

**TOWN OF HOLDEN BEACH
PLANNING & ZONING BOARD
REGULAR MEETING
MAY 25, 2021 – 3:30 P.M.**

The Planning & Zoning Board of the Town of Holden Beach met for their Regular Meeting on Tuesday, May 25, 2021 at 3:30 p.m. in the Town Hall Public Assembly. Present were Chairperson Vicky Myers; Vice Chairman Mark Fleischhauer; Secretary Tracy Thomas; Regular Member Greg Shue; Planning Director Tim Evans; and CZO Rhonda Wooten.

CALL TO ORDER

The meeting was called to order at 3:30 p.m.

ROLL CALL

Alternate Member Pete Pallas was not present.

Regular Member Bob Hunter was not present.

PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

APPROVAL OF MINUTES

Chairperson Myers wanted to make a point of clarification if there are no objections. There are no bylaws for Planning & Zoning Board, they have rules of procedures. Rules of procedures need to be updated by P&Z, sent to the Board of Commissioners for approval and then be placed on the Town's website per state law 160D, which was just adopted. The rules need to conform to 160D legislation and our ordinances. Chairperson Myers will send a draft to Planning Director Evans for his review and it will be placed on next month's agenda for discussion and possible action.

Chairman Myers stated that Town Clerk Finnell should be listed as being present at the meeting.

Regular Member Shue made a motion to approve the November 26, 2019 minutes with the change; seconded by Secretary Thomas; and approved by unanimous vote.

Vice Chairman Fleischhauer made a motion to approve the minutes of January 5, 2021; seconded by Secretary Thomas; and approved by unanimous vote.

Secretary Thomas made a motion to approve the April 27, 2021 minutes; seconded by Vice Chairman Fleischhauer and approved by unanimous vote.

SWEARING IN OF MEMBERS BY HEATHER FINNELL, TOWN CLERK

Alternate Member Pallas was not present to be sworn in.

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 157.060(D)(7)(b) and 157.061 (D)(6)(b) TO EXCLUDE POOLS FROM FRONT YARD SETBACK.

Chairman Myers stated that the reason for this is aesthetics and safety.

Planning Director Evans stated that he did not ever think that the Town intended to allow pools in the front yard setback. These sections were added in when sewer was being installed. This inadvertently allowed pools in the setback. He feels that the Town needs to exclude pools from the front yard setback. They are an attractive nuisance. We are going to end up with no front yards. Whenever a pool is permitted it takes up available parking that then ends up on the street. Pools are considered a pervious product. Fences are allowed to go up to the property lines. People walking by in some cases can almost touch the pool; they are an attractive nuisance.

Vice Chairman Fleischhauer asked if a pool could be replaced if it was damaged. Planning Director Evans said that the grandfather would be considered by the commissioners. Planning Director Evans stated that one commissioner asked for this to be brought forward. Planning Director Evans stated that he feels the Planning Board needs to have a public hearing and let the people decide if they want pools in the front yard. Regular Member Shue stated that he had some concerns on the effect of property values.

Planning Director Evans stated that you should have the public hearing, then have a discussion if you want to send it to the Board of Commissioners. If yes, the board would write a consistency statement and send it to the Board of Commissioners. Secretary Thomas asked if P&Z needed to have a public hearing if the Board of Commissioners is required to have one. Planning Director Evans answered yes, they are required to have one because its land use.

After the Board discussed this item, Secretary Thomas made a motion to have a public hearing to discuss changing the ordinances to exclude pools from the front yard setback at the beginning of the next meeting; seconded by Regular Member Shue; approved by unanimous vote.

HOUSEKEEPING ITEMS

Secretary Thomas made a motion to keep the officers as they are now until the July meeting; seconded by Regular Member Shue; approved by unanimous vote.

Chairman Myers stated that there are no conflicts on meeting dates except November and December. The Board agreed to wait until the July meeting to discuss the meeting dates.

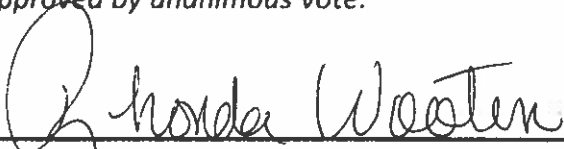
The Board agreed that the public hearing will began at 3:30 p.m., then when that is complete the Planning & Zoning Meeting will began.

COMMENTS

No comments were made.

ADJOURN

Secretary Thomas made a motion to adjourn; seconded by Vice Chairman Fleischhauer; and approved by unanimous vote.

A handwritten signature in cursive script that reads "Rhonda Wooten". The signature is written in black ink and is positioned above a horizontal line.

Rhonda Wooten