

Heather Finnell

From: Elaine Jordan <ejordan@coastallawyer.com>
Sent: Tuesday, February 16, 2021 2:38 PM
To: holden@atthebeachnc.com; geraldbrown365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: David Hewett; Heather Finnell; 'Anne Arnold'; 'Rick Winner'; 'Rick Nelson'; 'Roger Justice'; wileystout2@gmail.com; Tim Evans
Subject: Sewer Development Fee - DRAFT engineer report
Importance: High

Dear Mayor Holden and Commissioners:

The agenda for the meeting later today includes a review of the DRAFT report dated February 4, 2021, by Raftelis Financial Consultants regarding the maximum Sewer Development Fee (SDF) to be imposed by the Town.

First, while the agenda states that the commissioners may take “possible action” on the report, I trust that more time will be allowed for the public to review the report and pass along concerns, issues, questions, or general comments. The report was first made available to the public on Friday afternoon, February 12, and is highly technical. The SDF is a substantial component of building permit fees, and real estate and construction activity are a vital part of the Town’s economy. In short, please do not take any precipitous action until the public has been given sufficient opportunity to review and evaluate the report.

In my initial review of the report over the holiday weekend, I have a few comments and questions that I think should be addressed:

1. Raftelis uses one method to calculate the proposed sewer fees (the Buy-In Method, which is based upon an estimate of how much cost will be added to operating the existing system when a new home/business is added) and a different method to calculate the proposed water fees (the Combined Method, which uses the same logic as the Buy-In Method, but also takes into account future needs or costs). In the water fee analysis, the cost of adding a second water tower is being factored in (\$1.75MM). While a second water tower may be approved and budgeted at some point, the Raftelis analysis seems to unfairly penalize new homeowners; i.e., existing homeowners would not be sharing the expense of the water tower but would obviously receive its benefit. Considering that the water fee component of the maximum SDF fee would increase 860% (see page 13 of the report), this issue needs to be carefully reviewed and questioned. What is the appropriate allocation of the water tower cost to new construction? Should the second water tower be a factor at all in the SDF analysis?
2. Many charts in the Raftelis report show figures relating to 1-4 bedroom houses. Given that the typical new construction of a house on Holden Beach is 5 bedrooms, why did the analysis use a lesser number? What would be the maximum fee for a 5 bedroom house under the Raftelis analysis? Would the analysis change?
3. How is the 2002 Holden Beach Water and Sewer share fee being taken into account? In other words, some properties have already paid a fee, and, under the current (“interim”) schedule, credit is given for the prior payment (up to 5 bedrooms). What would be the result under Raftelis’ analysis?

Again, these are some initial questions and comments, and I'm sure that others will have other comments that should be considered before any action is taken. Thank you.

Elaine R. Jordan



Elaine R. Jordan
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Heather Finnell

From: Alyson and Jim Bauer <jimalyson1@gmail.com>
Sent: Tuesday, February 16, 2021 2:36 PM
To: Heather Finnell
Subject: Proposed Additional Parking on Holden Beach

Greetings,

We just moved into 329 OBW in December and just recently found out about the proposal for additional free parking lots on Holden Beach.

Though we understand we live on a public beach that's also private, we have concerns regarding additional parking and the resultant foot and vehicular traffic that would ensue. No one here needs to be told about the lack of attention paid to the speed limit, as well as the amount of children, both attended and unattended, joggers, bicyclists and over-loaded, over populated golf carts that all compete for an automobile driver's attention. Adding additional parking spaces, some of which by their very nature require a driver to back into or out onto Ocean Boulevard, seems to be a recipe for mishap, if not disaster for myself as an Ex-First Responder.

Also, two of the proposed lots are within the same 300 block, which is already a very populated area on the land and beach.

Thank you for taking the time and trouble for reading our letter and we hope that a balance can be reached for both public access and safety.

Regards,
Jim and Alyson Bauer

329 Ocean Boulevard West
(914) 424 0131

Heather Finnell

From: rosalyn trogdon <rosalynt@rtmc.net>
Sent: Tuesday, February 16, 2021 2:51 PM
To: Heather Finnell
Subject: PARKING LOT PROJECT

I recently received notification that they may be planning to construct free parking with port-a-johns. We purchased property on Brunswick Ave. for the family-friendly atmosphere. I feel this would

destroy property and also diminish value of property. I don't think any of us want the extra traffic, littering and smell of those port-a-johns. We already have people parking on side of the roads to access the beach leaving ruts in property. We have truly enjoyed our time at Holden, but I don't think this is the location for this project. I'm all for growth, but the beach is about to reach capacity during holiday seasons. Please ask that they deny this request. Thank you.

Heather Finnell

From: Holden Beach POA <hbpoa@hotmail.com>
Sent: Tuesday, February 16, 2021 2:35 PM
To: Pattykwi@gmail.com; woodytyner@gmail.com; sullivm4@gmail.com; vccbrian@gmail.com; geraldbrown365@gmail.com; holden@atthebeachNC.com
Cc: Heather Finnell
Subject: Fw: To The Commissioners of Holden Beach

Commissioners,

The HBPOA was requested to forward the following email.

Best regards,
Tom

From: Deborah Fish <Deborah.Fish@BEMC.ORG>
Sent: Tuesday, February 16, 2021 1:51 PM
To: 'HBPOA' <hbpoa@hotmail.com>
Cc: Fish, Deborah (Outside) <deborah@utilityresources.net>
Subject: To The Commissioners of Holden Beach

Tom and Vicky – Can you read and submit this via email to the Commissioners and wherever it needs to go prior to 3pm? I'm working outages from the tornado and trying to get this submitted before 3pm and I only had time to make 9 calls to get names on the bottom and can't find the links....

