
- There seems to be empty lots and areas near the Bridge and the Pier that might be better used for additional parking. Are those areas being considered?

Thanks for your service and consideration of my comments.

Regards,

Bernard J. Gilbride



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Heather Finnell

From: Barry Simmons <bjs2par@gmail.com>
Sent: Thursday, February 11, 2021 10:05 AM
To: holden@attthebeachnc.com; geraldbrownb365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: Heather Finnell
Subject: Free Parking

To: Mayor Holden, Mayor Pro Tem Brown and Commissioners Tyner, Murdock, Sullivan and Kwiatkowski
From: Barry & Jennifer Simmons, property owners 717 OBW and 134 Marlin
Date: February 11, 2021
Subject: Parking Development on Holden Beach

Providing public access to Holden Beach by visitors from the main land has to be done in such a manner as not to impede or otherwise diminish the investment made by residential homeowners in the areas under consideration. While I understand the need to attract people to the area who spend money with local businesses it should not come at the expense of those who have done so for years.

Up until now, parking has been restricted to the downtown area with little or no effect on homeowners other than those who purchased with the full knowledge that public parking was available. The public bathroom in this area also provides visitors the ability to address this concern. To make parking available at other locations on the island is introducing a commercial component to the long established "family beach" reputation. It seems having porta-potties dot the landscape along OBW will not make for an appealing tourist brochure.

While we are opposed to creating any free parking in residential areas, if parking has to be addressed it should be done either in the downtown area or on cross streets in reserve 11A, 12 and Avenue A and not on OBW. We also feel that if parking is to be pursued it should NOT be free but rather require a fee to be paid where the town could recoup costs and collect revenue for future enhancements.

Barry & Jennifer Simmons
717 OBW and 134 Marlin

Sent from my iPad

Heather Finnell

From: dan alman <danalman1@hotmail.com>
Sent: Thursday, February 11, 2021 10:03 AM
To: Heather Finnell
Subject: Public Parking

My name is Dan Alman and my wife Cindi and I live at 132 Raleigh St. We would like to voice our opposition to the plan to locate new parking lots on the island. As everyone knows, there is no free parking. Either the taxpayers pay for the parking or the users pay for the parking. If the proposed lots are built in the sites mentioned, they will create a problem with noise, trash, traffic congestion and people congestions along those sites.

If the commissioners go ahead with these parking sites, we think they should install parking meters or a kiosk to help defray some of the cost of the parking lots.

Also, we think that there is enough parking already provided to handle the day visitors except on peak times during the summer.

Thank you for your time and considerations, Dan and Cindi Alman

Heather Finnell

From: Jason Murphy <jason@homeshopcharlotte.com>
Sent: Thursday, February 11, 2021 8:57 AM
To: Heather Finnell
Cc: Jason Murphy; Joanne Murphy; Joel Martin
Subject: Fw: Holden Beach Information - New Parking Lots

Hi Heather,

I am the owner of 945 OBW. I have a few questions and concerns regarding this plan:

- What is the purpose of this additional parking? End goal other than creating free parking spots?
- Additional parking means additional beach visitors, additional traffic, additional public water use and trash disposal, additional calls for service from first responders, and more. Since this is a "free parking" lot, what is the benefit to the city to create all of this additional infrastructure cost along with ongoing maintenance and service costs with home owners being stuck with the bill through additional taxes and assessments?
- Does the "trickle" down economics of these visitors doing minimal shopping equal or exceed the costs of this venture? Have any of these calculations been presented or researched?

Firstly, I am opposed to this so please feel free to use this information for the hearing. Secondly, if it does go through, I think there should be a fee involved for these parking spaces to help off set the costs.

Feel free to contact me via email or cell phone at 704-299-5072.

