

Post & Courier

CHARLESTON COUNTY COUNCIL ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) TEXT AMENDMENTS PUBLIC HEARING

Tuesday, August 11, 2020 at 6:30 PM

Charleston County Council will hold a public hearing on the matters listed below beginning at 6:30 p.m., Tuesday, August 11, 2020, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). The complete agenda can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, August 11. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- a. ZLDR-05-20-00123: Request to amend the Zoning and Land Development Regulations Ordinance Art. 5.2, NRM, Natural Resource Management, Zoning District, to allow Short-Term Rental use of the Huyler House on Dewees Island.
- b. Proposed amendments to Art. 6.8, Short-Term Rentals, and related Articles of the Zoning and Land Development Regulations Ordinance.

This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury
Clerk of Council

**ZONING AND LAND
DEVELOPMENT
REGULATIONS TEXT
AMENDMENT REQUEST:
ZLDR-05-20-00123**

- Case History**
- Amendments**
- Presentation**
- Application**
- Letters of Coordination**
- Public Input**

Charleston County ZLDR Text Amendment Request
ZLDR-05-20-00123 Case History

Planning Commission Workshop and Meeting: July 13, 2020

Public Hearing: August 11, 2020

PPW Committee: September 3, 2020

1st Reading: September 8, 2020

2nd Reading: September 22, 2020

3rd Reading: October 6, 2020

CASE INFORMATION

Owner and Applicant: Dewees Island Property Owners Association (Wendell Reilly, President, and David Dew, General Manager)

Application: The applicant is requesting to amend ZLDR Sec. 5.2.3, Natural Resource Management District, Exceptions, Dewees Island, to allow the short-term rental use of the Huyler House (273 Old House Lane, PID# 608-09-00-005). The proposed amendments are attached.

History: The original zoning permit for both the Huyler House and the community building was issued in February 1997, and building permits for each were issued in March 1997. The building permit for each structure was finalized in March 1998. The zoning permit to “Establish Huyler House-Guest House” was issued in October 1998. The original purpose of the Huyler House was to accommodate guests of the Property Owners Association (POA) and property owners and their guests. It contains four guest suites. Over time, it started being rented out to the general public, which violates the Department of Natural Resources (DNR) Conservation Easement that exists on the island.

On July 24, 2018, Charleston County adopted a Short-Term Rental (STR) Ordinance, regulating short-term rentals for the first time. The STR Ordinance prohibits short-term rentals in the NRM, Natural Resource Management, Zoning District, in which the Huyler House is located, effectively ending all short-term rental use of the Huyler House.

On August 9, 2019, the POA submitted ZLDR Text Amendment application number ZLDR-08-19-00117, requesting to amend the same section of the ZLDR that is the subject of the current application to clarify the zoning district regulations and land uses applicable to all Dewees Island including the applicability of the County’s STR Ordinance.

On August 14, 2019, the Zoning and Planning Department Director sent a letter to the POA informing them that the application was incomplete due to potential conflicts with the DNR Conservation Easement that exists on the island. The applicant was advised to resolve the conflicts and resubmit the application. The letter also stated that should the application be resubmitted more than six months after the date of the letter, repayment of applicable fees would be required. The application was resubmitted on May 29, 2020; therefore, Case number ZLDR-08-19-00117 was deemed to have expired and the applicant was required to submit a new application with a new application number (ZLDR-05-20-00123), and pay all required fees.

On May 29, 2019, the POA submitted ZLDR Text Amendment application number ZLDR-05-20-00123, requesting to amend the ZLDR to allow the Huyler House to be short-term rented to POA guests and property owners and their guests, as originally intended. This request complies with the DNR Conservation Easement, and the applicant has submitted a letter from DNR to that effect.

APPROVAL CRITERIA AND APPLICANT'S RESPONSE

Pursuant to Article 3.3.6 of the Charleston County Zoning and Land Development Regulations Ordinance, text amendments to the ordinance may be approved if the following approval criteria have been met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition.

Applicant's Response: "The Association believes the prohibition of the operation of the Huyler House under the Short-Term Rental Ordinance ("STRO") under Article 6.8 of the ZLDR, or otherwise, represents an inconsistent outcome as to the intent behind the STRO.

- *The Huyler House has been a core component of the Dewees Island Land Plan since that Plan's creation in 1976 and adoption by DNR and Charleston County and has provided accommodations for Owners' guests and prospective owners for decades.*
- *There has never been any issue concerning the authorized operation of the Huyler House on Dewees Island until the advent of the County's STRO.*
- *Inconsistency of applying RM development standards to Dewees Island.*
 - *The County previously adopted a text amendment to rely on compliance with the Dewees Island Architectural and Environmental Design Guidelines for development standards instead of RM development standards.*
 - *Just as with respect to the existing standards adopted by the County for development on Dewees Island, the incompatibility of the RM zoning district standards carry over to land use and the longstanding operation of the Huyler House, in that this facility has been in place for at least 30 years and would not otherwise be permitted under the current RM designation."*

- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;

Applicant's Response:

- *"First, it should be emphasized that the Text Amendment does not authorize a new or unusual use, but one that has been in place for an extended period of time pursuant to a Land Plan approved by County Council.*
- *Second, it is due to the adoption of the STRO that the Huyler House became a non-conforming use and its continued operation placed in question. As stated in § 6.8.1 of the Ordinance, the purpose behind the STRO is, "to protect the traditional quality of life and character of residential neighborhoods." The STRO is said to be the product of "balancing the interests of owner-occupied dwellings with properties that are frequently used in whole or in part by Short-Term Rental Tenants." §6.8.1(A)(2).*
- *Third, Dewees Island is not a traditional neighborhood, but a unique planned development compromised of residential properties and amenities, one of which is the Huyler House. Dewees Island is governed by covenants and bylaws and its unique nature is overseen by the S.C. Department of Natural Resources ("DNR").*
- *Fourth, the Huyler House is not now, nor has it ever been, a residential property converted to periodic rentals for Short-Term Rental Tenants. Indeed, under the Text Amendment, the Huyler House is only to be occupied by the guests of owners on Dewees Island and the Association.*
 - *Although willing to abide by the restrictions provided in the Text Amendment, many of which track provisions of the STRO, it is respectfully submitted that administering the Huyler House under the STRO is akin to trying to fit a square peg in a round hole. Accordingly, the Text Amendment provides that operation of the Huyler House would take place outside the STRO and its license renewal would not be subject to the BZA review."*

C. The proposed amendment is to further the public welfare in any other regard specified by County Council;

Applicant's Response: "While Dewees Island is private, the ongoing operation of the Huyler House under the restrictive terms provided in the Text Amendment will further the quality of life on Dewees Island and certainly do nothing to detrimentally affect the public welfare."

Staff believes the approval criteria have been met, and therefore, recommends approval of the proposed amendments.

JULY 13, 2020 PLANNING COMMISSION WORKSHOP AND MEETING

Recommendation: Approval (vote: 8 to 0)

Notifications: 888 emails/letters were sent on June 26, 2020. All Dewees Island property owners and individuals on the ZLDR/Comp Plan Interested Parties list were notified. Additionally, this request was noticed in the *Post & Courier* on June 26, 2020.

Public Input: As of July 13, 2020, 31 letters in support had been received. No letters in opposition were received.

Speakers: Wendell Reilly, President, Dewees Island Property Owners Association was the only speaker. He spoke in support of the request.

AUGUST 11, 2020 PUBLIC HEARING

Notifications: 888 emails/letters were sent on July 24, 2020. All Dewees Island property owners and individuals on the ZLDR/Comp Plan Interested Parties list were notified. Additionally, this request was noticed in the *Post & Courier* on July 24, 2020.

Public Input: As of August 11, 2020, 41 letters in support have been received. No letters in opposition were received.

Proposed ZLDR Amendments: Huyler House (6/23/20)

Chapter 5, Overlay and Special Purpose Zoning Districts

Article 5.2, NRM, Natural Resource Management District

Sec. 5.2.3 Exceptions

A. RM District Standards...

B. Dewees Island

For residential property located on Dewees Island, the Planning Director shall be expressly authorized to issue permits for development that complies with the Dewees Island Architectural and Environmental Design Guidelines (date October 25, 1996) instead of the Planned Development procedures and standards of this Ordinance.

Short-term rental use of the Huyler House shall be allowed as described below. The requirements of Art. 6.8, Short-Term Rentals, of this Ordinance shall not apply; however, the use shall comply with all other applicable sections of this Ordinance and other County Ordinances.

For the purposes of this Section, short-term rental use shall mean rentals for intervals of 29 days or less regardless of: (1) the occupancy status of the property; and (2) whether rental fees are charged or other forms of compensation are offered or required.

- 1. The Huyler House shall only be rented to Dewees Island property owners and their guests and guests of the Dewees Island Property Owners Association (POA);***
- 2. Rental of the Huyler House shall only be advertised through the POA intranet site and shall not be marketed or advertised through any other means including, but not limited to, online advertisements or advertisements through rental agencies, realtors, brokers or other third party entities;***
- 3. There is no cap on the number of days the Huyler House can be rented per calendar year;***
- 4. A STRP Zoning Permit shall be required to establish the short-term rental use of the property. Administrative review shall be required to establish the use and the following requirements apply:***
 - a. The Building Inspections Services Department may require a building safety inspection and/or Building Permit;***
 - b. A minimum of four parking spaces are required. The location of the required parking shall be indicated and parking agreements necessary to facilitate off-site parking shall be submitted with the STRP Zoning Permit application; and***
 - c. Each room where tenants may lodge shall contain a notice providing the following information:***
 - i. Contact information for the owner of the property;***
 - ii. Zoning Permit Number and Business License Number for the short-term rental use of the property for the current year;***
 - iii. Trash collection location and schedule; and***

iv. Fire and Emergency evacuation routes.

- 5. Once the STRP Zoning Permit is issued, a Business License must be obtained;*
- 6. The STRP Zoning Permit must be renewed by December 31st of each year or the existing STRP Zoning Permit will expire. The STRP Zoning Permit will terminate on December 31st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Director. The STRP Zoning Permit annual renewal application must include:
 - a. The STRP Zoning Permit renewal application fee; and*
 - b. A notarized affidavit signed by the property owner stating that the STRP use and the information submitted as part of the application for the previous year's STRP Zoning Permit has not changed in any manner whatsoever and that the STRP use complies with the requirements of this Section.**

A new STRP Zoning Permit application must be filed if the aforementioned requirements are not met.

