

**TOWN OF HOLDEN BEACH
PLANNING & ZONING BOARD REGULAR MEETING
AUGUST 22, 2017, – 4:00 P.M.**

The Planning & Zoning Board of the Town of Holden Beach met for their Regular Meeting on Tuesday, August 22, 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 and Greg Shue; Alternate Members Peter Pallas and Woody Tyner; Planning Director Tim Evans and CAMA/ Zoning Official Rhonda Wooten.

CALL TO ORDER

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

ROLL CALL

Member Bob Hunter was absent.

Chairman Myers seated Alternate Member Pallas as a voting member.

APPROVAL OF MINUTES

Member Fleischhauer made a motion to approve the June 27, 2017 minutes; Seconded by Vice Chairman Sullivan and approved by unanimous vote.

PUBLIC COMMENTS ON AGENDA ITEMS

There were no comments.

SWEARING IN REGULAR MEMBER

Town Clerk Heather Finnell swore in Greg Shue as a Regular Member.

REPORT AND POSSIBLE ACTION ON PARKING CITIZENS ADVISORY COMMITTEE

Member Fleischhauer made a motion to reschedule the September meeting to October 10, 2017. Seconded by Regular Member Shue and approved by unanimous vote.

Member Fleischhauer stated that after a number of scheduling issues the committee finally met yesterday evening; all members were there including Planning Director Evans and CAMA/ Zoning Official Wooten. There were eight public in attendance, including a member from the Planning & Zoning Board.

We divided into 6 categories, the first was assess current parking resources. We had two sources of data; one came from Planning Director Evans who provided a windshield count done by town employees whom estimated 575 parking spaces in the right-of-way. Of those 136 were on the east end of the island. Building Official Evans estimated that there were 96 designated parking

spaces on the island. Chair Myers provided a compiled list of parking printed from the CAMA website that equals 215 parking spaces. Member Fleischhauer said that he does not know what was used when CAMA did their estimate. Tim and a couple of parking committee members will be going out to count parking spaces including the area under the bridge up to the Pavilion.

Obtained data from the Police Department. There were 40 citations in 2015, 61 in 2016, year to date through July there were 36.

Vice Chairman Sullivan stated that the mandate was to look at parking, giving the number of parking spaces in total.

Member Fleischhauer stated that the town has not done anything to remove any parking spaces.

Chairman Myers asked if we have the applications that were submitted to CAMA for accessways on Holden Beach. LPO Wooten answered that she would not know where they would be located; they were constructed many years ago most prior to her employment. Member Fleischhauer stated that on the CAMA website there are accesses with no parking provided.

Member Fleischhauer said the second item is what properties the town currently owns where parking could be provided. The board found three possible areas. Parking at the Pier is private parking.

Chairman Myers discussed counting the parking spaces in the pier. Member Sullivan said that he does not feel that the pier should be included in any calculations, it is privately owned.

Member Pallas stated that in front of his business there is a fountain, part of this fountain is located on town property that is how far the public parking goes toward these businesses.

Chairman Myers said to be honest she does not feel that we need to do add parking.

Member Fleischhauer stated that the Parking committee discussed paid parking and the consensus that our town was not viable candidates for paid parking. Also we have a seasonal demand concentration at certain times of the year and paid parking is expensive. Ocean Isle and Sunset Beach have paid parking by private individuals.

Member Fleischhauer stated that committee was asked to research CAMA and FEMA and find out if parking was required when applying for grants. Nothing could be found in writing.

Member Sullivan stated that in NC the public cannot be prevented from going on the beach on the public trust area. They do not make you provide a way for them to get there. We have parking, we have plenty of it and we even have places where we can add more to it, so why are we worried about it. There aren't real issues. Let's look at the facts, figure out what we want to do and let the commissioners make the discussion.

Member Fleischhauer said if we take away right -of- way parking the next Fourth of July we could have an issue.

Member Tyner said that we do know if we take a way right- of- way parking then that will eliminate 130 parking spaces.

Member Shue stated that if we had 10,000 parking spaces on the island they would be filled.

Member Fleischhauer stated that the existing right-of-way ordinance is confusing. We reached a consensus as a committee that right-of-way parking will not be allowed on residential zoned properties. An afterthought is that we have a few issues, if you own the property then you want to be able to park in the right-of-way in front of your house.

Member Shue asked if this is coming up because of Pointe West subdivision wanting to prevent the public from parking in the right-of-ways?