Thanks,

Jason

Jason C. Murphy
DAEDALUS PROPERTIES

www.HomeShopCharlotte.com

Licensed NC & SC General Contractor
Licensed NC & SC Real Estate Broker
2014 - 2020 Pulse of the City Customer Service Award
2013 - 2014 Talk of the Town Customer Satisfaction Award
2011 Five Star Professional Award
2011 Best of Charlotte Patio, Porch, Deck
2005 NC Association of Realtors Rising Star
704-890-3907

Heather Finnell

From: Neil Parks <nparks@mjcforensics.com>
Sent: Thursday, February 11, 2021 8:47 AM
To: Heather Finnell
Subject: Proposed New Parking Lots

As Holden Beach homeowners, we adamantly oppose the creation of free public parking lots. The reason we purchased a home at Holden Beach is the non-commercialized, family atmosphere it possesses. Do we want to be just another overbuilt, commercialized beach or do we want to maintain our character?

Public parking has proven to cause the following issues: increased crime, traffic, pollution (gas & noise), and garbage collection. It also creates decreased space for homeowners (the ones paying annual HOA dues and taxes) in addition to the potential for drug trafficking. It decreases a community's curb appeal and the property values located close to the public parking spaces. It further eliminates the safety for children.

The Holden Beach police cannot currently patrol the entire island in its current state. There have already been multiple vehicle break-ins one of which our young son was a victim. The addition of more visitors and traffic will only exasperate this issue.

The revenue received by Holden Beach comes from rental of homes and HOA dues/taxes paid by homeowners. The day visitors coming into the island do not create any revenue stream for Holden Beach, only increased expenses and related problems as previously mentioned.

It is our belief that public parking spaces will decrease the level of home rentals at Holden Beach and cause several homeowners to sell their property. More public spaces bring no benefit to the town, homeowners, or vacationers.

Heather Finnell

From: Byron Ritter <britter1@triad.rr.com>
Sent: Wednesday, February 10, 2021 11:48 PM
To: Heather Finnell; holden@atthebeachnc.com; holden@atthebeachnc.com; geraldbrownb365@gmail.com; geraldbrownb365@gmail.com; woodytyner@gmail.com; sullivm4@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: britter1@triad.rr.com; joe & jeanette ritter; karenritter@triad.rr.com; Nathan - MBVC Ritter
Subject: Public Parking at Holden Beach

As a homeowner (243 Brunswick Ave W) at Holden Beach I strongly oppose the proposed public parking lots in the 300, 700 and 800 blocks of Ocean Blvd West. I also oppose any additional public parking on the beach including Brunswick Ave W. The additional traffic would create tremendous problems for the homeowners and their guests who are renting vacation homes at Holden Beach.

1. The locations of the proposed parking lots are "sandwiched" between private homes. This will create a situation with noise, trash, and invasion of privacy for the people residing in those homes.
2. The number of cars crossing the bridge to come to the beach would create even greater traffic backups—something that is already problematic in the peak summer season.
3. The traffic along Ocean Boulevard and Brunswick Ave would also greatly increase, creating noise and difficulty/safety issues for pedestrians trying to cross the street to get to the beach.

Holden Beach is a very family-friendly, quiet beach that attracts huge numbers of visitors each year that rent vacation homes, thus contributing to the occupancy tax revenues and sales tax revenues for the town. If the town changes to become a congested, noisy beach overrun by daily visitors, it will be less attractive and visitors may choose to find another location for their vacations.

It is important to provide beach access for daily visitors, but it must be done in a controlled, respectful manner for homeowners and their guests. Rather than build and maintain several paved lots scattered among private homes, I would suggest building a parking lot on the mainland near the bridge and providing a shuttle bus that could transport guests over the bridge to a designated public access area. Parking fees could be established to cover the cost of this shuttle service and the establishment of the parking lot itself. The town could also consider creating a small "business district" at the shuttle drop-off site where business owners could purchase permits allowing them to sell /rent beach-related items that daily visitors would need. This approach would meet the needs of the daily visitors, as well as protecting the family-friendly, quiet atmosphere that makes Holden Beach such an attractive destination for families choosing to spend their vacation time there.

