

Daufuskie Island Plan and Code Committee

Meeting Minutes

June 17, 2022

Members Present

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

Visitors Present

Deborah Smith
RJ Vinson

1. Meeting Called to Order: The meeting was called to order at 3:42 pm.
2. Adoption of meeting minutes: The meeting minutes of the June 6, 2022 committee meeting were previously distributed. It was noted that for item 3.c.iii, the word “full” should be added before the word “kitchen”. With that correction, the minutes were unanimously approved on a motion by Leanne Coulter and a second by Cathie Moore.
3. Short Term Rental Property Survey: The survey questions were reviewed and several edits were discussed. Refer to the attached Exhibit A for the edits that were agreed to. A few additional items were noted:
 - a. Both Oak Ridge and Beachfield are Planned Unit Developments (PUD’s).
 - b. The time frame for individuals to complete the survey should be two weeks after it is posted and available to fill out.
 - c. It should be advertised widely on Nextdoor. For those who do not have computer access, there should be a central location for providing paper copies that can be completed and turned in to a ballot box. This should be supervised by one or two committee members. It was suggested it be available for 1-2 days. One suggested location is Wesley’s market on a Saturday. Another location could be the porch of the church’s community building.
 - d. Cathie Moore will draft a notice that can be posted around the island. Places should it should be posted are:
 - i. Post office boxes at Bloody Point, Cedar Point, School Road, Melrose, and Haig Point. Permission should be requested for posting at Haig Point.
 - ii. D’Fuskie’s, on the bulletin board on the porch.
 - iii. Freeport General Store
 - iv. School Grounds Coffee
 - e. The notice should also include two people’s contact name, phone number, and email to answer questions. Martha Hutton and Jodee Brunning volunteered to have their names included. Their contact information is:
 - i. Martha Hutton: phone: (843) 816-3631, email: Daufuskiemartha@aol.com
 - ii. Jodee Brunning: phone: (404) 867-6727, email: jbrunning@brunningandstang.com

- f. Cathie Moore will also draft a notice to be posted on Next Door. The notice should come from the Island Council and be reposted several times. Leanne will verify whether the Council needs to approve the survey before it is posted.
 - g. Beverly Davis will put the survey on Survey Monkey.
4. Daufuskie Map:
- a. Cathie Moore went to the Fire Department to ask for a copy of their map. Their map is the same as Beaufort County's GIS map, as that is where the Fire Department gets its information.
 - b. Leanne talked to Eric Greenway at Beaufort County. The county will provide our committee with a copy of the island map showing houses. They will also provide the committee with the number of short term rental business licenses that currently exist.
 - c. Sonny noted that Beverly Davis had looked at short term rental advertisements to determine the approximate number of short term rentals. It may also require driving around the island to verify the number of existing houses, as there are houses on the island that are not shown on the County's GIS map.
5. Beaufort County Short Term Rental Permit Process: There are several categories of zoning which should be designated for short term rentals:
- a. P: Permitted
 - b. S: Special Use Permit
 - c. C: Conditional
 - d. - : Not Permitted
 - e. Any areas of the island that are designated "P" should be very densely populated areas.
6. Daufuskie Island Zoning Map: Martha Hutton thinks the map posted on the Beaufort County website as the official Daufuskie Island Zoning Map doesn't match the 2018 map that was adopted at the public meeting. She showed a copy of the map she has and pointed out differences to the map on the county website. Sonny explained that Beaufort County made changes after the public hearing and before the final map was approved. The map posted on the Beaufort County website is the correct official zoning map for the island.
7. Noise Ordinance: Beaufort County does have a noise ordinance. It sets maximum noise levels for daytime and nighttime periods. It was noted that information on the ordinance needs to be publicized on the island and posted in rental properties.
8. Manufactured Mobile Homes: Jodee distributed an updated draft of a proposed text amendment to the Daufuskie Island Community Development code pertaining to Section B.1.40.D, Transect 2: D2 Rural Standards/Building Form. Refer to Exhibit B. The draft includes new wording which is consistent with other zones in the Daufuskie Code as well as the Beaufort County Code. It needs to be reviewed with Mark Davis prior to being presented to the Daufuskie Island Council. The text amendment would strike the paragraph relating to the Everyday Island Style. Martha Hutton pointed out that Federal law prohibits preventing someone from installing a mobile home. However, new mobile homes can be allowed only when replacing an existing mobile home. The Beaufort County Code has requirements to be met such as a setting permit, zoning permit, strapping requirements, etc. The next steps for the proposed text amendment are:
- a. Have the amendment reviewed by Mark Davis at Beaufort County.
 - b. Daufuskie Island Code Committee will then vote whether it should be submit it for review and approval by the Daufuskie Island Council.
9. Short Term Rental Questions: John Schartner distributed a summary of questions that were asked by Andy Mason to Eric Greenway pertaining to Short Term Rentals for the Committee's

information. Refer to Exhibit C. It was noted that there is no way to predict what the Short Term Rental requirements will be for the island until community opinions and information are solicited through the survey and community meetings. Information needs to be collected about the circumstances on the island as well as learning from how other areas have addressed the issue.

