



Folly Beach Planning Commission

Minutes

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

Present: Chairwoman Kennedy, Mr. Anderson, Mr. Barker, Mr. Merritt, Ms. Pratt, Ms. Strauss

Absent: Mr. Carter, Mr. Grant, Mr. Norton

2. Freedom of Information Statement

3. Approval of the Previous Minutes

No minutes to approve at this time, will approve all minutes at the August Meeting.

4. Personal Appearances

No personal appearances were made during this meeting.

5. Citizen Comments

No comments were made by the public during this meeting.

6. Unfinished Business

No unfinished business currently.

7. New Business

- a. Moratorium Session 2: review of marshfront development, management issues, current regulations, and Marshfront Management Plan kickoff

Mr. Pope summarized the moratorium from the July 2nd meeting about the oceanfront moratorium and how it is like the marshfront moratorium. He also stated the bulk of the presentation will be done by Dr. Nicole Elko, who has completed most of the research for the marshfront properties. Mr. Pope also added that currently the City doesn't have enough rules and regulations to protect these properties since the focus of all regulations have been to protect the oceanfront. He also stated that we have seen more flood damages on the marshfront properties from the King Tides, and flooding during Hurricane Matthew and Irma, than on the oceanfront. Mr. Pope also added the City has started to look into more regulations for the marshfront properties as they do for the oceanfront properties from the 2017 Adaptation Report.

Dr. Elko summarized for the commission the 2017 Adaptation Report, and how more of the marshland habitat has been destroyed by development and the rising sea levels. Dr. Elko described in detail the major ways to help protect these properties; such as: harden stabilization (like a sea wall) and creating a natural buffer with the use of natural vegetation (i.e. oyster reefs, marsh grass, etc.). Dr. Elko also mentioned the best way to preserve the marshfront would be a combination of the seawall and the natural buffer since the natural buffer will mimic the natural ecosystem and the hardened seawall will be added protection. Dr. Elko also mentioned to the commission the different reports that she used for her research: 2017 OCRM report, 2014 5-year plan by Folly Beach Park and Rec Department, and the 2015 Comprehensive Plan.

Mr. Pope added that back in the 80's there were marsh islands that have been annexed from Sol Legare Rd into the City such as Long Island, Palm Island, and Bowen's Island. Mr. Pope also went into the different zoning regulations on each of the islands and went into detail about Bowen's Island. Bowen's Island is currently zoned as commercial zoning, and a restudy of the island has been suggested to move it to residential. He stated this should be done after the moratorium for the study to be the main focus of the commissions time. Mr. Pope also summarized the presentation given by Dr. Elko earlier with the new set back proposals and will do more research to mimic the state regulations for marshlands.

Mr. Barker mentioned that there could be some potential commercial uses for the marshlands: kayaks, paddle boards, etc. Mr. Barker also questioned if there could be some research done on wave action on the riverfront to help regulate the wakes created by the boats going through there. Mr. Lutz added that the regulating agency on the river is DNR, and they could potentially put up no wake zone signs.

8. Staff Comments

Mr. Pope stated they will have proposals for the commission t the August 15th meeting at 6:00pm. Mr. Pope would like to have an ordinance for Council for the September meeting.

9. Commission Comments

None

10. Adjournment **8:03pm**