



# Folly Beach Planning Commission

**May 7, 2018**

5:45 PM SUBCOMMITTEE WORKSESSION

7:00 PM REGULAR MEETING

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

## **5:45 PM WORKSESSION**

1) Architectural/Preservation Incentives subcommittee discussion for recommendation to Commission

## **7:00 PM REGULAR MEETING**

1: Call to Order; Roll Call

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

2: Freedom of Information Statement

3: Approval of Previous Minutes

Mr. Anderson made a motion to approve and Mr. Carter seconded. The minutes of the April meeting were approved with no objection.

4. Personal Appearances

No personal appearances were made.

5. Citizen Comments

No citizen comments were made.

6. Unfinished Business

No unfinished business was discussed at this meeting.

7: New Business

1) Public Hearing on Sign Ordinance Revisions (Ordinance 4-18)

No one signed up to speak about Ordinance 4-18. Mr. Pope briefly explained that Ordinance 4-18 will be a blanket prohibition for commercial business signs in the residential district. He noted specific sections for the committee to look at which were:

162.03-11 section G (inspections by the Building Official) and H (exemptions), 166.08-04 (Signs not requiring a Permit), 166.08-07 (Temporary signs not requiring a permit), and 168.05 (Nonconforming Signs). He and Mr. Wilson also noted that flags are not considered signs and do not fall under this ordinance. This ordinance would also ban the “for rent” or “for lease” in the residential district. Mr. Barker and Mr. Carter noted that in 166.08-04 A should be amended to add section 3 for an exemption for home security signs. Mr. Grant motioned to approve the amendment, Mr. Carter seconded. Mr. Grant noted to amend 166.08-03 B to state “each of the signs permitted by A”. Mr. Merritt made the motion to approve the amendment to section 166.08-03 B, Mr. Carter seconded. The amendment passed with no objections. The committee discussed if house names would be considered commercial advertising but Mr. Pope and Mr. Wilson stated that a house name is not a commercial sign and is not an advertising service. The amendment passed with no objections. Mr. Grant motioned to approve Ordinance 4-18 as amended, Mr. Carter seconded. All members voted in favor and will be presented to City Council for final approval.

## 2) Architectural/Preservation Incentives Subcommittee Report

Mr. Pope gave a detailed summary of the subcommittee meeting that happened at the 5:45pm work session pertaining to architectural and preservation incentives. He stated the committee decided to hold off on pursuing any architectural incentives. He also stated the committee will be considering creating historical preservation standards for the City that would help protect properties that are 50 years and older. With this protection they would give zoning incentives to new construction to try and incorporate the structure into the design, they would be given a lot coverage bonus. The subcommittee also suggested to increase the demolition costs for the City. Currently the cost for a demolition permit is \$100.00. To help protect these properties from being torn down, they suggested possibly increasing the fine to \$5,000 or even \$10,000. This would have to vary case by case depending on the condition of the structure. The subcommittee will be coming back to the Planning Commission in August with a detailed proposal to bring forward for the preservation incentives.

## 3) Discussion or Arctic Avenue/Request to Staff for Information

Ms. Kennedy briefly summarized that they should make East Arctic Ave more pedestrian friendly by making it a one lane road, and add a pedestrian walkway and or bike path. Mr. Pope added that this project is in the 2015 Comprehensive Plan and asked the commission permission for him to bring a formal report in June/July with the appropriate staff for the presentation. Mr. Grant motioned to approve Mr. Popes request, and Mr. Anderson seconded. All voted in favor.

## 8: Staff Comments

Mr. Pope gave a summary of what will be discussed at the upcoming Council meeting that will be brought to the Commission in the near future. The main project that will be discussed is about the Folly River Park Pier: the cost to rebuild as is, rebuild without a roof, or tear down. Another discussion coming in the July meeting will be the discussion to restrict formula businesses and keeping Folly “funky”.

## 9: Commission Comments

Mr. Barker brought a publication that is printed at least four times throughout the year about short term rentals in the Charleston Area. He noted that there were at least 55 properties from Folly Beach listed and only 6 advertised the wrong maximum occupancy; for example, a 2-bedroom home has a mx occupancy of 6 and the advertisement stated 10. Mr. Pope will be investigating this issue, but was pleased that most of the properties are complying with City rules and regulations for short term rentals.

10: Adjournment 8:10pm