



# Folly Beach Planning Commission Joint Work Session/ Regular Meeting Minutes

**December 6<sup>th</sup>, 2021**

6:00 PM JOINT WORK SESSION WITH COUNCIL

7:00 PM REGULAR MEETING

---

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

## **6:00 PM JOINT WORK SESSION WITH COUNCIL**

### 1. Commercial District Rezoning

A joint work session was held with Planning Commission on December 6<sup>th</sup> to workshop the IC and DC zoning district ordinances. Staff briefed everyone on what the proposed changes are and why these changes were being introduced. Members of Council and Planning Commission expressed concern about the issues that were trying to be solved (massing of buildings, use of Center St, density, and short term rentals, flooding, and parking). The discussion brought into focus potential areas for amendment and further study. Staff will consider alternative options for review. No changes were proposed specifically to the Ordinances, but short term rental recommendations were requested by a member of the Planning Commission before making decisions on these ordinances.

Bowens Island rezoning was also discussed as they are currently Island Commercial and are affected by these Ordinance changes. The mayor and staff met with members of Bowens Island and are exploring options to rezone a majority of the island to residential with duplexes as an allowable use.

## **7:00 PM REGULAR MEETING**

1: Call to Order; Roll Call

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

Absent: Greg Anderson; Kate Pratt

2: Freedom of Information Statement

3: Approval of Previous Minutes – November 1, 2021

Randy made a motion to approve the minutes. Laura seconded. No discussion was had and all voted unanimously to approve.

4. Personal Appearances - none

5. Citizen Comments

Two public comments were made during the regular Planning Commission meeting. First was Richard Parker (1029 W Ashley) concerning the 9 Room Inn and Grocery he wishes to construct at 206 W Arctic. He expressed concern with the 10' setback being proposed in the Island Commercial District and how much it would limit construction. Second was Lisa Herbert (114 E Ashley) concerning construction of a duplex for her family that would not be allowed under the proposed use standards for commercial districts.

6. Unfinished Business

7: New Business

- Ordinance 039-21: AN ORDINANCE AMENDING CHAPTER 161 (DEFINITIONS) SECTION 161.02 (DEFINITIONS) AND CHAPTER 166 (DEVELOPMENT STANDARDS) SECTION 166.05-03 (SINGLE- AND TWO-FAMILY DESIGN STANDARDS) LIMITING THE NUMBER OF INTERIOR KITCHENS TO ONE PER DWELLING UNIT.

Staff started by informing Planning Commission why the Ordinance was before them – staff needs language to point to for new construction projects that toe the line of violation for duplexes and to help for short term rentals that violate their business license. The Commission member had questions about cooking unit definitions and how code enforcement would be affected. Many houses would be made nonconforming. Mr. Grant motioned to table the matter for staff to do research on how other municipalities regulate the same issue. Mr. Buck seconded. Staff will come back with more information at a later meeting.

8: Staff Comments – None.

9: Commission Comments – None.

10: Adjournment 7:34pm