

CITY OF FOLLY BEACH

Chris Bizzell, Mayor



Folly Beach, SC 29439

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William Farley, Council Member

Skip Fink, Council Member

Billy Grooms, Council Member

Blair Holladay, Council Member

Katherine Houghton, Mayor Pro Tem

DJ Rich, Council Member

City Council Work Session Meeting 6:30 PM

Tuesday, October 11, 2022

City Hall

21 Center Street

2nd Floor Council Chambers

Folly Beach, SC 29439

1. Work Session Items

- a. Ordinance 32-22 Proposes a Six-Month Moratorium on Short Term Rentals.

PUBLIC NOTICE

ALL MEDIA WERE NOTIFIED PURSUANT TO STATE LAW

City Council will not vote on matters discussed during Work Sessions or Executive Sessions.

However, matters discussed may be voted on during the evening City Council meeting. In keeping with the Americans with Disabilities Act, persons needing assistance, alternative formats, ASL interpretation, or other accommodation, please contact the Municipal Clerk at 843- 513-1833 during regular business hours at least 24 hours prior to the meeting. Hearing devices are available upon request for those with hearing difficulties.

The City of Folly Beach, in an effort to go green, will no longer have the Ordinances and Resolutions included in the agenda. Citizens interested in having a copy, please see the Municipal Clerk.



CITY OF FOLLY BEACH

Date: October 11th, 2022

Re: Ordinance 032-22, Moratorium on Short Term Rentals.

Mayor/Council

Ordinance 032-22 proposes a six-month moratorium on short term rentals. The moratorium will allow a pause in new licenses while the petition by Save Folly's Future is verified, and any resulting ordinances are either adopted or scheduled for a general referendum.

The petition proposes a cap of 800 licenses. As of 10/4/22 the City has 1,112 STR licenses on file. Absent a moratorium on new licenses, this number will continue to grow well beyond the proposed cap. One side effect of further growth will be a longer waitlist (should the ordinance pass) which will delay the opportunities for any new licenses post passage.

Aaron Pope AICP
City Administrator



CITY OF FOLLY BEACH

1st Reading: October 11th, 2022

2nd Reading:

Introduced by: Mayor Goodwin

Date: October 11th, 2022

ORDINANCE 032-22

AN ORDINANCE TO IMPOSE A MORATORIUM ON THE ISSUANCE OF NEW BUSINESS LICENSES FOR SHORT TERM RENTALS WITHIN THE CITY OF FOLLY BEACH DUE TO PENDING CITIZEN INITIATIVE PETITION TO ESTABLISH A CAP ON SHORT TERM RENTALS.

WHEREAS, The City has received a citizen petition to limit the number of short term rental licenses to 800; and

WHEREAS, The City has issued 1,112 short term rental licenses for the 2022 business license year as of October 18th, 2022; and

WHEREAS, The City desires to limit further increase in the number of short term rental licenses until the question posed by the petition is settled by vote of Council or general referendum.

NOW BE IT THEREFORE ORDAINED:

1. The City of Folly Beach imposes a moratorium, to be effective immediately upon ratification of this Ordinance, on the issuance of new business licenses for short term rentals within the City:
 - a. Subject to Section (b) hereof, no application shall be approved for a business license to create a short term rental in any residential unit within the City.
 - b. Subject to the limitations set forth in Section (c) excepted from the provisions of Section 1 (a) are each of the following:
 - i. Renewals of short term rental licenses for properties that were legally licensed as of October 18th, 2022.
 - ii. New licenses resulting from the transfer of ownership of properties that were legally licensed as short term rentals as of October 18th, 2022.
 - iii. New licenses for properties in Downtown Commercial district for which Final Approval has been granted by the Design Review Board prior to the ratification of this ordinance.
 - iv. New licenses for a short term rental for which an application has been filed with the City of Folly Beach prior to ratification of this Ordinance and that has been deemed sufficient for approval.

- c. In order to be expected from this moratorium, all exceptions listed in Section (b) must comply with the following requirements:
 - i. Applications must be submitted in a timely manner. With regards to licenses falling under Subsection (b)(iii), applications must be submitted within thirty days of ratification of this Ordinance; and
 - ii. Applications must be deemed sufficient for approval by City staff; and
 - iii. Applications must be for a license to rent:
 - 1. An existing residential unit that is currently available to rent or will be within thirty days of ratification of this Ordinance; or
 - 2. A planned residential unit for which an application for a building permit, sufficient for approval by City staff, has been submitted within thirty days of ratification of this Ordinance and which shall be available to rent within twelve months of the ratification of this Ordinance.
 - 3. A residential unit for which a building permit has been issued within thirty days of ratification of this Ordinance and for which a certificate of occupancy shall be issued and the unit made available to rent within twelve months of the ratification of this Ordinance.
- 2. The Mayor will propose to the City Council on or prior to April 11th, 2023 the text of any ordinances required to be acted upon by the petition.
 - 3. This ordinance shall take effect immediately upon adoption and shall expire automatically on April 11th, 2023 unless earlier repealed.

ADOPTED this _____ day of _____ 2022, at Folly Beach, South Carolina.

Ayes: _____

Nays: _____

Abstains: _____

Municipal Clerk

Tim Goodwin, Mayor