



Folly Beach Planning Commission

November 2, 2015

6:00PM Work Session (Joint Session With City Council)

7:00 PM Regular Meeting
Council Chambers, 21 Center Street

Commission Members: Beth Saunders, Chairman; Anton Dumars, Vice Chair; Kirk Grant; LaJuan Kennedy; Sam Robinson; Greg Anderson; Karen McNamara-Burkette; John Merritt; John Pence

Work Session 6:00PM

Comp Plan Discussion: Transportation/Future Land Uses Map, Natural Resources

Regular Meeting 7:00PM

1: Call to Order; Roll Call

Present: Grant, Burkette, Merritt, G. Anderson, Dumars, Kennedy, R. Anderson, Saunders

Absent: Pence

2: Freedom of Information Statement

3: Approval of Previous Minutes

Mr. Grant made a motion to approve the minutes of the September meeting. Mr. Anderson seconded the motion. The minutes were approved without objection.

4: Personal Appearances

5: Citizen Comments

6: Unfinished Business

7: New Business

A. Public Hearing: Ord. 19-15, Allowing Bed & Breakfasts as a Special Exception in the Single Family District

Ms. Saunders reviewed two emails from Deana Coggin and Scott Snider expressing concern and discomfort about allowing bed & breakfasts in the single family district.

Rex Whitcomb, 409 E. Huron, thanked the Commission for their hard work. He also expressed his concern about the bed & breakfast special exception. He wants to maintain strict residential and commercial districts. He encouraged the Commissioners to read 162.03.01 as it applies to the standards and deny the request.

Clint Whyman, 507 E. Huron, also spoke against the request for a bed & breakfast. His concerns included road maintenance, road extensions, property values, environmental impact and safety. He said it is important to him to have a relationship with his neighbors. He said it is detrimental to the quality of life for the residents in any area where a bed & breakfast might be allowed.

Mr. Grant stated he has a real issue with this request, adding it is not appropriate to allow a bed & breakfast in a residential area. Mr. Dumars pointed out that the Comprehensive Plan Survey revealed that community matters to the residents and a bed & breakfast in a residential area would affect that. Several commissioners expressed their opposition for the same reasons. Mr. Grant made a motion to approve and Mr. Merritt seconded the motion. A vote was taken with all opposed.

B. Public Hearing: Folly Road Corridor Study; Dover, Kohl & Partners

The same presentation regarding the Folly Road Corridor given to City Council at the October work session was given to the Planning Commission. Following the presentation, Commissioners discussed what they liked about the plan as well as their concerns. Multiple motions were made and amended to endorse the plan. Mr. Pope clarified to the Commissioners that their vote of approval “is to recommend that Council approve the spirit of this document.” He added that their vote did not approve every detail in the plan. Mr. Grant made a motion that “we recommend to Council that they implement the appropriate process for a Memorandum of Understanding with the various jurisdictions to implement the Folly Road Corridor concept.” Ms. Anderson seconded the motion. A vote was taken with all in favor.

8: Staff Comments

A. Continuing Education Training

Mr. Pope reported the continuing education training would be held following the DRB meeting on Monday, 11/16 at 6:30pm.

B. Staff Amendment to Kings Flats PD to reduce total units by 3

Mr. Pope reported the Kings Flats property is being sold and the new owners are making minor changes that will reduce the density by 3 units. He also said they are realigning the road which will lead to the net loss of 2 protected trees.

9: Commission Comments

Commissioners discussed dates for upcoming meetings and what parts of the Comprehensive Plan still need work.

10: Adjournment at 8:54pm.