



Folly Beach Planning Commission

Regular Meeting Minutes

May 3, 2021

7:00 PM REGULAR MEETING

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

7:00 PM REGULAR MEETING

1: Call to Order; Roll Call

The meeting was called to order at 7:00pm.

Present Members: Kirk Grant; LaJuan Kennedy; Ryan Buck; Michael Norton; Laura Pace; Paula Stubblefield; Randy Carter

Absent Members: Greg Anderson; Kate Pratt

Others: Katie Faith

2: Freedom of Information Statement

3: Approval of Previous Minutes – April 5, 2021 and April 12, 2021

The minutes were inadvertently not sent out to the Board for review. They will be put on the next month's agenda for approval.

4. Personal Appearances

Councilman DJ Rich was present to introduce Mr. Ryan Buck as his new planning commission appointee.

Councilman Adam Barker was also tuning in from home virtually.

5. Citizen Comments - None

6. Unfinished Business

Ms. LaJuan Kennedy asked for an update on the nonconforming marsh signs. Staff informed her that an on-site meeting was conducted with the owner of Bowen's Island Restaurant to confirm the new location of the sign. It will be out of the right of way on city property. A resolution and MOU is going before Council on May 11 to sign.

7. New Business

1) Final Plat: Subdivision of TMS #328-10-00-141 into Lots 7, 8, & 9

- a. This item was removed from the agenda due to lack of staff information at the time of the meeting. It will be added to June's agenda.

2) Comprehensive Plan Update

- a. Section 2: Public Input

- i. Staff went over the public input from the survey. *See the attached memo below.* During discussion, Planning Commissioners mentioned various implementation strategies and new goals to be added to the plan based on issues brought up by citizens in the categories of Protecting Natural Resources, Protecting Community Character and Enhancing Natural Resources.

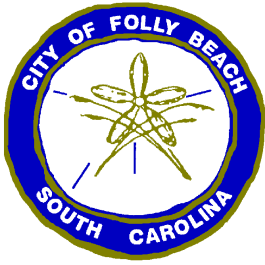
- b. Section 3: Needs, Goals, and Implementation Strategies

- i. There was an open discussion on updating and creating new and existing goals for the Comp Plan Update pertaining to Protecting Natural Resources, Protecting Community Character and Enhancing Natural Resources. The topics of conversation included historic preservation and an area character appraisal being done by a local college, parking and traffic (ranging from paid parking, availability and safety), ped paths and island connectivity, use of the commercial district and accessory uses, short term rentals, beach erosion and use of erosion control devices, living shorelines, and increasing communication to nonresidents and residents about the rules and resources available to them. The next meeting will have an updated Section 3 of the Comp Plan to reflect the proposed goals and changes.

8. Staff Comments – None.

9: Commission Comments – Agenda items were requested to be added to the June agenda: analysis of dogs on the beach (off-leash and in violation of ordinance) and assessment of parking requirements in relation to accessory uses. The Planning Commission also requested a noise complaint report from Short Term Rentals. Staff will send this out before the next meeting.

10: Adjournment – Mr. Grant moved for adjournment and the meeting ended at 8:45pm.



City of Folly Beach

To: Planning Commission

From: Katie Faith

Date: 04/05/21

Re: Section 2 Public Input and Survey Results and Section 3 Needs and Goals Assessment of Comp Plan Update

Members of the Board:

The City of Folly Beach distributed a survey about the Comprehensive Plan Update to address the needs and goals of the comprehensive plan and gauge community interest and understanding of the plan and progress made in the past five years. This is intended to guide the discussion and development of new and existing needs and goals for the City's Five-Year Update for the Comprehensive Plan. A progress report for the needs and goals is attached. Some main takeaways for the survey are below.

- Most respondents had read the 2015 Comprehensive Plan. Of those that did not, the reasoning was because they did not know where to find it or that it even existed. This could lead to skewed responses below as they may not understand how much work and progress has been made in the Comprehensive Plan's Needs and Goals. This data also points to a need to adequately advertise the Plan Update so that citizens can locate it. This could be done by making the website location clearer, posting links of Facebook, or writing articles in the Sandspur. The City should also focus more on tying ongoing work and achievements back to the plan. This could be through a running summary/regular update of the website, highlighting connections when projects/ordinances are presented to Council, or scheduling regular public updates to the Planning Commission or at Town Halls.
- The area that the City should focus its resources over the next 5 years is protecting natural resources. There was a clear option for this over the other focus areas. The City can succeed in this by reviewing other long term plans (Sea Level, Dune Management, Marsh Management, Beach Management) and implementing the action items found in those plans.
- A majority of respondents said that the City has not made progress is protecting community character. Some acknowledgements of making progress towards this goal were improvements to parks, improving traffic control and parking and increasing family friendly activities. The City also passed a prohibition on formula businesses. There was a consensus that the City has made progress in protecting natural resources by specifically calling out beach renourishment efforts, the plastic bag and smoking bans, and the various long-term plans completed in recent years.

- Likewise, there is a consensus on achievements in enhancing public services with some efforts including tree trimming, more public safety presence, improved city services and technologies.
- The most important goal for Protecting Community Character is *“Regulate business activities that may affect the livability of both commercial and residential areas and increase efforts to identify rentals operating outside of current requirements.”* The primary threat to community character in the minds of respondents seems to be short term rental growth. The City has not reexamined short term rental regulations since 2018. It may be time to review options such as limiting the max number of rentals, regulating the length of stay, or geographic limits.
- The most important goal for Protecting Natural Resources is *“Eliminate existing encroachments on sensitive water fronts, marshes, wetlands, and riparian areas while encouraging environmentally sensitive development to protect the environments that define the beauty of Folly Beach.”* Based on this feedback, the City should do an inventory of encroachments, hard structures, and developed parcel along the marshfront which is a goal outlined in the Marshfront Management Plan (MMP). The City should also look at zoning and planning strategies such as a new marsh island residential zoning district which is also suggested in the MMP.
- The most important goal for Enhancing Public Services is *“Traffic volumes on the island are increasing and creating dangerous situations for cyclists and pedestrians. The City should explore alternate transportation avenues such as ped paths, public transportation, sidewalks and increasing visibility at intersections.”* Based on this feedback, the City should plan to continue investment in pedestrian paths and look at any changes that can be made to existing streets and traffic patterns. This matches the 2021 Strategic Plan goal set by Council to fund a traffic study to evaluate changes to East Arctic Avenue.
- Finally, some missing goals identified by respondents include education and communication of rules to nonresidents, limiting of short-term rentals, livability issues, cross communication between long term plans, flooding and stormwater regulations, and city staff retention and growth.

Thanks

Katie Faith