



Representing the members of the Brunswick County Home Builders Association, the Brunswick County Landowners Association, the Topsail Island Association of REALTORS® and the Wilmington-Cape Fear Home Builders Association

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## CANDIDATE QUESTIONNAIRE Town of Carolina Beach

(Please type or print your responses. Responses must be received **no later than 5:00 P.M. Friday, August 10, 2007.**)

### Candidate Background Information:

Name: Joel A Macon Candidate For: Mayor

Campaign Office Address: P.O. Box 413 Carolina Beach, NC 28428

Campaign Office Phone: (910) 619-6692 Fax: \_\_\_\_\_

Incumbent (Y/N): Y If yes, how many years have you held this position? 12

Educational Background: Hoggard High School/Diploma, Misc. Cape Fear Comm. College Classes.

Career Experience (non-political): Carpenter 1979-1984, Town of Carolina Beach Building Inspector 1984-1993, Investigator for the N.C. General Contractors Licensing Board 1994 to Present.

Do you own real property? (Y/N): Please check type below:

X Single Family \_\_\_\_\_ Multi-Family \_\_\_\_\_ Commercial/Industrial

Community Involvement: \_\_\_\_\_

Prior Elected or Appointed Offices Held: 3- 4 year terms on the Carolina Beach Town Council.

Please list major endorsements you have received: In past elections- the Home Builders and Realtors Assoc.

What motivated you to seek election/re-election to this office? I felt that with 12 years on the

Town Council & 9 years as a former employee, that I had the experience to be Mayor. I also feel that we are missing something as a community. There is (and has always been) an attitude of us v/s them. We need to come together as a community realizing that WE are in this together.

Describe what attributes you possess that particularly suit you for this office. I think as a former Dept. Head for the Town & then with my time on Council I have unique experience that is unmatched. One thing that also helps is my willingness to listen and make fair, informed decisions with the knowledge that I am required to represent my community as a whole.

If elected, what specific issues in the Town of Carolina Beach need immediate attention and how will you address them?

Our specific issues are our business district, our infrastructure, our roads, our towns overall appearance and our overall feeling as a community. First, our infrastructure issues must be addressed. We have our engineers currently studying and developing a plan for our current and future water needs which includes an in depth study of the aquifers that the town currently depends on for our drinking water, future storage, water pressure, water quality and future water sources. We continue to work on infiltration issues which over tax our waste water treatment plant and on going storm water needs and improvements. Secondly, we are currently in the process of creating a Master Plan for our business district which will include the community as a whole and give us the tools needed to implement the revitalization of this area. We must maintain our existing roads including final paving in our incorporated areas so a plan will be developed which will ensure that money earmarked for road maintenance is used for road maintenance and repaving will be a continuing process. We must also maintain, enhance and improve our towns appearance and the over all feeling that we have as a community.

Cite three reasons why you are the best candidate for the office you seek. Experience, Leadership and Fairness.

What is your impression of the Home Builders and Real Estate Professionals in our community and how can these persons contribute to the improvement or well-being of our region? I have always felt that they are very supportive and interested in their community and provide a vital role in our future.

Do you feel it is important to have the support of Home Builders and Real Estate Professionals? And, if so—will you accept a PAC contribution?

Yes

Would you support appointing more Home Builders and Real Estate Professionals, if qualified, to municipal boards and commissions? X yes \_\_\_ no (If “no,” explain)

Aside from the issues already addressed in this questionnaire, please provide any additional information about you or your candidacy that could be helpful to our members in determining which candidate to support.

## Government Funding & Administrative Issues:

The cost of government continues to escalate. Please identify specific measures you would support to reduce these costs and any revenue generating measures you would advocate.

The tendency for government is to grow too large. I think we should take a hard look at what we should be doing as a town and cut back where we can to hold down costs to the tax payers. Towns should be run financially like a business but not at the sacrifice of public service. I have spent most of my life working in government as a public servant and take service very seriously.

How should local government provide and fund infrastructure?

Impact Fees  Land Transfer Taxes  Adequate Public Facilities Ordinances  
 Increased Property Taxes  Public-Private Partnerships  Tax Increment Financing  
 Other

(if "Other," identify) Reducing the size and cost of government.

What aspect of growth in the Town of Carolina Beach proves to be most beneficial to the community, which proves most detrimental?

Development of Hotels is most beneficial but all growth is positive. Directing that growth in a positive way that enhances your community in the best way possible becomes the challenge.

To what would you attribute the significant budget obstacles currently faced by the Town?

