



Town Of Holden Beach

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Town of Holden Beach Planning & Zoning Board Statement of Consistency and Zoning Text Recommendation

The Town of Holden Beach Planning & Zoning Board has reviewed and hereby recommends approval of amendments to Chapter 157.006 definitions and 157.083) of the Zoning Ordinance regarding Accessory Structures. The Planning and Zoning Board has found that the recommended amendments are consistent with the adopted CAMA Land Use Plan and are considered reasonable and in the public interest for the following reasons.

- The Cama Land Use plan only addresses activities within approved areas and the planning board believes that the Use of the property will not have, and adverse effect of permitted use within the effected Zoning districts.
- Aesthetics: Chapter 1: Introduction of the adopted Plan references that one of the community's highest ranked desires is to "Retain and enhance community appearance" regarding the character of development on Holden Beach.

The text amendments to 157.006 and 157.083 are consistent with those sections,
Removing the conflict between ordinances and 5.1 of the Cama Land Use Plan and encouraging the preservation of Natural resources. Key word Bulkheads.

Pete Pallas Chairman, Planning and Zoning Board

§ 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