



Folly Beach Short Term Rental Committee Regular Meeting Notes

May 20, 2021

2:00 PM REGULAR MEETING

Committee Members:

PRESENT: Adam Barker: City Council, Laura Pace: Planning Commissioner, Alex Hunter: Rental Manager (Carolina One), Katie Gerling: Planner, Amberly Flowers: Business License Official, Aaron Pope: City Administrator

ABSENT: Joe Vandiver: Resident (Design Review Board)

2:00 PM REGULAR MEETING

1. Call to Order; Roll Call
2. Freedom of Information Statement
3. Citizen Comments
4. Define scope of our task
5. Determine our data/research needs
6. Set a rough timeline and meeting schedule
7. Discuss individual concerns/points of view/expectations
8. Committee Comments
9. Adjournment

Members introduced themselves to Committee Members. This meeting agenda was posted but not streamed and was an informal meeting to establish the committee. There is no formal timeline and no moratorium of short term rentals on Folly. The committee hopes to have recommendations in 3-4 months. The committee was formed by the Mayor on May 11 to study the impacts of Short Term Rentals. The scope of this committee is centered around the balance of rentals vs. residences and the impacts on the community, regulating rentals and managing growth. The STR Reform in 2018 focused on livability (noise, rules, tracking, etc.) and will not be the focus of this committee. There are various models already in existence in the Lowcountry ranging from caps to lotteries of short term rental licenses. Citizen comments received are attached below. Additionally, the point was made that we do not want to punish full time residents who want to supplement their income by renting their house who want some flexibility and/or cover high cost of living on Folly Beach i.e., mortgage premium, property taxes, etc. There was discussion on gathering data and making data driven decisions. Alex Hunter stated

that most rentals plan on renting total of 30 weeks out of the year and from his experience there is not a lot of “commercial” short term rentals. Lots of people have an emotional connection to their home and have the end goal of retirement. Renting their home allows this dream to happen. Ultimately, we need to know what we want the City to look like. Who are the residents? What kind of community do we want to be? Currently short term rentals are the best and highest use of land. Per the Comprehensive Plan and ZDO, we want to promote a vibrant and mix of uses within our commercial district. How do we promote history of Folly, affordable housing and long term rentals in conjunction and balanced with short term rentals?

Data that was identified as a need was:

- # of dwellings (total, 4%, 6%, rental licenses)
- How long rentals are and classifying rentals (commercial vs. part-time vs. resident renters)
- # of licenses and rental registrations this year.
- Historic rental registration data.
- Current # of full time 4% properties. Historic data if possible.
- Rental rules for Charleston County, Mt. P, SI, IOP, Summerville, City of Charleston, James Island, Kiawah, and beyond (Key West, Austin, other beach communities, etc.)
- Current costs/fees for rental permits in all of the above
- # of long term rental BL code current and historic vs. short term rental class code.
- National case studies/literature on caps for review.
- Conversion of long term rentals/primary residences to short term rentals
- List SFR Permits pulled since 2016 (5 years?), cross referenced to see which are now STRs
- Economic impact of STR (tax revenue, home prices, resale, etc.) and potential repercussions of limiting them
- # of rental companies and employees, industry data on cleaning/repair/etc. employees and income to city form other ancillary services.
- Map of STR locations
- Size of rentals (# of bedrooms) to measure population density

Next meeting will be June 10th @ 10:30am at City Hall.

From: Stefanie Rockwell <stefanierockwell@gmail.com>

Date: May 20, 2021 at 11:44:44 AM EDT

To: Amy Ray <aray@cityoffollybeach.com>

Subject: Cap Short Term Rental Licenses

I was saddened to hear the moratorium on short term rentals was not voted on. As a full time resident with kids who wants to live out here forever I am in full support of a cap on short term rental licenses. Or even corralling short term rentals to a certain area of beach such as beachfront and Ashley Ave. The number of flippers who have scooped up homes and resold them as short term rentals with no intent of ever living in them seems to have escalated to an uncomfortable amount. I love our local population (shout out to Shadow Race Lane) and would love to see more families have a chance to live out here. When houses are flipped, to be short rentals, families can't afford them nor are the homes built functionally to ever be lived in full time. And honestly what family or retiree wants to live next to short term rental. The flipper that flipped the house next to me gave me a bottle of wine for my troubles and just said you can thank me for the increase in your home value. I don't need the increase, I have no plans of selling. All he did was ruin our quiet nights and neighborly vibes. Please consider capping the short term rental licenses.

Stefanie Ciambra

From: Vanessa Oltmann <jvolt243@gmail.com>

Date: May 20, 2021 at 8:50:48 PM EDT

To: Tim Goodwin <tgoodwin@cityoffollybeach.com>

Cc: "D.J. Rich" <drich@cityoffollybeach.com>, Katherine Houghton <khoughton@follybeach.gov>, Adam Barker <abarker@follybeach.gov>, Billy Grooms <bgrooms@cityoffollybeach.com>, Amy Ray <aray@cityoffollybeach.com>, William Farley <wfarley@follybeach.gov>, Katharine Watkins <kwatkins@follybeach.gov>

Subject: About the Short Term Rentals

Dear Mayor and Council Members

My husband and I have lived on Folly Beach around 6 yrs and moved here because we fell in love with beauty of Folly and the people...

This year the housing market has gone crazy with more short term rentals...
The people renting now are different than the past 2 yrs...

Last yr during Covid shutdown..I lost 2 1/2 mos of work...and then once we opened...it has been great with non stop rentals...

The problem is ... I want to be able to sit on my front deck...listen to my music at a low tone... and relax...but this year it is almost like all these rentals are renting to whomever and it doesn't matter the no of people...how loud they are...how loud their music is...and the cuss words fly so loud I can hear them all the way to Artic as I walk my furchild...it starts during the day and goes into the night...the Woooo...or woohooo or the cuss words.. they don't talk they yell over each other...the rental companies seem to not care who they rent to...the (2) I work for do...we have talked about it...and they get it...

I guess I am asking when is enough ..enough...if you lived in the middle of the party house...you would understand...

This same house..has had nothing but partiers..whooping and hollering the past 3 weeks it has been rented...

What can we do about it...but call Public Safety everytime...I respect people wanting to have a good time...and enjoying vacation but not at the expense of others..

Thank you for listening

Vanessa Oltmann
JVOLT243@GMAIL.COM
510C East Ashley Ave