Health care cost for employees, workers comp. etc., basically the cost of doing business and having employees continues to be a huge cost burden and increases every year. Also the federal mandated storm water requirements also caused the town to create a whole new department. Our aging infrastructure also increases the burden.

What does "long-range planning" mean to you? Long range planning means looking into the future thinking of what you envision for your community and putting into place a plan which will allow that vision to take place. With all of the controversy in Carolina Beach, I pushed for a Master Plan for this area. Hopefully, through this process the community will come together with a single vision which will end the controversy. I feel the CBD should allow mixed use, what planners refer to as "smart growth". We must realize that with development in this area we must be flexible and understand that "smart growth" also means economically feasible as well.

Hurricane evacuation and recovery plans are always important issues to residents. How successful do you think the town's plan has been to-date and what changes, if any, would you recommend?

Carolina Beach has had a plan in place for many years. Each year the plan is looked at and when put to the test, it is re-evaluated.

Do you support the construction of a convention center in downtown Wilmington?

yes  no

Explain:

Basically, at this point I do not think that the public trusts government on this issue now. Convention Centers can work, but they should be able to stand on their own and not be backed up with tax money. Government can work with developers and assist them in many other ways. If it requires tax money, then send it to a referendum and let the people decide what they want to do with "THEIR" money.

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## **Building, Zoning & Development Issues**

As environmental concerns and development continue to clash, outline your views on private property rights versus the rights of the community as a whole.

I support private property rights. We have zoning ordinances in place that protect the community as a whole and have had these in place for many many years.

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What are your views on Mixed Use Development and In-fill Development?

Mixed use is the way to redevelop the central business district.

Please explain your thoughts on the mix of residential and commercial development in Carolina Beach

Development runs in cycles so I am not overly concerned that residential development has been strongest; Commercial development will soon follow.

With land decreasing in size and increasing in value, what are your thoughts pertaining to building height and overall density?

I think that our current zoning regulations on density fit well with our land mass. I am not in favor of making changes to increase density. Height in the residential areas is something that I am comfortable with, so no changes there. As for the central business district, I am hoping that the Master Plan will settle this once and for all. My guess is that the height will fall somewhere between 75' to 100'. I think anywhere in this area would allow for someone to have a project that would be feasible.

Do you think that the Town of Carolina Beach could improve the development review and permitting process?

If so, how?

If there is one thing that government can do to improve the development process is to cut the “red tape” and speed up the review process as well as for the Planning and Zoning Commission and Town Council to take action when the project comes before them and not delay the project to a later meeting for no real reason. We were elected to make decisions, not play petty politics by delaying projects.

What is the reasoning behind the Town of Carolina Beach’s stormwater fee—which is based not on a property’s impervious area or ability to deal with stormwater runoff but on the value of the lot?

I have tried to get this formula changed for the last 2-3 years and I am proud to say that it has changed to a fair equation. I also feel that in developments (subdivisions) where they have already engineered storm water for individual lots, that the Town should not “double dip” and require a storm water fee for each home built in that subdivision.

## **Miscellaneous Issues:**

What portion of beach nourishment and dredging costs should be borne by the Town of Carolina Beach?

As little as possible.

What can the Town of Carolina Beach do to enhance its tourism industry?

Clean up our Town, encourage redevelopment in our business district. Keep our development fees at a reasonable rate to encourage commercial growth. Repair our infrastructure. Pave our roads. Show a unified vision for our Town and its future.

What do you think TDA funds should be used for in Carolina Beach?

Although controversial, there is no reason that lifeguards should not be paid for with these funds. Our visitors come to Carolina Beach because of the ocean and our lifeguards protect them while they are here. We also should promote the entire region equally. Lets face it, all the beach town benefit from Wilmington, just as Wilmington benefits from the beach towns.

Parking and shorefront access continue to be important issues in all the beach communities. How are these issues best addressed in Carolina Beach?

I have always been a leader in the acquisition of public parking and facilities throughout Carolina Beach. We have aggressively sought CAMA grants as well as purchasing parking lots on our own for public access. What many people do not understand when they have to pay to park is that the money that we make from parking has been used to buy and build more of these parking facilities. These facilities are key to allowing everyone access to our beaches. The Town has also supported a Lifeguard program as well, keeping our public safe while on our beaches.

*Thank you for taking the time to complete our candidate questionnaire.*

**PLEASE RETURN NO LATER THAN FRIDAY, AUGUST 10<sup>TH</sup>**