

FOLLY BEACH PLANNING COMMISSION

August 20th, 2018

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

7:06 PM

1: Call to Order; Roll Call

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

2. New Business

A. Slide # 2- Mr. Pope discussed the proposed Dune management area. Discussed changes this plan would put into place. He talked about the map which can be found on facebook.

B. Slide #3 No new structures can be built. Sea walls allowed, with requirements such as filling dunes and planting sea oats. Further study is being done on this topic

Greg Anderson asked a question regarding the dunes and Mr. Pope and City Administrator Wetmore answered the question. They will generally only re-nourish any area below the 8 ft mark; not re-nourishing healthy dunes. The property owner would pay for their own re-nourishment.

C. Slide 4 Seawall Requirements

Proposed: New seawall be 8 ft. Discussed beach construction standards. Future discussion will occur regarding sea walls. Any new houses will have to build a dune if it doesn't have one. City Administrator Wetmore explained that we need a continuous vertical barrier and we will be looking at the cost benefit.

D. Slide 5.5 Before doing re-nourishment, you have to build vegetation to make it more durable

Ms. Kennedy clarified that they are talking about vegetation behind the owners' property line. On public property, the city will fill and plant.

E. Slide 6 – Zoning Code (Accessory Structures)

No one can build anything but a single-family lot on front beach.

-A question was asked about what type of structures Mr. Pope would approve. Mr. Pope explained he was discussing observation decks, etc. City Administrator Wetmore explained we would flag this for further legal review.

F. Slide 7 – Zoning regulations change

You can only build a single-family house unless it has a 20 ft access to a public street for safety reasons.

G. Slide 8 – Septic Maintenance program/ Backflow Program

This is regarding septic systems and Annual pump outs. There are other septic proposals such as having to put the septic as far back as possible.

H. Slide 9- Old Septic Permits: The homeowner would need to do a survey to prove they are meeting current standards.

A question was raised by Ms. Kennedy regarding whether this would impact homes that did substantial renovations, or just new homes.

City Administrator Wetmore discussed looking at condemnation / damage assessment to see if homes are unfit for habitation.

Mr. Anderson asked if this was only regarding ocean-front lots right now.

Mr. Barker asked if a current septic fails, would this new proposal create a hardship for owners.

I. Dr. Elko presentation regarding the Marsh Proposal

(see notes on dune management plan)

Dr. Elko reminded everyone of the past and the pros and cons of the dunes. The concern is with the private land where there is no seawall and no dunes. She reminded everyone of the erosion to regular dunes.

Dr. Elko discussed the goals of the management plan such as new seawalls of 8 ft & owners would need to plant vegetation. She reminded everyone that education is the key. She discussed the various types of walk-overs onto the beach and that Folly needs to ensure we have left room for recreational beach space.

Mr. Anderson wanted to know if a dune has ever been defined. Dr. Elko explained that it's beach quality sand and the design is a 10 ft tall dune with sloping sides.

J. Citizen Comments (3 minutes each)

Steve Brawl (East end of the beach)

Expressed appreciation for the re-nourishment efforts. Around him, only 3 houses have 20 ft access. Doesn't agree with 20 ft access for new construction.

Blane 1715 W. Ashley

Expressed appreciation for the re-nourishment effort. With the dune re-nourishment, she wants to be sure we aren't building more houses to affect her property again.

Warren Yeager 406 E. Cooper Asked about 12th Artic to 1st street at the washout. Mr. Pope will meet with him later to discuss this.

Paula Stubbelfield 1661 E. Ashley.

Expressed appreciation for the re-nourishment effort. Supports the septic tank changes. Requests that we consider a 40 ft dune management area. Also brought up accessory structures.

Matt 116 E. Ashley

Expressed appreciation for the re-nourishment effort. Has started a petition to support the changes and has 270 signatures so far. Requested a 40 ft dune management area on the east end. Expressed that new builders used decades-old septic permits and that all builders should have to use the same rules.

Notes:

Ms. Kennedy clarified that we're discussing the West End of the beach versus the East End.

Mr. Anderson asked a question about the groins. City Administrator Wetmore said we are putting in new dunes and planting vegetation.

3. Comments from the Commission: None

A. City Administrator Wetmore said we will discuss this again in October

4. Review on topics from above

Ms. Strauss had a clarifying question about the dune management area. Does anything discuss current septic in that area? Can we tie those together?

Mr. Pope responded that nothing was being proposed right now and we can look at adding that.

Ms. Strauss asked if we have an inventory of what septic is in the proposed area. Mr. Pope explained we would have to pull every permit on file. Ms. Strauss suggested we start helping DHEC manage this, but Dr. Elko explained that the majority are not in the dune area, but it might be worthwhile to inventory and survey how other communities deal with it.

Mr. Carter- Is the setback 20 ft back from the property line? These regulations would affect smaller homes if destroyed by a hurricane. Mr. Pope explained that only 76 houses are touched by this and this only affects you if you need to replace your home. City Administrator Wetmore said 10 lots could potentially become less than 15 ft. Only 3 currently have houses on them.

Mr. Strauss said he likes the 20 ft area, but what are the plans to not damage existing dunes? Mr. Pope says we will make exceptions as needed and we'll discuss this more in October. City Administrator Wetmore explained that there is a question about what types of landscaping in yards would be affected.

Mr. Strauss asked what the plan for seawalls and pockets in seawall would be? (gaps in armory) Mr. Pope explained we're not ready to recommend seawalls, so right now we're looking at dunes. There was considerable discussion regarding these seawalls.

Slide (4) New seawalls must match required elevation: No comments

Slide (4) For lots without a seawall, you currently take responsibility for it if you build. The commission commented that we need a legal decision on this. What number is being affected? City Administrator Wetmore explained that probably closer to 90% of lots already have a seawall. Most of the seawalls can't be seen and are under the sand. She explained more about seawalls. Mr. Pope agreed that we'll get a legal opinion on this.

(b) dune management area for new construction. No comments

(pg. 5) Amendment 151.60 No comments

(pg. 6) Details can be settled later. There was discussion regarding how the lots came about. Ms. Kennedy proposed that they lower the square footage to 400 and allow no roof.

Mr. Anderson asked if we will require owners to have liability insurance, and Mr. Pope said we do not require anyone to have liability insurance.

There was more discussion regarding this topic with the agreement being made to wait and discuss this further.

(slide 7) 20 ft of access & septic ordinances

Everyone discussed and agreed to move forward. Mr. Pope will give further details at a later date.

Mr. Pope discussed the dates of the next discussions and the meeting was adjourned.