Member Tyner stated that the ordinance allows certain things to be put within the right-of-way, but they can be destroyed if needed.

Member Fleischhauer will be attending the September Board of Commissioners' meeting to request additional time for the report.

Joe Butler 169 Brunswick Ave. stated that Planning Director Evans had explained what is allowed within the right-of-way area and that anything placed within this area becomes a safety hazard if it doesn't belong there. I really do not see that we have a parking problem on the island, people that come from the other of the bridge try to park as close as they can to the beach. There is plenty of parking available but they may need to walk a distance.

Member Fleischhauer stated that if this board does not agree to eliminate all right-of-way parking then he would like to know now.

Chairman Myers stated that she had went online and calculated available parking spaces on roads like Scotch Bonnet and came up with approximately 55 spaces for this road and that LPO Wooten had stated that this area could be coastal wetlands or 404 wetlands.

Member Pallas stated that he feels that it is not a good idea to outlaw right-of-way parking. His neighbor has children that has cars that must park in the right-of-way areas on the other side of the road from their house. He also has a person that lives on his road that will have the car towed if it's in the right-of-way when it's not allowed.

Chairman Myers stated that she feels that we should follow what the other beaches are doing and have parking only in designated areas.

Member Pallas says that he thinks the opposite is true because the whole thing stems from a few areas that people don't want parking in their lots. I know that Lou Cutajar lives in one of these areas that he is upset about. It all started when they said that parking wasn't going to be allowed around the church, then people started standing up saying we don't want parking in our area either. Now there's no parking to be allowed anywhere. We should flip that around and not allow parking in a few areas then the remainder you can park in. We need people coming over here,

we need to have parking for them. If we are going to call this a family beach, we need a place for them to park. If we want be like Figure Eight Island or one of those snobby beaches that don't want anyone to come. We need these people to come and to say no parking that is wrong.

Hudson Bullard 200 Brunswick Ave. West said if you come down here and purchase a lot, you get it surveyed they show you where the utility easements are and nothing is mentioned about parking. I hired someone to do the landscaping; he looked at the plot we stayed out of the right-of-way with the exception of a couple of plants but then we moved them. People come here and I don't mind them parking up and down the road. A lot of places park in the streets like St. James. They have restrictions but even have places for contractors to park. I'm not against the tourist or their parking. Property owners may say now you're telling me I can't park in the right-of-way in front of my own house? Restrict it to those that have parking passes if needed. I understand that certain times of the year we should allow parking within the right-of-way.

Member Tyner feels that we need to provide parking and if you're planning on doing away with right-of-way parking then add a couple of hundred new parking spaces.

Member Fleischhauer said that the parking committee would be meeting again in a week and a half. He proposed that because there will be another BOC meeting before the P&Z reconvenes he will go to their meeting and ask for an extension because the Planning & Zoning Board is not ready to take forward a recommendation.

Chairman Myers stated that she would be gone for September meeting. Member Fleischhauer will go to the BOC meeting and ask for an extension for 60 days on the parking proposal.

Member Fleischhauer made a motion to reschedule Septembers meeting until October 10th and have Rhonda or Tim come start the recording for that meeting since that cannot be in attendance.

DISCUSSION AND POSSIBLE ACTION REGARDING SESSION LAW 2017-10 AND UPDATING SUBDIVISION ORDINANCES

Chairman Myers stated that that she received a blog saying that we needed to update our ordinances and she has talked with Planning Director Evans and he does not believe that this needs to be done. Planning Director Evans has examined our ordinances and we are fine, no changes are needed.

COMMENTS

Joe Butler 169 Brunswick Ave. East on Holden Beach said he likes Vice Chair Sullivan's idea about using the parking sticker for parking issues. The only thing that prevent that currently is if you are a property owner you are only allowed 4 stickers. We may want to revise that document and say 6 stickers. I love renters, beach nourishment and all that stuff. One person misinterpreted what I meant about the sand. I love it and we need to find ways to keep working on that. I love renters too as well, I have them along side of me all the time and they respect me and my property. I am in an area where the driveways are a little wider and longer.

I have had trash thrown down, been cursed at and asked what are you going to do about it while my granddaughter sits beside of me.

Vice Chairman Sullivan stated that he was at the meeting and the reason they are limited is too limit the number of cars back on the island after a storm. 4 Stickers should be enough.

ADJOURN

Member Fleischhauer made a motion to adjourn; seconded by Member Shue and approved by unanimous vote.