Resource Considerations for Planning and Zoning Officials
May 17, 2018

SOUTH CAROLINA RURAL INFRASTRUCTURE AUTHORITY
Infrastructure Resources
SC Association of Counties
May 17, 2018
WHY INFRASTRUCTURE MATTERS

- Quality of Life
- Economic Impact
- Community Sustainability

INVEST IN INFRASTRUCTURE

<table>
<thead>
<tr>
<th>Problem</th>
<th>Opportunity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aging infrastructure</td>
<td>Improved economy</td>
</tr>
<tr>
<td>Water loss and service disruptions</td>
<td>Jobs</td>
</tr>
<tr>
<td>Infiltration and inflow</td>
<td>New residents and businesses</td>
</tr>
<tr>
<td>Outdated technology</td>
<td>Economic opportunity</td>
</tr>
<tr>
<td>Increasing regulations</td>
<td></td>
</tr>
<tr>
<td>Lack of system capacity</td>
<td></td>
</tr>
</tbody>
</table>

South Carolina
Rural Infrastructure Authority
WHERE TO BEGIN: PLANNING

- Identify existing needs
- Forecast future demand
- Identify range of alternative solutions
- Prepare cost estimates
- Select the most cost effective solution
- Develop a financial strategy
- Develop a timeline

INFRASTRUCTURE FINANCING ALTERNATIVES

- Cash Revenues from the system
- Bond financing
- Private lender loans
- Government lender loans
- Grants

Many projects require multiple funding sources.
SC RURAL INFRASTRUCTURE AUTHORITY

Mission:
Assist in financing qualified water, sewer and storm water infrastructure projects

- Grants
- Loans
- Technical Assistance

GRANT PROGRAMS

Basic

Economic
**FUNDING AVAILABLE**

<table>
<thead>
<tr>
<th>Grant Program Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Infrastructure</td>
<td>$15,000,000</td>
</tr>
<tr>
<td>Economic Infrastructure</td>
<td>$10,000,000</td>
</tr>
<tr>
<td>Total Funds Available</td>
<td>$25,000,000</td>
</tr>
</tbody>
</table>

*Grant Amounts: $500,000*

**MATCH REQUIREMENTS**

- **ALL Applicants** must pay for non-construction costs.
- **In addition....** Tier I and II Counties must pay for 25% of total construction costs.
## Priorities:

<table>
<thead>
<tr>
<th>Basic Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPA or DHEC Consent Orders or Unsatisfactory ratings as well as projects that resolve an imminent threat.</td>
</tr>
<tr>
<td>System components identified in DHEC surveys or inspections as “needing improvement” or violations.</td>
</tr>
<tr>
<td>Existing infrastructure that has reached the end of its useful life or is severely deteriorated and negatively impacting the system.</td>
</tr>
<tr>
<td>Other system needs that pose potential concerns and are supported by appropriate documentation.</td>
</tr>
</tbody>
</table>

---

### Mill Village Sewer Replacement

**RIA:**

$281,373  
**Total Project:**

$1,061,123

---

### CITY OF EASLEY
**Wastewater Treatment Plant Expansion**

**RIA:** $500,000  
**Total Project:** $3,361,000

**CITY OF WALTERBORO**

**Priorities:**

- Economic development projects that create impact through job creation and investment.
- Expand system capacity to help existing businesses create or retain jobs or to accommodate reasonable growth.
- Support development of publically-owned industrial sites or industrial parks that have or are pursuing site certification.
- Serve other publically-owned properties or projects with demonstrated potential to create or retain jobs and private investment.
ANDERSON COUNTY

Techtronic Industries
$75 Million
250 Jobs

Sewer Extension
RIA: $500,000

FAIRFIELD COUNTY

COMMERCE INDUSTRIAL PARK

Sewer Upgrades
RIA: $350,000

Bomag
121 jobs
Why Use SRF Financing?

