

# Daufuskie Island Plan and Code Committee

## Meeting Minutes

May 20, 2022

### Members Present

Leanne Coulter  
Cathie Moore  
Jodee Brunning  
Sonny Timmerman  
John Schartner  
Martha Tarrant

1. Meeting Called to Order: The meeting was called to order at 3:08 pm.
2. Adoption of the meeting notes from the May 10<sup>th</sup> meeting: The meeting minutes of the May 10, 2022 meeting were unanimously approved on a motion by Cathie Moore, seconded by Jodee Brunning.
3. Recommendation from DI Council to request a stay in enforcement to the Beaufort County administration regarding the County's STR ordinance: Leanne distributed a draft copy of a suggested letter for this committee's review and recommendation to the Daufuskie Island Council. (See Exhibit A) The committee recommended two revisions to the letter:
  - a. Add a sentence at the end of the second paragraph stating "This topic is the first priority of the Daufuskie Island Council.
  - b. On the second line of the fourth paragraph after the word "enforcement", add the following phrase: "of the Beaufort County Short Term Rental Ordinance for Daufuskie Island".

A motion was made by Sonny Timmerman, seconded by Martha Tarrant for this committee to recommend to the Daufuskie Island Council that this letter as edited be sent from the Daufuskie Island Council to the Beaufort County Administration. The motion passed by a 5-1 majority.

4. Baseline of current housing stock – mapping using GIS: Leanne Coulter has collected information from a variety of people on the island to begin to develop a baseline of current housing stock in the historic district that are currently used as short term rental properties.
  - a. Beverly Davis has suggested that addresses of existing homes on the island could be located using Beaufort County GIS information. The Beaufort County GIS Department has been requested to provide maps showing existing buildings and addresses. It was noted that there could be some buildings not shown on the GIS maps. The Fire Department is another potential source of maps of the island showing properties and buildings. If they are able to provide this information, then the DI Code and Plan Committee can work to determine which properties are currently being used as short term rental properties.
  - b. It was noted that some subdivisions on the island may have covenants affecting whether short term rentals are allowed in the subdivision. Subdivisions are outlined in black on the DI Zoning Map. There was discussion about whether this committee needs to verify the neighborhoods that have covenants, but there was consensus that it is not necessary as all houses should be counted whether they are located in an area with covenants or not.
5. How to survey community regarding the STR Ordinance: Beverly Davis will draft a survey for this committee's review and use to collect opinions of Daufuskie residents and property owners regarding short term rentals. It can be an online process such as Survey Monkey and similar to

the survey process used several years ago for the DI Code and Plan. The survey should be developed to identify various demographic and geographic areas of respondents. A time frame should be set for responses. In addition to the online survey, there should be surveys made available at various locations on the island, and door-to-door. While the survey process is ongoing there should also be public meetings to gather input. The meetings could be organized as round table group meetings.

6. General Discussion: Some general discussion centered on issues surrounding short term vacation rentals that should be considered in developing a proposed solution.
  - a. Setting a ratio for the number of short term rental properties compared to long term rentals and residences.
  - b. Dividing the historic district into districts for determining the quantity of short term rental properties allowed.
  - c. Everyone should be required to apply for a short term rental permit even if they have previously rented their property. If more STR permits are desired than allowed, they should be issued on a first come, first served basis, assuming all required criteria are met.
  - d. A question was asked about vacation rentals at Freeport and how they are categorized.
  - e. There was a consensus that caps are a good idea to limit the number of short term rentals to an agreed upon maximum.
  - f. Should short term rentals on very large parcels of land be treated differently since there could be less of a disturbance issue with neighboring properties?
  - g. This committee should first identify the concerns regarding short term vacation rentals on Daufuskie, and then design an ordinance that addresses those concerns.
  - h. There should be a requirement for owners of short term rental properties to post certain information both inside and outside the property. The inside information should inform renters of rules they are expected to follow and contact information for the owner. The outside information should allow others on the island to know who to contact if there is an issue with a renter.
  - i. Short term vacation rentals can lead to quality of life issues for island residents. However, there can be noise issues both from residents and renters. Should there be a noise ordinance on the island?
7. Agenda items 7 and 8: In order to concentrate this committee's efforts on the short term rentals issue, Leanne Coulter made a motion to table Agenda Items 7 and 8. The motion was seconded by John Schartner, and the motion carried unanimously. The two agenda items are:
  - a. Definitions – draft of current definitions, suggestions of definitions: It was noted that committee members can still submit lists of suggested terms needing definition to Sonny as they are discovered.
  - b. Code amendments, contradictions, clarifications, changes.
8. Assign responsibilities: The following assignments were made:
  - a. Leanne Coulter: Follow up with Beverly Davis regarding mapping and the survey.
  - b. Martha Tarrant: Draft a list of short term rental issues that should be discussed and added to by other committee members.
  - c. All Committee Members:
    - i. Review short term rental ordinances from other communities.
    - ii. Make a list of short term rental concerns.

9. Set Date for Next Meeting: The next committee meeting will be either Friday June 3 or Sunday June 5. Leanne will confirm the date.
10. Adjourn: The meeting was adjourned at 4:53 pm.

Respectfully submitted by Martha Tarrant

Attachments:

Exhibit A: Draft Letter of Recommendation from DI Council to the Beaufort County administration to request a stay in enforcement of the County's STR ordinance

Roger Pinckney, Chair  
Daufuskie Island Council  
PO Box 37  
Daufuskie Island, SC 29915

Hon. Eric Greenway  
Beaufort County Administrator  
100 Ribaut Rd.  
Beaufort, SC 29902

5/31/2022

Dear Mr. Greenway:

As you know, Daufuskie Island is a Community Preservation District where residents and property owners have the responsibility of creating zoning regulations appropriate to our unique community needs, subject to County Council approval.

The current Daufuskie Island Code and Plan is now under extensive review by our Codes Committee. That review will include a policy on short-term rentals within the Historic District.

A recent housing stock assessment by the Island Council indicated there are approximately 40 STR's out of a total of 160 housing units within the Historic District. As many of these units are booked far in advance, suddenly restricting their use would create social disruption and severe economic hardship, not only for individual property owners and guests, but to others, ferry and shuttle operators, restaurants, land transportation providers, cleaning crews, etc.

Accordingly, the Daufuskie Island Council respectfully requests a stay in enforcement until such time the codes committee completes its work. The requested stay would be subject to the following: Property owners must have a valid Beaufort County business license, appropriate A-Tax monies must be collected and paid, each rental unit must be building code compliant, and there are no health and safety violations.

Your assistance in resolving this crisis would be greatly appreciated.

Thank you for your consideration,

Roger Pinckney, Chair

Leanne Coulter, Vice-chair

John Schartner

Beth McIntyre

Cathi Moore

Robert Levis

Kathleen Aurichio