



**TOWN OF HOLDEN BEACH**  
**PLANNING & ZONING BOARD REGULAR MEETING**  
**HOLDEN BEACH TOWN HALL – PUBLIC ASSEMBLY ROOM**  
**TUESDAY, AUGUST 22, 2023 - 3:30 PM**

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- 1. Call to Order**
- 2. Public Comments on Agenda Items**
- 3. Approval of Minutes July 25, 2023**
- 4. Vote on Chair and Vice Chair for Planning and Zoning Board**
- 5. Review Consistency Statement for Change of Ordinance 157.083- Accessory Structures**
- 6. Date To Be Set for Public Hearing for Ordinance Change**
- 7. Comments**
- 8. Adjournment**

**TOWN OF HOLDEN BEACH  
PLANNING & ZONING BOARD  
JULY 25, 2023 – 3:30PM**

The Planning & Zoning Board of the Town of Holden Beach met for their Regular Meeting on Tuesday, July 25, 2023 at 3:30 p.m in the Town Hall Public Assembly. Present were Chair Pete Pallas; Regular Members Wade Coleman, Sylvia Pate, John Cain and Aldo Rovito; 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**

All members were present. Town Clerk Heather Finnell swore in Aldo Rovito as a Regular Member and Mark Francis and Ashley Royal as Alternate Members.

**PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments.

**APPROVAL OF MINUTES**

*There was an amendment to the minutes of June 27, 2023- Regular Member Sylvia Pate wanted to amend her motion stating she would want to take no further action and defer the pierhead alignment to CAMA. John Cain motioned to approve the minutes; seconded by Regular Member Aldo Rovito; and approved unanimously.*

**DISCUSSION OF THE DIRECTIVE FROM THE BOARD OF COMMISSIONERS ON PIER HEAD ALIGNMENT**

Planning Director Evans relayed that the Board of Commissioners stated they did not want to take any further action on the matter or see the need to form an Advisory Committee. The Board of Commissioners believe that CAMA should continue to enforce the rules, not the Town. Planning Director Evans stated that the matter was concluded. Regular Member Sylvia Pate stated that the dock in question was indeed further out. Planning Director Evans stated that it was, but no inspections were completed on it until the dock was brought back and the Inspections Department got confirmation from CAMA that they had to bring it back in compliance.

**DISCUSSION OF POSSIBLE EXCEPTION TO TOWN ORDINANCE 157.083- ACCESSORY STRUCTURES**

Planning Director Evans stated the Board of Commissioners wants to exclude piers, docks, and boatlifts from the Ordinance, allowing them to be on a property without the principal structure existing or under construction. Planning Director Evans proposed an amendment of the Ordinance stating accessory structures would be allowed without the principal structure but the use of any business, trade, or industry shall not be allowed with the exception. Planning Director Evans stated if the Planning and Zoning Board approves of the

Ordinance change, they would have to hold a Public Hearing, sign a consistency statement, and then the Board of Commissioners would have to approve it. Regular Member Sylvia Pate asked if swimming pools were considered an accessory structure. Planning Director Evans stated swimming pools were considered an accessory structure and that they couldn't be occupied or used without their principal structure in place. Planning Director Evans stated that if the Ordinance change is passed, we would want to be direct that RV campers, tents, businesses, and commercial fishing would be prohibited. Regular Member Sylvia Pate proposed to make the change into two sentences, so it would be clearly defined that businesses, trades, campers, and commercial fishing would be prohibited. Alternate Member Ashley Royal asked if there was a need to describe permitted parking. Planning Director Evans stated that it wouldn't stop people from parking on a lot, that is more of a civil and criminal matter with the homeowner and the law.

*Regular Member John Cain motioned to set a public hearing for the changes of Ordinance 157.083; Regular Member Aldo Rovito seconded; approved by unanimous vote.*

## **COMMENTS**

No comments.

## **ADJOURNMENT**

*Regular Member Sylvia Pate motioned to adjourn the meeting at 3:58 p.m.; Member Rovito seconded; approved by unanimous vote.*