- 7. Notwithstanding the provisions of Chapter 11 of this Ordinance, the STRP Zoning Permit may be administratively revoked by the Zoning and Planning Director or his designee if the STRP has violated the provisions of this Article on three or more occasions within a 12-month period. Provided however, the STRP Zoning Permit may be immediately revoked if the Zoning and Planning Director determines the STRP has Building Code violations, there is no Business License for the property, the STRP is being advertised or marketed on the POA intranet site in a manner not consistent with this Section, the advertisement for the STRP does not include the County issued Zoning Permit Number and Business License Number, the STRP is being advertised on a platform other than the POA intranet site, or the property is being used in a manner not consistent with the Zoning Permit issued for the STRP use.*
- 8. If the STRP Zoning Permit is administratively revoked, the STRP owner (or authorized agent) may appeal the Zoning and Planning Department Director's administrative decision revoking the STRP Zoning Permit to the Board of Zoning Appeals within 30 calendar days from the date of the denial or revocation. All appeals shall be addressed in accordance with the appeal procedures of CHAPTER 3, Article 3.13, of this Ordinance.*
- 9. Subsequent Application. Once the STRP Zoning Permit and/or Business License has been revoked, no new STRP Zoning Permit and/or Business License shall be issued to the applicant for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new STRP Zoning Permit application must be submitted in accordance with this Section.*

C. Goat Island...



Charleston County ZLDR Text Amendment Request

Planning Commission Workshop and Meeting: July 13, 2020

Public Hearing: August 11, 2020

PPW Committee: September 3, 2020

1st Reading: September 8, 2020

2nd Reading: September 22, 2020

3rd Reading: October 6, 2020

ZLDR-05-20-00123

- Request to amend ZLDR Sec. 5.2.3, Natural Resource Management District, Exceptions, Dewees Island, to allow the short-term rental use of the Huyler House (273 Old House Lane, PID# 608-09-00-005).
- Applicant: Dewees Island Property Owners Association (Wendell Reilly, President, and David Dew, General Manager).

History

- February 1997: The original zoning permit for both the Huyler House and the community building was issued.
- March 1997: Building permits for the Huyler House and the community building were issued.
- March 1998: The building permits were finalized in March 1998.
- October 1998: The zoning permit to “Establish Huyler House-Guest House” was issued. The original purpose of the Huyler House was to accommodate guests of the Property Owners Association (POA) and property owners and their guests. Over time, it started being rented out to the general public, which violates the Department of Natural Resources (DNR) Conservation Easement that exists on the island.
- July 24, 2018: Charleston County adopted a Short-Term Rental (STR) Ordinance, regulating short-term rentals for the first time. The STR Ordinance prohibits short-term rentals in the NRM, Natural Resource Management, Zoning District, in which the Huyler House is located, effectively ending all short-term rental use of the Huyler House.
- August 9, 2019: The POA submitted ZLDR Text Amendment application number ZLDR-08-19-00117, requesting to amend the same section of the ZLDR that is the subject of the current application to clarify the zoning district regulations and land uses applicable to all Dewees Island including the applicability of the County’s STR Ordinance.
- August 14, 2019: The Zoning and Planning Department Director sent a letter to the POA informing them that the application was incomplete due to potential conflicts with the DNR Conservation Easement that exists on the island. The applicant was advised to resolve the conflicts and resubmit the application. The letter also stated that should the application be resubmitted more than six months after the date of the letter, repayment of applicable fees would be required.
- May 29, 2019: The POA submitted ZLDR Text Amendment application number ZLDR-05-20-00123, requesting to amend the ZLDR to allow the Huyler House to be rented as originally intended. This request is in compliance with the DNR Conservation Easement, and the applicant has submitted a letter from DNR to that effect.

TOWN OF MT PLEASANT

CASE# ZLDR-05-20-00123
FUTURE LAND USE RECOMMENDATION

PD

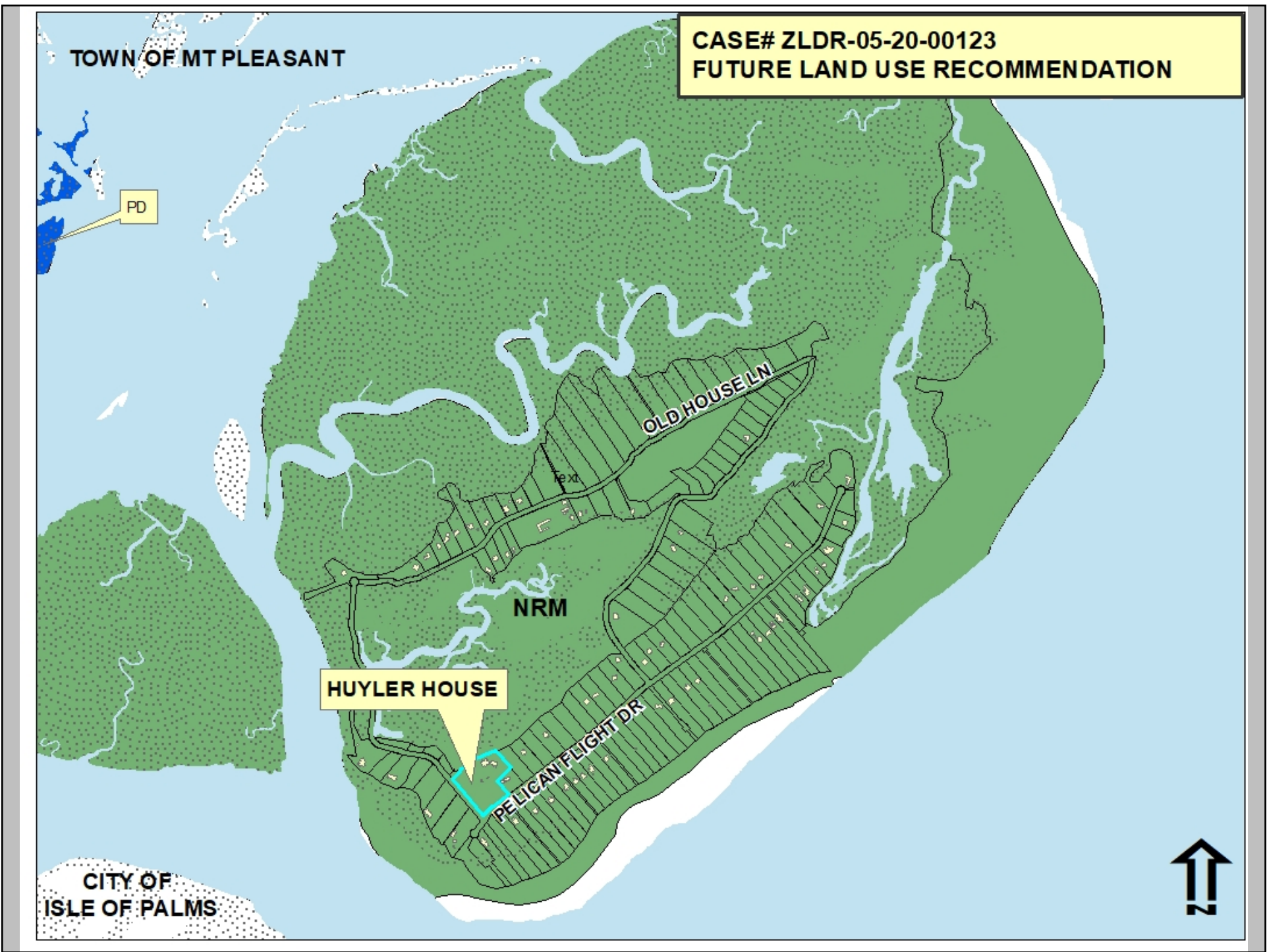
OLD HOUSE LN

NRM

HUYLER HOUSE

PELICAN FLIGHT DR

CITY OF ISLE OF PALMS



TOWN OF MT PLEASANT

Request to amend the Zoning and Land Development Regulations Sec. 5.2, NRM, Natural Resource Management, to allow Short-Term Rentals in the Huyler House on Dewees Island.

