



**TOWN OF HOLDEN BEACH**  
**LAND USE PLAN STEERING COMMITTEE REGULAR MEETING**  
**HOLDEN BEACH TOWN HALL – PUBLIC ASSEMBLY ROOM**  
**Tuesday, August 27, 2019, 2:00 PM**

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1. Call to Order
2. Roll Call
3. Approval of Minutes of
  - a. April 23, 2019
  - b. June 25, 2019
4. Public Comments on Agenda Items
5. Review of Draft Land Use Plan – Wes MacLeod, Senior Regional Planner, Cape Fear Council of Governments
6. Comments
7. Adjourn

**TOWN OF HOLDEN BEACH  
LAND USE PLAN STEERING COMMITTEE  
TUESDAY, APRIL 23, 2019**

The Land Use Plan Steering Committee of the Town of Holden Beach met on Tuesday, April 23, 2019 at 2:00 p.m. in the Town Hall Public Assembly. Present were Mr. Wes MacLeod, Senior Regional Planner with Cape Fear Council of Governments, Planning Director Tim Evans, LPO Rhonda Wooten and Members Anne Arnold, Woody Tyner, Vicki Myers, Greg Shue, Tracey Thomas, Bob Hunter and Mark Fleischhauer.

**ROLL CALL**

Pete Pallas, Kathryn Gaines and Dwight Willis were absent.

**APPROVAL OF MINUTES**

*Greg Shue made a motion to approve the minutes as amended. Seconded by Tracey Thomas and approved by unanimous vote.*

**PUBLIC COMMENTS**

No public comments were made.

**REVIEW OF DRAFT CHAPTER 5 - WES MACLEOD, SENIOR REGIONAL PLANNER, CAPE FEAR COUNCIL OF GOVERNMENTS**

Mr. Macleod stated that a public meeting needs to be held. September and October will probably be when the Planning & Zoning Board receives it. Tim Evans stated that the P&Z Board needs to have a public hearing and then the Board of Commissioners should also have one. The plan will be put on the website etc. so that everyone has the opportunity to view it after the Division of Coastal Management has approved it. Tracey Thomas stated that we should plan to have our public meeting in September right before the Planning & Zoning meeting.

Mr. Macleod stated that the Planning & Zoning Board will receive it for review, the Division of Coastal Management, then the Board of Commissioners. Tim Evans stated that he recommends the Commissioners provide their input by attending the Planning & Zoning Board meeting and give their input as citizens. Then when they receive it at their meeting more changes would not be recommended.

Tim Evans asked if Mr. Macleod would provide information on open space requirements for the CRS documents. He stated that he could prepare it and asked Rhonda to send him the information.

Page 5-1

Mr. Macleod stated that he could also add to this plan that per CRS guidelines there is so much square footage of open space. He stated that for the land use plan purposes units over three is considered multifamily.

Page 5-3

Add conservation special use to zoning district.

Page 5-6

Vicki Myers stated that she was concerned about the statement under implementation considerations: reduce parking standards for commercial development. Mr. Macleod stated that if you wanted to encourage additional commercial that reducing parking requirements might be a helpful.

Remove from Implementation Considerations: Prohibition of commercial encroachment on existing residential neighborhoods.

Page 5-7

Put bullets in the order that the survey results showed.

Tracy Thomas asked if Inappropriate Uses could be removed. Use: examples of desirable uses and examples of undesirable uses. Change this in all the sections.

Greg Shue stated that he felt it would be nicer to have commercial uses throughout the island in small pockets, book stores, snacks areas, verses large areas of commercial.

Place under inappropriate Uses: Commercial-Oriented Rental Homes

Page 5-9

Tim Evans stated that Policy 5.1.B should be changed to: Town shall limit commercial height to 35 feet from DFE and residential to 31 feet from the DFE.

Page 5-10

Policy 5.1.M. Marinas The town shall not allow for digging out for upland marinas. Tracy Thomas asked that this statement be removed.

Mr. Macleod stated that those changes would be made. He will be handing out chapters 1-4 today before you leave the meeting for you to review. The next meeting is June 25<sup>th</sup>.

## COMMENTS

Vicky Myers stated that the next P&Z meeting will be May 28, 2019.

**TOWN OF HOLDEN BEACH  
LAND USE PLAN STEERING COMMITTEE  
TUESDAY, JUNE 25, 2019**

The Land Use Plan Steering Committee of the Town of Holden Beach met on Tuesday, June 25, 2019 at 2:00 p.m. in the Town Hall Public Assembly. Present were Mr. Wes MacLeod, Senior Regional Planner with Cape Fear Council of Governments, Planning Director Tim Evans, LPO Rhonda Wooten and Members Anne Arnold, Woody Tyner, Vicki Myers, Greg Shue, Tracey Thomas, Bob Hunter, Pete Pallas, Dwight Willis and Mark Fleischhauer.

**ROLL CALL**

Kathryn Gaines was absent.

**APPROVAL OF MINUTES**

Tracey Thomas made a motion to approve the minutes of January 22, 2019 with changes; seconded by Dwight Willis and approved by unanimous vote.

**PUBLIC COMMENTS ON AGENDA ITEMS**

No public was present.