<table>
<thead>
<tr>
<th>Below market interest rate</th>
<th>Fixed rate financing</th>
<th>Up to 30 year term</th>
<th>100% financing of eligible costs</th>
<th>Low closing cost</th>
</tr>
</thead>
</table>

South Carolina
Rural Infrastructure Authority
SRF Funding Summary 1989 to 2017

$158 Million in 2017
Largest amount of loans closed in program history

SRF PROJECTS

Myrtle Beach
Ocean Outfall
(4th Ave.)
$12 M Loan
Completed 2016

North Augusta
WTP
Improvements
Phase 1
$13 M
Completed 2017
### Staff Contacts

<table>
<thead>
<tr>
<th>STAFF CONTACTS</th>
</tr>
</thead>
</table>
| **Bonnie Ammons**, Executive Director  
803-737-0226  
bammons@ria.sc.gov |

<table>
<thead>
<tr>
<th><strong>Grants</strong></th>
</tr>
</thead>
</table>
| Jackie Calvi Mack  
Senior Program Manager  
803-737-0392  
jcmack@ria.sc.gov |
| Eric Melaro  
Program Manager  
803-737-0435  
emelaro@ria.sc.gov |
| Liz Rosinski  
Senior Grant Program Manager  
SRF Outreach and Marketing  
803-737-6804  
lrosinski@ria.sc.gov |

<table>
<thead>
<tr>
<th><strong>State Revolving Loan Fund</strong></th>
</tr>
</thead>
</table>
| Trish Comp  
OLG Program Director  
803-737-3808  
tcomp@ria.sc.gov |
| James Absher  
Senior Financial Analyst  
803-737-3802  
jabsher@ria.sc.gov |
| Noel Hebert  
Senior Financial Analyst  
803-737-9873  
nhebert@ria.sc.gov |
| Holley Sparkman  
Loan Administration  
803-737-3800  
hsparkman@ria.sc.gov |

| **Pam Williams**, Administrative Assistant  
803-737-0390  
pwilliams@ria.sc.gov |

---

### SC Rural Infrastructure Authority

1201 Main Street  
Suite 1600  
Columbia, SC 29201  
803-737-0390  
www.ria.sc.gov

---

South Carolina  
Rural Infrastructure Authority
Community Planning Assistance Team (CPAT)

CPAT in Brief

- A multidisciplinary team of SC planners provides pro bono assistance
- Work with community leaders and stakeholders to address local issues or concerns
- Any community in South Carolina with limited access to planning resources and expertise
How does it work?

- The community describes the problem and makes an application
- Applications are reviewed and notification of acceptance is made
- Agree to a project scope
- Schedule the event
- CPAT team arrives and conducts the project!

For More Information on CPAT

Community Applications Available Here:
http://scapa.org/community-planning-assistance-teams-cpat/

Next Application
Deadline: February 2019

Questions?
Email: scapa@scapa.org
Recruitment and Onboarding of Board/Commission Members

Resource Considerations for Planning and Zoning Officials
May 17, 2018

Governing Body’s Responsibilities

- Decide how the community will grow and develop
- Create local boards and commissions by ordinance to include:
  - Purpose, roles, and responsibilities
  - Number and terms of members
  - Minutes of board/commission meetings
  - Reference to orientation and continuing education requirements as outlined in S.C. Code § 6-29-1340
Governing Body’s Responsibilities

• Educate the public about local boards/commissions and promote involvement
  – Create a simple marketing piece on local boards/commissions
  – Discuss the importance serving at council meetings
  – Recognize retiring and incoming board/commission members

• Work with staff and board/commission chairs to determine required or desirable skills and experience needed
  – Ensure the clerk to council or another staff member maintain a list of appointees with terms and notifies the council quarterly of those appointees with terms expiring
  – Consider diversity when making appointments
## Governing Body’s Responsibilities

- Provide resources to help the boards/commissions be successful
- Carefully consider the advice and recommendations provided by the boards/commissions and staff

## Planning and Zoning Board/Commission Responsibilities

- Notify council of members with terms expiring within 6 months and provide recommendations for new members
- Provide orientation for new members a month before their terms begin
- Ensure new members receive orientation training within a year of term beginning, and receive 3 hours of continuing education annually
Planning and Zoning Board/Commission Responsibilities

• Provide orientation for new members a month before their terms begin and provide the following information:
  – Copy of appointive letter
  – County ordinance creating the board/commission

• Federal, state, and local planning and zoning statutes

• Board/commission bylaws and adopted rules of procedure

Planning and Zoning Board/Commission Responsibilities

• Provide orientation for new members a month before their terms begin and provide the following information:
  – Overview of FOIA and the state ethics act
  – Minutes from past 6 months
  – Schedule of meeting dates
  – Contact information for board/commission members and essential staff
Planning and Zoning Board/Commission Responsibilities

- Additional orientation components:
  - Pair a new member with a seasoned member
  - Prepare a tour for new members
  - Host a transition meeting or work session
  - Contact information for board/commission members and essential staff

Anna Berger
Director of Research and Training
South Carolina Association of Counties
http://www.sccounties.org
aberger@scac.sc
(800) 922-6081

Tracy Hegler, AICP
Director of Community Planning & Development Department
Richland County
(803) 576-2168

Local Leaders. Statewide Strength®
Proposed Short-Term Rental Regulations:
Charleston County

SCAC Resource Considerations for Planning and Zoning Officials

May 17, 2018

What is a Short-Term Rental?

