



Folly Beach Planning Commission

July 9, 2018

7:00 PM SPECIAL MEETING

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

7:00 PM SPECIAL MEETING

- 1: Call to Order; Roll Call
- 2: Freedom of Information Statement
- 3: Approval of Previous Minutes
- 4: Personal Appearances
- 5: Citizen Comments
- 6: Unfinished Business
- 7: New Business
(1) Moratorium Session 2: review of marshfront development, management issues, current regulations, and Marshfront Management Plan kickoff.
- 8: Staff Comments
- 9: Commission Comments
- 10: Adjournment

Moratorium Session 2

Marshfront Development Review &
Marshfront Management Plan

Intro: July 9, 2018

Folly Beach Planning Commission

Purpose & Motivation

- The City of Folly Beach desires to preserve its marsh and protect the life and property of its citizens by encouraging responsible development along the marshfront.
- The City has experienced chronic flooding due to high tides and storms leading to loss of property, and increased local, state, and federal disaster spending.
- Prior Plans recommend that the City pursue the review and development of various regulations applicable to properties located adjacent to the marsh.
 - 2014 Five Year Plan, Folly Beach Parks and Recreation Committee
 - 2015 [Beachfront Management Plan](#)
 - 2015 [Comprehensive Plan](#) needs and goals.
 - 2018 [Strategic Plan](#) lists preserving the beach and protecting natural resources as the #1 goal, including dune management plan and Marsh Island zoning review.
 - 2017 [Sea Level Rise Adaptation Report](#) – participatory/iterative, 3’ over 50 yrs, top 3 recommendations. Marsh Management Plan (as a pilot project with DHEC) one of top 3 recommendations.

2017 Sea Level Adaptation Report

- Community concerns related to marsh management:
 - habitat loss (natural accretion areas are best for habitat, development is limiting marsh migration)
 - the use of hardened shorelines on private property just upland of critical line,
 - the City does not have requirements/prohibitions of hard stabilization on the marsh side,
 - City policy makers have a limited understanding of vulnerability on marsh side (are additional marsh set backs and/or building codes needed in addition to setbacks from critical line (OCRM) and FEMA requirements?).

2017 Sea Level Adaptation Report (cont.)

- Community Suggestions re: marsh:
 - an inventory (type of marsh, habitat, structures, determine public/private property and critical infrastructure or assets),
 - a parcel level inundation analysis at 3 ft sea level rise,
 - historic assessment of physical marshfront dynamics (shoreline change, etc.),
 - an economic valuation of today's marsh – flood mitigation value of marsh and oyster reefs for storm protection (as living shorelines) and the commercial value of crab and shrimping industries,
 - a scientific review of spectrum of erosion management options like living shorelines,
 - encourage restoration/maintenance for natural areas not yet armored/developed.

Marshfront Management Plan Outline

- Introduction: Purpose, Motivation, History of Marsh Mgmt. Approaches, **Existing Marsh Management Issues**
- Inventory of Existing Conditions: Morphology & Habitats, Uses, Economic Benefits, **Development & Zoning**, Structural Inventory
- Marshfront Drainage Plan
- Marsh Management and Authorities: State, County, City
- Marsh Preservation: Shoreline Change Analysis, Alteration Inventory
- Recommendations

Introduction

- Purpose & Motivation
- History of Marsh Mgmt. Approaches – Marsh setback increased to 10' in 2010, annexation of marsh islands, lot coverage limited to 35% to reduce runoff.
- Existing Marsh Management Issues – setbacks/buffers, public access and views, use of seawalls, private use (docks, etc.), vulnerability to increased nuisance flooding and sea level rise, and land loss, marsh island zoning (coordination with County).

Inventory of Existing Conditions

- Morphology & Habitats: marsh, geology/grain size, describe the vegetation, oyster reef habitat. Classify marsh based on width, type, and slope.
- Uses: Public and commercial fishing, oystering, and shrimping; bird watching; river-based vendors, tours, and kayak/paddleboarding, marinas?.
- Economic Benefits: Include filtration of stormwater run-off, flood control and conveyance, protection of shorelines from wave action, sediment control, outdoor recreation and eco tourism, aesthetics, and fish and wildlife habitat, shrimp and shell fish harvesting.
- Development & Zoning: Next slide
- Structural Inventory: Itemized and summary statistics on type and number of structures along the marshfront

Existing Marshfront Land Use: Folly Island

- At either end of the island are large parcels operated as passive Parks by Charleston County that are zoned Conservation (CN) and allow very limited development. The Folly River Park, operated by the City, is also zoned CN.
 - CN: ~20% of the total marshfront shoreline of the island.
- The dominant zoning along the marsh Residential Single Family (RSF) - single family housing. The current maximum allowable square footage is 3,600 heated square feet. A handful of homes are built to the prior maximum allowable size of 4,500 square feet, but the majority of the houses on the marsh are 3,600 square feet or less. Setbacks are as low as zero 0' and lot coverage as high as 50% (mostly in Sunset Point and beyond the Washout). Current lot coverage is 35% and setback is 10'.
 - RSF: ~70% of the marshfront

