

**TOWN OF HOLDEN BEACH  
PLANNING & ZONING BOARD  
APRIL 23, 2024 – 3:30PM**

The Planning & Zoning Board of the Town of Holden Beach met for their Regular Meeting on Tuesday, April 23, 2024, at 3:30 p.m. in the Town Hall Public Assembly. Present were Vice Chair Aldo Rovito; Regular Member Wade Coleman; 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 3:33 p.m.

**ROLL CALL**

Chair Pete Pallas and Regular Member Sylvia Pate were absent. All the other members were present.

**PUBLIC COMMENTS ON AGENDA ITEMS**

No comments.

**APPROVAL OF MINUTES**

*Alternate Member Mark Francis motioned to approve the minutes of April 2, 2024; Vice Chair Aldo Rovito seconded; approved by unanimous vote.*

**CONSIDERATION OF REVISIONS TO FRONTAL DUNE ORDINANCE 94.03 AND TRANSITION TO LAND USE SECTION 157**

Director Evans explained to the Planning Board that staff was asked to revise Town Ordinance 94.03 to allow a due process for property owners and remove the structural components regarding building a walkway from the Regulatory section of the Ordinance book into the Land Use section. Director Evans explained that how the Ordinance currently reads is conflicting with CAMA regulations and the North Carolina Building Code. Director Evans stated that staff have been tasked with enforcing an Ordinance that was previously passed in 2003 but not correctly enforced by previous administrators. Director Evans then presented to the Board the proposed changes staff made to the Ordinance and stated that property owners would be allowed to go out to the first line of natural stable vegetation if they wanted to without penalty.

*Alternate Member Ashley Royal motioned to adopt the revisions to Town Ordinance 94.03; Member Coleman seconded; approved by unanimous vote.*

*Vice Chair Aldo Rovito recommended the Board vote to adopt the recommendation; it was approved unanimously.*

*Alternate Member Ashley Royal motioned for staff to present the revisions to the Board of Commissioners for consideration; approved unanimously.*

## **COMMENTS**

There were no comments.

## **ADJOURNMENT**

*Vice Chair Aldo Rovito motioned to adjourn the meeting; Regular Member Wade Coleman seconded; approved by unanimous vote. The meeting adjourned at 4:09 p.m.*