



TOWN OF HOLDEN BEACH
PLANNING & ZONING BOARD REGULAR MEETING
HOLDEN BEACH TOWN HALL – PUBLIC ASSEMBLY ROOM
TUESDAY, NOVEMBER 28, 2023 - 3:30 PM

- 1. Call to Order**
- 2. Public Comments on Agenda Items**
- 3. Approval of Minutes August 22, 2023**
- 4. Public Hearing for Change to Town Ordinance 157.083/157.006- Accessory Structures**
- 5. Planning Board to Approve Consistency Statement for Consideration by the Board of Commissioners**
- 6. Comments**
- 7. Adjournment**

**TOWN OF HOLDEN BEACH
PLANNING & ZONING BOARD
AUGUST 22, 2023 – 3:30PM**

The Planning & Zoning Board of the Town of Holden Beach met for their Regular Meeting on Tuesday, August 22, 2023 at 3:30 p.m. in the Town Hall Public Assembly. Present were Chair Pete Pallas; Vice Chair Aldo Rovito; Regular Members Wade Coleman and Sylvia Pate; Alternate Members Mark Francis and Ashley Royal; 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 3:30 p.m.

ROLL CALL

Regular Member John Cain was absent. All other members were present.

PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

APPROVAL OF MINUTES

Alternate Member Mark Francis motioned to approve the minutes of June 27, 2023; Member Coleman seconded and approved by unanimous vote.

VOTING OF CHAIR, VICE CHAIR AND SECRETARY FOR PLANNING AND ZONING BOARD

Vice Chair Aldo Rovito motioned that Regular Member Sylvia Pate be nominated for Secretary; Member Coleman seconded and approved by unanimous vote.

Regular Member Sylvia Pate motioned Aldo Rovito for Vice Chair; Chair Pallas seconded and approved by unanimous vote.

Vice Chair Aldo Rovito motioned that Chair Pallas remain Chairman; approved by unanimous vote.

DATE TO BE SET FOR PUBLIC HEARING FOR POSSIBLE ORDINANCE AMENDMENT

The Planning Board reviewed the revised copy of Town Ordinance 157.083 and agreed to set the public hearing for the possible amendment of Town Ordinance 157.083 on September 26th, 2023, at 3:30 p.m.

Chair Pallas motioned to approve the date set for the public hearing; approved by unanimous vote.

Regular Member Coleman motioned to approve the copy of Town Ordinance 157.083; Regular Member Sylvia Pate seconded; approved by unanimous vote.

COMMENTS

No comments.

ADJOURNMENT

Chair Pete Pallas motioned to adjourn the meeting at 3:39 p.m.; Vice Chair Aldo Rovitio seconded; approved by unanimous vote.

§ 157.083 ACCESSORY BUILDINGS.

Accessory uses and structures are permitted in any district but not until their principal structure is present or under construction. Accessory uses shall not involve the conduct of any business, trade, or industry except for home and professional occupations as defined herein. Structures used for accessory uses shall be of comparable color and material of the primary structure and shall be on the same lot as the primary use.

Exception:

Piers, docks, and boatlifts are allowed without their principal structure.

§ 157.006 DEFINITIONS

ACCESSORY USE or STRUCTURE. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure. ~~Accessory uses and structures are permitted in any district but not until their principal structure is present or under construction. Accessory uses shall not involve the conduct of any business, trade, or industry except for home and professional occupations as defined herein. Structures used for accessory uses shall be of comparable color and material of the primary structure.~~

('85 Code, § 15-6.12) (Ord. 33, passed 10-5-81; Am. Ord. 06-01, passed 1-9-06) Penalty, see § 157.999