• What is a Short-Term Rental?
  — General Industry Definition: The rental of a shared room, single room, multiple rooms or an entire property for a period of less than thirty (30) days.
  — Proposed Ordinance Definition: A residential dwelling or any part thereof that is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members), for a fee or any form of compensation, for intervals of 29 days or less during a calendar year.

• In recent years, the County has received some complaints from residents around the County regarding Short-Term Rentals operating in their neighborhoods.

• The County's Zoning and Land Development Regulations Ordinance (ZLDR) currently does not regulate Short-Term Rentals, so they can occur on any unincorporated property.
Short-Term Rentals in Charleston County

• Popularity of Charleston County:
  
  — Charleston was named No. 1 Small City in the US by the Conde Nast Readers Choice Awards in 2017.
  
There are currently 10,517 short-term rental listings in Charleston County, representing 6,558 unique short-term rental units

<table>
<thead>
<tr>
<th>Area</th>
<th>STR Listings</th>
<th>STR Uniques</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unincorporated Areas</td>
<td>538</td>
<td>473</td>
</tr>
<tr>
<td>City of Charleston</td>
<td>2554</td>
<td>1926</td>
</tr>
<tr>
<td>City of Folly Beach</td>
<td>1177</td>
<td>671</td>
</tr>
<tr>
<td>City of Isle of Palms</td>
<td>2181</td>
<td>1184</td>
</tr>
<tr>
<td>City of North Charleston</td>
<td>391</td>
<td>336</td>
</tr>
<tr>
<td>Town of Awendaw</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Town of Hollywood</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Town of James Island</td>
<td>132</td>
<td>117</td>
</tr>
<tr>
<td>Town of Johns Island</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Town of Kiawah Island</td>
<td>1511</td>
<td>652</td>
</tr>
<tr>
<td>Town of Lincolnville*</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Town of McClellanville</td>
<td>9</td>
<td>7</td>
</tr>
<tr>
<td>Town of Meggett</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Town of Mount Pleasant</td>
<td>743</td>
<td>648</td>
</tr>
<tr>
<td>Town of Ravenel</td>
<td>8</td>
<td>7</td>
</tr>
<tr>
<td>Town of Rockville</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Town of Seabrook Island</td>
<td>991</td>
<td>393</td>
</tr>
<tr>
<td>Town of Summerville**</td>
<td>94</td>
<td>80</td>
</tr>
<tr>
<td>Town of West Ashley</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Ladson</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Total Charleston County  10517  6558

Sources: Wikipedia Charleston County Community Breakdown, Host Compliance proprietary data
* partly in Dorchester County
** partly in Dorchester County and Berkeley County

---

Charleston County Data Details

Median Nightly Rate (USD) $300

Sources: Host Compliance proprietary data
87% of Charleston County STRs are entire home rentals, which are the types of rentals that generate the most revenue (and have the biggest negative impact on housing affordability the neighbors' quality of life)

- Entire home rentals (i.e. traditional vacation rentals)
- Partial home rentals (i.e. room rentals)
- Unknown room type 4%
- Unknown home type

Sources: Host Compliance proprietary data

---

53% of Charleston County’s short-term rentals are single family homes

- Single-family homes 53%
- Multi-family homes 27%
- Unknown home type 20%

Sources: Host Compliance proprietary data
Short-Term Rental Operations in Charleston County

- Statistics from Airbnb (County-wide):
  - Number of Short-Term Rental Properties (STRPs) is approx. 3,400.
  - Whole house or room rentals.
  - Average cost per night is $193.70.
  - Average stay is 3 nights.

- Statistics from HomeAway/VRBO (County-wide):
  - Number of STRPs is approx. 4,300.
  - Whole house rentals only.
  - Average cost per night is $340.00.
  - Average stay is 5 nights.

- Because STRPs are not currently regulated by the ZLDR, Zoning Permits for such uses are not required. However, STRPs are a Class 7 Business License where the Business License fee is calculated based on gross receipts:
  - Base License fee is $60.00 for first $2,000 in gross receipts.
  - Each $1,000 thereafter is an additional $2.65.