10. Committee Assignments:

- a. Cathie Moore: Develop a draft poster notice about the survey as well as a draft post for Next Door. It was noted that the Council does not yet have its own Next Door address, but may once the new Council website is completed. Cathie will see if an interim Next Door address can be done until the new Council website is completed.
- b. Martha Tarrant: Edit the survey and distribute it with the meeting minutes.
- c. Leanne Coulter:
 - i. When the County provides the GIS map of the island showing buildings, verify the number of short term rental properties.
 - ii. Forward the draft zoning text amendment pertaining to manufactured homes to Mark Davis.

11. Next Meeting: The next meeting will be Sunday, July 10 at 3:30 pm. Agenda items will include:

- a. Text amendment pertaining to manufactured homes
- b. Definitions to be added to the zoning code
- c. Begin drafting a list of other items in the Daufuskie Code that need to be addressed.
- d. Review of initial results from the survey if they are available by then.
- e. Planning for future community meetings pertaining to Short Term Rental Properties.

12. Future Meeting: The tentative date for another Committee Meeting is Sunday, July 24 at 3:30 pm.

13. The meeting adjourned at 5:37 pm.

Respectfully submitted by Martha Tarrant

Attachments:

Exhibit A: Edited Short Term Rental Property Survey

Exhibit B: Draft proposed text amendment to the Daufuskie Island Community Development code

Exhibit C: Short Term Rental Questions from Andy Mason

add: Short Term Rental Property (STRP) is defined as a property with a residential dwelling where lodging is offered, advertised, or provided to Short-Term Rental Tenants for a fee or any form of compensation with individual rental terms not exceeding 29 consecutive days.

SHORT TERM VACATION RENTAL SURVEY

Thank you for taking the time to answer these questions regarding short term ~~vacation~~ rentals on Daufuskie Island. Beaufort County recently passed an ordinance placing requirements for short term ~~vacation~~ rentals, one of which includes appropriate zoning. Because the Daufuskie Island Plan and Code was updated in 2018 prior to the issue regarding short term ~~vacation~~ rental, they are not addressed in the Code. Beaufort County is supporting a Code update to address short term ~~vacation~~ rentals, with the effort being led by a Code Committee. This survey is part of that effort to gather as much public input as possible.

Please complete this short survey by XX/XX/2022. Completed surveys can be returned to any member the Daufuskie Island Council or return to Daufuskie Blues at Mary Fields School.

date to be 2 weeks after survey issued

Explain that surveys should be completed online. For anyone who does not have access to a computer, the survey can be filled out at a place and time to be announced.

1. What is your residential status?

- Full time resident
- Part time resident

Non-resident

Property Owner and Occasional Visitor (some weekends; 1-2 weeks per year)

2. Where is your property or residence located?

- Historic District
- Melrose
- Bloody Point
- Haig Point

add:
Oak Ridge
Beachfield

3. If you are a property owner and occasional visitor, do you plan to live on Daufuskie in the future?

- Yes
- No
- Unsure
- NA

non-resident

rental

4. Is your property/home rented for short term vacations?

- Yes
- No

that are rented

rental

5. How many properties do you own and rent for short term vacations?

short term

6. If your property is a vacation rental, do you manage the rentals or use a third party?

- Self-managed
- Contract with property manager

7. Do you manage short term vacation rental properties?

- Yes
- No

8. Do you have short term ~~vacation rentals~~ in your area/neighborhood?

Yes

No

Unsure

properties

properties

9. If you have short term rentals in your area, have you experienced any issues with the rentals?

Check all that apply.

Trash

Noise

Parties

Trespassing onto other properties

Overcrowding

Ignoring laws

Other (please describe)

10. Do you have issues/concerns with short term rentals?

Yes

No

If yes, please describe your concerns:

11. Do you think the number or percentage of short term rentals should be capped?

~~Yes~~

~~No~~

~~Undecided~~

Fewer
The same as now
Greater

12. If desired, please provide any additional feedback.

add the following question:
Should the number of short term rentals be limited in certain areas?
Yes
No
Undecided
If yes, which areas should be limited?

