

**TOWN OF HOLDEN BEACH  
PLANNING & ZONING BOARD REGULAR MEETING  
November 27, 2018, – 4:00 P.M.**

The Planning & Zoning Board of the Town of Holden Beach met for their Regular Meeting on Tuesday, November 27, 2018 at 4:00 p.m. in the Town Hall Public Assembly. Present were Chairperson Vicki Myers; Vice Chairman Mark Fleischhauer; Regular Members Tracey Thomas, Bob Hunter; Alternate Members Peter Pallas and Woody Tyner; Planning Director Tim Evans and Rhonda Wooten.

**CALL TO ORDER**

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

**ROLL CALL**

Regular Member Shue was an excused member.

Pete Pallas was seated as a voting member.

**PUBLIC COMMENTS ON AGENDA ITEMS**

No comments on agenda items.

**APPROVAL OF MINUTES**

*Alternate Member Tyner made a motion to approve the minutes with a change on the last page under adjourn. Replace Regular Member Tyner with Alternate Member Tyner. Seconded by Regular Member Thomas and approved by unanimous vote.*

**DISCUSSION AND POSSIBLE ACTION ON CARGO ELEVATORS**

The Board discussed this in July based on a tasker that was sent from the Board of Commissioners. The Planning & Zoning Board wanted more information, such as how many cases had went to the Board of Adjustment, the cases, and how many were issued. Planning Director Evans had offered to do a power point presentation but due to many issues the request has been hanging.

Planning Director Evans stated that one of the reasons it hasn't been addressed is that when we adopted the new floodplain ordinance some new guidelines were put in place and he isn't sure how they will interact with the other stuff. Staff doesn't see a problem with the cargo lifts, does not see a problem when you compare the permits that have been issued compared to the number that have been to the Board of Adjustment. The Board of Adjustment exists so you don't need to change your ordinance every time someone thinks a hardship occurs. Planning Director Evans also thinks that it is a bad idea to start allowing things inside of the setbacks when we don't

have any more room than what we have when we have spent years getting items out of the setbacks. Planning Director Evans' recommendation to the Planning & Zoning Board would be to monitor it and see if it is a problem in the future. He also stated that almost all of them that went before the Board of Adjustment had another place where they could be located besides the setback.

Alternate Member Tyner asked if there were numbers available. Planning Director Evans said that he could bring the numbers of permits issued and number of variance requests to the Board of Adjustment to the board.

Vice Chairman Fleischhauer stated the he understood that one complaint was the cost to apply to the Board of Adjustment.

Planning Director Evans stated that when the lifts go through a deck they are typically 99% safer because they have handrails, than being place outside of the deck or house. It appears that they would rather build in the setbacks then to loose deck space. If they can't put the cargo lift anywhere else then they will apply to the Board of Adjustment. That is the point in that board existing. It is not a precedence when they rule, it's a hardship. The elevator section of our FEMA ordinance needs to be changed so that a hardened structure is not required, the same as before the ordinance was amended.

Vice Chairman Fleischhauer stated that he would prefer to put this to bed and say we have reviewed it and don't think there has been enough cases to warrant changing an ordinance. Regular Member Thomas agreed but does think the numbers should be provided in the memo. Planning Director Evans said he would provide a statement with the numbers at the next Planning & Zoning Board meeting for them to vote on.

#### **DISCUSSION AND POSSIBLE ACTION ON PROPOSED WATER TOWER**

Vice Chairman Fleischhauer stated that he feels there is enough evidence that there is a clear need for a water tower. He is wondering about the location. Planning Director Evans said that the lot being shown on Seagull Street has a house being constructed on it. It will be hard to put a water tower on the other location. He doesn't think there is enough room and it is close to a conservation area.

Regular Member Thomas stated that she does not see a clear need for a water tower, she has a lot of questions after going through the documents. Are there any alternatives to a water tower to increase the flow, like an alternate pump halfway down the island? It seems that there is enough water for the people. She feels that the person that completed this report should come before this board and explain. She feels that there are discrepancies in the report. The Land Use Plan numbers and the ones in this report do not match. On page 3 the Fire Chief says that you need 270,000 gallons based off of houses that are 6,200 and 7,200 square feet. If you have a house that is 5,000 square feet you need 60,000 gallons so she feels there is a huge discrepancy. If the larger house were required to have sprinkler systems then this number could be cut in half.

Planning Director Evans stated that he had contacted the Department of Insurance and requested the report that was provided from the testing that was done. We have 2,465 structures on the island. The 3,000 water customers listed in the report must include irrigation meters which typically would not be running during a fire. We know that Fire Chief Doug Todd provided the numbers to Shane the Engineer. If the Planning Board decides that there is a need or not a need we should try and make a decision before the first budget workshop so that they can use the results to make a decision, usually at the end of January or first of February. Chairman Myers stated that this is in the capital improvement plan but it is several years away.

