

**TOWN OF HOLDEN BEACH
PLANNING & ZONING BOARD REGULAR MEETING
OCTOBER 10, 2017, – 4:00 P.M.**

The Planning & Zoning Board of the Town of Holden Beach met for their Regular Meeting on Tuesday, October 10, 2017 at 4:00 p.m. in the Town Hall Public Assembly. Present were Chairperson Vicki Myers; Vice Chairman Michael Sullivan; Regular Members Mark Fleischhauer, Greg Shue and Bob Hunter; Alternate Members Peter Pallas and Woody Tyner; Planning Director Tim Evans and LPO Rhonda Wooten. Commissioner Peter Freer

CALL TO ORDER

Chairperson Myers called the meeting to order at 4:00 p.m.

ROLL CALL

All members were present.

APPROVAL OF MINUTES

Member Fleischhauer made a motion to approve the minutes of July 25, 2017 with amendments. Seconded by Alternate Member Woody Tyner and approved with unanimous vote.

Minutes from August 22, 2017 will be available at next P&Z meeting.

PUBLIC COMMENTS ON AGENDA ITEMS

No comments

REPORT AND POSSIBLE ACTION ON PARKING CITIZENS ADVISORY COMMITTEE

Member Fleischhauer asked if the board should try to get this done and sent to the commissioners for their next Tuesday commissioners' meeting. If we don't have major modifications then he feels we should send it on. He feels that we had the opportunity to add more spaces for parking. On Ocean Boulevard parking is not allowed except for a small section. He feels that the cars parking in the right-of-way at the homes are causing dangerous situations.

Planning Director Evans feels that the board was asking Planning & Zoning to see if there are any issues with parking within the right-of-way, or if there are any other areas available for parking. Not if we have enough parking.

Chairman Myers states that all of the parking isn't used even on the three busiest weekends, that the problem is signage to show where the parking is located.

Regular Member Shue said that he read the proposal and felt that we should move forward.

Commissioner Freer stated that the election was only a month away and he would not rush too much. Town Clerk Finnell will have the agenda packets out today.

Chairman Myers read a portion of the draft report:

At the Special Meeting on June 23, 2017, the Board of Commissioners voted to direct the Planning & Zoning Board to set up a five member community advisory committee to address parking for the Town of Holden Beach. The committee is to assess current parking resources, assess Town of Holden Beach owned properties that can potentially be used for parking, investigate what other beach communities in the area do for parking, investigate paid parking options, investigate if CAMA consideration and all other applicable regulations places any restrictions on parking rules, consider appropriate limitations on right-of-way parking and do all of this from the perspective of public access and improving quality of life and convenience for Town of Holden Beach homeowners. P&Z is also directed to make recommendations based on the assessment.

Member Fleischhauer stated the rope fences were added onto the scope.

Assess current parking resources – Planning Director Evans, CAMA/ Zoning Official Wooten and the parking committee went out and verified parking spaces as shown in the report. A majority of the spaces are east of the bridge. A majority of the people here are renters or owners parking in driveways legally. There was a question about the marsh side parking on Scotch Bonnet Drive. On most days except super tide days there is a place to park. There was discussion on if it should be posted for parking. The Corps of Engineers and CAMA would need to locate their wetlands. Posting a sign might render the Town to liabilities. It's not just Scotch Bonnet there are other streets like this one.

Vice Chairman Sullivan ask, If we make up a map and add Scotch Bonnet would it be okay. Planning Director Evans said that he had never had anyone call him about not allowing parking there.

Member Fleischhauer stated that there is at least once a year when water comes up to the road on Scotch Bonnet. Maybe say parking permitted susceptible to flooding.

Member Shue said on the website you could say all parking is subject to flooding etc. Member Fleischhauer said he would add something under the publicity area.

Member Hunter said he sees cars parking in the right-of-way during festivals only.

Member Fleischhauer said that he would make the changes and red line and send out so that you could see the changes on the exhibit using a footnote.

Member Fleischhauer said speaking on current town property, they identified three different spots that were potential parking. Planning Director Evans went down around 814 and suggested that there could be 40 spaces with a convenient CAMA access. The other two spaces are streets that were never put in and are 60 feet wide between Brunswick Ave. and Ocean Boulevard West.