. Thank you

Byron Ritter

Heather Finnell

From: Dan Carlson <dcarlson7@gmail.com>
Sent: Wednesday, February 10, 2021 10:22 PM
To: holden@atthebeachnc.com; geraldbrown365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: Heather Finnell
Subject: Creating Additional Parking Spots

Commissioners and Parking Committee Members,

I hope this email finds you well. As originally discussed at November 2020's BOC meeting, I am curious as to what form of public feedback will be requested, and when, regarding the circumstances of the parking discussion. Public input was stated to be an important part of the process, but an attempt to make a portion of the overall discussion an agenda item discounts your intentions. In November's BOC meeting minutes, there was not significant support for any parking improvements on the island. Commissioner Kwiatkowski even stated that "she doesn't see spending money on parking, even if it is paid parking, as a good use of Town funds" (11/17/20). After listening to all relevant meetings, there has not been any meaningful conversation (until briefly discussed at the end of the Feb. 5th Committee Meeting) as to why additional parking is needed, who are the intended users, how should it be funded, will it be free or paid parking, and why after one committee meeting is there such a rush to put an agenda item before the BOC at the next meeting?

If these spots are intended to provide additional parking opportunities for beachgoers from off the island, I ask why Holden Beach taxpayers are burdened with the cost of a project that does not benefit them? Furthermore, if approved and constructed, would there be additional public beach access constructed?

I am adamantly opposed to not only creation of additional parking for "off island users", but also the lack of clarity surrounding the source of this conversation, the rush to put it before the BOC at the next meeting, and the process of determining if certain areas should become parking areas without having a "big picture discussion".

It appears this project is not following the typical flow of other significant items that impact the property owners of Holden Beach.

Please consider the impacts to your tax base before rushing to any decisions accommodating those who do not pay Holden Beach taxes.

Sincerely,

Dan Carlson
Property owner since 2015

Heather Finnell

From: Kent Steeves <kts68734@gmail.com>
Sent: Wednesday, February 10, 2021 10:05 PM
To: woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: holden@atthebeachnc.com; geraldbrown365@gmail.com; HoldenBeachPoa@wildapricot.org; Heather Finnell
Subject: Added Public Parking - some thoughts

Hello Commissioners.

Thank you for serving. When my wife and I are not enjoying our house at Holden Beach, we also live in a small town in Newark, DE and run a craft brewery in another small town of Kennett Square, PA. Public Service for small communities is truly a fantastic benefit that us residents gain. As part of three smaller communities in our business and homes, we are well aware of on-going parking challenges and the challenges for how to better support transient population to come and spend money in the local communities.

The potential addition of public parking was brought to our attention this week. I want to share some thoughts with you in hopes that you will consider them in making your decision to fund the initiative or not. Please know that I remain confused about the overall initiative; I do not see where the full objectives and goals are stated so please forgive the comments as I don't have further details.

If the overall objectives are focused around providing more access to the Strand for non-island residents because of increased housing and neighborhoods on the mainland, it seems there should be some clear financial goals for Holden Beach and cost-sharing options available from those communities and house owners that stand to benefit. Perhaps the Objectives and Goals are otherwise such as Holden Beach getting more State Tax monies if we have more public space? Something else? If we all can understand the Objectives and Goals, there can be a more clear set of support and objections to the Cause. I implore you to hold off on this decision until you can better provide these details.

A few specific/targeted thoughts

- **There are no clear benefits provided for residents of Holden Beach.** What is the hope for Holden Beach to provide more public access and how will that be measured. Those goals and measures should be a clear source of accountability for taking on the large investment. We all wouldn't spend huge amounts of money on our own houses if we weren't clear as to the expected returns on the investments. I hope this makes sense. If the plan is to charge for the parking spaces, that can perhaps be a clear added tax base for residents and offset our taxes or offset increases to our taxes. Adding more people to the Strand and having to pay for it feels a bit punishing.
- **Sustainability costs need to be included in some form of (10 year?) NPV (net present value) calculation.** The costs are pretty high to create the spaces and don't appear to include maintenance costs. Maintenance costs must be born by someone (is it safe to assume it is added to what our taxes will pay for?). Nothing comes for free and certainly doesn't get maintained for free. Providing an estimate of those costs and providing a simple NPV calculation will be fantastic (and prudent)
- **Public Safety and adding more traffic is a concern.** Adding more cars to the island during peak seasons adds to safety concerns. At what volume level would Holden Beach government decide is too much traffic? How are you assessing the impact to traffic volume and public safety? Whatever this is, it will be super helpful to see how the added public parking fits this assessment. It seems bad enough with all the golf carts running around. Adding more cars will not help but perhaps it is determined that we are far below a safe capacity of cars in peak seasons (I am not fully versed in this kind of assessment)