Alternate Member Tyner said that when they gave the presentation a couple of meetings ago it sounded like at the peak season we only have half the water that is needed.

Regular Member Thomas feels that 3,000 water customers is overstated. She also thinks the two hours at 270,000 gallons is way overstated. If you look at the critical needs we are already meeting the NCDEQ requirements to provide half the average daily flow, with or without fires. Based on the Fire Marshall recommendation he would like to have 2,250 gpm available for two hours or 270,000 gallons. For \$2,000,000.00 I am not going to spend for a water tower just because he would like to have one.

Planning Director Evans added that Ash has water but the water tower is in Supply.

Chairman Myers stated that we are assuming that all the water comes from the tank but it comes from the water lines. There are two water lines that come across the waterway. She also stated that Public Works Director Chris Clemmons report says that the pressure is ok and it was done in 2017. If we were to have a crisis then we would ask them to reserve water and still be ok if half the people cheated we would still be ok with the pressure. The population figures are way off from the land use projections. The number of residents in the report is off. Our island has 3,483 total properties, including the lots with the 10 foot strip and the 25 foot lots, so we really don't have that many lots. As of 2017 there were 2,482 properties with dwellings. So if we do a build out of 3,400 using the same calculation that was used with the Land Use Plan of eight people per lot a peak night would be 27,000 people. The numbers are not matching up. Some of these lots are unbuildable.

Planning Director Evans said that we would have to triple the number of houses being built each year to reach the number being proposed for 2020. A large portion of our new homes is from tearing down old homes and constructing new ones. Regular Member Thomas said that the 2036 estimate could never be reached.

Regular Member Hunter asked how this engineering firm got hired. Planning Director Evans answered that he is the engineer that the town uses. Chairperson Myers stated this firm is our staff engineer that does our roads etc. and she thinks a firm that does this type of thing. She also questions the site locations issues that have been shown.

Planning Director Evans said that the existing water tower was put in its location because it was out of the base flood elevation. He questions areas that are zoned conservation because they are marsh. He doesn't know how you would ever get approval for a foundation from environmental agencies.

*After discussion, Regular Member Thomas made a motion that the members submit the questions to Chairperson Myers then she will submit them to Planning Director Evans. He will forward them to Right Angle Engineering and the Fire Chief and then have them come to the next Planning & Zoning meeting to answer questions. Seconded by Alternate Member Pallas. Approved by unanimous vote.*

Alternate Member Tyner asked what is the life left on this water tower. Planning Director Evans stated that we just had it sandblasted and painted. We do the maintenance on the tower and handle all the maintenance on it. Planning Director Evans stated that he has not heard anyone say the existing water tower is an issue or considered to be an issue.

Regular Member Thomas ask Planning Director Evans if he was going to get answers to his questions, confirming that we are in compliance now. He answered yes.

#### **FORMATION OF CITIZENS' ADVISORY COMMITTEE ON PARKING**

Chairperson Myers stated that the Board of Commissioners sent a tasker to the Planning & Zoning Board to form a committee and review next action steps and report back to the Board of Commissioners.

Mark Fleischhauer stated that he does not want to serve again, it takes four members to form a quorum and is time consuming.

Regular Member Thomas volunteered to be on the committee and serve as the secretary.

Alternate Member Pete Pallas volunteered to be on the committee and serve as the chairman of the committee.

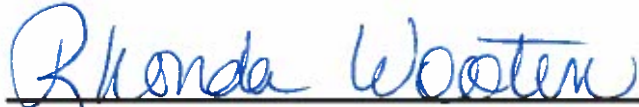
Chairperson Myers stated that Kim Fenrich had volunteered for the committee and lived at 112 By the Sea Drive. Marty Arrowood volunteered but did say that she works and would not be able to volunteer if meetings were during the day. Bob Bayless participated last time and is willing to serve again.

*Regular Member Fleischhauer made a motion to nominate Pete Pallas as Chairman, Tracey Thomas as secretary, Kim Fenrich, Marty Arrowood and Bob Bayless as the parking committee. Seconded by Tracey Thomas and approved by unanimous vote.*

## COMMENTS

*Regular Member Thomas made a motion to reschedule the December regular Planning & Zoning Meeting to December 18<sup>th</sup> at 4:00 PM. Seconded by Regular Member Bob Hunter and approved by unanimous vote.*

Chairperson Myers ask Planning Director Evans to send all the members the data from the Land Use Plan.



---

Rhonda Wooten