To: My Friends who are also Commissioners
RE: Additional Parking on Holden Beach

First, thank you for all of the work for this proposal. These decisions affect our families, our homes, our investments and our retirement. We suggest the parking plan should have full and open vetting prior to enactment. This is a significant new undertaking by the Town. Endorsement and "buy in" from property owners and residents should be secured prior to adopting the parking plan.

We hope to get more clarification from the Town Meeting on February 16th for a better understanding of the purpose of the proposed parking. We were told, although it is not stated in the documentation, that the purpose is to eliminate or reduce parking in front of homes and side streets and reduce vehicle traffic on the side streets. If so, we suggest the Parking plan also amend the parking ordinance that currently prohibits parking along OBW to include side streets. If Paid parking is in the future, why not include that in the plan?

If each business designates 10 parking spots for visitors, that could be 60 or more additional spaces for visitors in an area where restrooms, trash, and handicapped beach access is already available.

Parking lots in the 700 and 800 Blocks will take away from the beauty of the natural marshes that make Holden Beach unique from any other Beach. We are a small and narrow beach and any increased traffic is going to adversely affect another feature that residents and visitors enjoy; which is our bike trails and sidewalks. Pedestrians and bikes are

already a concern with traffic. Imagine 3 more parking areas along a 4-mile stretch of residential homes with traffic backing in and out.

Property Owners did their due diligence before they purchased property and expected these areas in the Land Use Plan to remain residential and/or conservation. We took traffic, distance from the commercial areas, and views from our front and back porches into consideration and now the Town is deciding to rezone areas for public parking without any consideration of how this may reduce the value of existing property or take away dreams of peaceful sunsets and the relaxed easy-going character of this community.

Sincerely

Deborah Fish
Doug and Shirley Keith
Joe and Brenda Murphy
Jessie and Johnna Anderson
Ed and Lisa Ivers
Ron and Melanie Champion
Cory Jones
Chris and Stacie Morrison

Heather Finnell

From: Mike Gerke <mrgerke81@gmail.com>
Sent: Friday, February 12, 2021 10:00 PM
To: woodytyner@gmail.com; pattykwi@gmail.com; geraldbrown365@gmail.com;
vccbrian@gmail.com; sullivm4@gmail.com; holden@atthebeachnc.com
Cc: Heather Finnell
Subject: Holden Beach Parking

Commissioners,

I have been reading up and listening to the recent discussions involving public access parking. I agree this is a situation that needs to be addressed and a solution found. I am a property owner on Swordfish Drive and too have noticed more and more "day trippers" coming and parking wherever they can get their vehicles off the road. I support the effort to create public spaces, only if it is set up as a paid parking system. The property owners do not need to be burdened with the costs of building and maintaining these areas. Unfortunately, Holden Beach does not have enough commercial establishments to benefit from the visits of "day trippers" spending money and the town receiving tax dollars from that spending. Also, I do not see it as being fair that a family must pay their way to stay at any beach home(including all the rental taxes), while a "day tripper" can just drive in for the day and have the same beach experience free of charge. I think anyone coming onto the island should expect to pay a reasonable fee in order to be able to park their vehicle. The parking fee revenue could provide restrooms, trash pick up and future parking expansion projects, all while not passing the costs on to the property owners. My permanent residence is near the City of Raleigh and anytime I drive downtown, I must pay to park my vehicle.

Just my 2 cents

Thank you

Michael Gerke
(919) 291-2245

Heather Finnell

From: Catherine Whitney <catherinegwhitney@gmail.com>
Sent: Friday, February 12, 2021 9:44 PM
To: Heather Finnell
Subject: Opposition to parking

Hi Heather,

We are writing (again) to be certain that our opposition to the proposed added parking goes on record.

We agree with the 5 points that were included in the most recent email.

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

Is there a petition that we could circulate?

We have seen first hand how inviting/encouraging the public to come to the beach can destroy the integrity of the beach.

We chose Holden Beach very carefully. One of the biggest factors was and is the quiet atmosphere and controlled island parking.

Thank you for relaying our concerns. This seems like a runaway train, at the moment, and someone needs to put the brakes on for some reasonable conversations.

Catherine and Frank Whitney
155 Tarpon Drive

Catherine

Heather Finnell

From: Linda Blanchard <lblanchard91@icloud.com>
Sent: Friday, February 12, 2021 9:35 PM
To: Heather Finnell
Subject: Parking Opinion

Good Evening Heather,

Just a note about parking on Holden Beach. I feel that it would only be fair to have paid parking. It is not fair for the property owners on the island to bear the whole cost of parking for those who don't pay Holden Beach taxes. Also, if we have paid parking, we need to enforce no parking areas on the island, such as in front of private homes and blocking driveways. Thank you in advance for passing this along to the board of commissioners, the mayor and town manager. Thanks too for doing a great job.

Linda Blanchard
Holden Beach Resident

Sent from my iPad

Heather Finnell

From: Dan Carlson <dcarlson7@gmail.com>
Sent: Friday, February 12, 2021 9:31 PM
To: woodytyner@gmail.com; pattykwi@gmail.com; geraldbrown365@gmail.com;
vccbrian@gmail.com; sullivm4@gmail.com; holden@atthebeachnc.com
Cc: Heather Finnell
Subject: Parking Follow-Up

Commissioners,

To those of you who have taken the time to reply to my original email, I sincerely thank you for taking the time to read, digest, and reply.

