



# Folly Beach Planning Commission

## Minutes

**September 24, 2018**

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

1. Call to Order; Roll Call

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

2. Freedom of Information Statement

3. Citizen's comments: 1618 E. Ashley. Letter from owners was read out loud regarding the desire to build on their property. They tried to attend the public hearing, however hurricane Florence occurred.

Matt Napier from 1661 E. Ashley explained that All septic systems should follow SDCX rules and setbacks.

4. Dr. Elko: Presented the Marsh Management Plan

Discussed the Stakeholder Engagement Process. We have looked at your concerns about the Marsh. On July 9<sup>th</sup> we had an introduction. On August 14<sup>th</sup> we received more feedback. On September 24<sup>th</sup> we are reviewing the main concerns.

There are 4 areas we will review: (1) Upland (2) Regulatory (3) Marsh & River base (4) Education

**(1) Upland**

- a. Use of bulkheads on private lands
- b. Storm Water run-off/ pollution into the marsh
- c. Leaky septic systems
- d. Decreased protection due to sea rising (compared beach side vs marsh side)
- e. Scenic views
  - Exterior lights on Folly River
  - New park sites
  - Signage on the marsh
- f. Public Access (right now it's limited)
  - new kayak launches
- g. The Causeway

**(2) Regulatory**

- a. Lack of regulation / knowledge to manage the marsh
- b. Mixed Jurisdiction
- c. No map of the critical line

**(3) Marsh/ River Base**

- Private & commercial docks
- d. Marsh Response to sea level rise: Can the Marsh keep up?  
Also discussed Coastal Squeeze by development
- e. Planning Ahead for Marsh Restoration
  - Options like living shoreline (lots of research being done currently)
  - How will we fund future restoration?

**(4) Education**

- a. Public officials and staff about options
- b. City property owners
- c. What about my house?
  - education for children
  - Possible city website

Please take the survey when it comes out and give us your top 2 concerns so we can decide which are the most important topics to discuss.

**(5) Staff Comments: Aaron Pope**

Overlap between Dr. Elko's work and our regulations  
Refer to the slide numbers

We were supposed to meet Sept 10, but cancelled due to Florence  
We may talk about moratorium in October, or push it to November  
You are encouraged to attend the Marsh management meetings

**Slide 4:** land use proposal for the moratorium

**Slide 5:** 10 ft setback from the critical line. Discussed current regulations and proposed regulations

Question raised about whether we would include education on plants for homeowners.

We are not able to map the critical line as accurately on the marsh side as we did on the beach front. We can work on an estimate.

**Lights on the Marsh:** We realize lights shining on the marsh is a sensitive area. We will talk about possible outdoor fixtures that need to be shielded but somehow making the regulations stricter. This is referring to docks.

A suggestion was made to consider limited the timing on the lighting on the docks so that people can safely dock after dark but not leave them on all the time.

**Signs in the Marsh:** We are recommending that there be a time limit to the signs in the marsh and then have them removed.

**Seawalls:** Almost completely talking about the ocean-front seawalls and not the marsh. We recommend new bulkheads be set back 10 feet from the critical line.

**Living Shore-lines:** Natural method to deal with erosion. Standards are being worked on, but we are waiting until the state regulates this.

**Docks:**

- We recommend that we coordinate permits on new docks between us and Charleston County.
- We need to clear up our own ordinances
- We recognize commercial activity should be limited on private docks, but we want to develop our standards while not interfering with legal shell fishing.

**Slide 8:** For the entire Island, you must currently build 1 ft higher than the flood maps say to build. We are proposing 2 ft higher. We need to increase our regulations. 2 Ft is now becoming the standard; most cities are at 2 ft.

**Marsh Zoning regulations:** Any changes would be subject to a different round of public hearings.

**Bowen's Island:** Discussions are taking place about what zoning should be allowed. Also, we want to regulate development on all marsh islands

**Septic Tanks:** Discussion about septic tanks and back flow

**Questions and Answers:**

Slide 5: Why is the 20 ft setback being proposed when other cities' setbacks are larger?

Question 2: What are our priorities for how to protect the marsh? As a group, we're not educated enough to decide what's first, second, etc. We should do a workshop.

**6. Commission Comments**

The next meeting on this topic will be October 29<sup>th</sup> at 6 pm.

A request for an off-site meeting on the marsh/ beach to visualize the issues was brought up. The answer was that they would give them a list of plots to go look at, rather than going as a group. Also, don't go on any private properties.

**7. Adjournment**