



Folly Beach Planning Commission

Regular Meeting Minutes

July 12, 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

Present: Greg Anderson (arrived late); Kirk Grant (arrived late); LaJuan Kennedy; Ryan Buck; Michael Norton; Laura Pace; Paula Stubblefield; Randy Carter

Absent: Kate Pratt

Staff: Eric Lutz and Katie Gerling

2: Freedom of Information Statement

3: Approval of Previous Minutes – June 7, 2021

Motion for approval made by Mr. Carter and seconded by Mr. Norton. No discussion and minutes were passed unanimously.

4. Personal Appearances - none

5. Citizen Comments - none

6. Unfinished Business - none

7. New Business

a) **Ordinance 22-21:** An Ordinance Amending Chapter 164 (Use Standards)

Section 164.04-02 (General Development and Operational Standards for

Accessory Structures), Section 164.05-06 (Specific Regulations for Certain

Temporary Uses and Structures); and Chapter 166 (Development Standards)

Sections 166.05-03 (Single and Two Family Design Standards), 166.05-04

(Multi-Family Design Standards), and 166.05-05 (Commercial Design Standards)

by Regulating Shipping Container for Residential and Commercial Uses in a Safe and Aesthetically Pleasing Manner.

- Mr. Carter made a motion for discussion and Mr. Anderson approved. Randy started off discussion with comments on anchoring requirements per engineer standards and how that was a hardship for homeowners having the POD there for short periods of time. If asked if there was a grace period for this and what was the similar regulations for dumpsters on the island during a storm? Mr. Lutz answered that contractors are required to remove dumpsters when a storm is approaching. Enforcement is permit based.

- Mr. Stubblefield made a motion to remove exterior hardware/handles of shipping containers. Ms. Pace seconded it. Discussion centered around how you would lock it, that it is best for it to look like the side of a building and not a shipping container and opening side should face away from the right of way. The motion was amended by Paula to have 164.04-02 (H) have the same wording as Sec. 166.05-03(7) and Sec 166.05-04 (H) to include the wording "...shall be **finished in a manner typical of residential structures...**". All members voted in favor of this amendment.

- Mr. Carter made a motion for an amendment to 164.05-06(4) to read "...used for storage **longer than 7 days** ~~between May 1st and December 1st~~ shall be anchored..." Paula seconded the motion. Mr. Buck stated that PODs can withstand 110 mph winds but only when fully loaded/packed. All members voted in favor of the amendment and it passed.

- Mr. Grant made a motion to amend Sec 166.05-05 to strike number (3) thus allowing lettering on storage container the Design Review Board would still manage the commercial design standards. Mr. Anderson seconded. There was no discussion and all members voted in favor of the amendment.

-A vote was called to recommend to Council the entire Ord 22-21 with the approved amendments. All members voted to recommend to council with amendments.

b) Ordinance 23-21: An Ordinance Amending Chapter 164 (Use Standards)

Section 164.03-03 (Commercial Use) to Require Restroom and Trash

Receptacles for Commercial Parking Lots.

- Mr. Carter made a motion for discussion and Mr. Anderson seconded. Randy started discussion asking if the City violated its own ordinance citing Sec 164.03-03 (B) Commercial parking where exchange of compensation for parking is prohibited in any residential district of the city. Staff responded and said that this ordinance section does not apply to City functions but would verify. Note: Staff researched this and the street ROWs are not zoned so this provision of the ordinance does not apply to the parking at the Washout.

- Randy then made the comment that the Ordinance 23-21 should go further and require bathrooms at all beach access parking lots. Mr. Lutz stated that this would not be feasible from a staff point as we own all the beach accesses and just contract out some of the parking services there. There would be many neighbor complaints and flood code make this difficult. Mr. Carter made a motion that all paid parking lots, even beach accesses should require restrooms. There was no second and motion fails.

- Paula then made a motion to amend 164.03-03 (4) to require 1 recycling bin in addition to the garbage. Mr. Lutz said that recycling has to dump with trash on peak season as there is too much cross contamination and we get calls every time this happens. Paula withdrew her amendment.

- Ms. Pace then inquired about fencing outlined in (5) and Mr. Lutz have background on what Public Safety needs to enforce ROW encroachments and that a fence delineation would help. Ms. Pace wanted to know what type of fencing would be allowed to keep aesthetics nice. Mr. Grant asked why shrubs couldn't be allowed in lieu of fencing and greenery is more appealing than fencing. Kirk made a motion to **amend Section 164.03-03 (B) (5) to allow fencing or dense shrubbery in accordance with the Landscape Standards (sec 166.02) as an allowable form of demarcation of property lines for commercial parking lots.** Mr. Carter seconded the motion. No further discussion and all members voted yes and the amendment passes.

-The vote was then called to recommend the ordinance with the amendment to Council. All members voted affirmative and the ordinance is recommended to Council.

c) **Ordinance 24-21: An Ordinance Amending Chapter 164 (Use Standards)**

Section 164.03-03 (Commercial Uses) to Require a Restroom and Trash

Receptacles for Lots with Outdoor Retailers.

- Staff recapped this ordinance and stated what lots were impacted. Very similar to 23-21, but no fence requirement. Mr. Grant made a motion for approval and Mr. Norton seconded. Discussion started with Mr. Carter asking about impacts to festivals. This would not impact as there as special ordinances and approvals needed for those events.

-Paula asked if there should be more than one restroom if there is more than one vendor because the food trucks at busy season, they get a lot of business. Paula made a motion to amend Section 164.03-03 (G)(8) to read "...at least one restroom facility. **If the property has more than 2 vendors, there should be at least 2 restroom facilities.**" Laura seconded. Mr. Grant asked what if the lot is very small, how will you accommodate these bathrooms? The number of vendors is limited based on lot size. You can have up to 4 outdoor retailers on a standard 10,500 sf lot. This ordinance just applies to those outdoor retailers that applies to food and beverage sales. Mr. Anderson then recapped a ROW encroachment issue that he experienced. All members except Mr. Grant voted affirmative. The motion passes and the amendment was approved.

- A vote was called for Ord 24-21 with the amendment. All members voted in favor and the ordinance was recommended to Council.

8. Staff Comments

- Staff provided Project Updates on the following: Marsh Signs (waiting on survey work from Mr. Barber to go before Council for an encroachment), Arctic Ave Study (this has been incorporated into Council's strategic plan and funding was approved in the FY 22 budget), 2nd East Ped Path (this is a combined project with water main replacement and drainage infrastructure).

9: Commission Comments

- Mr. Grant asked what Bert's was up to and Staff said they would investigate.

10: Adjournment

- Mr. Grant motioned for adjournment, Mr. Buck seconded and the meeting ended at 8:07 pm.