As I reflect on your replies, my thoughts continue and I hope you will take the time again to ponder the following;

-While the Town might have purchased properties years ago with the intentions of "developing parking", is the timing right, and is the vision still the same? I remember numerous Commissioners meetings from 2019 with serious concerns being raised about loss of rental income revenue relating to financial uncertainties. Does this development liability and increased infrastructure usage/costs weigh in with the previous/future economic uncertainty?

-If the conversation to develop the 700 and 800 blocks is being pushed through before a conversation is had about "paid parking", is the cart coming before the horse? If paid parking is a discussion to be had in March (according to the reply I received from Mr. Tyner) why would all parking development not be included as paid parking (as supported by Mr. Sullivan, Mrs. Kwiatkowski, and Mr. Murdock's replies/comments on record).

-The way I see it, any future parking development that is not a revenue generator for the Town, is a liability. Why would the Town's stance be accepting of a liability to accommodate the "day trippers" reaping the benefits of OUR "nationally recognized premier family beaches in the United States. Holden Beach is proud of what we do not have." This is directly from the Town Of Holden Beach website. While I understand the burden of parking in front of houses and in the right of ways (I feel that pain), creating more access does not solve the problem. As mentioned in the previous meetings, making more parking only invites more people. If parking in the right of ways and on private property is a concern, address that.

-If the NC Wildlife Commission ("State") does not "ante up" and expand their public boat trailer parking area (as I interpret to be the desired resolution to that situation based on meeting audio), does this mean the Town will accept the burden of expanding boat trailer parking also?

I have spoken my piece, thank you for the ear.

Dan Carlson

Heather Finnell

From: Meg Redlin <megredlin@gmail.com>
Sent: Friday, February 12, 2021 9:17 PM
To: Heather Finnell
Subject: Parking Lots

Mr. Mayor and Commissioners,

I am voicing my strong concern over the proposed public parking lots. Although I understand the parking is limited for visitors, the impact to the visitors and homeowners alike as well as the environmental state of the island has not been adequately considered. The cost of providing cleanup, safety and security patrols and addressing increased infrastructure maintenance will likely negate any revenue received from this initiative. If the town is committed to providing public parking perhaps purchase of the pier and RV park should be considered and developed into a park and public parking area with appropriate restroom facilities.

Meg Redlin
129 Swordfish Dr

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

Heather Finnell

From: Anthony DeAngelis <antde12@verizon.net>
Sent: Friday, February 12, 2021 9:05 PM
To: Heather Finnell
Subject: Free parking

As a full time resident on the island I strongly disagree with "free parking". While the parking would be free for visitors who's taxes do not pay for them it would only penalize the residents and home owners on Holden. I am in favor of paid visitors parking to offset the cost which is what most of the other islands and beaches throughout the coast are participating in.

Anthony DeAngelis
116 Seaview Dr
Sent from my iPhone

Heather Finnell

From: John and Glenda Dozier <dozfam7@bellsouth.net>
Sent: Friday, February 12, 2021 8:58 PM
To: pattywi@gmail.com; sullivm4@gmail.com; vccbrian@gmail.com;
woodytyner@gmail.com; geraldbrown365@gmail.com; holden@atthebeachnc.com;
Heather Finnell
Subject: Parking

Dear Commissioners, Mayor, Mayor Pro Tem and City Clerk,

As a residents of Holden Beach, we would respectfully like to express our opinion about the proposed parking solution for Holden Beach.

We feel that if you add extra parking spaces, they should be on a pay as you use basis. People who are coming to the beach should have to pay to park. The incoming patrons add to the trash, congestion and breakdown of the infrastructure, while bringing in very little revenue to the town of Holden Beach.

Consideration should be given to the nearby property owners who will be subjected to the inconvenience of people parking near their property, in addition to the extra trash and crowds that naturally follow. To be subjected to this and then have their taxes pay for the insult, is just not acceptable.

Also, if the owners nearby the parking rent, we could see their rental income being affected. We feel that most renters would prefer a rental property that does not require them to be subjected to the trash, noise and crowds that would follow public parking. They will be the last chosen and will be forced to reduce their rental rates in order to attract renters.

Thank you for allowing us to express our opinion.

Respectfully,
John and Glenda Dozier
154 South Shore Dr.
Holden Beach, N

Heather Finnell

From: Robby Beamer <robbybeamer@gmail.com>
Sent: Friday, February 12, 2021 8:09 PM
To: Heather Finnell
Subject: feed back on parking lots

Heather,

I hope you're doing well, I appreciate all you folks do for Holden Beach.

I do not believe there is a need for additional public parking on the island.. I agree there is limited public parking but that is part of the reason Holden Beach is so desirable to own property on. This is the reason I choose it over OIB and Oak Island. Not that I do not believe everyone should have access to the beach they do but I don't believe the land owners and taxpayers should pay for it to be a convenience for them.

Is there a benefit to the town for the town to spend \$2200 per parking place, initial cost as we know the ocean takes what it wants. Would they charge for the parking, If my math is correct at \$2200 cost, charging \$1 an hour, 12 hr days it would take 5 years.. Look at just summers, 12 weeks, 12 hours at \$1 an hour it would take 15 years.

I see no upside for the town or the taxpayer's/ property owners of the town for additional public parking to be added.



