



# CITY OF FOLLY BEACH

1<sup>st</sup> Reading: February 8<sup>th</sup>, 2022  
2<sup>nd</sup> Reading: February 15<sup>th</sup>, 2022

Introduced by: Mayor Tim Goodwin  
Date: February 8<sup>th</sup>, 2022

## ORDINANCE 005-22

### AN ORDINANCE TO IMPOSE A NINETY DAY MORATORIUM ON THE ISSUANCE OF PERMITS FOR NEW CONSTRUCTION OF COMMERCIAL OR RESIDENTIAL STRUCTURES IN THE ISLAND COMMERCIAL AND DOWNTOWN COMMERCIAL DISTRICTS.

- WHEREAS,** The City's primary long term planning document, the *2015 Comprehensive Plan*, recognizes that Center Street is developed at a smaller scale than the remainder of the Downtown Commercial District and acknowledges that this small scale development is key to the City's village atmosphere; and
- WHEREAS,** Revisions to the City's parking ordinances have highlighted the need for separating the Center Street area from the rest of the District; and
- WHEREAS,** The majority of the new construction in both the Island and Downtown Commercial district has been for residential use with no commercial components; and
- WHEREAS,** The scale of residential development, built to the current maximum zoning allowances, has resulted in construction that does not match existing development patterns; and
- WHEREAS,** Redrawing the boundaries between the commercial districts will allow each district to be refined so that the allowable uses and zoning dimensional standards reflect the different conditions; and
- WHEREAS,** Such realignment will take several months and involve multiple public hearings; and
- WHEREAS,** The City desires to pause the development of new structures in the district in order to apply the new zoning regulations to control future development; and
- WHEREAS,** The City placed a moratorium on new construction in this district for 90 days which began on 11/16/22 expires on 2/16/22 and more time is needed.

### NOW BE IT THEREFORE ORDAINED

1. The City of Folly Beach imposes a moratorium, to be effective immediately upon ratification of this Ordinance, on the construction of new commercial or residential structures in the Island Commercial and Downtown Commercial Districts:

- a) Subject to Section (b) hereof, no application shall be approved for a permit to construct a new structure within these districts.
  - b) Excepted from the provisions of Section 1 (a) are each of the following:
    - i. Projects for which a building permit application has been approved prior to 11/16/21.
    - ii. Projects for which a complete application for review has been submitted to the Design Review Board prior to 11/16/21, the approval of which will authorize the owner to apply for a building permit.
2. The Zoning Administrator and/or the Planning Commission will propose to the City Council on or prior to May 16<sup>th</sup>, 2022 the text of ordinances required to implement any and all amendments to the land use regulations resulting from the study of the issues at hand.
  3. This ordinance shall take effect immediately upon adoption and shall expire automatically on May 16<sup>th</sup>, 2022 unless earlier repealed.

**RATIFIED** this 8<sup>th</sup> day February 2022 at Folly Beach, South Carolina, in City Council duly assigned.

ATTEST:



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Municipal Clerk



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Tim Goodwin, Mayor