**REVIEW OF DRAFT – WES MACLEOD, SENIOR REGIONAL PLANNER, CAPE FEAR COUNCIL OF GOVERNMENTS**

Tim Evans stated that there will be a public meeting an hour before the Planning & Zoning Board meeting. Then another public review at the Board of Commissioners' meeting.

1<sup>st</sup> page John Fletcher should be changed to Mayor Pro-Tem.

Tracey Thomas asked for pages 1-4 and 1-5 to be rearranged. Wes MacLeod has those notes.

Tracey Thomas asked that the charts have green bars when the results are high, not red. Wes MacLeod stated that he would use green and blue.

Vicki Myers stated that she feels that only the residents and property owners results should be shown on the charts. Wes MacLeod stated that the Land Use Committee had voted a couple of times on how it would appear on the charts. Mark Fleischhauer stated that we asked for the non-resident votes and that information should be shown on the charts.

Wes MacLeod stated Question 5: top four will be green, a notation that #3 statistically low difference. Distention between property owners and non-property owners. The rest will stay in. Clear 1 and 2, but not 3. Everyone agreed except Vicki Myers.

Tim Evans does not think we should distinguish between property owners and non-property owners. Parking is connected to grants, it was tied to the playground area. Before grants are issued the land use plan is reviewed.

Tracey Thomas asked that the percentage of non-property owners be listed below each question for #4 and #5. All agreed.

#6 Good as is.

#7 make a statement that 9% were non-property owners.

Below chart on question #7, remove sentence beginning non-property owners ending with lanes.

#8 Good as is.

Page 1-15 #5 add vehicles to end.

Tim Evans stated that the vision statement did include: *must follow all local, state and federal regulations* and it was removed. This statement needs to be add back into the plan. Members agreed, Wes MacLeod will add it back to the document.

Page 2-5 remove from table 2.4 hotel / motel

Page 2-6 remove from table 2.5 hotel / motel

Vicki Myers stated that parking reads 226 spaces and when she looks at the spreadsheet, there is more available parking. Tim Evans asked why are you trying to add additional parking to the number when it could be gone anyday. It could be available today and gone tomorrow. They cannot be considered permanent parking. Any day someone could put up post and rope and prevent parking. This has already been discussed several times and the parking committee agreed that they are not to be stationary numbers because they could be removed today. Tim Evans stated that he does not remember there being available 1300 parking spaces as Vicki Myers stated. When he done his count he does not feel this number is correct. The parking committee never included the marshes as available parking.

Woody Tyner asked if a statement could be added without using numbers.

Wes MacLeod asked on July 4<sup>th</sup> how many available parking space are used in the area; where available parking is located on a peak day. 226 permanent parking spaces are utilized. We need to leave it as is if the committee cannot come to a conclusion and Bob Hunter agreed. Wes MacLeod stated that the intent is to know how many humans are in the corporate limits on a peak seasonal day. It's very hard and expensive to come up with that number. He feels that it could read that there are 226 permanent spaces. Estimated right of way parking that anywhere from 1000 to 2000 people could be on the beach on a given day.

Vicki Myers asked for Page 2-10 2.2 add: \*6 year period.

Page 3-6 second paragraph replace *change* to *chance*

Page 3-7 last paragraph add Mathew to the end of first sentence.  
Last sentence remove both add those.

Page 3-16 Policy 3.1.F: remove or beaches and seawalls

Page 3-19 Policy 3.2.G: Add as a second sentence to read: The town does not support hardened structures on ocean shoreline. Wes MacLeod stated that this committee had already debated and agreed for this to be removed, but if the board agreed it could be added back into the plan.

Page 3-20 Policy 3.2.N.2: should read: Work with the Inlet and Beach Protection Board to prepare an update to the Towns' long-range Beach Management Plan.

3.2.P: Add to existing: with beneficial placement of dredge spoils on Holden Beach.

Map 3.2 remove yellow dots at Dolphin and Tuna

Page 4-4 2<sup>nd</sup> paragraph replace *underdrain* with *subsurface*.

Page 4-8 remove Coastline Volunteer Rescue Squad

Page 4-12 in chart. Adjacent to 301 OBW	<u>parking on Neptune</u>
Adjacent to to 357 OBW	<u>parking on Highpoint</u>
Adjacent to 389 OBW	<u>parking on Fayetteville</u>

Remove crosswalks from maps.

Map 4.4 add the pocket park to the map.

Page 5-2, Vicki Myers questioned the numbers in the charts, she used GIS for her numbers. Tim Evans stated that GIS cannot be used. Wes MacLeod stated that he would double check the numbers.

Page 5-7 & 5-8 fix desirable uses and undesirable uses.

Wes MacLeod stated that he would provide the committee with the updates. He had to leave today at 4:00 p.m. for another meeting.

Tim Evans ask that this be recessed and have another meeting to clarify the changes. He feels that we went through this fast. He stated that we could meet and verify what changes they want to make then provide to Wes MacLeod.

Vicki Myers asked if Tim Evans would want to check and see if Wes MacLeod would have another date that he could meet.

Vicki Myers stated that the Land Use Plan Committee chooses to meet on July 23 to discuss changes. Tracey Thomas stated that they would need the updates a week before the meeting from Wes MacLeod in order to have sufficient time for review.

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