



TOWN OF HOLDEN BEACH
PLANNING & ZONING BOARD REGULAR MEETING
HOLDEN BEACH TOWN HALL – PUBLIC ASSEMBLY ROOM
TUESDAY, JANUARY 27, 2026 – 3:30 P.M.

1. Call to Order
2. Roll Call
3. Public Comments on Agenda Items
4. Approval of Minutes of August 26, 2025
5. Discussion and Possible Action on Meeting Schedule Dates &
Times for Calander Year 2026
6. Discussion of Amendments to Town Ordinance 157.006-
Definition of Gross Floor Area
7. Comments
8. Adjournment

**TOWN OF HOLDEN BEACH
PLANNING & ZONING BOARD
AUGUST 26, 2025 – 3:30PM**

The Planning & Zoning Board of the Town of Holden Beach met for their Regular Meeting on Tuesday, August 26, 2025, at 3:30 p.m. in the Town Hall Public Assembly. Present were Chair Aldo Rovito; Vice Chair Ashley Royal; Regular Members Chad Hock, Maria Surprise, Kate Day; Alternate Members Mark Francis & Tina Page; Planning Director Tim Evans; Development Services Officer Janna Pigott; and Plan Reviewer/ Building Inspector Carey Redwine.

CALL TO ORDER

The meeting was called to order at 3:32 p.m.

PUBLIC HEARING FOR REVISIONS TO TOWN ORDINANCE 157.087

No one from the public was present.

ROLL CALL

All members were present.

PUBLIC COMMENTS ON AGENDA ITEMS

No comments.

APPROVAL OF MINUTES

Regular Member Chad Hock motioned to approve the minutes of July 22, 2025; Regular Member Maria Surprise seconded; approved by unanimous vote.

VOTE TO ELECT CHAIRMAN, VICE CHAIRMAN, AND SECRETARY

Regular Member Ashley Royal motioned to elect Aldo Rovito as the Chairman; Member Chad Hock seconded; approved by unanimous vote.

Regular Member Maria Surprise motioned to elect Ashley Royal as the Vice Chairman; Member Chad Hock seconded; approved by unanimous vote.

Chair Aldo Rovito motioned to elect Kate Day as Secretary; Member Chad Hock seconded; approved by unanimous vote.

ACT ON AMENDMENTS TO TOWN ORDINANCE 157.087

Regular Member Chad Hock wanted to clarify that house numbers would be affixed on the back of the house or if the numbers could be posted somewhere if they are visible from a body of water. Director Evans stated that if they were visible that is how the Town would enforce it and encourage homeowners who have a floating dock to post them so it could be recovered. Chair Aldo Rovito asked if people who live along the marsh would have to put house numbers up. Director Evans stated that if the house is navigable from a body of water that the Ordinance would apply, and it would be enforced when someone is applying for a new permit.

Vice Chair Ashley Royal motioned to accept the consistency statement; Chair Aldo Rovito seconded; approved by unanimous vote.

Regular Member Maria Surprise motioned to approve the amendment to Town Ordinance 157.087; Member Chad Hock seconded; approved by unanimous vote.

COMMENTS

There were no comments.

ADJOURNMENT

Chair Aldo Rovito motioned to adjourn the meeting; Vice Chair Ashley Royal seconded; approved by unanimous vote. The meeting adjourned at 3:43 p.m.

§ 157.006 DEFINITIONS.

GROSS FLOOR AREA. ~~The total area of all floors of a building as measured to the outside surfaces of exterior walls and including but not limited to; halls, stairways, elevator shafts, attached garages, porches, decks and balconies.~~

GROSS FLOOR AREA. Heated space from interior wall to interior wall; not to include decks, open decks, porches, enclosed areas underneath or elevator shafts.



TOWN OF HOLDEN BEACH
2026 PLANNING AND ZONING BOARD MEETING SCHEDULE
3:30 P.M.- TOWN HALL PUBLIC ASSEMBLY

JANUARY 27TH, 2026

FEBRUARY 24TH, 2026

MARCH 24TH, 2026

APRIL 28TH, 2026

MAY 26TH, 2026

JUNE 23RD, 2026

JULY 28TH, 2026

AUGUST 25TH, 2026

SEPTEMBER 22ND, 2026

OCTOBER 27TH, 2026

NOVEMBER 24TH, 2026

DECEMBER 22ND, 2026