- **Depreciation of nearby property values thereby impacting the tax base and attractiveness of real estate in the area should be included in the NPV.** Our home will not be directly impacted by the locations being considered but there are homes that will be impacted. Please include the reality of the cost impact in your NPV calculations.
- **As Commissioners, it will be extremely helpful to hear how you would assess all of this if your house were nearby these potential public parking spaces.** Please help make the story real for others by allowing us to hear why it would be beneficial to you and your Holden Beach home. Hearing that message will go a long way.

A few possible scenarios assuming the public parking addition is a forgone conclusion:

1. Consider phasing in the spaces over a 5ish year period and assess the benefits and drawbacks of each addition over time before adding the next phase or location(s). This allows for adding spaces but at a staged/phased pace to be sure the new public spaces are actually helping to meet the targeted goals and not adding unforeseen negative impacts
2. Is there an option to provide for Bus transportation drop-off locations in lieu of public car parking where the new mainland communities fund and operate the busses on their own? I still don't know why Holden Beach residents should be paying for the addition of the public parking...
3. What you have already considered, charge parking fees (that are pre-sold?), however, these fees should not be \$0.25/hour but more like \$50 per 4-hour period (or similar). There is real value to have parking available on the island and we should be capturing that value and use the revenue to pay back the costs to implement and maintain the parking and then to fund other infrastructure projects for Holden Beach. Additionally, us residents pay a pretty high price in property and on-going taxes for our option to have access to the Strand and Island; why shouldn't mainland residents have to pay similar?

As a resident and homeowner of Holden Beach, I don't support the planned investment as presented and hope that you will pause the initiative until some other considerations and details can be included. Adding public parking at the expense of us residents with no clear benefits (financial or otherwise) seems to be a lopsided venture. As such, I am sure there is more to the story so looking forward to learning more.

Thank you again for all you are doing for Holden Beach. If you want to discuss further, please do not hesitate to contact me.

Cheers

Kent Steeves
 302-605-6473 (cell)
kts68734@gmail.com

PS: I've included Heather Finnell on this email in hopes she can include this input in the official record.

Heather Finnell

From: Susan Hyman <susanhyman5@gmail.com>
Sent: Wednesday, February 10, 2021 9:32 PM
To: Heather Finnell
Subject: Re: Parking lots

One more suggestion. Maybe the town of Holden Beach should consider buying the Holden Beach pier. People are already parking there for free. Make it in to a public pay parking lot. Holden Beach would at least get revenue to help pay for it.

Sent from my iPad

> On Feb 10, 2021, at 8:35 PM, Heather Finnell <heather@hbtownhall.com> wrote:

>

> Thank you for your feedback. I will share it with the Board.

>

> Heather Finnell, CMC, NCCMC

> Town Clerk

> Town of Holden Beach

> heather@hbtownhall.com

> telephone: (910) 842-6488

>

>

> —Original Message—

> From: Susan Hyman <susanhyman5@gmail.com>

> Sent: Wednesday, February 10, 2021 3:42 PM

> To: Heather Finnell <heather@hbtownhall.com>

> Subject: Parking lots

>

> I am a home owner on Holden Beach and I am opposed to adding additional parking lots on our beach. The traffic is already overwhelming in the summer months and by adding more free parking we are encouraging even more people and cars to come on the island. These day parkers use the town resources but do little to add to the town's revenue. I am sorry that they have chosen to add RV lots and campgrounds on roads leading to Holden Beach but this does not mean we as homeowners need to pay to provide more places for them to park on the island.

> If you are to continue with plans to add parking lots, please consider at least charging people to use them! They can at least help pay for the expenses!!