- Unincorporated County has a 2% accommodations tax on gross receipts collected, and the SC sales tax, as well as a 2% state accommodations tax are payable.

- 2016 calendar year total revenue collected for STRPs in Unincorporated Charleston County was $33,500 approx.:
  - Business License fees = $8,500 approx.
  - Accommodations Tax = $25,000 approx.

Approximate Potential Annual Revenue (Unincorporated Charleston County)

<table>
<thead>
<tr>
<th>Potential Minimum</th>
<th>Potential Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Permits - $23,650</td>
<td>Zoning Permits - $283,800</td>
</tr>
<tr>
<td>County Accommodations Tax - $16,082</td>
<td>County Accommodations Tax - $94,600</td>
</tr>
<tr>
<td>Business Licenses - $28,380</td>
<td>Business Licenses - $37,935</td>
</tr>
<tr>
<td>Potential Revenue Total - $68,112</td>
<td>Potential Revenue Total - $416,335</td>
</tr>
</tbody>
</table>

Note: The above estimates do not include state sales or accommodations taxes.
Reasons for Short-Term Rental Regulations

• Transient nature of once established single-family neighborhoods.

• Impetus for gentrification and loss of single-family residential neighborhoods.

• Outside traffic into and through the neighborhood.

• Increase in on-street parking, noise complaints, and trash issues.

• No longer just home sharing but increasing number of commercial operators (investors, etc.) that purchase properties strictly for short-term rental use, and who have multiple entire-home listings.

• The use of properties as short-term rentals removes them from the housing market (decreasing supply), which leads to increasing housing prices. (There are at least 3,500 whole home rentals in the County; these are properties that are off the market to homebuyers or long-term tenants). (Source: Post and Courier Opinion Editorial “Putting numbers on Charleston’s short-term rental problem”, dated March 25, 2018)

Short-Term Rental Regulations Nationally

<table>
<thead>
<tr>
<th>Regulatory Provisions</th>
<th>Nashville</th>
<th>Philadelphia</th>
<th>Portland</th>
<th>Redding</th>
<th>San Francisco</th>
<th>Santa Fe</th>
<th>Savannah</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designated owner, agent, or rep.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Non-transferable</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>On-site full time resident</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Owner liability</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Rental registration / permit</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Business license</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Permit cap</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Occupancy limits</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Standards of conduct</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Penalty provisions</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Distinct Limitations</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Spacing Between Units</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Parking Restrictions</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Posted or Mailed Notice</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Inspections</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Taxes (Sales, Occupancy, etc.)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Site Plan Required</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>
# Short-Term Rental Regulations from Municipalities within Charleston County

<table>
<thead>
<tr>
<th>Requirement</th>
<th>City of Isle of Palms</th>
<th>City of Folly Beach</th>
<th>Town of Kiawah Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Districts</td>
<td>Allowed on all properties</td>
<td>By-right use in all zoning districts.</td>
<td>All residential zoning districts (R-E, R-1, R-2, R-3)</td>
</tr>
<tr>
<td>Occupancy/Management Responsibility</td>
<td>Do not need to be owner-occupied</td>
<td>Not addressed</td>
<td>Legally binding “Rental Application Package” filed by owner or rental agent.</td>
</tr>
<tr>
<td>Amount of Unit that can be used for Rental</td>
<td>The entire house/dwelling must be rented by one group</td>
<td>Rental of the entire home is allowed; however, multiple rooms can’t be rented under individual contracts.</td>
<td>The entire unit may be rented, based on number of bedrooms and guests per bedroom. No specific provision for partial rental.</td>
</tr>
<tr>
<td>Special Events</td>
<td>House cannot consistently be advertised or used as an event space</td>
<td>Permitted with standards to be met.</td>
<td>Not addressed</td>
</tr>
<tr>
<td>Maximum Number of Rental Days per Year</td>
<td>No limit</td>
<td>No limit</td>
<td>Not addressed</td>
</tr>
<tr>
<td>Minimum Number of Rental Days per Transaction</td>
<td>No limit</td>
<td>No limit</td>
<td>Not addressed</td>
</tr>
<tr>
<td>Maximum Guest Occupancy</td>
<td>2 people/bedroom plus 2 people; 1 person/250 sf.; 6 people.</td>
<td>2 per bedroom plus 2 per unit (people under 18 don’t count towards the limit).</td>
<td>Max. 2 per bedroom + 2 guests per dwelling</td>
</tr>
<tr>
<td>Parking</td>
<td>Max. number of vehicles allowed between 11 pm and 9 am (1/person or 1 for every 2.5 people).</td>
<td>Not addressed</td>
<td>Per parking requirements OFF-street, paved driveway or garage</td>
</tr>
</tbody>
</table>