PD

N R M

OLD HOUSE LN

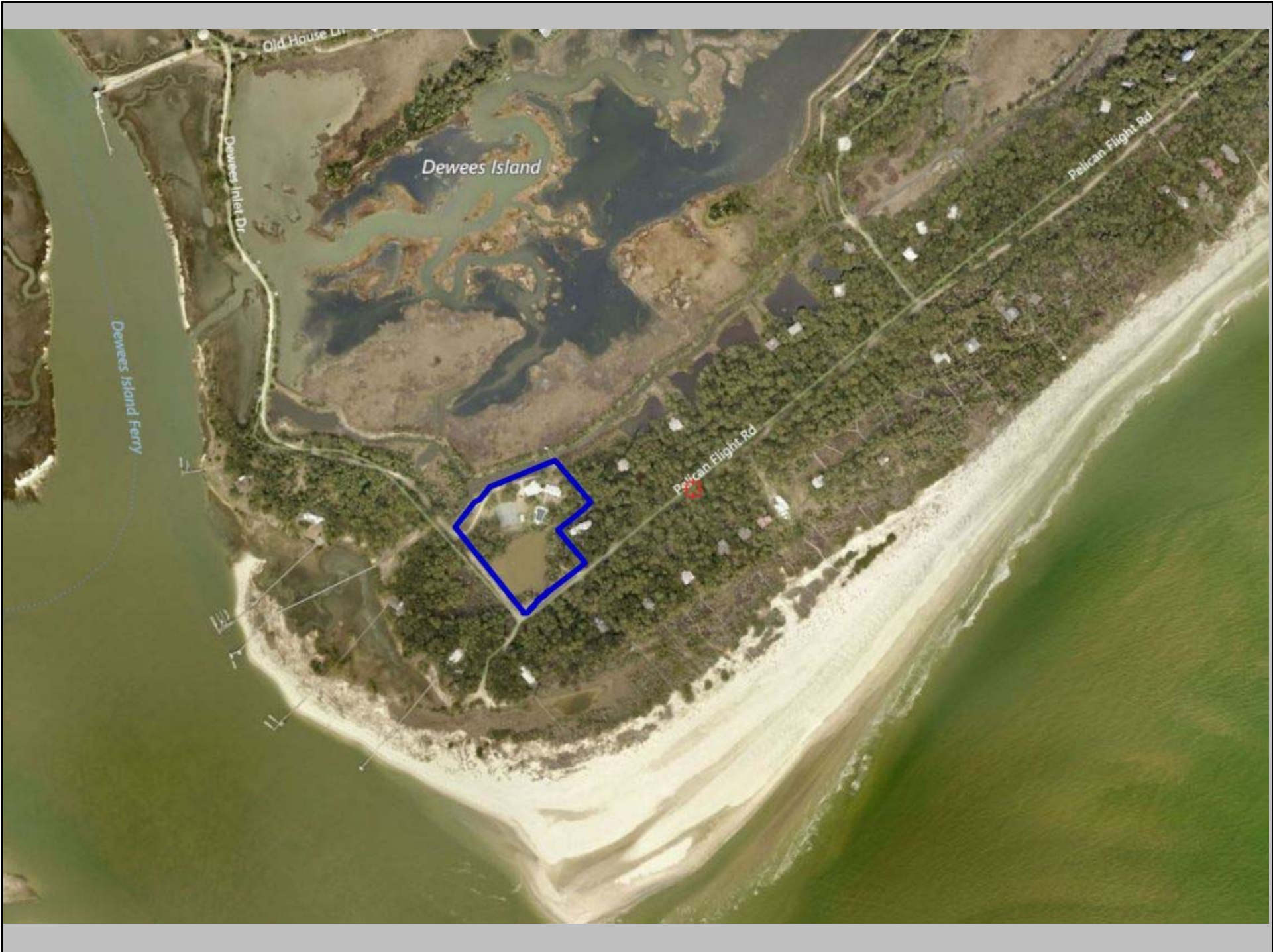
HUYLER HOUSE

PELICAN FLIGHT DR

CITY OF ISLE OF PALMS

CASE# ZLDR-05-20-00123





Huyler House



Proposed Amendments

- Can only be rented to Dewees Island property owners and their guests, and to guests of the POA.
- Rentals shall not be marketed or advertised except on the POA intranet site.
- No cap on the number of rental days.
- STRP Zoning Permit and annual permit renewals required.
- Business license required.
- Zoning Permit may be administratively revoked if there are three or more violations within a 3-year period or when: Building Code violations exist, there is no business license, the STRP is advertised on a platform other than the intranet site, or the property is being used in a manner not consistent with the permit.

Approval Criteria—Section 3.3.6

Pursuant to Article 3.3.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, text amendments may be approved by County Council only if the proposed amendment meet the following criteria:

A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;

Applicant's Response: "The Association believes the prohibition of the operation of the Huyler House under the Short-Term Rental Ordinance ("STRO") under Article 6.8 of the ZLDR, or otherwise, represents an inconsistent outcome as to the intent behind the STRO.

- *The Huyler House has been a core component of the Dewees Island Land Plan since that Plan's creation in 1976 and adoption by DNR and Charleston County and has provided accommodations for Owners' guests and prospective owners for decades.*
- *There has never been any issue concerning the authorized operation of the Huyler House on Dewees Island until the advent of the County's STRO.*
- *Inconsistency of applying RM development standards to Dewees Island.*
 - *The County previously adopted a text amendment to rely on compliance with the Dewees Island Architectural and Environmental Design Guidelines for development standards instead of RM development standards.*
 - *Just as with respect to the existing standards adopted by the County for development on Dewees Island, the incompatibility of the RM zoning district standards carry over to land use and the longstanding operation of the Huyler House, in that this facility has been in place for at least 30 years and would not otherwise be permitted under the current RM designation."*

Approval Criteria—Section 3.3.6 (cont.)

B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;

Applicant's Response:

- *“First, it should be emphasized that the Text Amendment does not authorize a new or unusual use, but one that has been in place for an extended period of time pursuant to a Land Plan approved by County Council.*
- *Second, it is due to the adoption of the STRO that the Huyler House became a non-conforming use and its continued operation placed in question. As stated in § 6.8.1 of the Ordinance, the purpose behind the STRO is, “to protect the traditional quality of life and character of residential neighborhoods.” The STRO is said to be the product of “balancing the interests of owner-occupied dwellings with properties that are frequently used in whole or in part by Short-Term Rental Tenants.” §6.8.1(A)(2).*
- *Third, Dewees Island is not a traditional neighborhood, but a unique planned development comprised of residential properties and amenities, one of which is the Huyler House. Dewees Island is governed by covenants and bylaws and its unique nature is overseen by the S.C. Department of Natural Resources (“DNR”).*
- *Fourth, the Huyler House is not now, nor has it ever been, a residential property converted to periodic rentals for Short-Term Rental Tenants. Indeed, under the Text Amendment, the Huyler House is only to be occupied by the guests of owners on Dewees Island and the Association.*
 - *Although willing to abide by the restrictions provided in the Text Amendment, many of which track provisions of the STRO, it is respectfully submitted that administering the Huyler House under the STRO is akin to trying to fit a square peg in a round hole. Accordingly, the Text Amendment provides that operation of the Huyler House would take place outside the STRO and its license renewal would not be subject to the BZA review.”*

Approval Criteria—Section 3.3.6 (cont.)

C. The proposed amendment is to further the public welfare in any other regard specified by County Council;

- Applicant's Response: *“While Dewees Island is private, the ongoing operation of the Huyler House under the restrictive terms provided in the Text Amendment will further the quality of life on Dewees Island and certainly do nothing to detrimentally affect the public welfare.”*

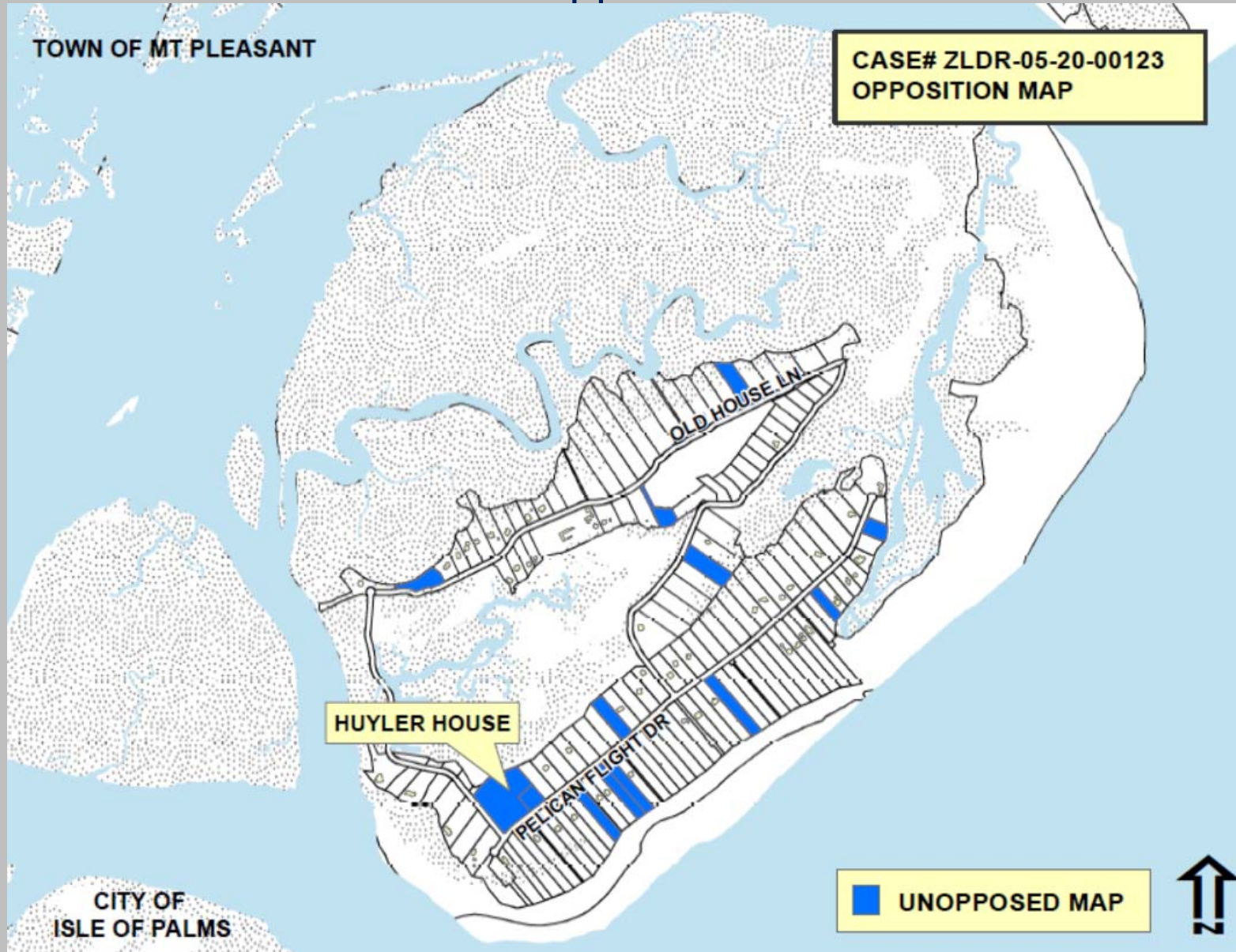
Recommendation

The ZLDR text amendment meets the approval criteria.

**STAFF & PLANNING COMMISSION
RECOMMENDATION:
APPROVAL**

Planning Commission vote: 8 to 0

Public Input: 41 letters in support have been received from property owners on Dewees Island.
0 letters in opposition received.



Notifications

- July 13, 2020 Planning Commission meeting: On June 26, 2020:
 - 888 notifications were sent to individuals on the ZLDR/Comp Plan Interested Parties List and all Dewees Island property owners.
 - Ad ran in the *Post & Courier*.
- August 11, 2020 Public Hearing: On July 24, 2020:
 - 888 notifications were sent to individuals on the ZLDR/Comp Plan Interested Parties List and all Dewees Island property owners.
 - Ad ran in the *Post & Courier*.