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Heather Finnell

From: Beth DuVall <duvallbeth@gmail.com>
Sent: Friday, February 12, 2021 7:39 PM
To: holden@atthebeachnc.com; geraldbrownb365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: Heather Finnell
Subject: Parking For Day Visitors

Commissioners,

We own 3 properties on Holden Beach. We are concerned about the proposed plans to create small parking lots on the island to accommodate day trippers.

Though there is a need for parking, the 43 spaces created by bulkheading lot 810-822 and lot 743, is unlikely to cover the needs of the local Brunswick County citizens wishing to visit the beach, much less all the non-local people who will camp at the newly built campgrounds. In addition, providing parking without additionally providing toileting and showering facilities will only create unpleasant problems of another kind. Without offering toileting and showering, we can only imagine the homeowners nearby who are likely to find "slop buckets" in their outdoor showers and higher water bills as their outdoor hoses are utilized by uninvited visitors. The easy solution would be to provide port-a-johns. However, this is not what homeowners want to see out their front door. The wholesome friendliness that our area enjoys would certainly suffer.

Should parking be provided, it should come with a fee to those who use it. Those of us who pay taxes to the Town of Holden Beach should not also have to subsidize parking and increased road maintenance for those who do not pay taxes to the town.

Have other locations been considered? Is it feasible to use off-island parking? Is the campground considering offering a "shuttle" service to and from the beach? What is the benefit to the Town of Holden Beach to provide parking for these visitors?

Please be mindful that we, the taxpayers and voters, trust you to represent us and our best interests. Thank you for your consideration on our behalf.

Beth and Bill DuVall

Sent from [Mail](#) for Windows 10

Heather Finnell

From: Michael Havener <mghave@gmail.com>
Sent: Friday, February 12, 2021 6:45 PM
To: Heather Finnell
Subject: Public Parking lots

Dear Commissioners:

Good evening. As a property owner (650 OBW) my wife and i are concerned about the potential of adding public parking as proposed. The additional traffic and crowding on the beaches are things we were trying to avoid when we decided to purchase our beach house and eventually make it our primary residence.

We sincerely hope that the Commissioners would reject this plan. We simply see no upside for the community by offering more "free" parking.

Thank you for your consideration,

Mike and Nancy Havener,

Heather Finnell

From: Melissa Kushnir <melissakushnir5@gmail.com>
Sent: Friday, February 12, 2021 5:49 PM
To: holden@atthebeachnc.com; geraldbrown365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: Heather Finnell
Subject: Vote No Parking Added

Dear Commissioners,

I am writing to you today as a new homeowner on Holden Beach Island. My family purchased our home on Sand Dollar fall 2020. While we are new to homeownership we are not new to Holden Beach, we have spent our vacations here every summer since 2005. We love Holden, we love it because our children are safe here, the island is clean, and we can enjoy everything the beach and ICW has to offer without the distraction of put-puts, high-rises, strip malls, and other various tourist traps. Most importantly there is an amazing community of homeowners and renters that are truly vested in the island. The people that are on the beach are beach lovers. My family urges you NOT to add any free parking on the island.

These parking lots will have a direct and immediate negative impact on the beach, the wildlife, and the safety of the community. The risk far outweighs any benefit, it will drastically increase traffic, the amount of trash on the island, and decrease the value of the homes. What is the purpose? There is no revenue for the town or residents, there is no retail, no business to profit, only expense. In fact I am unaware of any benefit at all to adding free parking, it will actually cost the town money therefore cost the residents and renters. Is there a plan to offer bathroom facilities? You cannot encourage folks to come to the beach for the day and then provide no place to "go". Are we going to walk, run, and bike past porta potties? What happens to porta-potties if there is another Isaiah? Is that the image Holden Beach desires? Another eminent concern is biking, walking, just crossing the street. As a mom of 3 I have taught my children how to cross the street, but as you all know the drivers must do their part as well. Right now exists for the most part a respectful relationship between driver and pedestrian. That is guaranteed to change, and OBW is simply not wide enough. Also, the bridge, at peak times residents and renters are slow to cross, now add people coming and going back and forth all the time. The location of the proposed lots is on a beautiful, wild stretch of marsh. Why on earth would we even think about damaging it?

We love Holden Beach, and we know you do too. We love it because it is beautiful, the ocean and the marsh. We love that the people who live and visit Holden Beach love it too. We love the sea turtles and the turtle patrol volunteers. We value Holden Beach, our safety, privacy, and that of our home. We implore you to very carefully consider this and vote NO to adding any more parking.

Thank you for your time and consideration,
Melissa and Basil Kushnir and children (homeowner and taxpayers)

Heather Finnell

From: Tawanna DeAngelis <vtawanna9@msn.com>
Sent: Friday, February 12, 2021 5:47 PM
To: Heather Finnell
Subject: HB parking

As a full time resident on the island I strongly disagree with "free parking". While the parking would be free for visitors who's taxes do not pay for them it would only penalize the residents and home owners on Holden. I am in favor of paid visitors parking to offset the cost which is what most of the other islands and beaches throughout the coast are participating in.

