



Folly Beach Planning Commission

December 5, 2016

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

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

Regular Meeting 7:00pm

1: Call to Order; Roll Call

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

2: Freedom of Information Statement

3: Approval of Previous Minutes

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

4. Personal Appearances

5. Citizen Comments

6. Unfinished Business

7. New Business

A. Public Hearing: 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

John McFarland, of 1780 Chelwood Circle and a Folly Beach property owner, asked for clarification on Section C on page 1 of the ordinance. Mr. Pope explained the proposed change to the ordinance allows people to create individual building size lots to sell the ground under a townhouse/multifamily unit. Mr. McFarland asked the wording of Section 163.02.02(C) be made more clear.

Ms. Kennedy made a motion to approve and Mr. Grant seconded the motion. Ms. Coggin made a motion to amend to say "detached units may be located on individual lots provided the newly created lot extends no more than five feet from the building footprint." Mr. Carter seconded the motion. The amendment was altered to include copying the same language into Section 163.02.02 (B)(C) and 163.03.02(D) for consistency. A vote was taken on the amendment with all in favor. A vote was taken on the ordinance as amended with all in favor.

B. Public Hearing: Ordinance 25-16 to revise the Tree Protection rules

John McFarland stated that the ordinance does not give permission for anyone to cut down small trees. He also said he would like it stated in the ordinance at what point a tree can be cut down without a permit.

Dale Stuckey, 11 Red Sunset Lane, spoke to several changes she would like to see made to the ordinance. She suggested removing the word “pruning” in Sections 166.01.02(A). She also suggested adding under 166.01-06 “or a limb over 6” in diameter at the trunk without a permit shall be fined \$500 and each tree or limb removed in violation shall count as a separate offense.” She suggested Section 162.03-10(B)(1) include “A tree alteration permit shall be required for the removal of any tree or the pruning of any limb more than 6” in diameter at the trunk. Finally, in Section 169.03.02(G) should be amended to read, “Remove existing trees, or prune any limbs greater than 6” inches in diameter at the trunk.” Mr. Grant made a motion to have all of Ms. Stuckey’s suggested amended into the ordinance. Mr. Pence seconded the motion. Discussion ensued as to places on the trees to prune, the health of the tree with regards to pruning, and whether or not permits should be necessary for trimming. Mr. Grant made a motion to amend his motion to include the word “junction” as appropriate in sections 166.01-02, 166.01-06, 162.03-10, 166.01-03 and 169.03-02. A vote was taken as follows:

Ayes: Carter, Merritt, Grant, Coggin, Pence, Saunders

Nays: Kennedy, Anderson

Mr. Grant made a motion to amend the ordinance by adding “protected trees or limbs” in all the necessary places. Mr. Carter seconded the motion. A vote was taken on the amendment with all in favor. A vote on the ordinance as amended with all in favor.

C. Review of proposed rules to regulating the use of RVs and campers as residences on a private lot to prohibit the short-term rental of RVs and campers.

Mr. Pope suggested including language to include long-term renters. Ms. Kennedy suggested changing the language to full-time resident. Several more changes were offered. Mr. Pope reviewed the changes being made to the ordinance to send to City Council. He noted this ordinance will most likely be come back to the Planning Commission for a Public Hearing in February. Further discussion ensued about not allowing more than two RVs on a property at one time.

D. Review of proposed zoning changes to enact recommendations of Future Land Use Map.

Mr. Pope explained the map will also come back to the Commission in February. He said, “As part of the Comp Plan, we looked at the current land use map and we looked at properties where the current use doesn’t line up with how it is zoned or the current zoning doesn’t necessarily line up with what the neighbors around are zoned. So we identified properties that over the next 10 years, we hope to maybe bring more in line so that either their existing use matches the zoning classification or their zoning classification comes in line with the overall scheme

of the island.” He briefly reviewed some of the properties that are targeted for zoning changes.

8: Staff Comments

Mr. Pope asked the Commissioners to look over the Comprehensive Plan Goals that remain incomplete and send him their top three priorities so that goals for 2017 can be reset. He said there may be a need for subcommittees to work on some of the goals in order to increase the chances of more working being completed throughout the year.

He also reported that Council Member Ellis would announce his appointment to the Planning Commission next week.

9: Commission Comments

10: Adjournment at 8:20pm.