> Thank you

> Susan Hyman

>

> Sent from my iPhone

Heather Finnell

From: Stanbery, Brad <bstanber@amazon.com>
Sent: Tuesday, February 16, 2021 10:59 AM
To: Heather Finnell
Subject: Additional parking locations on Holden Beach

To whom this may concern;

I am writing you today to provide comments that I wish to be voiced during the February 16, 2021 meeting. I purchased a home on Holden beach in 2020 after my wife and I viewed multiple areas in Top Sail Island, Carolina Beach, Oak Island and Ocean Isle. What attracted us to Holden Beach was the peacefulness, friendly neighbors, kids on bikes and lots of walkers and joggers. After I heard that there was consideration for adding additional parking on the Island, I was very concerned as this will totally change the look of the Island. Property values will decrease, Crime will spike and the beaches will become over crowded. Holden Beach is one of those places that takes pride in the cleanliness and a place where folks can spend much needed downtime. With the additional parking, the rental business will for sure decrease as many people that have rented will see the drastic change in the number of people, the noise and an increase in traffic flow.

I would appreciate if my comments are included in the minutes of today's meeting. Thank you for putting Holden Beach an area that is known for peaceful, simple vacations.

Brad Stanbery

GM-North America Fulfillment Center – GSO1
336-500-1543

amazon fulfillment



Heather Finnell

From: Bruce Windham <bruceasa@gmail.com>
Sent: Tuesday, February 16, 2021 10:46 AM
To: Heather Finnell
Subject: Fwd: Public Parking on Holden Beach

Hi Heather, I am forwarding a letter I sent to the BODs. A couple did reply. Perhaps it could be referred to at the Public Hearing this evening.

Bruce A. Windham
111 Lumberton
864 414 1891
bruceasa@gmail.com

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

From: Bruce Windham <bruceasa@gmail.com>
Date: Fri, Feb 12, 2021 at 2:30 PM
Subject: Public Parking on Holden Beach
To: Brian Murdock <vccbrian@gmail.com>, Gerald Brown <geraldbrownb365@gmail.com>, J. Alan Holden <holden@atthebeachnc.com>, Mike Sullivan <sullivm4@gmail.com>, Pat Kwiatkowski <pattykwi@gmail.com>, Woody Tyner <woodytyner@gmail.com>

Dear all,

Please know that as a Holden Beach property owner (111 Lumberton), I am disappointed that a public parking lot would be placed against any property owner's lot. Those would be the two lots between Ocean Blvd and Brunswick Ave.

I have reviewed the 13-page minutes of the Parking Committee meeting notes of February 05, 2021. Avoiding issues that come with folks parking on a roadside is a reasonable goal, but locating a 25-space lot against a homeowner's yard is detrimental to that owner's investment and it severely detracts from their daily enjoyment.

Secondarily, it appears there will be a significant cost that property owners will be paying. The property owners don't get much, if anything, in return. Perhaps there should be meters to collect parking fees at the chosen sites.

The public parking lots feel like the first step away from the wonderful lifestyle Holden Beach has afforded the property owners. Can we look forward to additional attractions to lure people onto the island? Growth is fine and understandable, but sacrificing the core value of Holden is sad.

Thanks for your service to the town. And please, consider my opinion as I am confident that I am not alone.

Bruce A. Windham
111 Lumberton
HB, NC
864 414 1891
bruceasa@gmail.com

Heather Finnell

From: DONNA REAVES <ber1130@aol.com>
Sent: Tuesday, February 16, 2021 10:38 AM
To: Heather Finnell
Subject: Free parking

To Whom It May Concern:

I understand this is a way to express thoughts on the new proposed free parking on the island... Holden Beach. It took until almost retirement before we were able to afford a beach property for our family to enjoy. The worst part for us now is taxes and insurance. We are totally against having free parking for those who are not property owners to be maintained by those of us who are. In my opinion, everyone who enjoys the island should have to share a bit in the cost. Our taxes should not be raised to accommodate day trippers coming in at our expense. As for them bringing in revenue.... our house is on a canal facing the marsh and we have day trippers parking up and down the street ALL the time, especially on weekends when we want to enjoy our home on a quiet street. The cars are there all day for the most part, not moving to spend at local businesses for fear of losing the parking place. I am not seeing a huge benefit to the island. Most are there to spend time at the beachfront. Charging a small fee for parking would seem to be the way to go for maintaining the lots. I believe people will still come to Holden Beach!