Thank you,
Tawanna DeAngelis
116 Seaview Dr

Heather Finnell

From: Judith Samardelis <jsamard1@alumni.jh.edu>
Sent: Friday, February 12, 2021 5:36 PM
To: Heather Finnell
Subject: Additional parking

Hello. I am writing to share my NO vote for additional FREE parking on the island. The island is already congested in the summer, and more wear and tear on the road will occur without revenue to cover the upkeep. Also, Whom is going to fund the construction costs for new parking spaces/lines for the FREE parking. Our tax dollars cannot be stretched any further; let alone to pay for FREE parking on our island. Please co sided the consequences of this act. The proposed FREE ParkiNg spaces are NOT in the proximity to support local businesses, so that justification is irrelevant and does not work to support FREE parking. No other beach does this, WHY would we want to? Thank you for your consideration, a VERY concerned tax paying resident.

Heather Finnell

From: Pat & Pete Schwaiger <p.p.schwaiger@gmail.com>
Sent: Friday, February 12, 2021 5:27 PM
To: geraldbrownb365@gmail.com; Woody Tyner; vccbrian@atmc.net; Michael Sullivan; Pat Kwiatkowski
Cc: Heather Finnell
Subject: Parking on Holden Beach

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,

Pete & Pat Schwaiger

113 Marlin Drive

(Full Time Residents)

Heather Finnell

From: Jay and Rita <jrskiye@gmail.com>
Sent: Tuesday, February 16, 2021 12:46 PM
To: Heather Finnell
Subject: new parking areas

We would like to voice our opposition to the new parking areas.

We see no benefit to the town to create these new parking areas.

1. spending tax payer dollars with no benefit to taxpayers seems to make no sense
2. it will reduce the value of homes around the new lots (which could negatively impact all town residents)
3. it will reduce the rent the homes around the parking areas can get (which could bring down rents in the whole town)
4. owners/visitors like the beach since it is quiet and uncrowded
5. who has a financial interest that would be gained from this ? probably just the new RV lots or other non-residents (or people who have a financial interest or relationship to these non-town businesses)
6. people bought homes based on the zoning and area around them - no fair to change this and create parking lots
7. does anyone in favor of the lots live near them ? we serious doubt that
8. has the cost of upkeep and maintenance been considered ?
9. what about the trash left behind - who has ever seen a public parking lot that looks nice - people dump cigarette butts, trash, etc - and since at the beach they will be leaving broken chairs/umbrellas/etc behind as well

All impacts we can think of are negative to the town/owners/residents/visitors.

No one has been able to give us any positive impact or reason for creating these parking areas.

Also - we don't live near the new parking areas but don't want the people who do to be harmed (quality of life, financially, etc)

thanks

jay & rita skiye 669 OBW

Heather Finnell

From: jainabinet@aol.com
Sent: Tuesday, February 16, 2021 12:09 PM
To: woodytyner@gmail.com; geraldbrownb365@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: Heather Finnell; holden@atthebeachnc.com
Subject: Comments on HB proposed parking lots

To the Town of Holden Beach Commissioners, Public Meeting:

We appreciate that you have invited comments regarding proposals to convert specific property spaces at Holden Beach into public parking lots. Having examined the proposal to pave two areas designated **RESERVE 11A** and **RESERVE 12**, both between Ocean Boulevard West and Brunswick Avenue West, we respectfully **request you NOT to approve** these areas.

Thank you for giving thoughtful attention to the following **reasons not to approve**:

1. Adding two large paved areas in this section would produce excessive stormwater runoff, especially flowing into the low portion of the island's main throughfare, a section of Ocean Boulevard West's "first to flood and last to dry." (We have personally observed this for years.) Plans for the parking lots do not provide an environmentally protective permeable surface. Plans do not indicate a drainage system for the site, nor for its runoff through the town's system at a point already overburdened.

2. Inserting public parking lots between established residential homes is not generally a recommended practice for zoning variances. Property values typically drop since homeowners lose the privacy of their own yards, and noise carries into homes, especially troublesome at night. The proposal includes no mitigation of fencing or screening for adjacent homeowners or neighbors and no plan of protection for safety or security. The desirability of vacation rentals for homes near public areas will decline if the areas become unsightly or ill-managed (as they have been known to do in other areas). Efforts to amend are likely to prove time-consuming and costly to town resources.

3. Local government support of homeowners' investments encourages their upkeep of property and has economic impact. Homeowners not only pay taxes, but also are customers of area businesses and services. For a number of years we have assisted in the managing of a family rental home in the vicinity of the two proposed lots. We have seen what amounts go into the local economy, for we have authorized the owner's payments to realtors, contractors, roofers, HVAC installers, electricians, plumbers, repairmen and technicians, landscaping and groundskeeping crews, maintenance and house cleaning personnel, and retail stores for appliances, furniture, housewares and cleaning supplies. Seasonal renters year after year also add expenditures to the local economy, and their rental payments allow the owner to keep up her home for their enjoyment. Discouraging rentals by not keeping up the aesthetic atmosphere that vacationers count on will have ill effects.

As an alternative to space-eating liabilities of adding parking lots for day-trippers, please consider this:

Since a beachgoer does not need to *have* a vehicle on the beach in order to *enjoy* the beach, utilize a strategy similar to Charleston and Savannah, other resort areas with limited parking. Both cities maintain remote, well lighted and patrolled parking lots with restrooms and trashcans. Visitors ride shuttle buses/vans to desired public drop-off points where they can be picked up later for a return ride. Drivers operate by scheduled times and at Holden Beach could arrive at and leave from public beach access points, say every half hour.

A fee could be charged to offset expense of parking space and shuttle (simpler than parking meters). Friendly recorded messages played aboard the shuttle could provide snippets of local history, announcements of current activities, and even paid advertising by area restaurants and merchants. Vehicles could also display visual paid advertising signage. Jobs as parking managers and shuttle drivers could add seasonal employment positions and offer a friendly touch of welcome and information.