Charleston County ZLDR Text Amendment Request

Planning Commission Workshop and Meeting: July 13, 2020

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1st Reading: September 8, 2020

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Charleston County Planning Department
Lonnie Hamilton III, Public Services
Building 4045 Bridge View Drive
North Charleston, SC 29405
Phone (843) 202-7200 Fax (843) 202-7218

Joel H. Evans, PLA, AICP, Director

ZONING ORDINANCE TEXT AMENDMENT APPLICATION

APPLICATION INFORMATION

Application Number: ZLDR -05-20-00123

Date Submitted: May 29, 2020

Applicant Name: Dewees Island Property Owners Association

Address: 114 Dewees Inlet Drive

City: Dewees Island

State: SC

ZIP Code: 29451

Telephone: (843) 568-3991 Fax: (800) 693-4876 E-mail:

TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title: §5.2.3 (B)

Page: Page: 5-2

Please provide further indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit)

Dewees Island

REQUESTED AMENDMENT

PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT

(documentation may be attached to the application in lieu of completing this section)

Please see attached

608-09-00-005
273 Old House Ln

SIGNATURES

APPLICANT(S)

PLANNING DEPARTMENT OFFICIAL

PRINTED NAME: Wendell Reilly as President of Applicant

PRINTED NAME: Andrew D. Melton

SIGNATURE: 

SIGNATURE: 

DATE: 6/2/2020

DATE: 5/29/2020

PRINTED NAME: David Dew as General Mgr./Applicant

SIGNATURE: 

DATE: 5-29-2020

FOR OFFICE USE ONLY

Application Number

Date Submitted

Amount Received

\$250.00

Cash

Check Number:

Receipt Number



June 19, 2020

VIA E-MAIL (c/o amelocik@charlestoncounty.org)

Joel H. Evans, PLA, AICP
Director, Charleston County Zoning & Planning Dept.
4045 Bridge View Drive
North Charleston, SC 29405-7464

**Re: Proposed Text Amendment to §5.2.3(B), Charleston County Zoning Ordinance
Application No. ZLDR-05-20-00123**

Dear Mr. Evans:

As president of the Applicant herein, Dewees Island Property Owners Association (“Association”), please allow this letter to serve as the letter of intent requirement called for under §3.3.1(B)(2) of the ZLDR Ordinance (“Ordinance”).

Section 3.3.6 of the Ordinance describes the criteria for approval of a text amendment, as follows:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;
- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

I believe the Text Amendment the Association has submitted (“Text Amendment”) satisfies the criteria of this provision.

The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;

The Association believes the prohibition of the operation of the Huyler House under the Short-Term Rental Ordinance (“STRO”) under Article 6.8 of the ZLDR, or otherwise, represents an inconsistent outcome as to the intent behind the STRO.

- The Huyler House has been a core component of the Dewees Island Land Plan since that Plan’s creation in 1976 and adoption by DNR and Charleston County and has provided accommodations for Owners’ guests and prospective owners for decades.

- There has never been any issue concerning the authorized operation of the Huyler House on Dewees Island until the advent of the County’s STRO.
- Inconsistency of applying RM development standards to Dewees Island.
 - The County previously adopted a text amendment to rely on compliance with the Dewees Island Architectural and Environmental Design Guidelines for development standards instead of RM development standards.
 - Just as with respect to the existing standards adopted by the County for development on Dewees Island, the incompatibility of the RM zoning district standards carry over to land use and the longstanding operation of the Huyler House, in that this facility has been in place for at least 30 years and would not otherwise be permitted under the current RM designation.

The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;

- First, it should be emphasized that the Text Amendment does not authorize a new or unusual use, but one that has been in place for an extended period of time pursuant to a Land Plan approved by County Council.
- Second, it is due to the adoption of the STRO that the Huyler House became a non-conforming use and its continued operation placed in question. As stated in § 6.8.1 of the Ordinance, the purpose behind the STRO is, “to protect the traditional quality of life and character of residential neighborhoods.” The STRO is said to be the product of “balancing the interests of owner-occupied dwellings with properties that are frequently used in whole or in part by Short-Term Rental Tenants.” §6.8.1(A)(2).
- Third, Dewees Island is not a traditional neighborhood, but a unique planned development comprised of residential properties and amenities, one of which is the Huyler House. Dewees Island is governed by covenants and bylaws and its unique nature is overseen by the S.C. Department of Natural Resources (“DNR”).
- Fourth, the Huyler House is not now, nor has it ever been, a residential property converted to periodic rentals for Short-Term Rental Tenants. Indeed, under the Text Amendment, the Huyler House is only to be occupied by the guests of owners on Dewees Island and the Association.
 - Although willing to abide by the restrictions provided in the Text Amendment, many of which track provisions of the STRO, it is respectfully submitted that administering the Huyler House under the STRO is akin to trying to fit a square peg in a round hole. Accordingly, the Text Amendment provides that operation of the Huyler House would

take place outside the STRO and its license renewal would not be subject to the BZA review.

- Many of the goals stated in Article §1.5 are preserved or enhanced through this Text Amendment.
 - The ongoing operation of the Huyler House will enhance the maintenance of this ecologically sensitive island and facilitate the maintenance of this attractive and harmonious community.
 - The Huyler House will be consistent with the Comprehensive Plan, in that the presence and operation of the Huyler House has been a part of the development plan for Dewees Island since its inception and approval by DNR and the County.
 - Moreover, the restrictions limiting occupants of the Huyler House to Owner and Association guests and prospective investors and elimination of outside marketing will work to prevent any further congestion or concentration of population.

The proposed amendment is to further the public welfare in any other regard specified by County Council.

- While Dewees Island is private, the ongoing operation of the Huyler House under the restrictive terms provided in the Text Amendment will further the quality of life on Dewees Island and certainly do nothing to detrimentally affect the public welfare.

In summary, the Association believes that the Amendment is consistent with the intent of the County's Comprehensive Plan and the longstanding development goals for Dewees Island. That, combined with the endorsement of the DNR, justifies the Commission's recommendation of approval of the Text Amendment.

Very truly yours,



Wendell Reilly
President, Dewees Island Property Owners Association

cc: S.C. Department of Natural Resources

South Carolina Department of
Natural Resources



Robert H. Boyles,
Director

April 17 2020

Bernard E. Ferrara, Jr.
Chief Deputy County Attorney
Charleston County Attorney's Office
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, South Carolina 29405

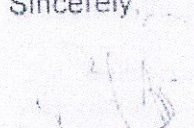
Dear Mr. Ferrara:

In its 1992 Land Plan, Dewees Island contemplated a 15-room lodge for owners and their guests stating that "A lodge with recreation, eating and guest lodging facilities will be built when demand warrants it."

In 1994, the Huyler House was completed, including its four guest suites, and we understand it has operated as a lodge for owners and guests of owners since that time. DNR does not object to the Island's continued restricted operation of the Huyler House as a lodge for owners and guests of owners in accordance with the 1992 Land Plan.

Please allow this statement to serve as confirmation that for purposes of SC Code Section 6-29-1145, DNR would not view such a use on Dewees Island to conflict with, or be prohibited by, the Conservation Easement or the related Land Use Plan approved by DNR.

Sincerely,


Robert H. Boyles, Jr.
Director

C: Wendell Reilly POA President
Elizabeth Applegate Dieck

PUBLIC INPUT

Anna C. Kimelblatt

From: CAREY B SULLIVAN <careybuck@gmail.com>
Sent: Thursday, July 02, 2020 12:51 PM
To: CCPC
Subject: Dewees Island Huyler House Suite STR

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Dear Charleston County Planning Commission,

We are writing to advocate **for** the proposal to permit Short Term Renting in the Huyler House Suites on Dewees Island. We have been a part of the island community since 2005, first as a member of a partnership in a house, currently as the sole owners of a house, and Carey serves on the Board of the Dewees Island Conservancy and on the Finance Committee of the POA Board. We have used the Huyler House several times during our tenure, as have members of our family when extra space was needed. Bill's mother owns a Lot on the island primarily because of the access it grants her to staying at the Huyler House. Without this benefit to our Lot owners, I fear that many will reconsider their commitment to the island.

Additionally, it is important to reiterate that the Huyler House, and the ability for it to be used as short term rentals for home and Lot owners, was included in the original Land Plan of Dewees Island. We have taken our commitment to preservation of our natural paradise very seriously, and allowing the continuation of our ability to rent the 4 rooms in the Huyler House will in no way change that commitment.

We thank you for your time and consideration.

Sincerely,

Carey and Bill Sullivan

391 Pelican Flight Drive

Dewees Island, SC 29451

Carey Sullivan
careybuck@gmail.com
703-282-3111

petercotto@gmail.com

Dear Mr Evans,

As a past President of the Dewees Island Property Owners Association, I write to strongly support the proposal to permit Short Term Renting in our community lodge, the “Huyler House”. It was envisaged in the Land Plan, almost 30 years ago

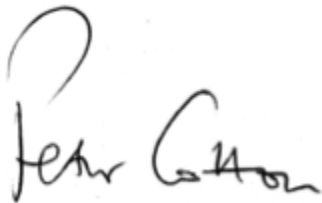
“The lodge will be residential in nature, and will not be marketed in any way which would attract guests other than those invited by the property owners on the island. The lodge will be located in the vicinity of the recreational area adjacent to Lot # 79. It will be limited to 15 guest rooms”.

The 4 room lodge has served the community well until the zoning changes of 2018. Its primary purpose and use has been for Dewees owners who have purchased lots but have not yet built houses to be able to enjoy the Island. In addition, owners of houses have used it for “overflow” when, occasionally, they have more family members and guests than can be accommodated in their homes.

The property owners of Dewees Island, and its leadership, are fully committed to preserving its focus on conservation. We believe that the use of the Huyler House as stated in the Land Plan is consistent with that role, and is supported by the Department of Natural Resources.

Thank you for your attention to this matter

Sincerely

A handwritten signature in black ink that reads "Peter Cotton". The signature is written in a cursive style with a large, looping initial "P".

Peter B Cotton

Anna C. Kimelblatt

From: Marion Cotton <marioncotton@gmail.com>
Sent: Tuesday, June 30, 2020 12:35 PM
To: CCPC
Cc: Marion Cotton
Subject: Huyler House on Dewees Island

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Dear Mr Evans,

As one of the rather few long time and permanent residents on Dewees I would like to add my voice to those very much in favor of the proposed text amendment that would again allow use of the Huyler House as originally envisaged in the Land Plan. It is a vital resource for the many owners who have lots but have not yet built and indeed for those who are in the process of building. It is also used to accommodate overnight guests such as speakers at our educational events and sometimes when we have more family than we can fit in our house Thank you for your efforts Marion Cotton Lot 44

From: [Scottie Hoffman](#)
To: [CCPC](#)
Subject: July 13, 2020 Planning Meeting, ZLDR-05-20-00123
Date: Wednesday, July 08, 2020 3:40:23 PM
Attachments: [DeweeseCntyZoningMtg071320.doc](#)

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Dear Sirs,

Attached please find a letter of support for the above mentioned Text Amendment being considered at the July 13, 2020 Planning Commission meeting.

