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Mike Stearns <mwsrealtor@gmail.com>  
Monday, April 19, 2021 1:50 PM  
Heather Finnell  
Comment for Resolution 21-4

confirm receipt of this email.

please include this in the comments to be her tonight at the special board meeting for the paving of Seagull Dr.

Thank you for your leadership Mayor Holden and the Board of Commissions.

I own a second home at 122 Seagull Dr. We voted in the affirmative to pave Seagull as it will improve the overall value of the street.

I however do have a large concern of the flood that the additional impervious surface will cause, and is imperative that the flooding during a normal summer storm be addressed. We understand the situation when a tropical storm or hurricane moves over the area.

I am now the lowest point on the street and have major flooding issues during a storm of more than 2 inches over a short amount of time. I am aware that my property flooded 2 times last year, (1) the week of July 4th 2020, renters had to be given back money due to the flooding that occurred after a few simple rain storms. (see attached pictures) (2) During Hurricane Isaias, and this year as recently as of March 2021 where it cost \$400 to clean out my pool and under my home. The homes to the left and behind on Deal Street have been raised with fill dirt and now sit one foot higher than my property.

I request the Town of Holden Beach to add storm drains or some type of barrier to prevent flooding from the street into the property. I would ask that the town not violate their own Ordinance 19-14 (L), which states *All Subdivisions proposals and other development purposes shall have adequate drainage provided to reduce exposure to flood hazards.* I hang my request on the Other Development Purposes section, as the homes to the left and behind my lot were built in 2019/2020 and I believe a violation of this ordinance. The rainwater runoff is considerable and affects my property negatively, and is not an isolated incident.

I am willing to speak to anyone on the Board or from the Town to work through this process.  
Best Regards,

Mike Stearns  
NC/SC Broker  
Allen Tate Company - South Park  
Cell: 704-441-2478





Ms. Bruni Peters  
15223 Ripple Stone Ct  
Haymarket, Va 20169

Mr. David Hewett, Town Manager  
Town Hall  
110 Rothschild St.  
Holden Beach, NC 28462

Re: Paving of Seagull Drive

Mr. Hewett:

I own the property located at 1096 Ocean Blvd West. I have 100 linear feet of sideyard that is along Seagull but receive no benefit from the paving because I do not use Seagull Drive for access or parking. I understand that the cost of paving Seagull Drive will be shared by property owners as well as the town on a per linear foot basis.

I understand, per code, that the following article applies with regard to this matter and I look forward to understanding the assessment method as it pertains to my lot and the lack of benefits to my lot with the paving of Seagull Drive.

Article 10 A 160-A-239.2 (c) states The city council must establish an assessment method that will, in the city council's judgement, accurately assess each lot or parcel of land subject to the assessments according to the benefits conferred upon it by the project for which the assessment is made.

I appreciate your time regarding this matter and look forward to hearing from you,

Ms. Bruni Peters

Penelope M Nobles  
577 Covington Mill Pond Rd  
Bennettsville, SC 29512

Mr. David Hewett, Town Manager  
Town Hall  
110 Rothschild St.  
Holden Beach, NC 28462

Dear Mr. Hewett,

I am sorry that you were unable to return my voice mail that I left at your office on March 12, 2021. I had hoped we could have a discussion by phone about the Seagull Rd. paving project. I am sure that you are busy. Heather was most responsive and patiently answered my emailed questions.

I am in receipt of Heather's letter dated March 17, 2021 re: Preliminary Resolution for the paving of Seagull Rd. It appears that the petition is moving forward with a majority of owners' support. I have several comments. I believe in our democracy and its' laws so I understand that this project is going to happen. My address is 1100 Ocean Blvd. West and I have no driveway access on Seagull. I have the same sized lot as most of the Seagull lots but my lot is positioned with the 50 foot dimension facing OBW and the 100 foot dimension siding on Seagull. (See Brunswick Co. GIS) As I have not seen the preliminary assessment roll with parcel descriptions and assessment amounts for each parcel, I can only assume that although I will gain no direct benefit from the paving project that I will be billed double the 50 foot assessment amount due to the position of my lot. Most of the lots facing Seagull are 50 feet on Seagull with 100 feet perpendicular to Seagull and will derive benefit from facing the paved road. It is my understanding that you called several of my neighbors and asked for their favorable votes to facilitate this matter.

Article 10 A 160-A-239.2 (c) states The city council must establish an assessment method that will, in the city council's judgement, accurately assess each lot or parcel of land subject to the assessments according to the benefits conferred upon it by the project for which the assessment is made.

It is my hope that the commissioners will recognize the inequity of a double assessment on properties that do not face the street and make an exception for both 1000 OBW and 1096 OBW, neither of which have driveway access on Seagull.

I have discussed this situation with several of my Seagull neighbors who concur that this is an unfair situation. Please share my concerns with the Commissioners prior to their vote.

Sincerely,

Penelope M Nobles

## Heather Finnell

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**From:** Wally & Geoffrey Gantt <wgantt1@bellsouth.net>  
**Sent:** Friday, March 19, 2021 4:09 PM  
**To:** Heather Finnell  
**Cc:** Geoffrey  
**Subject:** Comments for Public Hearing on Seagull Drive

Hello Heather.

My husband and I wish to submit the following comments/questions on the Seagull Drive paving project.

1. When is construction to begin?
2. When will project be completed?
3. How will water runoff be handled/directed?
4. How will driveways be connected to the new pavement?
5. Where will the paving end, what address and/or lot number?
6. What is the total cost per homeowner?
7. When is the payment due?

Thanks,

Wally Gantt  
Geoffrey Gantt  
137 Seagull Drive  
704-408-0037

## Heather Finnell

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**From:** clarence cabaniss <beachcabbie@outlook.com>  
**Sent:** Thursday, April 8, 2021 10:12 PM  
**To:** Heather Finnell  
**Subject:** Paving Seagull

Sent from [Mail](#) for Windows 10

The street should be paved all the way to the bollards at the very end of the street. I have lived on Seagull for aver 17 years. Every day...EVERY DAY, Christmas Day, New Year's Day, Arbor Day, my birthday, twice a day a town truck drives down Seagull to check the water metering system located on the other side of the bollards. If the pavement ends before bollards the truck will drive off pavement and back on when leaving. If this is done twice a day every day the pavement will crack and break off. So, pave it to the bollards and make a true cul de sac there so a vehicle can make a swing around and exit back up the street. Anything else will just be pud pulling

Ed Cabaniss  
123 Seagull