



Folly Beach Planning Commission

May 2, 2016

7:00 PM Regular Meeting (Joint Session with City Council)
Council Chambers, 21 Center Street

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

Work Session 6:00pm

Presentation from Charleston County Stormwater on property maintenance, mosquito abatement, and public health (Zika)

Regular Meeting 7:00PM

1: Call to Order; Roll Call

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

2: Freedom of Information Statement

3: Approval of Previous Minutes

Ms. Kennedy made a motion to approve the minutes of the April meeting, and Mr. Anderson seconded the motion. The minutes were approved without objection.

4: Personal Appearances

5: Citizen Comments

6: Unfinished Business

7: New Business

A. Recommendation to Council re: study of 4-way stop sign on 2nd Street West

Mr. Pope asked the Commissioners, "Does the Planning Commission want to ask if City Council is interested in traffic calming on these streets?" Mr. Grant suggested waiting until the Center Street project is complete before asking City Council to study the matter. Many commissioners agree that the speed limit needs to be lowered. Mr. Dumars made a motion "to ask Council to allow us to study traffic calming measures, City-wide speed

limits and other recommendations of the Comprehensive Plan,” and Mr. Grant seconded the motion. A vote was taken with all in favor.

B. Presentation of conceptual plans for The Lively at Folly and Grimball roads

McFadden Blanding made a presentation to the Commissioners and audience about The Lively, a development planned at the corner of Folly and Grimball roads. He answered questions from the Commissioners to clarify aspects of the project, specifically concerns about density, traffic, and affordable housing. Ms. Christine Wilkerson, 317 West Hudson Avenue, asked if the traffic study noted in his presentation included the impact of the new apartment complex, Broadstone at Seaside. Mr. Blanding said he was unsure if it did. Commissioners expressed concern about the density of the development and its effect on Folly Road and on the island and beach. Ms. Anderson made a motion to “urge City Council to weigh in on the approval process for this and express the concern that Folly Beach has for the increased traffic and the excessive density of the project,” and Mr. Grant seconded the motion. A vote was taken as follows:

Ayes: Pence, Merrit, Burkette, G. Anderson, R. Anderson, Dumars, Saunders
Nays: Kennedy, Grant

C. Addition of Comp Plan work list items: Discussion of possible rental overlay zones, septic management issues.

Mr. Pope asked if the Commissioners would like to add septic tank management issues and a rental district overlay to their worklist. Ms. Saunders stated that before a vote is taken on the septic tank management issue, she would like to research how big of an issue it really is. Mr. Pope indicated that Mayor Goodwin suggested further discussion about the rental district overlay and short term rentals. Ms. Saunders stated this issue will be added to the work list. She then asked the Commissioners to review the tree ordinance prior to the next meeting as that will be the first area of discussion from the work list.

8: Staff Comments

9: Commission Comments

Mr. Merritt expressed concern about the historic preservation of the older homes on Folly Beach. Ms. Kennedy suggested looking at the issue from an economic standpoint because of the costs involved in raising houses to meet new flood insurance regulations.

10: Adjournment at 8:36pm.