Thank you for allowing opinions on this subject!

Donna and Steve Reaves

Sent from my iPhone

Heather Finnell

From: Mary Blaskowitz <mablaskowitz@gmail.com>
Sent: Tuesday, February 16, 2021 10:04 AM
To: geraldbrownb365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: holden@atthebeachnc.com; Heather Finnell
Subject: Questions about Holden Beach parking lot proposals

Date: Feb. 15, 2021

To: Holden Beach Commissioners Brown, Tyner, Murdock, Sullivan, Kwiatkowski

Re: Proposal for Paved Parking Lots on the island

Thank you for this opportunity to submit feedback on the proposal for inserting paved parking lots along Ocean Blvd. on Holden Beach. We have a long history with Holden Beach having rented there every summer for the last 43 years. In addition, we are currently helping manage family beach property at Holden that has a history of over 70 years. We have seen Holden Beach undergo many changes, but remarkably good leaders over the years have helped Holden maintain that special quality of being a family beach that has safe streets and a healthy atmosphere for residents, renters, and other visitors. The building growth that Holden has undergone in recent years has no doubt created challenges that make your job as commissioners a more difficult one. With that in mind, however, we want to respectfully express concern about the plan to construct paved parking lots in residential areas on Ocean Blvd. West.

Further consideration and public communication about these questions and issues is needed:

- **Design** – If these lots are paved, how will this affect drainage and run off issues on Ocean Blvd. West? For example, the 300 block floods easily during high water times. Will runoff from the two paved parking lots proposed for this block increase the drainage problems that are already there?
- **Usage** - Will these paved lots in residential areas be fenced and/or have specific hours of operation? Will parking be allowed at night? How will the town prevent loitering or large group tailgating in these lots? What about litter and trash issues? Is there a plan to include any bathroom facilities in these parking areas?
- **Cost and maintenance** - How will these new parking areas be financed and maintained? Would charging parking fees be sufficient to provide funding for continual maintenance and supervision of these lots? Will property taxes be increased?
- **Effects for homeowners and renters** - Public parking lots for multiple cars in close residential areas can create safety concerns for owners and renters due to increased car and foot traffic. In addition, in all probability, the property value of homes near these parking lots will be negatively impacted as well as possible rental incomes for these areas and others.

Holden Beach is a mecca for family rental tourism. Homeowners and residential renters contribute significantly to the economy of Holden Beach. Please think carefully and find parking solutions that do not disrupt residential areas. Thank you for considering these points before making decisions that may change the footprint of Holden Beach.

Sincerely,

Mary Ann and Dick Blaskowitz

mablaskowitz@gmail.com

rblaskowitz@truvista.net

Heather Finnell

From: Geri Chase <geriannchase@gmail.com>
Sent: Tuesday, February 16, 2021 9:51 AM
To: Heather Finnell
Subject: Proposed parking lots

I am very much against public parking lots near or on Ocean Blvd West in Holden Beach. Holden is very family oriented and after observing the public beach in Myrtle Beach, I am so very thankful for our clean, beautiful beach in Holden Beach where the owners respect each other, the beach, homes and property. I am totally against public parking and/or public beach.