Thank you for your consideration!

Joan A. Inabinet jainabinet@aol.com and L. Glen Inabinet lginabinet@aol.com Camden, SC

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)

Heather Finnell

From: tmmyers@atmc.net
Sent: Friday, February 12, 2021 1:07 PM
To: Heather Finnell
Cc: geraldbrownb365@gmail.com; 'Woody Tyner'; vccbrian@gmail.com; 'Michael Sullivan'; 'Pat Kwiatkowski'
Subject: BOC Meeting Public Comment

Heather,

Please include the following as my public comment related to agenda item #22 in the upcoming BOC meeting:

As a property owner, I am opposed to the Town creating new public parking lots in residential neighborhoods, especially without conducting even a single public hearing or notifying the impacted property owners.

When we moved our house from 301 OBW to 155 Scotch Bonnet, we had to follow a process that included sending certified letters to adjacent property owners, publishing a public notice in the Brunswick Beacon, and obtaining approval from the Board of Adjustment.

This process was just for moving a three bedroom home from one residential neighborhood to another. Creating a public parking lot is a much bigger deal, especially if it could become a paid parking lot which would be a commercial business operation.

Best regards,

Tom Myers
301 OBW

Heather Finnell

From: Mark Houde <mark@carolinasports.com>
Sent: Friday, February 12, 2021 12:04 PM
To: holden@atthebeachnc.com

Dear Mayor, Mayor Pro Tem and Commissioners,

You as much as any of us have watched as this island has matured and much of the open space we've grown up with has been converted to vacation homes. Our little island is getting a bit crowded.

I've been glancing a worrisome eye on the gazillion hookup RV park next to the driving range on Holden Beach Rd. for a while now. Additional public parking was probably a foregone conclusion and I don't envy your position of having to defend it.

The prospect of spending funds to accommodate additional people does not sit well with me as we have a number of other things we should take care of for tax paying property owners such as drainage issues, dog park, keeping the island clean etc.

I'm certain you and your family love HB as we do and keeping it's charm intact is one of your main priorities.

Please keep a minimalist attitude towards this parking situation.

Thanks,
Mark Houde
115 Sanford St. since 1992

Heather Finnell

From: Kimberly Keech <dkeechsail@msn.com>
Sent: Friday, February 12, 2021 10:52 AM
To: holden@atthebeachnc.com; geraldbrown365@gmail.com; woody@tyner.net; woodytyner@gmail.com; vccbrian@yahoo.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; Heather Finnell
Cc: Cheryl Hetzel; Dianne Hebert; Jeff Tansill; Steven Jordan; Susan Gible; Dennis Hetzel; timgible@gmail.com; phil@readthomas.com; smjones01@bellsouth.net; Caren Bills
Subject: Re: Parking issues

Mr. Mayor and Commissioners,

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

My wife and I recognize the need for parking that you are trying to address, and thank you for addressing this need sooner than later.

We also recognize that as our town provides the land for this purpose, the users should pay for the improvements and use of these areas. Many beach communities accomplish this by installing ticket kiosks at parking areas for visitors to purchase tickets to be displayed in their car windows with dates and time of use. A single kiosk can service an entire parking area. A visitor who wishes to ignore the ticket kiosk would receive a complimentary ticket from our town.

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

Sincerely,

Dave & Kim Keech
231 Lois Avenue
Holden Beach, NC 28462

Sent from my iPad

Heather Finnell

From: Barry Simmons <bjs2par@gmail.com>
Sent: Thursday, February 11, 2021 2:13 PM
To: Woody Tyner
Cc: geraldbrownb365@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; Heather Finnell
Subject: Re: Free Parking

While I appreciate your prompt reply it doesn't appear we are in agreement as you and Commissioner Murdock are in favor of establishing parking in the 800 and 700 block of OBW. I don't suspect either of you own property in 700 or 800 blocks that might be adversely affected but I urge you to reconsider your position. It would also seem the site of seeing permanent porta-poddies on our main thoroughfare doesn't offend you but I maintain it is not a picture the town wishes to publicize. If you are going to insist on parking in those areas then the town should also provide permanent attractive rest room facilities.

Your response also doesn't mention anything about the parking in Reserve 11A and 12 that would at least place this unsightly necessity off the main road. I would also maintain that parking on these side streets presents less traffic issues as cars attempt to pull in and ultimately back out of their spaces. I continue to maintain however that all visitor parking should be confined to the commercial area and that rather than allow more residential development in a commercial area it should invest in parking.

It seems there is a willingness to have homeowners bear the burden of hosting visitors from the "2 new RV parks" at our expense in the form of noise, traffic, trash, parking, toilets and reduced value when it should be the RV park owners problem. Perhaps they could invest in a shuttle service that drops off and picks up their visitors and save us all from paying for their dilemma.

Respectfully
Barry & Jennifer Simmons

Sent from my iPad

On Feb 11, 2021, at 12:23 PM, Woody Tyner <woodytyner@gmail.com> wrote:

Barry & Jennifer,

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

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

- **Paid parking opportunities:** investigate paid parking including the use of new technology used by other communities.
- **Jordan Boulevard:** investigate organizing Jordan Boulevard to improve aesthetics and allow more parking
- **Boat trailer parking:** investigate opportunities to provide parking for boat trailers utilizing the NC Wildlife boat ramp in anticipation Block Q may be sold and developed for housing.

