

**TOWN OF HOLDEN BEACH
LAND USE PLAN STEERING COMMITTEE
OCTOBER 23, 2018**

The Land Use Plan Steering Committee of the Town of Holden Beach met on Tuesday, October 23, 2018 in the Town Hall Public Assembly. Present were Mr. Macleod, Senior Regional Planner with Cape Fear Council of Governments, Planning Director Tim Evans, LPO Rhonda Wooten, and Members Ann Arnold, Dwight Willis, Kathryn Gaines, Pete Pallas, Woody Tyner, Vicki Myers and Tracey Thomas.

ROLL CALL

Absent was Mark Fleischhauer. He is excused because he is having knee surgery. Also absent was Bob Hunter.

APPROVAL OF MINUTES

Vicki Myers stated that there are changes that need to be made to the minutes and typographical errors. With the committee's permission we will work on the minutes and bring them to the next meeting.

Tracy Thomas made a motion; seconded by Woody Tyner and approved by unanimous vote.

Vicki Myers asked the committee's permission to add public comments to the end of the agenda.

Woody Tyner made a motion and it was approved by unanimous vote.

LAND USE PLAN

Mr. McCleod stated that since the last notifications that were sent out we now have 641 survey responses as of this morning. He is going to give preliminary results of the survey today then we will be going over the first two chapters. At the close of the meeting he will distribute chapter 3 for homework. He is satisfied with the number that responded.

Mr. McCleod said that the survey showed 97% of responses were property owners. As of 10/19/2018 there were 593 responses, 544 property owner responses and 49 nonresident responses.

Mr. McCleod – Question: What type of development would you like to see in Holden Beach. The answer was low density single family homes, closely followed by businesses that served the residents. Third was entertainment options like restaurants, recreation, theaters etc. This is typical for a beach community. The same type of answers were given by the Ocean Isle and Sunset Beach communities.

Tracey Thomas asked if you could give the responses without the off island responses. Vicki Myers asked for the data to be sent to the committee.

Mr. McCleod - Question 2: What do you consider to be the most important roles for the Town to play in influencing the character of development on Holden Beach? Protect the beach and encourage continued coastal storm damage reduction and beach protection had the most votes. Manage the density and intensity of new development by regulating the size and layout of lots and buildings had the second most votes, then third is retain and enhance community appearance through landscaping, sign, lighting, and architectural standards. The causeway entrance was mentioned several times.

Mr. McCleod - Question 3: What do you think are the important growth and development issues facing Holden Beach? Most responses were for coastal storm damage reduction and beach protection, then density of development and third environment protection.

Mr. McCleod - Question 4: What efforts do you believe are most important to the economy of Holden Beach? The top three are encourage coastal storm damage reduction and beach, encourage redevelopment of existing business centers and encourage more permanent residents. Closely following the third highest is attract more shopping and restaurants.

Mr. McCleod - Question 5: What do you consider to be the most important transportation issues for Holden Beach? The highest responses were roadway drainage, maintenance of existing roadways and lack of facilities for bicycles and pedestrians.

Mr. McCleod - Question 6: What do you consider to be the most important issues related to the environment and natural resources of Holden Beach? Beach/island erosion had the most votes, then maintaining a pristine beach and third water quality of ocean and estuarine areas. Fourth was drinking water quality.

Mr. McCleod - Question 7: What do you consider to be the most important in creating recreational opportunities on Holden Beach? 45.53% voted for construction of off-road pedestrian and cycling greenways, constructing sidewalks and on-road bike lanes and third creating more public access locations for water-based recreation.

Mr. McCleod – Question 8: Which statement best describes your relation to the Town of Holden Beach? Second homeowner or property owner was 69.81%, 21.59% year round resident property owner and 3.71% seasonal visitor / tourist.

Mr. McCleod - Question 9: What is your favorite thing about Holden Beach?

- *Lack of commercial development
- *Uncrowded clean beaches
- *Family friendly atmosphere
- *Natural resources, beaches, marshes
- *Quiet
- *Off-season solitude
- *Mostly single family houses

Mr. McCleod said that these responses are similar to other towns. He asked the committee what they would like for the deadline to be for the survey. Should we send out an email to the sunshine list stating the deadline? Mr. McCleod stated that if someone voted two times then it shouldn't change the survey.

The committee decided to send out the information one more time through email from the Town.

Woody Tyner asked if we should exclude the responses from off island residents. Tracey Thomas stated that she wants to see the data before it's decided to exclude or not. Dwight Willis said that he does not want to exclude the information. Planning Director Evans said that he does not understand why you want to see the data before you decide if you want to exclude it or not. Mr. McCleod verified with committee that the deadline is October 31st and to send it to the sunshine list and home owners association.

Vicki Myers would like a revised meeting schedule. Mr. McCleod stated that DCM will look over the LUP after the Planning Board is done with it. It then goes to the Board of Commissioners, then to CRC. 7b guideline cannot be removed by the Board of Commissioners but Mr. McCleod will make them aware when it's presented to the Board. We meet on January 22, then set the public input meeting date. If it's later in February then we will have time to get the word out. Mr. McCleod suggested that we meet a week or so before the February 26th meeting.

