

CITY OF FOLLY BEACH

Tim Goodwin, Mayor



Folly Beach, SC 29439
www.cityoffollybeach.com
843-588-2447

Chris Bizzell, Council Member
William Farley, Council Member
Billy Grooms, Council Member

Katherine Houghton, Council Member
Skip Fink, Council Member
D.J. Rich, Mayor Pro-Tem

City Council Work Session Meeting 6:30 PM
Tuesday, May 14, 2024

City Hall
21 Center Street
2nd Floor Council Chambers
Folly Beach, SC 29439

1. Work Session Items

- a. Review of Short-Term Waitlist Criteria and Process-Aaron Pope.
- b. Planning Commission Recommendations- Jenna Stephens.
 - **ORDINANCE 007-24:** An Ordinance Amending the Standards of Chapter 166.01 (Tree Protection) Of the Folly Beach Zoning and Development Ordinance by Amending § 166.01- 03(C)(2) To Allow Removal of Protected Trees in Certain Circumstances in The Residential Two-Family Zoning District.
 - **ORDINANCE 008-24:** An Ordinance Amending the Standards of Chapter 161.01 (Rules of Interpretation) Of the Folly Beach Zoning and Development Ordinance by Amending § 161.01-02 To Add “Pervious Materials” To the Definitions and To Include Industry-Standard Specifications for Pervious Materials.
 - **ORDINANCE 009-24:** An Ordinance Amending the Standards of Chapter 161.02 Of the Folly Beach Zoning and Development Ordinance (Definitions) To Remove Gravel from The Definition of Impervious Surfaces and Amending Chapter 166 (Single- And Two-Family Design Standards) By Amending § 166.05-03(C)(4) To Remove Gravel from The List of Impervious Materials.
 - **ORDINANCE 010-24:** An Ordinance Amending the Standards of Chapter 166 Of the Folly Beach Zoning and Development Ordinance (Development Standards) By

Amending § 166.06-11(D) (Driveways) To Require All At-Grade Improvements Such as Walkways and Pool Decking on A Lot to Be Pervious, And to Add Commercial Zoning Districts to The Requirement That Driveways Be Constructed of Pervious Materials.

- **ORDINANCE 011-24:** An Ordinance Amending the Standards of Chapter 168 Of the Folly Beach Zoning and Development Ordinance (Nonconformities) By Amending § 168.04-01(B) To Define Single Ownership.
- **ORDINANCE 012-24:** An Ordinance Amending the Standards of Chapter 164 Of the Folly Beach Zoning and Development Ordinance (Use Standards) By Amending Table 164.01 (Table of Allowed Uses) To Include the Marsh Island Residential Zoning District and Its Allowable Uses In The Table.
- **ORDINANCE 013-24:** An Ordinance Amending Table 163.01 To Add the Center Street Overlay and Marsh Island Residential Districts to The Table of Base and Overlay Districts.
- **ORDINANCE 014-24:** An Ordinance Amending the Standards of Chapter 162 Of the Folly Beach Zoning and Development Ordinance (Administration) To Amend § 162.03-04(H) To Set the Deadline to Appeal a Decision of The Board of Zoning Appeals To 30 Days After a Decision Is Mailed.

PUBLIC NOTICE

ALL MEDIA WERE NOTIFIED PURSUANT TO STATE LAW

City Council will not vote on matters discussed during Work Sessions or Executive Sessions.

However, matters discussed may be voted on during the evening City Council meeting. In keeping with the Americans with Disabilities Act, persons needing assistance, alternative formats, ASL interpretation, or other accommodation, please contact the Municipal Clerk at 843- 513-1833 during regular business hours at least 24 hours prior to the meeting. Hearing devices are available upon request for those with hearing difficulties.

The City of Folly Beach, in an effort to go green, will no longer have the Ordinances and Resolutions included in the agenda. Citizens interested in having a copy, please see the Municipal Clerk.



City of Folly Beach

Date: May 14th, 2024

Re: Waitlist Review

Mayor and Council,

The business license final due date (after grace period) is May 14th. The final rental registration due date is June 14th (extended from June 1 due to link availability). Staff proposes activating the ISTR waitlist on August 1. This will give the STR staff time to process all submitted applications and announce the number (if any) of licenses available.

The proposed schedule is:

- August 1-August 31: Waitlist Phase 1 open for registration. No late submittals allowed.
- September 1: Phase 1 Waitlist published to website. Waitlist Phase 2 opened for registration.
- Winter 2024 and ongoing: Licenses awarded to Phase 1 applicants until all applicants in Phase 1 have been offered a license. After all Phase 1 applicants have had a chance to accept a license, Phase 2 applicants will be offered a license.

Requirements for Phase 1:

- Must have been the owner of record on 2/7/23. If owned by LLC/trust/spouse must provided documentation.
- Must provide date of property acquisition and deed number.
- All licenses awarded in order of property acquisition (from earliest to latest).
- All owners of record eligible to apply, but only 1 license awarded from waitlist.