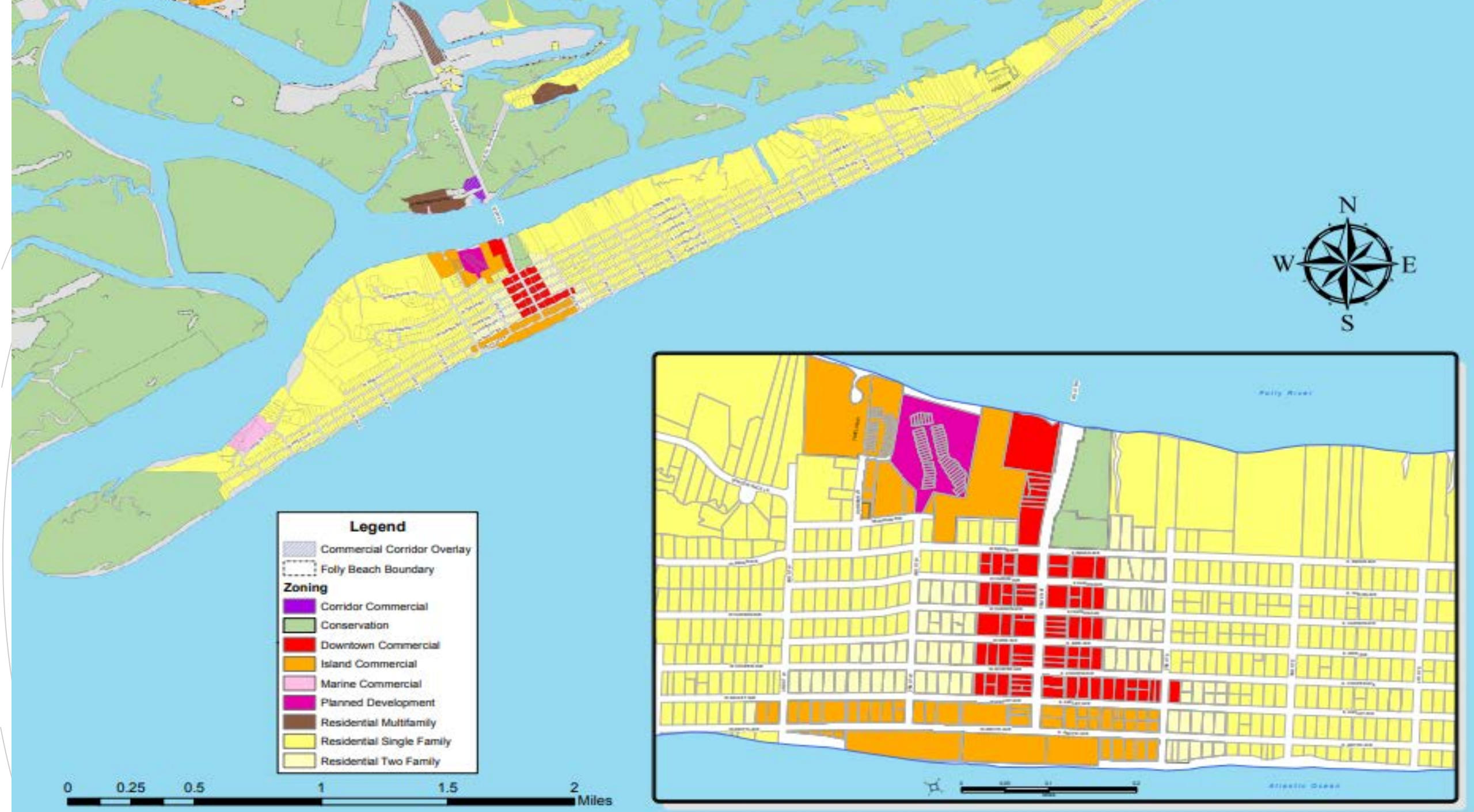
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Existing Marshfront Land Use: Folly Island

- Commercially zoned properties cluster in the middle of the island near the commercial district. These include multifamily properties (Turtle Bay, Water's Edge, the Sandbar Apartments, Back Bay), two Inns (Water's Edge In, The Folly Lodge), The Folly Beach Boat Landing, The Folly Beach Baptist Church, and a commercial development at 81-83 Center Street. Sunset Cay Marina extends into the river at 9th Street West Extension. As built setbacks in this area are as low as 0'.
 - Commercial: ~10% of the total marshfront shoreline of the island.