- **Avenue A:** investigate alternatives to make Avenue A an one-way street with angled parking spaces
- **Maximize parking on Town-owned properties.**

When the two new large RV parks on Holden Beach road open this summer, we are going to be swamped with extra day trippers. We received complaints last summer about visitors parking in the right of way in front of homes on the side streets near the public access points. We are trying to anticipate the extra visitor issue and address it to avoid visitors parking in front of property owners' homes. We plan to begin discussions about paid parking opportunities in March.

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

Commissioner Murdock and my goal is to implement paid parking across the island if feasible. Even the HB Pier wants to work with us on paid parking.

Stay well!

Woody Tyner
252-230-3102
woody@tyner.net

From: [Barry Simmons](#)
Sent: Thursday, February 11, 2021 10:05 AM
To: holden@attthebeachnc.com; geraldbrowngb365@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com
Cc: heather@hbtownhall.com
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: steve jones <smjones01@bellsouth.net>
Sent: Wednesday, February 10, 2021 10:12 AM
To: Heather Finnell
Subject: Public parking

Hi Heather can you forward this to commissioners regarding upcoming decisions on public parking spaces? They don't need to be included in the official record I would just like for the commissioners to hear my feedback.

Regarding the proposed public parking spaces here are my thoughts as a property owner:

- any new spaces must be placed where there is a nearby public access to the beach. Private access points should not be used. If there isn't a public access nearby the spaces should not be built
- none of the new spaces affect me directly based on proposed locations, but for the ones between existing houses I am sure the adjacent property owners will not be pleased. If you go forward with these, the town has to have a plan in place to keep them clean, enforce regulations, etc. we shouldn't be creating nuisances for property owners
- personally I think you should be considering elimination of off street/right-of-way parking. Day trippers who do this are often using private beach access points and there is no infrastructure in place to support their visits (e.g., bathrooms)
- I also believe that you seriously need to consider paid parking these spaces aren't cheap to build, maintain, provide supporting infrastructure, etc and modest parking fees can help to offset the cost. Let's not be the last beach to do this and let's do it for existing spaces as well as new ones

Respectfully,

Steve Jones
225 Lois Ave

Sent from my iPad

February 5, 2021

Heather Finnell, Town Clerk
Town of Holden Beach
110 Rothchild Street
Holden Beach, NC 28462

Dear Town of Holden Beach Mayor, Commissioners and Staff,

The discussion today at the Parking Lot Committee Meeting was very insightful. We would like to share a homeowner's point of view on several of the agenda items.

First, we are VERY much in agreement to implementing parking fees for non-property owners. These fees would help offset the cost of construction and maintenance of parking lots. Additional parking is desperately needed if only to offset the loss of right away parking due to new home construction. At the current time, individuals who visit the island for the day, bear no expense while enjoying our beautiful beach, recreational facilities/activities and seasonal concerts. Homeowners are currently paying for all amenities and functions to include parking and parks/recreational facilities. We feel it would only be equitable to implement parking fees. As indicated in the meeting documents, Carolina Beach and others are already doing this.

Secondly, as a homeowner in close proximity to the bridge, we see the huge number of boat trailers being parked in that area. We would love to see the use of the boat ramp restricted to property owners and renters. Those who are not either a property owner or a renter could be better served with a boat ramp on the inland side of the waterway with ample parking.

We do not want to seem to be unwelcoming to day visitors in our comments. However, the reality of our situation needs to be addressed by the Commissioners. We all have seen a huge increase in day visitors over the last few years.

Thanks to Woody Tyner for also asking those individuals at today's meeting to speak directly into their microphones. This is the first meeting where we were able to hear everyone!

Regards,
Matthew (Mack) and Suzannah Tucker

Heather Finnell

From: Jerry Baker <jerrybaker49@gmail.com>
Sent: Thursday, February 11, 2021 7:48 PM
To: Brian; geraldbrown365@gmail.com; pattykwi@gmail.com; Heather Finnell; Alan Holden; sullivm4@gmail.com; woodytyner@gmail.com; brown365@gmail.com; David Hewett
Subject: Ordinance Changes

Hello Mayor, commissioners & town staff,

I am Gerald E. Baker, owner of Jerry Baker Builder's and Seaside Pool Builders and live at 124-126 Salisbury Street. I am writing to express my concern about existing ordinances being brought up, discussed & voted on without the possibility of the constituents being able to attend a meeting and express our concerns about the ramifications of the changes. Granted you publish minutes & reports from committees, but that is not the same as being in an open forum. It is just not the same, decisions of this magnitude should not be made until we can meet together and voice our opinion in an open forum. I am also opposed to any of the proposed public parking spaces on plotted future streets and the expense to create them. These are public streets period.

Gerald E. Baker

Heather Finnell

From: Annette Smith <nettersmith@yahoo.com>
Sent: Sunday, February 7, 2021 1:47 PM
To: Heather Finnell
Subject: Feb 16 parking comment

I own two houses on HBI and pay property taxes. I understand the Town is considering the creation of new 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 next meeting on February 16th.

I am against free parking for day trippers or visitors. I believe paid hourly parking at a min of \$5 an hour or \$25 a day should be implemented. There are smart apps along with license tag ID that can accomplish this.

It is not fair to impact home owners with increased traffic, nuisances while many other NC beach towns already charge.

Respectfully submitted

Annette Smith

Sent from my iPhone

Heather Finnell

From: Catherine Whitney <catherinegwhitney@gmail.com>
Sent: Thursday, February 11, 2021 9:26 AM
To: Heather Finnell
Subject: Public parking

As owners of a home and a vacant lot at Holden Beach, we are opposed to creating parking lots that would attract more people (day visitors) to the island under any circumstances.