Geraldine Chase, 272 OBW, Holden Beach, NC 28462

Sent from my iPhone

Heather Finnell

From: Shari R. Burgess <SRB@justicecounts.com>
Sent: Tuesday, February 16, 2021 9:36 AM
To: Heather Finnell; 'hbpoa@hotmail.com'; 'holden@atthebeachnc.com';
'woodytyner@gmail.com'; 'vccbrian@gmail.com'; 'sullivm4@gmail.com';
'pattykwi@gmail.com'; 'Beth Riddle'
Subject: Parking Lots

As property owners of Holden Beach for 40 years or more my family has seen the beach grow, more houses, more rental properties and we have been happy to see this growth and love sharing our beach with new family beach homeowners and families that come to rent homes for a vacation. As Holden property owners, we respect our beach and fellow beach families and renters. We want to keep our beach beautiful, safe and clean. With regard to the parking lots suggested, we already have several parking lots dedicated to day visitors and yes, those are crowded but we see no reason to make our beach even more crowded, congested, definitely more traffic, susceptible to more crime and overall take away from the beauty and family atmosphere that makes Holden Beach the best beach. It is wonderful to not have a beach so crowded and commercialized like other beaches that you cannot get across the road to the beach easily without so much traffic, or find a place for you chair and family to sit. As homeowners, we also make sure our trash gets into the cans on the beach or take the trash to our homes so as to not add to beach trash cans. With regard to the suggested lots on Brunswick Ave and 300 blocks, Brunswick Ave DOES NOT need anymore traffic. We all love to walk, ride bikes and feel safe. We especially need safety for our children and grandchildren. Having more cars, and different visitors daily definitely has us worried for safety and crime as well. A community where you can go visit your neighbors without locking your door is another wonderful reason for loving our beach.

Please consider the property owners that live here, come very often or rent their homes as we are the continuing support, give much more back economically and in many other ways to this community. We appreciate your listening to the homeowners' concerns. I have gotten many phone calls, emails and texts about this issue alone, so please consider the long term not favorable effects these parking lots will create, not could create, but WILL create.

Best regards,
Beth Riddle
1961.bridle@gmail.com

Heather Finnell

From: Beth Hodge <bethie1of3@aol.com>
Sent: Tuesday, February 16, 2021 6:35 AM
To: pattykwi@gmail.com; Heather Finnell
Subject: Fwd: Parking proposal

Sent from my iPad

Begin forwarded message:

From: Beth Hodge <bethie1of3@aol.com>
Date: February 15, 2021 at 8:52:50 PM EST

Subject: Parking proposal

Dear Commissioners and Town Clerk,

As a homeowner at Holden Beach I sincerely hope that you will eliminate all side street parking , approve all proposed parking sites and ALSO implement a "pay for parking" program at public parking sites. This program could be run by an independent company with the proceeds paying the construction costs and maintenance of the parking sites. The homeowners should NOT have to be taxed or pay in any way for public parking! Also we certainly don't want to be the only beach in southern North Carolina that doesn't charge for public parking, as this is just asking for overcrowding and all manner of parking issues with side street parking. I truly hope that the commissioners will plan with an eye to the future and not keep parking the way it is just because that's the way it has always been.

Thank you,
Beth Hodge
190 OBE

Sent from my iPad

Heather Finnell

From: Mandie Nance <fancynance33@gmail.com>
Sent: Monday, February 15, 2021 11:51 PM
Subject: Proposed New Parking on HB

Dear Holden Beach Commissioners,

I'm writing you today to state my opinion and concerns regarding the proposed "free" parking spaces being placed throughout the island.

I'm well aware of the fact that new campsites have been created off of our beautiful family beach. However, those who purchased the property should have taken into consideration that our beach is a small family beach with limited public parking. Why should the island conform to meet their needs/wants?

As a homeowner it angers me to think that I will need to foot the bill for those that want to visit for a day. The cost associated with hourly or daily parking should be paid for by the visitor-not the tax payers. I feel parking should not be free. This includes the public parking currently on the island on the east end. If the town would charge those that wish to visit and park that would help fund the upkeep of those areas already established.

I believe if you charged those that parked at the current parking areas and fined those that didn't pay or park illegally those fees would help to maintain those areas and supply a nicer alternative to the not-so-pleasant porta potty and upkeep of public areas. I'd like to see our island taken care of and maintained well. Charging a small fee for parking will help with these concerns and also help to "move people along" so that others may have a turn to park in those areas.

Lastly, I would urge you to consider those that are homeowners before creating extra parking throughout the island. I certainly would not want public parking in front of or next to my property!!

Sincerely,
Mandie Nance
HB Homeowner