Best regards,

April S. Hoffman

(843) 607-4200

Lot 73

Deweese Island, SC 29451

April S. Hoffman
9 Pitt Street
Charleston, SC 29401
(843) 607-4200 or 722-6399
aphoffman@comcast.net

July 8, 2020

TO: Charleston County Planning Commission
RE: ZLDR-05-20-00123

As a Dewees Island property owner, I am writing in support of the text amendment to permit Short Term Rental Use in the Huyler House, our community lodge. This facility was established to accommodate lot owners as a place to stay on the island before and during the construction of their home, as well as provide lodging for families and guests of property owners.

As Dewees Island property owners, we see ourselves as caretakers of this very pristine island, focusing on continuing our efforts to protect and conserve the island. We feel the owners' use of the Huyler House would in no way detract from that goal.

Sincerely,

April S. Hoffman

April S. Hoffman

From: [Brucie Harry](#)
To: [CCPC](#)
Subject: Huyler House, Dewees Island
Date: Wednesday, July 08, 2020 8:19:02 PM

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Dear Members of CCPC,

My husband and I have owned a home and two lots on Dewees Island for 22 years. We are very active in all phases of the Island and want the best for the Island itself, as well as for the community of people who strive to be stewards of this very special place on this Earth.

I am writing to you to voice my opinion on rentals of suites at the Huyler House. I propose that we be allowed to rent Huyler House suites to owners of Dewees Island. It's a great convenience to be able to have the suites available for overflow family visiting on the Island. It also is a source of much needed income for the Island.

Thank you for your service to Charleston County.

Best,
Brucie C Harry

Sent from my iPad

From: [Lisa Blalock](#)
To: [CCPC](#)
Subject: Dewees Island Huyler House rentals
Date: Thursday, July 09, 2020 11:28:36 AM

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Dear Charleston County Planning Commissioners,

We have been active lot owners on Dewees Island since 1992. Since our purchase of our ocean front lot we have always enjoyed having the capability to stay on the island by renting the guest suites at the Huyler House. Since the rental controversy on Dewees Island recently we have been unable to stay on the island despite still paying all regime fees and property taxes.

We would greatly appreciate your consideration in allowing owners and their guests to once again rent the guest suites at the Huyler House so that lot owners can enjoy the island amenities along with those owners that have homes on the island.

Thank you,
Dr. & Mrs. Allen Blalock
(larblalock@gmail.com)

From: Lynn@luckydognews.com
To: [CCPC](#)
Subject: Text Amendment Application for the Huyler House on Dewees Island.
Date: Saturday, July 11, 2020 10:42:51 AM

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Please consider opening the Huyler House. As a lot owner it is the only way I can enjoy a fraction of what I pay every year in dues. My footprint on my four and half acres is zero at this point, I have always used the Huyler House instead.

Thank You

Lynn Pierotti
Lot 103
843-886-6397
www.luckydognews.com

July 9, 2020

Charleston County Planning Commission
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405

Re: ZLDR-05-20-00123\ Short Term Use of Huyler House, Dewees Island

Dear Planning Commission Members;

We are writing this letter in support of the request to amend the Zoning and Land Development Regulations, Sec. 5.2, NRM, Natural Resource Management District, to allow short-term rental use of the Huyler House on Dewees Island. We are homeowners on Dewees Island and this amendment is consistent with the Dewees Island 1992 Land Plan.

Thank you for your consideration of this matter.

Very truly yours,

Alex Kliros
Ronnie Bonds

From: [Connie Drew](#)
To: [CCPC](#)
Subject: Huyler House on Dewees
Date: Friday, July 10, 2020 11:49:53 AM

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The Huyler House has been a great thing for lot owners (and others) over the years. It has enabled us to enjoy the fantastic natural environment and support the conservancy goals. And without that income the environmental goals are much harder w maintain. For instance during holidays it allows us to be with family that lives on Dewees. Thank you for your consideration. Sincerely, Connie Drew, Loy 79
Sent from my iPhone

From: jfservices@aol.com
To: [CCPC](#)
Subject: Text Amendment Application for the Huyler House on Dewees Island
Date: Friday, July 10, 2020 11:39:21 AM

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Dear Board Members,

I am writing in support of reopening the Huyler House on Dewees Island for use by current property owners and their guests.

I view the Huyler House as a commonly-owned resource, and that as such, it should be available for use by its owners. This allows lot owners, who are paying ongoing dues, to enjoy the island. It allows those building homes to construct smaller structures in that guest rooms can in essence be farmed-out to our commonly-owned guest house. And it allows for a stronger community in that those owners not currently living on the island can participate in island activities, including governance.

I am opposed, however, to allowing the Huyler House to serve as a rental facility for people merely interested in 'trying the island out.' My fear is that 'trying the island out' could become a wink-and-a-nod password for all manner of rental use leading up to a repeat of the situation from which we are just emerging.

If there is a need for prospective owners to overnight on the island, or to spend several days, this can be accomplished through a guest arrangement whereby the sellers of properties, or our resident real estate agent, can serve as the inviting party for the Huyler House's use. This would take the matter of renting off the table.

Thank you for allowing me to present my views, and also for your role in keeping Dewees Island a community of residents as opposed to a collection of vacation rentals.

Sincerely,
William J. Foley
Lot 96
Dewees Island

July 10, 2020

Dear Members of the Charleston County Planning Committee:

I am writing **in support of** allowing the Huyler House and community owner's the ability to rent short term. I have been a primary resident for 19 years. As most residents, I was active in the island's governance. I held the SC permit from DNR for the protection of loggerhead sea turtles for 12 years. I served for years on the Environmental Program Board and also headed up the committee. Now that I am 80 years old, I need to simplify my lifestyle and sell my home on Dewees.

Like most owners, when I looked at the island, I stayed on the island before purchasing in order to see if this unique lifestyle could work for my family. This is the case for most of the residents! Most wonder: how do I get groceries? Is it difficult? Will I like riding a ferry? What are the people like on this small island? All of us would agree...this is a unique lifestyle making it a more challenging market which appeals to a smaller percentage of the population.

We believe the financial future of Dewees depends upon the ability to experience Dewees first hand to expose other environmentally conscious families to live here.

When my wife and I decided to build on Dewees, my Goldman Sachs advisors believed it was an excellent investment. I have now tried to sell my home for the past two years. We have had an average of ONE potential buyer per year. Our realtor told us recently that there are 6 interested buyers for properties on Dewees who "are on hold" until the STR issue is resolved. We are told they do not necessarily want to rent, as is clear most owners do not and have not. Only 10 owners out of over 65 have rented. The ferry survey shows renters are 11 % of those who use the island with owners and their guests 89%. BUT, people want a fall-back plan in the event their circumstances go south.

This summer Charleston County has had historically the highest home sales ever yet the market values on Dewees have now plummeted to an all time low. At present, approximately 17% of home owners have put their homes up for sale at distressingly depressed prices. This number is unprecedented! A 4,500 square foot oceanfront home sold last summer for half its value at \$900,000.00. Another has gone to foreclosure. Others face the same dilemma.

For Dewees to continue as an environmentally protected island, I hope your committee will allow short time rentals by the few owners who so choose and of course, the Huyler House was built for the very purpose of allowing more people to experience this lifestyle. These are our prospective future owners!

Respectfully submitted,

Gary E. McGraw, Sr.
331 Pelican Flight
Dewees Island, SC 29451

From: [Christie Drew](#)
To: [CCPC](#)
Subject: Please allow us to open Huyler house for Dewees Island Owners and overflow guests
Date: Friday, July 10, 2020 10:45:36 AM

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Dear Charleston County Planning Commission:

I'm writing to ask you to open the Huyler House suites on Dewees Island to Owners and our overflow guests. I own a share of a lot with several family members, and having access to the island even though I do not have a house out there was a critical aspect of my decision to buy.

The anti-renting ordinance has created major challenges for our ability to visit the island, so having Huyler house suites to stay in is critical. Our group nearly always uses well over the 10 nights per year that we understood to be included in our purchase.

Staying in suites is an advantage because we haven't had to build. This gives us more flexibility to decide what to do, and also is in keeping with the Islands conservation values... we build smaller houses because we know overflow guests can come and stay at the Huyler House.

It is important for lot owners to be able to enjoy the island's resources without pressure to build right away.

If we have no way to rent any space on the Island, we will never make any more sales. Dewees is a special place and our sales data show that most buyers were renters on the island before they made a purchase. Without being able to rent the suites for weekends or week-long stays, we won't be able to attract new buyers, and the financial structure of the POA would be at stake. Also, people need to stay here to believe and understand our commitment to preserving our ecosystem - it would be tragic if such a unique and pristine resource were to disappear. Did you know we have 18 sea turtle nests already this year - last year we had 26. The island's commitment to preserving and protecting sea turtle and bird habitat is truly a thing to savor and protect. I truly believe that opening the suites is in the best interest of the county and the ecosystem.

Thanks for your thoughtful consideration of this matter.

I hope you are all well in these unique times,

Sincerely,

Christie Drew
5505 Tahoe Dr
Durham NC
9196999808

From: [Brian Hann](#)
To: [CCPC](#)
Subject: Text Amendment Application for the Huyler House on Dewees Island
Date: Friday, July 10, 2020 9:42:11 AM

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Dear Charleston County,

Please accept the propose text amendment for Dewees Island that allows the intended use of our guest lodge know as the Huyler House. This allows owners of the island to use the lodge as it was intended. Further more, the majority of owners on the island would like a short term rental program that preserves our ability to rent our homes from time to time.

