



CITY OF FOLLY BEACH

To: Toni Connor-Rooks
From: Aaron Pope
Date: 4/10/08
RE: Monthly Report

Monthly Staff Report

For the purposes of this report I've broken my workload into the separate departmental areas in which I work. Rather than give a daily log of specific tasks, I've listed the projects that I have worked on.

Zoning

Treasure Island: This project has created a lot of controversy since it was approved and started construction. A few of the things that have come up recently are: the flags (currently it is not illegal to have the flags of government bodies on display, thus the US and SC flags are legal), the sign (it was approved by the DRB and is not internally illuminated), the parking lot lights (the SCEG installation crew used our ordinance when those lights were put in. We are working on obtaining written verification that they are angled correctly).

The PRC sign coming onto the island has generated an *extremely high* amount of complaints as it is in direct conflict with our sign Ordinance. This office was not aware that the sign was going to be installed until the day it went in. In order to make everything on the up and up, it is my recommendation that the City obtain a variance for the sign, or that Council legislatively approve it as it is currently illegal.

A survey of the right of way from 3rd Street West to the Coast Guard Station along Arctic and Ashley Avenues is about to begin. This survey will provide a definitive demarcation of the City's right of way as well as all existing encroachments. As this survey proceeds we will Finally begin to clean that right of way. The Building department has identified several situations that we know will eventually reach Council. Some encroachments such as walls and vegetation have obviously been in place for many, many years. If we apply the law strictly and across the board, we are going to run into some problems which will invariably end up you guys' laps.

Administration

The City has completed and submitted the information for the Census Update Project. This involved listing all the new addresses in the City since the last City as well as the annexations and boundary changes.

The City continues to participate in the Shoreline Change Advisory Committee which is working on recommendations to the State for modifications/updates to the SC Beachfront Management Act. Draft proposals have been made on a variety of issues including Baseline Movement guidelines, land purchasing, etc. I have this information in my office if any of you are interested.

Design Review Board

Commercial building activity has been limited in the first quarter of this year. The DRB has approved several minor projects including Woody's, and addition to the Catholic Rectory, and a balcony at 16 Center Street.

The only major approval was the final approval of the Toll Booth Projects.

We are currently working on a comprehensive review of all the approvals by the Board to make sure that what was built matches what was approved. The ice vending station on Center Street was given a CO without full compliance.

Also, the Board has expressed interest in changes to the Ordinance to allow for a more strict review of changes to buildings that were in place before the DRB came into existence. There have been several paint changes that the Board is opposed to.

Planning Commission

The City has received the next Draft of the new Zoning Ordinance. This draft is available for Council to pick up if they are interested.

The Planning Commission has commenced, and is close to concluding, a review of this draft. The purpose of this review is to confirm requested changes to the document, further refine the PC's intended changes, and to identify those areas that the PC wishes to focus on during the public hearing and adoption phase.

The changes basically involve two kinds of edits: minor changes to the language, and major additions/conceptual ideas.

The minor changes are too numerous to list.

The major changes can be grouped as follows:

Bookmarks: These are sections of code that the Planning Commission would like to develop, *at a*

later date, to be put into the Zoning Ordinance after its adoption. They include historic development guidelines, green building incentives, a recreation overlay, affordable housing incentives, detailed guidelines for traffic and impact studies, and regulations for the river.

Areas for Further Consideration: These conceptual discussions have still not been resolved by the Planning Commission and are intended to be settled as part of the adoption process with feedback from Council, the consultants, and the public. They include house size, scope of Planned Development Districts, the fate of multifamily housing, the Folly Road Overlay, vacation rentals, the Conservation District regulations, and beneficial use determinations, and the regulation of individual wind/solar operations in the single family district.

Currently the Planning Commission is on track to finish their second review by the last week of April. Clarion will be coming to Folly the second week in May. The purpose of this visit is to work with the PC on those **Areas for Further Consideration** that have been and will be indentified. Once the PC comes to a final consensus on these concepts, the draft will be ready for Council to begin the Public Hearing Phase.