---

# Short-Term Rental Regulations adopted by City of Charleston (April 9, 2018)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Development Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Districts</td>
<td>Commercial Short-Term Rentals – Only permitted on Commercially zoned properties within the Short-Term Overlay District (wholly located on the peninsula). Residential Short-Term Rentals – Divided into Class 1, Class 2 and Class 3 categories. Class 1 and 2 are located on the peninsula, and Class 3 are all areas of the City located outside the peninsula.</td>
</tr>
<tr>
<td>Occupancy</td>
<td>Commercial Short-Term Rentals – Owner or resident not required to be living on the property. Residential Short-Term Rentals Class 3 – Owner shall be residing on the property (owner/occupied).</td>
</tr>
<tr>
<td>Amount of Unit that can be used for Rental</td>
<td>Commercial Short-Term Rentals – Whole property to one family. Residential Short-Term Rentals Class 3 – One or more rooms.</td>
</tr>
<tr>
<td>Special Events</td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum Number of Rental Days per Year</td>
<td>None specified</td>
</tr>
<tr>
<td>Minimum Number of Rental Days per Transaction</td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum Guest Occupancy</td>
<td>Commercial Short-Term Rentals – 4 unrelated people. Residential Short-Term Rentals Class 3 – 4 adults.</td>
</tr>
<tr>
<td>Parking</td>
<td>Commercial Short-Term Rentals – No additional parking spaces required. Residential Short-Term Rentals Class 3 – 1 space + the required off-street parking for existing use on the property.</td>
</tr>
<tr>
<td>Use Classification</td>
<td>Commercial Short-Term Rentals – Commercial. Class 3 Residential Short-Term Rentals – Incidental residential use to the Principal residential use of the property.</td>
</tr>
</tbody>
</table>
Charleston County Short-Term Rental Regulations History

- **February 8, 2016**: The Planning Commission established a Short-Term Rental Committee (STRC) to investigate Short-Term Rental regulations.

- **February 8, 2016 to March 12, 2018**: The STRC, Planning Commission, consultant and staff developed the Draft Short-Term Rental Ordinance being considered by Council.

- In addition, staff met with representatives from both HomeAway and Airbnb during this process, and notified them of each STRC and Planning Commission meeting.

**March 12 Planning Commission meeting: Recommended approval of the Draft Short-Term Rental Ordinance and related ZLDR amendments (8-1) and Fee Ordinance amendments (9-0)**

Proposed Ordinance - Article 6.8, Short-Term Rentals

- Short-Term Rental Properties (STRPs) are proposed to replace Bed & Breakfast Inn uses. Bed & Breakfast Inn uses will be deleted from the ZLDR, however, the following exceptions apply:
  - Legally permitted, existing Bed & Breakfast Inns will be “grandfathered” (Chapter 10, Nonconformities).
  - Properties will keep this status until / unless Business License is discontinued for 12+ consecutive or 18 months cumulative within any three-year period.

- Rooming and Boarding House uses will be deleted from the ZLDR.

- Upon adoption of the proposed Ordinance, all STRPs, whether or not they are operating under a valid and current Business License, will have 30 calendar days to submit applications to comply with the Ordinance and an additional 90 calendar days to obtain all required Zoning Permits for the STRP use.
Proposed Ordinance - Article 6.8, Short-Term Rentals

Proposed Ordinance - Article 6.8, Short-Term Rentals

• Operating Requirements:
  — Must obtain all Zoning and Building permits, and a Business License, prior to advertising the STRP.
  — Short-Term Rental Tenant notice shall be posted in each room where tenants may lodge. The notice shall include contact information of the owner, Zoning Permit number, trash location and schedules, and fire and emergency evacuation routes.

• General Standards:
  — Legally-permitted Principal Dwelling Units and Accessory Dwelling Units may be used as STRPs, even when located on the same lot.
  — Accessory structures (sheds, barns, etc.) shall not be used as STRPs.
  — Parking for rental guests is one space per permitted bedroom plus the required parking for the applicable use (Art. 9.3).
  — Signage advertising STRPs is prohibited in Residential Zoning Districts.

