

Zoning Committee meeting Nov 16, 2022
Zoom 3:30PM
STR Regulations and Planning

Attendees:

Cathie Moore
Beth McIntyre
Roger Pinckney
Deb Smith
Stewart Yarborough
Mark Davis
Leanne Coulter
Tom Bessent
Jodee Brunning
Rob (?)

Purpose:

What can be administered by BC for STR Zoning purposes

Background

The STR vote was delayed at the last full Council Meeting by Eric Greenway's request. He further suggested that we have a meeting with the Planning/Zoning Dept to which both DARR and DI Council should attend.

Roger Pinckney:

For 6 months the DIC has listened to voices on both sides of this issue. There need to be restrictions to STRs. We would like to see future STRs funneled sent to mixed use zones. 25% of all rental stock is in the STR pool. We would like to see a cap on the rentals.

Deb Smith:

Would not characterize the situation as stated by Roger Pinckney.
This situation was discussed at Codes Committee voted unanimously on a proposal.

The Council would like to know:

Differences are between Conditional Use and Special Use Permits

Mark Davis:

It will be extremely difficult to administer to resident vs non-resident. We will not be able to enforce it. This goes beyond our ability to administer this.

It comes down to where do you want them and how do you want them. We don't have the time or energy to administer a complicated system

No caps. Special Use

How are STRs handled in the other unincorporated areas of the county?

Mark Davis:

Except for gated communities unincorporated land is handled in the code in 3 ways. - Special Use, Permitted by Right and Conditional Use.

Staff level approvals are required

Special Use is used, to be allowed, in other areas outside of PUDs.

Zoning considers this use as a Commercial Use so therefore they recommend Special Use

We have to think long term about what the island will look like 5,10,20 years from now.

You cannot have an amount by ownership. You have to focus on (and the county has to focus on) administering the land use and not the ownership.

You can only do the following for STRs: Special Use, Conditional Use, or Not Allowed.

Whatever is drafted should look like something out of the existing Code.

Can the county just deny a permit?

There are broad categories that the county looks at.

Can you request a STR before the build (?) Can look at COO.(?)

If they can prove they have operated in the manner to move forward.

Why would you not grant a permit?

Existing covenants

Capacity of the septic system

Can you grandfather everyone in?

Not landowners

Next Steps:

- Take the current document and remove the language which is written based on ownership. This is about land use only.
- Permitted, conditional, Special use, Not Permitted are the only choices
- Anyone with a current rental will have a timeframe to get a permit (grandfather) New Use category and we are enacting the standards.
- Deb will talk to Leanne, to grandfather anyone until the end of this year. No special Use process.