



Folly Beach Planning Commission

Regular Meeting Minutes

March 1st, 2021

7:00 PM REGULAR MEETING

Commission Members: Greg Anderson; Randy Carter; Kirk Grant; LaJuan Kennedy; John Merritt; Michael Norton; Laura Pace; Kate Pratt; Paula Stubblefield

7:00 PM REGULAR MEETING

1: Call to Order; Roll Call

Commission Present: Vice Chair Carter, Norton, Stubblefield, Merritt (virtual), Pratt (virtual), Grant (virtual), Anderson (virtual)

Commission Absent: Kennedy, Pace

Staff Present: City Administrator Pope, Faith

2: Freedom of Information Statement

Mr. Carter stated the meeting was in compliance with the Freedom of Information Act.

3: Approval of Previous Minutes

Ms. Stubblefield made a motion to approve the last meeting's minutes. Mr. Norton seconded it. There was no discussion and the minutes were approved unanimously.

4: Personal Appearances

None.

5: Citizen Comments

None.

6: Unfinished Business

None.

7: New Business

a. Shipping Containers Wording

Ms. Faith explained that the topic of regulating shipping containers was going to Council as a work session on 3/10. It might come back to Planning Commission in May but wanted to put it back on your radar. These recommendations were from a committee in 2018/2019-time frame and was put on hold because of Covid. The board wanted to clarify and call to the importance of what "tied down" means and how it would prevent

floatation and the minimum fays the shipping container would need to be present for these regulations to apply.

b. Comprehensive Plan Update

a. Priority Investment Element

Ms. Faith presented the 5 Year Update for the Priority Investment Element. This update incorporated the Strategic Plan from Council that outlines their legislative priorities for the fiscal year. It included updates on collaboration between jurisdictions under Community Planning, cataloging of grants utilized by the City and increased spending on capital projects such as water mains and repairs to critical facilities.

b. Resilience Element

Ms. Faith then summarized the resilience element full draft. This element was based off of Charleston County resilience element. She read through existing long-term plans and cataloging hazard impacts to the community. She also discussed what other systems such as transportation, energy and health, are impacted by hazards and are thus a resilience issue. Some of the long term plans developed by the City have not been able to be fully implemented due to Covid.

c. Entire Comprehensive Plan Draft Narrative

All elements are drafted and need to be approved. All elements previously presented before Planning Commission have been voted on individually and the same was done for the Priority Investment and Resilience Elements. Mr. Anderson made a motion to approve both the priority investment and resilience elements. Mr. Norton seconded. There was no discussion and all Commission members voted for approval. Mr. Anderson then made a motion to approve the entire draft narrative of the comprehensive plan. Mr. Norton seconded it. There was no discussion and all Commission members voted for approval.

d. Next Steps – Survey, Goals and Needs Assessment

Folly Beach will use this Resilience element and the rest of the Comprehensive Plan to identify what needs and goals the City wants to address through Long Term planning. A survey will be sent out for public comment on the Comprehensive Plan Update. These responses will inform the discussion on the Goals and Needs assessment during the April meeting. Once a draft is approved, it will be presented to Council. Council will then remand it to Planning Commission for a formal public hearing and then two readings in Council to approve it. The Comprehensive Plan Update for 2020 should be finalized around June 2021.

8: Staff Comments

- a. Marsh Sign Letters – Ms. Faith gave the Planning Commission an update on the nonconforming signs at Bowen’s Island Rd and Folly Rd. We have heard from Charleston Outdoor Adventures on relocating their signs. Island Boat Charters has removed their sign from the marsh. The City has not heard from Mr. Barber on behalf of Bowen’s Island Restaurant. City Council agreed that the Restaurant could relocate their sign as it is a City landmark and has historical significance. Charleston Outdoor Adventures needs to reach an agreement with the Restaurant. The City will support an encroachment permit to the County for relocation of these signs out of the marsh.
- b. Max Height Requirements - Ms. Faith briefed Planning Commission on the work sessions at City Council last month. There was a decrease in the BFEs on new flood maps and currently max height is tied to BFE. This discourages drive under parking and

elevation of homes without sacrificing heated square footage. This is a choice that homeowners should not have to make. Specifics will be coming to PC in April.

9: Commission Comments

None.

10: Adjournment

Meeting was adjourned at 7:46pm.