Chairman Myers told Member Pallas that she had asked about the study the Town had done on Jordan Boulevard and no one could locate that study. Member Pallas stated that NC State did the study. Chairman Myers presented exhibit C, information from other towns was used to compose the report. Most of them do not allow parking within the right-of-way like we do.

Consider regulations on right-of-ways, if you want to put in nice grass and don't want people parking on it then that's your right, but we also recognize that this is a right-of-way with utilities and repairs may be done.

Member Pallas described post located on Boyd and Brunswick Ave, it's a rebar like object, painted red. Member Hunter stated that it sounded dangerous if someone was riding a bike and fell over on it. Planning Director Evans stated that you are asking for a liability issue when you start putting items in your yard that could become a hazard, it's called an attractive nuisance. It's just like a swimming pool when you decide you don't like the gate around the pool and you take it down.

Planning Director Evans stated that the ordinance written now allows landscaping up to a foot high under certain conditions but if deemed a public safety issue it must be removed. If someone gets hurt then it's on the property owner because they violated a rule.

Chairman Myers ask for recommendations by Member Fleischhauer:

#1) Holden Beach should continue to develop a plan that helps visitors and citizens identify authorized parking locations on Holden Beach. New specific signage identifying public parking. Ideally distinguished by a special color, shape, etc. should be developed and posted on the Town website.

#2) Existing public parking on public property should be more efficiently utilized if spaces were clearly marked with painter dividers area over by Jordan Boulevard and beyond.

#3) if it's deemed in the future that the public parking is insufficient, then we have identified 3 spots that can be done individually and sequentially as needed.

#4) The committee does not think paid parking is an option, the committee believes that they should only be a backup plan around Jordan boulevard after other recommendations are exhausted.

#5) Individual property owners should retain the right to determine whether the public can safely park in their property's right-of-way. If this required placement of a suitable, safe barrier that does not materially impede easement access.

#6) The Planning & Zoning Board recommends increased enforcement of parking ordinances.

Chairman Myers stated that she would like to add to the #5 statement by beginning with the sentence: With the exception of. Chairman Myers asked Planning Director Evans doesn't Ocean Boulevard belong to DOT and they do not prevent parking within their right-of-way.

Member Sullivan ask if this board believes that we should make a recommendation that we need more parking or do we believe that we have sufficient parking. We have the possibility to increase it with the three spots that we have identified. Does the town want to do that and encourage even more people to come here when the other towns are trying to keep people out? Do we want to incur the expense to do

that or do we feel like that we are accommodating enough people as it is based on the number of spots that have been identified. As a group do we want to make a recommendation or just leave it the way it is?

Chairman Myers stated that all the towns she had talked to did not indicate that they were trying to keep people out. They were not encouraging people not to come. We compare with other towns on numbers of parking spaces for tourist.

Member Sullivan ask should we feel that we should do more than the other beaches are doing? Based on what we have do we feel as a board that we have accommodated and have enough spaces. Either we have enough or we don't based on this information.

Member Fleischhauer said that he doesn't know if we have enough parking. He doesn't see a mass of complaints from parking citations. I don't know how to get that answer either.

Member Shue said that based on the conversation and information that has been provided he feels that we have sufficient parking except maybe on holidays.

Member Pallas stated that the right-of-way discussion started when the church was approved to have no parking then everyone started asking for parking to be banned.

Member Fleischhauer made a motion to add item #6 to enforcement of parking ordinances. Seconded by Member Shue and approved by unanimous vote.

Chairman Myers stated that she knows there is pressure on our Police Department to be kind to our visitors, no one is ticketed. Maybe do warnings to parking violations. Would like to see parking become one of the hot issues. I do understand that they have a lot going on and don't know how they run the entire island on eight people.

Member Shue made a motion to adopt the report with the changes to Members Fleischhauer document. Seconded by Member Hunter and approved by unanimous vote.

COMMENTS

Commission Freer stated that this should be presented to the Town in the best light that it can be and if you start saying there isn't enough parking spots then it's not positive.

Chairman Myers said that the next meeting would be October 24th and will be cancelled if there is nothing for the agenda.



Rhonda Wooten