Best regards,

Brian Hann
Board Member Dewees Island Utility Corporation
Owner 326 Pelican Flight Drive
Owner Lot 100

--

Brian Hann

DEWHIRST PROPERTIES

mobile : [865.382.6061](#) / office : [865.971.3137](#) / fax : [865.971.3138](#)

--

Brian Hann

DEWHIRST PROPERTIES

mobile : [865.382.6061](#) / office : [865.971.3137](#) / fax : [865.971.3138](#)

From: [Anne Anderson](#)
To: [CCPC](#)
Cc: [James Anderson](#)
Subject: Text Amendment Application for the Huyler House on Dewees Island
Date: Friday, July 03, 2020 1:28:37 PM

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To the Charleston County Planning Commission
July 3, 2020

Speaking as two Past Presidents of the Dewees Island Property Owners Association,
We are writing to support the proposal before Charleston County Zoning that allows Short Term Renting in the Dewees Island Huyler House guest lodge for owners and their guests.
As you are aware, the Huyler House was closed in 2018 from STR changes in county zoning. The lodge provides our vacant lot owners and their families the opportunity to enjoy the island until they build. Out of the total 150 lots on Dewees, 81 lots are undeveloped. Having the Huyler House available for their use is a significant benefit included in the annual cost of ownership on Dewees. Most Dewees homeowners also enjoy renting space for their families or guests on occasion when extra bedrooms are desired.
The original 1992 Land Plan, managed by Department of Natural Resources, provided for a guest lodge limited to 15 rooms. The Huyler House only contains 4 guest rooms. The Island's commitment to operating our guest lodge within the ethos of conservation and environmental sustainability has been foremost within the several POA Boards' objectives over the years.

Thank you for your consideration in allowing the Huyler House to return to use by our Dewees Owners.

Anne Anderson, President 2017-2019
James Anderson, President 2003-2008

Sent from my iPad

From: [Barbara McIntyre](#)
To: [CCPC](#)
Subject: The amendment application for the Huyler House on Dewees
Date: Friday, July 03, 2020 2:23:22 PM

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Dear Commissioners,

I am writing to ask you to pass the above mentioned amendment for the use of the Huyler House on Dewees. My husband and I have had a home on Dewees since it's inception. Indeed we built the first house in the development and since then have built a second home there which is our primary residence.

The Huyler House was built a few years after our first home was completed and quickly became the centering force for our community. It serves our need for social events, housing for special guest speakers, entertainers, and artisans and absorbs overflow guests when an owner hosts a personal special event. We are sorely missing it's availability to our lot owners as well since many of them use it as a place to stay and enjoy the island until that can build a home on their land.

Since the Huyler House use has always been permitted by our land use plan established in 1975 and amended in 1998 I don't understand why this use has become a problem now. I really hope you will realize how much we depend on it and pass the amendment so that we can get it back in use.

With respect,

Barbara and David McIntyre

Sent from my iPhone

From: [Jim Doyle](#)
To: [CCPC](#)
Subject: Dewees Island Huyler House text ammendment
Date: Friday, July 03, 2020 5:17:20 PM

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Distinguished planning commission members:

I write to you as a full time resident of Dewees Island.

As you know the Dewees POA board has requested approval of a text amendment that has been submitted to the planning commission. The purpose of the amendment is to allow our island community the permission and flexibility to use our Huyler House for owners, owners guest and guest of the POA. It is my understanding that this matter is on your July 13, 2020 meeting agenda.

As stated in our land plan:

“The (Huyler House) lodge will be residential in nature, and will not be marketed in any way which would attract guests other than those invited by the property owners on the island. The lodge will be located in the vicinity of the recreational area adjacent to Lot # 79. It will be limited to 15 guest rooms”.

The small, four room lodge ,has served our community in good faith until the County zoning changes of 2018. Its primary purpose and use has been for Dewees owners who have purchased lots but have not yet built homes to be able to enjoy the Island. In addition, owners of houses have used it for “overflow” when, on the rare occurrence, residence cannot accommodated them in their homes.

The property owners of Dewees Island, the POA board and our residence, are committed to preserving its focus on conservation. We believe that the use of the Huyler House as stated in the Land Plan is consistent with that role, and is supported by the Department of Natural Resources.

Thank you for your continuing advocacy of the environment and I ask for your support of this amendment request.

Best Regards

Jim Doyle
293 Old House Lane
Dewees Island
843-209-2448

Sent from [Mail](#) for Windows 10

From: [Rick](#)
To: [CCPC](#)
Cc: [Jim Doyle](#); [Wendell Reilly](#)
Subject: STR CC Ordinance Addendum/exemption
Date: Friday, July 03, 2020 8:54:01 PM
Attachments: [Huyler House.pdf](#)

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Dear Sirs:

I am contacting you to offer support for the proposed Dewees Island Huyler House amendment as an exemption to the Charleston County STR ordinance, see attached.

We as owners feel that this reverts to the original intent as agreed upon with DNR at the outset of that relationship. This would prohibit third party "commercial use" of the property and reserve it solely for the use of owners.

We request you grant this addendum/exception to the STR ordinance and allow use of the property as described.

Thank you,

Lee and Rick Miller
271 Pelican Flight Drive
Dewees Island

From: [Brenda Holloman](#)
To: [CCPC](#)
Subject: Text Amendment Application for the Huyler House on Dewees Island
Date: Sunday, July 05, 2020 1:32:35 PM

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Hello,

We have had a house at Dewees for many years. During the time that we had only a lot, along with us, our family and friends rented at the Huyler House frequently. It was the only way that we could enjoy the island and oversee the construction of our home. Now that we have a home on the island, the Huyler House remains a vital way for our family and friends to share our wonderful island!

To stop renting the Huyler House is nonsensical and akin to shooting ourselves in the foot.

Thank you!

Brenda Holloman Duck
Lot 6

Perspecta Research Associates, Inc.
[30 Blaize Dr.](#)
[Dahlonega, GA 30533](#)

[404-502-9448](#) (mobile)

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This communication is confidential and may be legally privileged. If you are not the intended recipient, (i) please do not read or disclose to others (ii) please notify the sender by reply mail, and (iii) please delete this communication from your system. Thank you for your cooperation.

From: [Shanon Wilson](#)
To: [CCPC](#)
Subject: Text Amendment Application for the Huyler House on Dewees Island
Date: Sunday, July 05, 2020 4:03:24 PM

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Dear Mr. Evans,

We are Atlanta-based, long-time residents of Dewees, having purchased our lot in 1996 and having moved into our home in 2002.

When we first toured Dewees, the Huyler House was still in the planning stages. We were very excited when the Huyler House opened its doors. Like most current homeowners, we spent many nights at the Huyler House before our home was built and when visiting Dewees to oversee construction. Our stays at the Huyler House gave us the opportunity to experience Dewees, to meet other owners, and to understand our island lifestyle, which ultimately led to many changes in the design and layout of our home.

Without the use of the Huyler House suites, lot owners, especially those from out of town, have a difficult time fully experiencing all that the island has to offer, as they are forced to seek off-island accommodations.

Additionally, the Huyler House suites were frequently used by owners for overflow family and guests.

Consequently, we are very much in favor of the proposed text amendment that would restore the Huyler House to the status and use as specified in the original Land Use Plan.

We appreciate your consideration.

Regards,
Shanon & Patrick Wilson
Lot 6 Dewees Island

From: [Bill Walkup](#)
To: [CCPC](#); [Dale Boozer](#)
Subject: Rentals on Dewees Island
Date: Monday, July 06, 2020 12:30:08 PM

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July 5th, 2020

In May of 1997 we bought our house on lot 79 of Dewees Island. The next year the Island built the Huyler House next door to our house with 4 rental units. Members of our family have rented one of those units on several occasions over the years and have rented other houses on the Island for short periods.

An extremely small percentage of our owners, headed by a new resident who is a lawyer, came up with the idea that renters were bad and proposed that no rentals should be allowed. That was a year or so ago and the push by that group has caused a great deal of tension, loss of peace, and increase of expenses for all the island residents. During the last year a special meeting of the POA was held to hear all sides. I was the last resident to speak at that meeting and here were my comments and questions. "Our house is by far the closest to the Huyler House maybe just 130 ft away. So we are closest to the highest concentration of rentals on the Island. Sitting on our deck we can hear and understand renters talk in normal voices as they sit on their deck. We can hear all the children and adults playing in the pool, playing Marco Polo. In all those 22 years we have never had a problem with renters. We have met many renters on the island, swimming in the pool, on the beach, fishing and shrimping on the island. They, like us, enjoy the beauty and peace of the island. I asked at that meeting for someone to please tell me what problems they have with renters. No one responded even though the non renter group was represented there at that meeting and a few were on the phone. Even though we have only rented our house one night in over 23 years it is an injustice to take away our right to rent our house. And if my health fails I may very well need to supplement the high expenses of owning on Dewees by renting some. Just to have access to water and sewer costs us About \$360 per month even if we don't use a drop. It costs over \$2,000 per year for the right to catch the ferry. And our annual POA fees continue to accelerate. That expense has been escalated greatly on all residents by all the legal expense of this unjust cause and the elimination of the rental income at the Huyler House. Our property taxes are excessive and we pay storm water fees even though we only have dirt roads and the county has no presence on the island. We maintain our roads with our own equipment and pay our own personnel to scrape and maintain the roads and the entire island. Storm water runs off the dirt roads onto our lots and is absorbed by the sandy soil. So there is no storm water expense for Charleston County. We pay our own island fire department and security operations. Please listen to the voice of reason and make the just decision to allow us the right to rent our property. We have done it in a responsible way. " Our house at lot 79 is named "Harmory House" and we own it jointly with our friend Dale Boozer. Help us restore Harmony to Dewees Island. Please call 803 9205323 with any questions.

W. B. Walkup Harmony House Lot 79 , 240 Pelican Flight Drive Our partner in the house is Dale Boozer who totally agrees with these statements.

From: [Mark Beischel](#)
To: [CCPC](#)
Subject: Text Amendment for Huyler House on Dewees
Date: Thursday, July 09, 2020 4:12:20 PM

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To: CCPC
From: Mark Beischel, owner 275 Pelican Flight Drive, Dewees Island

I am writing this email in support of the new text amendment for the Huyler House. This revision fits the spirit and ethos of Dewees Island

Thank you

Mark

From: [S.Cooper](#)
To: [CCPC](#)
Cc: [Ronald B. Cooper](#)
Subject: Re: Text Amendment Application for the Huyler House on Dewees Island
Date: Monday, July 06, 2020 2:41:10 PM

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Dear Mr Evans.

Thank you for scheduling the review of this proposed amendment to allow for rentals at the Dewees Island Huyler House.

My husband, Ron Cooper and I, were long time residents on the Isle of Palms. Last year we discovered Dewees Island, immediately fell in love and closed on our house a little over a year ago. The Huyler house is a place for community gatherings, which is an aspect of Dewees which is very unique. The Huyler House suites provide lot owners and guests of owners the opportunity to share this incredible unique island and be a part of our community. The lot owners are able to enjoy the benefits of the island and the suites can accommodate overflow guests of home owners. This limited guest category provides the POA simply monitoring of the guests who wish to stay at the Huyler House.