Requirements for Phase 2:

- Must be the owner of record on the day application is made. If owned by LLC/trust/spouse must provided documentation.
- Licenses awarded on a first come, first serve bases.
- All owners eligible to apply, but only 1 license awarded from waitlist.

Waitlist Process:

- Waitlist will be made public on website.
- All applications must be submitted online.
- Owner must apply for license within 60 days of being notified.

Loss of waitlist status:

- If convicted of renting any property without a license, waitlist status will be revoked.
- Waitlist status lost upon sale of property.
- Waitlist status lost upon failure to apply within 60 days of being notified.

Aaron Pope, AICP
City Administrator



City of Folly Beach

Date: May 06, 2024
Re: Ordinance 007-24

Mayor and Council,

Ordinance 007-24 proposes to amend § 166.01-03(C)(2) to allow protected trees to be removed in Residential Two Family (RTF) districts in the footprint of a home, the same as is currently allowed in Residential Single Family (RSF). The Planning Commission held the required public hearing for this ordinance on May 06, 2024. No one from the public spoke at the meeting and there were no comments submitted by email. The commission voted to *not* recommend approval of this ordinance to council. The commission would like to reevaluate the tree ordinance as a whole at a future Planning Commission meeting.

Jenna Stephens
Zoning Administrator



City of Folly Beach

Date: May 06, 2024
Re: Ordinance 008-24

Mayor and Council,

Ordinance 008-24 proposes to amend § 161.01-02 to define “pervious materials.” The Planning Commission held the required public hearing for this ordinance on May 06, 2024. No one from the public spoke at the meeting and there were no comments submitted by email. The commission voted five to one to recommend this ordinance to council for adoption.

Jenna Stephens
Zoning Administrator



City of Folly Beach

Date: May 06, 2024
Re: Ordinance 009-24

Mayor and Council,

Ordinance 009-24 proposes to amend § 166.05-03(C)(4) to remove gravel from the definition of “impervious materials.” The Planning Commission held the required public hearing for this ordinance on May 06, 2024. No one from the public spoke at the meeting and there were no comments submitted by email. The commission voted five to one to recommend this ordinance to council for adoption.

Jenna Stephens
Zoning Administrator



City of Folly Beach

Date: May 06, 2024
Re: Ordinance 010-24

Mayor and Council,

Ordinance 010-24 proposes to amend § 166.06-11(D) to require commercial driveways to be pervious and to require at grade improvements such as sidewalks and pool decking to be pervious. The Planning Commission held the required public hearing for this ordinance on May 06, 2024. No one from the public spoke at the meeting and there were no comments submitted by email. The commission voted unanimously to recommend this ordinance to council for adoption.

Jenna Stephens
Zoning Administrator



City of Folly Beach

Date: May 06, 2024
Re: Ordinance 011-24

Mayor and Council,

Ordinance 011-24 proposes to amend § 168.04-01(B) to define “single ownership” for the purposes of the merger ordinance. The Planning Commission held the required public hearing for this ordinance on May 06, 2024. No one from the public spoke at the meeting and there were no comments submitted by email. The commission amended the ordinance to include the following changes:

- add “trusts” to the list of equitable owners, and
- change “one or both” to “one or more” when referring to merged lots.

The commission voted unanimously to recommend this ordinance *as amended* to council for adoption.

Jenna Stephens
Zoning Administrator



City of Folly Beach

Date: May 06, 2024
Re: Ordinance 012-24

Mayor and Council,

Ordinance 012-24 proposes to amend Table 164.01 to include Marsh Island Residential (MIR) Zoning District and its allowable uses in the table. The Planning Commission held the required public hearing for this ordinance on May 06, 2024. No one from the public spoke at the meeting and there were no comments submitted by email. The commission voted unanimously to recommend this ordinance to council for adoption.

Jenna Stephens
Zoning Administrator



City of Folly Beach

Date: May 06, 2024
Re: Ordinance 013-24

Mayor and Council,

Ordinance 013-24 proposes to amend Table 163.01 to add the Center Street Overlay and Marsh Island Residential districts to the Table of Base and Overlay Districts. The Planning Commission held the required public hearing for this ordinance on May 06, 2024. No one from the public spoke at the meeting and there were no comments submitted by email. The commission voted unanimously to recommend this ordinance to council for adoption.

Jenna Stephens
Zoning Administrator



City of Folly Beach

Date: May 06, 2024
Re: Ordinance 014-24

Mayor and Council,

Ordinance 014-24 proposes to amend § 162.03-04(H) to set the deadline to appeal a decision of the Board of Zoning Appeals to match state law. The Planning Commission held the required public hearing for this ordinance on May 06, 2024. No one from the public spoke at the meeting and there were no comments submitted by email. The commission amended the proposed ordinance to add the word “within” so that the ordinance reads “within 30 days after the decision of the BZA is mailed.” The commission voted unanimously to recommend this ordinance *as amended* to council for adoption.

Jenna Stephens
Zoning Administrator