Our decision to buy on HB was driven by the fact that it is less crowded than other beaches because of the limited access to the public.

We have seen first hand how public access increases traffic creates, crowds, trash, noise and a general feeling of too many people.

Crowds detract from the peace and quiet that we treasure. It's the reason HB is special.

Please voice our opposition.

Catherine & Frank Whitney
155 Tarpon Dr. and the adjacent vacant lot.

If you have any questions, please call me. My cell is (704) 363-3329.

Heather Finnell

From: Sally Brown <slennonbrown@gmail.com>
Sent: Thursday, February 11, 2021 12:52 PM
To: Heather Finnell
Subject: Proposed parking lots

Below is the letter I have sent to each commissioner regarding the proposed parking lots.

I am writing you to express that I am extremely opposed to the proposed parking lots under consideration. I own 280 OBW and am very concerned that one will be located so close to my house.

We have owned our home and have been paying property taxes since the early 70's. Holden Beach is one of the few gems that I feel has always protected property owners by having limited parking for the public. On my walks, I often walk to where the public parks near the bridge and pick up trash left behind. Simply put, property owners who pay taxes are the ones who are most dedicated to keeping the island up. We pay the taxes, we care. Opening up more parking places and FREE places for that matter is a big step in the wrong direction.

Please do not vote in favor of this.

Thank you,
Sally Lennon Brown

Heather Finnell

From: Holden Beach POA <hbpoa@hotmail.com>
Sent: Tuesday, February 16, 2021 11:54 AM
To: Pattykwi@gmail.com; holden@atthebeachNC.com ; sullivm4@gmail.com; woodytyner@gmail.com; vccbrian@gmail.com; geraldbrown365@gmail.com
Cc: Heather Finnell
Subject: Fw: Response to Holden Beach Parking Proposal

Dear Commissioners,

The HBPOA has been requested to forward the email shown below.

Best regards,
Tom Myers

From: Nett, Stephen F - CHARLOTTE NC <stephen_nett@ml.com>
Sent: Tuesday, February 16, 2021 11:47 AM
To: Holden Beach POA <hbpoa@hotmail.com>
Subject: RE: Response to Holden Beach Parking Proposal

I did not... can you send on my behalf?

Stephen F. Nett, CFP®

Senior Vice President | Wealth Management Advisor | Merrill Lynch, Pierce, Fenner & Smith

[View our website](#)

620 South Tryon St. Suite 3200, NC1-030-32-01 | Charlotte, NC 28255 | Stephen_nett@ml.com
704.339.2036 | 800.937.0864 | 704.837.2042 (fax) | NMLS ID: 526429 | www.fa.ml.com/king_nett

THE POWER OF THE RIGHT ADVISOR™



From: Holden Beach POA [mailto:hbpoa@hotmail.com]
Sent: Tuesday, February 16, 2021 11:46 AM
To: Nett, Stephen F - CHARLOTTE NC <stephen_nett@ml.com>
Subject: Re: Response to Holden Beach Parking Proposal

Stephen,

Did you submit these comments to the Commissioners, or would you like us to do so on your behalf?

Best regards,
Tom Myers

From: Nett, Stephen F - CHARLOTTE NC <stephen_net@ml.com>

Sent: Tuesday, February 16, 2021 8:34 AM

To: hbpoa@hotmail.com <hbpoa@hotmail.com>

Cc: railinett@gmail.com <railinett@gmail.com>

Subject: Response to Holden Beach Parking Proposal

Thank you for the opportunity to provide feedback on the proposed parking lots on Holden Beach. I apologize for my tardy response as I just learned of this proposal this weekend while on the Island.

My name is Stephen Nett and my wife, Raili, and I are the property owner of 951 OBW. I will be brief in my comment as I am sure you have received several similar responses from fellow owners.

We Vote "NO". What is the upside for current owners? I see none?? Will property owners get additional amenities or benefit as a result of these proposed changes that will surely devalue our home value?

We decided to purchase on Holden due to the beauty of the beach front and marsh views. We purchased on Holden because for a number of reason including the family friendly atmosphere and specifically at 951 OBW due to the limited public access. The additional challenges that will surely arise (garbage/restrooms/crime/traffic) by adding parking lots will lead to not only loss of value of our property but higher taxes.

We vote "NO" to the add of parking on the island.

I do think the "shuttle" option is a creative way to manage traffic congestion on the Island and should be explored. Unlike other nearby Islands, Holden Beach has but one main strip Ocean Blvd and the added traffic of the additional parking would dictate has the very real potential to create a huge cluster to get in and off the Island, not to mention the ability for Emergency Personnel to respond in a timely fashion.

What assurances do we have that if this proposed parking is approved that it isn't a precursor to more parking lots in the future? Are we going to become a parking mall for all of Brunswick County??

Thank you for allowing me to post my comment.

Sincerely,
Stephen & Raili Nett
951 OBW

Stephen F. Nett, CFP®

Senior Vice President | Wealth Management Advisor | Merrill Lynch, Pierce, Fenner & Smith

[View our website](#)

620 South Tryon St. Suite 3200, NC1-030-32-01 | Charlotte, NC 28255 | Stephen_net@ml.com
704.339.2036 | 800.937.0864 | 704.837.2042 (fax) | NMLS ID: 526429 | www.fa.ml.com/king_net

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