



Town of Hilton Head Island PUBLIC PLANNING COMMITTEE Thursday, March 24, 2022, 10:00 a.m. MINUTES

Present from Committee: David Ames, *Chairman*; Alex Brown, Tamara Becker, Glenn Stanford, *Committee Members*

Present from Town Staff: Marc Orlando, *Town Manager*; Josh Gruber, *Deputy Town Manager*; Angie Stone, *Assistant Town Manager*; Shawn Colin, *Assistant Town Manager, Community Development*; John Tuttle, *Technology & Innovation Director*; Carolyn Grant, *Communications Director*; Anne Cyran, *Interim Community Planning Manager*; Krista Wiedmeyer, *Town Clerk*

1. Call to Order

Mr. Ames called the meeting to order at 10:00 a.m.

2. FOIA Compliance

Ms. Wiedmeyer confirmed compliance with the SC Freedom of Information Act.

3. Roll Call

Ms. Wiedmeyer called the roll, confirming the attendance of all the members.

4. Approval of the Minutes

- a. Rescheduled Meeting – March 9, 2022

Mrs. Becker moved to approve. Mr. Stanford seconded. Motion carried 7-0.

5. Appearance by Citizens

Ms. Wiedmeyer confirmed that one citizen did sign-up to speak, but would reserve his comments until after the presentation was delivered.

6. Unfinished Business

- a. Consideration of Proposed Ordinance 2022-06 Amending, Title 10 of the Municipal Code of the Town of Hilton Head Island, South Carolina, by Adding Chapter 2 Entitled "Short-Term Rentals"

Ms. Cyran delivered a presentation on the proposed ordinance regarding Short-Term Rentals. She reviewed the recommendations, the project purpose statement, project timeline, revised draft ordinance, effective and implementation date, proposed permit fee, and an example of the complaint portal. She pointed out that the lack of such an ordinance has led to an imbalance between residential resort districts and the elimination of some of the long-term single-family neighborhoods. Ms. Cyran said the proposed Short-Term Rental Ordinance was drafted with a fair, predictable, and balanced approach to manage those impacts on our neighborhoods, economy, housing, stock, public facilities, and the quality of life of our residents and the experience of our visitors. She noted that Curtis Coltrane, the Town Attorney had reviewed and assisted in the drafting of the ordinance and had approved the legality of the same. Ms. Cyran reviewed the changes in the ordinance since the last time it was presented. She pointed out that the recommendations from the last meeting had been incorporated. After a full review of the first of two recommendations, Ms. Cyran answered questions posed to her by the Committee. Most of the Committee members stated that they were at a point to move the proposed ordinance forward to Town Council, allowing the full body to debate the matter. Mrs. Becker was not quite

at that point and explained that additional research is needed before moving forward. Specifically pointing out the parking requirements and some additional wordsmithing, shall versus may. Mr. Ames pointed out that there is a difficult balancing act between the neighborhoods, residents, and visitors. He noted that he was ready to move this ordinance along to the full Town Council. Mr. Ames asked Mr. Coltrane if the Committee could move the ordinance forward to Town Council, but with the caveat that the language could be amended by Town Council? Mr. Coltrane affirmed. The Committee continued with various questions concerning inspections of the rentals, the response time for complaints and enforcement of the violations. It was noted that the draft was not perfect or in its final state, but was at a good point to forward to Town Council. Upon the conclusion of the Committee discussion, Mr. Ames opened the discussion to the citizens.

Jack Daly addressed the Committee about the requirement of utilizing an affidavit affirming the property has been maintained and is compliant the building, health, and fire code requirements. He said he felt all the properties should be properly inspected and not take the word of the property owner.

Risa Prince addressed the Committee with similar concerns as Mr. Daly, with an emphasis on the safety standards of the properties. She also questioned the viability of the Town's enforcement, noting that the Town must be prepared to manage this.

John Davidson addressed the Committee with his overall dissatisfaction of the ordinance.

Dru Brown addressed the Committee pointing out that moving the ordinance forward to Town Council and allowing for amendments during their debate without public review was not fair and/or predictable. He asked the Committee to reconsider their position on moving the ordinance forward.

Laura Holtzman addressed the Committee as a part-time resident asking that the ordinance not be considered or passed. Noting that she has been renting for over 20 years and considers herself to be a responsible property owner.

Lisa Roberts addressed the Committee as a property manager for short-term rentals and said she takes a lot of pride in taking care of her properties and visitors. She said she did not agree with the Town getting involved with short-term rentals.

Robert Rainy addressed the Committee expressing his concern with the "two strikes and your out" approach to the violations. He stated that some residents just don't like short-term rentals in their neighborhoods and asked what stops them from being a chronic complainer.

Paul Segó with VRBO addressed the Committee, noting that he felt this has been the most open and welcoming process. He said that his group would like to be able to partner with the Town as it moves forward with the ordinance.

Susan Treadway addressed the Committee stating that she loves seeing the visitors in and around the neighborhood.

Kate McCulenn addressed the Committee stating she was a full-time resident and worked for a short-term rental management company. She too questioned how the management companies are supposed to handle the chronic complainers.

Gina Faucet-Farbman addressed the Committee as a property manager and said she takes that responsibility very seriously. She asked the Committee not to move too fast on this ordinance and to consider every part of it.

Tom Reid addressed the Committee as the President and Broker in Charge of Charter One Realty. He stated that if people do not want to live in and around a nuisance, then they need to find other places to live. He also addressed the policy of two strikes and one hour response time, noting he was not a fan.

Beth Petrone addressed the Committee stating that she felt the ordinance still needed some refinement.

Jeremy Kline addressed the Committee about the permit fees, stating they should be based on value of the property, not flat rate.

After hearing the citizen's comments, the Committee had additional thoughts on the inspection versus affidavit, the Town's enforcement capabilities, and response time for complaints. Mr. Ames stated that Town Council knows they will not be able to satisfy everyone's needs or wants. He and other Committee members said that this has not been a rushed process and they are at a point where it is time to move the item forward.

With no further discussion, Mr. Stanford moved that the Public Planning Committee recommend adoption of the ordinance to the full Town Council, subject to such revisions by the Town Council as agreed upon at the time of that meeting. Mr. Brown seconded. With some continued conversation, the motion carried by a vote of 3-1; Mrs. Becker objected.

Ms. Cyran continued her presentation reviewing the second recommendation concerning the preliminary framework for the examination of high occupancy short-term rentals and high floor ratio single-family homes. With little discussion, Mr. Stanford moved that the Public Planning Committee support the preliminary framework for the examination of high occupancy short-term rentals and high-floor area ratio single-family homes. Mrs. Becker seconded. The motion carried by a vote of 4-0.

7. Adjournment

With no further business, the meeting adjourned at 12:21 p.m.

Approved:

Drafted and Submitted by:
Krista M. Wiedmeyer, Town Clerk

The recording of this meeting can be found on the Town's website at
www.hiltonheadislandsc.gov