



Folly Beach Planning Commission

August 7, 2017

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

Commission Members: John Pence; Kirk Grant; LaJuan Kennedy; Deana Coggin; Randy Carter; Greg Anderson; John Merritt, Michael Norton, Adam Barker

Regular Meeting 7:00pm

1: Call to Order; Roll Call

Present: Merritt, Kennedy, Carter, Anderson, Coggin, Barker, Norton
Absent: Grant, Pence

2: Freedom of Information Statement

3: Approval of Previous Minutes

Mr. Carter made a motion to approve the minutes of the previous meetings, and Ms. Coggin seconded the motion. The minutes of the June meeting was approved without objection.

4. Personal Appearances

5. Citizen Comments

6. Unfinished Business

7. New Business

A. Election of Chair and Vice Chair

Mr. Carter nominated Ms. Kennedy as Chair for the Planning Commission and Mr. Merritt seconded the motion. There being no other nominations, a vote was taken with all in favor. Ms. Coggin nominated Mr. Pence for Vice Chair, and Mr. Carter seconded the motion. There being no other nominations, a vote was taken with all in favor.

B. Final Plat Approval for Kings Flats

Mr. Pope indicated this vote is a formality as this project has already been approved as a planned development. The final plat approval is needed to move forward with construction and no changes can be made to the plat. Ms. Kennedy

made a motion to approve and Ms. Coggin seconded the motion. Mr. Pope noted that James Island's approval was necessary as they provide water to the site. A vote was taken with all in favor.

C. Review of Sign Ordinance Changes (Public Hearing in September)

Mr. Pope reviewed the proposed changes to the ordinance, including clearer language regarding "For Rent/For Sale" signs as the City Attorney said the current ordinance as written is not defensible in court. Discussion ensued as to what is currently allowed and not allowed. Mr. Anderson wondered about leaving the ordinance as is until challenged in court, to which Mr. Pope stated that staff would then require clear guidance on what is allowed and what is not. Further discussion included numerous "what if" scenarios. Mr. Pope said he would invite Mr. Wilson to the next meeting to answer their concerns. He said he expects numerous amendments to be offered to the ordinance. He encouraged Commission members to send their questions to him ahead of time. He also said he would bring samples of proposed allowable signs to the September meeting.

D. Review of new parking requirements for residential and tourist accommodations in the Downtown Commercial District (public hearing in September)

Mr. Pope reviewed the history of parking in the downtown commercial district, noting that this ordinance will be pending after tomorrow night's City Council meeting. He proposed, "to reinstate the parking requirements for residential and tourist accommodation uses in the downtown district." He then gave a brief review of the current projects in the district and their potential parking needs. Ms. Kennedy stated that downtown accommodations should provide parking for their guests. Mr. Pope noted this is the perfect time to make changes to the parking ordinance and encouraged commissioners to bring their ideas to the meeting next month.

E. Assignments for preservation and architectural incentives subcommittees

Mr. Pope reported on the meeting last month between Planning Commission and DRB members, "We talked about developing some sort of scheme out here for incentivizing people to either keep the old houses or developing some sort of agreed upon, very basic, vernacular-type of inclusions for new construction and how we can encourage people to do that without actually regulating it." Mr. Barker reviewed a proposed list of ideas and incentives for preservation. Mr. Barker and Mr. Norton volunteered to be on a subcommittee tasked with focusing on preservation and architectural standards as well as financial incentives. Mr. Pope said anyone else interested in serving on that subcommittee should email him. He noted this subject will return for further discussion in October.

8. Staff Comments

Mr. Pope shared that the proposed rules for short-term rentals will be discussed during the City Council work session tomorrow evening. He reviewed some areas of concern in the proposed ordinance. He encouraged the commissioners to watch the work session, adding this very topic will be on their work session agenda next month.

Mr. Anderson expressed concern about scam rentals via Craigslist and asked what the City could do to prevent these from happening. Mr. Pope said the City could not do much other than provide a listing of legitimate short-term rentals on the City's website and hope people will look at that before sending money to anyone.

9. Commission Comments

10. Adjournment at 8:25pm.