

Moratorium Session 6

Revised Proposals: October 29,
2018

Folly Beach Planning Commission

The background features several sets of concentric, curved lines in shades of gray, some solid and some dashed, creating a sense of depth and movement. A prominent blue rectangular box with a white border and a small white triangle at the bottom center is positioned on the left side of the slide.

Dune Management Area

- The Dune Management Area is still under review by Staff. The top two preferred alternatives for the landward boundary will be presented in November of December.

Ordinance Amendments: Seawalls

- Staff proposes that the seawall ordinance be amended to distinguish between ocean front and marsh front erosion control structures. The terminology is different (seawall/revetment vs bulkhead/rip rap) and also the requirements for each type of structure are different.
- Staff proposes that new and substantially improved seawalls be allowed within the Dune Management Area. The purpose of this allowance is to fulfill Objective 2.1 of the Dune Management Plan: “Establish a continuous line of defense along the developed beachfront with minimal breaks that funnel storm surge to protect public infrastructure along the beachfront such as roads, power, water lines, access, parking, etc. and to reduce risk to vulnerable properties.”
- Staff proposes that new and substantially improved seawalls be built to 8’ NAVD88 elevation and the area within the DMA that is disturbed for seawall/revetment construction must be built back to 10’ NAVD88 elevation with appropriate plantings. The setback for a seawall from the baseline would be determined by the width of the required revetments (no vertical seawall would be allowed without a revetment). The toe of any required revetment must be behind the baseline.
- Staff proposes that new bulkheads (marsh front walls) must be setback 10’ from critical line to allow room for riprap. Any bulkhead/rip rap that is set back into the high ground must be covered and the setback planted with appropriate native vegetation. A survey with a current OCRM certified critical line is required for any permit for a bulkhead or rip rap.

Ordinance Amendments: Zoning

- Staff proposes that the accessory use allowances on lots without a primary structure not move forward.
- Staff proposes that no new residence be permitted without demonstrating, through platted access or an easement, adequate access (a minimum of 15') for fire department services. This complements our existing driveway regulations.
- Staff proposes a request to Charleston County for a Memorandum of Agreement to coordinate notice of development or zoning changes on the high ground under the County's jurisdiction.
- Staff proposes a requirement that any marsh island development in Folly Beach require a letter of coordination from SCDHEC stating compliance with State marsh island regulations.
- Staff proposes an amendment to the Conservation Zoning District to allow only private recreational docks. Docks classified by OCRM as commercial docks would not be allowed.

Ordinance Amendments: Zoning

- Staff proposes rezoning Long Island from Residential Single Family to a new Marsh Island Residential zoning.
 - Max Density: 4/3 units per acre.
 - Minimum Lot Area: 10,500/14,500 square feet.
 - Minimum Lot Width: 70/70 feet.
 - Setbacks: Front 10/25 feet, Rear 10/25 feet, Side 10/15 feet, Critical Line 10/35 feet.
 - Max Lot Coverage: 35/30 percent of high ground.
 - Max Height: 35 feet above BFE.
 - Allowable Uses: Single Family and associated Accessory Uses
- Staff proposes that the owners of those properties on Bowen's Island not currently used for the restaurant or supporting functions (parking, storage, etc) be surveyed to determine willingness to be rezoned to Marsh Island Residential.

Ordinance Amendments: Zoning

- Staff proposes that the current height limit of 35' above BFE be rewritten to include a grandfathering provision for those properties built to a height 35' or lower above BFE prior to the date of adoption of the pending FEMA flood maps.
- Staff proposes a
- Staff proposes that all lighting on docks be required to be shielded and downward facing other than lighting required for navigational safety. Any exterior lighting on marsh front properties would also be required to be shielded and downward facing.
- Staff proposes a two year amortization of existing signage in the marsh. Possible exceptions for historic signs to be studied.
- Staff proposes that the existing 10' critical line setback be redefined to prohibit pervious surfaces as well as impervious surfaces.
- Staff proposes that all new construction and substantial improvements on the marsh improve the 10' setback with appropriate native vegetation (existing qualifying vegetation can meet this requirement)

Ordinance Amendments: Septic

- Staff proposes that all new construction and substantial improvement locate the septic system on the site so that it is as far landward of a critical or base line as possible. This would include a requirement that the proposed building footprint be evaluated for effects on septic location.
- Staff proposes that no new septic systems be allowed in the DMA.
- Staff proposes that any over washed septic system be relocated to the most landward location available on the site and outside of the DMA.
- Staff proposes that any septic permit approved by DHEC prior to 2007 and used to apply for new construction or a substantial improvement be accompanied by a survey showing that the original conditions of DHEC approval can still be met.
- Staff proposes adoption of DEC regulations for septic pump out schedules for rental properties (all rental properties including beach and marsh front). This is based on the average Folly Beach rental occupancy of 8.7 people. Rental properties would be subject to a 1 year pump out schedule.

Questions?

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