Please encourage the planning board to approve this application.

Thank you.

Ron and Shelley Cooper
Lot 126

From: [Judy Fairchild](#)
To: [CCPC](#)
Subject: Dewees Island and Huyler House
Date: Thursday, July 09, 2020 7:40:09 PM

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I am writing to ask you to reopen Huyler House for owner and guest use immediately. As a former realtor on the island, it makes it very challenging to have no way for future owners to experience Dewees.

The clubhouse is the heart of our community. We want lot owners to be able to participate in events and educational happenings, to be able to enjoy the island's resources without pressure to build right away.

The suites allow all of us to build smaller homes because we can use them for overflow guests, and we don't need to build huge houses to accommodate guests on the one weekend that all of your relatives are here.

We have potential residents who want to try the island on before buying, and there is no way to do it. Dewees is a steep learning curve and people need to stay here to believe and understand our commitment to preserving our ecosystem.

Any revenue from the suites being rented helps us maintain our commitments to maintaining our easement by freeing up funds elsewhere.

If lot owners can't experience the island overnight at all, they may be tempted to stop paying their dues, which puts a strain on all of us.

--

Thank you.

Judy Drew Fairchild
cell: 843-259-1713
email: JudyDrewFairchild@gmail.com

From: [Paul Simmons](#)
To: [CCPC](#)
Subject: Text amendment application for the Huyler House on Dewees Island
Date: Thursday, July 09, 2020 8:25:04 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

As a lot owner on Dewees Island, I would greatly appreciate Charleston County allowing the Huyler House to be used as it was originally planned and used in the past. Short term rentals should be allowed to property owners, guests of property owners and people interested in ownership on Dewees Island.

As a lot owner, renting a suite in the Huyler house is my only way for me to enjoy the island without building a house. Staying on the island is important for me to evaluate whether or not to build a house on Dewees.

Also, using the Huyler House for guests will allow me to build a smaller house as intended and in line with the ecological aspects of Dewees.

Thank you for your consideration,

Paul Simmons
Lot Owner 107 Old House Lane Dewees Island

[Sent from Yahoo Mail for iPhone](#)

From: [Derek Jakes](#)
To: [CCPC](#)
Subject: Text Amendment Application for the Huyler House on Dewees Island
Date: Thursday, July 09, 2020 9:49:31 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To whom it may concern,

I would like to add our voices to those who support the reopening of the Huyler House suites on Dewees Island for use by owners, guests, and prospective owners. Prior to buying our home on Dewees, the Huyler house was our only way to experience what life was like on the island. This was INVALUABLE as there is a steep learning curve to living in such a unique environment, minimizing our impact on the surrounding environment. Without being able to stay and experience life on the island firsthand, I don't know that we would ever been able to commit to purchasing property and becoming part of such a unique community.

As owners, we continue to use the suites to help house guest that come to visit us. Without this resource many of us would need much bigger homes for the occasions we have overnight guests.

The Huyler house also serves as a hub for group activities, as a community center, and is an invaluable resource to the island and it's inhabitants. Plus the rental of the suites helps us maintain our commitments to maintaining our easement by freeing up funds elsewhere.

Thank you for your time and consideration.

Sincerely,
Derek & Mandy Jakes
226 Old House Ln
Dewees Island, SC 29451
803-361.2768

From: [Monica Graff](#)
To: [CCPC](#)
Cc: [chris graff](#)
Subject: Text Amendment Application for the Huyler House on Dewees Island.
Date: Thursday, July 09, 2020 11:36:02 PM

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To Whom It May Concern,

The clubhouse is the heart of our community. We want lot owners to be able to participate in events and educational happenings, to be able to enjoy the island's resources without pressure to build right away.

The suites allow all of us to build smaller homes because we can use them for overflow guests, and we don't need to build huge houses to accommodate guests on the one weekend that all of our relatives are here.

We have potential residents who want to try the island on before buying, and there is no way to do it. Dewees is a steep learning curve and people need to stay here to believe and understand our commitment to preserving our ecosystem.

Any revenue from the suites being rented helps us maintain our commitments to maintaining our easement by freeing up funds elsewhere.

Sincerely,
Monica and Chris Graff
255 Pelican Flight Dr.
Dewees Island, SC 29451

From: [JJPasquini](#)
To: [CCPC](#)
Subject: Dewees Huyler House
Date: Friday, July 10, 2020 12:07:51 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Sirs and Madams,

We have been owners of a home on Dewees Island since 2004, and previously owned a lot there since 1997.

Before we bought our home we stayed in the Huyler House many times. We had friends stay in the adjacent suites, and enjoyed Dewees immensely before we had our own home.

Many people discover the joys of this natural barrier island by staying at the Huyler House.

Please vote to allow the Huyler House to open for the four suites to be available for renting! We need them for our overflow of our own guests and for future residents on Dewees as they discover how unique this place is.

The clubhouse is the heart of our community. We want lot owners to be able to participate in events and educational happenings, to be able to enjoy the island's resources without pressure to build right away.

The suites allow all of us to build smaller homes because we can use them for overflow guests, and we don't need to build huge houses to accommodate guests on the one weekend that all of your relatives are here.

We have potential residents who want to try the island on before buying, and there is no way to do it. Dewees is a steep learning curve and people need to stay here to believe and understand our commitment to preserving our ecosystem.

Any revenue from the suites being rented helps us maintain our commitments to maintaining our easement by freeing up funds elsewhere.

Dewees Island is an important barrier island in Charleston County as it protects Mount Pleasant from the ocean while offering a refuge for migrating birds and wildlife. We are all lucky Dewees is not overdeveloped. We just have four suites available for guests. Please allow us to share them.

Come visit yourselves!

Thank you,

Jane and John Pasquini
290 Pelican Flight Dr
Dewees Island, SC 29451

843-886-6544
704-517-7545

From: [Lisa Remley](#)
To: [CCPC](#)
Subject: Rental of the Hyler House
Date: Friday, July 10, 2020 8:17:05 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Sirs,

We have been lot owners on Dewees for approximately 10 years. We had planned on retiring to the island. We pay all fees that home owners pay, including the ferry, every year for the privilege of land use. We have used the Hyler house condos as a means of getting on island. Any owner who does not live in Charleston cannot use the island without availability of lodging.

Please allow those of us who own property on Dewees to use the Hyler House with your upcoming vote.

Kent and Lisa Remley
Atlanta, GA

Sent from my iPad

From: [Chip Coker](#)
To: [CCPC](#)
Subject: Text Amendment Application for the Huyler House on Dewees Island
Date: Friday, July 10, 2020 8:56:16 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom it may concern,

The Huyler clubhouse is the heart of our community. We want lot owners to be able to participate in events and educational happenings, to be able to enjoy the island's resources without pressure to build right away.

The suites allow all of us to build smaller homes because we can use them for overflow guests, and we don't need to build huge houses to accommodate guests on the one weekend that all of your relatives are here.

We have potential residents who want to try the island on before buying, and there is no way to do it. Dewees is a steep learning curve and people need to stay here to believe and understand our commitment to preserving our ecosystem.

Any revenue from the suites being rented helps us maintain our commitments to maintaining our easement by freeing up funds elsewhere.

Chip Coker
Managing Partner
Coker & Associates of SC, LLC
2541 N Pleasantburg Dr.
Suite S272
Greenville, SC 29609

www.cokersc.com

Machinery Liquidation & Acquisition Solutions for the Textile Industry

From: [Natalie Conner](#)
To: [CCPC](#)
Subject: Text Amendment Application for the Huyler House on Dewees Island.
Date: Friday, July 10, 2020 9:33:17 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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Please allow our community to open Huyler House:

The clubhouse is the heart of our community. We want lot owners to be able to participate in events and educational happenings, to be able to enjoy the island's resources without pressure to build right away.

The suites allow all of us to build smaller homes because we can use them for overflow guests, and we don't need to build huge houses to accommodate guests on the one weekend that all of your relatives are here.

We have potential residents who want to try the island on before buying, and there is no way to do it. Dewees is a steep learning curve and people need to stay here to believe and understand our commitment to preserving our ecosystem.

Any revenue from the suites being rented helps us maintain our commitments to maintaining our easement by freeing up funds elsewhere.

We self-police as a community and have, since the onset of COVID-19, maintained mask wearing on the ferry and other common areas, fastidious sanitation policies, and have the capacity to self-govern in the most restrictive way. As SC cases spiral out of control, we are proud of our community's commitment to protective ALL residents.

--

Thank you,
Dr. Natalie Conner

Natalie Whisenant Conner, LCSW, PhD
Director of Analytics and Quality Improvement
Children's Home Society of NC
1.800.632.1400 ▪ [chsnc.org](#)
Direct: 704-301-0322
nconner@chsnc.org



Children's Home Society
OF NORTH CAROLINA



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Niki R. Grimball

From: Lisa Blalock <larblalock@gmail.com>
Sent: Tuesday, August 04, 2020 1:15 PM
To: CCPC
Cc: wacblalock@gmail.com
Subject: ZLDR Text Amendment allowing short term rentals at the Huyler House: Dewees Island

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Council,

Please reopen the Huyler House for owners and guests (and prospective owners) use.

My husband and our family have been lot owners since 1992 on Dewees Island.

Unfortunately we have been unable to build a home since purchasing our lot but we continue to pay our Charleston County taxes and regime fees to maintain and protect the island. We have enjoyed renting the Huyler House in the past to give us a place to stay and benefit from the beauty of Dewees Island even though we have no house on Dewees.

We have also rented homes in the past on Dewees Island when our 3 children and their families were able to join us. We love Dewees Island and the special place that it is. We have always agreed with and observed the conservation and protection rules of the island.

The Huyler House clubhouse is the heart of the Dewees community. It allows lot owners to be able to participate in events and educational happenings, as well as enjoy the island's resources without the pressure to build right away.

The Huyler House suites allow all owners who are building to build smaller homes because they can use them for overflow guests, and then don't need to build huge houses to accommodate guests on the one weekend that all of their relatives are on the island.

There are potential residents who want to try the island on before buying, and there is no way to do it, so the Huyler House gives folks a place to stay short term. Dewees is a steep learning curve and people need to stay here to believe and understand the commitment to preserving our ecosystem.

Any revenue from the suites being rented helps to maintain the commitments to maintaining the easement by freeing up funds elsewhere.

Please reopen the Huyler House so that we lot owners can once again stay and enjoy Dewees Island.