Existing Marshfront Land Use: Causeway & Marsh Islands

- On the causeway, the dominant use is Residential Multi Family (Turn of River, Marshwinds, Marshview Villas/Mariners Cay, Little Oak Villas, Waterfront Point Villas, The Clam Farm, Peas Island).
- Single family homes are located at Kings Flats, Little Oak Island, McDonough Road, and Oak Island, and Bowens Island*.
- The Marsh Islands to the East/North of Folly Beach including Long Island are also zoned RSF and are currently undeveloped.
- Commercial development is limited (Lolo's, Bowen's Island Restaurant, and Crosby's Seafood**).
- *Bowen's Island is zoned Island Commercial
- **Crosby's is not in the City of Folly Beach



Management Issues

- Setbacks and buffers,
- Public access and views,
- Private use (seawalls, docks, etc.),
- Sea Level Rise: Vulnerability to increased nuisance flooding, Land loss,
- Zoning of Marsh Islands (including Long Island and Bowen's Island).

Management Issues: Setbacks and Buffers

- Vegetative buffers are one of the most effective and cost-efficient ways to protect wetlands and other water bodies (SC DHEC-OCRM, 2002).
- Buffer benefits: Minimize stormwater pollution, reduce erosion, reduce heating of waterways, creates privacy, reduces flooding and flood damage, preserves natural habitat, and saves homeowner money through reduced maintenance costs.
- Types of Buffers: Undisturbed, Natural, Landscaped; critical line buffers, freshwater wetland buffers, and riparian (river) buffers.
- South Carolina buffer ordinances: Beaufort County (50'), Georgetown County, Pickens County, City of North Charleston, James Island (50'), City of Charleston*, and the Town of Mount Pleasant (35')*.
- EPA's model aquatic buffer ordinance:
<http://www.epa.gov/owow/nps/ordinance/mol1.htm>


*CBLOs

Management Issues: Access/Views

- Most of the marshfront is privately controlled. There is limited public access to the marshes and the Folly River. The *2014 Five Year Plan* completed by the Folly Beach Parks and Recreation Committee calls for increasing both physical and visual access.
- The first step includes small pocket parks located in City owned rights of way. Future plans may include a canoe/kayak launch in the footprint of the old bridges.
- Folly Road Corridor Overlay meant to preserve views of marsh vistas. Signs prohibited in the marsh or interrupting vistas

Management Issues: Private Use (seawalls, docks)

- The City currently has no restrictions on seawalls on private property that are located behind the OCRM critical line. There is no evaluation of seawall permits for impacts on the marsh or adjacent properties.
- Docks are regulated by OCRM, but the City has the power to create our own regulations if we see fit.

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Management Issues: Sea Level Rise (nuisance flooding, land loss)

- The City's does not currently utilize buffers, living shorelines, oyster reef restoration, or other structures to manage increasing water levels.
- Other than the Sea Level Report, there has not been in depth study of vulnerability.
- The City has not system to monitor water levels in vulnerable areas and near critical infrastructure.

Management Issues: Marsh Island Zoning

- Zoning of the Marsh Islands on the East/North side of Folly Road is different from zoning on the West/South. The City of Folly Beach zoning to the North is more permissive than the Charleston County zoning to the south. The number of islands affected is fewer, but the size (Long Island) means there is a much greater opportunity for development.
- Bowen's Island has Island Commercial Development as a result of annexation in 2015. IC was given to allow multiple detached residential structures because no option existed at the time. Since then, Folly has passed an ordinance that allows detached units on parcels zoned for more than Single Family.
- Also includes islands close to shore on the back of the island.
- The City's CN zoning is unclear on the status of private docks in the marsh.

Initial Proposals: Increasing Setbacks

- In 2010, the marsh setback was increased to 10' from the critical line for impervious surfaces.
- Options include:
 - 1) Increasing the setback.
 - 2) Allowing the front setback, currently 10', to be reduced in return for greater critical setback.
 - 3) Include a local septic tank setback from the critical line. Could mirror DHEC rules and or State Marsh Island rules.

Initial Proposals: Critical Line Buffer Ordinance

- Options Include:
- Adding buffers in addition to setbacks.
- Making setbacks buffers.
- Choosing buffer type.

Initial Proposals: Regulate Seawalls on Private Property

- Require setbacks for seawalls.
- Requiring setbacks from seawalls.
- Prohibiting seawalls.
- Requiring OCRM evaluation of the lot prior to seawall permits.
- Utilize buffers, living shorelines, oyster reef restoration, structures to manage increasing water levels.
- Regulations or incentives?

Initial Proposals: Marsh Zoning

- Options:

Rezone Bowen's Island to limit commercial development potential.

Rezone Long Island and other marsh islands to match Charleston County zoning (increased setbacks, lot size, buffers, lowered lot coverage).

Update City's Conservation Zoning to clarify status of private docks.

Copy State Rules for Marsh Islands.

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AUGUST 15th Management Plan
Meeting: Public Input/Listening
Session 6:00 City Council

Questions?

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Spencer Wetmore, City Administrator

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