• Advertisement:
  — Whether by a hosting platform, via Internet or paid advertising, or other postings, advertisements, or announcements, the availability of a STRP shall include County-issued Zoning Permit Number and Business License Number.
Proposed Ordinance - Article 6.8, Short-Term Rentals

• Annual Zoning Permit Renewal:
  
  ─ Zoning Permits for all STRPs must be renewed annually.
  
  ─ Must include the application fee and a notarized affidavit stating that the type of STRP use, and the information submitted for the previous year’s Zoning Permit, has not changed in any manner, and that the STRP use complies with the most recently adopted version of the STR Ordinance.
  
  ─ By the end of January of each calendar year an annual renewal notice will be mailed to owners of STRPs informing them that they must renew their Zoning Permit for the STRP use on or before April 1st of the same calendar year, or their existing permit will expire.

Proposed Ordinance - Article 6.8, Short-Term Rentals

• Application Submittal Requirements:
  
  ─ Name, address, email, and phone number of the property owner.
  
  ─ Required fee(s).
  
  ─ STRP application signed by the property owner.
  
  ─ Restrictive Covenants Affidavit signed by applicant/owner.
  
  ─ Address and Property Identification Number of the property on which the STRP is located.
  
  ─ Type of STRP (LHR, EHR, CGH).
  
  ─ Type of dwelling unit to be used as a STRP, and the maximum number of bedrooms in the dwelling unit to be used as a STRP.
  
  ─ Documentation of Zoning Permit and Building Permit approvals for the structure(s) to be used as a STRP.

Note: Additional applications, fees, and processes may be required pursuant to the requirements of this Article (Site Plan Review, Special Exception).
Proposed Ordinance - Article 6.8, Short-Term Rentals

- **Enforcement:**
  - Provisions of Chapter 11, Violations, Penalties and Enforcement, apply to all STRPs.
  - Permit Revocation – Three-Offense Rule: Determination by Zoning and Planning Director that a STRP has violated the Ordinance on three or more occasions within any 12-month period, shall result in the revocation of the Zoning Permit and Business License applicable to the STRP.
  - A Zoning Permit can be immediately revoked if the Zoning and Planning Director determines:
    - The STRP has a building code violation;
    - There is no Business License for the STRP use;
    - The property is being used in a manner not consistent with the Zoning Permit issued; and/or
    - The advertisement does not include the Zoning Permit Number and Business License Number.

Proposed Ordinance - Article 6.8, Short-Term Rentals

- If a STRP Zoning Permit has been revoked:
  - A STRP owner may appeal the decision to the Board of Zoning Appeals (BZA) within 30 calendar days from the date of revocation.
  - No new permit for a STRP use shall be issued for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new Zoning Permit application for the STRP use shall be submitted.
Adoption Schedule

- **March 12, 2018**: Planning Commission recommendation (vote: 8-1)
- **May 8, 2018**: County Council Public Hearing (4 people spoke in favor; 1 spoke against)
- **May 31, 2018**: County Council Planning & Public Works Committee meeting
- **June 5, 2018**: 1st reading
- **June 19, 2018**: 2nd reading
- **July 24, 2018**: 3rd reading

Proposed Short-Term Rental Regulations: Charleston County

SCAC Resource Considerations for Planning and Zoning Officials

May 17, 2018
Federal Legislation

- Federal infrastructure proposal
  - 10 year proposal to add $1 trillion in public/private infrastructure investment
  - Administration worked directly with local planners to assess need & plan projects
  - No funding provided in 2018 federal budget

- Federal budget/spending plan
  - Increases in CDBG, transportation infrastructure, brownfields and disaster mitigation & relief funding
State Legislation

- SC Economic Opportunity Zones
  - 135 zones – at least 1 in every county
  - Based on income & employment rates by census track
  - Created as part of the 2017 federal tax reform bill
  - Creates EO Funds to increase economic activity

- Industrial nuisance bill
  - Passed in 2018 – no Zoning ordinance provisions

- Lot cleanup bill – H3896 failed to get 2nd reading in the Senate

State & Federal Cases

- SCDOR v. Richland County (transportation penny case)
  - Expect counties to be required to enact spending controls & more SCDOR oversight!

- Annexation
  - What is “contiguous”

- Sullivan’s Island BZA decision
  - Cautionary tale: ensure that your text matches what you actually want to regulate!

- Hilton Head National Redevelopment case
Resource Considerations for Planning and Zoning Officials

May 17, 2018