Thank you,
Allen & Lisa Blalock
139 Gordon Drive Modoc, SC 29838
706-373-0217

Niki R. Grimball

From: Scottie Hoffman <aphoffman@comcast.net>
Sent: Wednesday, August 05, 2020 7:09 PM
To: CCPC
Subject: County Council Public Hearing, August 11, 2020
Attachments: DeweesCntyZoningMtg081120.doc

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Sirs,

Attached please find a letter in regards to the Charleston County Council Public Hearing, August 11, 2020, regarding Short Term Rental Use of the Huyler House on Dewees Island.

Thank you.

Best regards,

April & David Hoffman

Niki R. Grimball

From: JJPasquini <JJPasquini@aol.com>
Sent: Friday, August 07, 2020 6:01 PM
To: CCPC
Subject: Dewees Huyler House

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Sirs and Madams,

We have been owners of a home on Dewees Island since 2004, and previously owned a lot there since 1997.

Before we bought our home we stayed in the Huyler House many times. We had friends stay in the adjacent suites, and enjoyed Dewees immensely before we had our own home.

Many people discover the joys of this natural barrier island by staying at the Huyler House.

Please vote to allow the Huyler House to open for the four suites to be available for renting! We need them for our overflow of our own guests and for future residents on Dewees as they discover how unique this place is.

The clubhouse is the heart of our community. We want lot owners to be able to participate in events and educational happenings, to be able to enjoy the island's resources without pressure to build right away.

The suites allow all of us to build smaller homes because we can use them for overflow guests, and we don't need to build huge houses to accommodate guests on the one weekend that all of our relatives are here.

We have potential residents who want to try the island out before buying, and there is no way to do it. Dewees is a steep learning curve and people need to stay here to believe and understand our commitment to preserving our ecosystem.

Any revenue from the suites being rented helps us maintain our commitments to maintaining our easement by freeing up funds elsewhere.

Dewees Island is an important barrier island in Charleston County as it protects Mount Pleasant from the ocean while offering a refuge for migrating birds and wildlife. We are all lucky Dewees is not overdeveloped. We just have four suites available for guests. Please allow us to share them.

Come visit yourselves!

Thank you,

Jane and John Pasquini
290 Pelican Flight Dr
Dewees Island, SC 29451
843-886-6544
704-517-7545

Niki R. Grimball

From: Anne Saueracker <scenhilla@aol.com>
Sent: Saturday, August 08, 2020 3:15 PM
To: CCPC
Subject: Proposed ZLDR Amendment: Huyler House (6/23/20)

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To CCPC/ Charleston county.org
Re: Proposed ZLDR Amendment Huyler House (6/23/20)

As an owner of a home on Dewees Island I wish to express my SUPPORT for the above-mentioned Amendment for STR at the Huyler House.

I purchased our lot on the island in 1998, built a house in 1999 and moved in as a full-time resident in January 2000. Currently I am a part time resident on the island. Over the years the Huyler House has provided a place to stay when visiting the island as our house was being constructed and later on family members stayed at the Huyler House when we had family gatherings and the house was full. We have had visiting friends stay at the Huyler House and the Property Owners Association has hosted different environmental, education and artistic guests among others.

I support this amendment for short term rentals of the Huyler House which support our efforts to provide opportunities for environmental education.

Thank you.

Regards,

Anne M. Saueracker

154 Lake Timicau Lane
Dewees Island, SC

Mailing address:
8311 Looking Glass Way
Fairfax, VA 22031

Niki R. Grimball

From: Rex Maynard <rex@maynardshomefurnishings.com>
Sent: Saturday, August 08, 2020 11:18 AM
To: CCPC
Subject: Amendment-Huyler House/Dewees Island

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom It May Concern:

We encourage you to approve the proposed text amendment to allow the use of the Huyler House suites on Dewees Island by owners and their guests for overnight stays with no restrictions on the number of nights it can be rented. This will be a significant benefit to owners like us with large families, and the proper use and intent of this facility. Thank you,

Louise & Rex Maynard
Lot 9, Serendipity
Dewees Island

Niki R. Grimball

From: Wendell Reilly <wendell.reilly@gmail.com>
Sent: Saturday, August 08, 2020 10:41 AM
To: CCPC
Subject: ZLDR Text Amendment Request - Huyler House on Dewees Island

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Dear members of the Charleston County Council,

Please record my strong support for the proposed ZLDR Text Amendment allowing the resumption of limited short-term rental use of the Huyler House on Dewees Island.

Thank you very much,

Wendell Reilly
President, Dewees Island POA

Niki R. Grimball

From: Peter and Marion Cotton <mandpcotton@gmail.com>
Sent: Saturday, August 08, 2020 9:00 AM
To: CCPC
Subject: Re: Huyler House on Dewees Island

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Dear Mr Evans,

As one of the rather few long time and permanent residents on Dewees I would like to reiterate my support of the proposed text amendment that would again allow use of the Huyler House as originally envisaged in the Land Plan. It is a vital resource for the many owners who have lots but have not yet built and indeed for those who are in the process of building. It is also used to accommodate overnight guests such as speakers at our educational events and sometimes when we have more family than we can fit in our house Thank you Marion Cotton
423 Pelican Flight Drive, Dewees Island

Niki R. Grimball

From: Derek Jakes <derekjakes@yahoo.com>
Sent: Sunday, August 09, 2020 10:45 PM
To: CCPC
Subject: Text Amendment Application for the Huyler House on Dewees Island.

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To whom it may concern,

I would like to add our voices to those who support the reopening of the Huyler House suites on Dewees Island for use by owners, guests, and prospective owners. Prior to buying our home on Dewees, the Huyler house was our only way to experience what life was like on the island. This was INVALUABLE as there is a steep learning curve to living in such a unique environment, minimizing our impact on the surrounding environment. Without being able to stay and experience life on the island firsthand, I don't know that we would ever been able to commit to purchasing property and becoming part of such a unique community.

As owners, we continue to use the suites to help house guest that come to visit us. Without this resource many of us would need much bigger homes for the occasions we have overnight guests.

The Huyler house also serves as a hub for group activities, as a community center, and is an invaluable resource to the island and it's inhabitants. Plus the rental of the suites helps us maintain our commitments to maintaining our easement by freeing up funds elsewhere.

Thank you for your time and consideration.

Sincerely,
Derek & Mandy Jakes
[226 Old House Ln](#)
[Dewees Island, SC 29451](#)
803-361.2768

Niki R. Grimball

From: Barbara <mbarbj@gmail.com>
Sent: Sunday, August 09, 2020 5:23 PM
To: CCPC
Subject: Dewees Island zoning amendment

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please pass this amendment. This resource is being sorely missed on Dewees, especially since no other renting is currently allowed and everyone here is housing extra family escaping COVID-19. Help us please!!
Barbara and David McIntyre

Sent from my iPad

I am canceling my aol acct. Please use mbarbj@gmail for all contacts in the future.

Niki R. Grimball

From: Monica Graff <mp_comm@yahoo.com>
Sent: Sunday, August 09, 2020 1:11 PM
To: CCPC
Cc: Chris Graff
Subject: Text Amendment Application for the Huyler House on Dewees Island

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To Whom It May Concern:

The clubhouse is the heart of our community. We want lot owners to be able to participate in events and educational happenings, to be able to enjoy the island's resources without pressure to build right away.

The suites allow all of us to build smaller homes because we can use them for overflow guests, and we don't need to build huge houses to accommodate guests on the one weekend that all of our relatives are here.

We have potential residents who want to try the island on before buying, and there is no way to do it. Dewees is a steep learning curve and people need to stay here to believe and understand our commitment to preserving our ecosystem.

Any revenue from the suites being rented helps us maintain our commitments to maintaining our easement by freeing up funds elsewhere.

Thank you for your attention to this matter. We look forward to having the issue resolved soon.

Sincerely,
Monica and Chris Graff

Niki R. Grimball

From: Anne Anderson <alittledewees@gmail.com>
Sent: Monday, August 10, 2020 12:22 PM
To: CCPC
Cc: James Anderson; Anne Anderson
Subject: Huyler House on Dewees Island

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Dear Mr. Evans,

Speaking as two Past Presidents of the Dewees Island Property Owners Association, We are writing to support the proposal before Charleston County Zoning that allows Short Term Renting in the Dewees Island Huyler House guest lodge for owners and their guests.

As you are aware, the Huyler House was closed in 2018 from STR changes in county zoning. The lodge provides our vacant lot owners and their families the opportunity to enjoy the island until they build. Out of the total 150 lots on Dewees, 81 lots are undeveloped. Having the Huyler House available for their use is a significant benefit included in the annual cost of ownership on Dewees. Most Dewees homeowners also enjoy renting space for their families or guests on occasion when extra bedrooms are desired.

The original 1992 Land Plan, managed by Department of Natural Resources, provided for a guest lodge limited to 15 rooms. The Huyler House only contains 4 guest rooms. The Island's commitment to operating our guest lodge within the ethos of conservation and environmental sustainability has been foremost within the several POA Boards' objectives over the years.

Thank you for your consideration in allowing the Huyler House to return to use by our Dewees Owners.

Anne Anderson, President 2017-2019
James Anderson, President 2003-2008
Permanent Residents on Dewees Island since 2003, Lot 125

Sent from my iPad

Sent from my iPad

Niki R. Grimball

From: Kathleen Warren <kathleen.warren201@gmail.com>
Sent: Monday, August 10, 2020 8:53 PM
To: CCPC
Cc: Larry Warren; Sarah Warren Asbill; Brian Asbill
Subject: Dewees Island Huyler House Amendment
Attachments: Letter to County regarding huyler house rentals 2020..doc

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Attach please find our letter supporting the Huyler House rental amendment.

Kathleen R. Warren

email: kathleen.warren201@gmail.com

cell: 585-766-9121

**Asbill Family LLC
128 Old House Lane
Dewees Island, South Carolina 29451**

August 10, 2020

To: Charleston County Planning Commission

Re: Huyler House Rentals

We are owners of a Dewees property at 128 Old House Lane. This is written to support the proposed text amendment to the Dewees Property Owners covenant that will allow resumption of rentals of the Huyler House suites for owners and their guests as stated.

Very truly yours,

<Electronically signed by Larry Warren, Kathleen Warren, Sarah Asbill,
Brian Asbill, members of the Asbill Family LLC>

Larry and Kathleen Warren

Sarah and Brian Asbill

Kathleen.warren201@gmail.com

asbillsw@gmail.com