



# Folly Beach Planning Commission

**October 3, 2016**

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

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**Commission Members:** Beth Saunders, Chairman; Anton Dumars, Vice Chair; Kirk Grant; LaJuan Kennedy; Deana Coggin; Randy Carter; Greg Anderson; John Merritt; John Pence

Work Session 6:00pm

Final Plat Review: Lot 8 Mariners Cay  
Review of September Joint Work Session

Regular Meeting 7:00pm

1: Call to Order; Roll Call

Present: Merritt, Kennedy, Coggin, Carter, Pence, Anderson, Saunders  
Absent: Grant

2: Freedom of Information Statement

3: Approval of Previous Minutes

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

4: Personal Appearances

5: Citizen Comments

6: Unfinished Business

7: New Business

A. Final Plat Lot 8 Mariners Cay: A request to subdivide 4 lots from the parcel at Lot 8 Mariners Cay (TMS 328-00-00-108). Current zoning is Corridor Commercial/Folly Road Corridor Overlay.

Mr. Pope reviewed this history of the request and the conditions that must be met for final approval, including a utility plan, the correction of a notation of pervious areas on the final plat, and the plat be marked for single family use only. He indicated all those conditions have been met. Ms. Kennedy made a motion to approve and Ms. Coggin seconded the motion. A vote was taken with all in favor.

- B. Review of Ordinance 26-16 to allow detached units on multifamily lots and also subdivision of individual building footprints on multifamily lots if detached units are built.

Mr. Pope stated this ordinance is a mechanism to subdivide the “dirt” under individual units. He said, “I would also like to propose that we edit this so that two family residential units when we let them build separate units we also let them create individual parcels.” He said that staff recommends the ordinance and it is on the next City Council agenda. He sees no downside as it only applies to areas already zone for either two- or multi-family units. In the future, this ordinance will affect the Edwards’ property on Folly Road. The ordinance will come back to the Planning Commission for a public hearing.

- C. Review of Ordinances 15-16 and 16-16: Wedding Venue at 114 East Indian Avenue

Mr. Pope reviewed the request from the property owner to put an outdoor wedding venue on the property. City Council would like feedback from the Planning Commission before moving forward. He added that no further work has been done by the property owner on the project. Ms. Cogging made a motion to approve and Mr. Carter seconded the motion. Mr. Pope said many neighbors in the area have spoken against it as it is a residential area. A vote was taken with all opposed.

- D. Review of proposed rules to prohibit using RVs and campers as residences on a private lot for any length of time and to prohibit the short-term rental of RVs and campers.

Ms. Kennedy made a motion to approve and Ms. Coggin seconded the motion. Mr. Pope stated there is an ordinance on this books but it is unevenly enforced. These rules will clarify the occupation allowances on private property. The recommended changes allow people to occupy RVs on private property on the condition that it could not be for more than 7 consecutive days and no more than 30 days total per year. It also clarifies that RVs could not be used as rental units, but they could be used in the event of natural emergencies if they are owner-occupied or occupied by the long-term renter. There is also a notification requirement to the City. Ms. Coggin said she would like to have clarification included as to who determines a natural emergency. Mr. Carter made a motion to approve the ordinance as amended and Ms. Coggin seconded the motion. A vote was taken with all in favor.

#### 8: Staff Comments

Mr. Pope reported that there will be a workshop of the National Academy of Sciences on climate change and resiliency on October 13 at 6pm in City Council Chambers. It will be advertised as a work session of the Planning Commission.

He also said that the tree protection ordinance was presented to City Council last month at the joint work session. He highlighted the changes that were made. He said it will go to City Council for First Reading at the next meeting and be sent back to the Planning

Commission for a public hearing. Once that ordinance passes, it will be another item to be checked off the Comprehensive Plan to do list.

Mr. Pope said that he is looking at Continuing Education topics and more information will be forthcoming.

- 9: Commission Comments
- 10: Adjournment at 7:39pm.