



Folly Beach Planning Commission

December 4, 2017

7:00 PM REGULAR MEETING
Council Chambers, 21 Center Street

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

Regular Meeting 7:00pm

1: Call to Order; Roll Call

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

2: Freedom of Information Statement

3: Approval of Previous Minutes

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

4. Personal Appearances

5. Citizen Comments

6. Unfinished Business

7. New Business

A. Introduction of New Member: Lisa Strauss

Ms. Strauss was sworn in as a member of the Planning Commission.

B. Alternative Parking Plan, Inn at 105 E. Huron, Ryan Buck

Mr. Pope summarized Mr. Buck's plan as previously described in earlier meetings. He added that there is a ditch maintenance plan in that area and will be marked "No Parking" regardless of the proposed pedestrian pathway. Some public parking spaces will be lost in that area but not as a result of this proposed plan. In response to the Commission's request for further information on future ownership of the property, Mr. Pope reported that City Attorney Mr. Wilson

“feels like that our ordinances do cover that situation, not directly with a requirement, but rather a description of what makes things in violation, and basically so Chapter 169.03-01, Failure to comply with ordinance or term of condition of approval constitutes a violation. So what this section says that if we approve this alternate parking plan and his inn then is approved because he has provided the required parking through an alternate parking plan, if at any time in the future he loses that extra parking we approved for him as a condition of his inn approval, the inn will become non-compliant and we can shut him down for not providing the required parking. So even though our alternate parking plan does not require him to maintain it in ownership in perpetuity, if he doesn't or doesn't come to some sort of long-term lease with whoever he transfer it to, his inn will be in violation.” Mr. Pence made a motion to approve and Mr. Carter seconded the motion. A vote was taken with all in favor.

C. Final Approval of minor subdivision at 1502 East Ashley to divide 1.68 acres into 3 lots

Mr. Pope summarized the request – Lot A has its own driveway, but Lot B will use a portion of Lot A's driveway as an ingress/egress easement. It was noted that Mr. Wilson said conditions can be assessed on the request. Mr. Merritt made a motion to approve and Mr. Pence seconded the motion. Mr. Anderson made a motion to amend the approval with the condition of not allowing parking on the easement or driveway. Mr. Norton seconded the motion. Mr. Carter suggested a friendly amendment to Mr. Anderson's motion to require signage on the driveway of Lot B noting “No Parking.” Mr. Anderson and Mr. Norton both agreed to the friendly amendment. A vote was taken with all in favor.

8. Staff Comments

A. Comp Plan Progress Report

Mr. Pope thanked the Commission for being a part of the short-term rental ordinance which will see First Reading at next week's City Council meeting. He reviewed the changes made to the ordinance for those that had not been in attendance at the joint work session on the matter.

Mr. Pope then gave a detailed review of the work completed on the most recent Comprehensive Plan. He asked Commissioners to review what has yet to be completed so that new priorities can be set for 2018 at the next meeting. He noted this same review will be given to City Council at their next meeting.

9. Commission Comments

Mr. Pence thanked Mr. Pope for the Comp Plan update. He said it was good to see progress; the differences being made provide incentive for continuing the work.

10. Adjournment at 7:37pm.