Vicki Myers asked that under Board of Commissioners that after Mayor Holden and Mike Sullivan he put the remainder of the names in alphabetical order, add Rhonda Wooten, LPO to Town staff, then fix the typo under chapter 1 in the table of contents, how to use this plan. Replace 2018 to 2019, they are called the land use plan steering committee.

Woody Tyner asked if we should look at our CAMA plan. Mr. McCleod stated that this is the CAMA land use plan but it can be called the Town's land use plan. That satisfies CAMA regulations.

Woody Tyner stated that on page 1 of the old plan, it reads this plan was built on previous plans. That would that be good information for the new plan. Also organization of report. Mr. McCleod stated that yes both can be added to this plan.

Vicki Myers said that she has written plenty of vision statements. She wants to remove within local, state and federal guidelines from this one. We are going to follow the law and that is a given.

Mr. McCleod stated that the current vision statement is written with this information included.

Mr. McCleod will work on the vision statement and provide a draft for the committee to review.

Mr. McCleod stated that a census is done every 10 years where they knock on everyone's doors. American community survey is a sample size of that. There are statistical numbers and it is the best except the census, unless the Town wants to spend money to hire someone.

Planning Director Evans stated that parking committee came up with 226 public parking spaces.

Vicki Myers asked if a third of the population is below 50, where are they located? Pages 2-6 reads 1.28 persons per unit. Mr. McCleod stated that is standard for a retirement community. Vicki Myers stated that she does not think one guest per unit on holiday weekend is correct. These numbers will be used in the future for planning for things like water towers.

Mr. McCleod said we are using the American committee survey. Unless the Town is willing to pay, this is the best we have. Notes can be made that the person per house may be less etc. When given chapter 4 there will be more information or data.

Vicki Myers stated that the 226 did not include maximum days, private parking (pier), the marsh parking (205), available parking 75, parking on side streets or driveway parking.

Planning Director Evans stated that the available parking can go away any day and is not included. Planning Director Evans asked to go back out and count the parking at the pier. We did not count the pier parking because that is private property and could be sold and all gone tomorrow, especially with the new ordinance.

Mr. McCleod said we need to come to a consensus, 226 public parking, approximate 575 available unimpeded +136 on east end +96 designated spots. Planning Director Evans said add these together and then 226 is public. Planning Director Evans ask to let him go back out and count the commercial parking. Then he will provide a new sheet to the committee.

Tracey Thomas stated that no one parks on the side streets where she lives.

Vicki Myers asked if the total number of all housing units could be verified with the tax collector. Mr. McCleod said that he pulled the information from the Brunswick County website. The total number of housing units in SFHA is 2,300. He said it may be a little high, but it was really close. Planning Director Evans stated that if you calculate the number of houses being built each year he feels it is correct. His department verified the housing units built and were correct.

Tracey Thomas asked why are we being compared to Oak Island under housing value. Ann Arnold does not think the housing stock number is correct. Dwight Willis said that Oak Island is very different from use, we have more in common with Ocean Isle.

Vicki Myers said that located on pages 2-15, under the seasonal accommodation activity, she feels that motels should be removed.

Mr. McCleod stated that we will go through all the chapters, get all the comments, get one full booklet then go back through it all again and make sure we have all the comments.

PUBLIC COMMENTS

Ashley Royal had a comment based on the survey. One question that he doesn't understand is based on flexibility of regulations his view is regulations are the law. He doesn't understand the bases of the question. Dwight Willis said that he thinks that it means our regulations are so overbearing that it prohibits growth on the island.

Planning Director Evans said that the difference is there is land usage rules and then there is regulatory law. The bases of this is are we so restrictive that they can't build on our lots or do we have so many rules that go with our land use that no one wants to come here and build. It is not a regulatory factor or safety issue. Mr. McCleod stated that it's the rules, that the Town can change them.

Ashley Royal stated that there is a fair amount of other responses that did not appear in the information and he was hoping to see those.

Mr. McCleod stated that some of the comments were not nice so he thinks that maybe Planning Director Evans would want to talk with Town Manager Hewett before he releases them. Folks say things behind a computer that they normally would not say.

Tracey Thomas said that Town Manager Hewett does not get to decide if this committee gets to see the data.

Mr. McCloed said that before we meet again he would send them to LPO Wooten or print out the comments and would not distribute them out.

Ashley Royal said it's a public document and let them read it.

Ashley Royal said property owners and full time residence would overlap. Why was off island residents of Brunswick County part of this survey? Mr. McCloed stated that there was very little response from off island. Tracey Thomas stated that Mr. McCloed would be providing the data without the off island response.

Ashely Royal would like for this document to be labeled Holden Beach Land Use Plan. He wants to applaud this committee for their work.

Vicki Myers stated that the next P&Z meeting will be November 27th at 4:00 p.m. Cargo lifts will be on the agenda and they will possibly revisit parking. The next Land Use Plan meeting will be held January 22, 2019.

Planning Director Evans said that everyone should be making notes, go online and listen to the meeting.

Greg Shue made a motion to adjourn; seconded by Woody Tyner and adjourned by unanimous vote.


Rhonda Wooten