Proposed text amendment to the Daufuskie Island Community Development Code (Adopted January 28,2019), Section B.1.40.D. Transect 2: D2 Rural Standards/Building Form

Reason for Text Amendment

This section currently states in part:

“Also allowed in Transect 2 is a style referred to as Everyday Island. The Everyday Island style of architecture includes a large group of structures and construction techniques for those not wanting the traditional local vernacular. This Everyday Island style also includes modular and prefab construction.”

The use of “Everyday Island Style” as an allowed building form does not clearly define what types of structures or architectural styles are acceptable in Zone D2 and leaves that determination to the discretion of the Beaufort County zoning officials. For consistency and clarity, Section B.1.40 D2 Rural should conform to the format in other zones by specifying the Allowed Building Types.

See:

Zone D3GN B.1.50.B Allowed Building Types/Miscellaneous
Zone D4 B.1.60.B Allowed Building Types/Miscellaneous
Zone D5VC B.1.70.B Allowed Building Types/Miscellaneous
Zone D5GC B.1.80.B Allowed Building Types/Miscellaneous

DRAFT

Proposed Change to Text

Under the heading B.1.40.D. Building Form, this proposal would delete the current text:

“Architectural Guidelines

Although not required, the preferred architectural style in Transect 2 is Lowcountry Vernacular as illustrated in 5.3.40.B of the Beaufort County Community Development Code. Also allowed in Transects 2 is a style referred to as Everyday Island. The Everyday Island style of architecture includes a large group of structures and construction techniques for those not wanting the traditional local vernacular. This Everyday Island style also includes modular and prefab construction. These preferred building types and everyday island styles apply in all zones and sub zones in Transect 2.”

The current text would be replaced with wording consistent with other zones and with the Beaufort County Community Development Code:

Allowed Building Types

<u>Building Type</u>	<u>Specific Regulations</u>
Carriage House	5.1.40
Estate House	5.1.50
Village House	5.1.60
Industrial/Agricultural	5.1.140

For consistency with other zones the following wording would be added under the heading "Miscellaneous":

Miscellaneous

Existing manufactured homes that are being replaced with another manufactured home that does not exceed the size and/or setbacks of the existing unit are exempt from Building Type (Division 5.1) and Private Frontage (Division 5.2) Standards.

DRAFT

SUMMARY OF DAUFUSKIE'S STV RENTAL ISSUE WITH COMMENTARY (IN CAPS) BY COUNTY ADMINISTRATOR ERIC GREENWAY

1) Language must be added to the DI Code, and the existing ordinance could serve as a template, however once the language is developed it must go through the normal Council approvals which includes three readings and a vote by Council. GREENWAY: "CORRECT"

2) If a property has been used as a rental property, and has proof of a business license, payment of accommodations taxes, etc, the County will allow the status to continue without it being a violation. GREENWAY: "BASICALLY CORRECT - THE STR RENTAL HAD TO COMPLY BEFORE THE ADOPTION OF THE STR RENTAL ORDINANCE BY THE COUNTY COUNCIL."

3) If a property currently being used as a short term rental is sold during this interim period, with the same documentation cited in number 2, the new owner will be eligible to receive permits and licenses. GREENWAY: "BASICALLY CORRECT - THE STR RENTAL HAD TO COMPLY WITH ITEM 2 PROVISIONS BEFORE ADOPTING THE STR RENTAL ORDINANCE BY THE COUNTY COUNCIL."

4) An existing home not currently licensed as a short term rental, or any new construction, will not be granted permits/license until the DI Code is modified. GREENWAY: "CORRECT"

5) All new permits in the Historic District will need to go through a Zoning Board of Appeals hearing to establish a special use as outlined in our code when it is revised. GREENWAY: "BASICALLY CORRECT- IF A DI CODE ORDINANCE IS ADOPTED THAT AUTHORIZES STRS IN THE HISTORIC DISTRICT. I ONLY SUPPORT THESE BEING ALLOWED UNDER THE SPECIAL USE CATEGORY, WHICH REQUIRES A PUBLIC HEARING AND APPROVAL BY THE ZBOA." (NOTE: EDITORIAL NOTE: ZBOA STANDS FOR ZONING BOARD OF APPEALS)

6) Mr. Greenaway also stated that areas with CC&R's that speak to use by tenants and the like will not exempt those areas from the DI Code. Only the PUD's will have their own short term rental restrictions. GREENWAY: "CORRECT"